



Memorandum

Date: January 15, 2025

To: Honorable Mayor and Councilmembers

From: Francisco Rios
Interim City Manager

Department: Michelle M. Lopez
The Corradino Group
Interim Planning & Zoning Director

Subject: **Doral International Towers – Site Plan Approval**

Introduction

Trump Endeavor 12, LLC (the “Applicant”) is requesting site plan approval for the southeast portion (± 56.4 acres) of the property located at 4400 Northwest 87th Avenue (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser by a portion of Folio No. 35-3021-001-0010 and 35-3028-029-0010. The Applicant proposes a redevelopment project, Doral International Towers (the “Project”), which proposes additional hotel rooms, residential units with amenities, and commercial retail spaces. A copy of the letter of intent and application is provided in “Exhibit A.”

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting).

Property Information

Table I provides a brief overview of the subject project.

Table I		
Property Information		
	General Information	Responses
1	Project Name	Doral International Towers
2	Applicant	Trump Endeavor 12, LLC
3	Acres	±56.4 Acres
4	Location	4400 NW 87 th Avenue Doral, Florida
5	Folio Numbers	A Portion Of: 35-3021-001-0010
6	Existing Future Land Use Category	Downtown Mixed Use (DMU) and Urban Central Business District (UCBD) overlay
7	Existing Zoning District	Multi-Family Residential 4 (MF-4) and Industrial Commercial (IC)

Source: City of Doral, Planning and Zoning Department (2024)

Zoning/Land Use/Neighborhood Analysis

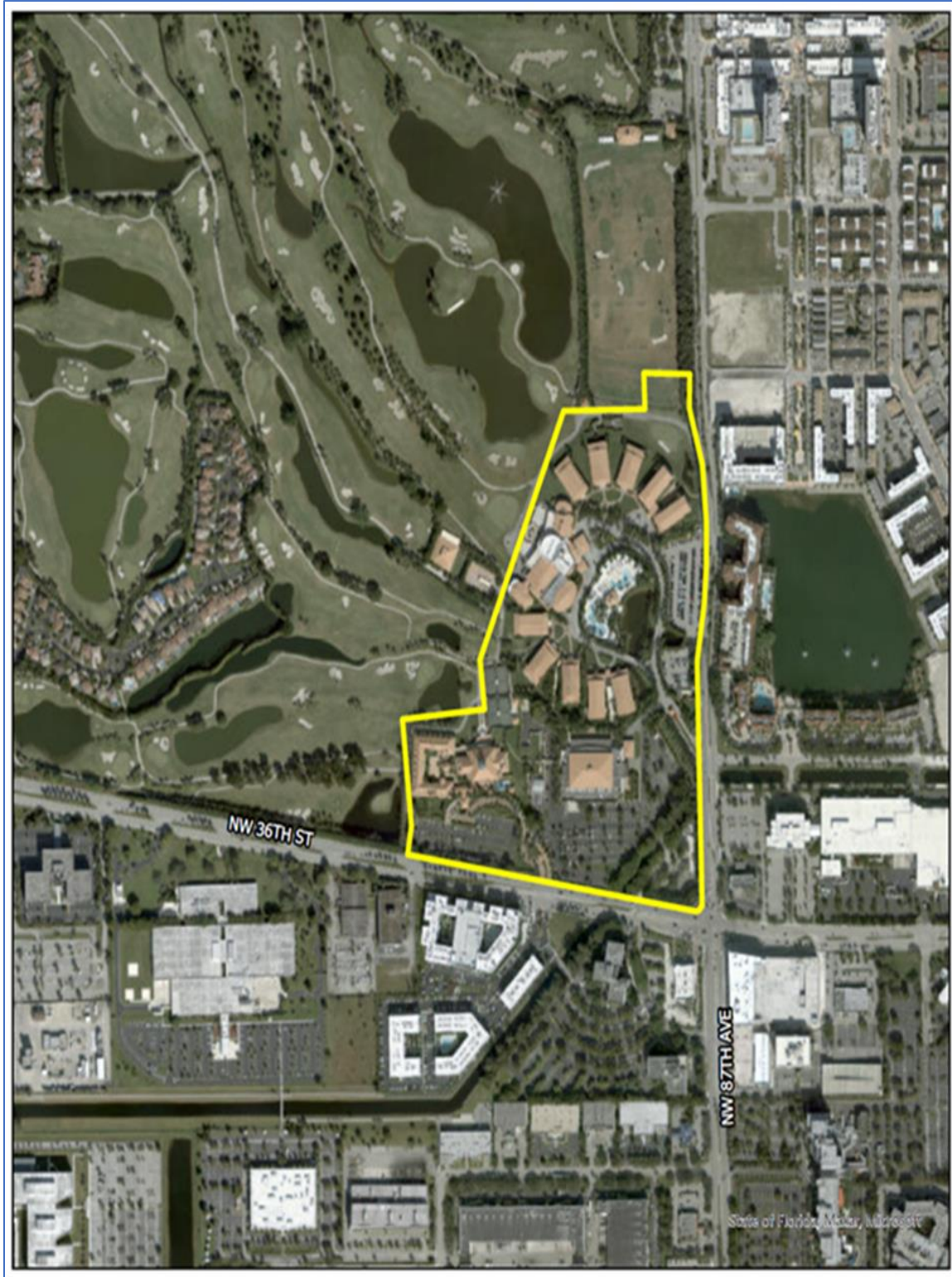
Table II provides an overview of the land uses surrounding the Property.

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

Source: City of Doral, Planning and Zoning Department (2024)

Property Location

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



Existing Conditions

Existing site conditions are depicted on the following images:



Image I. Looking NW from Intersection of Doral Blvd (41st Street) and Galloway Road (87th Avenue)



Image II. View west along Doral Blvd. (41st Street)



Image III. View north along Galloway Road (87th Avenue)



Image IV. Isometric view of the Property

Background

The property located at 4400 Northwest 87 Avenue in Doral, currently sits on a ±56.4-acre parcel and is primarily zoned for Multi-Family Residential (MF-4) and Industrial-Commercial (IC), with a future land use of Downtown Mixed Use (DMU) under the Urban Central Business District (UCBD) overlay. This property is a golf resort, offering a country club, several private golf courses, a hotel, and various other amenities. The surrounding area includes a mix of residential, retail, office spaces, and additional resort and golf course properties.

In August 2024, the City Council approved the first reading of an application to rezone the property fully into the Downtown Mixed Use (DMU) category. The project's major proposal, known as the Doral International Towers, involves the development of 1,498 residential units, along with 470 hotel units and 141,694 square feet of new commercial space. The proposed density is 26.5 units per acre with creative excellence incorporated into the design. This large-scale development is set on the northwest corner of NW 87 Avenue (also known as Galloway Road) and NW 36 Street (Doral Boulevard).

A zoning workshop was held in June 2024 to present the site plan to the public, providing an opportunity for city residents to engage with the project and offer feedback. In September 2023, the City of Doral had also approved an amendment to the Future Land Use Map, changing the designation of the property from Community Mixed Use (CMU) to Downtown Mixed Use (DMU).

Comprehensive Plan Consistency Review

The Property is designated Downtown Mixed-Use (DMU) by the City's Comprehensive Plan Future Land Use Map (FLUM). The Downtown Mixed-Use (DMU) category accommodates allows business/retail, office and residential uses. It is limited only to parcels ten (10) acres or greater in size and is designed to provide for the horizontal and vertical integration of a diversity of urban-oriented uses at the city center. A mix of uses are permitted and required for every DMU site. Hotel and related hospitality uses are allowed as part of the commercial mix, which said mix shall include a combination of at least two (2) of the following uses: (i) business/retail; (ii) office use; and (iii) residential use. In terms of location, areas designated as DMU should be within the city center area (south of NW 58th Street, east of NW 87th Avenue, north of NW 33rd Street and west of NW 79th Avenue). Other DMU sites can be considered west of NW 87th Avenue provided they are located at major intersections along Doral Boulevard and meet or exceed the 10-acre size minimum. The conceptual site design and community connectivity plans for DMU sites shall identify strategic locations where vertical mixed use shall occur to facilitate multimodal options

The base density allowed in the DMU category is limited to no more than 25 dwelling units per gross acre and maximum building height is eight (8) stories. Additional density up to 35 dwelling units per gross acre and height greater than eight (8) stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in Section 86-83 of the City Code. The proposed density is 26.5 units per acre. Pursuant to City Code Section 68-556, landscaped open space in DMU must comprise a minimum of 10% of a

project site. Floor area ratio (FAR) shall be limited to 0.5 for the first floor and 0.25 for each additional floor above, exclusive of structured parking.

The subject site's FLU category of Downtown Mixed-Use (DMU) permits and is compatible with the proposed Downtown Mixed-Use (DMU) zoning district. The Planning and Zoning Department deems the proposed development consistent with the City's Comprehensive Plan.

Land Development Code Consistency Review

The Property is currently zoned Multi Family Residential (MF-4) and Industrial-Commercial (IC). However, on August 14, 2024 the City Council heard and approved (on first reading) an application to rezone the Property to Downtown Mixed-Use (DMU) on the City's Official Zoning Map. The DMU District is intended to allow for is to provide for the horizontal and vertical integration of urban-oriented uses in the city center. The purpose of this district is to promote the planned development of large mixed-use projects in Downtown Doral, by allowing greater freedom of design, improving the opportunity for flexibility, creativity and innovation in land development, limiting the expenditure of public funds, and achieving the intent of land use regulations, in exchange for the provision by the developer of substantial community benefits beyond increased tax base and employment.

The proposed site plan is consistent with Chapter 68, Article V, Division 3, Downtown Mixed-Use Districts, Sec. 68-555 of the City's Code which allows business/retail, office and residential uses. A mix of uses is permitted and required for every DMU site. Hotel and hospitality uses are allowed as part of the commercial mix, which shall include a combination of at least two of the following uses: (i) business/retail; (ii) office; and (iii) residential. The development plans (site plan) and community connectivity plans for DMU sites shall identify strategic locations where vertical mixed use shall occur to facilitate multimodal options. At these locations, retail/service businesses are encouraged to be located on the ground floor with office/residential uses above. This shall not preclude horizontal mixed use where the site plan and community connectivity plans demonstrate that the functional arrangement of such uses achieves the purpose of this district. Parks, public facilities and recreational facilities are also permitted in this district.

The Land Development Code setbacks for the Downtown Mixed-Use (DMU) include: a twenty-five (25) foot setback for the front, a twenty-five (25) foot setback for the side street, and a twenty (20) foot setback for the side interior. It is important to note that properties located within the "Urban Streetscape Character District" along Doral Boulevard require a twenty-five (25) foot front setback in accordance with Doral Boulevard Master Plan ("DBMP") and City of Doral Land Development Code Sec. 86-3 – Compliance with Doral Boulevard Study. Plans depict a twenty-five (25) foot beautification easement fronting Doral Boulevard and Galloway Road (NW 87 AVE). Pursuant to page 48 of the DBMP, the pedestal shall be allowed to encroach onto the setback only if the building provides a 15' wide continuous colonnade fronting Doral Boulevard for the entirety of the building's façade. The plans presented provide for a 15' wide continuous colonnade.

Existing zoning districts surrounding the Property are comprised of General Use (GU), Planned Unit Development (PUD), Multi-Family Residential-I (MF-I), Single-Family Residential-5 (SF-5) and Industrial Commercial (IC) districts on the north and west, with Downtown Mixed Use (DMU) and Industrial Commercial (IC) immediately to the south of the subject site. The area is predominantly characterized by professional offices, restaurants, hotels, residential, and commercial uses.

The Planning and Zoning Department deems the proposed development of Doral International Towers to be consistent with the Downtown Mixed-Use (DMU) zoning district, urban context, and compatible with adjacent uses and zoning districts. The proposed retail facility will enhance and complement the different uses in the neighborhood. A copy of the site plan is provided in “Exhibit B.”

Staff Analysis

The required/proposed development standards are listed in the following table:

Development Standards for the DMU District			Provided
Maximum Floor area ratio (FAR)	0.5 Ground Floor / 0.25 Additional floors		0.28 Ground Floor / 0.14 Additional floors
Maximum height	8 stories		20 stories - 210 ft
Minimum lot area	1 acre		52.04 Acre
Minimum lot width (ft.)	75'		Irregular shape
Maximum building coverage (pct.)	50%		36.3%
Minimum open space (pct.)	10%		33.04%
Minimum building setback (ft.)	Front	25 ft	25 ft
	Side Street	25 ft	40 ft
	Interior Side	20 ft	47 ft
	Rear	n/a	n/a
Density	25 units per acre		26.5 units per acre with Creative Excellence

Source: City of Doral. Planning and Zoning Department. (2024)

The following is an evaluation of the site plan review standards:

a. Consistency with Comprehensive Plan:

On September 27, 2023, the Mayor and City Council approved an amendment to the City’s Comprehensive Plan, Future Land Use Map (FLUM), to change the future land use category of the Property from Community Mixed Use (CMU) to Downtown Mixed Use (DMU) via Ordinance No. 2022-20. As such, the Property is designated Downtown Mixed-Use (DMU) by the City’s Comprehensive Plan Future Land Use Map. This land use category allows business/retail, office and residential uses. It is limited only to parcels ten (10) acres or greater in size and is designed to provide for the horizontal and vertical

integration of a diversity of urban-oriented uses at the city center. A mix of uses are permitted and required for every DMU site. Hotel and related hospitality uses are allowed as part of the commercial mix, which said mix shall include a combination of at least two (2) of the following uses: (i) business/retail; (ii) office use; and (iii) residential use. In terms of location, areas designated as DMU should be within the city center area (south of NW 58th Street, east of NW 87th Avenue, north of NW 33rd Street and west of NW 79th Avenue). Other DMU sites can be considered west of NW 87th Avenue provided they are located at major intersections along Doral Boulevard and meet or exceed the 10-acre size minimum. The conceptual site design and community connectivity plans for DMU sites shall identify strategic locations where vertical mixed use shall occur to facilitate multimodal options. Staff deems the proposed site plan is consistent with the standards for developments in the DMU future land use category and furthers the goals, objectives and policies of the city's comprehensive plan.

b. Promote better site design:

The Project incorporates several design features which enhance the site and Doral Boulevard including ($\pm 33\%$) percent square feet of open space areas, lush landscaping with wide sidewalks, and gathering spaces along Doral Boulevard (36th Street) and Douglas Road (NW 87th Avenue) which help create a parklike greenbelt zone for pedestrian activity, and a 36,550 square-foot Plaza has incorporated substantial landscaping in the design. These design elements are crucial to manage stormwater run-off, provide shade, , and contribute to the City's sustainable design principles and overall beautification.

c. Integration of project more effectively into their surrounding environment:

The area is characterized by professional offices, restaurants, hotels, commercial and residential uses. Thus, a project such as Doral International Towers, which proposes a variety of commercial and residential uses, will integrate seamlessly with the surrounding environment, promote walkability, create attractive urban spaces, and bring economic opportunities to the city.

d. Enhance property value:

The project's architectural and urban design will serve as a catalyst for other similar developments in the district and enhances the value of surrounding properties.

e. Ensure harmonious relationship among buildings, uses and visitors:

The project incorporates design features and a landscape program that is going to bring a harmonious relationship between buildings adjacent to the Property. The proposed Doral International Towers will also create an interesting visual experience for pedestrians and drivers utilizing NW 41st Street and 87th Avenue; well-designed streets and buildings attract people because of their aesthetic appeal which foment strong economic assets as they generate higher revenues for businesses and homeowners.

f. Protect health, safety and welfare of our residents and visitors:

The project will feature a lush landscape design, and Public Art which will enhance the pedestrian experience and encourage walkability in a safe environment.

g. Address traffic concerns:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the following conditions:

1. Construct an exclusive right-turn deceleration lanes at Driveway 1, 2, 3, 4 and 5 as well as at the westbound entrance to the rideshare drop off loop on Doral Boulevard.
2. Construct an exclusive southbound right-turn lane at the intersection of Doral Boulevard/NW 36th Street and NW 87th Avenue.
3. Construct an exclusive northbound left-turn/U-turn Lane at the median opening on NW 87th Avenue and Windsor Doral apartments.
4. Install high emphasis cross walks at the intersection of Doral Boulevard/NW 36th Street and NW 87th Avenue and at the intersection of NW 87th Avenue with NW 41st Street.
5. Install a channelized island on Doral Boulevard to physically restrict left-turns at the western most project Driveway (Driveway 6) which also aligns with the driveway to the AT&T field office on the southside.
6. Install bus shelters at existing transit stops on westbound Doral Boulevard 480 feet west of NW 87th Avenue and on southbound NW 87th Avenue 200 feet north of NW 41st Street.
7. Extend the eastbound left-turn lane at the intersection of Doral Boulevard/NW 36th Street and NW 87th Avenue. This improvement would require closing the existing directional median opening 350 feet west of the intersection and reconfiguring to create back-to-back left turn lanes of adequate storage.
8. Extend the northbound left-turn lane at the intersection of NW 87th Avenue and NW 41st Street (Driveway 3). This improvement would require closing the existing directional median opening 300 feet south of the intersection and reconfiguring to create back-to-back left turn lanes of adequate storage.
9. The Highway Division has provided its approval for the typical sections. Please ensure that the conditions outlined by the Highway Division are met as follows:
 - The typical sections along NW 36th Street are acceptable. The through lanes are to be 11 feet wide and the asphalt shall be comprised of two inches of structural course and one inch of friction course.
 - The typical sections along NW 87th Avenue are acceptable except that the proposed U-turn at approximately sta. 55 will not work unless you widen the southbound pavement (extend the southbound right-turn lane). The through lanes are to be 11 feet wide and the asphalt shall be comprised of two inches of structural course and one inch of friction course.
10. Please ensure that all trees within the sight triangles must comply with the FDOT standards outlined in the "Tree Spacing Table" provided below.

considered.

TREE SPACING TABLE **

Description Diameter (Within Limits Of Sight Window)	Design Speed (mph)													
	30		35		40		45		50		55		60	
	(Inches)													
	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18	>4≤11	>1≤18
	(Feet)													
Minimum Spacing (c. to c. Of Trunk)	25	90	30	105	35	120	40	135	50	150	55	165	60	180

- a. If **Consistent with the Standards and/or regulations of approved Master Development Agreements, Pattern Books and Conceptual Site Plan associated with CMU, DMU, TND and PUD projects:**

The proposed site plan is consistent with the approved Pattern Book, Conceptual Site Plan and Master Development Agreement approved for this project.

Levels-of-Service (LOS) Evaluation

Pursuant to Objective 10.4 and Policy 10.4.2 of the City's Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table III provides information on public facilities and applicable agency reviews.

Table III. LOS Standards

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Stormwater Drainage	Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration	Miami-Dade Department of Regulatory & Economic Resources	DERM Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	4.5 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)

Transportation	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour.	Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County School	Miami-Dade County Public Schools (not applicable)

Source: City of Doral. Planning and Zoning Department. (2024)

▪ Potable Water, Sanitary Sewer, and Solid Waste

Miami-Dade County Water and Sewer Department (“WASD”) is responsible for providing potable water and sanitary sewer facilities. Miami-Dade County Solid Waste Management provides waste collection services needed to support the development consistent with adopted LOS standards. WASD and Solid Waste Management have reviewed the application and have no objections to the rezoning. A copy of WASD and Solid Waste Disposal Concurrency Determination memorandums are provided in “Exhibit B” and “Exhibit D,” respectively.

▪ Recreation and Open Space

The rezoning would permit up to 1,498 dwelling units on the ±56.4-acre site. These units would have an estimated population of 4,975, which would generate a parkland need of ±15 acres. The applicant’s proposed Site Plan shows ±33.7 acres will be provided in landscape open space, parks, pedestrian walks, plazas, bike trails, tennis courts, resort pool & deck areas, residential buildings pools, decks, terraces & gyms. The city has adequate public parkland to support the residential component of this project at the adopted parks LOS standard.

▪ Transportation

The Doral Public Works Department has completed its review of the Traffic Impact Analysis submittal prepared by BCC Engineering for the proposed Doral International Towers. The study shows that the City’s roadway level-of-service (LOS) standards will be maintained with project traffic added to the street network. The Public Works Department recommends approval with conditions that will be assessed at the time of building permit. Refer to the “Public Works Traffic Analysis Comments” in “Exhibit E”.

▪ Public Schools

Miami-Dade Public Schools (MDCPS) has conducted a public-school concurrency review for this application and has determined that concurrency is being met with all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County. Refer to the MDCPS “School Concurrency Determination” provided in “Exhibit F”.

- Miami-Dade Aviation Department (MDAD)

Miami-Dade Aviation Department (MDAD) has conducted a preliminary Land Use/Airspace Analysis for the proposed Doral International Towers to achieve compliance with Miami International Airport Height Zoning regulations. The Land Use review determined subject to comments provided by MDAD that the proposed project conforms to Code of Miami-Dade County, Chapter 33 , Article XXXVII, Airport Zoning, Section 33-33(A) Land Use Compatibility Regulations. The preliminary Airspace Evaluation issued cites that a final Letter of Determination must be attained prior to permitting and construction.

Fiscal Impact

The ordinance has no fiscal impact on city revenues or expenditures.

Strategic Plan Alignment

The proposed project is going to further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city’s property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP).

Recommendation

Staff requests that the Mayor and City Councilmembers authorize approval of the proposed Doral International Towers site plan for ±56.4 acres generally located on the northwest corner of the NW 87 Avenue ("Galloway Road") and NW 36 Street ("Doral Boulevard") intersection.