



Memorandum

Date: September 11, 2024

To: Honorable Mayor and Councilmembers

From: Rey Valdes
City Manager

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

Subject: **Hyatt House – Site Plan Approval**

Application Request

MIA 102nd Ave Hospitality (the “Applicant”) is requesting a site plan approval for the property located at 10234 Northwest 19 Street (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3032-034-0020 (the “Parcel”). The Applicant is proposing a 6-story hotel, consisting of 124 hotel rooms featuring amenities such as a pool, breakfast buffet, lounge, and fitness center, including retail space with a restaurant and a pub (the “Project”). A copy of the letter of intent and application is provided in “Exhibit A.”

Public Advertisement

The public notice was advertised (legal advertisement) in the Miami Herald, on August 28, 2024 at least 14 calendar days prior to the proceeding (Council Meeting). Additionally, city staff posted the public notice on the property. A copy of the legal advertisement is provided in “Attachment A.”

Property Information

Table I provides a brief overview of the subject project.

Table I		
Hyatt House Site Plan		
Property Information		
	General Information	Responses
1	Project Name	Hyatt House
2	Applicant	MIA 102nd Ave Hospitality
3	Acres	± 3.29 acres
4	Location	10234 NW 19 ST, Doral, Florida
5	Folio Numbers	35-3032-034-0020
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial (I)
8	Code Compliance Violation	N/A

Neighborhood Analysis

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

Table II				
Hyatt House Site Plan – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses	Industrial	Industrial	None
South	Warehouses	Industrial	Industrial	None
East	Warehouses	Industrial	Industrial	None
West	Hotel & Warehouses	Industrial	Industrial	None

Existing Conditions

The Property is undeveloped. Existing conditions are depicted on the following images:



Image 1. Looking South from NW 19th Street



Image 1. Looking Southeast from NW 19th Street





Image 1. Looking Southwest from intersection of NW 19th Street & 102 Avenue

Property Location

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



Legend

-  City Limits
-  Subject Property

City of Doral



Planning & Zoning Department
Hyatt House Site Plan

3/27/2024

Background:

The Property located at 10234 NW 19th Street is zoned Industrial, and designated Industrial on the City’s Comprehensive Plan Future Land Use Map. The Applicant is seeking Site Plan approval of a new 6- story hotel consisting of 124 hotel rooms featuring amenities such as a pool, breakfast buffet, lounge and fitness center, including retail space with a restaurant and pub, (the “Project”).

The Parcel consists of 3.29 acres of partially developed land and owned by EWE Hotel LLC. The property is the vacant 1.30-acre easternmost portion of the parcel for which the applicant has signed a long-term lease. The western portion of the Parcel is developed with a 6-story, 135 room Residence Inn by Marriot hotel. The Applicant is proposing a new 6-story, 89,101 square-foot Hyatt House hotel consisting of 124 hotel rooms, over 8,700 square feet of open area, featuring amenities such as a pool, breakfast buffet, lounge and fitness center, including retail space with a restaurant and pub.

A zoning workshop was held on June 27, 2024, in which the project was presented to members of the Public and elected officials; during which the public was afforded an opportunity to examine the Project and provide feedback.

Comprehensive Plan Consistency Review

The Property is designated Industrial by the City’s Comprehensive Plan Future Land Use Map (FLUM). This land use allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

The Applicant proposes a 6 story, 89,101 square-foot hotel with an approximate FAR of 0.25, a proposed maximum building height of 78.5 feet (80 feet max), and a landscaped open space comprising of 15.7% of the total lot area. The Planning and Zoning Department deems the proposed development consistent with the City’s Comprehensive Plan.

Land Development Regulations Consistency Review

The Property is zoned Industrial by the City’s Official Zoning Map. The proposed site plan is consistent with Chapter 68, Article VI, Division 3, of the City’s Code.

The Industrial zoning district is intended to allow for industrial uses in the city, which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city. Pursuant to City Code Section 68-820

“Permitted Uses”, hotels and motels with a maximum density of 75 units per acre are permitted by right in the Industrial District. However, City Code Section 68-821, “Permitted Uses with Special Development Requirements”, allows hotels and motels with retail uses integrated into the project, in an amount no less than ten (10%) percent of the total project floor area ratio, are allowed a maximum density of 95 units per acre, provided that the project meets the following conditions set forth in section 74-157.

- (1) *Consistency.* The proposed development shall be consistent with the adopted goals, objectives, and policies of the Comprehensive Development Master Plan.
 - *The Project is consistent with the adopted goals, objectives and policies of the Comprehensive Development Master Plan.*
- (2) *Integration.* The retail uses shall be located within, connected with, or attached to the hotel/motel's principal structure for the purpose of promoting a viable and functional commercial and mixed-use development. Integrated interior and exterior spaces are also encouraged. Where the retail space is not located within the main structure of the hotel/motel, the structure containing the different uses must be connected through plazas and pedestrian promenades.
 - *The Project's retail uses are located within the hotel's principal structure.*
- (3) *Community.* The mix of uses shall be developed promote pedestrian activity consistent with surrounding neighborhood character, provide places for people to meet and socialize, and enhancing the area's overall quality of life. Site plan and landscape design should incorporate pedestrian-oriented amenities, including walkway connections, outdoor seating areas, and outside dining areas for restaurants, if applicable. The scale, size, and mixture of uses will vary based upon the character of the surrounding areas. Retail and services ancillary to the hotel shall not be detrimental to interfere with or adversely affect existing uses or character of adjacent properties located within 500 feet of a residential community, the public health, safety, and general welfare.
 - *The Project's mix of uses, and internal system of walkways connecting to the public right-of-way promote pedestrian activity. The proposed retail uses will not be detrimental to or interfere with existing uses and will not adversely affect the character of adjacent properties.*
- (4) *Design.* The project design shall incorporate shade trees, shade structures, small fountains, resting areas, misters, and similar techniques that make outdoor areas comfortable year-round.
 - *The Project design includes outdoor seating and rest areas with shade structures.*

(5) *Connectivity*. The retail component shall have direct access to transit stops and provide for alternatives modes of transportations.

- *The Project is served by Miami Dade Transit Bus service and the City of Doral Trolley.*

The mix of uses proposed for the Project qualifies the Project for a density bonus allowing a maximum density of 95 units per acre (for a total of 124 units) pursuant to Section 74-157 of the City of Doral Code given that all conditions have been satisfied.

The Land Development Code setbacks for the Industrial zoning district include: a twenty (20) foot setback for the front, a five to fifteen (5-15) feet setback for the interior side and rear, a fifteen (15) feet setback for the side Street.

The Planning and Zoning Department deems the proposed development of Hyatt House Hotel to be consistent with the Industrial zoning district, and compatible with the neighborhood’s character of similar and compatible uses that are supportive of the community, furthermore, the proposed retail uses (restaurant and pub) will not be detrimental to or interfere with existing uses and will not adversely affect the character of adjacent properties. The proposed hotel 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 proposed site plan comprises a 6-story, 89,101 square-foot Hyatt House hotel consisting of 124 hotel rooms, over 8,700 square feet of open area, and features amenities such as a pool, breakfast buffet, lounge, and fitness center, including retail space with a restaurant and pub. The proposed site plan adheres to the required setbacks, open space, and overall building standards required by the City’s Land Development Code.

Additionally, the project is consistent with the City’s Comprehensive Plan. A copy of the site plan is provided in “Exhibit B.”

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

Development Standards for the Industrial District		Provided
Maximum Floor area ratio (FAR)	0.5 – 0.25 max	0.25
Maximum height	Right-of-way width (80 FT max)	78'-7"
Minimum lot area	7,500	± 1.30
Minimum lot width (ft.)	75 ft minimum	± 119'-5"
Maximum building coverage (pct.)	50% maximum	25.6%
Minimum open space (pct.)	15% minimum (8,543 SF)	15.7% (8,707 SF)
Minimum building setback (ft.)	Front	20'
	Side Street	15'
	Side interior	5' to 15'
	Rear	5' to 15'
		20'
		52' 1"
		5'
		132' 6"

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

a. Consistency with Comprehensive Plan:

The Property is designated Industrial on the City's Future Land Use Map. The project is consistent with the uses, open space minimum, building height, and floor area ratio established by this land use category.

b. Promote better site design:

The site plan provides 8,707 square feet (0.19 acres) of open space with landscaping. The Project also incorporates a heat-reflective material with a solar reflective index (SRI) of 28 or greater for 20% of all required surface parking onsite.

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

The area primarily consists of industrial uses, with some commercial uses, offices, restaurants, and hotels. The project also incorporates a mix of uses and pedestrian connectivity to the public right-of-way, which will promote pedestrian activity on 102nd Avenue. The project is consistent with the neighborhood's character of similar and compatible uses that support the community.

d. Enhance property value:

The project's mixture of uses and the promotion of walkability, social interactions, and connectivity further enhance the economic value of the surrounding areas.

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

The proposed landscaping and design will ensure a harmonious relationship between the freestanding hotel and the surrounding neighborhood.

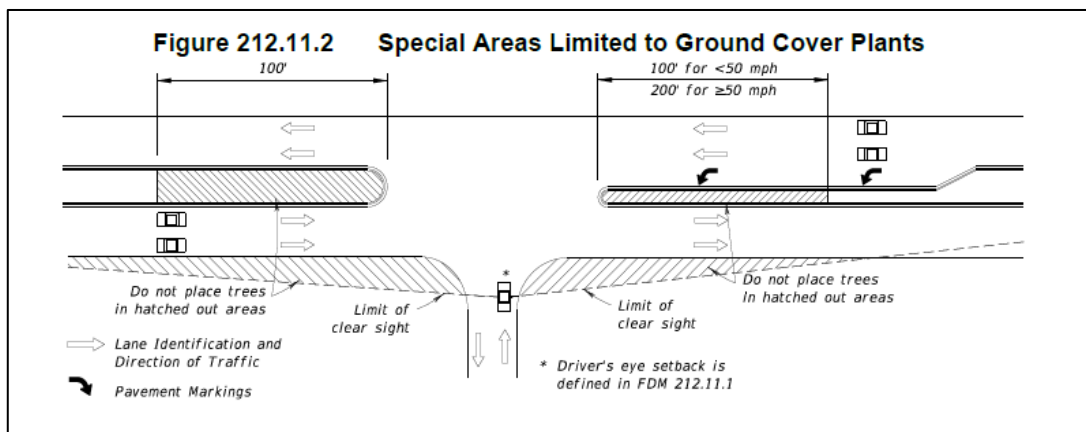
f. Protect health, safety and welfare of our residents and visitors:

The site improvements will enhance the quality of life for residents, visitors, and property owners. The landscaping and sidewalk enhancements on Doral Boulevard create a more dynamic interaction between the buildings and the street and encourage walkability. The project's environmental sustainability initiatives, as well as the promotion of walkability and social interactions, contribute to the creation of healthy corridors that can potentially improve the overall health of surrounding communities. Furthermore, the heightened corporate security, line-of-sight, and Crime Prevention Through Environmental Design ("CPTED") standards are incorporated in the design.

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 condition:

- I. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



h. 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 site.

Level of Services Evaluation

Public Facilities Levels-of-Service (LOS) Review

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	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)

Potable Water, Sanitary Sewer, and Solid Waste

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the site plan approval. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

Recreation and Open Space

The Proposed project will not incorporate residential uses, as such, the recreation and open space LOS standard does not apply.

Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends approval. Advisory comments below are necessary during site plan review process and implementation of the project:

- Please note that if there is any change in the approved Land Use during building permit application, a traffic analysis/trip generation comparison may be required for review.
- Approval is subject to review from City of Doral Public Works Department - Plans Review.
- Compliance with the applicable sections of the City's Land Development Code Chapter 77.
- Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.

Public Schools

The proposed project will not incorporate residential uses. Public school LOS standard does not apply.

Fiscal Impact

The resolution 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 site plan for the Hyatt House Hotel, located at 10234 Northwest 19 Street, Doral, Florida.