

RESOLUTION Z09-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT OF UNITED STORAGE DORAL LOCATED AT 5900 NW 102ND AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Storage Partners of Doral, LLC., ("Applicant") has requested approval for United Storage Doral Final Plat, as described in Exhibit "A" attached hereto, located at 5900 NW 102nd Avenue in the City of Doral, Miami-Dade County, Florida; and

WHEREAS, the Miami-Dade County Plat Committee has reviewed this application and has recommended same for approval; and

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

WHEREAS, on April 8, 2009 the City Council held a quasi-judicial 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 current and proposed CDMP; 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 CITY COUNCIL OF
THE CITY OF DORAL, FLORIDA THAT:**

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

Section 2. The City Council of the City of Doral hereby approves the final plat of Pebble Walk at Doral , as described in Exhibit "A" attached hereto, located at 5900 NW 102nd Avenue, in the City of Doral, Miami-Dade County, Florida; and

Section 3. Applicant shall provide a certified copy of the recorded final plat.

Section 4. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

Section 5. This resolution shall become effective upon its passage and adoption by the City Council.

[Section left blank intentionally]

The foregoing resolution was offered by Councilman Van Name who moved its adoption. The motion was seconded by Councilwoman Ruiz and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Pete Cabrera	Yes
Councilwoman Sandra Ruiz	Yes
Councilman Robert Van Name	Yes

PASSED and ADOPTED this 8th day of April, 2009.



JUAN CARLOS BERMUDEZ, MAYOR
ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JOHN HEARN, ESQ., CITY ATTORNEY

UNITED STORAGE DORAL

BEING A REPLAT OF A PORTION OF TRACT 39, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1* ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING AND BEING IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

SHEET 1 OF 2 SHEETS

PREPARED BY:
Schwabke-Shelkin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LS1092)
3248 CORPORATE WAY MIAMI, FLORIDA 33122 TEL. (305) 442-7119 FAX NO. (305) 442-4284
AUGUST, 2000

KNOW ALL MEN BY THESE PRESENTS, THAT STORAGE PARTNERS OF DORAL, U.S. A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF UNITED STORAGE DORAL, THE SAME BEING A REPLAT OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

IN WITNESS WHEREOF, I, the undersigned, being a duly qualified and authorized land surveyor and engineer, have hereunto set my hand and seal at Doral, Florida, this 17th day of August, 2000.

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 39, SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING A REPLAT OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CITY OF DORAL APPROVAL:
THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES PROVIDED BY THE MUNICIPALITY'S COMPREHENSIVE PLAN; INSTEAD, IT WILL IMPROVE AND ENHANCE THE MUNICIPALITY'S COMPREHENSIVE PLAN. THIS PLAT IS IN ACCORDANCE WITH THE CITY OF DORAL AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, ON _____ DAY OF _____, A.D. 2000.

NOTICE: THIS PLAT AS RECORDED IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IS A REPLAT OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND APPROVED UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.008(1) OF THE FLORIDA STATUTES.
BY: _____ CITY CLERK
GUDRAN NEHRMAN-HEL

MIAMI-DADE COUNTY PLAT RESTRICTIONS:
THIS INSTRUMENT SHALL NOT BE RECORDED INTO THE PUBLIC RECORDS, EXCEPT FOR SCHEDULED SPECIALS, SCHEDULED PLATS AND/OR LAND ACQUISITION.
THE USE OF THESE PLATS SHALL NOT BE SUBJECT TO ANY OF THE RESTRICTIONS, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.
THAT ALL NEW ELECTRICAL AND COMMUNICATION LINES, EXCEPT IMMISSIONS LINES, WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

MIAMI-DADE COUNTY APPROVAL:
THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 201 OF THE MIAMI-DADE COUNTY CODE. CERTIFIED AND APPROVED BY THE COUNTY CLERK OF MIAMI-DADE COUNTY, FLORIDA, ON _____ DAY OF _____, 2000, IN ACCORDANCE WITH SECTION 177.008(1) OF THE FLORIDA STATUTES.

CITY OF DORAL PLAT RESTRICTIONS:
THAT THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND APPROVED IT IN ACCORDANCE WITH THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, STATUTES.
BY: _____ DIRECTOR
MIAMI-DADE COUNTY, DEPARTMENT OF PUBLIC WORKS

MORTGAGE:
KNOW ALL MEN BY THESE PRESENTS: THAT THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS STATE CHARTERED BANK, THE OWNER AND HENRY FOLDS, AS TRUSTEES, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OWNER'S PLAT RESTRICTIONS:
THE ACCESS EASEWAY, AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE DIRECT ACCESS TO THE EDGE PANEL.

IN WITNESS WHEREOF:
THAT THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS STATE CHARTERED BANK, HAS CAUSED THESE PRESENTS TO BE MADE AND APPROVED BY THE BOARD OF DIRECTORS OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS STATE CHARTERED BANK, ON _____ DAY OF _____, 2000, IN ACCORDANCE WITH SECTION 177.008(1) OF THE FLORIDA STATUTES.

RECORDING STATEMENT:
FILED FOR RECORD, THIS _____ DAY OF _____, A.D. 2000, AT _____ COUNTY, FLORIDA, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMPLETES WITH THE LINES OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

IN WITNESS WHEREOF:
THAT THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS STATE CHARTERED BANK, HAS CAUSED THESE PRESENTS TO BE MADE AND APPROVED BY THE BOARD OF DIRECTORS OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS STATE CHARTERED BANK, ON _____ DAY OF _____, 2000, IN ACCORDANCE WITH SECTION 177.008(1) OF THE FLORIDA STATUTES.

ACKNOWLEDGMENT:
STATE OF PENNSYLVANIA, BE I, HEREBY CERTIFY THAT ON THIS DAY _____, A.D. 2000, AT _____ COUNTY, PENNSYLVANIA, I, _____, A SINGLE INDIVIDUAL, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ACKNOWLEDGMENT:
STATE OF ILLINOIS, BE I, HEREBY CERTIFY THAT ON THIS DAY _____, A.D. 2000, AT _____ COUNTY, ILLINOIS, I, _____, A SINGLE INDIVIDUAL, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RECORDING STATEMENT:
FILED FOR RECORD, THIS _____ DAY OF _____, A.D. 2000, AT _____ COUNTY, FLORIDA, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMPLETES WITH THE LINES OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

RECORDING STATEMENT:
FILED FOR RECORD, THIS _____ DAY OF _____, A.D. 2000, AT _____ COUNTY, FLORIDA, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMPLETES WITH THE LINES OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

RECORDING STATEMENT:
FILED FOR RECORD, THIS _____ DAY OF _____, A.D. 2000, AT _____ COUNTY, FLORIDA, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMPLETES WITH THE LINES OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

RECORDING STATEMENT:
FILED FOR RECORD, THIS _____ DAY OF _____, A.D. 2000, AT _____ COUNTY, FLORIDA, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMPLETES WITH THE LINES OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

RECORDING STATEMENT:
FILED FOR RECORD, THIS _____ DAY OF _____, A.D. 2000, AT _____ COUNTY, FLORIDA, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMPLETES WITH THE LINES OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

RECORDING STATEMENT:
FILED FOR RECORD, THIS _____ DAY OF _____, A.D. 2000, AT _____ COUNTY, FLORIDA, IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMPLETES WITH THE LINES OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

UNITED STORAGE DORAL

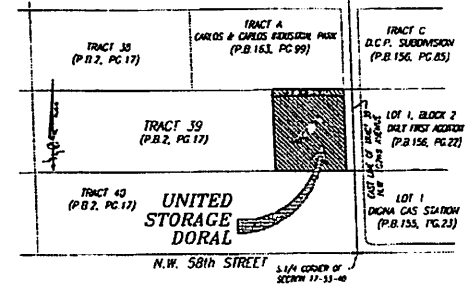
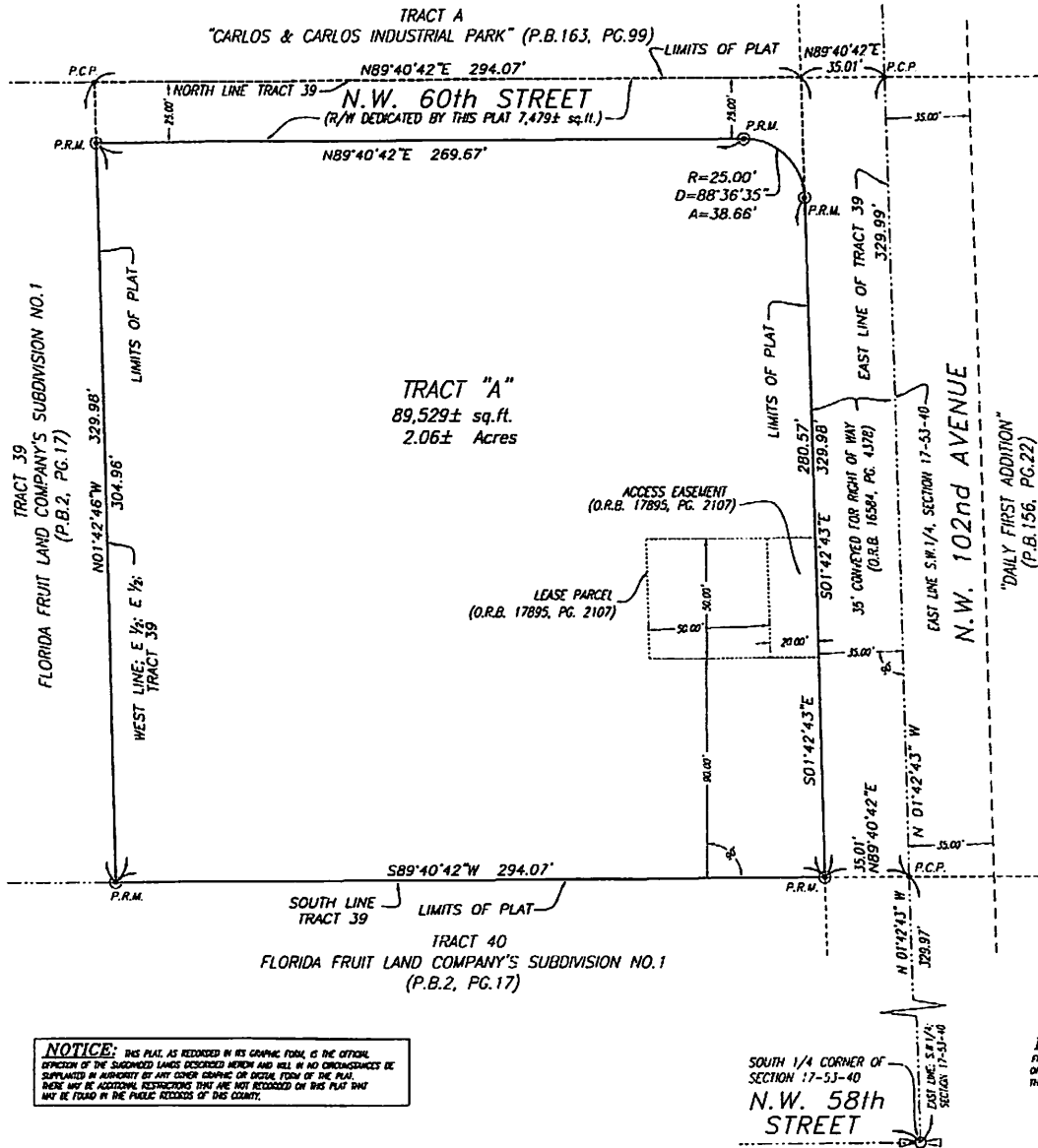
BEING A REPLAT OF A PORTION OF TRACT 39, "FLORIDA FRUIT LANDS COMPANY'S SUBMISSION NO. 1" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

PLAT BOOK _____

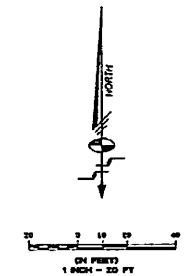
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SHEET 2 OF 2 SHEETS

PREPARED BY:
Schwebke-Shishkin & Associates, Inc.
 LAND PLANNERS • ENGINEERS • LAND SURVEYORS (L&AS)
 3340 CORPORATE WAY MIAMI, FLORIDA 33155 TEL. NO. (305)552-1010 FAX NO. (305)552-8284
 JANUARY, 2006



- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREIN REFER TO AN ASSUMED VALUE OF MAGNETIC VARIATION ALONG THE CENTER LINE OF N.W. 102nd AVENUE
 - P.C.P. DENOTES PERMANENT CORNER POINT
 - P.R.M. DENOTES PERMANENT REFERENCE MARK
 - ⊕ DENOTES CENTERLINE
 - ⊙ DENOTES RECORD
 - ⊙ DENOTES MOUND
 - P.A.R. DENOTES OFFICIAL RECORDS BOOK
 - P.L. DENOTES PLAT AND BOOK
 - P.C. DENOTES PAGE
 - R/W DENOTES RIGHT OF WAY LINE
 - ACRES ± DENOTES ACRES MORE OR LESS
 - D DENOTES DEPTH
 - H DENOTES HEIGHT
 - A DENOTES AREA LENGTH
 - L.E. DENOTES LEASE EASEMENT
 - ± DENOTES MORE OR LESS
 - M.S. DENOTES SQUARE FEET



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL EXPRESSION OF THE SURVEYED LINES DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:
 FILED FOR RECORD, THIS _____ DAY OF _____ A.D. 2006, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: MARVEY BUNY
 CLERK OF THE CIRCUIT COURT
 BY: _____ DEPUTY CLERK



Memorandum

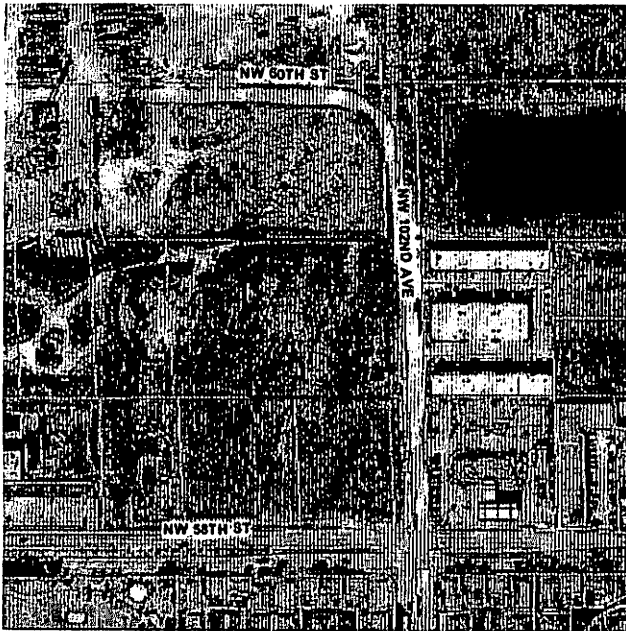
Date: March 23, 2009

To: Honorable Mayor and City Council Members

From: Yvonne Soler-Mckinley, City Manager

Via: Nathan M. Kogon, AICP, Planning and Zoning Director

Subject: United Storage Doral – Final Plat



PROPOSAL:

The applicant, Storage Partners of Doral, LLC., is requesting approval of the proposed Final Plat for United Storage.

RECOMMENDATION:

Staff recommends approval of the Final Plat for United Storage Doral.

PROPERTY INFORMATION:

FOLIO NUMBERS: 35-3017-001-0390

LOCATION: The subject property is located on 5900 NW 102nd Ave.

SIZE OF PROPERTY: Approximately 2.23 acres.

PRESENT ZONING: IC (Industrial Commercial)

APPLICANT: Storage Partners of Doral, LLC.

DISCLOSURES OF INTEREST: Storage Partners of Doral, LLC, 100%.

PRIOR PROFFERS/CONDITIONS PER RESOLUTION: N/A

BACKGROUND:

In August 2007, a site plan was administratively approved for a 100,000 square foot self-storage facility on the subject property, located at 5900 NW 102nd Avenue. Furthermore, the Tentative Plat was approved in October 2007.

APPLICABLE CODE SECTIONS: This application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code (MDCC) as adopted by the City; and has been reviewed by a Professional Surveyor and Mapper employed by the City in accordance with Section 177.081(1) of the Florida Statutes.

PROPOSED COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Final Plat is located in area designated as *Industrial* in the proposed and current Future Land Use Map (FLUM); thus, the proposed Plat is consistent with the proposed CDMP.

FINAL PLAT:

The proposed Final Plat meets all applicable regulations described above. This Final Plat is also the instrument for the construction and dedication of the western half on NW 102nd Avenue that fronts their property. The applicant submitted a letter of credit to the City in the amount of \$58,121 for roadway infrastructure improvements.