

**RECEIVED**

By Stephanie Puglia at 10:47 am, Jan 11, 2024



**SUBARU**<sup>®</sup>

**City of Doral**  
**PLAN-2401-0068**  
**Subaru Site Plan Review**

January 3, 2024

City of Doral  
Planning & Zoning Department  
8401 NW 53 Terrace  
Doral, FL 33166

Re: Proposed New Subaru Dealership  
Site Plan Administrative Approval Request  
Letter of Intent  
9300 NW 13<sup>th</sup> Street  
Doral, FL 33172

To Whom It May Concern:

Please use this Letter of Intent as a formal request to process a Site Plan Administrative Approval for a Proposed New Subaru Dealership. Lithia Motors, Inc., owners of the property located at 9300 NW 13<sup>th</sup> Street, propose to construct a new 53,481 sq. ft. Subaru Dealership at 9300 NW 13<sup>th</sup> Street. This facility will be built to the current Subaru Dealership national brand standards. This new facility will contain a large double story showroom, a three lane service drive, and an exclusive state of the art service shop for the Subaru customer.

The existing parcel is ±8.392 acres with an existing 71,897 sq. ft. one story masonry building and an existing 46,219 sq. ft. one story masonry building wrapping around surface parking with one access private drive aisle on the Northern side. Lithia proposes to demolish these buildings and surface parking to construct the new 53,481 sq. ft. Subaru Dealership.

The new 53,481 sq. ft. Subaru Dealership building will accompany a new site design with associated landscaping. The proposed Subaru Dealership will have 88 employee / customer parking stalls, 595 inventory parking stalls and 6 handicap parking stalls; for a total of 764 parking stalls.

The overall design and aesthetic of the building is sleek and contemporary and will add interest to the surrounding context of NW 13<sup>th</sup> St and NW 12<sup>th</sup> St. The project materials and finishes of the facility are a mix of aluminum composite panels, corrugated metal siding, an EIFS. The materials are paired together in a way that creates depth and interest through a dynamic curved facade. The front façade also features large expansive glass windows to allow visibility into the showroom



# SUBARU®

display. The site features LED lighting throughout to enhance the display vehicles as well as provide safety throughout the night hours.

The new Subaru Dealership building will also feature several eco-friendly design concepts:

- Efficient water fixtures & recycled water car wash
- Efficient rooftop HVAC w/ advanced controls
- Skylights with daylighting controls
- Energy efficient windows & doors
- Light reflective surfaces
- Recycling & waste reduction
- LED lighting with auto controls
- Native landscaping

The Subaru brand is focused on creating a vision to show love and respect to all people at every interaction through the implementation of welcoming warm environments that are customer centric. The customer spaces are designed in a way that reflects the brand image of fun, freedom, adventure, confidence, and control.

Sincerely,

Mark Fernandez  
Lithia Motors, Inc. c/o Golden Property Development, LLC  
909-573-2765  
[mark@goldenpropertydevelopment.com](mailto:mark@goldenpropertydevelopment.com)



8401 NW 53<sup>RD</sup> 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-2401-0068  
Date Received: \_\_\_\_\_

**RECEIVED**  
By Stephanie Puglia at 10:47 am, Jan 11, 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)		
<b>Mark Fernandez</b>		
Mailing Address	City, State, Zip	Telephone
20025 E Country Hollow Dr	Walnut CA 91789	909-573-2765
Name of Owner		
<b>FL Doral-S LLC</b>		
Mailing Address	City, State, Zip	Telephone
150 N Bartlett St	Medford OR 97501	785-577-5845
Email: <a href="mailto:mark@goldenpropertydevelopment.com">mark@goldenpropertydevelopment.com</a>		
Email: <a href="mailto:ryanwofford@lithia.com">ryanwofford@lithia.com</a>		

**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) 35-3033-003-0010

Address 9300 NW 13th Street

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Plat Book No. 106 Page No. 4

FINISHED FLOOR ELEVATION (If applicable): 12' FLOOD ZONE: AH

B. ADDRESS (If number has been assigned) \_\_\_\_\_

C. SIZE OF PROPERTY 914' ft. X 400' ft. = 365,000 sq. ft.; 8.38 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.

Tract 1, AMENDED PLAT OF DADE CENTRAL SERVICE CENTERS, according to the Plat there of as recorded in

Plat Book 106, Page 4, of the Public Records of Miami-Dade County, Florida.

E. DATE SUBJECT PROPERTY WAS ACQUIRED \_\_\_\_\_

**APPLICANT'S REQUEST:**

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

See attached 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.)

See attached 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) Other

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:

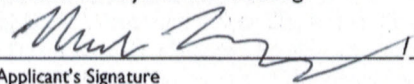
- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other \_\_\_\_\_

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.

1-3-24  
Date

  
Applicant's Signature Print Name Mark Fernandez

\_\_\_\_\_  
Date Applicant's Signature (If more than one) Print Name



PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We FL Doral-S LLC as Owner (s) of Lot (s) Tract 1, AMENDED PLAT OF DADE CENTRAL SERVICE GENI

Block \_\_\_\_\_ Section \_\_\_\_\_ PB/PG 106/4

of property which is located at 9300 NW 13th Street  
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.

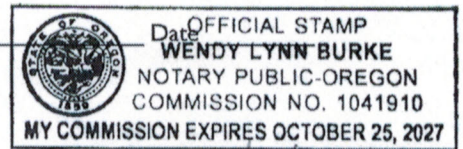
I/We as the owners of the subject property (check one):

- do hereby authorize Mark Fernandez 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 Ashwin Radh Krishnan Signature [Signature] Date 1/8/24

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_

Notary to Owner: Wendy Lynn Burke 1/8/2024



Applicant's Name Mark Fernandez Signature [Signature] Date 1/8/24

Notary to Applicant: Wendy Lynn Burke see attachment 1/8/24

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

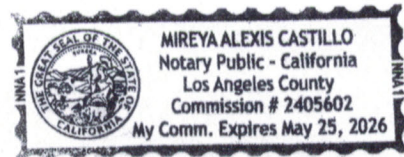
On Jan 8, 2024 before me, Mireya Alexis Castillo "Notary Public"  
(insert name and title of the officer)

personally appeared Mark Toliao Fernandez,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mireya C (Seal)





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) ←    ↑    ↓    →	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: FL Doral-S LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See Attached</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </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>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </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: \_\_\_\_\_

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

\_\_\_\_\_

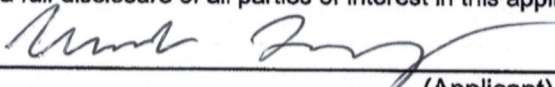
\_\_\_\_\_

\_\_\_\_\_

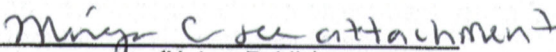
\_\_\_\_\_

**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:   
(Applicant)

Sworn to and subscribed before me this 8th day of January, 2024. Affiant is personally known to me or has produced CA DL as identification.

  
(Notary Public)

My commission expires 05/25/26

\*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.



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 8th  
day of January, 2024, by Mark Tolino  
Fernandez

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Mireya C



**FL DORAL-S, LLC**

**Organizational Data:**

State of Incorporation: Florida  
Date of Incorporation: November 10, 2022  
  
Registered Agent: NRAI Services, Inc.  
1200 South Pine Island Road  
Plantation, FL 33324  
  
Registry No.: L22000483258  
Taxpayer ID No.: 92-1285142  
Foreign Qualifications: None  
Dealerships:  
Assumed Business Name(s):  
Location:

**Board of Managers:** Bryan B. DeBoer  
Christopher S. Holzshu  
Edward Impert  
Tina Miller

**Member:** Lithia Florida Holding, Inc.

**Officers:** Bryan B. DeBoer President  
Christopher S. Holzshu Treasurer and Secretary  
Edward Impert Assistant Secretary  
Tina Miller Assistant Secretary

**Real Property Ownership:** FL Doral-S, LLC

**FF&E Ownership:** FL Doral-S, LLC

**Location No.:** [TBD]

**Special Considerations:**



**PLEASE FIND ATTACHED THE REPORT  
FOR THE FOLLOWING SITE**

BV Project #: **159386.22R000-001.220 [Version 2]**

Service: **ALTA Coordination**

Site Name: **13th Street Property - Doral, FL**

Site Address: **9300 Northwest 13th Street**

City/State: **Doral/FL**

In order to ensure that all comments are addressed properly, please send them to **Teddi Welborn** at **teddi.welborn@bureauveritas.com**. Also, please place the BV Project # in the subject line for reference.

If you have any questions regarding this project, please contact **Cliff Stout** at **Cliff.Stout@bureauveritas.com**.

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1, AMENDED PLAT OF DADE CENTRAL SERVICE CENTERS, according to the Plat thereof as recorded in Plat Book 106, Page 4, of the Public Records of Miami-Dade County, Florida.

Folio #35-3033-003-0010

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