



REVISED

8:35 am, Aug 01, 2024

3250 NE 1ST AVENUE
SUITE 334
MIAMI, FL 33137
WWW.LASARTELAW.COM
305.594.2877

FELIX M LASARTE, ESQ
FELIX@LASARTELAW.COM

July 30, 2024

Rey Valdes, Manager
City of Doral
8401 NW 53 Terrace, 3rd Floor
Doral, Florida 3316

RE: Trump Endeavor 12 LLC / Letter of Intent **Application for a zoning district change from *Multifamily Residential – 4 (MF-4)* and *Industrial Commercial (IC)* to *Downtown Mixed Use (DMU)***

Dear Mr. Valdes:

This is our letter of intent on behalf of Trump Endeavor 12 LLC, a Delaware limited liability company (the "Applicant"), in connection with a zoning application for that certain ±56.4 acre¹ parcel of land located at 4400 NW 87 Avenue as further identified by folio nos. a **portion of 35-3021-001-0010 and 35-3028-029-0010** the ("Property"). The Applicant is seeking to rezone the Property from *Multifamily Residential 4 (MF-4)* and *Industrial Commercial (IC)* to *DMU*.

The Applicant obtained a land use designation of Downtown Mixed Use and proffered a declaration of restrictions which limited the new residential development to a range of 1,410 to 1,500 new residential units. The current zoning application will permit the development of the Property pursuant to the DMU District Regulations with Creative Excellence Standards.

Development Plans

The proposed PUD will be in the heart of the City's downtown and be known as *Doral International Towers*. It will consist of 1,498 new residential dwelling units and 470 existing hotel units at a density of 33.3

¹ Parcel size pending confirmation due to discrepancy between City GIS map and the current use.

units per net acre.² ; and 141,694 square feet of new commercial development.

Background

In January 1962, the Doral Country Club (the "Country Club") was founded by Alfred and Dora Kaskel, who had purchased 2,400 acres of land almost a decade prior with the intention of developing a golf course and hotel on their property. When it opened, the Country Club was the first structure constructed in what would eventually be known as the City of Doral. Soon thereafter, the Country Club began to gain acclaim as a destination for locals and tourists alike who were seeking to enjoy an unparalleled golfing experience and first-class amenities. Whether they were staying on property to play their rounds on the "Blue" and "Red" or rubbing shoulders with the professional golfers who competed in the annual PGA tournaments, people found themselves drawn to "Doral". In January 2003, after decades of industrial, residential, and commercial growth, Doral was incorporated as a City within Miami-Dade County. The Doral Country Club was such a landmark that Doral's incorporators chose to include this golf course and its fountain on the City's seal as a nod to the foundations of a city that was predicated on the Country Club.

In 2012, The Country Club was purchased by the Applicant and the property became known as "Trump National Doral" ("Trump National"). Trump National continues to be an internationally renowned and universally heralded golf resort destination.

Forty-two (42) years after the Country Club first opened, the Applicant is seeking to once again allow this Property to lead the City of Doral into the next step in its evolution. The Applicant understands and appreciates the intrinsic value of a golf course like the spectacular "Blue Monster", which is inextricably tied the City's history and identity. The Applicant also knows first-hand what it means to present meaningful, beautiful developments that become landmarks so important that they shape entire cities. Combining the Applicant's appreciation for the past with its vision for the future, both of which are reflected in this Application, allows the Applicant to reimagine the potential of a property that has defined this incredible City. By offering luxury residential, high end retail and resort spaces and amenities, *Doral International Towers* will create a new, 21st century golfing and resort experience.

Zoning Application

The *Doral International Towers* DMU rezoning request is consistent

² 33.3 units per net acre based on 52.4 acres of land. Density of hotel is calculated at 1/2 unit per room.

with the City's DMU regulations and the criteria set forth in Division 3 Code of Ordinances, City of Doral, Florida (the "Code"). It presents a unique opportunity to revitalize and continue to activate Doral's entryway. *Doral International Towers* will transform the character of this portion of Doral Boulevard and promotes the City's goal for high-quality development on this vital node and extremely visible parcel of land.

The proposed development plan for the property will be consistent with the City's DMU regulations as well as the *DMU* land use category in the City's Comprehensive Development Plan. Furthermore, *Doral International Towers* DMU will be compatible with the patterns of development in the surrounding area.

Based on the foregoing, we ask for your favorable consideration of this request. Thank you, in advance, for your continued attention to this application. Should you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read 'FLM2' or similar, written in a cursive style.

Felix Lasarte, Esq.



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

PUBLIC HEARING APPLICATION
/ Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☒ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: **LAND-2205-0003**

Date Received:

RECEIVED

By Stephanie Puglia at 12:29 pm, Jun 03, 2022

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:

- ☒ Change in Zoning District
☐ Variance
☐ Appeal of Decision
☐ Conditional Use

- ☐ Plat
☐ Entry Feature
☐ Site Plan
☐ 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)			Trump Endeavor 12 LLC, a Delaware limited liability company. c/o Felix M. Lasarte, Esq		
Mailing Address	The Lasarte Law Firm 3250 NW 1st Avenue, Suite 334	City, State, Zip	Miami, FL. 33137	Telephone	305-915-0733
				Fax	
				Email:	felix@lasartelaw.com
Name of Owner Trump Endeavor 12 LLC, a Delaware limited liability company.					
Mailing Address	4400 NW 87 Avenue. Doral, FL 33178	City, State, Zip	Doral, FL. 33178	Telephone	305-915-0733
				Fax	
				Email:	felix@lasartelaw.com

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).

A portion of 35-3021-001-0010; 35-3028-000-0050; 35-3021-008-0010; 35-3028-029-0020;
Folio Number(s) 35-3028-029-0010; 35-3022-010-0010

Address 4400 NW 87 Avenue, Doral, FL 33178

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

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: AE

- B. ADDRESS (If number has been assigned) 4400 NW 87 Avenue, Doral, FL 33178

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; ±52 Net 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 see attached "Exhibit A".

- E. DATE SUBJECT PROPERTY WAS ACQUIRED June 12, 2012.

APPLICANT'S REQUEST:

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

Zoning District change from "Multifamily Residential - 4" and "Industrial Commercial" to
Downtown Mixed Use

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 See Attached.

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) Buildings (Current uses: Hotel, Spa, Res

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 6 COPIES (AND A PDF) OF 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.

11/13/22
Date

[Signature]
Applicant's Signature

MIKE VERGARA
Print Name

Date

Applicant's Signature (If more than one)

Print Name

4400 NW 87 Avenue. Doral, FL. 33178

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Trump Endeavor 12, a Delaware limited liability company as Owner (s) of Lot (s) _____Block _____ Section _____ PB/PG _____
4400 NW 87 Avenue. Doral, FL. 33178of property which is located at _____
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):

Felix M. Lasarte, Esq.

- ☒ do hereby authorize _____ 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.

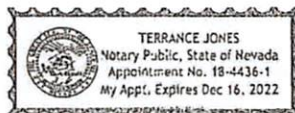
Owner's Name Trump Endeavor LLC, a Delaware
limited liability company Signature [Signature] Date 11/13/22

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name Trump Endeavor LLC, a Delaware
limited liability company Signature _____ Date _____

Notary to Applicant:



STATE OF Nevada
 COUNTY OF Clerk
 SUBSCRIBED AND SWORN TO BEFORE ME
 THIS 13th DAY OF January, 2022
 BY [Signature]

NOTARY PUBLIC

PUBLIC HEARING APPLICATION

Page 4

PUBLIC HEARING APPLICATION SUPPLEMENT

OPTIONAL

However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the City of Doral for a _____,

Name of Applicant

which will affect the property located at _____ as follows:

Property Address

To permit _____

The ☐ City Council will hold a public hearing on this request. I hereby acknowledge having read the above the subject application, reviewed the applicable plans and understand that I am waiving any objection(s) to the proposed request and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel #1 _____ Owner Name Address Signature Date	Parcel #2 _____ Owner Name Address Signature Date	Parcel #3 _____ Owner Name Address Signature Date
Parcel #4 _____ Owner Name Address Signature Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) <div style="display: flex; justify-content: center; align-items: center; gap: 20px;"> ← ↑ ↓ → </div>	Parcel #5 _____ Owner Name Address Signature Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel #6 _____ Owner Name Address Signature Date	Parcel #7 _____ Owner Name Address Signature Date	Parcel #8 _____ Owner Name Address Signature Date

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: Trump Endeavor 12 LLC, a Delaware limited liability company

NAME AND ADDRESS

Trump Endeavor 12 Manager Corp (Entity A)

Percentage of Stock

1%

DJT Holdings LLC (Entity B)

99%

DJT Holdings Managing Member (Entity C)

100% Entity A and 1% Entity B

The Donald J. Trump Revocable Trust dated April 7, 2014

100% Entity C and 99% Entity B

- Donald J. Trump, Jr., Trustee

- Donald J. Trump, Beneficiary

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: _____

NAME AND ADDRESS

Percentage of Interest

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: _____

NAME AND ADDRESS

Percent of Ownership

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.

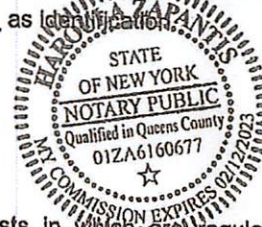
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 7th day of November, 2021. Affiant is personally known to me or has produced Mike Vergara as identification.

(Notary Public)

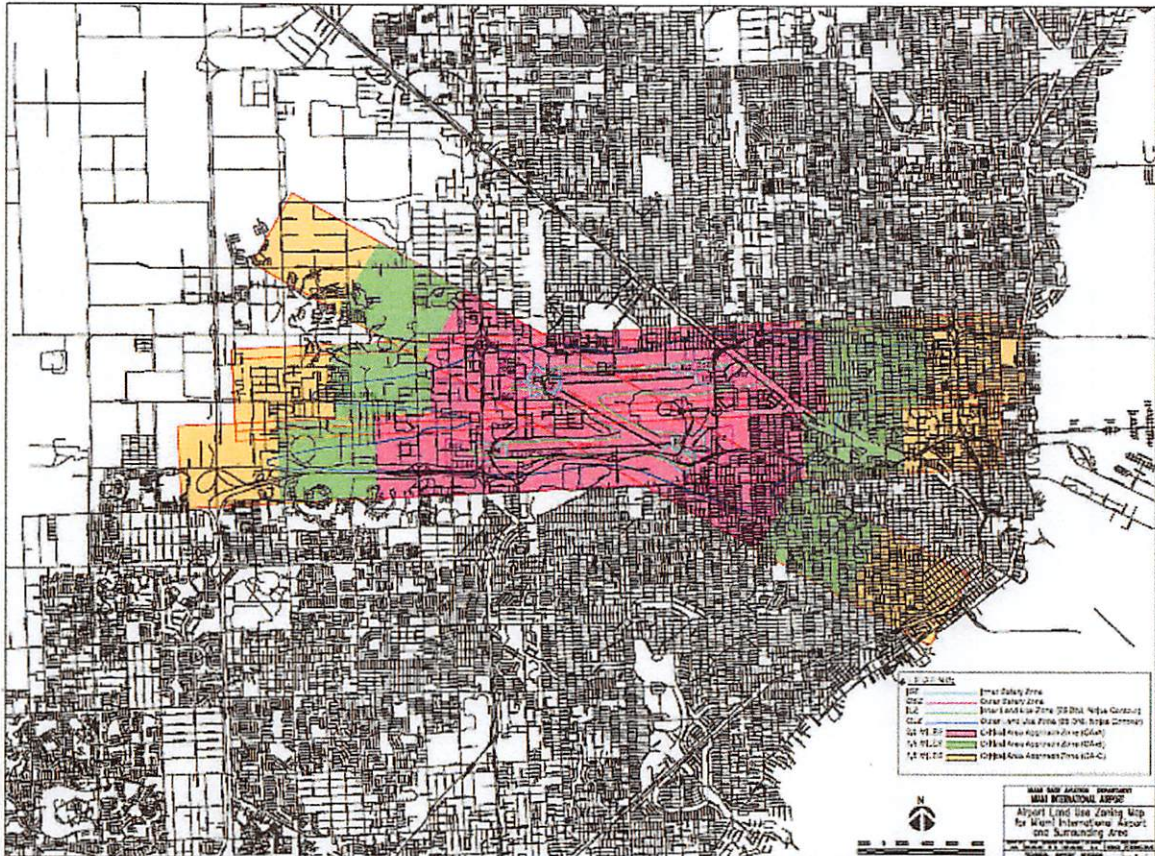
My commission expires 2/12/2023



*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.

Miami-Dade Aviation Department

If the project is located within the Inner Safety Zone (ISZ), Outer Safety Zone (OSZ) OR Critical Area Approach Zone (CA-A) the applicant is required to obtain an approval letter from Miami-Dade County Aviation Department (MDAD).



A portion of land lying in Sections 21 and 28, Township 53, Range 40 East, of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the North line of said Section 28, for 40.01 feet to the POINT OF BEGINNING of the herein described parcel, said point also being on the west Right-of-Way line of NW 87 Avenue; thence along the said west Right-of-Way line of NW 87 Avenue the following three (3) courses; continue S89°33'53"W for 15.01 feet; thence S01°44'49"E for 497.81 feet to a Point of Curvature of a circular curve to the right, concave to the northwest, thence along the arc of said curve, having for it's elements a radius of 50.00 feet, a central angle of 100°43'14" for an arc distance of 87.90 feet to a Point of Tangency, said point lying on the north Right-of-Way line of NW 36 Street (Doral Boulevard); thence along the said north Right-of-Way line of NW 36 Street (Doral Boulevard), N81°01'35"W for 1,485.28 feet; thence N00°26'14"W for 635.09 feet; thence N88°33'46"E for 239.02 feet; thence N44°19'07"E for 301.62 feet; thence N11°25'10"E for 455.85 feet; thence N34°22'07"E for 523.99 feet; thence N89°32'56"E for 370.95 feet; thence N00°27'04"W for 135.53 feet; thence N89°32'56"E for 278.54 feet to a point on the west Right-of-Way line of NW 87 Avenue; thence along the west Right-of-Way line of NW 87 Avenue the following eleven (11) courses; said previous point also being the Point of Curvature of a non-tangent circular curve to the left and concave to the east, at which the radius point bears N88°19'58"E; thence Southeasterly along the arc of said curve, having for it's elements a radius of 1,185.92 feet, a central angle of 07°03'54" for an arc distance of 146.23 feet to a Point of Tangency; thence S08°44'07"E for 200.00 feet to a Point of Curvature of a circular curve to the right, concave to the west, thence along the arc of said curve, having for it's elements a radius of 1,869.86 feet, a central angle of 12°41'24" for an arc distance of 414.14 feet to a Point of Tangency; thence S03°57'17"W, for 300.00 feet to a Point of Curvature of a circular curve to the left, concave to the east, thence along the arc of said curve, having for it's elements a radius of 1,949.86 feet, a central angle of 05°37'30" for an arc distance of 191.43 feet to a Point of Tangency; thence S01°40'13"E for 121.48 feet to a Point of Curvature of a circular curve to the right, concave to the north, thence along the arc of said curve, having for it's elements a radius of 25.00 feet, a central angle of 144°57'53" for an arc distance of 63.25 feet to a Point of Non-tangency; thence S53°17'45"W; radial to the last described curve for a distance of 60.00 feet; thence run S36°42'15"E, at right angles of the last described course for a distance of 107.65 feet; thence N89°33'53"E, along the North line of the

South 50.00 feet of the Southeast 1/4 of said Section 21 for a distance of 32.81 feet; thence S01°40'13"E along the West line of the East 40.00 feet of the Southeast 1/4 of said Section 21 for a distance of 50.01 feet to the Point of Beginning.

Containing 2,456,972 Square Feet (GROSS) or 56.4 Acres (GROSS), more or less, by calculations.

Containing 2,266,887 Square Feet (NET) or 52.0 Acres (NET), more or less, by calculations.

Folio: 35-3021-001-0010 Folio: 35-3021-008-0010 Folio: 35-3028-029-0020 Folio: 35-3028-000-0050 Folio: 35-3028-029-0010

Address: 4400 NW 87 Avenue, Doral Florida 33178

Address: 8755 NW 36 Street, Doral Florida 33178