

RESOLUTION No. 16-85

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR GRAND BAY SOUTH ROADS, LOCATED AT THE WEST SIDE OF NORTHWEST 102 AVENUE BETWEEN NORTHWEST 77 STREET AND APPROXIMATELY NORTHWEST 84 STREET, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Flordade, LLC and Grand Bay at Doral Community Development District (the “Owners”) are requesting final plat approval for “Grand Bay South Roads” Community Mixed Use (CMU), as depicted in Exhibit “A”, the property is located at the west side of Northwest 102 Avenue between Northwest 77 street and approximately Northwest 84 Street, City of Doral, Florida, as legally described in Exhibit “B”; and

WHEREAS, this application has been reviewed for compliance with the City of Doral Code and Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on April 20, 2016 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the Comprehensive Plan; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by this reference.

Section 2. Approval. The City Council of the City of Doral hereby approves the final plat for “Grand Bay South Roads” Community Mixed Use (CMU) located at the west side of Northwest 102 Avenue between Northwest 77 street and approximately Northwest 84 Street, City of Doral, Florida, subject to the following conditions:

1. All Permanent Reference Monuments have to be in place prior to the final plat recordation.
2. All Permanent Control Points and Lot corners have to be in place or bonded prior to the final plat recordation.

Section 3. Recordation. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Rodriguez who moved its adoption. The motion was seconded by Councilmember Ruiz and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Absent/Excused
Councilman Pete Cabrera	Absent/Excused
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 20 day of April, 2016.



LUIGI BORIA, MAYOR

ATTEST:



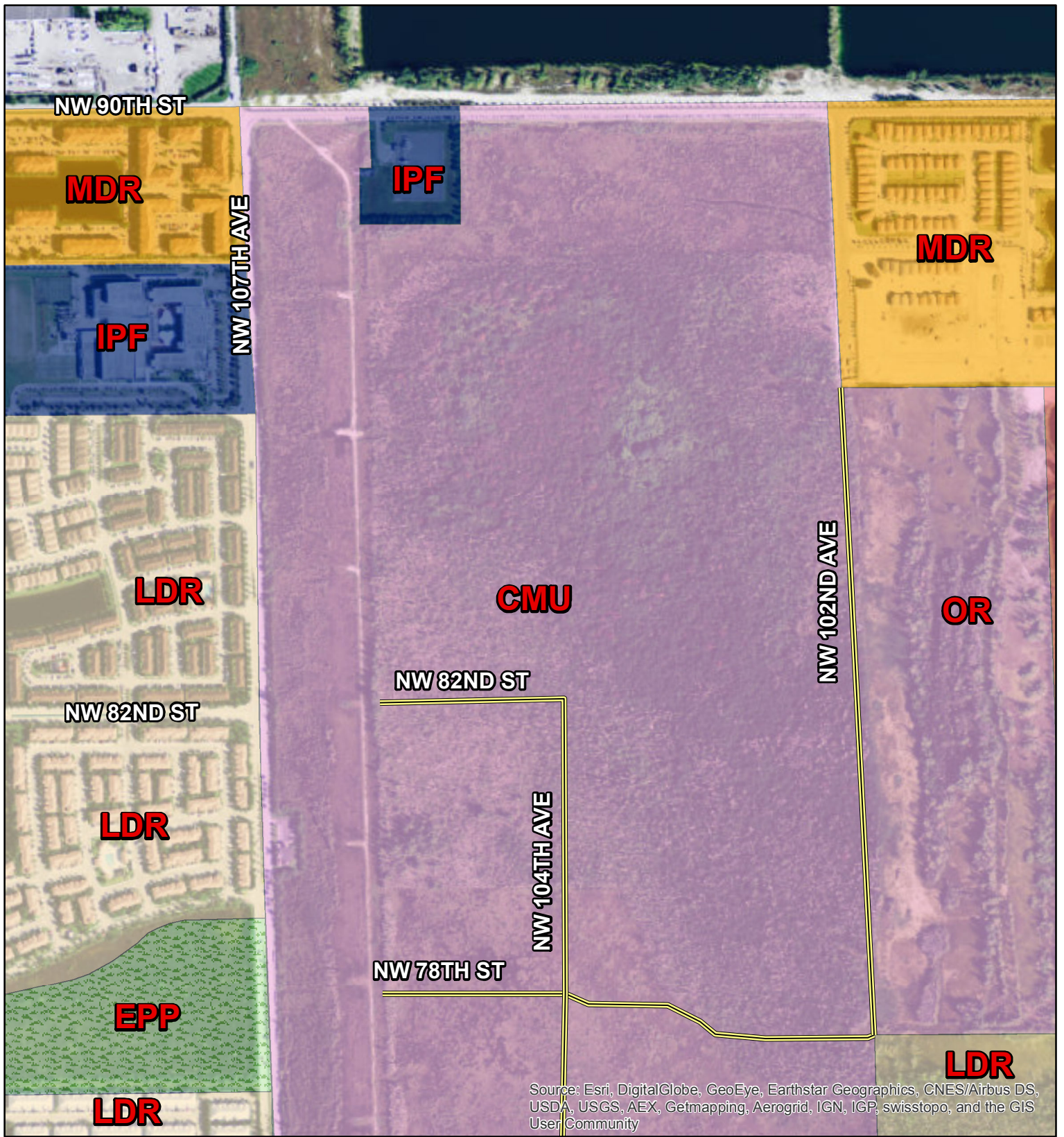
CONNIE DIAZ, CMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT “A”



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

- Community Mixed Use (CMU)
- Environmentally Protected Parks (EPP)
- Industrial (IND)
- Institutional and Public Facility (INST)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Office Residential (OR)

City of Doral



Planning & Zoning Department

Grand Bay South Land Use



EXHIBIT “B”

EXHIBIT "A"

Legal Description – Grand Bay South Roads

PARCEL 1:

CDD OWNED PARCEL - (ROADS)

A portion of Section 8, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01°43'29"W, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89°39'25"E, along the North line of the South 730.00 feet of Southwest 1/4 of said Section 8, for a distance of 1286.55 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N01°43'43"W for a distance of 611.61 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency; thence S88°16'17"W for a distance of 910.58 feet to its intersection with a line 350.55 feet East of and parallel with the West line of the Southwest 1/4 of said Section 8, thence N01°43'29"W, along said parallel line for a distance of 60.00 feet; thence N88°16'17"E for a distance of 910.58 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Easterly, Northeasterly and Northerly, along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency; thence N01°43'43"W for a distance of 1163.58 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly, along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 89°59'46" for an arc distance of 39.27 feet to a point of tangency; thence S88°16'31"W for a distance of 1221.05 feet to its intersection with a line 40.00 feet East of and parallel with the West line of said Section 8; thence N01°43'29"W, along said parallel line, for a distance of 60.00 feet; thence N88°16'31"E for a distance of 1221.05 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Easterly, Southeasterly and Southerly, along the arc of said curve, having for its elements a radius of 85.00 feet, through a central angle of 89°59'46" for an arc distance of 133.51 feet to a point of tangency; thence S01°43'43"E for a distance of 1164.22 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southerly, Southeasterly and Easterly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 88°39'22" for an arc distance of 38.68 feet to a point of reverse curvature of a circular curve to the right, concave to the Southwest; thence Southeasterly, along the arc of said curve having for its elements a radius of 2320.00 feet, through a central angle of 16°04'25" for an arc distance of 650.84 feet to a point of reverse curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly, along the arc of said curve having for its elements a radius of 2260.00 feet, through a central angle of 14°27'10" for an arc distance of 570.08 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest; thence Easterly, Northeasterly and Northerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 92°58'34" for an arc distance of

40.57 feet to a point of tangency; thence N01°44'24"W for a distance of 2608.93 feet to its intersection with the south line of GRAND BAY NORTH, as recorded in Plat Book 170, page 64, Miami-Dade County, Florida; thence N88°15'36"E, along the last described line for a distance of 60.00 feet; thence S01°44'24"E for a distance of 3156.70 feet; thence S89°39'25"W, along said North line of the South 730.00 feet of the Southwest 1/4 of said Section 8, for a distance of 60.02 feet; thence N01°44'24"W for a distance of 436.16 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly and Northwesterly, along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 87°09'49" for an arc distance of 38.03 feet to a point of reverse curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly, along the arc of said curve having for its elements a radius of 2320.00 feet, through a central angle of 14°35'33" for an arc distance of 590.88 feet to a point of reverse curvature of a circular curve to the left, concave to the Southwest; thence Northwesterly, along the arc of said curve having for its elements a radius of 2260.00 feet, through a central angle of 16°00'26" for an arc distance of 631.40 feet to a point of compound curvature of a circular curve to the left, concave to the Southeast; thence Westerly, Southwesterly and Southerly, along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 91°24'37" for an arc distance of 39.89 feet to a point of tangency; thence S01°43'43"E for a distance of 612.38 to its intersection with said North line of the South 730.00 feet of the Southwest 1/4 of said Section 8; thence S89°39'25"W, along the last described line for a distance of 60.02 feet to a point of the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

FLORDADE OWNED: (2a - ROAD DEDICATION)

A portion of Section 8, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01°43'29"W, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89°39'25"E, along the North line of the South 730.00 feet of Southwest 1/4 of said Section 8, for a distance of 1286.55 feet; thence N01°43'43"W for a distance of 570.91 feet to the POINT OF BEGINNING of the hereinafter described parcel of land, said Point of Beginning also being a point hereinafter referred to as Reference Point "A"; thence continue N01°43'43"W for a distance of 40.70 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency; thence S88°16'17"W for a distance of 39.95 feet; thence S46°45'15"E for a distance of 5.66 feet; thence N88°16'17"E for a distance of 17.94 feet to a point of curvature of a circular curve to the right, concave Southwest; thence Easterly, Southeasterly and Southerly along the arc of said curve having for its elements a radius of 39.00 feet, through a central angle of 90°00'00" for an arc distance of 61.26 feet to a point of tangency; thence S01°43'43"E for a distance of 18.69 feet; thence S46°41'36"E for a distance of 5.66 feet to the POINT OF BEGINNING.

AND:

FLORDADE OWNED: (2b - ROAD DEDICATION)

Commence at the aforementioned Reference Point "A"; thence N01°43'43"W for a distance of 40.70 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency; thence S88°16'17"W for a distance of 39.95 feet; thence N01°52'36"W for a distance of 60.000 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N88°16'17"E for a distance of 40.10 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Easterly, Northeasterly and Northerly, along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency; thence N01°43'43"W for a distance of 40.08 feet; thence S43°16'17"W for a distance of 5.66 feet; thence S01°43'43"E for a distance of 18.08 feet to a point of curvature of a circular curve to the right, concave to the Northwest; thence Southerly, Southwesterly and Westerly, along the arc of said curve having for its elements a radius of 39.00 feet, through a central angle of 90°00'00" for an arc distance of 61.26 feet to a point of tangency; thence S88°16'17"W for a distance of 18.18 feet; thence S42°41'53"W for a distance of 5.60 feet to the POINT OF BEGINNING.

AND:

FLORDADE OWNED: (2c - ROAD DEDICATION)

Commence at the aforementioned Reference Point "A"; thence N01°43'43"W for a distance of 40.70 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency; thence S88°16'17"W for a distance of 39.95 feet; thence N01°52'36"W for a distance of 60.000 feet; thence N88°16'17"E for a distance of 40.10 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Easterly, Northeasterly and Northerly, along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency; thence N01°43'43"W for a distance of 40.08 feet; thence N88°15'54"E for a distance of 60.000 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S01°43'43"E for a distance of 40.73 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southerly, Southeasterly and Easterly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 88°39'22" for an arc distance of 38.68 feet to a point of reverse curvature of a circular curve to the right, concave to the Southwest; thence Southeasterly, along the arc of said curve having for its elements a radius of 2320.00 feet, through a central angle of 01°02'30" for an arc distance of 42.18 feet; thence N46°43'33"W for a

distance of 5.90 feet to a point on the arc of a circular curve to the left, concave to the South a radial line from said point bears S00°33'00"W; thence Westerly along the arc of said curve, having for its elements a radius of 2324.00 feet, through a central angle of 00°27'41" for an arc distance of 18.71 feet to a point of reverse curvature of a circular curve to the right, concave to the Northeast; thence Westerly, Northwesterly and Northerly, along the arc of said curve, having for its elements a radius of 41.00 feet, through a central angle of 88°10'57" for an arc distance of 63.10 feet to a point of tangency; thence N01°43'43"W for a distance of 17.27 feet; thence N46°43'43"W for a distance of 5.66 feet to the POINT OF BEGINNING.

AND:

FLORDADE OWNED: (2d - ROAD DEDICATION)

Commence at the aforementioned Reference Point "A"; thence N88°18'24"E for a distance of 59.973 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N01°43'43"W for a distance of 40.06 feet to a point of curvature of a circular curve to the right, concave to the Southeast; thence Northerly, Northeasterly and Easterly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 91°24'37" for an arc distance of 39.89 feet to a point of compound curvature of a circular curve to the right, concave to the South; thence Easterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 00°57'31" for an arc distance of 37.81 feet to a point of non-tangency; thence S43°16'27"W for a distance of 5.44 feet to a point on the arc of a circular curve to the left, concave to the South a radial line from said point bears S00°32'47"W; thence Westerly along the arc of said curve, having for its elements a radius of 2256.00 feet, through a central angle of 00°26'29" for an arc distance of 17.38 feet to a point of compound curvature of a circular curve to the left, concave to the Southeast; thence Westerly, Southwesterly and Southerly, along the arc of said curve, having for its elements a radius of 37.00 feet, through a central angle of 91°50'01" for an arc distance of 59.30 feet to a point of tangency; thence S01°43'43"E for a distance of 19.60 feet; thence S43°16'17"W for a distance of 5.66 feet to the POINT OF BEGINNING.

AND:

FLORDADE OWNED: (2e - F.P.L. EASEMENT)

A portion of Section 8, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01°43'29"W, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89°39'25"E, along the North line of the South 730.00 feet of Southwest 1/4 of said Section 8, for a distance of 1286.55 feet; thence N01°43'43"W for a distance of 611.61 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90°00'00" for an arc distance of 39.27 feet to a point of tangency; thence S88°16'17"W for a distance of 741.13 feet to its intersection with the East line of a 170.00 feet

Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida and the POINT OF BEGINNING of the hereinafter described parcel of land, said Point of Beginning also being a point hereinafter referred to as Reference Point "B"; thence S01°43'29"E along the East line of said Florida Power and Light Easement, for a distance of 618.07 feet; thence S89°39'25"W, along said North line of the South 730.00 feet of Southwest 1/4 of said Section 8, for a distance of 170.05 feet; thence N01°43'29"W, along the West Line of said a 170.00 feet Wide Florida Power and Light Easement, for a distance of 608.96 feet to a point of curvature of a circular curve to the right, concave to the Southeast; thence Northeasterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 12°33'07" for an arc of 5.04 feet to a point of non-tangency; thence N88°16'17"E for a distance of 169.45 feet to the POINT OF BEGINNING.

AND:

FLORDADE OWNED: (2f - F.P.L. EASEMENT)

Commence at the aforementioned Reference Point "B"; thence N01°43'29"W for a distance of 60.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N01°43'29"W, along the East line of said Florida Power and Light Easement, for a distance of 1213.63 feet; thence S88°16'31"W for a distance of 170.00 feet; thence S01°43'29"E along the West line of said Florida Power and Light Easement, for a distance of 1208.64 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 12°33'35" for an arc of 5.04 feet to a point of non-tangency; thence N88°16'17"E for a distance of 169.45 feet to the POINT OF BEGINNING.

AND:

FLORDADE OWNED: (2g - F.P.L. EASEMENT)

Commence at the aforementioned Reference Point "B"; thence N01°43'29"W along the East line of said Florida Power and Light Easement for a distance of 1273.63 feet; thence S88°16'31"W for a distance of 170.00 feet; thence N01°43'29"W along the West line of said Florida Power and Light Easement for a distance of 60.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N01°43'29"W, along said West line of said Florida Power and Light Easement for a distance of 1012.05 feet; thence N88°16'31"E, along the South line of Tract "Z" of "GRAND BAY NORTH", according to the Plat thereof as recorded in Plat Book 170, Page 64 of the Public Records of Miami-Dade County, Florida, for a distance of 170 feet; thence S01°43'29"E along said East line of Florida Power and Light Easement for a distance of 1005.05 feet to a point of curvature of a circular curve to the right concave to the Northwest; thence Southwesterly, along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 17°43'08" for an arc distance of 7.11 feet to a point of non-tangency; thence S88°16'31"W for a distance of 168.91 feet to the POINT OF BEGINNING.