

RESOLUTION No. 15-141

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR GRAND BAY COMMONS SOUTH, GENERALLY LOCATED ON THE SOUTHEAST INTERSECTION OF NORTHWEST 78TH STREET AND NORTHWEST 107TH AVENUE, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Ford, Armenteros & Fernandez, INC. ("the Applicant") is requesting final plat approval for Grand Bay Commons South Community Mixed Use (CMU), as depicted in Exhibit "A", generally located on the southeast intersection of Northwest 78th Street and Northwest 107th Avenue, City of Doral, Miami-Dade County, 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 August 5, 2015 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 CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

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 Commons South Community Mixed Use (CMU), generally located on the southeast intersection of Northwest 78th Street and Northwest 107th Avenue, City of Doral, Miami-Dade County, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.

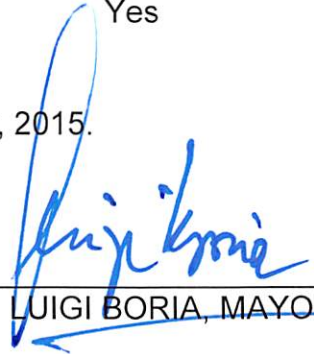
Section 3. Recordation. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

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

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

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

PASSED AND ADOPTED this 5 day of August, 2015.



LUIGI BORIA, MAYOR

ATTEST:



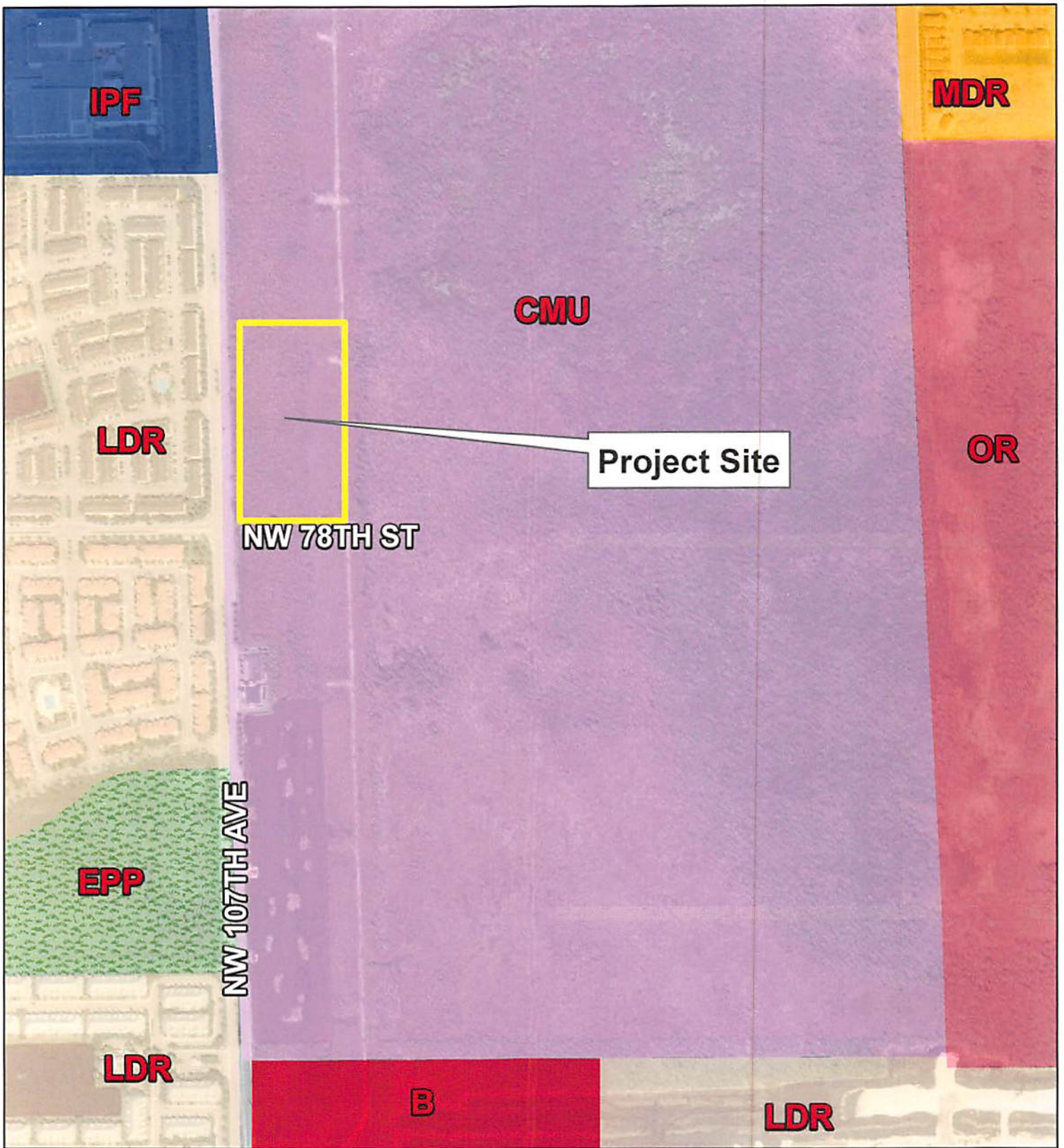
CONNIE DIAZ, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL



WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL
CITY ATTORNEY

EXHIBIT “A”



Legend

- Business (B)
- Community Mixed Use (CMU)
- Environmentally Protected Parks (EPP)
- Institutional and Public Facility (IPF)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Office Residential (OR)

City of Doral



EXHIBIT A



Planning & Zoning Department

Grand Bay Commons South Land Use Map

EXHIBIT “B”

Exhibit "B"

LEGAL DESCRIPTION: GRAND BAY COMMONS SOUTH

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 Northwest Corner of said Section 8; thence $S01^{\circ}43'29''E$, along the West Line of the Northwest $\frac{1}{4}$ of said Section 8, for a distance of 240.07 feet; thence $N89^{\circ}39'28''E$ for a distance of 40.01; thence continue $N89^{\circ}39'28''E$ for a distance of 310.09 feet; thence $S01^{\circ}43'29''E$, along the West Line of a 170 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, for a distance of 379.33 feet to a point hereinafter referred to as Reference Point "A"; thence from the aforementioned Reference Point "A"; continue $S01^{\circ}43'29''E$, along the West Line of a 170 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, for a distance of 60.00 feet; thence continue $S01^{\circ}43'29''E$, along the last described line for a distance of 508.24 feet to a point hereinafter referred to as Reference Point "B"; thence from the aforementioned Reference Point "B"; continue $S01^{\circ}43'29''E$, along the West Line of a 170 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, for a distance of 50.00 feet; thence continue $S01^{\circ}43'29''E$, along the last described line for a distance of 1363.29 feet to a point hereinafter referred to as Reference Point "C"; thence from the aforementioned Reference Point "C"; continue $S01^{\circ}43'29''E$, along the West Line of a 170 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, for a distance of 60.00 feet; thence continue $S01^{\circ}43'29''E$, along the last described line for a distance of 697.19 feet to a point hereinafter referred to as Reference Point "E"; thence continue $S01^{\circ}43'29''E$, along the last described line for a distance of 511.45 feet to a point of curvature of a circular curve to the left, concave to the East; thence Southeasterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of $12^{\circ}33'35''$ for an arc distance of 5.04 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence $S88^{\circ}16'17''W$ for a distance of 270.09 feet; thence $N01^{\circ}43'29''W$ for a distance of 17.56 feet; thence $N46^{\circ}43'29''W$ for a distance of 17.98 feet; thence $S88^{\circ}16'31''W$ for a distance of 27.75 feet to its intersection with a line 40.00 feet East of and parallel with the West Line of the Northwest $\frac{1}{4}$ of said Section 8, said line also being the Easterly Right-of-way Line of N.W. 107th Avenue as recorded in Official Records Book 24939, at Page 4001 of the Public Records of Miami-Dade County, Florida, thence $S01^{\circ}43'29''E$, along the last described line for a distance of 405.50 feet; thence $S03^{\circ}11'19''E$, along said Easterly Right-of-way Line of N.W. 107th Avenue, for a distance of 291.54 feet; thence $N89^{\circ}39'25''E$, along a line 730.00 feet North of and parallel with the South Line of the Southwest $\frac{1}{4}$ of said Section 8, for a distance of 302.64 feet; thence $N01^{\circ}43'29''W$, along the West Line of a 170 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, for a distance of 608.96 feet to a point of curvature of a circular curve to the right, concave to the East; thence Northeasterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of $12^{\circ}33'07''$ for an arc of 5.04 feet to a point of non-tangency; thence $N01^{\circ}43'29''W$ along a line

350.55 feet East of and parallel with the West line of N.W. 1/4 of said Section 8, for a distance of 60.00 feet to the POINT OF BEGINNING.