

**RESOLUTION No. 17-74**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR LANDMARK AT DORAL SOUTH, LOCATED ON THE EAST SIDE OF NW 107 AVENUE BETWEEN NW 58 STREET AND NW 62 STREET, 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 South”, as depicted in Exhibit “A”, the property is located on the east side of NW 107 Avenue between NW 58 Street and NW 62 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 (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.

**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 City Council of the City of Doral hereby approves the final plat for “Landmark at Doral South”, located on the east side of NW 107 Avenue between NW 58 Street and NW 62 Street, City of Doral, Florida, 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 12 day of April, 2017.

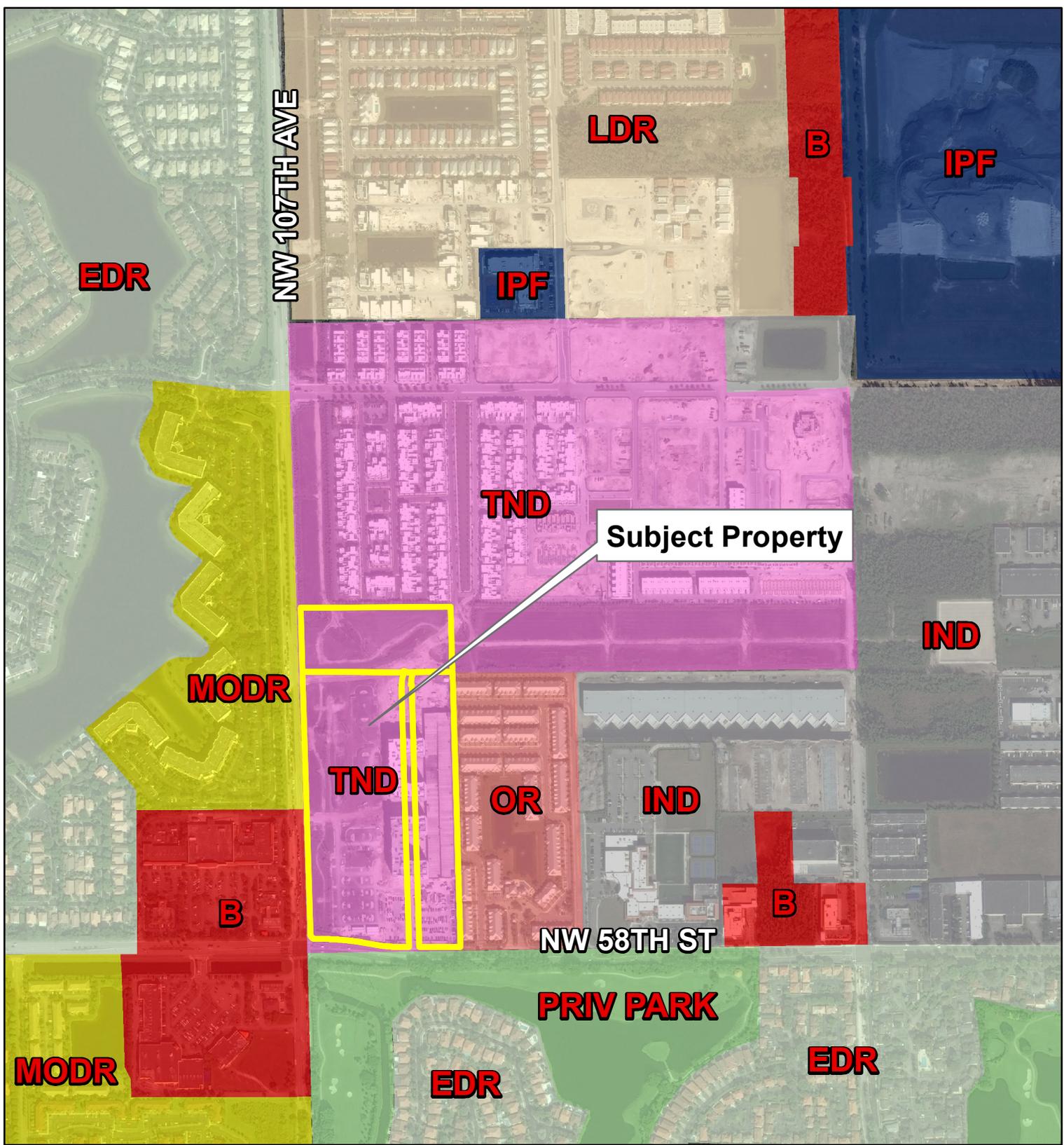
  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

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



**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)
- Private Park (PrivPark)
- Traditional Neighborhood Development (TND)

**City of Doral**



**Planning & Zoning Department**  
**Land Use Map**



**EXHIBIT "B"**

PROPERTY

**"LANDMARK AT DORAL SOUTH" - LEGAL DESCRIPTION**

The West 739.33 feet of Tracts 41, 42, 43 and 44, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 17, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH;

The West 739.33 feet of Tract 45, lying South of a line parallel with and 25.00 feet South of the North line of said Tract 45, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

LESS FROM ALL THE ABOVE;

All Road Right-of-Ways of record, and LESS that portion of Tracts 41, 42, 43, 44 and 45 deeded to Miami-Dade County by Special Warranty Deed recorded August 23, 1996 in Official Records Book 17746, Page 2223, of the Public Records of Miami-Dade County, Florida.