

RESOLUTION No. 18-207

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR DOWNTOWN DORAL SOUTH PHASE TWO, GENERALLY LOCATED ON THE NORTH SIDE OF NW 41 STREET BETWEEN THEORETICAL NW 80 AVENUE AND THEORETICAL NW 86 AVENUE, CITY OF DORAL, FLORIDA, 33166; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CC Homes at Doral LLC, CC-WCD TIC, LLC, White Course Lennar, LLC and Downtown Doral South Community Development District (the “Applicants”) are requesting final plat approval for “Downtown Doral South Phase Two”, as depicted in Exhibit “A”, the property is generally located on the north side of NW 41 Street between theoretical NW 80 Avenue and theoretical NW 86 Avenue, City of Doral, Florida, 33166.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 November 15, 2018 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 CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

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 “Downtown Doral South Phase Two”, generally located on the north side of NW 41 Street between theoretical NW 80 Avenue and theoretical NW 86 Avenue, City of Doral, Florida, 33166, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's 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 Cabrera who moved its adoption. The motion was seconded by Vice Mayor Mariaca and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED this 15 day of November, 2018.




JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



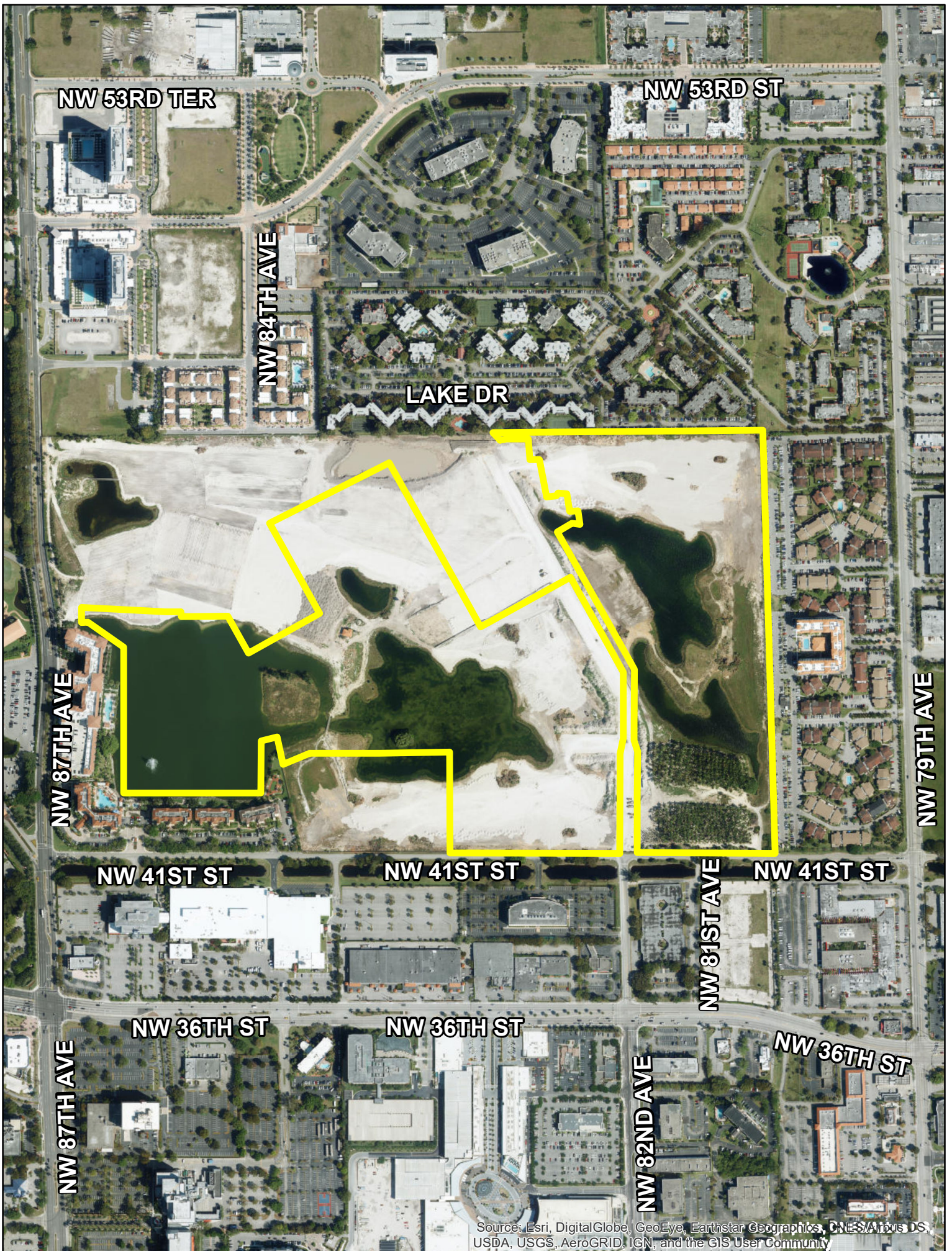
CONNIE DIAZ, CMC
CITY CLERK

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



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”



NW 53RD TER

NW 53RD ST

NW 84TH AVE

LAKE DR

NW 87TH AVE

NW 79TH AVE

NW 41ST ST

NW 41ST ST

NW 41ST ST

NW 81ST AVE

NW 36TH ST

NW 36TH ST

NW 36TH ST

NW 87TH AVE

NW 82ND AVE

EXHIBIT “B”

Exhibit B

LEGAL DESCRIPTION: A PORTION OF, REVISED PLAT OF ORIZABA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, AT PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF THE RIGHT-OF-WAY FOR N.W. 84 AVENUE, WHICH LIES WITHIN THE SOUTH 3/4 OF THE S.W. 1/4 OF SAID SECTION 22, AS SHOWN ON SAID PLAT OF, REVISED PLAT OF ORIZABA, AS CLOSED VACATED AND ABANDONED PURSUANT TO RESOLUTION 1403-70, AS RECORDED IN OFFICIAL RECORDS BOOK 7051 AT PAGE 585 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S88°36'17"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 2190.63 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S27°22'42"E FOR A DISTANCE OF 38.61 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 30.83 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 62.67 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 94.00 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 29.26 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 121.67 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 0.66 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 21.33 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 0.66 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 9.92 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 21.50 FEET; THENCE N37°28'49"E FOR A DISTANCE OF 12.17 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 20.67 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 31.33 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 0.83 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 73.73 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S10°30'16"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 11°53'58" FOR AN ARC DISTANCE OF 20.77 FEET TO A POINT OF NON-TANGENCY; THENCE S01°23'43"W FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S01°23'43"W; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 28°46'25" FOR AN ARC DISTANCE OF 25.11 FEET TO A POINT OF TANGENCY; THENCE S62°37'18"W FOR A DISTANCE OF 71.67 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 840.31 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 29°08'19" FOR AN ARC DISTANCE

OF 38.14 FEET TO A POINT OF TANGENCY; THENCE S01°45'36"W FOR A DISTANCE OF 121.49 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 10.00 FEET; THENCE S01°45'36"W FOR A DISTANCE OF 555.59 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS N38°06'05"E; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 36°21'24" FOR AN ARC DISTANCE OF 17.13 FEET TO A POINT OF TANGENCY; THENCE S88°15'19"E, ALONG A LINE PARALLEL TO AND 92.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, FOR A DISTANCE OF 200.95 FEET; THENCE S74°45'34"E FOR A DISTANCE OF 51.42 FEET TO A POINT HERINAFTER REFERRED TO AS REFERENCE POINT "A", SAID POINT ALSO BEING ON A LINE PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SAID LINE ALSO BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET; THENCE S88°15'19"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 360.11 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°05'50"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 1922.02 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE N88°38'07"W, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 661.48 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N88°36'17"W, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 456.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE N88°15'19"W, ALONG SAID LINE 80.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET, FOR A DISTANCE OF 301.96 FEET; THENCE N88°14'24"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET AND ALONG A LINE PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR A DISTANCE 54.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS N01°45'36"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 44°43'30" FOR AN ARC DISTANCE OF 21.08 FEET TO A POINT OF NON-TANGENCY; THENCE N01°45'36"E FOR A DISTANCE OF 521.18 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 10.00 FEET; THENCE N01°45'36"E FOR A DISTANCE OF 97.51 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 286.00 FEET, THROUGH A CENTRAL ANGLE OF 29°08'19" FOR AN ARC DISTANCE OF 145.45 FEET TO A POINT OF TANGENCY; THENCE N27°22'42"W FOR A DISTANCE OF 558.48 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 412.00 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 750.29 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 15°34'39" FOR AN ARC DISTANCE OF 20.39 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S01°18'07"W; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 28°40'49", FOR AN ARC DISTANCE OF 12.51 FEET TO A POINT OF TANGENCY; THENCE S62°37'18"W FOR A DISTANCE OF 600.26 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 334.95 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 401.50 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 326.55 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 110.00 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 84.00 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 110.00 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 181.80 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 48.59 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 409.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTH; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1035.00 FEET, THROUGH A CENTRAL ANGLE OF 02°45'38" FOR AN ARC DISTANCE OF 49.87 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTH, A RADIAL LINE FROM SAID POINT BEARS N10°41'03"E; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 310.00 FEET, THROUGH A CENTRAL ANGLE OF 22°34'28" FOR AN ARC DISTANCE OF 122.14 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTH; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 276.00 FEET, THROUGH A CENTRAL ANGLE OF 07°24'36" FOR AN ARC DISTANCE OF 35.69 FEET TO A POINT OF NON-TANGENCY; THENCE S01°45'36"W FOR A DISTANCE OF 449.59 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS N55°18'17"W; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 57°03'53", FOR AN ARC DISTANCE OF 27.89 FEET TO A POINT OF CUSP AND THE INTERSECTION WITH A LINE 80.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, AND THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET; THENCE S88°14'24"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 812.50 FEET THE POINT OF BEGINNING.

TOGETHER WITH: (LAKE TRACT)

A PORTION OF, REVISED PLAT OF ORIZABA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 AT PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "A" OF "WHITE VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°45'36"E FOR A DISTANCE OF 90.56 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL; THENCE CONTINUE N87°45'36"E FOR A DISTANCE OF 43.68 FEET, THE NEXT SIX (6) COURSES AND DISTANCES BEING ALONG THE BOUNDARY LINES OF "WHITE VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157 AT PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; 1) THENCE S53°14'24"E FOR A DISTANCE OF 200.00 FEET; 2) THENCE S01°45'36"W FOR A DISTANCE OF 665.00 FEET; 3) THENCE S88°14'24"E FOR A DISTANCE OF 630.00 FEET; 4) THENCE N01°45'36"E FOR A DISTANCE OF 239.29 FEET; 5) THENCE N78°45'36"E FOR A DISTANCE OF 75.00 FEET; 6) THENCE S11°14'24"E FOR A DISTANCE OF 139.95 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 75.05 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 181.80 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 110.00 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 84.00 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 110.00 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 486.86 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 280.50 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 18.07 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 333.66 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 47.34 FEET; THENCE S87°45'36"W FOR A DISTANCE OF 27.28 FEET; THENCE S02°14'24"E FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

