

RESOLUTION 13-107

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR VILLA BELLO, GENERALLY LOCATED ON NW 88TH STREET AND NW 112TH PLACE IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Lennar Homes LLC., ("Applicant"), has requested approval for the Final Plat for Villa Bello , as described in Exhibit "A" attached hereto, generally located on NW 88th Street and NW 112th Place, Doral, 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 September 25, 2013 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 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 for the Villa Bello, generally located on NW 88th Street on NW 112th Place, Doral, 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 take effect immediately upon adoption.
The foregoing resolution was offered by Councilmember Ruiz who moved its adoption. The motion was seconded by Vice Mayor Rodriguez Aguilera and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Bettina Rodriguez Aguilera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 25 day of September, 2013.



LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



JOHN R. HERIN, JR., CITY ATTORNEY

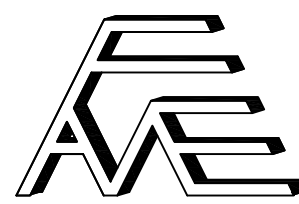
EXHIBIT “A”

VILLA BELLO

A REPLAT OF A PORTION OF TRACT 18 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN THE NORTH 1/2, OF THE WEST 1/2 OF SECTION 7, 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. LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____

SHEET 1 OF 2



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

JULY, 2013

KNOW ALL MEN BY THESE PRESENTS:

That LENNAR HOMES, LLC, a Florida limited liability company, has caused to be made the attached plat entitled VILLA BELLO, the same being a replat of the following described property:

LEGAL DESCRIPTION:

PARCEL 1:

The East 180 feet of the West 745 feet of Tract 18 of Section 7, Township 53 South, Range 40 East, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. Subject to a road easement over the South 25 feet thereof.

PARCEL 2:

The East 180 feet of the West 565 feet of Tract 18 of Section 7, Township 53 South, Range 40 East, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. Subject to a road easement over the South 25 feet thereof.

PARCEL 3:

The East 180 feet of the West 925 feet of Tract 18 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION of Section 7, Township 53 South, Range 40 East, according to the plat thereof as recoded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

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 on any Lots or tract, within this subdivision, unless approved for temporary use, in accordance with the State and County regulations.

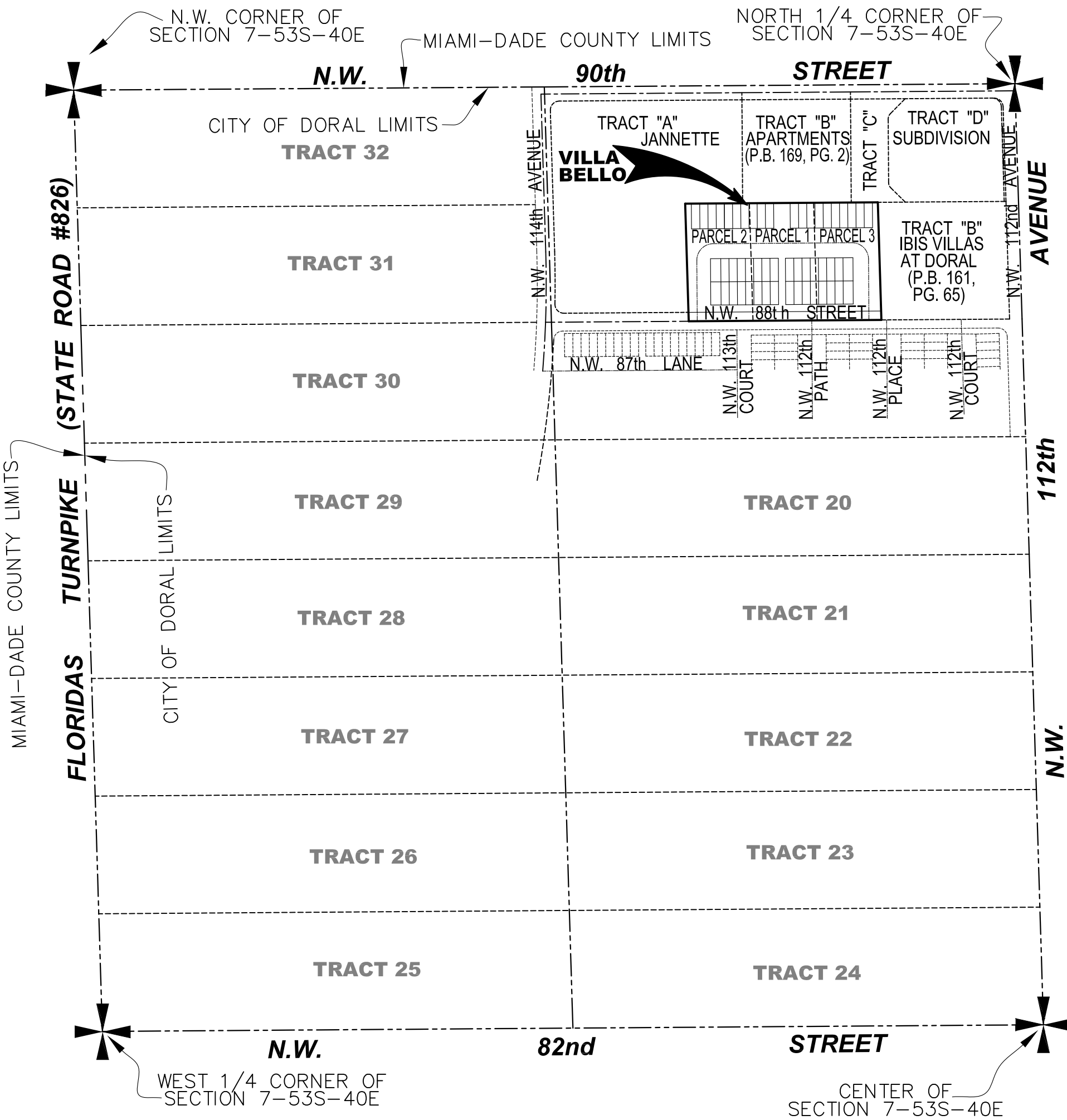
That Tract "A", as shown on the attached plat is hereby reserved for common area for the joint and several use of property owners within this subdivision and as a means of ingress-egress to the individual lots and for the installation and maintenance of public utilities, Landscaping and shall be owned and maintained in accordance with a Miami-Dade County approved Homeowner's Association and/or the Miami-Dade County approved Community Development District or Maintained by a Miami-Dade County approved Special Taxing District.

CITY OF DORAL PLAT RESTRICTIONS:

That the N.W. 88th 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 or assigns the reversion or reversions thereof, whenever discontinued by law.

OWNER'S PLAT RESTRICTIONS:

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



LOCATION MAP

NORTH 1/2, WEST 1/2 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

IN WITNESS WHEREOF:

That LENNAR HOMES, LLC, a Florida limited liability company has caused these presents to be signed for and on its behalf by CARLOS GONZALEZ, as its Vice President and its Company Seal to be hereunto affixed in the presence of these two witnesses, on this _____, day of _____, A.D. 2013.

LENNAR HOMES, LLC,
a Florida limited liability company

By: _____
CARLOS GONZALEZ
Vice President

WITNESSES:

Print Name

Print Name

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, CARLOS GONZALEZ, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, who is personally known to me or who has produced _____, as identification and who executed the 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 _____ day of _____ A.D., 2013.

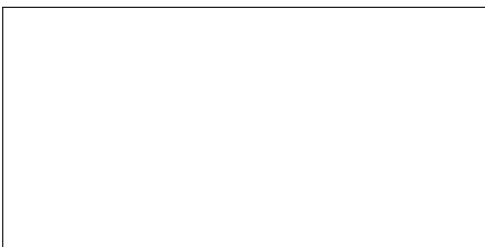
Signature of Person Taking Acknowledgement

Printed Name of Acknowledger: _____

Notary Public, State of _____ :

Commission Number _____ :

My Commission Expires _____ :



Notary Seal

CITY OF DORAL APPROVAL:

This Plat as been reviewed by a Professional Surveyor and Mapper under Contract to the City of Doral, in accordance with Section 177.081 (1) of the Florida Statutes.

Attest: _____
City Clerk

Print Name

By: _____
Mayor

Print Name

MIAMI-DADE COUNTY APPROVALS:

The Department of Regulatory and Economic Resources certifies that this Plat appears to comply with all the requirements of Chapter 28 of the Code of Miami-Dade County Florida, this _____ day of _____ A.D., 2013.

Signed _____
Director

This Plat was approved by the Miami-Dade County Public Works and Waste Management Department this _____ day of _____ A.D., 2013.

Signed _____
Director

Signed _____
County Engineering

RECORDING STATEMENT:

Filed for Record this _____ day of _____ A.D., 2013, 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

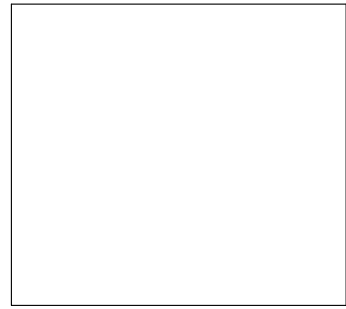
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the attached Plat entitled VILLA BELLO, is a true and correct representation of the land described herein as recently surveyed and platted under my direction and supervision, also that the Permanent Reference Monuments were set in accordance with Part 1, Chapter 177, of the Laws of the State of Florida, and that this Plat complies with all of the surveying requirements of this part.

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

BY: _____
OMAR ARMENTEROS, P.S.M. For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 3679
July _____, 2013.

LENNAR HOMES, LLC
a Florida limited
liability company
Seal



Omar Armenteros
Professional Surveyor
and Mapper
Seal

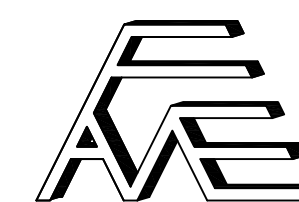


VILLA BELLO

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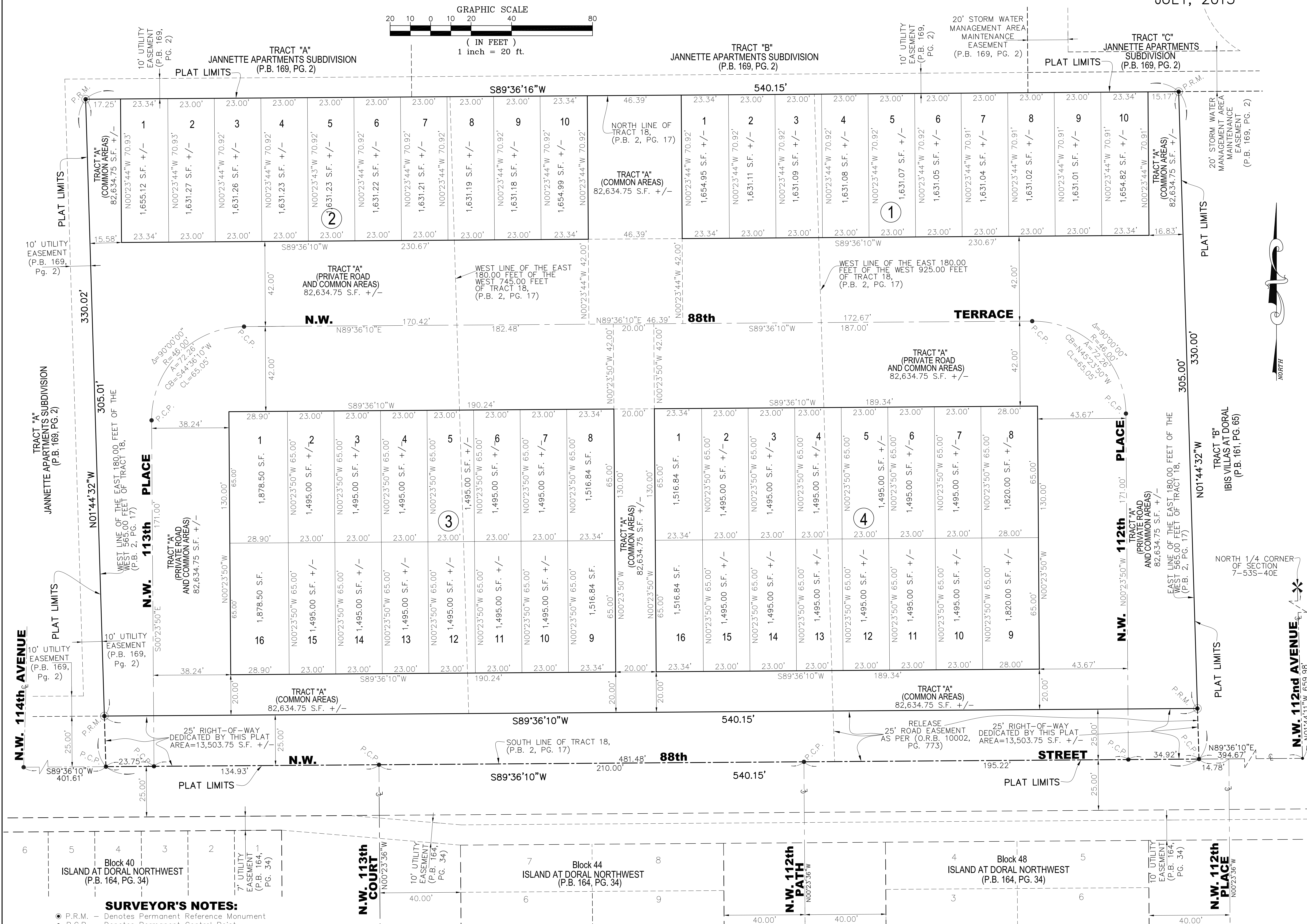
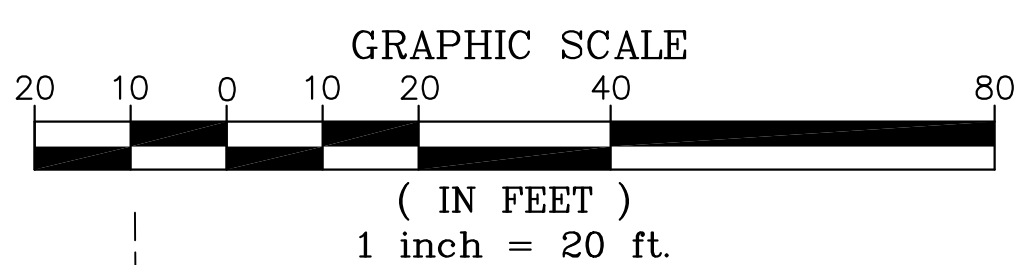
P.B. _____ PG. _____

SHEET 2 OF 2



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PH. (305) 477-6472
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JULY, 2013



SURVEYOR'S NOTES:

- P.R.M. - Denotes Permanent Reference Monument
- P.C.P. - Denotes Permanent Control Point
- ✱ - Denotes Fractional Corner of the Section
- LB - Denotes Florida Authorization Number
- O.R.B. - Denotes Official Records Book
- 10' U.E. - Denotes 10.00' Utility Easement
- +/- - Denotes More or Less
- P.B. - Denotes Plat Book
- PG. - 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
- CL - Denotes Chord Length

All areas in this plat are calculated more or less

Bearings shown hereon are based on an assumed value of N89°36'16\"E along the Southerly Line of Tract \"A\", of \"JANNETTE APARTMENTS SUBDIVISION\", as recorded in Plat Book 169, Page 2 of the Public Records of 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., 2013, 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