

**RESOLUTION No. 16-87**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR GRAND BAY SOUTH TOWNHOMES, LOCATED AT THE NORTHWEST CORNER OF NORTHWEST 104 AVENUE AND NORTHWEST 78 STREET, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Flordade, LLC (the “Owner”) is requesting final plat approval for “Grand Bay South Townhomes” Community Mixed Use (CMU), as depicted in Exhibit “A”, the property is located at the Northwest corner of Northwest 104 Avenue and Northwest 78 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 confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Approval.** The final plat for “Grand Bay South Townhomes” Community Mixed Use (CMU), located at the Northwest corner of Northwest 104 Avenue and Northwest 78 Street, City of Doral, Florida, is hereby approved, subject to the following conditions:

1. All Permanent Reference Monuments have to 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. 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:

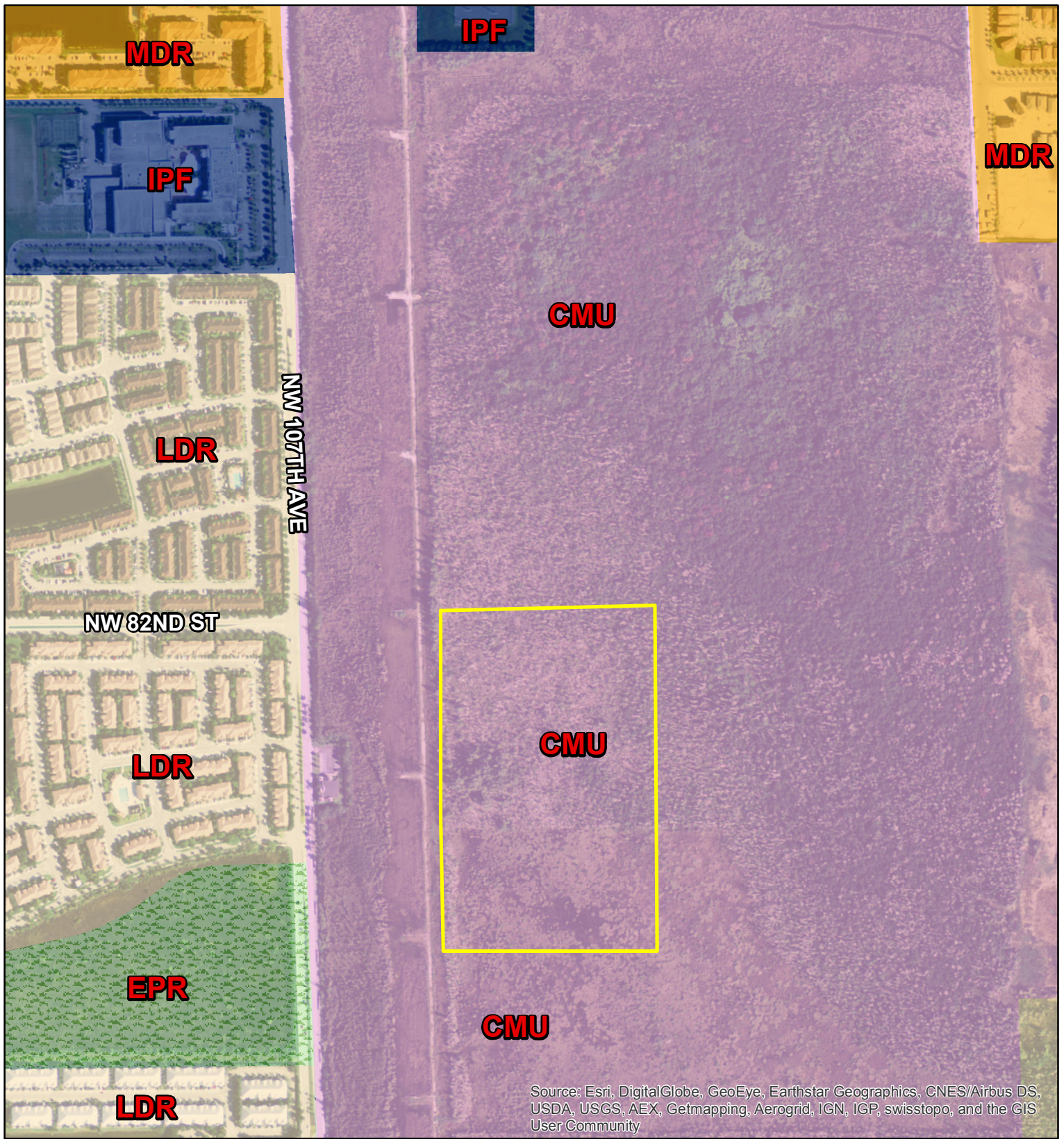
  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFIENCY  
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**

-  Grand Bay South Townhomes
-  Community Mixed Use (CMU)
-  General Use
-  Environmentally Protected Parks (EPP)
-  Institutional and Public Facility (INST)
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)

**City of Doral**



**Planning & Zoning Department**

**Land Use Map**



## EXHIBIT "A"

### Legal Description – Grand Bay South Townhomes

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

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along the North line of the South 730.00 feet of the Southwest 1/4 of said Section 8, for a distance of 1286.55 feet; thence N01deg43min43secW 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 90deg00min00sec for an arc distance of 39.27 feet to a point of tangency; thence S88deg16min17secW for a distance of 1221.13 feet to its intersection with a line 40.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 8, thence N01deg43min29secW, along said parallel line for a distance of 60.00 feet; thence N88deg16min17secE for a distance of 480.00 feet to a point on the Easterly line of a 170.00 foot wide Florida Power and Light Easement, as described in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, said point also being the POINT OF BEGINNING of the hereinafter described parcel; thence continue N88deg16min17secE for a distance of 701.03 feet; thence N42deg41min53secE for a distance of 5.60 feet; thence N88deg16min17secE for a distance of 18.18 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly along the arc of said curve, having for its elements a radius of 39.00 feet, through a central angle of 90deg00min00sec for an arc distance of 61.26 feet to a point of tangency; thence N01deg43min43secW for a distance of 18.08 feet; thence N43deg16min17secE for a distance of 5.66 feet; thence N01deg43min43secW for a distance of 1123.50 feet to a point of 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 25.00 feet, through a central angle of 89deg59min46sec for an arc distance of 39.27 feet to a point of tangency; thence S88deg16min31secW for a distance of 741.05 feet to a point on the Easterly line of said 170 foot wide Florida Power and Light Easement; thence S01deg43min29secE, along the Easterly line of said 170 foot wide Florida Power and Light Easement, for a distance of 1213.63 feet to the POINT OF BEGINNING.