

RESOLUTION 13-58

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR PARK SQUARE APARTMENTS, GENERALLY LOCATED ON NW 33 STREET AND NW 85TH COURT IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Pulice Land Surveyors, Inc., ("Applicant"), has requested approval for the Final Plat for Park Square Apartments , as described in Exhibit "A" attached hereto, generally located on NW 33 Street and NW 85th Court, 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 June 5, 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 Park Square Apartments, is generally located on NW 33 Street and NW 85th Court, 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 become effective upon its passage and adoption by the City Council.

The foregoing resolution was offered by Councilmember Ruiz who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

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

PASSED and ADOPTED this 5th day of June, 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”

PARK SQUARE APARTMENTS

A REPLAT OF A PORTION OF TRACTS A AND G, ALL OF TRACT K, TOGETHER WITH ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
OFFICE NO. 954-572-1777 / FAX NO. 954-572-1778
CERTIFICATE OF AUTHORIZATION No. LB3870
JANUARY 2013

KNOW ALL MEN BY THESE PRESENTS:

THAT PARK SQUARE 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED PARK SQUARE APARTMENTS, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PORTION OF TRACTS A AND G, ALL OF TRACTS K AND L, TOGETHER WITH ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°02'40" EAST ON THE WEST LINE OF SAID TRACT A 609.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 89°57'20" EAST ON THE NORTH LINE OF SAID TRACT A 543.73 FEET; THENCE SOUTH 80°52'28" EAST 43.36 FEET; THENCE SOUTH 00°00'26" WEST 58.59 FEET; THENCE SOUTH 25°23'21" WEST 642.84 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LIMIT OF NORTHWEST 33RD STREET, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 18°13'30" WEST; THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 17°00'26" FOR AN ARC DISTANCE OF 311.68 FEET TO THE POINT OF BEGINNING.

LESS TRACT L OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 290,334 SQUARE FEET (6.6652 ACRES) MORE OR LESS.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM USE ALL EASEMENTS AND PRIVATE DRIVES DEDICATED BY THE UNDERLYING PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26 LYING WITHIN THE BOUNDARY OF THIS PLAT.

IN WITNESS WHEREOF: THAT PARK SQUARE 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, A.D., 2013.

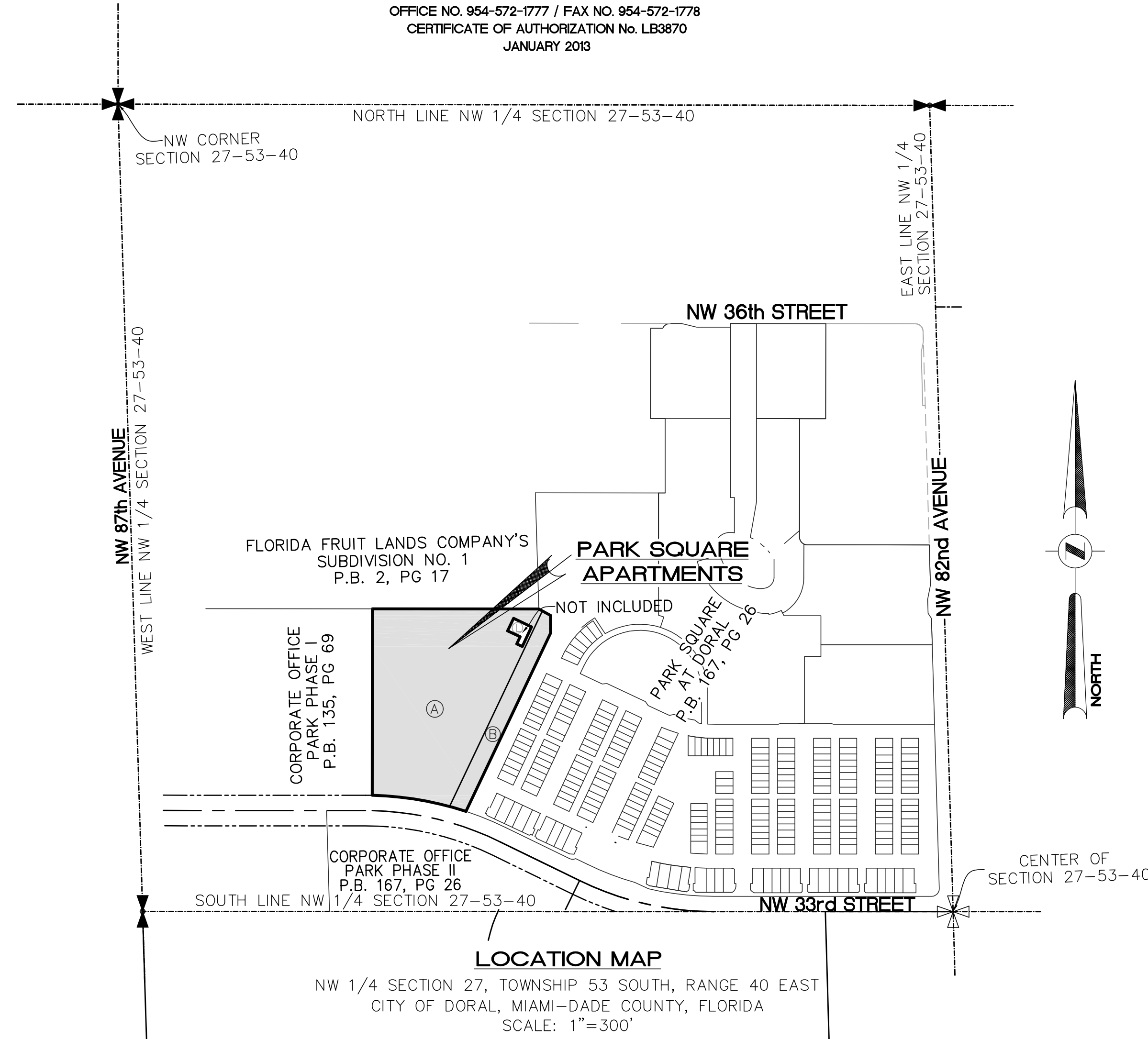
WITNESSES:
BY: _____
PRINT NAME _____
PRINT NAME _____
STATE OF FLORIDA
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE SS:
I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS _____ OF PARK SQUARE 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME 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 _____, 2013.

SIGNATURE: _____
PRINTED NAME OF ACKNOWLEDGER _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER: (IF ANY) _____
MY COMMISSION EXPIRES _____



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.

CITY OF DORAL PLAT RESTRICTIONS:

THAT TRACT 'B' (NW 85th COURT) AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR PUBLIC INGRESS AND EGRESS, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED MASTER HOMEOWNER'S ASSOCIATION.

CITY OF DORAL APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 201__.

ATTEST: _____ BY: _____
CITY CLERK MAYOR
PRINT NAME: _____ PRINT NAME: _____

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT NW 33rd 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.

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 LOT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY OR STATE REGULATIONS.

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS _____ DAY OF _____, A.D. 201__.

BY: _____
DIRECTOR
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

BY: _____
COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED PARK SQUARE APARTMENTS, A REPLAT, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS _____ DAY OF _____, 201__.

BETH BURNS _____ DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB#3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

RECORDING STATEMENT:

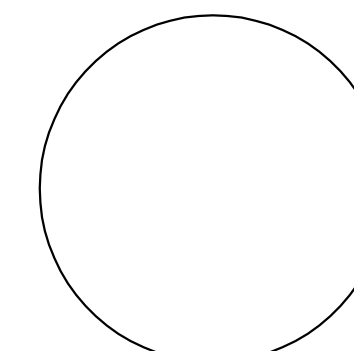
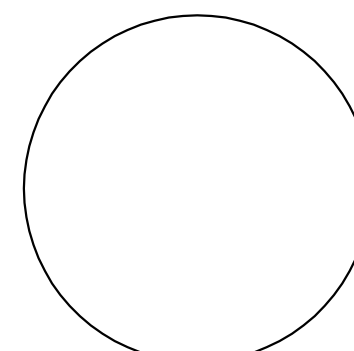
FILED FOR RECORD THIS _____ DAY OF _____, A.D., 201__ AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT

BY _____
DEPUTY CLERK

PARK SQUARE 1, LLC
A FLORIDA LIMITED
LIABILITY COMPANY

PLATTING SURVEYOR



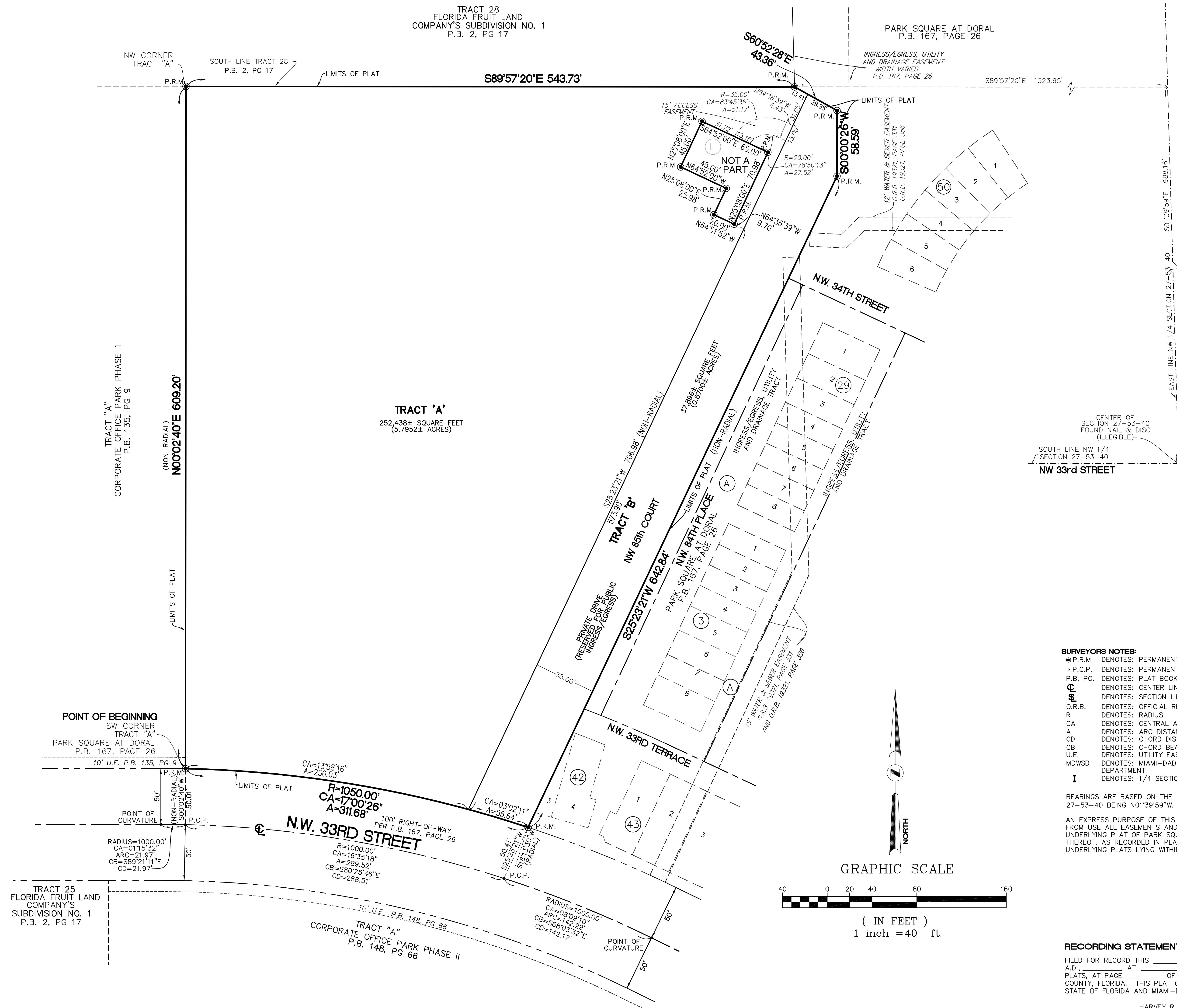
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- SURVEYORS NOTES:**
- ⊙ P.R.M. DENOTES: PERMANENT REFERENCE MONUMENT
 - + P.C.P. DENOTES: PERMANENT CONTROL POINT
 - P.B. PG. DENOTES: PLAT BOOK AND PAGE
 - C DENOTES: CENTER LINE
 - ⊙ DENOTES: SECTION LINE
 - O.R.B. DENOTES: OFFICIAL RECORDS BOOK
 - R DENOTES: RADIUS
 - CA DENOTES: CENTRAL ANGLE
 - A DENOTES: ARC DISTANCE
 - CD DENOTES: CHORD DISTANCE
 - CB DENOTES: CHORD BEARING
 - U.E. DENOTES: UTILITY EASEMENT
 - MDWS DENOTES: MIAMI-DADE WATER & SEWER DEPARTMENT
 - I DENOTES: 1/4 SECTION CORNER

BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 27-53-40 BEING N01°39'59"W.

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RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D., _____ 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