

RESOLUTION No. 16-90

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR GRAND BAY SOUTH ESTATES, LOCATED AT THE SOUTHEAST CORNER OF NORTHWEST 104 AVENUE AND NORTHWEST 78 STREET, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Flordade, LLC (“the Owner”) is requesting final plat approval for “Grand Bay South Estates” Community Mixed Use (CMU), as depicted in Exhibit “A”, the property is located at the Southeast corner of Northwest 104 Avenue and Northwest 78 Street, City of Doral, Florida, 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 April 20, 2016 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 “Grand Bay South Estates” Community Mixed Use (CMU), located at the Southeast corner of Northwest 104 Avenue and Northwest 78 Street, City of Doral, Florida, is hereby approved, 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 Rodriguez who moved its adoption. The motion was seconded by Councilmember Ruiz and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Absent/Excused
Councilman Pete Cabrera	Absent/Excused
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 20 day of April, 2016.



LUIGI BORIA, MAYOR

ATTEST:



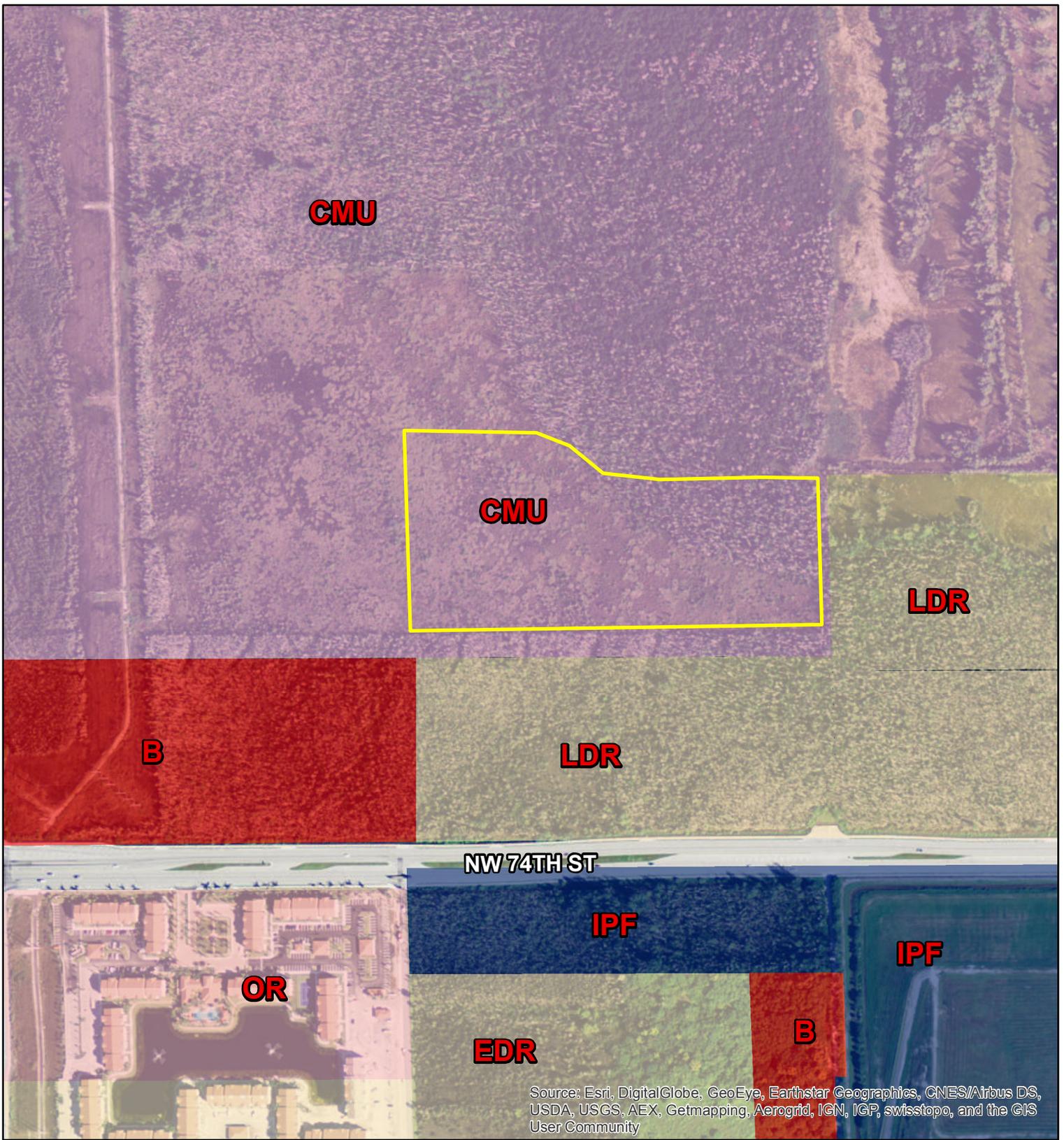
CONNIE DIAZ, CMC
CITY CLERK

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

EXHIBIT “A”



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

- Grand Bay South Estates
- Business (B)
- Office Residential (OR)
- Community Mixed Use (CMU)
- Estate Density Residential (EDR)
- Institutional and Public Facility (INST)
- Low Density Residential (LDR)

City of Doral



Planning & Zoning Department

Land Use Map



EXHIBIT "A"

Legal Description – Grand Bay South Estates

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along the North line of the South 730.00 feet of the Southwest 1/4 of said Section 8, for a distance of 1346.57 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence continue N89deg39min25secE for a distance of 1250.82 feet; thence N01deg44min24secW for a distance of 436.16 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 25.00 feet, through a central angle of 87deg09min49secE and an arc distance 38.03 feet to a point of reverse 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 2320.00 feet, through a central angle of 14deg35min33sec for an arc distance of 590.88 to a point of reverse curvature of a circular curve to the left, concave to the Southwest; thence Northeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 15deg02min56sec for an arc distance of 593.59 feet to a point; thence S43deg16min27secW for a distance of 5.44 feet to a point on a circular curve to the left, concave to the South, a radial from said point bears S00deg32min47secW; thence Westerly along the arc of said curve, having for its elements a radius of 2256.00 feet, through a central angle of 00deg26min29sec for an arc distance of 7.38 feet to a point of compound 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 37.00 feet, through a central angle of 91deg50min01sec for an arc distance of 59.30 feet to a point of tangency; thence S01deg43min43secE for a distance of 19.60 feet; thence S43deg16min17secW for a distance of 5.66 feet; thence S01deg43min43secE for a distance of 572.32 feet to the POINT OF BEGINNING.