

RESOLUTION No. 18-53

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

WHEREAS, 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. ("The Applicant") is requesting final plat approval for "Downtown Doral South Phase One", as depicted in Exhibit "A", the property is located on the north side of NW 41 Street between NW 80 Avenue and NW 86 Avenue, City of Doral, Florida, 33166 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 March 21, 2018 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 “Downtown Doral South Phase One”, located on the north side of NW 41 Street between NW 80 Avenue and NW 86 Avenue, City of Doral, Florida, 33166, 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 Cabrera who moved its adoption. The motion was seconded by Councilmember Mariaca and upon being put to a vote, the vote was as follows:

| | |
|--------------------------------|-----|
| Mayor Juan Carlos Bermudez | Yes |
| Vice Mayor Ana Maria Rodriguez | Yes |
| Councilman Pete Cabrera | Yes |
| Councilwoman Christi Fraga | Yes |
| Councilwoman Claudia Mariaca | Yes |

PASSED AND ADOPTED this 21 day of March, 2018.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



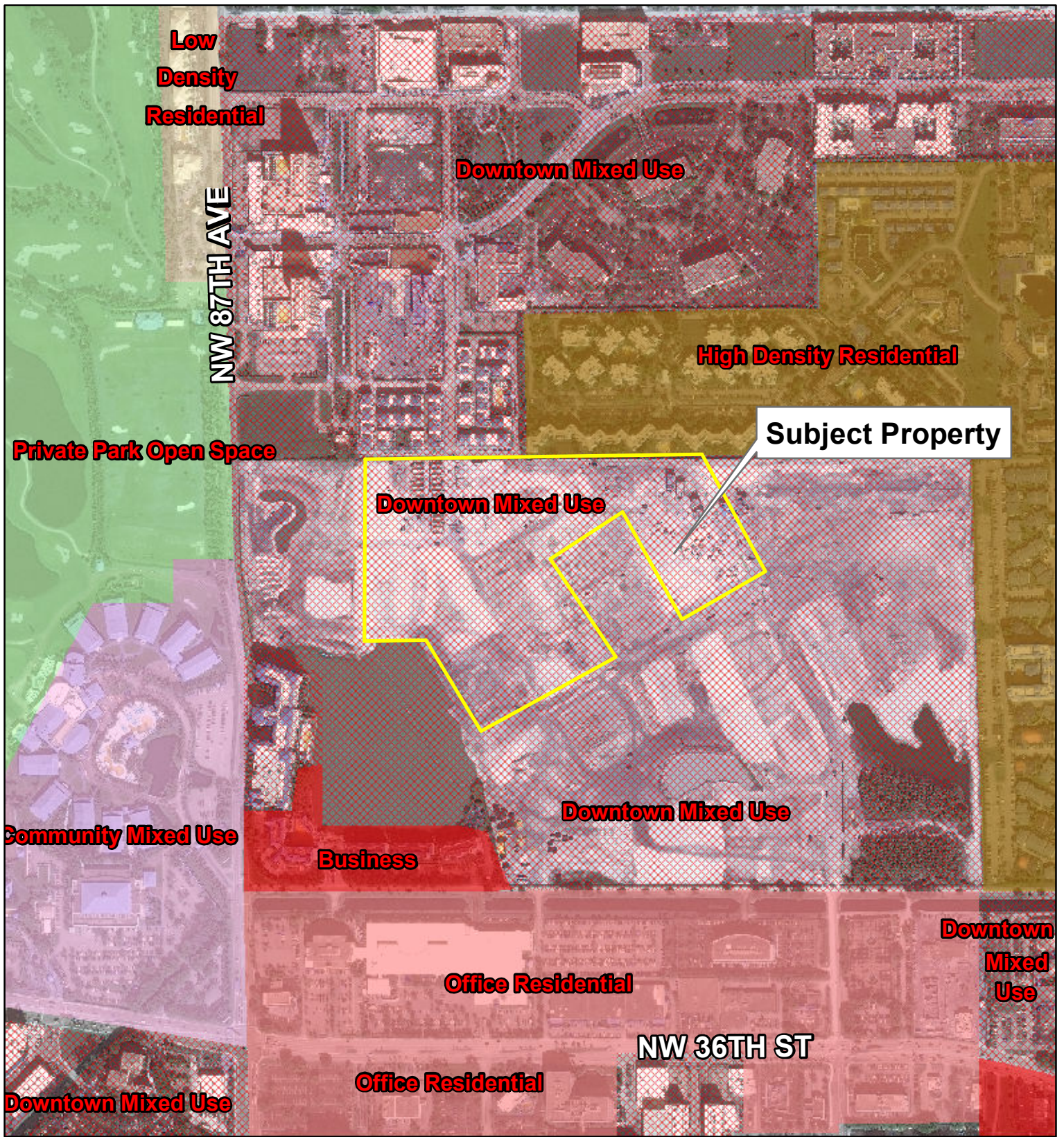
CONNIE DIAZ, CMC
CITY CLERK

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”



Legend

- Business (B)
- Community Mixed Use (CMU)
- Downtown Mixed Use (DMU)
- High Density Residential (HDR)
- Low Density Residential (LDR)
- Office Residential (OR)
- Private Park (PrivPark)

City of Doral



Planning & Zoning Department

Land Use Map



EXHIBIT “B”

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 SOUTHWEST, 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.