

RESOLUTION No. 20-94

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR CANARIAS CENTRAL, A ±2.54 ACRE PARCEL OF LAND LOCATED WEST OF NW 82 AVENUE BETWEEN NW 47 TERRACE AND NW 46 TERRACE DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CC Homes at Doral, LLC, a Delaware limited liability company, (“The Applicant”) is requesting final plat approval for “Canarias Central”, as depicted in Exhibit “A”, the property is generally located west of NW 82nd Avenue between NW 47th Terrace and NW 46th Terrace, City of Doral, Florida, 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 May 13, 2020 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 “Canarias Central”, generally located between West of NW 82nd Avenue between NW 47th Terrace and NW 46th Terrace, City of 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 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 Councilmember Cabral and upon being put to a vote, the vote was as follows:

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

PASSED AND ADOPTED this 13 day of May, 2020.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, MMC
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”

December 19, 2019

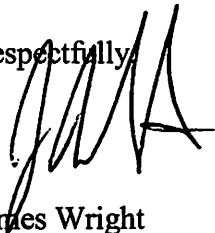
City of Doral
Planning & Zoning Department
8401 NW 53rd Terrace, 2nd Floor
Miami, Florida 33166

RE: Public Hearing Request Application
Canarias Central Final Plat

To Whom it may concern,

This letter is to share the intent of our public hearing request application. This application is to submit a final plat of a portion of the platted lands known as "Downtown Doral South Phase One" (Plat Book 173, Page 23) as shown on the accompanying survey map. The final plat is to modify Lots 1, 2, and 3 of Block 33 from being 3 lots for the capacity of 4 lots; and to modify Block 67 of "Downtown Doral South Phase Two" (Plat Book 173, Page 73) from being 8 lots for the capacity of 10 lots. All said lots to remain single family residences. This application to modify the previously approved plan by increasing residential units. All being of the Miami-Dade County Public Records.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. Wright', written over the word 'Respectfully'.

James Wright
Vice President



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION **PLANNING AND ZONING DEPARTMENT**
 / Administrative Review Application

Please check one:
 CITY COUNCIL
 ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: _____
Date Received: _____

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) CC Homes at Doral, LLC, a Delaware limited liability company		
Mailing Address 2020 Salzedo Street, Suite 200	City, State, Zip Coral Gables, FL 33134	Telephone 786.364.5425 Fax 305.448.0354 Email: rpalonka@ccho mes.com
Name of Owner SAME AS ABOVE		
Mailing Address SAME AS ABOVE	City, State, Zip SAME AS ABOVE	Telephone Fax Email: SAME AS ABOVE

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) See Exhibit B

Address West of NW 82nd Avenue between NW 47th Terrace and NW 46th Terrace

Lot(s) See Exhibit B Block See Exhibit B Section 22 Plat Book No. See Exhibit B Page No. See Exhibit B

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: X

B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; _____ acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

See Exhibit A

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

The Applicant hereby requests the review and approval of the final plat named "Canarias Central".

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

This application is to submit a final plat of a portion of the platted lands known as "Downtown Doral South Phase One" (Plat Book 173, Page 23) as shown on the accompanying survey map. The proposed final plat is to modify Lots 1, 2, and 3 of Block 33 from being 3 lots for the capacity of 4 lots; and to modify Block 67 of "Downtown Doral South Phase Two" (Plat Book 173, Page 73) from being 8 lots for the capacity of 10 lots. All said lots to remain single family residences. This application to modify the previously approved plan by increasing residential units. All being of the Miami-Dade County Public Records.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) None

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 6 COPIES (AND A PDF) OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

- FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

12/19/2019 / CC Homes Doral, LLC
Date Applicant's Signature Print Name
Date Applicant's Signature (if more than one) Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We CC Homes Doral, LLC as Owner (s) of Lot (s) See Exhibit B
Block See Exhibit B Section 22 PB/PG See Exhibit B

of property which is located at Approximately NW 85th Avenue between NW 47th Street and NW 51st Street
desire to file an application for a public hearing before the City Council Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section ____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

- do hereby authorize _____ to act on my/our behalf as the applicant.
 will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

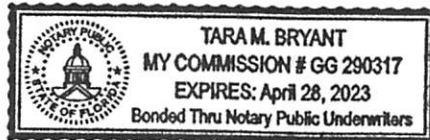
Owner's Name CC Homes Doral, LLC Signature [Signature] Date 12/19/19

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name CC Homes Doral, LLC Signature [Signature] Date 12/19/19

Notary to Applicant:



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: CC Homes at Doral, LLC

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
CC Homes at Doral, LLC	100%
2020 Salzedo Street, Suite 200	_____
Coral Gables, FL 33134	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

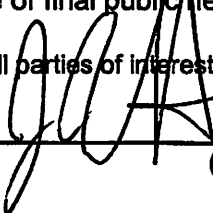
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

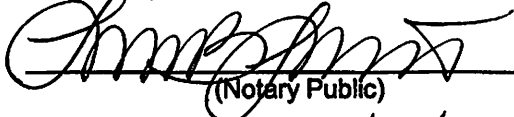
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____  _____
 (Applicant)

Sworn to and subscribed before me this 19 day of December, 2019. Affiant is personally known to me or has produced _____ as identification.



 (Notary Public)



My commission expires 4/28/23

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT “A”

Legal Description

ALL OF LOTS 1 THROUGH 3 OF BLOCK 33 OF "DOWNTOWN DORAL SOUTH PHASE ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173 PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; TOGETHER WITH ALL LOTS 1 THROUGH 8 OF BLOCK 67 OF "DOWNTOWN DORAL SOUTH PHASE TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173 PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "B"

Folio Number	Address	Lot #	Block #	Plat Book & Page
# 35-3022-038-2040	8275 Central Parkway Doral, Florida 33166	LOT 1	BLK 33	PB 173 Pg 23
# 35-3022-040-3050	8262 Central Park Blvd Doral, Florida 33166	LOT 3	BLK 67	PB 173 Pg 73
# 35-3022-038-2050	8265 Central Parkway Doral, Florida 33166	LOT 2	BLK 33	PB 173 Pg 23
# 35-3022-040-3030	8282 Central Park Blvd Doral, Florida 33166	LOT 1	BLK 67	PB 173 Pg 73
# 35-3022-038-2070	8245 Central Parkway Doral, Florida 33166	LOT 4	BLK 33	PB 173 Pg 23
# 35-3022-040-3040	8272 Central Park Blvd Doral, Florida 33166	LOT 2	BLK 67	PB 173 Pg 73
# 35-3022-038-2060	8255 Central Parkway Doral, Florida 33166	LOT 3	BLK 33	PB 173 Pg 23
# 35-3022-040-3060	8252 Central Park Blvd Doral, Florida 33166	LOT 4	BLK 67	PB 173 Pg 73
# 35-3022-040-3080	8232 Central Park Blvd Doral, Florida 33166	LOT 6	BLK 67	PB 173 Pg 73
# 35-3022-040-3070	8242 Central Park Blvd Doral, Florida 33166	LOT 5	BLK 67	PB 173 Pg 73
# 35-3022-040-3090	8222 Central Park Blvd Doral, Florida 33166	LOT 7	BLK 67	PB 173 Pg 73
# 35-3022-040-3100	8212 Central Park Blvd Doral, Florida 33166	LOT 8	BLK 67	PB 173 Pg 73

EXHIBIT “B”

**MIAMI DADE COUNTY PLAT COMMITTEE
NOTICE OF ACTION**

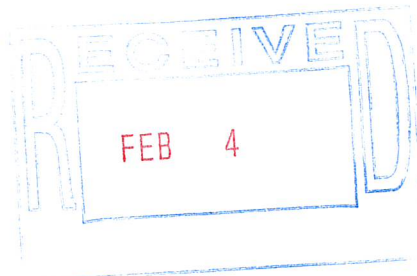
Plat No: T - 24361 - 2 - COR-FEE
STR1: 22 53 40
Municipality: DORAL
Zoning: District: 12

Name: CANARIAS CENTRAL
Location by Streets: NW 47 TER & NW 82 AVE.
Owner: CC HOMES AT DORAL, LLC,
2020 SALZEDO STREET, SUITE 200
CORAL GABLES, FLORIDA 33134 Phone: (786) 364-5425
Surveyor: LUDOVICI & ORANGE CONSULTING C/O ART SOSA
329 PALERMO AVENUE, 2ND FLOOR
CORAL GABLES, FL 33134 Phone: 3054481600

This is to advise you that on Friday, January 31, 2020 the Dade County Plat Committee reviewed the above plat and that the same was:

- Recommended for approval subject to conditions indicated on attached action copy.
- Approved as an extension of time, subject to previous requirements and:
- Deferred for reasons indicated below:
- Denied for the reasons indicated below:

[Empty rectangular box]



CANARIAS CENTRAL

TENTATIVE PLAT NO. **24361-2-COR.-FEE**
 Sec. 22 Twp. 53 Rge. 40
 Municipality: DORAL
 Zoned: DMU
 RECOMMENDS APPROVAL 1-31-20 *[Signature]*
 Date, Regulatory and Economic Resources Dept. (Planning)
 RECOMMENDS APPROVAL 1-31-20 *[Signature]*
 Date, Regulatory and Economic Resources Dept. (Zoning)

- School Board approval required prior to final plat review.
- MDWASD approval required prior to final plat review.
- Compliance with the Miami Dade Water and Sewer Department (MDWASAD). Contact Maria Capote at (786) 268-5329 for water and sewer concerns and requirements.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www8.miamidade.gov/apps/rer/platstatus/>)

- Recommends approval subject to the City of Doral requirements and the requirements checked below:
- Traffic concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.
- Tentative Plat valid until October 31, 2020
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 6.5 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- Property owner/ Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- Rear lot lines of all double frontage lots are to be shown as a limited access line on the final plat.
- Applicant must contact the United States Postal Service (USPS) for mailbox requirements. Refer to our website for more information. Contact Dalila de la Torre at (954) 527-2923 or dalila.m.delatorre@usps.gov
- Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management). Contact Ninfa Rincon at (305) 372-6507 for environmental concerns and requirements.