



# Memorandum

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Date: December 26, 2024

To: Honorable Mayor and Councilmembers

From: Lorenzo Cobiella, City Attorney

Subject: **Trump Endeavor 12, LLC, Master Development Agreement**

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## **Introduction**

Trump Endeavor 12, LLC, (the “Applicant”), has applied for rezoning of approximately ± Fifty Five (55) Acres of real property located at 4400 Northwest 87<sup>th</sup> Avenue, Doral, Florida, identified as a portion of Folio Number 35-3021-001-0010 and Folio Number 35-3028-029-0010, and is currently zoned as Multifamily Residential (“MF-4”) and Industrial-Commercial (“IC”) to Downtown Mixed-Use (“DMU”).

The City of Doral Code of Ordinances Article V, Division 3, Section 68-560, requires all applicants who submit a request for rezoning to provide a master development agreement for City Council consideration.

On August 16, 2024, the Applicant’s rezoning application was considered by the City Council, during a public hearing, where an Ordinance adopting the Applicant’s zoning change request was passed in first reading. The second reading and final public hearing is scheduled to be held on January 15, 2025. Should the attached Ordinance pass, the same will be presented in second reading during the January 15, 2025 public hearing for consideration and final adoption.

**Property Information**

Table I provides a brief overview of the subject project.

<b>Table I</b>		
<b>Property Information</b>		
	<b>General Information</b>	<b>Responses</b>
1	Project Name	Doral International Towers
2	Applicant	Trump Endeavor I2, LLC
3	Acres	±55.0 Acres
4	Location	4400 NW 87 <sup>th</sup> Avenue Doral, Florida
5	Folio Numbers	A Portion Of 35-3021-001-0010 and 35-3028-029-0010
6	Existing Future Land Use Category	Downtown Mixed Use (DMU) and Urban Central Business District (UCBD) overlay
7	Existing Zoning District	Multi-Family Residential 4 (MF-4) and Industrial Commercial (IC)

**Zoning/Land Use/Neighborhood Analysis**

Table II provides an overview of the land uses surrounding the property.

<b>Table II</b>				
<b>Neighborhood Analysis</b>				
<b>Adjacent Land Uses and Zoning Districts Matrix</b>				
<b>Area</b>	<b>Adjacent Uses</b>	<b>Future Land Use Categories</b>	<b>Zoning Districts</b>	<b>Overlay</b>
North	Golf Resort/Golf Course	Private Park	General Use (GU)	
South	CVS Retail and Office Buildings	Downtown Mixed Use (DMU)	Industrial Commercial (IC)	Urban Central Business District (UCBD)
East	Bank and Office Buildings and Residential	Business (B), Community Mixed Use (CMU) and Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU) and Industrial Commercial (IC)	Urban Central Business District (UCBD)
West	Golf Resort/Golf Course	Private Park	General Use (GU)	

**Property Location**

The Property's location is depicted on the following aerial map:

