

**RESOLUTION No. 16-88**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR GRAND BAY SOUTH VILLAS, LOCATED AT THE NORTHEAST CORNER OF NORTHWEST 104 AVENUE AND NORTHWEST 78 STREET, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Flordade, LLC (“the Owner”) is requesting final plat approval for “Grand Bay South Villas” Community Mixed Use (CMU), as depicted in Exhibit “A”, the property is located at the Northeast corner of Northwest 104 Avenue and Northwest 78 Street, 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 April 20, 2016 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 MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Approval.** The final plat for “Grand Bay South Villas” Community Mixed Use (CMU), located at the Northeast corner of Northwest 104 Avenue and Northwest 78 Street, City of Doral, Florida, subject to the following conditions:

1. All Permanent Reference Monuments have to be in place prior to the final plat recordation.
2. All Permanent Control Points and Lot corners have to be in place or bonded prior to the final plat recordation.

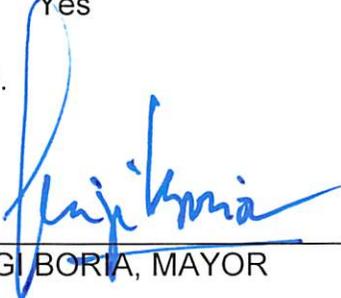
**Section 3. Recordation.** This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember 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 Christi Fraga	Absent/Excused
Councilman Pete Cabrera	Absent/Excused
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 20 day of April, 2016.

  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

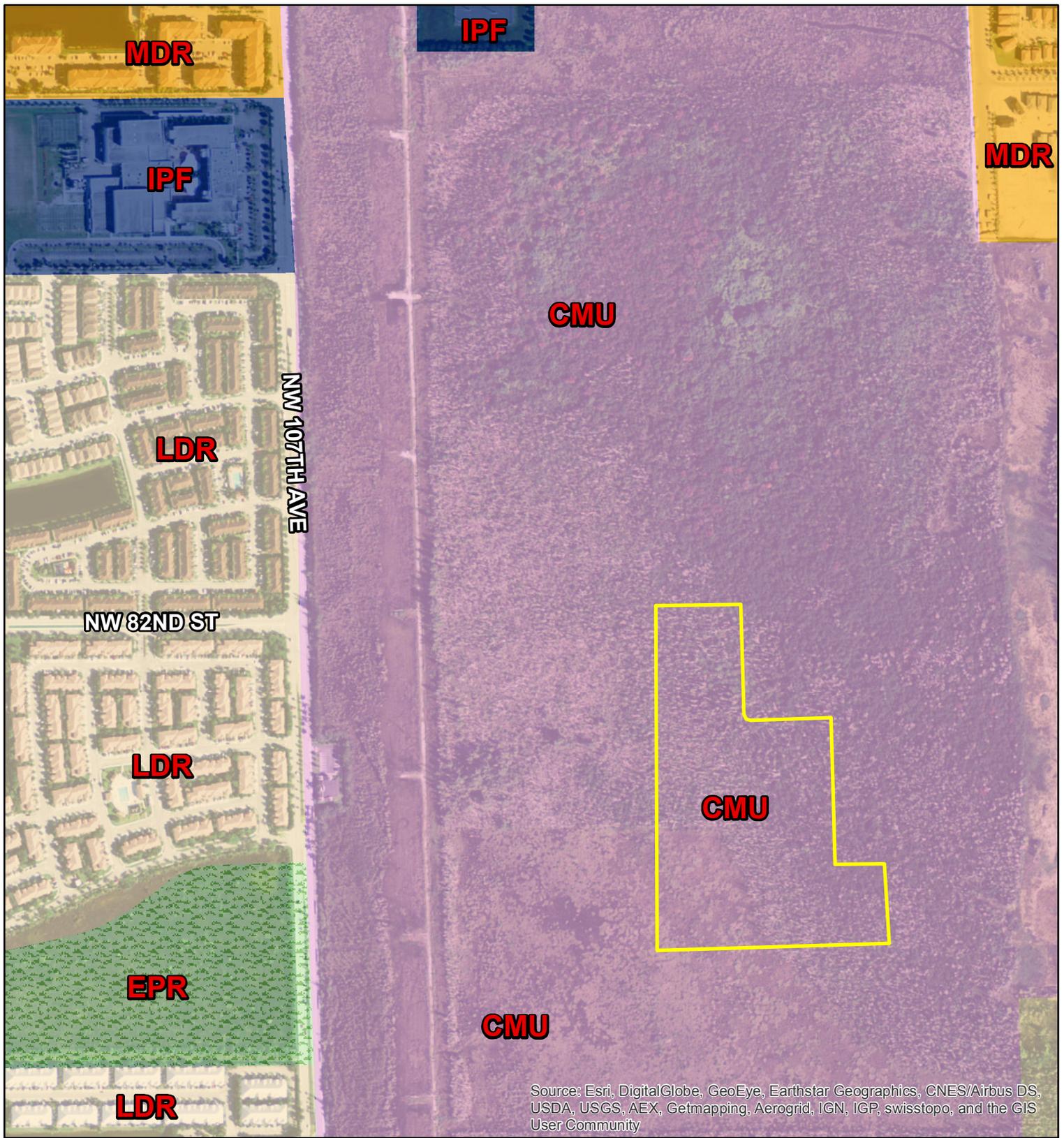
ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.  
CITY ATTORNEY

# EXHIBIT “A”



**Legend**

- Grand Bay South Villas
- Community Mixed Use (CMU)
- General Use
- Environmentally Protected Parks (EPP)
- Institutional and Public Facility (INST)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)

**City of Doral**



**Planning & Zoning Department**

**Land Use Map**



## EXHIBIT "A"

### Legal Description – Grand Bay South Villas

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

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along the North line of the South 730.00 feet of the Southwest 1/4 of said Section 8, for a distance of 1286.55 feet; thence N01deg43min43secW for a distance of 611.61 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 25.00 feet, through a central angle of 90deg00min00sec for an arc distance of 39.27 feet to a point of tangency; thence S88deg16min17secW for a distance of 1221.13 feet to its intersection with a line 40.00 feet East of and parallel with the West line of the Southwest 1/4 off said Section 8, thence N01deg43min29secW, along said parallel line for a distance of 60.00 feet; thence N88deg16min17secE for a distance of 1221.13 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Easterly, Northeasterly and Northerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90deg00min00sec for an arc distance of 39.27 feet to a point of tangency; thence N01deg43min43secW for a distance of 468.81 feet to a point on the North line of the South 1920.06 feet of the Southwest 1/4 of said Section 8; thence N89deg39min25secE, along the last described line for a distance of 60.02 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence S01deg43min43secE for a distance of 427.27 feet; thence S46deg43min43secE for a distance of 5.66 feet; thence S01deg43min43secE for a distance of 17.27 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 41.00 feet, through a central angle of 88deg10min57sec for an arc distance of 63.10 feet to a point of reverse curvature of a circular curve to the right, concave to the South; thence Easterly along the arc of said curve, having for its elements a radius of 2324.00 feet, through a central angle of 00deg27min41sec for an arc distance of 18.71 feet to a point of non-tangency; thence S46deg43min33secE for a distance of 5.90 feet to a point on a circular curve to the right; concave to the Southwest, a radial from said point bears S00deg39min26secW; thence Southeasterly along the arc of said curve, having for its elements a radius of 2320.00 feet, through a central angle of 15deg01min54sec for an arc distance of 608.66 feet to a point of reverse curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 05deg10min01sec for an arc distance of 203.81 feet to a point; thence N01deg44min24secW for a distance of 417.43 feet; thence S88deg15min18secW for a distance of 189.14 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly along the arc of said curve,

having for its elements a radius of 25.00 feet, through a central angle of 90deg00min31sec for an arc distance of 39.27 feet to a point of tangency; thence N01deg44min11secW for a distance of 549.10 feet; thence S88deg16min31secW for a distance of 302.12 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly along the arc of said curve, having for its elements a radius of 24.00 feet, through a central angle of 90deg00min00sec for an arc distance of 37.70 feet to a point of tangency; thence N01deg43min29secW for a distance of 411.60 feet; thence S88deg16min31secW for a distance of 303.01 feet to a point of curvature of a circular curve to the right, concave to the North; thence Northwesterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 44deg59min51sec for an arc distance of 18.06 feet to a point on a non-tangency line; thence S43deg16'22"W, along a line radial to the following described curve, for a distance of 37.66 feet to a point on a circular curve to the right, concave to the Southwest; thence Southeasterly along the arc of said curve, having for its elements a radius of 85.00 feet, through a central angle of 44deg59min48sec for an arc distance of 66.75 feet to a point of tangency; thence S01deg43min43secE for a distance of 696.22 feet to the POINT OF BEGINNING.