

# Holland & Knight

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August 7, 2025

## **VIA ELECTRONIC MAIL**

Ms. Michelle Lopez  
Planning & Zoning Department Director  
City of Doral  
8401 NW 53 Terrace  
Doral, FL 33166

**RE: Century Town Center 1, LLC / Century Town Center 2, LLC / Folio Nos. 35-3008-030-0010, and 35-3008-000-0033 / Fifth Modification to Master Development Agreement, Modification of Declaration of Restrictions, and Seventh Amendment to Settlement Agreement, relating to Off-Site Park Parcel Dedication**

Dear Ms. Lopez,

This law firm represents Century Town Center 1, LLC and Century Town Center 2, LLC (the “Applicants”), in connection with parcel located east of NW 107 Avenue and situated to the north and south of NW 82 Street, further identified by Miami-Dade County Folio Nos. 35-3008-030-0010, and 35-3008-000-0033 (the “Property”). This letter shall serve as the Applicant’s letter of intent in support of a Fifth Modification to Master Development Agreement modifying a condition in the Second Modification of Development Agreement (the “Second Modification”), Recorded at Official Record Book 33135 at Pages 3713-3779 (attached hereto Exhibit “A”), a Modification of Declaration of Restrictions modifying the same condition in the Declaration of Restrictions (the “Declaration”), Recorded in Official Record Book 33275 at Pages 375-393 (attached hereto as Exhibit “B”), and a Seventh Amendment to Settlement Agreement modifying the same condition in the Sixth Amendment to Settlement Agreement (the “Sixth Amendment”), Recorded at Official Record Book 34070 at Pages 2796-2813 (attached hereto as Exhibit “C”), relating to the Off-Site Park Parcel Dedication.

### **Section 3(b) of the Second Modification, recorded in April of 2022, states:**

Off-Site Park Parcel Dedication. To help mitigate the Applicant’s impact on the City’s park and recreation facilities, the Developer has identified for future conveyance to the City that certain parcel of land, consisting of approximately fifty (50) acres, which is located

generally on the north side of NW 74 Street and west of NW 107 Avenue and which is currently being maintained as a preservation area, as more particularly described in Exhibit “C” (the “Off-Site Parcel”). As a condition to the approval of the Application, the Developer shall convey the Off-Site Parcel to the City at no cost to the City. The City and the Developer acknowledge that the City’s intended use of the Off-Site Parcel as a passive recreational area, including public view corridors (the “City’s Intended Use”), may require the approval of a modification of that certain conservation easement in favor of the South Florida Water Management District (the “SFWMD”), as amended, which is recorded at Official Records Book 27780, Pages 4630-4750 of the Public Records of Miami-Dade County (the “Modification”). The City shall have one-hundred and eighty (180) days (unless such time is extended by mutual agreement of the Developer and the City) following final approval of the Application to secure the approval of the Modification by the SFWMD and, if applicable, the US Army Corps of Engineers and the County’s Division of Environmental Resources Management (the “Environmental Agencies”). The Developer shall cooperate fully with the City, including by promptly signing any applications and documents required by the Environmental Agencies in connection with the approval of the Modification. The Developer shall cause the conveyance of the Off-Site Parcel to the City at no cost to the City in its “as is, where is” condition, subject to all existing exceptions and encumbrances and to be held as public park land, within ten (10) business days following the approval of the Modification. As additional consideration, the Developer agrees not to seek certificates of occupancy for more than 505 units until such time as the City has secured the approval of the Modification.

Given changes in circumstances since April of 2022, Applicants wish to modify this condition to read as follows, in a Fifth Modification to Master Development Agreement:

~~Contribution toward City Parks. Off-Site Park Parcel Dedication.~~ To help mitigate the Applicant’s impact on the City’s park and recreation facilities, the Developer shall make a one-time contribution of \$ \_\_\_\_\_ to the City which shall be used for the acquisition, improvement, and/or maintenance of City park and recreation facilities and/or for programming at City park and recreation facilities. ~~the Developer has identified for future conveyance to the City that certain parcel of land, consisting of approximately fifty (50) acres, which is located generally on the north side of NW 74 Street and west of NW 107 Avenue and which is currently being maintained as a preservation area, as more particularly described in Exhibit “C” (the “Off Site Parcel”). As a condition the approval of the Application, the Developer shall~~

~~convey the Off-Site Parcel to the City at no cost to the City. The City and the Developer acknowledge that the City's intended use of the Off-Site Parcel as a passive recreational area, including public view corridors (the "City's Intended Use"), may require the approval of a modification (the "Modification") of that certain conservation easement in favor of the South Florida Water Management District (the "SFWMD"), as amended, which is recorded at Official Records Book 27780, Pages 4630-4750 of the Public Records of Miami-Dade County (the "Modification"). The City shall have one hundred and eighty (180) days (unless such time is extended by mutual agreement of the Developer and the City) following final approval of the Application to secure the approval of the Modification by the SFWMD and, if applicable, the US Army Corps of Engineers and the County's Division of Environmental Resources Management (the "Environmental Agencies"). The Developer shall cooperate fully with the City, including by promptly signing any applications and documents required by the Environmental Agencies in connection with the approval of the Modification. The Developer shall cause the conveyance of the Off-Site Parcel to the City at no cost to the City in its "as is, where is" condition, subject to all existing exceptions and encumbrances and to be held as public park land, within ten (10) business days following the approval of the Modification. As additional consideration, the Developer agrees not to seek certificates of occupancy for more than 505 units until such time as full payment is made to the City. ~~the City has secured the approval of the Modification.~~~~

**Section 2 of the Declaration, recorded in July of 2022, states:**

Dedication of Off-Site Open Space Parcel. To help mitigate the Application's impact on the City's park and recreational facilities, the Owners have identified for future conveyance to the City that certain parcel of land, consisting of approximately fifty (50) acres, which is located generally on the north side of NW 74 Street and west of NW 107 Avenue and which is currently being maintained as a preservation area, as more particularly described in Exhibit "B" (the "Off-Site Parcel"). As a condition to the approval of the Application, the Owners shall convey the Off-Site Parcel to the City at no cost to the City. The City and the Owners acknowledge that the City's intended use of the Off-Site Parcel as a passive recreational area, including public view corridors (the "City Intended Use"), may require the approval of a modification of that certain conservation easement in favor of the South Florida Water Management District (the "SFWMD"), as amended, which is recorded at Official Records Book 27780, Pages 4630-4750 of the Public Records of Miami-Dade County (the "Modification"). The

City shall have one-hundred and eight (180) days (unless such time is extended by the mutual agreement of the Owners and the City) following final approval of the Application to secure the approval of the Modification from the SFWMD and, if applicable, the US Army Corps of Engineers and the County's Division of Environmental Resources Management (the "Environmental Agencies"). The Owners shall cooperate fully with the City, including by promptly signing any applications and documents required by the Environmental Agencies in connection with the approval of the Modification. The Owners shall cause the conveyance of the Off-Site Parcel to the City at no cost to the City in its "as is, where is" condition, subject to all existing exceptions and encumbrances and to be held as public park land, within ten (10) business days following the approval of the Modification. As additional consideration, the Owners agree not to seek certificates of occupancy for more the 505 units until such time as the City has secured the approval of the Modification.

Given changes in circumstances, Applicants wish to modify this condition to read as follows, in the Modification of Declaration of Restrictions:

~~Dedication of Off Site Open Space Parcel.~~ Contribution toward City Parks. To help mitigate the Application's impact on the City's park and recreational facilities, the Owners shall make a one-time contribution of \$ \_\_\_\_\_ to the City which shall be used for the acquisition, improvement, and/or maintenance of City park and recreation facilities and/or for programming at City park and recreation facilities. have identified for future conveyance to the City that certain parcel of land, consisting of approximately fifty (50) acres, which is located generally on the north side of NW 74 Street and west of NW 107 Avenue and which is currently being maintained as a preservation area, as more particularly described in Exhibit "B" (the "Off Site Parcel"). As a condition to the approval of the Application, the Owners shall convey the Off Site Parcel to the City at no cost to the City. The City and the Owners acknowledge that the City's intended use of the Off Site Parcel as a passive recreational area, including public view corridors (the "City Intended Use"), may require the approval of a modification of that certain conservation easement in favor of the South Florida Water Management District (the "SFWMD"), as amended, which is recorded at Official Records Book 27780, Pages 4630-4750 of the Public Records of Miami Dade County (the "Modification"). The City shall have one hundred and eight (180) days (unless such time is extended by the mutual agreement of the Owners and the City) following final approval of the Application to secure the approval of the Modification from the SFWMD and, if applicable,, the US Army

~~Corps of Engineers and the County's Division of Environmental Resources Management (the "Environmental Agencies"). The Owners shall cooperate fully with the City, including by promptly signing any applications and documents required by the Environmental Agencies in connection with the approval of the Modification. The Owners shall cause the conveyance of the Off-Site Parcel to the City at no cost to the City in its "as is, where is" condition, subject to all existing exceptions and encumbrances and to be held as public park land, within ten (10) business days following the approval of the Modification. As additional consideration, the Owners agree not to seek certificates of occupancy for more the 505 units until full payment is made to the City such time as the City has secured the approval of the Modification.~~

**The Sixth Amendment, recorded in January of 2024, states in relevant part:**

In addition, to help mitigate the impact of the construction of the Additional Units on the City's park and recreation facilities, Century Midtown has identified for future conveyance to the City that certain parcel of land, consisting of approximately fifty (50) acres, which is located generally on the north side of NW 74 Street and west of NW 107 Avenue and which is currently being maintain as a preservation area, as more particularly described in Exhibit "B" (the "Off-Site Parcel"). As a condition to the approval of this Amendment, Century Midtown shall cause the conveyance of the Off-Site Parcel to the City at no cost to the City. The City and Century Midtown acknowledge that the City's intended use of the Off-Site Parcel as a passive recreational area, including public view corridors (the "City's Intended Use"), may require the approval of modification of that certain conversation easement in favor of the South Florida Water Management District (the "SFWMD"), as amended, which is recorded at Official Records Book 27780, Pages 4630-4750 of the Public Records of Miami-Dade County (the "Modification"). The City shall have one-hundred and eighty (180) days (unless such time is extended by mutual agreement of Century Midtown and the City) following final approval of the Amendment to secure the approval of the Modification by the SFWMD and, if applicable, the US Army Corps of Engineers and the County's Division of Environmental Resources Management (the "Environmental Agencies"). Century Midtown shall cooperate fully with the City, including by promptly signing any applications and documents required by the Environmental Agencies in connection with the approval of the Modification. Century Midtown shall cause the conveyance of the Off-Site Parcel to the City at no cost to the City in its "as is, where is" condition, subject to all existing exceptions and encumbrances

and to be held as public park land, withing ten (10) business day following the approval of the Modification. As additional conversation, Century Midtown agrees not to seek certificates of occupancy for more than 505 units until such time as the City has secured the approval of the Modification.

Given changes in circumstances, Applicants wish to modify this condition to read as follows, in the Seventh Amendment to Settlement Agreement:

In addition, to help mitigate the impact of the construction of the Additional Units on the City's park and recreation facilities, the Developer shall make a one-time contribution of \$ \_\_\_\_\_ to the City which shall be used for the acquisition, improvement, and/or maintenance of City park and recreation facilities and/or for programming at City park and recreation facilities. ~~Century Midtown has identified for future conveyance to the City that certain parcel of land, consisting of approximately fifty (50) acres, which his located generally on the north side of NW 74 Street and west of NW 107 Avenue and which is currently being maintain as a preservation area, as more particularly described in Exhibit "B" (the "Off Site Parcel"). As a condition to the approval of this Amendment, Century Midtown shall cause the conveyance of the Off Site Parcel to the City at no cost to the City. The City and Century Midtown acknowledge that the City's intended use of the Off Site Parcel as a passive recreational area, including public view corridors (the "City's Intended Use"), may require the approval of modification of that certain conversation easement in favor of the South Florida Water Management District (the "SFWMD"), as amended, which is recorded at Official Records Book 27780, Pages 4630-4750 of the Public Records of Miami Dade County (the "Modification"). The City shall have one hundred and eighty (180) days (unless such time is extended by mutual agreement of Century Midtown and the City) following final approval of the Amendment to secure the approval of the Modification by the SFWMD and, if applicable, the US Army Corps of Engineers and the County's Division of Environmental Resources Management (the "Environmental Agencies"). Century Midtown shall cooperate fully with the City, including by promptly signing any applications and documents required by the "Environmental Agencies in connection with the approval of the Modification. Century Midtown shall cause the conveyance of the Off Site Parcel to the City at no cost to the City in its "as is, where is" condition, subject to all existing exceptions and encumbrances and to be held as public park land, withing ten (10) business day following the approval of the Modification. As additional conversation, Century Midtown agrees not to seek certificates of occupancy for more than 505 units until~~

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such time as full payment is made to the City ~~the City has secured the approval of the Modification.~~

We appreciate your favorable review of this request. Should you have any questions or concerns, please feel free to contact me at 305.789.7530.

Sincerely,

HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, appearing to read 'M. Soler'.

Miriam Soler Ramos, Esq.

Enclosures