

RESOLUTION No. 12-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR DORAL GRANDE GENERALLY LOCATED ON THE SOUTHEAST CORNER OF NW 107TH AVENUE AND NW 74TH STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Doral Grande Residences, LTD., ("Applicant"), has requested approval for the Final Plat for Doral Grande, as described in Exhibit "A" attached hereto, generally located on the southeast corner of NW 107th avenue and NW 74th 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 30th, 2012 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 Doral Grande, generally located on the southeast corner of NW 107th avenue and NW 74th street, 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.

WHEREAS, a motion to approve the Resolution was offered by Vice Mayor DiPietro who moved its adoption. The motion was seconded by Councilmember Boria and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Peter Cabrera	Absent
Councilman Luigi Boria	Yes
Councilwoman Ana-Maria Rodriguez	Absent

PASSED AND ADOPTED this 30 day of May, 2012



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JIMMY MORALES, ESQ., CITY ATTORNEY

EXHIBIT “A”

DORAL GRANDE



HADONNIE
LAND SURVEYORS & MAPPERS
 1350 N.W. 68th Court • Suite 202
 Doral, Florida 33122
 Phone: 305-286-1188
 December 2011

P.B. _____ PG. _____

KNOW ALL MEN BY THESE PRESENTS:

THAT DORAL GRANDE RESIDENCES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED DORAL GRANDE, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

TRACTS 30, 31 AND 32 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THAT PORTION DEEDED TO MIAMI-DADE COUNTY IN OFFICIAL RECORDS BOOK 26322, PAGE 3258.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY TRACT (S) WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED AS A LIFT STATION SITE AND SHALL BE OWNED AND MAINTAINED BY MIAMI-DADE COUNTY.

CITY OF DORAL PLAT RESTRICTIONS:

THAT THE STREET AND AVENUES 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.

OWNERS PLAT RESTRICTIONS:

THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THE SAID DORAL GRANDE RESIDENCES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY AND THROUGH ITS GENERAL PARTNER DORAL GRANDE RESIDENCES, INC., A FLORIDA CORPORATION, BY HOWARD D. COHEN AS ITS PRESIDENT AND ITS COMPANY OFFICIAL SEAL, TO BE HERETO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____, A.D., 201__.

DORAL GRANDE RESIDENCES, LTD.
A FLORIDA LIMITED PARTNERSHIP
DORAL GRANDE RESIDENCES, INC.
A FLORIDA CORPORATION

WITNESSES:

1. _____ BY: _____

PRINT NAME: HOWARD D. COHEN

2. _____

PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA

SS

COUNTY OF MIAMI-DADE

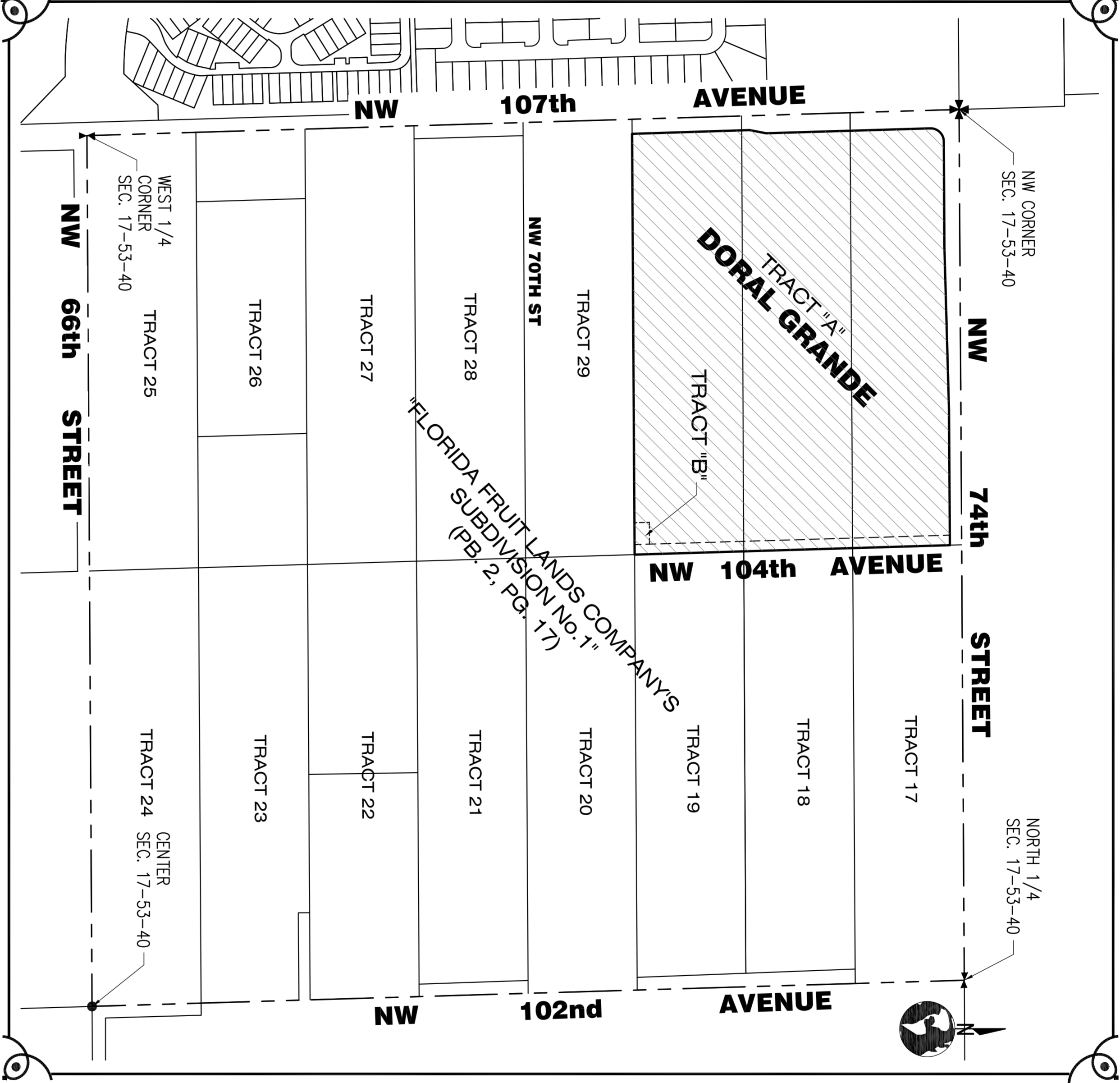
I, HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, PRESIDENT OF DORAL GRANDE RESIDENCES, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF DORAL GRANDE RESIDENCES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 201__.

COMMISSION EXPIRES:

_____ BY: _____

PRINTED NAME: _____
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS THAT WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 17, 2006, AND RECORDED JANUARY 18, 2006 IN OFFICIAL RECORDS BOOK 24153, AT PAGE 2498, AS AMENDED BY MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 26383, AT PAGE 1657 AND FURTHER AMENDED BY NOTICE OF FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 27805, AT PAGE 2872, TOGETHER WITH COLLATERAL ASSIGNMENT OF LEASES AND RENTS RECORDED IN OFFICIAL RECORDS BOOK 24153, A PAGE 2522, AND TRANSACTIONS STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 2590, AT PAGE 2590, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT.

IN WITNESS WHEREOF:

THAT WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS _____ AND ITS CORPORATE SEAL, TO BE HERETO AFFIXED AND ATTESTED BY ITS _____, A.D., 201__.

WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

ATTESTED: _____ BY: _____
 NAME: _____ NAME: _____
 TITLE: _____ TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA

SS

COUNTY OF

I, HEREBY CERTIFY, THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, PRESIDENT OF WELLS FARGO, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 201__.

COMMISSION EXPIRES:

_____ BY: _____

PRINTED NAME: _____
 NOTARY PUBLIC, STATE OF FLORIDA

CITY OF DORAL APPROVAL:

THE FOLLOWING PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL, IN ACCORDANCE WITH SECTION 177.981 (1) FLORIDA STATUTES, HAS REVIEWED THIS PLAT, THE TRACTS AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO CHAPTER 177, PART 1, FLORIDA STATUTES.

PRINTED NAME: _____ BY: _____
 PROFESSIONAL SURVEYOR AND MAPPER LS _____
 STATE OF FLORIDA

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., 201__.

ATTEST: _____ BY: _____
 CITY CLERK - BARBARA HERRERA MAYOR - JUAN CARLOS BERMUDEZ

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 28 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 201__.

BY: _____ DIRECTOR,
 MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT

RECORDING STATEMENT:

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

HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

SURVEYORS CERTIFICATION:

I, HEREBY CERTIFY, THAT THE ATTACHED PLAT ENTITLED DORAL GRANDE, 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 COMPLES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

HADONNIE CORP. - A FLORIDA CORPORATION
 FLORIDA CERTIFICATE OF REGISTRATION LB 7097

EDUARDO M. SUAREZ, PSM
 PROFESSIONAL SURVEYOR AND MAPPER LS 6313
 STATE OF FLORIDA

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.

WITNESSES' SEAL CORPORATE SEAL SURVEYOR'S SEAL

