



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Hearing** on **Wednesday, March 21, 2018, beginning at 6:00 PM**, to consider the following final plat application. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166**. The proposed final plat application applies to the property shown on the map below.

RESOLUTION No. 18-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR DOWNTOWN DORAL SOUTH PHASE ONE, GENERALLY LOCATED ON THE NORTH SIDE OF NW 41 STREET BETWEEN NW 80 AVENUE AND NW 86 AVENUE, CITY OF DORAL, FLORIDA, 33166; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 18-03-DOR-05

APPLICANT: Holland and Knight, PA, on behalf of CC Homes at Doral LLC, CC-WCD TIC, LLC, White Course Lennar, LLC and Downtown Doral South Community Development District.

PROJECT NAME: Downtown Doral South Phase One Final Plat

LOCATION: The subject property is generally located on the north side of NW 41 Street between NW 80 Avenue and NW 86 Avenue, City of Doral, Florida, 33166.

SIZE OF PROPERTY: 30.27 ± acres

Folio NOS.: Portions of 35-3022-000-0011, 35-3022-000-0015, 35-3022-000-0018, 35-3022-000-0110 and 35-3022-002-0010

PRESENT ZONING: Downtown Mixed Use District

REQUEST: Holland and Knight, PA, on behalf of CC Homes at Doral LLC, CC-WCD TIC, LLC, White Course Lennar, LLC and Downtown Doral South Community Development District is requesting approval of a final plat for Downtown Doral South Phase One.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S88°36'17"E FOR A DISTANCE OF 40.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S88°36'17"E, ALONG THE SOUTH LINE OF DOWNTOWN DORAL DUTCHER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 70 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 2150.62 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 38.61 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 30.83 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 62.67 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 94.00 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 29.26 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 121.67 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 0.66 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 21.33 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 0.66 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 9.92 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 21.50 FEET; THENCE N37°28'49"E FOR A DISTANCE OF 12.17 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 20.67 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 31.33 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 0.83 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 73.73 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S10°30'16"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 11°53'58" FOR AN ARC DISTANCE OF 20.77 FEET TO A POINT OF NON-TANGENCY; THENCE S01°23'43"W FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S01°23'43"W; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 28°46'25" FOR AN ARC DISTANCE OF 25.11 FEET TO A POINT OF TANGENCY; THENCE S62°37'18"W FOR A DISTANCE OF 71.67 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 840.31 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 29°08'19" FOR AN ARC DISTANCE OF 38.14 FEET TO A POINT OF TANGENCY; THENCE S01°45'36"W FOR A DISTANCE OF 121.49 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 10.00 FEET; THENCE S01°45'36"W FOR A DISTANCE OF 555.59 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS N38°06'05"E; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 36°21'24" FOR AN ARC DISTANCE OF 17.13 FEET TO A POINT OF TANGENCY; THENCE S88°15'19"E, ALONG A LINE PARALLEL TO AND 92.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, FOR A DISTANCE OF 200.95 FEET; THENCE S74°45'34"E FOR A DISTANCE OF 51.42 FEET A LINE PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SAID LINE ALSO BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. 41ST STREET; THENCE N88°15'19"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 301.96 FEET; THENCE N88°14'24"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF N.W. 41ST STREET AND ALONG A LINE PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR A DISTANCE OF 54.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS N01°45'36"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 44°43'30" FOR AN ARC DISTANCE OF 21.08 FEET TO A POINT OF NON-TANGENCY; THENCE N01°45'36"E FOR A DISTANCE OF 521.18 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 10.00 FEET; THENCE N01°45'36"E FOR A DISTANCE OF 97.51 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 286.00 FEET, THROUGH A CENTRAL ANGLE OF 29°08'19" FOR AN ARC DISTANCE OF 145.45 FEET TO A POINT OF TANGENCY; THENCE N27°22'42"W FOR A DISTANCE OF 558.48 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 412.00 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 750.29 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 75.00 FEET, THROUGH A CENTRAL ANGLE OF 15°34'39" FOR AN ARC DISTANCE OF 20.39 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S01°18'07"W; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 28°40'49", FOR AN ARC DISTANCE OF 12.51 FEET TO A POINT OF TANGENCY; THENCE S62°37'18"W FOR A DISTANCE OF 600.26 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 334.95 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 401.50 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 160.31 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 280.50 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 18.07 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 117.00 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 780.00 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 360.61 FEET; THENCE S45°41'51"W FOR A DISTANCE OF 34.92 FEET; THENCE SOUTH FOR A DISTANCE OF 200.14 FEET; THENCE S13°29'45"W FOR A DISTANCE OF 51.42 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINES OF N.W. 87TH AVENUE; THENCE NORTH, ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 298.72 FEET TO THE POINT OF BEGINNING.

Location Map



Information relating to the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department located at **8401 NW 53rd Terrace, Doral, FL 33166**. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, **8401 NW 53rd Terrace, Doral, FL 33166**. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

Connie Diaz, CMC
City Clerk
City of Doral