

**RESOLUTION Z06-01**

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

**WHEREAS**, Jannette Villas at Doral ("Applicant"), has requested final plat approval for Jannette Villas at Doral, as described in Exhibit "A" attached hereto, generally located on the SW corner of NW 90 Street and NW 112 Avenue, in the City of Doral, Miami-Dade County, Florida; and

**WHEREAS**, the Miami-Dade County Plat Committee has reviewed this application and has recommended same for approval; 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 employed by Miami-Dade County and same has been found to be consistent; and

**WHEREAS**, on January 25, 2006 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 final plat meets all applicable regulations; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application has complied with the Code, subject to the following conditions:

1. Applicant must submit to City a subdivision improvement bond in the amount of \$86,458 prior to the City releasing the final plat for recording.
2. Applicant must address all remaining outstanding comments from the City's surveying consultants prior to recordation of final plat.

**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 Villas, 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.

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

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

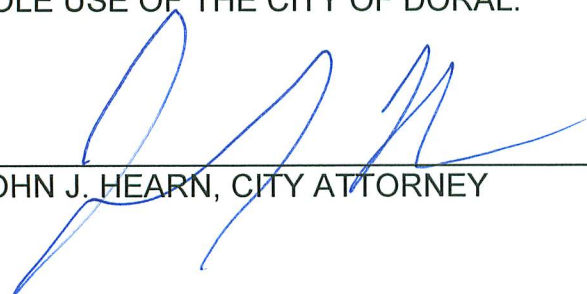
PASSED AND ADOPTED this 25th day of January 2006.

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

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA- HILL, CITY CLERK

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

  
\_\_\_\_\_  
JOHN J. HEARN, CITY ATTORNEY



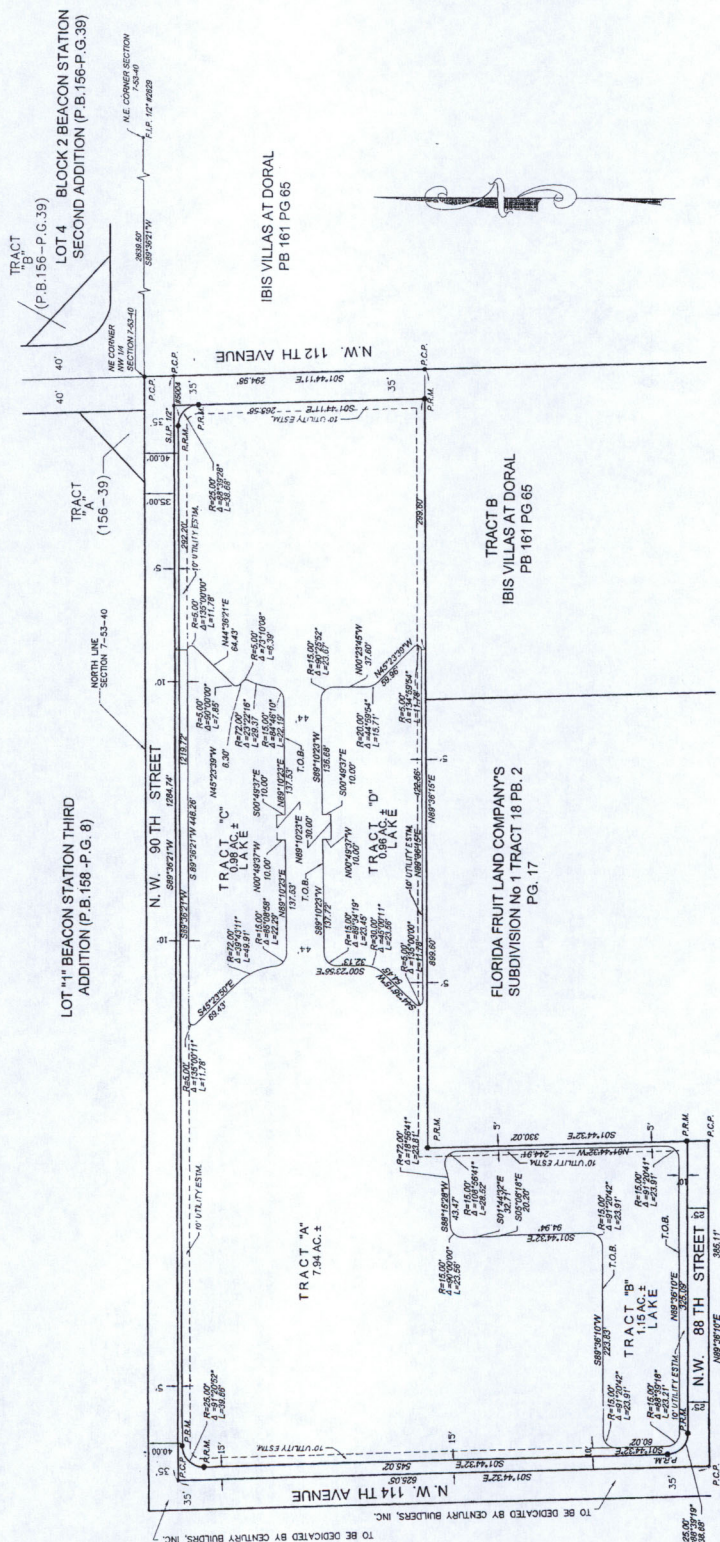
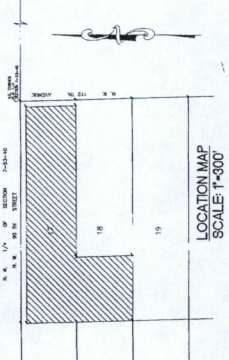
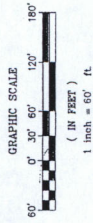


# "JANNETTE VILLAS AT DORAL"

PLAT BOOK PAGE

A REPLAT OF TRACT 17 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

ROBAYNA AND ASSOCIATES, INC.  
CONSULTING ENGINEERS PLANNERS SURVEYORS  
JANUARY 2004  
JOB No 020076



**SURVEYOR'S NOTES AND LEGEND:**

- Δ DENOTES INTERIOR ANGLE
- DENOTES CENTERLINE
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT
- ⊙ DENOTES PERMANENT CONTROL POINT
- ⊙ DENOTES UTILITY EASEMENT
- SEC DENOTES SECTION
- TOWNSHIP DENOTES TOWNSHIP
- R&E DENOTES RANGE
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE

**RECORDING STATEMENT:**

FILED FOR RECORD THIS DAY OF 2004, AT THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THIS PLAT, AT PAGE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WITH THE LAWS OF THE STATE OF FLORIDA AND METROPOLITAN MANU-MADE COUNTY, FLORIDA.

HARVEY MILVIN, THE CLERK OF THE CIRCUIT COURT

BY: DEPUTY CLERK

**NOTICE:**

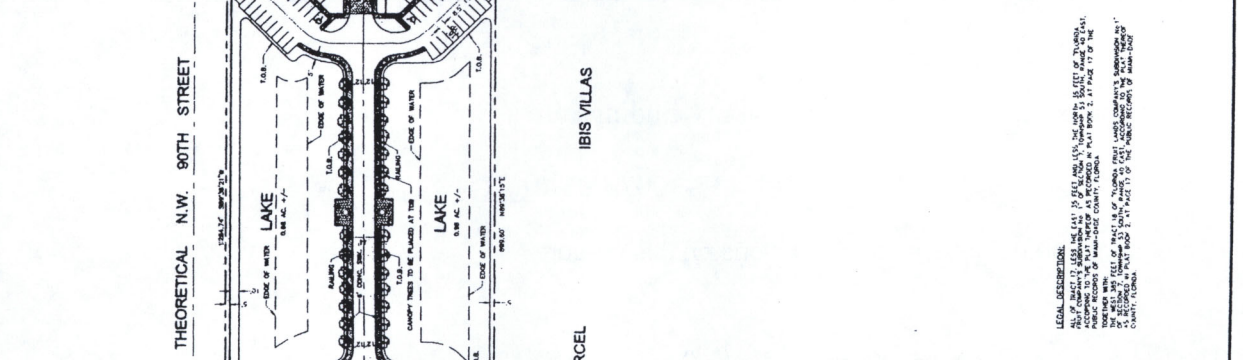
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SHOWN LANDS DESCRIBED HEREIN AND WILL BE CONSIDERED THE OFFICIAL DEPICTION OF THE LANDS WHETHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE BEING NO OTHER RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



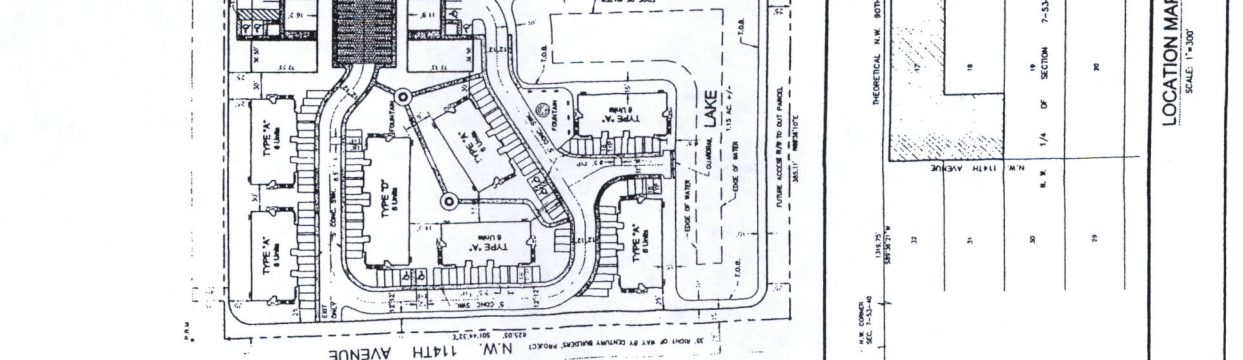
APPROVED FOR THE CITY OF DORAL  
 DATE: \_\_\_\_\_  
 APPROVED FOR THE COUNTY OF DADE  
 DATE: \_\_\_\_\_

RECEIVED  
 FEB 05 2001

**SITE DATA**  
 PROPOSED ZONING: BU-4L  
 GROSS AREA: 11,992 AC  
 PUBLIC RIGHT OF WAY: 1,522 AC  
 NET AREA: 10,470 AC  
 NET LAND AREA: 10,470 AC  
 BUILDING COVERAGE AREA: 1,864 AC  
 LAND OPEN SPACE: 1,011 AC  
 LANDSCAPE AREA: 2,364 AC  
 FAR CALCULATIONS:  
 FLOOR AREA 4 STORY BUILDINGS: 16,944 SF  
 FLOOR AREA 2 STORY BUILDINGS: 7,800 SF  
 TOTAL FLOOR AREA: 24,744 SF  
 FAR = 2,364 SF / 145,911 SF = 0.69  
 MAXIMUM BUILDING HEIGHT: 45 FT  
 SETBACKS:  
 FRONT: 25 FT  
 SIDE: 20 FT  
 STREET SIDE BETWEEN BUILDINGS: 20 FT  
 NUMBER OF UNITS:  
 BUILDING TYPE "F": 44 UNITS EACH = 88 UNITS  
 BUILDING TYPE "A": 6 UNITS EACH = 36 UNITS  
 BUILDING TYPE "B": 8 UNITS EACH = 72 UNITS  
 TOTAL UNITS: 196 UNITS  
 ALLOWED UNITS: 21 UNITS/ACRE X 7.94 AC = 166 UNITS  
 PARKING REQUIRED:  
 UNIT TYPE "D" - 3 BR: 24 UNITS X 1.5 SP. = 36 SPACES  
 UNIT TYPE "E" - 2 BR: 40 UNITS X 1.75 SP. = 70 SPACES  
 UNIT TYPE "B" - 2 BR: 14 UNITS X 1.25 SP. = 17.5 SPACES  
 UNIT TYPE "C" - 4 BR: 2 UNITS X 2.5 SP. = 5 SPACES  
 GUEST PARKING SP. / 4 UNITS: 131 UNITS  
 TOTAL: 128 SPACES  
 PARKING PROVIDED: 128 SPACES  
 HANDICAPPED SPACES: 15 SPACES  
 DENSITY: 132 UNITS / 12.59 AC = 10.5 UNITS/AC  
 GROSS DENSITY: 100.19 U/A



**LEGAL DESCRIPTION:**  
 ALL THAT PART OF THE LAND CONTAINED IN THE PLAT OF "JANNETTE VILLAS AT DORAL" AS SHOWN ON PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND MORE PARTICULARLY THAT PART OF SAID PLAT BOOK 2, PAGE 17 OF SAID PUBLIC RECORDS OF DADE COUNTY, FLORIDA, WHICH ARE BEING OFFERED FOR SALE BY THE DEVELOPER, BILTMORE ENTERPRISES, INC., AS SHOWN ON PLAT BOOK 2, PAGE 17 OF SAID PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



**LOCATION MAP**  
 SCALE: 1"=300'