



February 11, 2025

VIA ELECTRONIC SUBMITTAL

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6227 office
305.377.6222 fax
mtapanes@brzoglaw.com

Ms. Michelle M. Lopez, MBA
Planning and Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

Re: Site Plan Approval Letter of Intent for the Property Located at 3511 NW 91 Avenue, City of Doral, Florida

Dear Ms. Lopez:

This firm represents Doral LPIV, LLC (the "Applicant"), the owner of the property located at 3511 NW 91 Avenue (the "Property" and "3511 Parcel") in the City of Doral (the "City"). This letter shall serve as the Applicant's amended letter of intent in connection with a Site Plan Approval application pursuant to Section 53-184 of the City Code of Ordinances (the "Code"). The Applicant seeks to redevelop the Property with two (2) 76,827 square foot Class A warehouse buildings (the "Project") consistent with the existing IC zoning regulations.



Figure 1. Aerial

Property Description. The Property, further identified by Miami-Dade County Property Appraiser Folio No. 35-3028-018-0140, is located on NW 91 Avenue and is bounded by the Dressel's Dairy Canal to the north. See Figure 1, Aerial, below. According to the survey prepared by J. Hernandez & Associates Inc, dated July 22, 2024, the Property is 393,929 square feet (9.043 acres) in size. See Survey. The Property is within the boundaries of the expired Westpointe Business Park Development of Regional Impact ("DRI") and is improved with a two-story, approximately 160,854 sq. ft., office building built in 1997.

City Land Use & Zoning. Pursuant to the City's Future Land Use Map ("FLUM"), the Property is designated as Industrial. See Figure 2, FLUM Excerpt, below. According to the City's Comprehensive Development Master Plan ("CDMP"), this category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, and distribution centers.

According to the City's Zoning Map, the Property is zoned Industrial Commercial ("IC") District. See Figure 3, Zoning Map Excerpt, below. The intent and purpose of the Industrial Commercial District is to provide for uses that are commercial and industrial in nature and that are in close proximity to major roadways.

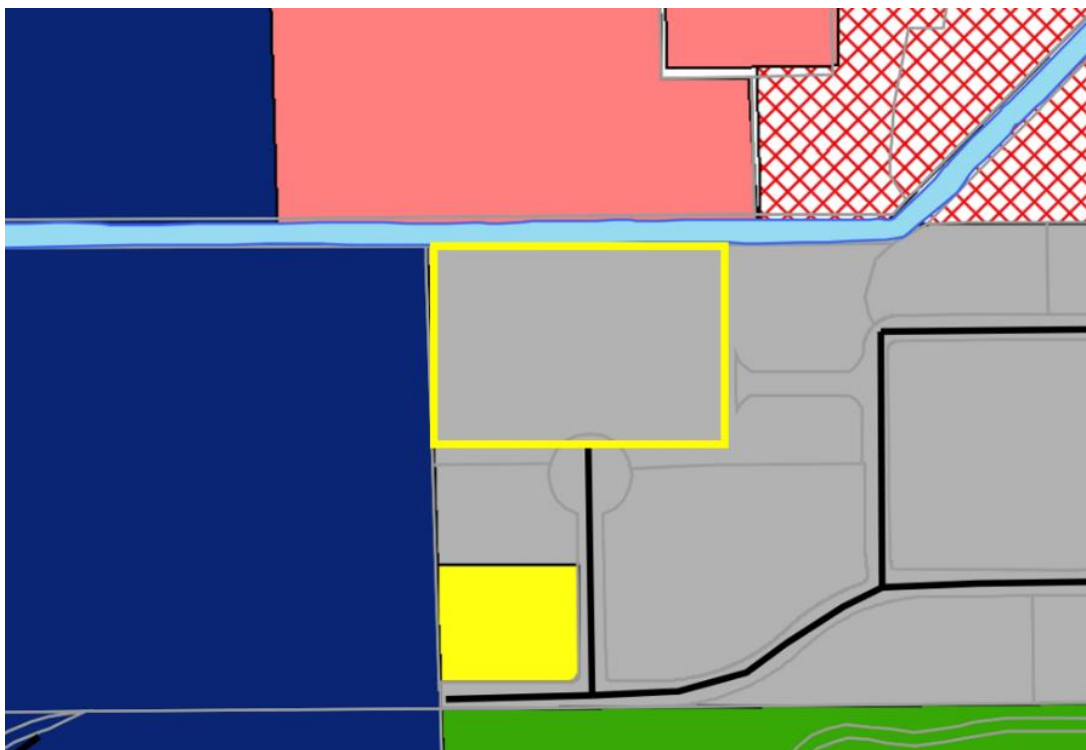


Figure 2. FLUM Excerpt.

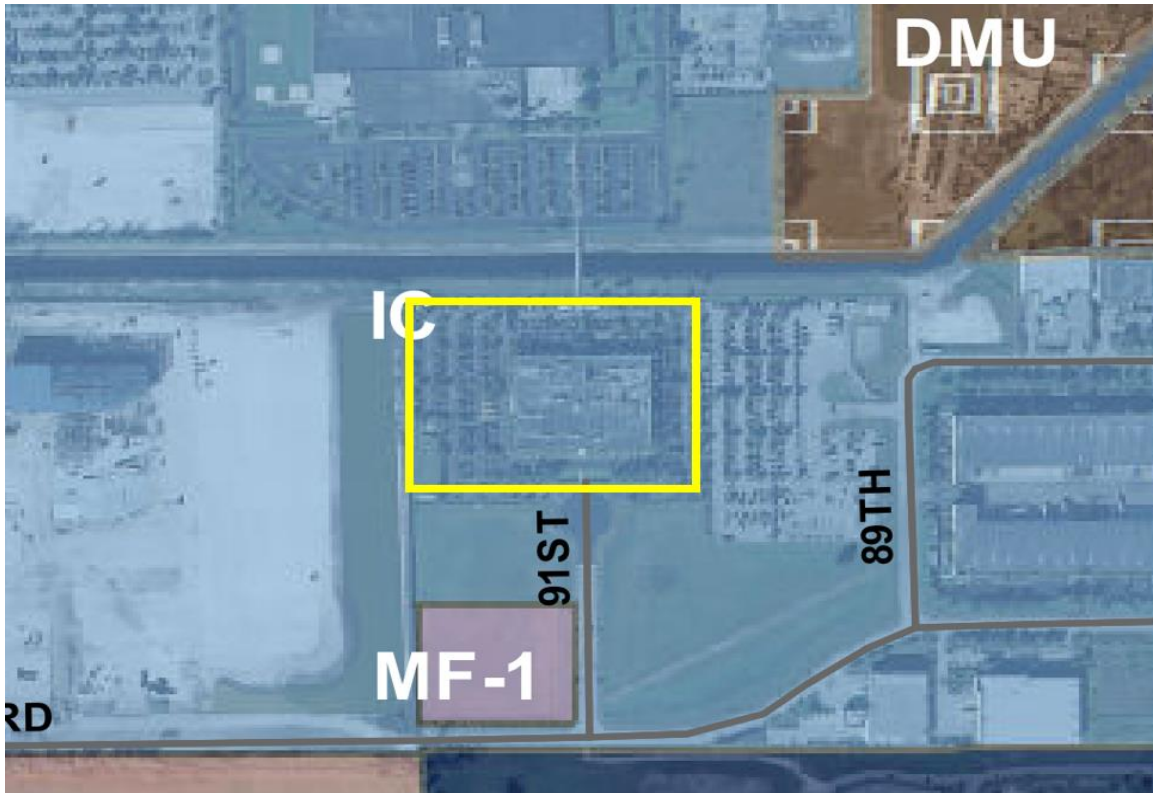


Figure 3, Zoning Map Excerpt.

Property History. In 1997, the Property was developed with the existing structure for the United States Southern Command Headquarters. Under Florida Statute 553.73(10), a building permit was not required for the construction of the two-story structure by Miami-Dade County. Later, in 2012, the Miami Herald requested Administrative Site Plan Review from the City of Doral for the relocation of the Miami Herald to the Property. The Miami Herald was approved to construct a new, approximately 119,000 sq. ft. production facility on the property to the east at 3500 NW 89 Court (the "3500 Parcel"), and to utilize the existing building on the 3511 Parcel as an office with a day care facility. The Property has been underutilized for several years.

Proposed Development & Site Plan Approval. The Applicant proposes to redevelop the Property with two industrial Class A warehouse buildings. Specifically, the Project will include two approximately 76,827 square foot Class A warehouse buildings, totaling 153,654 square feet. See Proposed Plans. The proposed development provides an industrial use that is both consistent with the underlying land use and harmonious with the purpose of the IC District regulations. Both the layout of the site and the warehouse use, make the Project an ideal development for the Property.

The Project proposes an as-of-right use and will be a welcomed improvement to what is currently an underutilized site. The Project is fully compliant with the City of Doral's IC District development regulations. Notably, the Project provides 171 off-street parking spaces and offers greater setbacks than those required by the City Code. It also features approximately thirty-nine percent (39%) building coverage, which is below the fifty percent (50%) maximum allowed. Moreover, the Project meets the minimum lot area, open space, frontage, height, and landscape requirements.

The overall design of the Project is compatible with the character of the neighborhood both in scale and aesthetic. The proposed development will provide value to the community as it will provide employment opportunities and much needed warehouse space to service the needs of the City's residents and businesses. The proposed warehouse facility was designed to complement other uses in the area and provides appropriate landscaping throughout. The Applicant proposes a uniform architectural theme in the two buildings, creating an aesthetically pleasing and functional development. Further, the proposed warehouse use generates a significantly lower traffic impact than the existing office use, and therefore will result in an overall net reduction in traffic.

Conclusion. The Applicant respectfully requests Site Plan Approval of the Project pursuant to Section 53-184 of the Code. The Project proposes an as-of-right use and is fully compliant with the City of Doral Code. As such, we respectfully request your prompt review and favorable recommendation. Should you have any questions please do not hesitate to contact me at 305.377.6227.

Very truly yours,



Melissa Tapanes Llahues

cc: Kris Thorn
Maritza Haro Salgado
Roberto A. Alvarez



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-2408-0086
Date Received: RECEIVED <small>By Stephanie Puglia at 11:12 am, Sep 03, 2024</small>

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) DORAL LPIV, LLC		
Mailing Address 9040 Roswell Road, Suite 420	City, State, Zip Atlanta, Georgia 30350	Telephone (952) 484-1712 Fax Email: KThom@panattoni.com
Name of Owner DORAL LPIV, LLC		
Mailing Address 9040 Roswell Road, Suite 420	City, State, Zip Atlanta, Georgia 30350	Telephone (952) 484-1712 Fax Email: KThom@panattoni.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).

Folio Number(s) 35-3028-018-0140

Address 3511 NW 91 Avenue, Doral, Florida 33172

Lot(s) _____ Block _____ Section _____ Plat Book No. 147 Page No. 25

See attached Legal Description

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

B. ADDRESS (If number has been assigned) 3511 NW 91 Avenue

C. SIZE OF PROPERTY 557 ft. X 731 ft. = 393,929 sq. ft.; 9.043 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.

Township 53, Range 40, Section 28, as more particularly described in attached legal description.

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S REQUEST:

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

The Applicant is requesting site plan approval for a warehouse development, as described in the enclosed Letter of Intent.

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 enclosed Letter of Intent.

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) CBS

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. N/A **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. N/A **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 None

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.

8/30/2024

Date

Applicant's Signature

Print Name

Dayne Pryor

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We DORAL LPIV, LLC as Owner (s) of Lot (s) See attached Legal Description

Block _____ Section _____ PB/PG Book 147, Page 25

of property which is located at 3511 NW 91 Avenue

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):

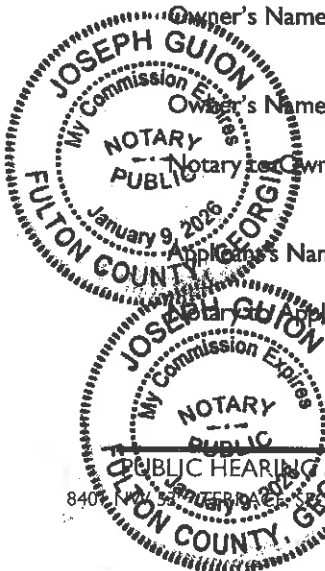
- do hereby authorize _____ to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

Owner's Name DORAL LPIV, LLC Signature [Signature] Date 8/30/2024

Owner's Name _____ Signature _____ Date _____

Notary for Owner: Joseph Guion
Applicant's Name DORAL LPIV, LLC Signature [Signature] Date 8/30/2024

Applicant: Joseph Guion



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: Doral LPIV, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>PIV1, LLC, 2442 Dupont Drive, Irvine, CA 92612</u>	<u>95%</u>
<u>LPIV Florida DP, LLC, 9040 Roswell Road, Suite 420, Atlanta, GA 30350</u>	<u>5%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Note: LPIV Florida DP, LLC, is owned 75% by PIV1, LLC and 25% HDP-ATL LPIV, LLC. HDP-ATL LPIV, LLC is ultimately owned by Dayne Pryor. PIV1, LLC is ultimately owned 60% by Carl D Panattoni and Mary Jane Panattoni, as trustees of the Panattoni Living Trust, and 40% by Adon Panattoni.

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>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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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: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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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:

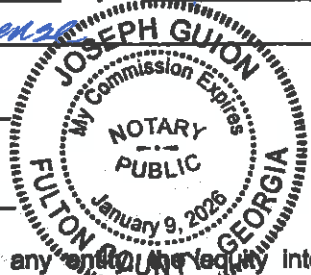
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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 4th day of September 2024. Affiant is personally known to me or has produced driver's license as identification.

Joseph Guion
(Notary Public)



My commission expires 1/9/26

*Disclosure shall not be required of: 1) any entity whose 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.

This instrument prepared by:
Anthony Alfonso
SeedJura, PLLC
4440 PGA Blvd., Suite 600
Palm Beach Gardens, FL 33410

After Recording Return to:
Pelham Wilder IV
Morris, Manning & Martin LLP
3343 Peachtree Road, NE
Suite 1600
Atlanta, GA 30326

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective as of the 26th day of August, 2024, between DORAL 3511 BUILDING OWNER, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Parmenter, LLC, 1455 Lincoln Parkway, Suite 450 (or Suite 150 for overnight deliveries), Atlanta, Georgia 30346, in favor of DORAL LPIV, LLC, a Delaware limited liability company ("Grantee"), whose address is 9040 Roswell Road, Suite 420, Atlanta, Georgia 30350:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Miami-Dade, State of Florida, and more particularly described on the attached Exhibit A (the "Property").

Subject however, to:

- (a) Real property taxes and assessments for the year 2024 and thereafter;
- (b) Zoning and other laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

Exhibit A
Legal Description of the Property

Lot 14 and the West 290.67 feet of Lot 13 in Block 1, of WESTPOINTE BUSINESS PARK according to the Plat thereof, recorded in Plat Book 147, at Page 25, of the Public Records of Miami-Dade County, Florida.

Exhibit A

Legal Description

PARCEL 1:

LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH EASEMENT(S) FOR THE BENEFIT OF PARCEL 1, OVER AND ACROSS LOTS 8, 9 AND 13, BLOCK 1, OF WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 290.67 FEET OF SAID LOT 13, AS SET FORTH AND DESCRIBED IN THAT CERTAIN RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT RECORDED DECEMBER 15, 2016 IN OFFICIAL RECORDS BOOK 30347, PAGE 724, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.