

**RESOLUTION NO. 14-168**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING RESOLUTION NO. 14-149 TO REFLECT THE CORRECT OWNERS AND MORTGAGE BANK FOR THE FINAL PLAT FOR DORAL COMMONS COMMERCIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT NORTHWEST 74<sup>TH</sup> STREET BETWEEN NORTHWEST 104<sup>TH</sup> AVENUE AND NORTHWEST 107<sup>TH</sup> AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Terra Commons Retail, LLC, ("Applicant") has requested approval for the final plat for Doral Commons Commercial Planned Unit Development, as described in Exhibit "A" attached hereto, generally located on Northwest 74<sup>th</sup> Street between NW 104<sup>th</sup> Avenue and NW 107<sup>th</sup> Avenue, in the City of Doral, Miami-Dade County, Florida; and

**WHEREAS**, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent; and

**WHEREAS**, September 17, 2014 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 CDMP; 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.

**Section 2. Approval.** The City Council of the City of Doral hereby approves the final plat for Doral Commons Commercial Planned Unit Development, generally located on Northwest 74<sup>th</sup> Street between NW 104<sup>th</sup> Avenue and NW 107<sup>th</sup> Avenue, in the 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 Ruiz who moved its adoption.  
The motion was seconded by Councilmember Rodriguez Aguilera and upon being put to  
a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Not present at the time of the vote
Councilwoman Ana-Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes
Councilwoman Sandra Ruiz	Yes


PASSED and ADOPTED this 8 day of October, 2014.

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

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK  
*Connie Diaz, Deputy City Clerk*

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, PASTORIZA  
COLE AND BONISKE  
CITY ATTORNEY

# EXHIBIT “A”

# DORAL COMMONS COMMERCIAL

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK

PAGE

SHEET 1 OF 2 SHEETS

PREPARED BY:  
*Schwelbke-Shiskin & Associates, Inc.*  
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010  
AUGUST 2013

## KNOW ALL MEN BY THESE PRESENTS:

THAT TERRA DORAL COMMONS RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED **DORAL COMMONS COMMERCIAL**, THE SAME BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION:

THE SOUTH 729.99 FEET OF THE WEST 1316.23 FEET OF SW 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THEREFROM THAT PORTION LYING WITHIN THE RIGHT OF WAY, DEDICATED IN OFFICIAL RECORDS BOOK 23204 AT PAGE 0409 AND OFFICIAL RECORDS BOOK 26448 AT PAGE 4843 BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

LYING AND BEING IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY FLORIDA.

## CITY OF DORAL PLAT RESTRICTIONS:

THAT NW 104th AVENUE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW

## MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT NW 107th AVENUE AND NW 74th STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS; SWIMMING POOLS AND/OR AIR-CONDITIONERS

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

TRACT "B" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF "LIFT" STATION FACILITIES AND SHALL BE OWNED AND MAINTAINED BY MIAMI-DADE COUNTY.

## OWNER'S PLAT RESTRICTIONS:

THE UTILITY EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES

**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## SURVEYOR'S CERTIFICATE:

**I HEREBY CERTIFY:** THAT THE ATTACHED PLAT OF **DORAL COMMONS COMMERCIAL** IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES

*Schwelbke-Shiskin & Associates, Inc.* (LB#87)  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO.(305)652-7010 FAX NO.(305) 652-8284

BY: \_\_\_\_\_ SECRETARY AND TREASURER, DATE: \_\_\_\_\_  
MARK STEVEN JOHNSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4775, STATE OF FLORIDA

## IN WITNESS WHEREOF:

THAT TERRA DORAL COMMONS RETAIL, LLC A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DAVID P. MARTIN, ITS MANAGER, AND PEDRO A. MARTIN, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

**TERRA DORAL COMMONS RETAIL, LLC,**  
**a Florida Limited Liability Company**

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_ MANAGER  
PRINT NAME: \_\_\_\_\_ PRINT NAME: DAVID P. MARTIN

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_ MANAGER  
PRINT NAME: \_\_\_\_\_ PRINT NAME: PEDRO A. MARTIN

## ACKNOWLEDGMENT:

**STATE OF FLORIDA** SS **I HEREBY CERTIFY:** THAT ON THIS DAY, PERSONALLY **COUNTY OF MIAMI-DADE** APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DAVID P. MARTIN, MANAGER AND PEDRO A. MARTIN, MANAGER OF TERRA DORAL COMMONS RETAIL, LLC A FLORIDA LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME, TO BE THE OFFICER(S) HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED, AS SUCH OFFICER, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

**WITNESS:** MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

COMMISSION NO.: \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

## MORTGAGE:

### KNOW ALL MEN BY THESE PRESENTS:

THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED SEPTEMBER 15, 2014 AND RECORDED ON SEPTEMBER 16, 2014 IN OFFICIAL RECORDS BOOK 29310 AT PAGE 1147, AND IN OFFICIAL RECORDS BOOK 29310 AT PAGE 1185 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS

### IN WITNESS WHEREOF:

THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_, ITS \_\_\_\_\_, IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

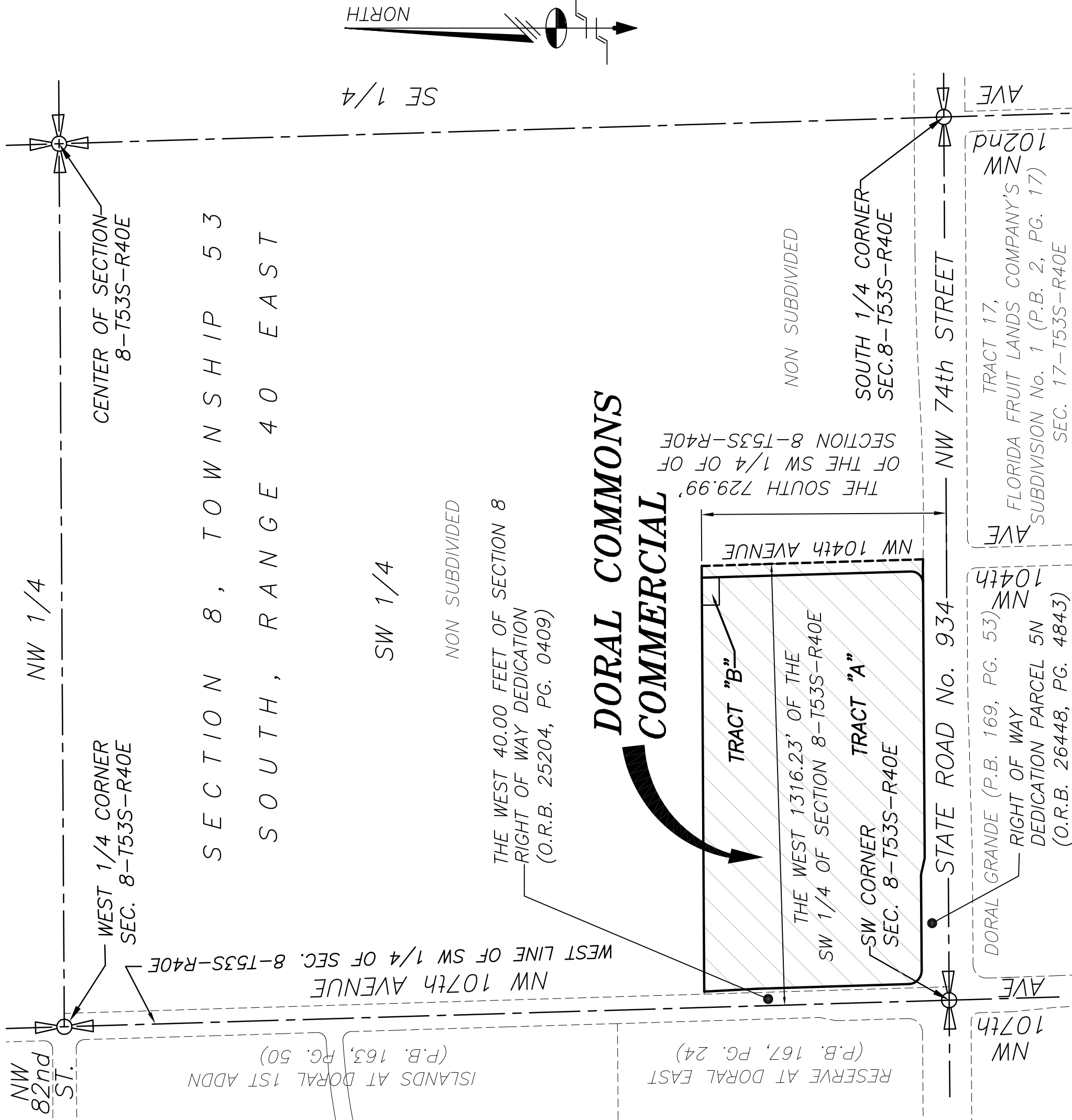
WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT:

**STATE OF FLORIDA** SS **I HEREBY CERTIFY** THAT ON THIS DAY, PERSONALLY **COUNTY OF MIAMI-DADE** APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_ OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME, TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

**WITNESS:** MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

COMMISSION NO.: \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_



## LOCATION MAP

SOUTHWEST 1/4 , SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1"=300'

## CITY OF DORAL APPROVAL:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF A.D., 20\_\_\_\_.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES

ATTEST: \_\_\_\_\_ CITY CLERK  
BARBARA HERRERA-HILL

BY: \_\_\_\_\_ MAYOR  
LUIGI BORIA

## MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28, OF THE MIAMI-DADE COUNTY CODE CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ COUNTY ENGINEER  
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

## RECORDING STATEMENT:

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN  
CLERK OF THE CIRCUIT COURT  
BY: \_\_\_\_\_ DEPUTY CLERK



# DORAL COMMONS COMMERCIAL

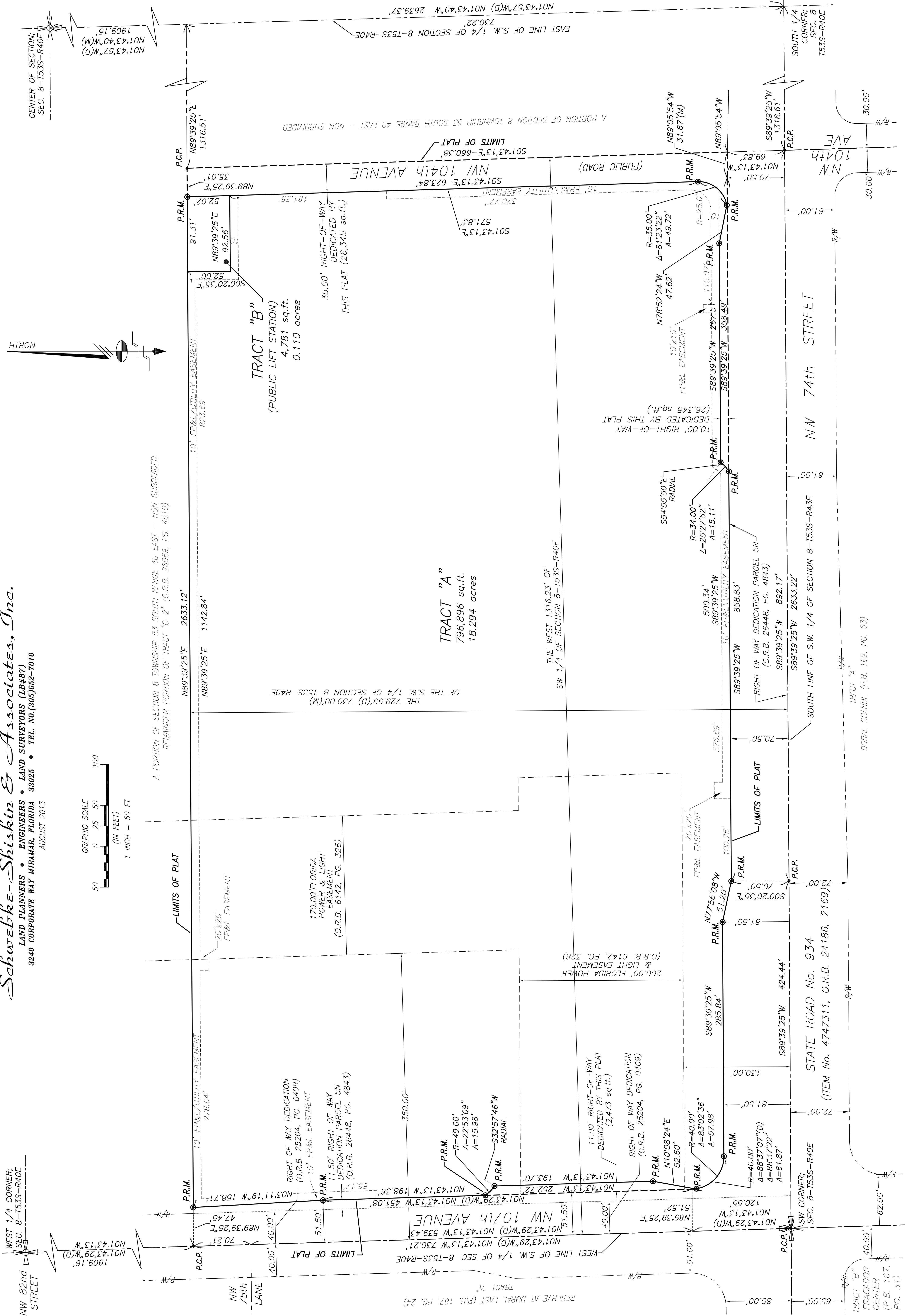
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

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AUGUST 2013

SHEET 2 OF 2 SHEETS



## SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING  
S89°39'25"W, ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP  
53 SOUTH, RANGE 40 EAST.

P.C.P. • DENOTES PERMANENT CONTROL POINT  
P.R.M. • DENOTES PERMANENT REFERENCE MONUMENT  
P.R.M. • DENOTES CENTERLINE  
O.R.B. • DENOTES OFFICIAL RECORDS BOOK  
P.B. • DENOTES PLAT BOOK  
PG. • DENOTES PAGE  
U.E. • DENOTES LIMITED ACCESS RIGHT OF WAY LINE  
(D) • DENOTES UTILITY EASEMENT  
DENOTES DEED

## RECORDING STATEMENT:

FILED FOR RECORD, THIS DAY OF AT  
BOOK OF PLATS, AT PAGE  
FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY,  
FLORIDA.

DENOTES RIGHT OF WAY LINE  
DENOTES ACRES MORE OR LESS  
DENOTES DELTA  
DENOTES RADIUS  
DENOTES ARC LENGTH  
DENOTES SQUARE FEET.  
DENOTES CHORD BEARING  
DENOTES CHORD DISTANCE  
DENOTES STORM WATER MANAGEMENT AREA  
DENOTES POINT OF CURVATURE  
DENOTES POINT OF TANGENCY  
DENOTES FLORIDA POWER AND LIGHT COMPANY

**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM,  
IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED  
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN  
AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED  
ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS  
COUNTY.

ATTEST: HARVEY RUVIN  
CLERK OF THE CIRCUIT COURT  
BY: \_\_\_\_\_ DEPUTY CLERK