

**RESOLUTION No.14-77**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR TRANSAL WAREHOUSE GENERALLY LOCATED AT THE SOUTHWEST INTERSECTION OF NW 82<sup>ND</sup> AVENUE AND NW 29<sup>TH</sup> STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, PR/KVRG Transal Park, LLC ("Applicant"), has requested approval for the final plat for Transal Warehouse Park , as described in Exhibit "A" attached hereto, generally located at the southwest intersection of NW 82<sup>nd</sup> Avenue and NW 29<sup>th</sup> Street 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 May 28, 2014 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 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. Recitals.** The above recitals are true and correct and incorporated herein.

**Section 2. Approval.** The City Council of the City of Doral hereby approves the final plat for Grand Floridian, generally located at the southwest intersection of NW 82<sup>nd</sup> Avenue and NW 29<sup>th</sup> Street Doral, Florida, 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 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 Vice Mayor Fraga 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 Christi Fraga	Yes
Councilwoman Ana-Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Absent
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 28 day of May, 2014.

  
\_\_\_\_\_  
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:

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, PASTORIZA  
COLE AND BONISKE, CITY ATTORNEY

# EXHIBIT “A”



RECEIVED

City of Doral  
Planning & Zoning Department

Date: 7/9/13

Project Name: Transal Final Plat

Submitted #:

# TRANSAL WAREHOUSE PARK

A REPLAT OF TRACT "F", OF "TRANSAL CORPORATE PARK", PLAT BOOK 147, PAGE 68,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING  
IN THE SE. 1/4 OF THE SW. 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
**ANTONIO FIORE, PSM**  
PROFESSIONAL SURVEYOR AND MAPPER  
1842 SW. 124th PLACE, MIAMI, FLORIDA 33175  
LS. 5184  
APRIL 2013

### KNOW ALL MEN BY THESE PRESENTS:

THAT AVANTE, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED TO BE MADE THE ATTACHED  
PLAT ENTITLED TRANSAL WAREHOUSE PARK, THE SAME BEING A REPLAT OF THE FOLLOWING  
DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

TRACT F, OF TRANSAL CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 147, AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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 WITHIN THIS SUBDIVISION, UNLESS APPROVED  
FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.  
THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS  
SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

### CITY OF DORAL PLAT RESTRICTIONS:

THAT N.W. 27th STREET AND N.W. 82nd AVENUE, 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 HEREON BY DASHED LINES ARE HEREBY RESERVED FOR THE  
INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

### IN WITNESS WHEREOF

THAT SAID AVANTE, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED  
FOR AND ON ITS BEHALF BY ERNESTO POMA, THE PRESIDENT OF TEXAL CORPORATION, A FLORIDA  
CORPORATION, AS THE SOLE GENERAL PARTNER OF AVANTE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND  
ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

AVANTE, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: TEXAL CORPORATION, A FLORIDA CORPORATION  
ITS SOLE GENERAL PARTNER

### WITNESSES:

1) \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: ERNESTO POMA  
PRESIDENT  
2) \_\_\_\_\_  
PRINT NAME:

### ACKNOWLEDGEMENT

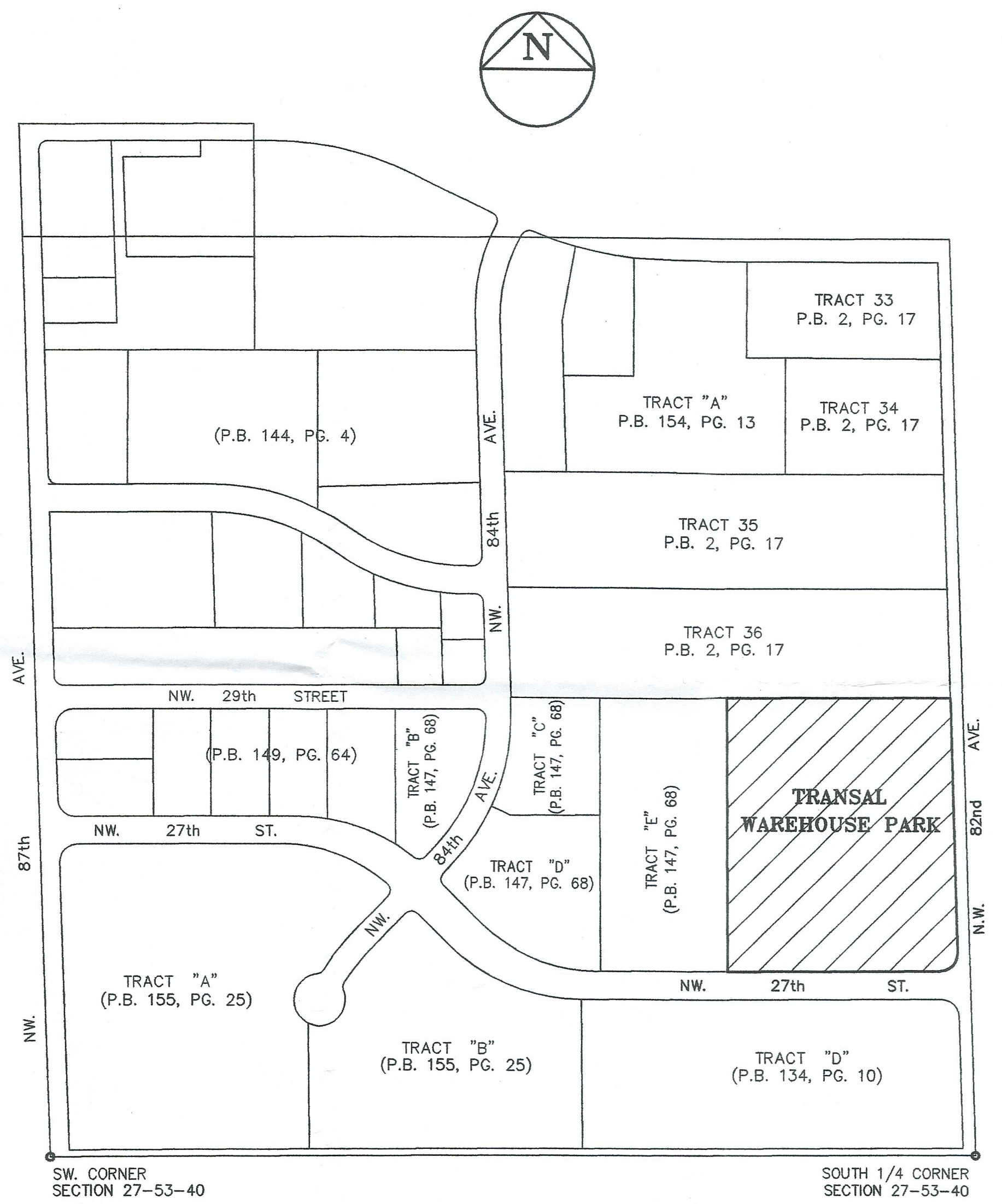
STATE OF FLORIDA S.S.  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED  
TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ERNESTO POMA, THE PRESIDENT OF TEXAL  
CORPORATION, A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF AVANTE, LTD., A FLORIDA LIMITED  
PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON HEREIN DESCRIBED 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.

NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NUMBER: \_\_\_\_\_  
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  
SUSPLANTED 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.



PORTION OF THE SW. 1/4 OF  
SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

LOCATION MAP  
SCALE: 1"=300'

### CITY OF DORAL APPROVAL:

THIS PLAT WILL NOT RESULT IN THE 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. 2013.

ATTEST \_\_\_\_\_ BY: \_\_\_\_\_  
CITY CLERK - BARBARA HERRERA-HILL MAYOR - LUIGI BORIA

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY  
OF DORAL IN ACCORDANCE WITH CHAPTER 117.081(1) FLORIDA STATUTES.

### MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO  
CONFORM WITH ALL THE REQUIREMENTS OF CHAPTER 28 OF MIAMI-DADE COUNTY CODE, FLORIDA.  
CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

BY: \_\_\_\_\_ DIRECTOR  
BY: \_\_\_\_\_ COUNTY ENGINEER

### RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013, AT \_\_\_\_\_, 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 CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED TRANSAL WAREHOUSE PARK, IS A TRUE AND  
CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION;  
THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF  
CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

BY: \_\_\_\_\_ DATE: 06-02-13  
ANTONIO FIORE  
PROFESSIONAL SURVEYOR AND MAPPER No. 5184  
STATE OF FLORIDA  
1842 SW. 124th PLACE, MIAMI, FLORIDA 33175

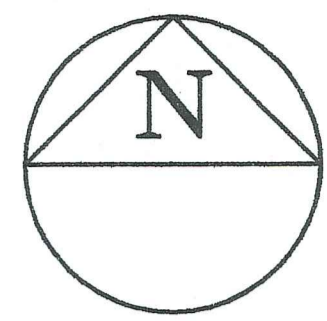




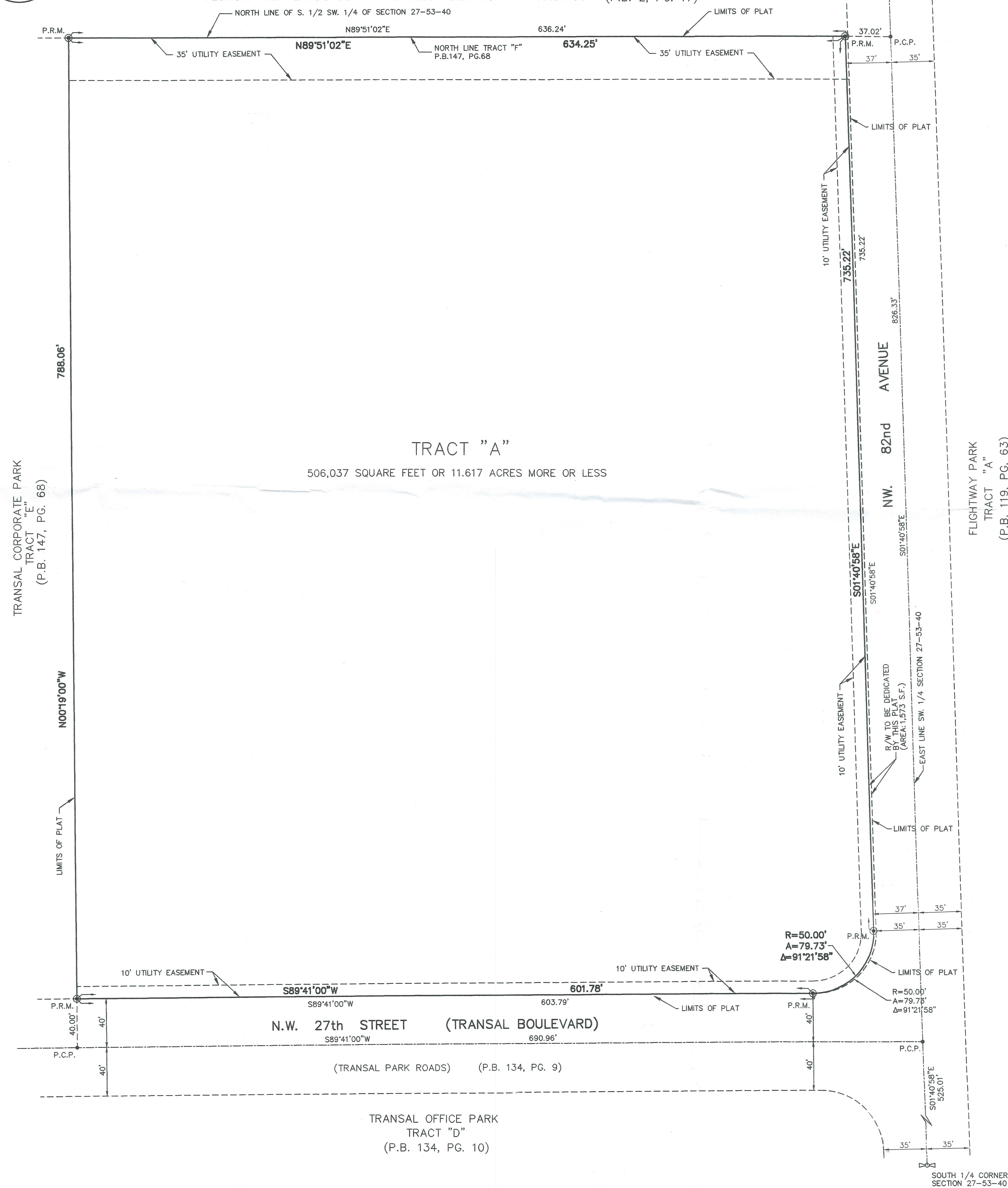
# TRANSAL WAREHOUSE PARK

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PREPARED BY:  
**ANTONIO FIORE, PSM**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 1842 SW. 124th PLACE, MIAMI, FLORIDA 33175  
 L.S. 5184  
 APRIL 2013



FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 TRACT 36 (P.B. 2, PG. 17)



NOTICE IS HEREBY GIVEN THAT THERE ARE CERTAIN RECORD INSTRUMENTS THAT AFFECT THE SUBJECT PROPERTY. THESE DOCUMENTS ARE LISTED AS FOLLOWS:  
 -DRAINAGE EASEMENT FOR NORTH MIAMI CANAL, RECORDED IN OFFICIAL RECORDS BOOK 1144, AT PAGE 117, MIAMI-DADE COUNTY RECORDS.  
 -GRANT OF EASEMENT IN FAVOR OF MIAMI-DADE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 13542, AT PAGE 1293, MIAMI-DADE COUNTY RECORDS.

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S01°40'58\"/>
  - ⊙ P.R.M. = DENOTES PERMANENT REFERENCE MONUMENT
  - P.C.P. = DENOTES PERMANENT CONTROL POINT
  - Δ = DENOTES CENTRAL ANGLE OF THE CURVE
  - A = DENOTES ARC LENGTH OF THE CURVE
  - R = DENOTES RADIUS OF THE CURVE
  - P.B. = DENOTES PLAT BOOK
  - PG. = DENOTES PAGE
  - R/W = DENOTES RIGHT OF WAY
  - S.F. = DENOTES SQUARE FEET

**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

**NOTICE:**

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