

**RESOLUTION Z06-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT OF ISLA MARGARITA AT DORAL, LOCATED SOUTH OF NW 82<sup>ND</sup> STREET, EAST OF 117<sup>TH</sup> AVENUE AND WEST OF NW 112<sup>TH</sup> AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Sika Investments LLC, ("Applicant"), has requested final plat approval for Isla Margarita at Doral Final Plat , as described in Exhibit "A" attached hereto, generally located South of NW 82<sup>nd</sup> Street , East of 117<sup>th</sup> Avenue and West of NW 112<sup>th</sup> Avenue, in the City of Doral, Miami-Dade County, Florida; and

**WHEREAS**, the Miami-Dade County Plat Committee has reviewed this application and has recommended same for approval; and

**WHEREAS**, the City Surveyor recommended approval of the requested final plat in his letter dated April 4, 2006; and

**WHEREAS**, on April 26, 2006 the City Council held a quasi-judicial 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 proposed CDMP; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application has complied with the Code, subject to the condition

the City will continue to hold a bond for the sum of \$96,782.02 until all necessary public and subdivision improvements are completed.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:**

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

**Section 2.** The City Council of the City of Doral hereby approves the final plat of Isla Margarita at Doral , located on the South of NW 82<sup>nd</sup> Street, East of 117<sup>th</sup> Avenue and West of NW 112<sup>th</sup> Avenue, in the City of Doral, Miami-Dade County, Florida, subject to the condition above.

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

**Section 4.** This resolution shall become effective upon its passage and adoption by the City Council.

WHEREAS, a motion to approve the Resolution was offered by Councilwoman Ruiz who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED this 26th day of April 2006.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA- HILL, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE  
SOLE USE OF THE CITY OF DORAL:

  
\_\_\_\_\_  
JOHN J. HEARN, CITY ATTORNEY

# ISLA MARGARITA AT DORAL

A REPLAT OF THE WEST 1/2 OF THE TRACT 48, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN S.W 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



FEBRUARY, 2006

**KNOW ALL MEN BY THESE PRESENTS:**

That SIKA INVESTMENTS LLC, a Florida limited liability company, has caused to be made the attached plat "ISLA MARGARITA AT DORAL" the same being a replat of the following described property:

**LEGAL DESCRIPTION:**

The West 1/2 of Tract 48, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.

Containing 217,688.11 Square Feet and/or 5.00 Acres more or less.

**IN WITNESS WHEREOF:**

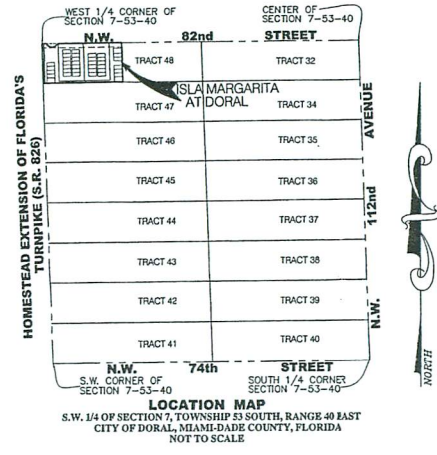
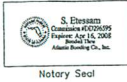
That said SIKA INVESTMENTS LLC, a Florida limited liability company, has caused these presents to be signed on its behalf by its MANAGING MEMBER and its company seal, to be hereunto affixed in the presence of these witnesses on this 14 day of FEBRUARY, A.D. 2006.

By: [Signature]  
 SIKA INVESTMENTS LLC,  
 a Florida limited liability company  
MARGARITA CHAYN AS MANAGING MEMBER  
 Print Name  
MANAGING MEMBER  
 Print Title

WITNESSES:  
 1) [Signature] 2) [Signature]  
Amanda Cordeiro Eckela Sampietro  
 Print Name Print Name

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA S.S.  
 COUNTY OF Dade  
 I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, MARGARITA CHAYN as MANAGING MEMBER of SIKA INVESTMENTS LLC, a Florida limited liability company, who is personally known to me or who has produced foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purposes therein expressed and who did not take an oath.  
 Witness: My hand and official seal this 14 day of FEBRUARY, A.D. 2006.  
[Signature]  
 Signature of Person Taking Acknowledgement  
 Printed Name of Acknowledger: SHAHIN BTESSAM  
 Notary Public, State of : FLORIDA  
 Commission Number : DD 296575  
 My Commission Expires : APRIL 16, 2009



**LOCATION MAP**  
 S.W. 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
 CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA  
 NOT TO SCALE

**MIAMI-DADE COUNTY PLAT RESTRICTIONS:**

That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.  
 That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners.  
 That the use of Septic Tanks will not be permitted within any Lot or Tract within this subdivision, unless approved for temporary uses in accordance with the State and County regulations.  
 That the limited Access Right-of-Way line, as shown on the attached plat, are hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining roads.

**OWNER'S PLAT RESTRICTIONS:**

That the Utility Easements as shown by dashed lines on the attached plat, are hereby reserved for the installation and maintenance of public utilities.

**CITY OF DORAL PLAT RESTRICTIONS:**

That N.W. 82nd Street as shown on the attached plat together with all existing and future planting, trees, shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and/or assigns, the reversion or reversions thereof, whenever discontinued by law.  
 That Tract "A", as shown on the attached plat is hereby reserved for common area for the joint and severable use of property owners within this subdivision and as a means of ingress and egress to the individual lots and Tracts and for the installation and maintenance of public utilities, and shall be owned and maintained in accordance with a City of Doral approved Property/Homeowner's Association, its successors and/or assigns.  
 That areas adjacent to the Canal are to be permitted to prevent direct overland storm water discharge (run-off) into said canal.

**MORTGAGE: KNOW ALL MEN BY THESE PRESENTS:**

That U.S. CENTURY BANK, a Florida banking corporation, owner and holder of that certain Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement dated July 3, 2003, and recorded July 11, 2003, in Official Records Book 21417, at Page 286, as modified by Modifications, Assumption and Release Agreement, dated March 17, 2004, and recorded March 19, 2004, in Official Records Book 22134, Page 2887, as further modified by that certain Future advance Receipt and Modification, Extension and Consolidation Agreement dated as of May 20, 2004, and recorded May 26, 2004, in Official Records Book 22334, Page 2280, and as further modified by Mortgage modification, Extension and consolidation Agreement dated May 17, 2005, and recorded July 6, 2005, in Official Records Book 23539, Page 3905, all in the Public Records of Miami-Dade County, Florida, does hereby consent to this plat and joins in the foregoing dedications.

**IN WITNESS WHEREOF:**

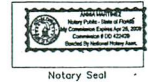
That said U.S. CENTURY BANK, a Florida banking corporation, authorized to do business in the State of Florida, has caused these presents to be signed on its behalf by its Second Vice-President and its corporate seal, to be hereunto affixed and attested by its VICE-PRESIDENT on this 15th day of FEBRUARY, A.D. 2006.

By: [Signature]  
 U.S. CENTURY BANK,  
 a Florida banking corporation  
MARGARITA D. MENENDEZ EDUARDO CATTIE  
 Print Name Print Name  
VICE-PRESIDENT Second Vice-President  
 Print Title Print Title

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA S.S.  
 COUNTY OF MIAMI-DADE  
 I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Eduardo Cattie and Margarita D. Menendez as Second Vice-President and Vice-President respectively, of U.S. CENTURY BANK, a Florida banking corporation, who are personally known to me or who have produced respectively, as identification and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes thereon expressed and who did not take an oath. Witness: My hand and official seal this 15th day of FEBRUARY, A.D. 2006.  
[Signature]  
 Signature of Person Taking Acknowledgement

Printed Name of Acknowledger: Annis MacInnes  
 Notary Public, State of : Florida  
 Commission Number : DD 442424  
 My Commission Expires : Apr 25, 2009



**CITY OF DORAL APPROVAL:**

This is to Certify that this Plat has been reviewed by a Professional Surveyor and Mapper under Contract to the City of Doral in accordance with Chapter 177.081, Florida Statutes.  
 Certified this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2006.

By: \_\_\_\_\_  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Print Title

This plat will not result in a reduction in the level of services for the affected public facilities below the level of services provided in the Municipality's comprehensive plan; therefore, it was approved and the foregoing dedications were accepted and approved by Resolution No. \_\_\_\_\_ passed and adopted by the City of Doral, Miami-Dade County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2006.

Attest \_\_\_\_\_ By \_\_\_\_\_  
 \_\_\_\_\_  
 City Clerk Mayor  
 \_\_\_\_\_  
 Print Name Print Name

**MIAMI-DADE COUNTY APPROVAL:**

This is to certify that this plat appears to conform to all of the requirements of Chapter 28 of the Miami-Dade County Code.

Certified this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2006.

Signed: \_\_\_\_\_ Director  
 Miami-Dade County Public Works Department

**RECORDING STATEMENT:**

Filed for Record this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_ A.D., 2006, at \_\_\_\_\_ of the Public Records of Miami-Dade County, Florida. This Plat complies with the laws of the State of Florida and Miami-Dade County, Florida.

**HARVEY RUVIN, CLERK OF THE CIRCUIT COURT**

By: \_\_\_\_\_ Deputy Clerk

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: That the attached Plat entitled "ISLA MARGARITA AT DORAL", is a true and correct representation of the and described herein as recently surveyed and plotted under my direct supervision; also that the Permanent Reference Monuments were set in accordance with Part I, Chapter 177, of the laws of the State of Florida.

FORD, ARMENTEROS & MANUCY, INC.  
 LB No. 6557

By: [Signature]  
 RICARDO RODRIGUEZ, P.S.M.  
 Professional Surveyor and Mapper  
 State of Florida, Registration No. 5936  
 February 15, 2006.



SIKA INVESTMENTS LLC,  
 a Florida limited liability company  
 Seal

U.S. CENTURY BANK,  
 a Florida banking corporation  
 Seal

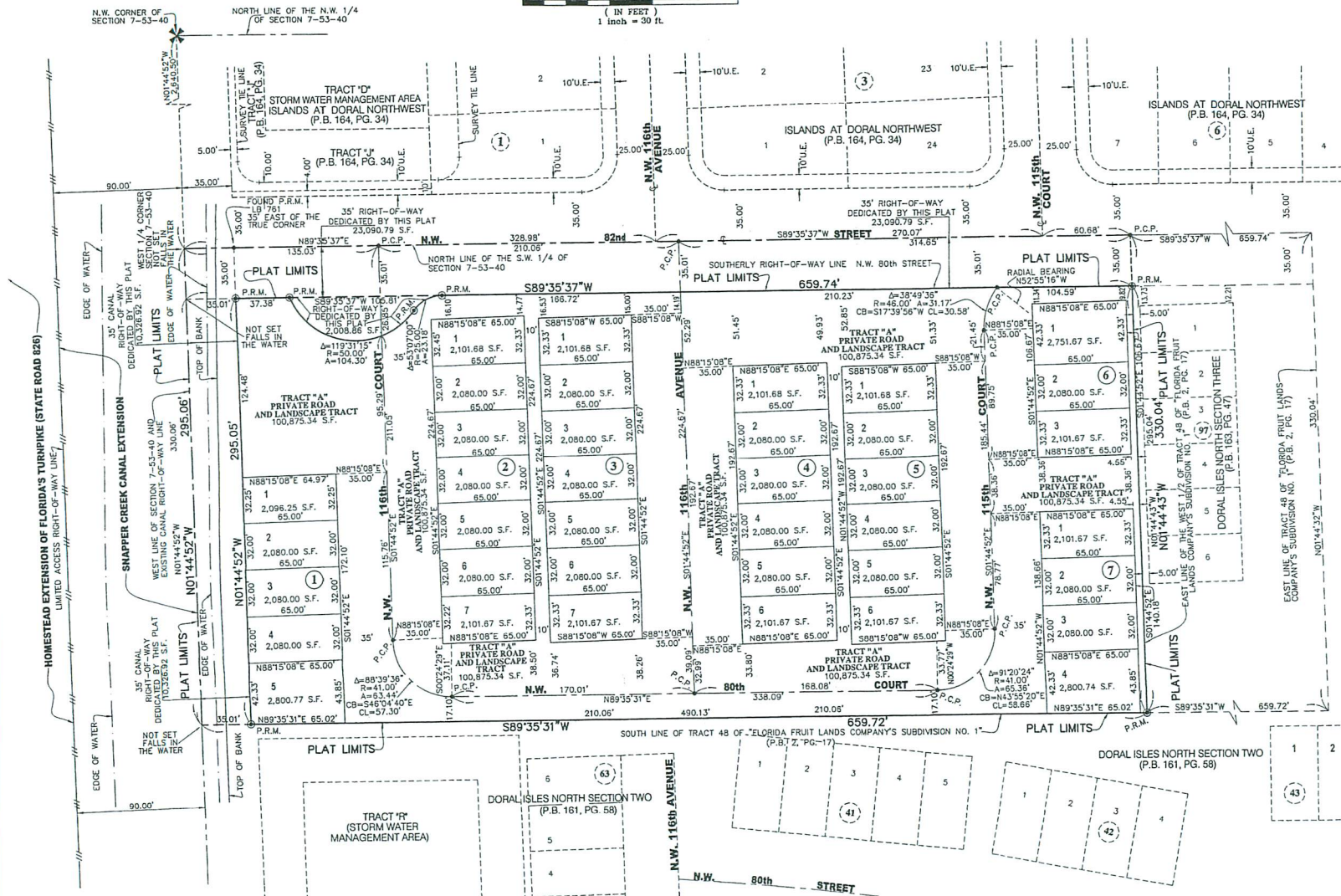
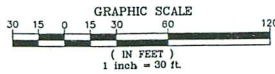
Ricardo Rodriguez  
 Professional Surveyor  
 and Mapper  
 Seal

# ISLA MARGARITA AT DORAL

A REPLAT OF THE WEST 1/2 OF THE TRACT 48, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN S.W 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



FEBRUARY, 2006



- SURVEYOR'S NOTES:**
- ⊙ P.R.M. - Denotes Permanent Reference Monument
  - P.C.P. - Denotes Permanent Control Point
  - ✱ - Denotes Fractional Corner of the Section
  - LD - Denotes Florida Authorization Number
  - 10' U.E. - Denotes 10.00' Utility Easement
  - P.B. - Denotes Plat Book
  - P.C. - Denotes Page
  - S.F. - Denotes Square Feet
  - ⊕ - Denotes Center Line
  - Δ - Denotes Central Angle of Curve
  - R - Denotes Radius of Curve
  - A - Denotes Length Arc of Curve
  - CB - Denotes Chord Bearing
  - C - Denotes Chord Length
  - |---|---|--- - Denotes Limited Access Right-of-Way Line

Bearings shown hereon are based on an assumed value of N01°44'52"W along the West Line of Section 7, Township 53 South, Range 40 East, Miami-Dade County, Florida.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

**RECORDING STATEMENT:**  
Filed for Record this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2006, at \_\_\_\_\_ M., in Book \_\_\_\_\_ of Plats, at Page \_\_\_\_\_ of the Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

By \_\_\_\_\_ Deputy Clerk