

**RESOLUTION No. 16-89**

**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 TWO, LOCATED AT THE SOUTHWEST 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 Gardens Section Two” Community Mixed Use (CMU), as depicted in Exhibit “A”, the property is located at the Southwest 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 true and correct and incorporated herein by this reference.

**Section 2. Approval.** The City Council of the City of Doral hereby approves the final plat for “Grand Bay South Gardens Section Two” Community Mixed Use (CMU), located at the Southwest corner of Northwest 104 Avenue and Northwest 78 Street, City of Doral, Florida, 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:

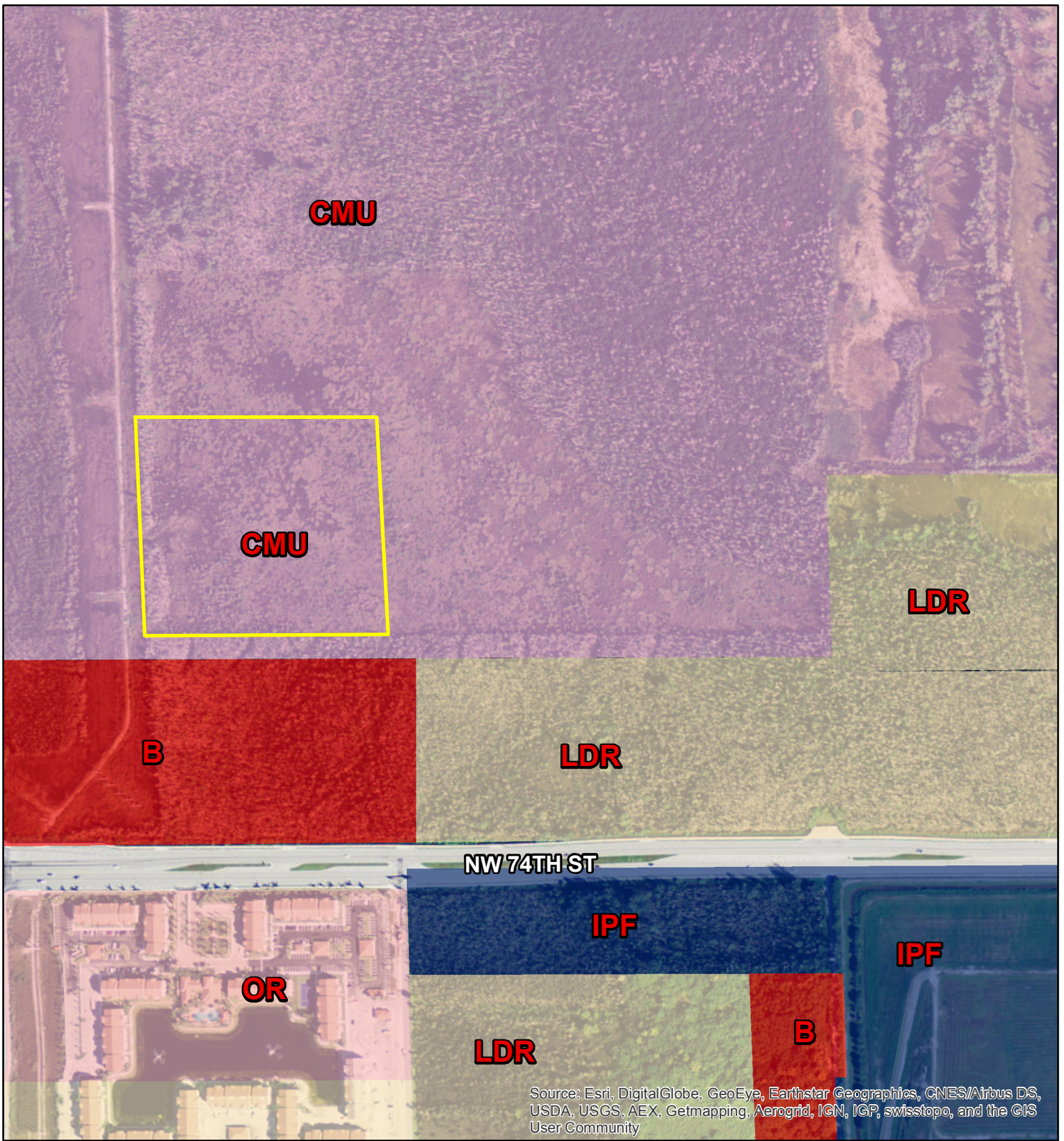
  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

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 Gardens Section Two
-  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 Gardens Section Two

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 520.15 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence continue N89deg39min25secE for a distance of 766.40 feet; thence N01deg43min43secW for a distance of 570.91 feet; thence N46deg41min36secW for a distance of 5.66 feet; thence N01deg43min43secW for a distance of 18.69 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 39.00 feet, through a central angle of 90deg00min00sec for an arc distance of 61.26 feet to a point of tangency; thence S88deg16min17secW for a distance of 17.94 feet; thence N46deg45min15secW for a distance of 5.66 feet; thence S88deg16min17secW for a distance of 701.19 feet to a point on the Easterly line of a 170.00 foot 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; thence S01deg43min29secE, along the Easterly line of said 170.00 foot Florida Power and Light Easement, for a distance of 618.07 feet to the POINT OF BEGINNING.