

RESOLUTION No. 16-86

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR GRAND BAY SOUTH GARDENS SECTION ONE, LOCATED AT THE NORTHWEST CORNER OF NORTHWEST 104 AVENUE AND NORTHWEST 82 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 Gardens Section One” Community Mixed Use (CMU), as depicted in Exhibit “A”, the property is located at the Northwest corner of intersection of Northwest 104 Avenue and Northwest 82 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 and made a part hereof by this reference.

Section 2. Approval. The final plat for “Grand Bay South Gardens Section One,” Community Mixed Use (CMU), located at the Northwest corner of the intersection of Northwest 104 Avenue and Northwest 82 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.

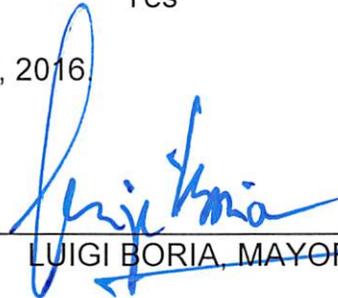
Section 3. Recordation. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Ruiz who moved its adoption.
The motion was seconded by Councilmember Rodriguez 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.



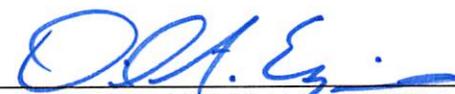
LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CMC
CITY CLERK

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



WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT “A”



Legend

- Grand Bay South Gardens Section One
- Community Mixed Use (CMU)
- General Use
- Environmentally Protected Parks (EPP)
- Institutional and Public Facility (INST)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)

City of Doral



Planning & Zoning Department

Land Use Map



EXHIBIT "A"

Legal Description – Grand Bay South Gardens Section One

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

BEGIN at the intersection between the East line of a 170.00 feet Wide Florida Power and Light Easement, as described in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida and the Southerly line of "GRAND BAY NORTH", according to the Plat thereof as recorded in Plat Book 170, page 64 of the Public Records of Miami-Dade County, Florida, the same being the Southwest corner of Tract " Y " of said "Grand Bay North" ; thence S01deg43min29secE along said East line of Florida Power and Light Easement for a distance of 1005.05 feet to a point of curvature of a circular curve to the right concave to the Northwest; thence Southwesterly, along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 17deg43min08sec for an arc distance of 7.11 feet to a point on non-tangency; thence N88deg16min31secE for a distance of 742.14 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 85.00 feet, through a central angle of 44deg59min54sec for an arc distance of 66.76 feet to a point on non-tangency; thence N43deg16min22secE for a distance of 37.66 feet to a point on the arc of a circular curve to the right, concave to the Northeast, a radial line from said point bears N43deg16min22secE; thence Northwesterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 44deg59min55sec for an arc distance of 18.06 feet to a point tangency; thence N01deg43min43secW for a distance of 367.71 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 40.00 feet, through a central angle of 89deg59min46sec for an arc distance of 62.83 feet to a point of tangency; thence S88deg16min31secW for a distance of 349.17 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 23.00 feet, through a central angle of 90deg00min00sec for an arc distance of 36.13 feet to a point of tangency; thence N01deg43min29secW for a distance of 271.10 feet; thence N82deg54min20secW for a distance of 112.01 feet; thence S88deg12min43secW for a distance of 203.36 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 24.00 feet, through a central angle of 90deg03min48sec for an arc distance of 37.73 feet to a point of tangency; thence N01deg43min29secW for a distance of 227.30 feet to a point of curvature of a circular curve to the right concave to the Southeast; thence Northeasterly, along the arc of said curve, having for its elements a radius of 24.00 feet, through a central angle of 90deg00min00sec for an arc distance of 37.70 feet to a point of cusp; thence S88deg16min31secW along the South line of said Tract " Y " for a distance of 64.93 feet to the POINT OF BEGINNING.