

RESOLUTION No. 12-69

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR GRAND BAY ROADS, GENERALLY LOCATED ON THE SOUTH SIDE OF NW 90TH STREET FROM NW 107TH AVENUE AND NW 102 AVENUE AND THE EAST SIDE OF NW 102 AVENUE FROM NW 90TH STREET TO THEORETICAL NW 88TH STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Flordade LLC., and Grand Bay at Doral Community Development District., ("Applicants"), have requested approval for the Final Plat for Grand Bay Roads, as described in Exhibit "A" attached hereto, generally located on the south side of NW 90th Street from NW 107th Avenue and NW 102 Avenue and the east side of NW 102 Avenue from NW 90th Street to theoretical NW 88th 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 Grand Bay Roads, generally located on the south side of NW 90th Street from NW 107th Avenue and NW 102 Avenue and the east side of NW 102 Avenue from NW 90th Street to theoretical NW 88th 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.

[Sectional left blank intentionally]

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”

GRAND BAY ROADS

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

FEBRUARY, 2012

KNOW ALL MEN BY THESE PRESENTS:

That FLORDADE LLC, a Florida limited liability company, and GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government, has caused to be made the attached plat entitled GRAND BAY ROADS, the same being a subdivision of the following described property:

LEGAL DESCRIPTION:

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

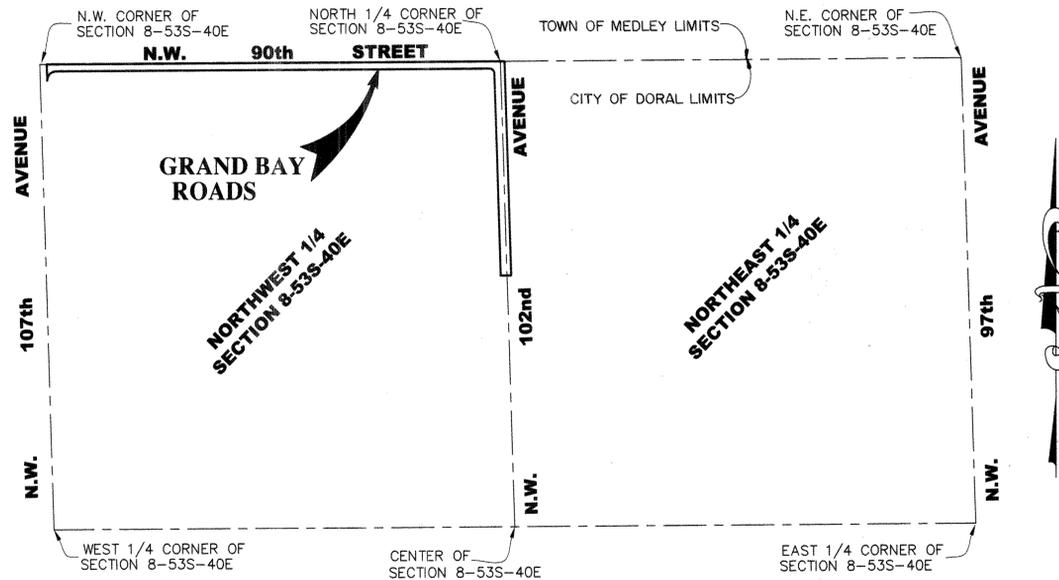
COMMENCE at the Northwest Corner of said Section 8; thence N89°39'28"E, along the North Line of said Section 8, for a distance of 40.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89°39'28"E, along the last described line for a distance of 2616.18 feet; thence S01°44'24"E for a distance of 1219.62 feet; thence S89°39'25"W for a distance of 60.02 feet; thence N01°44'24"W for a distance of 1152.28 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 28.00 feet, through a central angle of 88°36'08" for an arc distance of 43.30 feet to a point of tangency; thence S89°39'28"W, along a line 40.00 feet South of and parallel with the North Line of said Section 8, for a distance of 2475.58 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly, Southwesterly and Southerly along the arc of said curve, having for its elements a radius of 52.00 feet, through a central angle of 91°22'57" for an arc distance of 82.94 feet; thence N01°43'29"W, along a line 40.00 feet East of and parallel with the West Line of the Northwest 1/4 of said Section 8, for a distance of 93.28 feet to the POINT OF BEGINNING.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That N.W. 107th 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 and/or assigns, thereversion or reversions thereof, whenever discontinued by law.

CITY OF DORAL PLAT RESTRICTIONS:

That N.W. 102nd Avenue, and N.W. 90th 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 and/or assigns, the reversion or reversions thereof, whenever discontinued by law.



LOCATION MAP:
NORTH 1/2 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)

IN WITNESS WHEREOF:

That FLORDADE, LLC, a Florida limited liability company has caused these presents to be signed for and on its behalf by Greg McPherson as its Vice President and its Company Seal to be hereunto affixed in the presence of these two witnesses on this 22 day of February, A.D. 2012.

FLORDADE, LLC
a Florida limited liability company

By: Greg McPherson Vice President

WITNESSES:
Sandy Chen Print Name
Angel Rodriguez Print Name

IN WITNESS WHEREOF:

That said GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized pursuant to Section 190 Florida Statutes, has caused these presents to be signed for and on its behalf by Carolina Herrera, as its Chairperson, and its seal, to be hereunto affixed in the presence of these two witnesses on this 22 day of February, A.D. 2012.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT,
a local unit of special purpose government
organized pursuant to Section 190 Florida Statutes

By: Carolina Herrera Chairperson

WITNESSES:
Lizeth C. Franco Print Name
Alma Briano 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, Greg McPherson as Vice President of FLORDADE, LLC, Florida limited liability company, 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 therein expressed and who did not take an oath.

Witness: My hand and official seal this 23 day of February, A.D. 2012.

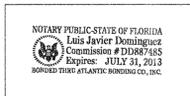
Luis Javier Dominguez
Signature of Person Taking Acknowledgement

Printed Name of Acknowledger: Luis Javier Dominguez

Notary Public, State of: Florida

Commission Number: DD 887485

My Commission Expires: 7/31/2013



Notary Seal

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 administer oaths and take acknowledgements, Carolina Herrera, as Chairperson, for GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized pursuant to Section 190 Florida Statutes, who are personally known to me or who have produced _____ as identification and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officers for the purposes therein expressed and who did not take an oath.

Witness: My hand and official seal this 23 day of February, A.D. 2012.

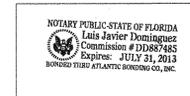
Luis Javier Dominguez
Signature of Person Taking Acknowledgement

Printed Name of Acknowledger: Luis Javier Dominguez

Notary Public, State of: Florida

Commission Number: DD 887485

My Commission Expires: 7/31/2013



Notary Seal

CITY OF DORAL APPROVAL:

The following Professional Surveyor and Mapper under Contract to the City of Doral, in accordance with Section 177.081 (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. Certified this _____ day of _____ A.D., 2012.

By: _____
Printed Name: _____
Professional Surveyor and Mapper # _____
State of Florida.

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., 2012.

Attest _____ By _____
City Clerk Mayor
Print Name Print Name

MIAMI-DADE COUNTY APPROVALS:

This is to certify that this Plat appears to conform to all of the requirements of Chapter 28 of the Miami-Dade County Code.

This Plat has reviewed by a Professional Surveyor and Mapper employed by Miami-Dade County in accordance with Section 177.081(1) of the Florida Statutes.

Certified this _____ day of _____ A.D., 2012.

Signed _____ Director
MIAMI-DADE COUNTY PUBLIC
WORKS AND WASTE MANAGEMENT DEPARTMENT

Signed _____ County Engineer

RECORDING STATEMENT:

Filed for Record this _____ day of _____ A.D., 2012, 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

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the attached Plat entitled GRAND BAY ROADS, is a true and correct representation of the and described herein as recently surveyed and platted under my direct supervision; also that the Permanent Reference Monuments were set in accordance with Part I, Chapter 177, of the Laws of the State of Florida.

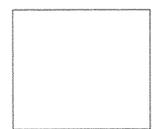
FORD, ARMENTEROS & MANUCY, INC.
LB No. 6557

By: Ricardo Rodriguez
RICARDO RODRIGUEZ, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5936
February 22nd 2012.

GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT,
a local unit of special
purpose government
organized pursuant to
Section 190 Florida Statutes
Seal

FLORDADE, LLC,
a Florida limited
liability company
Seal

Ricardo Rodriguez
Professional Surveyor
and Mapper
Seal



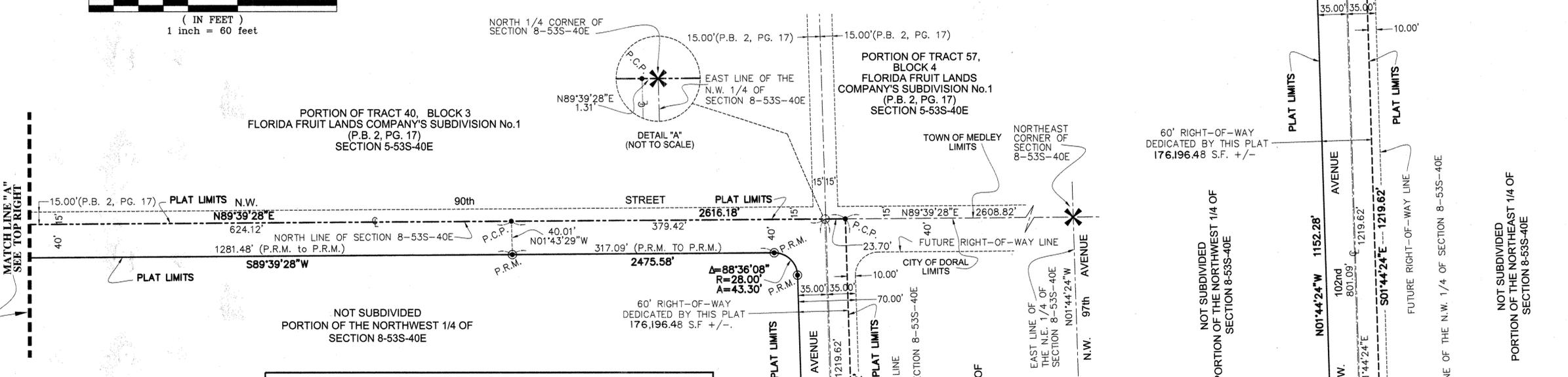
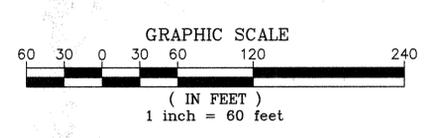
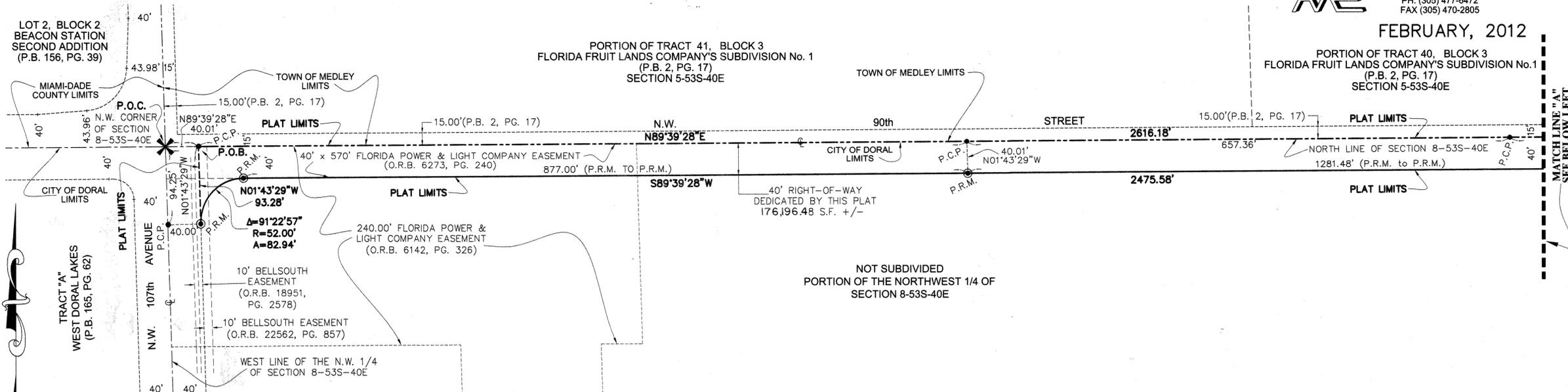
GRAND BAY ROADS

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2805

FEBRUARY, 2012

PORTION OF TRACT 40, BLOCK 3
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1
(P.B. 2, PG. 17)
SECTION 5-53S-40E



Subject Property is affected by:

- Memorandum of Right-Of-Way Consent Agreement, recorded in Official Records Book 26858, Page 4954.
- Terms, conditions, restrictions and covenants as set forth in the Declaration of Restrictions, recorded in Official Records Book 23048, Page 126, as modified by the Modifications of Declaration of Restrictions, recorded in Official Records Book 26013, Page 523, and re-recorded in Official Records Book 26040, Page 1341, and as further modified by the Modification of Declaration of Restrictions, recorded in Official Records Book 26475, Page 677.
- Covenant Running with the Land, recorded in Official Records Book 26641, Page 2149.
- Conditions and Special Conditions of the permit, recorded in Official Records Book 26062, Page 4973.
- Conditions and Special Conditions of the permit, recorded in Official Records Book 26260, Page 3449.
- Conditions and Special Conditions of the permit, recorded in Official Records Book 27589, Page 2024.
- Ordinance No.08-60, recorded in Official Records Book 26418, Page 1991.
- Resolution No.R-571-08, recorded in Official Records Book 26418, Page 2029.
- Declaration of Restrictions, recorded in Official Records Book 26055, Page 1201.
- Memorandum of Right-Of-Way Consent Agreement, recorded in Official Records Book 25875, Page 4577.
- Easement Agreement, recorded in Official Records Book 25868, Page 1426.
- Declaration of Easement, recorded in Official Records Book 27406, Page 2611.

All of the Public Records of Miami-Dade County, Florida.

- SURVEYOR'S NOTES:**
- P.R.M. - Denotes Permanent Reference Monument
 - P.C.P. - Denotes Permanent Control Point
 - ✱ - Denotes Fractional Corner of the Section
 - LB - Denotes Florida Authorization Number
 - P.O.C. - Denotes Point of Commencement
 - P.O.B. - Denotes Point of Beginning
 - O.R.B. - Denotes Official Records Book
 - P.B. - Denotes Plat Book
 - P.G. - Denotes Page
 - S.F. - Denotes Square Feet
 - CL - Denotes Center Line
 - Δ - Denotes Central Angle of Curve
 - R - Denotes Radius of Curve
 - A - Denotes Length Arc of Curve
- All areas in this plat are calculated more or less

Bearings shown hereon are based on an assumed value of N89°39'28"E along the North line of Section 8, Township 53 South, Range 40 East, Miami-Dade County, 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.

RECORDING STATEMENT:
Filed for Record this _____ day of _____ A.D., 2012, 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