

March 8, 2024

VIA WeB

CITY OF DORAL
PLANNING AND ZONING DEPARTMENT
8401 NW 53RD TERRACE
DORAL, FLORIDA 33166

**RE: Doral Ocean Bank – Letter of Intent
Planning and Zoning Site Plan – Administrative Approval**

Toothaker.org (“Applicant”) represents 8800 DORAL LLC (“Owner”), owner of the real property located at 8830 NW 36 Street, 8850 NW 36 Street, 8870 NW 36 Street, 8800 NW 36 Street and 8780 NW 36 Street, Folio No. 35-3028-026-0010. The subject property is an outparcel located at 8800 NW 36 Street (“Property”). The Owner is requesting Administrative Site Plan approval to develop a bank with drive-thru facilities (“Doral Ocean Bank” or “Project”). The Property is located in the Downtown Mixed-Use (“DMU”) zoning district, the Downtown Mixed-Use land use designation and the Urban Central Business District (“UCBD”) overlay. We hereby provide the following Letter of Intent demonstrating the Project’s compliance with the City of Doral’s (“City”) Code of Ordinances and City Comprehensive Plan.

PROJECT DESCRIPTION

The Property is located west of NW 87th Avenue and abuts Dressel’s Dairy Canal to the west and NE 36th Street (“Doral Boulevard”) to the north. The Property is an out parcel located in the northeast corner of the previously approved Doral Gateway Master Plan. The Property is 17,567 square feet (0.4 acres) and is currently vacant. The proposed Project is a one-story 1,956 square foot bank with drive-thru facilities, six (6) standard parking spaces, one (1) ADA parking space, and on-site dumpster enclosure. The drive-thru is canopied and includes two lanes, the inner lane is for drive-up bank teller service and the outer lane is for self-serve ATM service.

The Project features a paved 6-foot sidewalk abutting the building with ADA features and direct access to the public sidewalk located beside Doral Boulevard. All existing sidewalks are respected and maintained, along with the existing bicycle lane that abuts the Project to the east. The parking area and driveway are two-way and allow for full vehicular ingress and egress. The drive-thru facilities are one-way to prevent congestion with ingress to the south and egress to the north. Wayfinding and DO NOT ENTER signage and pavement markings are proposed to direct the flow of traffic. There is a proposed monument sign facing the internal private drive which will be submitted under a separate signage permit during building permitting.

A Traffic Assessment has been included and results in 269 remaining trips as compared to the previously approved Doral Gateway Master Plan during the P.M. peak hour. In summary, The Project is expected to generate eleven (11) vehicular trips entering the bank drive-through during the P.M. peak period and is expected to accommodate the 95th percentile drive-through queue.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

The Project proposes superior lush landscaping that is focused on beautifying the Property abutting Doral Boulevard with large palms. The dumpster enclosure is surrounded by landscaping and shrubs to conceal it from the outside. A mixture of shade trees, palms, shrubs, and ground cover create a beautiful combination of greenery that catches the eye from all perspectives. Please refer to the Landscape Plan and Concept Plant Schedule for details on the proposed landscaping. The drainage is contained within the Property and proposes a combination of exfiltration trenches and six (6) catch basins along the roadways. Please refer to the Drainage Plan provided for details on stormwater management.

The Project meets all dimensional requirements such as setbacks, landscape buffers, building height, site calculations, and parking requirements, and is considered an as-of-right Project. (for additional details please refer to the site data tables on the Site Plan on Sheet C-102). The Project is not requesting any variances, special exceptions, or conditional uses. Please note the east landscape buffer shall be 20 feet because a Type 3 Buffer is required. The existing bicycle path comprises of the landscape buffer area which leaves 6 feet for landscaping to back of curb. The Project is also not requesting the vacation of any easements or rights-of-way. The Project was specifically designed to respect the City’s dimensional requirements and the existing easements, regardless of the current site constraints. The Property and the entire Doral Gateway Master Plan area are already platted through the IVAX TRACTS REPLAT (Plat Book 157, Page 44).

The Project proposes unique architectural designs to avoid the corporate, ‘cookie cutter’ building style branding. The combined Property constraints and DMU design requirements, lead to a simple and unique modern style building, juxtaposing a transparent, blue glass cubed rectangle and a solid, white metal cubed rectangular building base which uses colors from Ocean Bank’s standard pallet of glass and veneers. Please refer to the architectural plans and renderings provided for design details. The teller/ATM drive-thru and front entry are covered with a canopy structure, aligned with the blue glass shape, to top off the building.

The building shall include LEED-AP certified components to incorporate sustainable and energy-saving elements throughout the Project, like high albedo (SRI) roofing material, high R-value mechanical equipment, low-E glass, and low VOC products. The heightened corporate security, line-of-sight, and Crime Prevention Through Environmental Design (“CPTED”) standards are considered in the design. Additional information on security, cameras, alarms, and additional security measures shall be considered throughout the site planning and building permitting process. The Project was specifically designed to consider pedestrians, bicycles, superior architecture, landscaping, and drainage, security, and the City’s Downtown requirements.

We thank you for your consideration of our request to approve the Doral Ocean Bank Project. Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION **PLANNING AND ZONING DEPARTMENT**
/ Administrative Review Application

Please check one:

- CITY COUNCIL
 ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: PLAN-2403-0073

Date Received: 3/12/2024

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|---|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
Stephanie J. Toothaker, Esq. (agent)		
Mailing Address	City, State, Zip	Telephone
501 SW 2nd Avene, Fort Lauderdale, FL 33301		stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376
		Fax: stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376
		Email: stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376
Name of Owner		
8800 DORAL LLC		
Mailing Address	City, State, Zip	Telephone
141 W Jackson Boulevard, Chicago, IL 60604		stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376
		Fax: stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376
		Email: stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3028-026-0010

Address 8800 NW 36 Street, Doral, FL 33178

Lot(s) _____ Block _____ Section 28 Plat Book No. 157 Page No. 44

FINISHED FLOOR ELEVATION (If applicable): refer to civil plans FLOOD ZONE: refer to civil plans

B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY _____ ft. X _____ ft. = 17,567 sq. ft.; 0.4 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

Please refer to word document legal description provided in site plan submittal package.

E. DATE SUBJECT PROPERTY WAS ACQUIRED January 8, 2015

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

Requesting to develop a one-story 1,956 square foot bank with drive-thru.

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Please refer to the letter of intent provided in this site plan submittal package.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) N/A

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

March 06, 2024 _____ / Stephanie J. Toothaker, Esq.
 Date Applicant's Signature Print Name

 Date Applicant's Signature (if more than one) Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Ken Velti as Owner (s) of Lot (s) _____

Block _____ Section 28 PB/PG 157/44

of property which is located at 8800 NW 36 Street, Doral, FL 33178
desire to file an application for a public hearing before the City Council Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section _____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

- do hereby authorize Stephanie J. Toothaker, Esq. to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

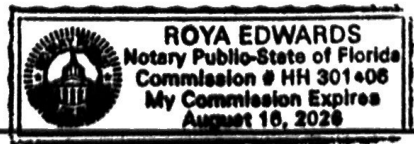
Owner's Name Ken Velti Signature KV Date 3/13/24

Owner's Name _____ Signature _____
Notary to Owner: Susan Elizabeth Glowa



Applicant's Name Stephanie J. Toothaker, Esq. Signature [Signature] Date 3/14/2024

Notary to Applicant:
[Signature]



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: AMLI Residential Properties, LP

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>AMLI Residential Properties, LP</u>	<u>100%</u>
<u>141 West Jackson Blvd, ste 300, Chicago IL 60604</u>	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

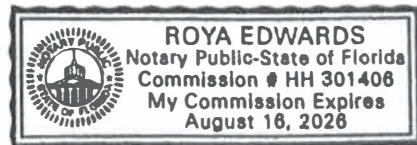
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Handwritten Signature]
(Applicant)

Sworn to and subscribed before me this 06 day of MARCH, 2024. Affiant is personally known to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)

My commission expires AUGUST 16, 2026



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

LEGAL DESCRIPTION

Tract C of, IVAX TRACTS REPLAT, a subdivision according to the plat thereof as recorded in Plat Book 157, Page 44, of the Public Records of Miami-Dade County, Florida, formerly known as the following:

PARCEL A:

A portion of the Northeast 1/4 of Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 28, thence run North 88° 53' 45" West, along the North line of the Northeast 1/4 of said Section 28, for 34.93 feet; and thence run South 46° 01' 49" West along the Northerly Right-of-Way line of "DRESSEL'S DAIRY CANAL", as recorded in Official Records Book 5176, Page 40, of the Public Records of Miami - Dade County, Florida, for 812.84 feet to the Point of Beginning of the following described parcel of land: thence continue South 46° 01' 49" West, along the last described course for 910.61 feet; thence run North 10° 32' 01" East, at right angles to the next described course for 741.37 feet; and thence run South 79° 27' 59" East, along the Southerly Right-of-Way line of N.W. 36th Street as recorded in Official Records Book 7646, Page 122, of the Public Records of Miami - Dade County, Florida, for 528.75 feet to the Point of Beginning.

Now known as all of FIDELITY ELECTRONICS, a subdivision, according to the plat thereof as recorded In Plat Book 109, Page 83, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL B:

A portion of the Northeast 1/4 of Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 28, thence North 88° 53' 45" West along the North line of the Northeast 1/4 of said Section 28 for 34.93 feet; thence South 46° 01' 49" West along the Northerly Right-of-Way Line of "DRESSEL'S DAIRY CANAL" as recorded In Official Records Book 5176, Page 40, of the Public Records of Miami-Dade County, Florida, for 812.84 feet; thence North 79° 27' 59" West along the Southerly Right-of-Way Line of Northwest 36th Street as recorded in Official Records Book 7646,

Page 122, of the Public Records of Miami - Dade County, Florida, for 887.84 feet; thence due South for 451.14 feet and thence due West for 221.63 feet, said last mentioned two courses being coincident with the boundary of "PALMTEL SUBDIVISION" according to the Plat thereof recorded In Plat Book 102, Page 11, of the Public Records of Miami - Dade County, Florida; and thence due South for 220.27 feet along the East line of "FEDERAL RESERVE MIAMI" according to the Plat thereof recorded In Plat Book 108, Page 50, of the Public Records of Miami - Dade County, Florida, to the Point of Beginning of the following described parcel of land: thence continue due South along the last described course, for 191.13 feet; thence South 88° 51' 08" East for 361.20 feet; thence North 46° 01' 49" East along the Northerly Right-of-Way Line of said "DRESSEL'S DAIRY CANAL" for 108.39 feet; thence North 10° 32' 01" East for 226.77 feet; thence South 46° 01' 49" West, for 154.46 feet; and thence North 88° 51' 08" West for 369.50 feet to the Point of Beginning.