

**RESOLUTION No. 16-139**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SUPPORTING THE ESTABLISHMENT OF A DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT (CDD) PURSUANT TO SECTION 190.005 OF THE FLORIDA STATUTES; THE DISTRICT COMPRISES OF +/- 130 ACRES GENERALLY LOCATED NORTH OF NW 41 STREET BETWEEN NW 80 AVENUE AND NW 87 AVENUE; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, CC Homes at Doral, LLC, CC-WCD TIC, LLC and White Course Lennar (“the Applicants”) have requested a resolution supporting the establishment of the Downtown Doral South Community Development District (the “District”) within the geographic boundaries of the City, as described in Exhibit A; and

**WHEREAS**, the Applicants have requested the rights to exercise all powers provided for in Section 190.06 and 190.41, Florida Statutes

**WHEREAS**, the District will provide for timely, efficient, effective, responsive and economic way to deliver development capital infrastructure within the boundaries of the District, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

**WHEREAS**, the City of Doral finds that the creation of the Downtown Doral South Community Development District allows for sustainable growth within its boundary and alleviating the burden on tax payers for long-term financial planning of capital infrastructure to accommodate projected growth in the area; and

**WHEREAS**, the City Council, after careful review and deliberation, and the recommendation of staff, determined that it is in the best interest of the community and

its residents to support the establishment of this District as a reasonable alternative to the financing, construction, delivery, and long-term operation and management of basic infrastructure servicing the proposed District.

**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. Support for Downtown Doral South Community Development District.** The establishment of the Downtown Doral South Community Development District comprising of approximately 130.14 acres generally located North of NW 41 Street between NW 80<sup>th</sup> Avenue and NW 87 Avenue within the geographic boundaries of the City of Doral is hereby supported.

**Section 3. Transmittal.** The City Manager and/or the City Clerk are hereby directed to transmit a copy of this Resolution to the appropriate parties in Miami-Dade County.

**Section 4. Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

The foregoing Resolution was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Councilmember Rodriguez 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

**Legal Description:** A portion of the following described property;

That portion of, REVISED PLAT OF ORIZABA, according to the plat thereof as recorded in Plat Book 43 at Page 71 of the Public Records of Miami-Dade County, Florida, lying within the boundary of the following described parcel of land: The Southwest 1/4 of the Southwest 1/4, and the South 1/2 of the Northwest 1/4 of the Southwest 1/4, of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida; LESS the following parcels (a), (b), (c), and (d);

a) The South 80 feet as shown on REVISED PLAT OF ORIZABA, according to the plat thereof as recorded in Plat Book 43 at Page 71 of the Public Records of Miami-Dade County, Florida, for the right-of-way of (East Coast Street) N.W. 41 Street and for the right-of-way of (Canal) Dressel's Dairy Canal.

b) The West 40 feet of the of the South 3/4 of the Southwest 1/4 of said Section 22, as per Right-of-Way Deed for N.W. 87 Avenue, as recorded in Official Records Book 7118 at page 312, and in Official Records Book 7118 at page 315 of the Public Records of Miami-Dade County, Florida, as affected by the plat of, DORAL RIGHT OF WAY, according the plat thereof as recorded in Plat Book 104 at Page 93 of the Public Records of Miami-Dade County, Florida.

c) That portion of Tract "A" and that portion of NW 87 Avenue right-of-way as shown on the plat of, DORAL RIGHT OF WAY, according the plat thereof as recorded in Plat Book 104 at Page 93 of the Public Records of Miami-Dade County, Florida, which lies within the Southwest 1/4 of said Section 22.

d) That portion contained in the plat of, WHITE VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 157, Page 18, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

That portion of the right-of-way for N.W. 84 Avenue, which lies within the South 3/4 of the Southwest 1/4 of said Section 22, as shown on said plat of, REVISED PLAT OF ORIZABA, as closed vacated and abandoned pursuant to Resolution 1403-70, as recorded in Official Records Book 7051 at Page 585 of the Public Records of Miami-Dade County Florida.

TOGETHER WITH:

The Southeast 1/4 of the Southwest 1/4, and the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida. LESS following parcels (e) and (f);

e) The North 50 feet of the South 80 feet thereof, pursuant to that Right-of-Way Deed for N.W. 41 Street, as recorded in Official Records Book 6866 at Page 910 and in Official Records Book 6866 at Page 914 of the Public Records of Miami-Dade County, Florida.

f) The South 30 feet thereof for the right-of-Way of Dressel's Dairy Canal as shown on Miami Dade County Section Sheet 22-53-40, Miami-Dade County, Florida.

TOGETHER WITH:

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4, all in Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida.

LESS OUT FROM ABOVE DESCRIBED

COMMENCE at the Southwest corner of said Section 22; thence run North along the West line of the Southwest 1/4 of said Section 22 and along the centerline of NW 87th Avenue as shown on the plat of DORAL RIGHT-OF-WAY, as recorded in Plat Book 104, Page 93 for a distance of 103.05 feet to a point; thence run East 40.00 feet to a point on the East right of way line of said NW 87th Avenue; thence run North along said Easterly right of way line of NW 87th Avenue for a distance of 206.95 feet to the point of curvature of a circular curve to the right having a radius of 1,869.86 feet; thence run Northeasterly along said East right of way line of NW 87th Avenue and along the arc of said curve for a distance of 183.57 feet, through a central angle of 5°37'30" to the point of tangency; thence run North 05°37'30" East along said East right of way line of NW 87th Avenue for a distance of 300.00 feet to the point of curvature of a circular curve to the left having a radius of 1,949.86 feet; thence run Northerly along said East right of way line of NW 87th Avenue and along the arc of said curve for a distance of 326.91 feet through a central angle of 9°36'22" to a point, said point also being the Northwest corner of Tract "A" of "WHITE VIEW SUBDIVISION", according to the Plat thereof as recorded in Plat Book 157, at Page 18, of the Public Records of Miami-Dade County, Florida; thence continue Northerly along said East right-of-way line of NW 87th Avenue and along the arc of said curve for a distance of 57.14 feet, through a central angle of 01°40'45" to the POINT OF BEGINNING of the hereinafter described parcel; thence continue Northerly along said East right-of-way line of NW 87th Avenue and along the arc of said curve for a distance of 47.81 feet, through a central angle of 01°24'17"; thence N07°03'54"W, along said East right-of-way line of NW 87th Avenue, for a distance of 200.00 feet to a point of curvature of a circular curve to the right, concave to the East; thence Northerly, along said East right-of-way line of NW 87th Avenue and along the arc of said curve, having for its elements a radius of 1105.92 feet, through a central angle of 07°03'54" for an arc distance of 136.37 feet to a point of tangency; thence North, along said East right-of-way line of NW 87th Avenue, for a distance of 399.15 feet; thence S88°36'17"E for a distance of 397.62 feet; thence S01°23'43"W for a distance of 780.00 feet; thence N88°36'17"W for a distance of 340.32 feet to the POINT OF BEGINNING.