

December 5th, 2023

Julian H. Perez, AICP, CFM  
Director, Planning & Zoning Department  
City of Doral  
8401 NW 53 Terrace, 2nd Floor  
Doral, Florida 3316

Mr. Perez:

We represent MIA 102nd Ave Hospitality, (the "Applicant"), in connection with an application for Site Plan Approval for a portion of that certain +- 3.29-acre parcel of land located at 10234 NW 19th Street as further identified by folio number 35-3032-034-0020, (the "Property"). The Applicant is submitting a site plan to develop on a 1.30-acre portion of the Property that is currently vacant, ("Vacant Property"). The remaining portion of the Property includes a current 6-story *Residence Inn by Marriot* with 135 hotel rooms. The Property is owned by EWE Hotel LLC. The Applicant has a long-term lease for the Property.

Specifically, the Applicant is submitting an application for Site Plan Approval of a new 6-story *Hyatt House* 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 Project will be built on the Vacant Property and will consist of an 89,101 SF hotel structure. The site plan will include:

- 14,573.91 SF for building footprint;
- 8,707 SF of open area; and
- 32,727 SF of vehicular area of which 20% will be paved to comply with City of Doral Solar Reflective Index (SRI) Requirements.

The Property is designated *Industrial* on the City's Comprehensive Plan Future Land Use Map. This land use designation allows an array of industrial and commercial uses including hotels. The Property is zoned *Industrial* and is regulated by Chapter 68 of the City's Land Development Code, (the "City Code"). The Project is allowed on the Property as a matter of right in the *Industrial* zoning district. Hotels with retail uses integrated into the project, in an amount no less than 10 percent of the total project floor are ratio (FAR), are allowed a maximum density of 95 units per acre, provided that a project meets the conditions of Section 74-157, of the City Code.

The mix of uses proposed for the Project (restaurant and pub) qualifies the Project for a density bonus allowing a maximum density of 124 hotels rooms pursuant to Section 74-157 of the City



Code provided certain conditions are satisfied. The Project meets these certain conditions including: Consistency, Integration and Community. The Project is *Consistent* with the adopted goals, objectives and policies of the Comprehensive Development Master Plan; the retail uses are *Integrated* as they are located in the hotel's principal structure; and *Community* is fostered as the Project's mix of uses promote pedestrian activity on 102<sup>nd</sup> Avenue and are consistent 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.

We ask for your considerate attention and enthusiastic support of this Application. Should you have any questions or require additional information, please contact us.

Very truly yours,

Elinette Ruiz- Diaz de la Portilla

cc: Miguel Diaz de la Portilla, Attorney for Applicant



8401 NW 53<sup>RD</sup> 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.: <u>PLAN-2403-0073</u>
Date Received: <u>3/12/2024</u>

**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:

- |  |   |
|--|---|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat                 |
| <input type="checkbox"/> Variance                  | <input type="checkbox"/> Entry Feature        |
| <input type="checkbox"/> Appeal of Decision        | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use           | <input type="checkbox"/> 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)			<b>Stephanie J. Toothaker, Esq. (agent)</b>		
Mailing Address	City, State, Zip	Telephone	501 SW 2nd Avene, Fort Lauderdale, FL 33301		
		Fax	stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376		
		Email:	stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376		
Name of Owner					
<b>8800 DORAL LLC</b>					
Mailing Address	City, State, Zip	Telephone	141 W Jackson Boulevard, Chicago, IL 60604		
		Fax	stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376		
		Email:	stephanie@toothaker.org, cc: roya@toothaker.org 954.648.9376		

**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) 35-3028-026-0010

Address 8800 NW 36 Street, Doral, FL 33178

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section 28 Plat Book No. 157 Page No. 44

FINISHED FLOOR ELEVATION (If applicable): refer to civil plans FLOOD ZONE: refer to civil plans

B. ADDRESS (If number has been assigned) \_\_\_\_\_

C. SIZE OF PROPERTY \_\_\_\_\_ ft. X \_\_\_\_\_ ft. = 17,567 sq. ft.; 0.4 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.

Please refer to word document legal description provided in site plan submittal package.

E. DATE SUBJECT PROPERTY WAS ACQUIRED January 8, 2015

**APPLICANT'S REQUEST:**

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

Requesting to develop a one-story 1,956 square foot bank with drive-thru.

**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 refer to the letter of intent provided in this site plan submittal package.

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) N/A

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.

March 06, 2024 \_\_\_\_\_ / Stephanie J. Toothaker, Esq.  
 Date Applicant's Signature Print Name  
 \_\_\_\_\_  
 Date Applicant's Signature (if more than one) Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Ken Velti as Owner (s) of Lot (s) \_\_\_\_\_

Block \_\_\_\_\_ Section 28 PB/PG 157/44

of property which is located at 8800 NW 36 Street, Doral, FL 33178  
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.

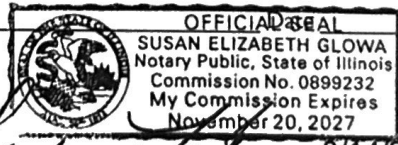
I/We as the owners of the subject property (check one):

- do hereby authorize Stephanie J. Toothaker, Esq. to 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 Ken Velti Signature KV Date 3/13/24

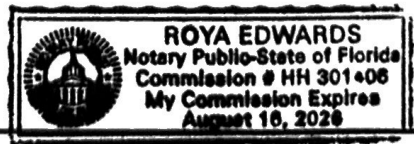
Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_

Notary to Owner: Susan Elizabeth Glowa



Applicant's Name Stephanie J. Toothaker, Esq. Signature [Signature] Date 3/14/2024

Notary to Applicant: [Signature]



**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: AMLI Residential Properties, LP

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>AMLI Residential Properties, LP</u>	<u>100%</u>
<u>141 West Jackson Blvd, ste 300, Chicago IL 60604</u>	_____
_____	_____
_____	_____
_____	_____



If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

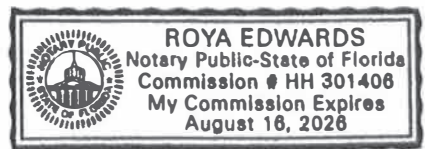
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Handwritten Signature]  
(Applicant)

Sworn to and subscribed before me this 06 day of MARCH, 2024. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

[Handwritten Signature]  
(Notary Public)



My commission expires AUGUST 16, 2026

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



## **Legal Description – Proposed Hyatt House**

TRACT 'B', "GREAT SPRINGS AT I.C.P.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PG. 94, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LESS THE WEST 267.34 FEET THEREOF.