

**RESOLUTION No. 16-143**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR CITY PLACE DORAL, LOCATED AT NW 36 STREET AND NW 84 AVENUE, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Pulice Land Surveyors, INC. (“The Applicant”) is requesting final plat approval for “City Place Doral,” as depicted in Exhibit “A”, the property is located at Northwest 36 Street and Northwest 84 Avenue, City of Doral, Florida, as legally described in Exhibit “B”; and

**WHEREAS**, this application has been reviewed for compliance with the City of Doral (the “City”) 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 June 22, 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 City Code.

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

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Approval.** The final plat for “City Place Doral”, located at Northwest 36 Street and Northwest 84 Avenue, City of Doral, Florida, is hereby approved subject to the following conditions:

1. All Permanent Reference Monuments must be in place prior to the final plat recordation; and
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. Implementation.** The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Cabrera 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	Yes
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 22 day of June, 2016

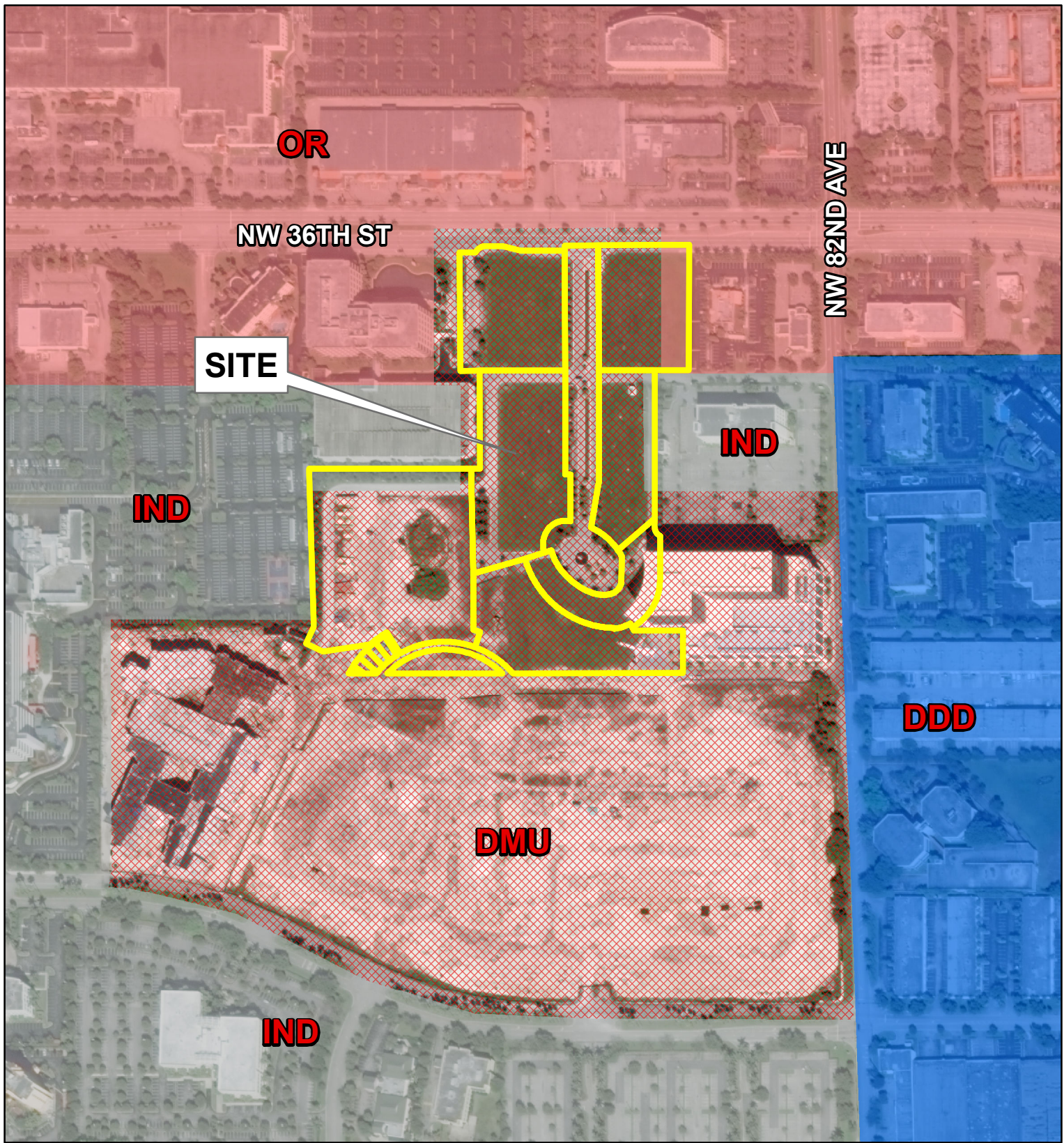
  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

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



**Legend**

- Doral Design District
- Downtown Mixed Use (DMU)
- Industrial (IND)
- Office Residential (OR)

**City of Doral**



**Planning & Zoning Department**

**Land Use Map**



**Legal Description:** ALL OF TRACTS B, C, D, E, F, AND H AND A PORTION OF TRACTS A, G, M AND P AND ALL OF LOTS 1 AND 2 AND A PORTION OF LOTS 3, 4 AND 5, BLOCK 50, "PARK SQUARE AT DORAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT D; THENCE SOUTH 00°04'18" WEST ALONG THE EAST LINE OF SAID TRACT D 310.55 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 89°56'47" WEST ALONG THE SOUTH LINE OF SAID TRACT D 84.99 FEET TO THE NORTHEAST CORNER OF SAID TRACT F; THENCE SOUTH 00°03'13" WEST ALONG THE EAST LINE OF SAID TRACT F 387.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND EASTERLY ALONG AN EASTERLY LINE OF SAID TRACT H, BEING THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°23'37", FOR AN ARC DISTANCE OF 28.10 FEET; THENCE SOUTH 00°03'13" WEST ALONG AN EAST LINE OF SAID TRACT H 110.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG AN EASTERLY LINE OF SAID TRACT H, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 131.50 FEET, A CENTRAL ANGLE OF 61°39'41", FOR AN ARC DISTANCE OF 141.52 FEET; THENCE SOUTH 28°17'06" EAST ALONG AN EASTERLY LINE OF SAID TRACT P 9.38 FEET; THENCE SOUTH 90°00'00" EAST ALONG A NORTH LINE OF SAID TRACT P 120.65 FEET; THENCE SOUTH 00°00'52" WEST ALONG AN EAST LINE OF SAID TRACT P 102.96 FEET; THENCE NORTH 90°00'00" WEST 904.77 FEET; THENCE NORTH 25°23'21" EAST 50.19 FEET; THENCE NORTH 00°00'26" EAST 58.59 FEET; THENCE NORTH 60°52'28" WEST 43.36 FEET TO A POINT ON THE WEST LINE OF SAID TRACT G; THENCE NORTH 01°42'25" WEST ALONG SAID WEST LINE OF TRACT G 379.56 FEET TO THE NORTHWEST CORNER OF SAID TRACT G; THENCE SOUTH 89°56'47" EAST ALONG THE NORTH LINE OF SAID TRACT G AND ITS EASTERLY EXTENSION, ALSO BEING THE SOUTH LINE OF TRACT "A", "DORAL CONCOURSE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 27, OF SAID PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR 423.58 FEET THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 00°03'23" EAST ALONG THE WEST LINE OF SAID TRACT E, "PARK SQUARE AT DORAL", 242.93 FEET TO THE NORTHWEST CORNER OF SAID TRACT E; THENCE NORTH 89°56'47" WEST ALONG THE SOUTH LINE OF SAID TRACT B 48.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE NORTH 00°03'13" EAST ALONG THE WEST LINE OF SAID TRACT B 295.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE ALONG THE NORTH LINES OF TRACTS B, C AND D AND THE SOUTH RIGHT-OF-WAY LINE OF NW 36th STREET, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; 1) SOUTH 89°55'42" EAST 39.54 FEET TO A POINT ON A CURVE AT WHICH A RADIAL LINE BEARS SOUTH 64°53'26" EAST; 2) NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 64°57'44", FOR AN ARC DISTANCE OF 30.61 FEET TO A POINT OF TANGENCY; 3) SOUTH 89°55'42" EAST 36.87 FEET; 4) SOUTH 76°26'11" EAST 51.43 FEET; 5) SOUTH 89°55'42" EAST 110.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT B; 6)

NORTH 00°00'00" EAST 12.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT C;  
7) SOUTH 89°55'42" EAST 311.20 FEET TO THE POINT OF BEGINNING.  
SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE  
COUNTY, FLORIDA AND CONTAINING 717,027 SQUARE FEET (16.4607± ACRES).