

RESOLUTION No. 17-49

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR LANDMARK AT DORAL CENTRAL, LOCATED ON BOTH SIDES OF NW 66 STREET, BETWEEN APPROXIMATELY NW 102 PATH AND APPROXIMATELY NW 104 PATH, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Ford, Armenteros & Fernandez, Inc. (the “Applicant”) is requesting final plat approval for “Landmark at Doral Central”, as depicted in Exhibit “A”, the property located on both sides of NW 66 Street, between approximately NW 102 Path and approximately NW 104 Path, Doral, Florida, as legally described in Exhibit “B”; and

WHEREAS, this application has been reviewed for compliance with the City of Doral Code (the “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, after careful review and deliberation, staff has determined that this application has complied with the Code.

WHEREAS, on March 22, 2017, the Mayor and 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

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

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 “Landmark at Doral Central”, located on both sides of NW 66 Street, between approximately NW 102 Path and approximately NW 104 Path, City of Doral, Florida, is hereby approved, subject to the following conditions:

1. All permanent references 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. Implementation. The City Manager, City Clerk, and City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Vice Mayor Cabrera who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

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

PASSED AND ADOPTED this 22 day of March, 2017.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

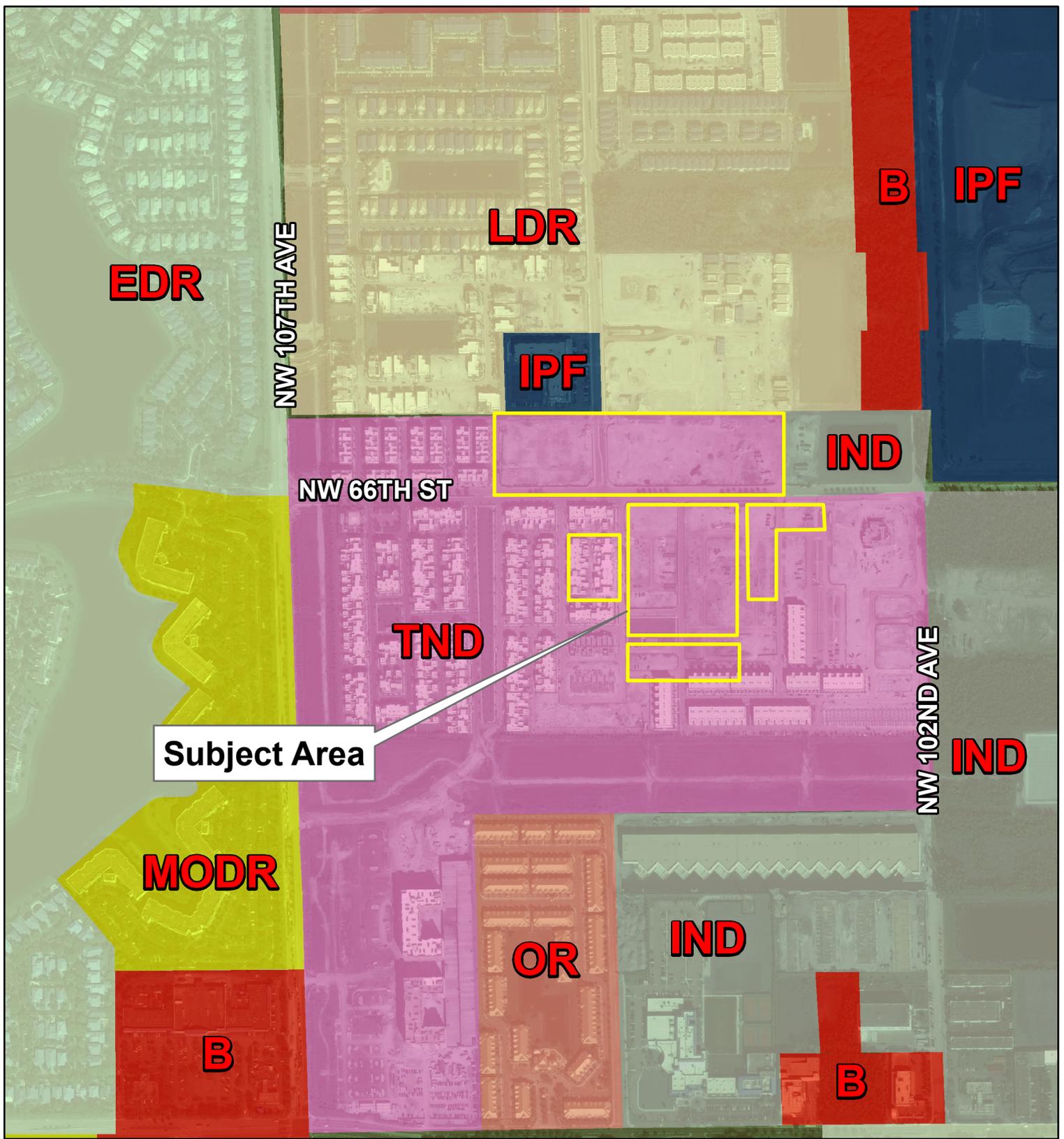


CONNIE DIAZ, CMC
CITY CLERK

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



Legend

- Business (B)
- Estate Density Residential (EDR)
- Industrial (IND)
- Institutional and Public Facility (INST)
- Low Density Residential (LDR)
- Moderate Density Residential (MoDR)
- Office Residential (OR)
- Traditional Neighborhood Development (TND)

City of Doral



Planning & Zoning Department

Land Use Map



Exhibit "B"

LEGAL DESCRIPTION:

Lots 1 thru 7, Block 25, Lots 1 thru 6, Block 27, Lots 1 thru 15, Block 49, Lots 1 thru 5, Block 58, Portion of Tracts "B", "D" and all of Tract "V" of "LANDMARK AT DORAL", according to the Plat thereof, as recorded in Plat Book 170, Page 59 and Lots 1 thru 7, Block 59, Lots 1 thru 7, Block 60, Lots 1 thru 7, Block 61, Lots 1 thru 6, Block 62, Lots 1 thru 7, Block 63, Lots 1 thru 7, Block 64, Lots 1 thru 6, Block 65, Lots 1 thru 6, Block 66, Lots 1 thru 7, Block 67, Lots 1 thru 7, Block 68, Lots 1 thru 7, Block 69, Lots 1 thru 7, Block 70, Lots 1 thru 6, Block 71, Lots 1 thru 6, Block 72, Lots 1 thru 7, Block 73, Lots 1 thru 7, Block 74, Lots 1 thru 7, Block 75, Lots 1 thru 4, Block 76, Lots 1 thru 9, Block 78, Lots 1 thru 9, Block 80, Lots 1 thru 7, Block 81, Lots 1 thru 7, Block 82, Lots 1 thru 5, Block 83, Lots 1 thru 8, Block 84, Lots 1 thru 5, Block 85, Lots 1 thru 7, Block 86, Lots 1 thru 7, Block 87, Lots 1 thru 9, Block 88, Lots 1 thru 9, Block 89, Lots 1 thru 3, Block 90, Lots 1 thru 5, Block 91, Lots 1 thru 8, Block 92, Lots 1 thru 5, Block 93, a Portion of Tract "S2" and all of Tracts "Y1", "Z1", "A2", "B2", "C2", "D2", "E2", "F2", "G2", "H2", "I2", "J2", "K2", "L2", "M2", "U2", "V2", "X2", "Y2", "Z2", "A3", "B3", "C3" and "D3" of "LANDMARK AT DORAL FIRST ADDITION", according to the Plat thereof, as recorded in Plat Book 171, Page 26, all of the Public Records of Miami-Dade County, Florida, all the above being more particularly described as follows:

PARCEL 1;

BEGIN at the Southwest corner of said Tract "V" of said "LANDMARK AT DORAL"; thence N00°19'51"W, along the Westerly line of said Tract "V" and along the Westerly line of Block 27 and its Northerly extension and along the Westerly line of Block 25 and its Northerly extension, for a distance of 268.85 feet to its intersection with the Southerly line of Tract "G" of said Plat of "LANDMARK AT DORAL"; thence N89°40'03"E, along said Southerly line of said Tract "G", for a distance of 368.71 feet to the Southeasterly corner of said Tract "G"; thence S01°42'57"E, along the Westerly Right-of-Way of line of N.W. 104th AVENUE as shown on said recorded Plat of "LANDMARK AT DORAL", for a distance of 243.33 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 25.00 feet, through a central angle of 91°23'06" for an arc distance of 39.87 feet to a point of tangency; thence S89°40'09"W, along the Northerly Right-of-Way line of N.W. 66th STREET and the South line of said Tract "B2" and its Westerly extension, and the South line of said Tract "V", for a distance of 349.60 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2;

BEGIN at the Northwest corner said Tract "G2" of said "LANDMARK AT DORAL FIRST ADDITION", the next two courses and distances being along the boundary lines of said Tract "G2"; 1) thence N89°40'03"E, for a distance of 846.44 feet; 2) thence S01°43'49"E, for a distance of 264.66 feet the Southeast corner of said Tract "G2"; thence S78°23'03"E,

along the boundary line of Tract "N2" of said "LANDMARK AT DORAL FIRST ADDITION", for a distance of 25.60 feet to a point on the Northerly Right-of-Way line of N.W. 66th STREET as shown on said recorded Plat of "LANDMARK AT DORAL", the next five (5) courses and distances being along said Northerly Right-of-Way line of N.W. 66th STREET and along the Easterly Right-of-Way line of N.W. 104th AVENUE as shown on said recorded Plat of "LANDMARK AT DORAL"; 1) thence S89°40'09"W for a distance of 24.91 feet; 2) thence N88°00'34"W for a distance of 24.66 feet; 3) thence S89°40'09"W for a distance of 797.49 feet to a point of curvature of a circular curve to the right, concave to the Northeast; 4) thence Northwesterly, along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 88°36'54" for an arc distance of 38.67 feet to a point of tangency; 5) thence N01°42'57"W for a distance of 244.54 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3;

BEGIN at the Southeast corner of said Block 78 of said "LANDMARK AT DORAL FIRST ADDITION"; thence N00°19'51"W, along the Easterly line of said Block 78 and its Northerly extension for a distance of 196.13 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 S25°18'03"W; thence northwesterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 25°37'54", for an arc distance of 10.29 feet to a point of tangency; thence S89°40'09"W, for a distance of 122.23 feet to a point of cusp of a circular curve to the right, concave to the Southwest the next three (3) courses and distances being along the boundary lines of Block 77 of said "LANDMARK AT DORAL FIRST ADDITION"; 1) thence Southeasterly, along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 90°00'00", for an arc distance of 36.13 feet to a point of tangency; 2) thence S00°19'51"E, for a distance of 157.39 feet to a point of curvature of a circular curve to the right, concave to the Northwest; 3) thence Southwesterly, along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 51°30'00", for an arc distance of 20.67 feet to a point of non-tangency; thence N89°40'09"E, along the Easterly extension of said Block 77 and along the South line of said Block 78 for a distance of 117.86 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 4;

BEGIN at the Northwest corner of said Block 49 of said "LANDMARK AT DORAL"; thence S00°19'51"E, along the Westerly line of said Block 49 and its Southerly extension and along the Westerly lines of said Block 80, said Tract "D3" and said Block 81 of said "LANDMARK AT DORAL FIRST ADDITION", for a distance of 482.50 feet to the Southwest corner of said Block 81; thence N89°40'09"E, along the South line of said Block 81 and its Easterly extension and along the South lines of said Block 82, said Tract "A3", said Block 86 and its Easterly extension and along the South line of said Block 87, for a distance of 353.31 feet to the Southeast corner of said Block 87; thence N00°19'51"W, along the Easterly lines of said Block 87, said Tract "X2", said Block 88 of

said "LANDMARK AT DORAL FIRST ADDITION" and its Northerly extension and along the Easterly line of said Block 49 of said "LANDMARK AT DORAL", for a distance of 482.50 feet to the Northeast corner of said Block 49; thence S89°40'09"W, along the North line of said Block 49, for a distance of 353.31 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 5;

BEGIN at the Northwest corner of said Block 58 of said "LANDMARK AT DORAL"; thence S00°19'51"E, along the Westerly line of said Block 58 and its Southerly extension and along the Westerly lines of said Block 89, said Tract "U2", said Block 90 and said Tract "V2" of said "LANDMARK AT DORAL FIRST ADDITION", for a distance of 412.52 feet to the Southwest corner of said Tract "V2" and the Northwest corner of Tract "W2" of said "LANDMARK AT DORAL FIRST ADDITION"; thence N89°40'09"E, along the South line of said Tract "V2" and the North line of said Tract "W2", for a distance of 85.92 feet to the Northeast corner of said Tract "W2"; thence N00°19'51"W, along the Northerly extension of the East line of said Tract "W2", for a distance of 288.52 feet; thence N89°40'09"E for a distance of 33.75 feet; thence N00°19'51"W, along the East line of said Block 58 of said "LANDMARK AT DORAL" and its Southerly extension for a distance of 124.00 feet to the Northeast corner of said Block 58; thence S89°40'09"W, along the North line of said Block 58 of said "LANDMARK AT DORAL", for a distance of 119.68 feet to the POINT OF BEGINNING.

AND TOGETHER WITH:

PARCEL 6;

BEGIN at the Northeast corner of said Block 91 of said "LANDMARK AT DORAL FIRST ADDITION"; thence S00°19'51"E, along the Easterly line of said Block 91 for a distance of 110.68 feet, the next five (5) courses and distances being along the boundary lines of said "LANDMARK AT DORAL FIRST ADDITION"; 1) thence S89°40'09"W, along the south line of said Block 91, for a distance of 58.00 feet; 2) thence N00°19'51"W, along the Westerly line of said Block 91, for a distance of 2.68 feet; 3) thence S89°40'09"W, for a distance of 237.31 feet; 4) thence S00°19'51"E, along the Easterly line of said Block 93, for a distance of 2.68 feet; 5) thence S89°40'09"W, along the south line of said Block 93, for a distance of 58.00 feet; thence N00°19'51"W, along the Westerly line of said Block 93, for a distance of 110.68 feet; thence N89°40'09"E, along the North lines of said Block 93 and its Easterly extension, said Block 92 and its Easterly extension and said Block 91, for a distance of 353.31 feet to the POINT OF BEGINNING.