



Public Works Traffic Analysis Comments

Date: 3-25-2024

Subject: Elite Center

Permit: LAND-2402-0013

Date Submitted: 2-22-2024

1st Review

Results of the Review:

Approval Recommended

Doral Public Works Department has completed its review of the letter of intent from the Elite Center Doral for rezoning the property located at 10450 NW 33rd Street from Industrial to Industrial Commercial. The Public Works Department recommends traffic approval. In February 2015, the Public Works Department approved traffic study for the Elite Center Doral which proposed to develop Office Space (ITE LUC 710), Retail Space (ITE LUC 826) and High-Quality Restaurant (ITE LUC 931). Advisory comments below are necessary during site plan review process and implementation of the project:

- 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.
- Modifications to the approved site plan and/or land use will require traffic submission that will provide the change in vehicles to/from the site and within the roadway network.