

City of Doral
Site Plan Review
PLAN-2410-0090

September 30, 2024

City of Doral Building Department

8401 NW 53rd Terrace

Doral, FL 33166

Subject: Letter of Intent for Proposed Alteration – Folio: 35-3022-000-0150

To whom it may concern,

We are submitting this letter of intent to notify the City of Doral regarding the proposed interior renovation and change of use for the property located at *8080 NW 58 ST, Doral, FL 33166*. This project **is strictly an interior remodel**, with no alterations or renovations planned for all exterior areas, including façade, existing landscape, existing parking areas, or fencing. Below is the project data, legal description, and scope of work for your review:

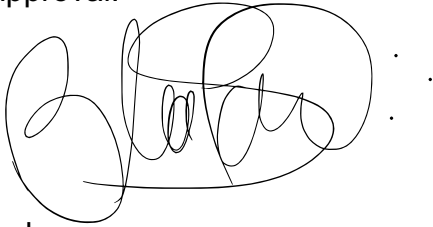
Project Data:

- **Folio:** 35-3022-000-0150
- **Property Address:** 8080 NW 58 ST, Doral, FL 33166
- **Existing Primary Land Use:** 4837 WAREHOUSE TERMINAL OR STORAGE
- **Warehouse Area (*proposed alteration area*):** 36,612 Sq. Ft.
- **Existing Office Area:** 3,367 Sq. Ft. – *To remain as existing*
- **Lot Size:** 89,298 Sq. Ft.
- **Construction Type:** I-B
- **Alteration Level:** 2
- **Proposed Occupancy:** Assembly Group A-3 & Group B
- **Legal Description:** 22 53 40 2.05 AC M/L E132.185FT OF W528.74FT OF N1/2 OF N1/2 OF NW1/4 OF NE1/4 LESS N45FT & W264.368FT OF E1057.472FT OF S1/2 OF N1/2 OF NW1/4 OF NE1/4 LESS N197FT OF S232FT OF W132.23FT OF E925.88FT THEREOF OR 12070-680 0284 2 F/A/U: 30-3022-000-0150

Scope of Work:

- The project entails the interior renovation of an existing 36,612 Sq.Ft. area to facilitate the change of use from Industrial to Assembly.
- The installation of seven (7) padel courts will be completed in accordance with the manufacturer's specifications.
- Existing lighting fixtures will remain in their current locations, with no adjustments required.
- A new air conditioning system will be installed; however, there will be no roof penetrations associated with this installation.
- A new main entry door will be installed to enhance accessibility.
- No modifications to the existing plumbing systems will be performed.
- There will be no relocation or alteration of the existing fire sprinkler system.
- The existing electrical panels will remain unchanged, with no upgrades or relocations necessary.
- There will be no landscape or exterior modifications to the property.

Please review the information provided and feel free to reach out should any further clarification be needed. We appreciate your attention to this matter and look forward to your approval.

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a series of loops and a final flourish.

Sincerely,



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-2410-0090

Date Received:

RECEIVED

By Stephanie Puglia at 1:10 pm, Oct 04, 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:

- ☐ 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) BLAS SANCHEZ		
Mailing Address 10410 NW 64TH TER DORAL FL33178	City, State, Zip	Telephone 3054987476 Fax Email: blas@casaspadel.com
Name of Owner CCD PR NO 11LLC		
Mailing Address 1553 SAN IGNACIO AVE CORAL GABLES FL 33146	City, State, Zip	Telephone Fax Email:

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) 35-3022-000-0150

Address 8080 NW 58 ST, Doral, FL 33166

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

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

B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY _____ ft. X _____ ft. = 89298 sq. ft.; 1.98 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.

22 53 40 2.05 AC M/L E132.185FT OF W528.74FT OF N1/2 OF N1/2 OF NW1/4 OF NE1/4 LESS N45FT & W264.368FT OF E1057.472FT

OF S1/2 OF N1/2 OF NW1/4 OF NE1/4 LESS N197FT OF S232FT OF W132.23FT OF E925.88FT THEREOF OR 12070-680 0284 2 F/A/U: 30-3022-000-0150

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S REQUEST:

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

AS PER REQUESTED DURING PRE-APPLICATION MEETING A SITE PLAN
REVIEW WITH PLANNING AND ZONING DEPARTMENT.

AT THE SAME TIME A BUILDING PERMIT SUBMITTAL WILL BE MADE OF PROPOSED
PROJECT. DO NOTE, WE WILL NOT BE ALTERING EXTERIOR OF EXISTING PROPERTY
THE ALTERATIONS WILL ONLY BE INTERIOR AND WILL NOT AFFECT EXISTING STRUCTURE.
ADDITIONAL INFORMATION PROVIDED IN 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 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) Microfilms included of existing building.

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.

09/16/24
Date

Applicant's Signature

Print Name

BLAS Sanchez

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We CC DPR No. 11 LLC as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG _____

of 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.

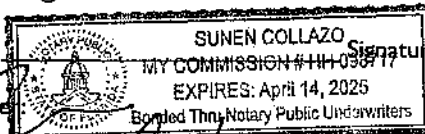
I/We as the owners of the subject property (check one):

- ☒ do hereby authorize Smash Padel Club, Blas Sanchez 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 Jose Valle Signature Jose Valle Date 10/29/2024

Owner's Name _____ Signature _____ Date _____

Notary to Owner _____



Applicant's Name _____ Signature _____ Date _____

Notary to Applicant:

Disclosure of Interest

Date: 09/24/2024

To the Attention of:

City of Doral

Subject: Disclosure of Interest from Landlord

Property Address:

8080 NW 58th St

Miami, FL 33166

Property Owner:

CCD PR NO 11 LLC

Dear Members of the City of Doral,

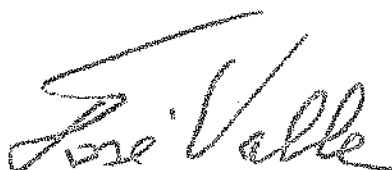
This letter serves as the disclosure of interest regarding the ownership of the property mentioned above. Below are the relevant details about the property and its ownership structure:

1. **Owner's Name:** CCD PR NO 11 LLC
2. **Ownership Structure:**
 - **Type of Entity:** Limited Liability Company (LLC)
 - **Shareholders/Owners:**
JOSE VALLE; OSCAR VAZQUEZ; ALEJANDRO VAZQUEZ
3. **Financial Interests:**
 - CCD PR NO 11 LLC, does not have any other financial interests related to the property at 8080 NW 58th St Miami FL 33166.

This disclosure is made in compliance with the requirements of the City of Doral and aims to ensure transparency regarding the operations related to the mentioned property.

Should you require any additional information or clarification regarding this document, please do not hesitate to contact us.

Sincerely,

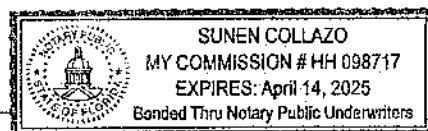


State of Florida
County of Miami-Dade

Sworn to and subscribed before me by means of physical presence or online notarization this 28 day of October, 2024
by Jose Valle

Signature of Notary Public:
Printed Name: Daniel Draw
(SEAL)

Personally known ☒ or Produced Identification ☐
Type of Identification Produced: _____



RECEIVED

By Stephanie Puglia at 1:09 pm, Oct 04, 2024

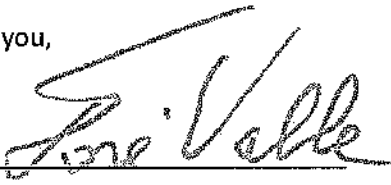
CCD PR NO. 11 LLC
1553 SAN IGNACIO AVENUE
CORAL GABLES FL 33146
(305) 447-1196

September 13, 2024

I, Jose Valle, managing member of CCD PR No. 11, LLC., hereby give permission to Blas Sanchez, managing member of Smash Padel Club Doral LLC., to sign for all site planning applications regarding 8080 NW 58th Street Doral, FL, interior renovations.

If you have any questions, please call my office 305 447-1196.

Thank you,

By: 

Jose Valle

9/13/2024

Date


Notary Sunen Collazo

9/13/2024

Date

