

**RESOLUTION No. Z10-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT OF JANNETTE APARTMENTS SUBDIVISION, LOCATED ON THE SOUTHWEST CORNER OF NW 90<sup>th</sup> STREET AND NORTHWEST 112<sup>th</sup> AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Jannette Villas at Doral Inc., and the School Board of Miami-Dade County, Florida ("Applicants"), have requested final plat approval for Jannette Apartments Subdivision , as described in Exhibit "A" attached hereto, generally located on the SW corner of NW 90<sup>th</sup> Street and NW 112 Avenue, in the City of Doral, Miami-Dade County, Florida; and

**WHEREAS**, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a Professional Surveyor and Mapper and has been found to be consistent; and

**WHEREAS**, on February 10, 2010 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 the current and proposed CDMP; 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 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 Jannette Apartments Subdivision, located on the Southwest Corner of NW 90 Street and Northwest 112 Avenue, in the City of Doral, Miami-Dade County, Florida.

**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.

[Section left blank intentionally]

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

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

PASSED AND ADOPTED this 10th day of February, 2010

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

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JIMMY MORALES, ESQ., CITY ATTORNEY

"JANNETTE" APARTMENTS SUBDIVISION

A REPLAT OF TRACTS "A", "B", "C" & "D", OF "JANNETTE VILLAS AT DORAL", AS RECORDED IN P.B. 166, AT PAGE 2, LYING AND BEING IN THE NW 1/4, OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, IN CITY OF DORAL IN MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT ALL AIR, ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION AND TELEVISION LINES, WHICH THIS SUBDIVISION UNDERGROUND, SHALL BE INSTALLED UNDERGROUND. THAT INDIVIDUAL WELLS SHALL NOT BE DEWATERED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THE USE OF SEPTIC TANKS SHALL NOT BE PERMITTED WITHIN THE SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH THE STATE AND COUNTY REGULATIONS. THAT TRACT "A" AS SHOWN ON THE ATTACHED PLAT SHALL BE DEDICATED TO A PUBLIC SCHOOL.

THAT AREAS ADJACENT TO THE LAKES ARE TO BE GRADED TO PREVENT FLOODING. THE LAKES TRACTS "B" AND "C", SHOWN HEREON ARE HEREBY DEDICATED TO THE JOINT USE AND OWNERSHIP OF ALL ADJOINING PROPERTY OWNERS AND TO BE MAINTAINED AS SUCH FOR THE STORAGE BASINS FOR STORMWATER RUNOFF. THE WATER AREAS LYING WITHIN SAID TRACTS SHALL BE MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAPPING DISTRICT.

THAT THE UNITED ACCESS RIGHT-OF-WAY LINE, AS SHOWN ON THE ATTACHED PLAT IS HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PROVIDING DIRECT VEHICULAR ACCESS TO AND FROM ADJOINING ARTERIAL ROAD.

CITY OF DORAL PLAT RESTRICTIONS: THAT N.W. 90TH STREET, N.W. 112TH AVENUE, N.W. 114TH AVENUE AND N.W. 116TH AVENUE, TOGETHER WITH ALL EXISTING AND PROPOSED TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE JOINT USE AND OWNERSHIP OF THE PROPER PURPOSES, RESERVING TO THE DEDICATOR, HIS SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

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.

IN WITNESS WHEREOF: THAT JANNETTE VILLAS AT DORAL INC., A FLORIDA CORPORATION HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "JANNETTE VILLAS AT DORAL INC., A FLORIDA CORPORATION SUBDIVISION" BEING THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY.

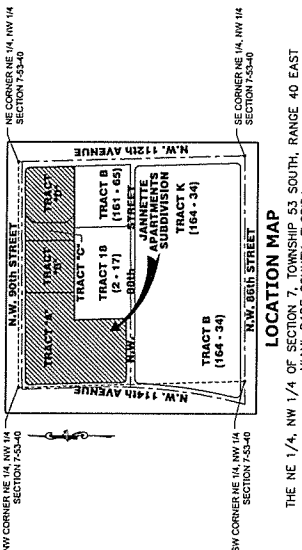
MORTGAGE APPROVAL THAT BANK OF FLORIDA - SOUTHEAST, A FLORIDA STATE COMMERCIAL BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED AND FILED IN OFFICIAL RECORDS BOOK NO. 2001, AT PAGE , AND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, HEREBY CONSENT TO THIS PLAT AND JOINS IN ABOVE DEDICATIONS.

IN WITNESS WHEREOF: THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, HEREBY CERTIFIES THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND I TAKE ACKNOWLEDGMENTS TO SAID SCHOOL BOARD AND TAKE ACKNOWLEDGMENTS TO SAID SCHOOL BOARD AND TAKE ACKNOWLEDGMENTS TO SAID SCHOOL BOARD.

ACKNOWLEDGEMENT: STATE OF FLORIDA, MIAMI-DADE COUNTY. I, HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND I TAKE ACKNOWLEDGMENTS TO SAID SCHOOL BOARD AND TAKE ACKNOWLEDGMENTS TO SAID SCHOOL BOARD.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT: PRINTED NAME OF ACKNOWLEDGER: NOTARY PUBLIC, STATE OF FLORIDA. COMMISSION NUMBER: MY COMMISSION EXPIRES: JANNETTE VILLAS AT DORAL INC., A FLORIDA CORPORATION.

OTHER: BANK OF FLORIDA - SOUTHEAST, A FLORIDA STATE COMMERCIAL BANK. NOTARY SEAL.



LEGAL DESCRIPTION: TRACTS "A", "B", "C" AND "D", OF "JANNETTE VILLAS AT DORAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 186, SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

CITY OF DORAL APPROVAL: THE CITY OF DORAL, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES, HAS REVIEWED THIS PLAT, THE CITY ENGINEER HAS REVIEWED THIS PLAT, THE CITY ENGINEER HAS REVIEWED THIS PLAT, THE CITY ENGINEER HAS REVIEWED THIS PLAT.

MIAMI-DADE COUNTY APPROVAL: THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, HEREBY CERTIFIES THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND I TAKE ACKNOWLEDGMENTS TO SAID SCHOOL BOARD AND TAKE ACKNOWLEDGMENTS TO SAID SCHOOL BOARD.

RECORDING STATEMENT: FILED FOR RECORD THIS DAY OF 2009 IN BOOK OF PLATS AT COUNTY, FLORIDA. THIS PLAT COMPLETES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "JANNETTE VILLAS AT DORAL INC., A FLORIDA CORPORATION SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON AND THAT THE SAME HAVE BEEN PLATTED UNDER MY DIRECT SUPERVISION; ALSO THAT THE DAY OF THE EXECUTION AND RECORDING OF THIS INSTRUMENT WERE IN PLACE ON THE DAY OF THE EXECUTION AND RECORDING OF THIS INSTRUMENT.

NOTARY SEAL: RAFAEL R. CABRERA, F.S.M. CERTIFICATE No. LS-5665 STATE OF FLORIDA. RAFAEL R. CABRERA, PROPRIETOR AND MAPPER.

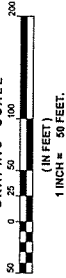
# "JANNETTE APARTMENTS SUBDIVISION"

P.B. PG. SHEET 2 OF 2

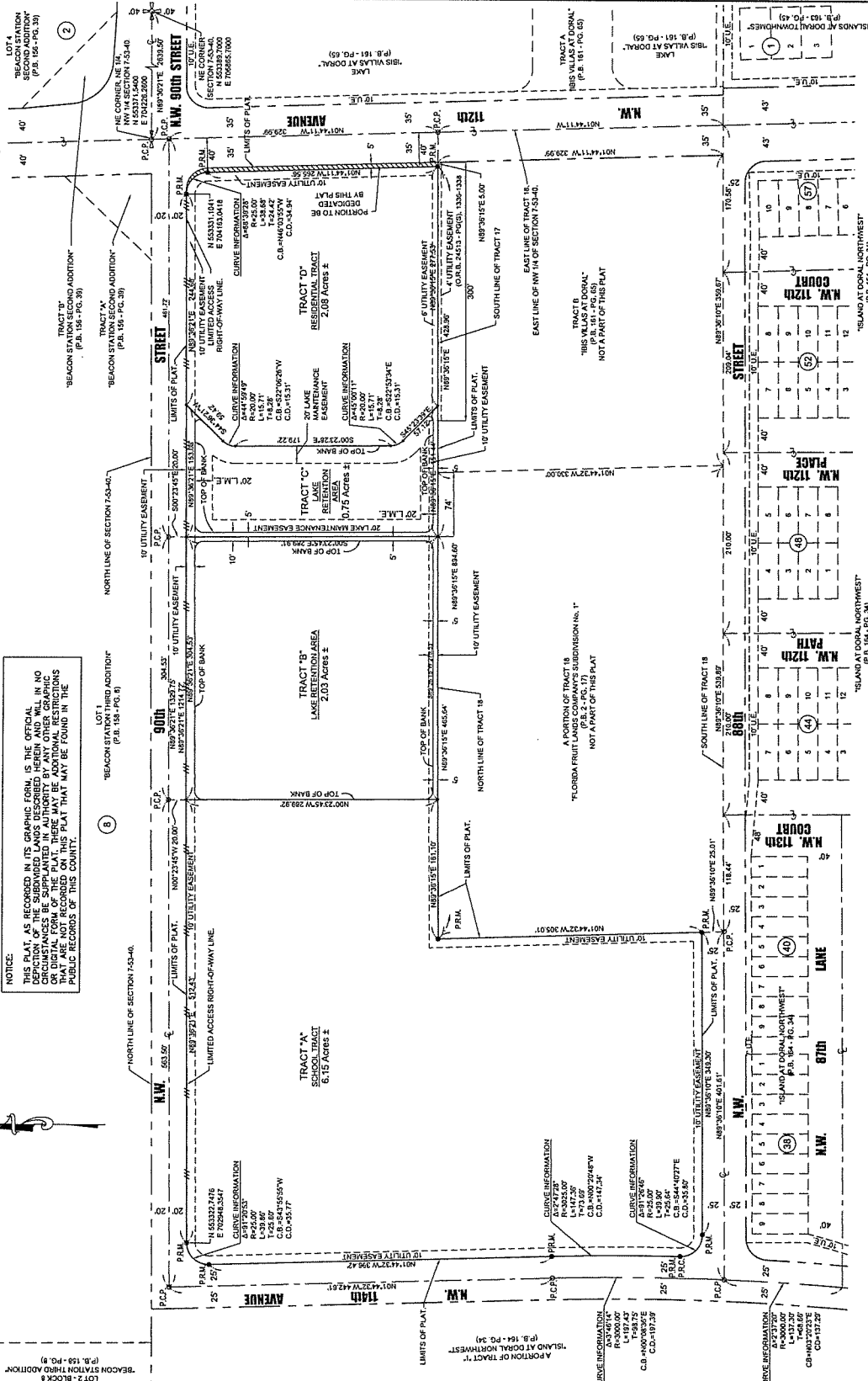
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PREPARED BY:  
**CABRERA CONSULTING SERVICES**  
*Land Planning-Surveying-Mapping*  
 CERTIFICATE NO. LB-7102, STATE OF FLORIDA  
 MIAMI, FLORIDA 33136  
 PHONE(305) 389-4321

SEPTEMBER, 2009



NOTICE  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO MANNER BE CONSIDERED AS A SUBSTITUTE FOR THE ORIGINAL SURVEY 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.



### SURVEYOR'S NOTES AND LEGEND:

- POC INDICATES PERMANENT CONTROL POINT (L.S.-5665)
- PRM (O) INDICATES PERMANENT REFERENCE MONUMENT (L.S.-5665)
- P.A.C. INDICATES POINT OF REVERSE CURVE
- P.L. INDICATES PLAT BOOK
- INDICATES FACE
- R+ INDICATES RADIUS
- L+ INDICATES ARC DISTANCE
- T+ INDICATES TANGENT
- CD+ INDICATES CHORD BEARING
- CD- INDICATES CHORD DISTANCE
- INDICATES MORE OR LESS
- INDICATES CENTERLINE
- INDICATES LIMITED ACCESS RIGHT-OF-WAY LINE
- INDICATES 10' UTILITY EASEMENT
- INDICATES 20' LAKE MAINTENANCE EASEMENT

### RECORDING STATEMENT:

FILED FOR RECORD THIS 11<sup>TH</sup> DAY OF SEPTEMBER, 2009  
 AT THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
 FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF  
 FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.  
 HARVEY RUVIN, CLERK OF THE CIRCUIT COURT  
 BY: \_\_\_\_\_ DEPUTY CLERK

NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF N01°41'11"W ALONG EAST LINE OF NW 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST.