

RESOLUTION No. 25-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR TRUMP ENDEAVOR 12 LLC, FOR ±56 ACRES OF THE PROPERTY LOCATED AT 4400 NW 87 AVENUE, DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 "Administration", Article III. Development Procedures, Sec. 53-184(f) of the City's Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

WHEREAS, Trump Endeavor 12 LLC (the "Applicant") is seeking site plan approval for the property located at 4400 NW 87 Avenue, further identified by the Miami-Dade County Property Appraiser by Folio No. 35-3028-029-0010 (the "Property"), as legally described in "Exhibit A" (the "Project"); and

WHEREAS, City staff finds that the proposed site plan, attached hereto as "Exhibit B," complies with the requirements and standards of the City's Land Development Code and Comprehensive Plan; and

WHEREAS, a zoning workshop was held on June 27, 2024, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, the City Council reviewed the site plan application, the written and oral recommendations of the Planning and Zoning Department, including the recommended conditions, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other

land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application.

Section 3. Approval. The Mayor and City Council hereby approve the site plan for Doral International Towers, for the property located at 9300 NW 13th Street, further identified by folio number 35-3028-029-0010, as legally described in "Exhibit A." The proposed site plan comprises of four 20-story towers with 1,498 residential units, along with 470 hotel units, and 141,694 square feet of new commercial space. A copy of the site plan is provided in "Exhibit B." The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Doral International Towers By: Trump Endeavor 12 LLC," prepared by Pascual Perez Kiliddjian Starr, dated stamped received June 25, 2024.
2. The Project shall be landscaped in accordance with the landscape plan prepared by Landscape Design Workshop, signed by Erez Bar-Nur, dated

stamped received June 25, 2024, as amended, and included with the site plan submittal.

3. The Public Works Department recommends approval with the following condition that will be assessed at the time of building permit as described below.
 - i. Prior to the issuance of 50% Certificate of Occupancy (C.O) the City holds the right to request an operational analysis at the intersection of NW 87 Ave and NW 41 St to assess driveway operations in the event that additional intersection mitigation may be required. The City will then hold the right to request the construction of required improvements by the applicant.

Advisory comments below are necessary during site plan review process and implementation of the project:

- i. Applicant agreed that modifications to left-turn phasing will require coordination with Miami-Dade County. During Building permit process, the PW department will request an update on the coordination with Miami-Dade County on any signal timing changes that may need to be implemented to ensure traffic growth is mitigated as stated in this traffic analysis.
 - ii. Any changes to the approved site plan under this permit will require an updated traffic study to be submitted.
 - iii. Approval is subject to review from City of Doral Public Works Department - Plans Review.
 - iv. Compliance with the applicable sections of the City's Land Development Code Chapter 77.
 - v. Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.
 - ii. Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the following conditions:
 - i. Construct an exclusive right-turn deceleration lanes at Driveway 1, 2, 3, 4 and 5 as well as at the westbound entrance to the rideshare drop off loop on Doral Boulevard.

- ii. Construct an exclusive southbound right-turn lane at the intersection of Doral Boulevard/NW 36th Street and NW 87th Avenue.
- iii. Construct an exclusive northbound left-turn/U-turn Lane at the median opening on NW 87th Avenue and Windsor Doral apartments.
- iv. Install high emphasis cross walks at the intersection of Doral Boulevard/NW 36th Street and NW 87th Avenue and at the intersection of NW 87th Avenue with NW 41st Street.
- v. Install a channelized island on Doral Boulevard to physically restrict left-turns at the western most project Driveway (Driveway 6) which also aligns with the driveway to the AT&T field office on the southside.
- vi. Install bus shelters at existing transit stops on westbound Doral Boulevard 480 feet west of NW 87th Avenue and on southbound NW 87th Avenue 200 feet north of NW 41st Street.
- vii. Extend the eastbound left-turn lane at the intersection of Doral Boulevard/NW 36th Street and NW 87th Avenue. This improvement would require closing the existing directional median opening 350 feet west of the intersection and reconfiguring to create back-to-back left turn lanes of adequate storage.
- viii. Extend the northbound left-turn lane at the intersection of NW 87th Avenue and NW 41st Street (Driveway 3). This improvement would require closing the existing directional median opening 300 feet south of the intersection and reconfiguring to create back-to-back left turn lanes of adequate storage.
- ix. The Highway Division has provided its approval for the typical sections. Please ensure that the conditions outlined by the Highway Division are met as follows:
 - x. The typical sections along NW 36th Street are acceptable. The through lanes are to be 11 feet wide and the asphalt shall be comprised of two inches of structural course and one inch of friction course.
 - xi. The typical sections along NW 87th Avenue are acceptable except that the proposed U-turn at approximately sta. 55 will not work unless you widen the southbound pavement (extend the southbound right-turn lane). The through lanes are to be 11 feet wide and the asphalt shall be comprised of two inches of structural course and one inch of friction course.
- xii. Please ensure that all trees within the sight triangles must comply with the FDOT standards outlined in the "Tree Spacing Table" provided below.

considered.

TREE SPACING TABLE **

Description	Design Speed (mph)													
	30		35		40		45		50		55		60	
Diameter	(Inches)													
(Within Limits Of Sight Window)	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18
	(Feet)													
Minimum Spacing (c. to c. Of Trunk)	25	90	30	105	35	120	40	135	50	150	55	165	60	180

4. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).
5. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).
6. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
7. The Applicant shall provide the Building Department a certified drainage inspection report prior to the issuance of a certificate of occupancy.
8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instruction to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.

11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources.
13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
14. All applicable local, state and federal permits must be obtained before commencement of the development.
15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	_____
Vice Mayor Maureen Porras	_____
Councilwoman Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED this 15 day of January, 2025.

CHRISTI FRAGA, 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:

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY