

**RESOLUTION No. 15-140**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR LANDMARK AT DORAL FIRST ADDITION, GENERALLY LOCATED ON THE WESTSIDE OF NW 102ND AVENUE BETWEEN NW 62 STREET AND APPROXIMATELY NW 68 STREET, 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 Landmark at Doral First Addition Traditional Neighborhood District (TND), as depicted in Exhibit "A", generally located on the westside of NW 102nd Avenue between NW 62 Street and approximately NW 68 Street, 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 Landmark at Doral First Addition, generally located on the westside of NW 102nd Avenue between NW 62 Street and approximately NW 68 Street, 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.



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LUIGI BORIA, MAYOR

ATTEST:



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CONNIE DIAZ, CITY CLERK

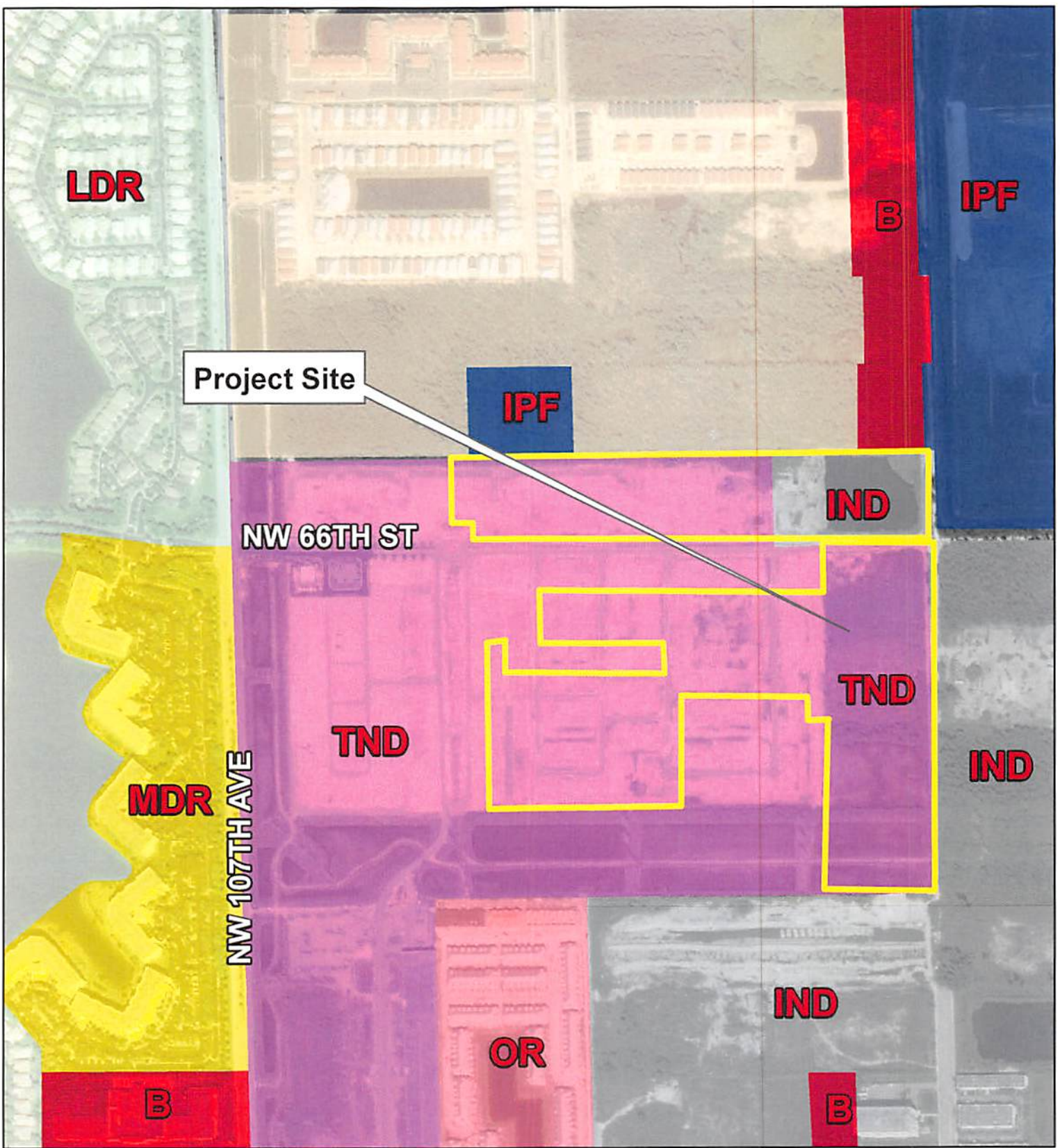
APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE SOLE USE  
OF THE CITY OF DORAL



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

# EXHIBIT “A”



**Legend**

- Business (B)
- MoDR
- Estate Density Residential (EDR)
- Industrial (IND)
- Institutional and Public Facility (INST)
- Low Density Residential (LDR)
- Office Residential (OR)
- Traditional Neighborhood Development (TND)

**City of Doral**



**EXHIBIT A**



**Planning & Zoning Department**

**Landmark First Addition Land Use Map**

# EXHIBIT “B”

## EXHIBIT "B"

### Landmark at Doral First Addition - LEGAL DESCRIPTION:

THE EAST 415.00 FEET OF TRACTS 24, 33, 34, 35 AND 36, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, LYING AND BEING IN SECTION 17, TOWNSHIP, 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND:

LOTS 1 THRU 7, BLOCK 26, LOTS 1 THRU 6, BLOCK 37, LOTS 1 THRU 7, BLOCK 38, LOTS 1 THRU 7, BLOCK 39, LOTS 1 THRU 7, BLOCK 40, LOTS 1 THRU 7, BLOCK 41, LOTS 1 THRU 6, BLOCK 42, LOTS 1 THRU 8, BLOCK 43, LOTS 1 THRU 7, BLOCK 44, LOTS 1 THRU 7, BLOCK 45, LOTS 1 THRU 8, BLOCK 46, LOTS 1 THRU 8, BLOCK 47, LOTS 1 THRU 10, BLOCK 48, LOTS 1 THRU 6, BLOCK 50, LOTS 1 THRU 7, BLOCK 51, LOTS 1 THRU 7, BLOCK 52, LOTS 1 THRU 7, BLOCK 53, LOTS 1 THRU 7, BLOCK 54, LOTS 1 THRU 6, BLOCK 55, LOTS 1 THRU 7, BLOCK 56, LOTS 1 THRU 4, BLOCK 57, AND A PORTION OF TRACTS "B", "D", "G1", "L1", "Q1" AND "S1", AND ALL OF TRACTS "C", "W", "X", "Y", "Z", "A1", "B1", "C1", "J1", "K1", "M1", "N1", "P1", "R1", OF THE RECORDED PLAT OF "LANDMARK AT DORAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 59, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE N01°43'09"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 329.92 FEET TO THE NORTHWEST CORNER OF TRACT 25 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE N89°40'03"E, ALONG THE NORTH LINE OF SAID TRACT 25 FOR A DISTANCE OF 1316.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT 25; THENCE S01°42'57"E, ALONG THE EAST LINE OF SAID TRACT 25 FOR A DISTANCE OF 25.01 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE S89°40'03"W ALONG A LINE PARALLEL WITH AND 25.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 25 FOR A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; SAID POINT ALSO BEING COINCIDENT WITH THE NORTHEAST CORNER OF SAID TRACT "X" OF THE RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE S01°42'57"E, ALONG THE EAST LINE OF SAID TRACT "X" AND THE WESTERLY RIGHT-OF-WAY OF LINE OF N.W. 104TH AVENUE AS SHOWN ON SAID RECORDED PLAT OF "LANDMARK AT DORAL", FOR A

DISTANCE OF 243.33 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 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°23'06" FOR AN ARC DISTANCE OF 39.87 FEET TO A POINT OF TANGENCY; THENCE S89°40'09"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 66TH STREET AND THE SOUTH LINE OF SAID TRACT "W", AS SHOWN ON SAID RECORDED PLAT OF "LANDMARK AT DORAL", FOR A DISTANCE OF 210.10 FEET; THENCE N00°19'51"W, ALONG THE EAST LINE OF TRACT "V" AND THE EAST LINE OF BLOCK 27 **AND ITS NORTHERLY PROJECTION OF SAID RECORDED PLAT OF "LANDMARK AT DORAL", FOR A DISTANCE OF 88.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 26, OF SAID RECORDED PLAT OF "LANDMARK AT DORAL",** THE NEXT THREE (3) COURSES BEING ALONG THE BOUNDARY LINES OF BLOCK 26 OF SAID RECORDED PLAT OF "LANDMARK AT DORAL"; 1) THENCE S89°40'09"W FOR A DISTANCE OF **52.66** FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS N37°11'34"E; 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 29.00 FEET, THROUGH A CENTRAL ANGLE OF 14°57'11" FOR AN ARC DISTANCE OF 7.57 FEET TO A POINT OF NON-TANGENCY; 3) THENCE N00°19'51"W FOR A DISTANCE OF 175.52 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF TRACT "B" OF SAID RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE N89°40'03"E ALONG THE SAID NORTHERLY LINE OF TRACT "B" AND ALONG THE NORTH LINE OF SAID TRACT "X" FOR A DISTANCE OF 287.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE N89°40'03"E FOR A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; SAID POINT ALSO BEING COINCIDENT WITH THE NORTHWEST CORNER OF SAID TRACT "C" OF SAID RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE CONTINUE N89°40'03"E, ALONG THE NORTH LINE OF SAID TRACT "C", FOR A DISTANCE OF 871.44 FEET; THENCE S01°42'43"E ALONG THE EASTERLY LINE OF SAID TRACT "G1" OF SAID RECORDED PLAT OF "LANDMARK AT DORAL", FOR A DISTANCE OF 269.96 FEET THE SOUTHEAST CORNER OF SAID TRACT "G1", SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 66TH STREET AS SHOWN ON SAID RECORDED PLAT OF "LANDMARK AT DORAL", THE NEXT FIVE (5) COURSES AND DISTANCES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF N.W. 66TH STREET AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 104TH AVENUE AS SHOWN ON SAID RECORDED PLAT OF "LANDMARK AT DORAL"; 1) THENCE S89°40'09"W FOR A DISTANCE OF 24.91 FEET; 2) THENCE N88°00'34"W FOR A DISTANCE OF 24.66 FEET; 3) THENCE S89°40'09"W FOR A DISTANCE OF 797.49 FEET TO



A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; 4) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°36'54" FOR AN ARC DISTANCE OF 38.67 FEET TO A POINT OF TANGENCY; 5) THENCE N01°42'57"W FOR A DISTANCE OF 244.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A" THENCE S01°42'57"E, ALONG THE EAST LINE OF SAID TRACT 25 FOR A DISTANCE OF 304.95 TO THE SOUTHEAST CORNER OF SAID TRACT 25; THENCE N89°40'09"E, ALONG THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 106.98 FEET; THENCE S00°19'51"E FOR A DISTANCE OF 180.54 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, SAID POINT ALSO BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S27°29'37"E, THE NEXT COURSE BEING ALONG THE BOUNDARY LINE OF BLOCK 44 AS SHOWN ON SAID RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 23.00 FEET THROUGH A CENTRAL ANGLE OF 27°09'46", FOR AN ARC DISTANCE OF 10.90 FEET TO A POINT OF TANGENCY; THENCE N89°40'09"E ALONG THE NORTH LINE OF SAID BLOCK 44 AND ITS EASTERLY PROJECTION, SAID LINE ALSO COINCIDING WITH THE NORTH LINE OF BLOCKS 45 AND 48 AND TRACTS "J1" AND "M1" AS SHOWN ON SAID RECORDED PLAT OF "LANDMARK AT DORAL", FOR A DISTANCE OF 756.85 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EASTERLY BOUNDARY LINE OF BLOCK 58 OF SAID RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE N00°19'51"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 124.00 FEET; THENCE S89°40'09"W, ALONG THE NORTH LINE OF SAID BLOCK 58, FOR A DISTANCE OF 119.68 FEET; THENCE N00°19'51"W, ALONG THE WESTERLY LINE OF TRACT "C1" OF SAID RECORDED PLAT OF "LANDMARK AT DORAL", FOR A DISTANCE OF 10.00 FEET, THE NEXT FOUR (4) COURSE AND DISTANCES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 66TH STREET AS SHOWN ON SAID RECORDED PLAT OF "LANDMARK AT DORAL"; 1) THENCE N89°40'09"E FOR A DISTANCE OF 63.40 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'14" FOR AN ARC DISTANCE OF 30.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'14" FOR AN ARC DISTANCE OF 30.11

FEET TO A POINT OF TANGENCY; 4) THENCE N89°40'09"E, FOR A DISTANCE OF 24.90 FEET TO THE MOST NORTHEASTERLY CORNER OF TRACT "D" OF SAID RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE S01°42'43"E ALONG THE WEST LINE OF THE EAST 415.00 FEET OF TRACTS 33, 34, 35 AND 36, OF SAID PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, FOR A DISTANCE OF 796.41 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE N81°03'44"W FOR A DISTANCE OF 42.51 FEET, THE NEXT TWO (2) COURSES AND DISTANCES BEING ALONG THE BOUNDARY LINES OF SAID TRACT "M1", AS SHOWN ON SAID RECORDED PLAT OF "LANDMARK AT DORAL"; 1) THENCE S89°40'09"W, FOR A DISTANCE OF 124.85 FEET; 2) THENCE N00°19'51"W, FOR A DISTANCE OF 127.15 FEET; THENCE S89°40'09"W, FOR A DISTANCE OF 108.00 FEET; THENCE N00°19'51"W, FOR A DISTANCE OF 2.68 FEET; THENCE S89°40'09"W, FOR A DISTANCE OF 237.31 FEET; THENCE S00°19'51"E, FOR A DISTANCE OF 2.68 FEET; THENCE S89°40'09"W, FOR A DISTANCE OF 108.00 FEET TO ITS INTERSECTION WITH THE WEST LINE OF BLOCK 47 OF SAID RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE S00°19'51"E, FOR A DISTANCE OF 317.42 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF TRACT "S1" OF SAID RECORDED PLAT OF "LANDMARK AT DORAL", THENCE S89°40'25"W ALONG THE SOUTH LINE OF SAID TRACT "S1", FOR A DISTANCE OF 574.03 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE MOST WESTERLY BOUNDARY LINE OF TRACT "Q1" OF SAID RECORDED PLAT OF "LANDMARK AT DORAL", THE NEXT THREE (3) COURSES BEING ALONG THE BOUNDARY LINES OF SAID TRACT "Q1"; 1) THENCE N00°19'51"W FOR A DISTANCE OF 429.22 FEET; 2) THENCE N89°40'09"E, FOR A DISTANCE OF 85.00 FEET; 3) THENCE S00°19'51"E, FOR A DISTANCE OF 109.00 FEET TO A POINT; THENCE N89°40'09"E, FOR A DISTANCE OF 294.67 FEET TO ITS INTERSECTION WITH THE WEST LINE OF BLOCK 47 OF SAID RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE N00°19'51"W, ALONG SAID WEST LINE, FOR A DISTANCE OF 24.87 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 47; THENCE N89°40'09"E, ALONG THE NORTH LINE OF SAID BLOCK 47, FOR A DISTANCE OF 194.36 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 47; THENCE N00°19'51"W, ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID BLOCK 47, SAID LINE ALSO COINCIDING WITH THE EAST LINE OF TRACT "O1" OF SAID RECORDED PLAT OF "LANDMARK AT DORAL", FOR A DISTANCE OF 206.07 FEET TO THE SOUTHEAST CORNER OF BLOCK 46 OF SAID RECORDED PLAT OF "LANDMARK AT DORAL"; THENCE S89°40'09"W, ALONG THE SOUTH LINE OF SAID BLOCK 46, FOR A DISTANCE OF 194.36 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 46; THENCE N00°19'51"W, ALONG THE WEST LINE OF SAID BLOCK 46 AND ITS NORTHERLY PROJECTION, SAID LINE ALSO COINCIDING WITH THE WEST LINE OF SAID BLOCK 44, FOR A DISTANCE OF 282.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE S01°42'43"E, ALONG THE WEST LINE OF THE EAST 415.00 FEET OF SAID TRACT 35, FOR A DISTANCE OF 43.17 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°42'43"E, FOR A DISTANCE OF 87.29 FEET; THENCE S89°40'09"W, FOR A DISTANCE OF 3.52 FEET TO A POINT OF 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 23.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 36.13 FEET TO A POINT OF TANGENCY; THENCE N00°19'51"W ALONG THE WEST LINE OF TRACT "R1" AND ITS SOUTHERLY PROJECTION OF SAID RECORDED PLAT OF "LANDMARK AT DORAL", FOR A DISTANCE OF 54.06 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 26°20'44" FOR AN ARC DISTANCE OF 10.58 FEET TO A POINT OF NON-TANGENCY; THENCE N89°40'09"E, FOR A DISTANCE OF 22.02 FEET TO THE POINT OF BEGINNING.