



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, April 24, 2019, 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. 19-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR OVERTURE AT DOWNTOWN DORAL SOUTH, GENERALLY LOCATED BETWEEN NW 87 AVENUE AND NW 85 AVENUE AT APPROXIMATELY THE SOUTH SIDE OF NW 47 STREET, DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 19-04-DOR-04

APPLICANT: CRP-GREP Overture Owner, LLC ("The Applicant")

PROJECT NAME: Overture at Downtown Doral South Final Plat

LOCATION: The subject property is generally located between NW 87 Avenue and NW 85 Avenue at approximately the south side of NW 47 street.

SIZE OF PROPERTY: 2.54 ± acres

Folio No.: 35-3022-002-0012 and portions of 35-3022-000-0011 and 35-3022-002-0010

PRESENT ZONING: Downtown Mixed Use

REQUEST: CRP-GREP Overture Owner, LLC is requesting approval of a final plat for Overture at Downtown Doral South.

LEGAL DESCRIPTION: PARCEL 1

A 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

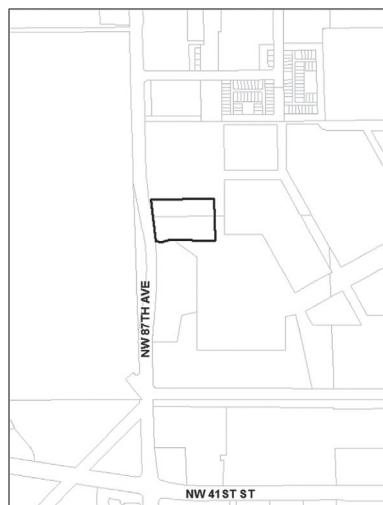
COMMENCING AT THE NORTHWEST CORNER OF TRACT "A" OF "WHITE VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°45'36"E, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT OF "WHITE VIEW SUBDIVISION", FOR A DISTANCE OF 28.33 FEET; THENCE N02°14'24"W FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N87°45'36"E FOR A DISTANCE OF 89.51 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 47.34 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 216.66 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 258.36 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 286.23 FEET; THENCE N01°39'57"E FOR A DISTANCE OF 4.00 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 35.34 FEET; THENCE N01°39'57"E FOR A DISTANCE OF 3.30 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 4.97 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 100°15'58" FOR AN ARC DISTANCE OF 17.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1,868.45 FEET, THROUGH A CENTRAL ANGLE OF 01°09'48" FOR AN ARC DISTANCE OF 37.94 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE EAST, A RADIAL LINE FROM SAID POINT BEARS N89°45'08"E; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1,073.18 FEET, THROUGH A CENTRAL ANGLE OF 05°26'58" FOR AN ARC DISTANCE OF 102.07 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS S81°16'20"W; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 958.82 FEET, THROUGH A CENTRAL ANGLE OF 06°02'53" FOR AN ARC DISTANCE OF 101.21 FEET TO A POINT OF NON-TANGENCY; THENCE S01°14'07"E FOR A DISTANCE OF 69.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 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, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS S86°01'08"W; THE NEXT DESCRIBED THREE (3) COURSES AND DISTANCES BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 87th AVENUE AS SHOWN ON THE PLAT OF DORAL RIGHT-OF-WAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, AT PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1949.86 FEET, THROUGH A CENTRAL ANGLE OF 3°05'02" FOR AN ARC DISTANCE OF 104.95 FEET TO A POINT OF TANGENCY; 2) THENCE N07°03'54"W FOR A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT CONCAVE TO THE EAST; 3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1105.92 FEET, THROUGH A CENTRAL ANGLE OF 00°32'46" FOR AN ARC DISTANCE OF 10.54 FEET TO A POINT; THENCE N13°35'56"E FOR A DISTANCE OF 35.28 FEET; THENCE S88°20'03"E FOR A DISTANCE OF 370.24 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 30.00 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 286.23 FEET; THENCE N01°39'57"E FOR A DISTANCE OF 4.00 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 35.34 FEET; THENCE N01°39'57"E FOR A DISTANCE OF 3.30 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 4.97 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 100°15'58" FOR AN ARC DISTANCE OF 17.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1,868.45 FEET, THROUGH A CENTRAL ANGLE OF 01°09'48" FOR AN ARC DISTANCE OF 37.94 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE EAST, A RADIAL LINE FROM SAID POINT BEARS N89°45'08"E; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1,073.18 FEET, THROUGH A CENTRAL ANGLE OF 05°26'58" FOR AN ARC DISTANCE OF 102.07 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS S81°16'20"W; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 958.82 FEET, THROUGH A CENTRAL ANGLE OF 06°02'53" FOR AN ARC DISTANCE OF 101.21 FEET TO A POINT OF NON-TANGENCY; THENCE S01°14'07"E FOR A DISTANCE OF 69.13 FEET; THENCE N87°45'36"E FOR A DISTANCE OF 62.23 FEET; THENCE S02°14'24"E FOR A DISTANCE OF 2.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A"; THENCE S87°45'36"W, ALONG THE NORTH LINE OF SAID TRACT "A" FOR A DISTANCE OF 90.56 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, MMC
City Clerk
City of Doral