

RECEIVED

By Stephanie Puglia at 1:25 pm, Aug 07, 2024

City of Doral
PLAN-2408-0085
Mediterranea Centre II Site
Plan Review

August 06, 2024

City of Doral Zoning Department
8401 NW 53 Terrace, Second Floor
Doral, FL 33166



Re: **Mediterranea II / 8335 NW 56 Street**
Administrative Site Plan Review
Folio - 35-3022-000-0490
Letter of Intent

To whom it may concern:

This shall constitute the letter of intent on behalf of the Applicant and in conjunction with the application for Site Plan Review for the above referenced project. The proposed project will be a development of a vacant lot located at 8335 NW 56 St. The property site is approximately 40,341 SF (0.926 Acres) in total and will consist of a 17,368 SF multibay front loaded warehouse building, with 15,230 SF of Warehouse area and 2,068 SF of office use distributed amongst 11 units.

The site plan has been designed in compliance with City of Doral Planning and Zoning requirements. All site setbacks, landscaped open space and parking, comply with the City of Doral requirements.

We respectfully request that you approve this proposed project, as designed. The proposed project is in character with the City of Doral's land use activity designed to achieve the City's long-range vision for this district.

Respectfully,

Rosa Ramos
Cabrera Ramos Architects, Inc.
9851 NW 58 St #107
Doral, FL 33178



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION
/ Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☐ CITY COUNCIL
☒ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: **PLAN-2408-0085**
Date Received:

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By Stephanie Puglia at 1:25 pm, Aug 07, 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 | ☐ Plat |
| ☐ Variance | ☐ Entry Feature |
| ☐ Appeal of Decision | ☒ Site Plan |
| ☐ Conditional Use | ☐ 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) 8300 Invest LLC		
Mailing Address 8330 NW 58 St.	City, State, Zip Doral, FL 33166	Telephone 305.593.0750 Fax 305.593.8862 Email: mikejr@cabram.com
Name of Owner 8300 Invest LLC		
Mailing Address 8330 NW 58 st	City, State, Zip Doral, FL 33166	Telephone 305.593.0750 Fax 305.593.8862 Email: mikejr@cabram.com

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) 35-3022-000-0490

Address 8335 nw 56 St.

Lot(s) 17 Block 2 Section 22 Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): 8.6 N.G.V.D FLOOD ZONE: X

- B. ADDRESS (If number has been assigned) 8335 nw 56 St.

C. SIZE OF PROPERTY 132 ft. X 305 ft. = 40,341 sq. ft.; 0.926 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.

The East 132.20 feet or the West 528.80 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 53, South, Range 40 East, LESS the South 25 feet thereof, lying and being in Miami-Dade COunty, Florida, also known as Tract 17, Block 2 of the Hampton Acres, unrecorded Plat.

- E. DATE SUBJECT PROPERTY WAS ACQUIRED 12/16/2001

APPLICANT'S REQUEST:

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

We formally request for the City of Doral to conduct a Site Plan Review of the proposed project which would allow us to submit for building permit and construct within the near future.

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.)

The project will consist of a Multi-Bay (11 Units) Street level front loaded warehouse building, totaling 17,368 sf. The building is single story with banding, clearly defined base, fenestrations, and stucco detailing. The Site Plan has been designed in compliance with City of Doral Planning and Zoning requirements, All setbacks, landscaped open space, and parking comply with City of Doral regulations. We respectfully request approval of the proposed project as designed.

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.

8/8/24
Date

[Signature]
Applicant's Signature

Giuseppe Russo
Print Name

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We 8300 Invest LLC as Owner (s) of Lot (s) 17Block 2 Section 22 PB/PG _____

of property which is located at 8335 nw 56 St
 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 _____ 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 8300 Invest LLC Signature [Signature] Date 07/12/2024

Owner's Name _____ Signature _____ Date _____

Notary to Owner

[Signature]Applicant's Name 8300 Invest LLC

Signature

[Signature]Date 07/12/2024

Notary to Applicant

[Signature]

Notary Public - State of Florida
 Commission # HH 173884
 My Comm. Expires Sep 9, 2025

Notary Public - State of Florida
 Commission # HH 173884
 My Comm. Expires Sep 9, 2025

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>
Giuseppe Russo	33.33%
ANGELO RUSSO	33.33%
GIUSEPPINA RUSSO	33.33%
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</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.

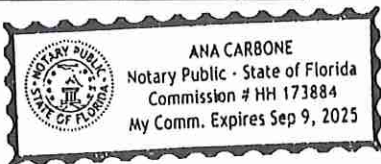
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]* (Applicant)

Sworn to and subscribed before me this 12 day of JULY, 2024. Affiant is personally known to me or has produced FL. DRIVER LIC as identification.

[Signature]
(Notary Public)

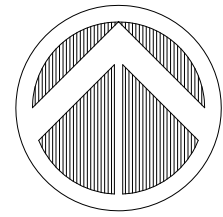
My commission expires SEP 9/2025



*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:

The East 132.20 feet or the West 528.80 feet of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 53 South, Range 40 East, LESS the South 25 feet thereof, lying and being in Miami Dade County, Florida, also known as tract 17, Block 2, of Hampton Acres, unrecorded Plat.



TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

The East 132.20 feet or the West 528.80 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 53 South, Range 40 East, LESS the South 25 feet thereof, lying and being in Miami-Dade County, Florida, also known as Tract 17, Block 2, of Hampton Acres, unrecorded Plat.

SURVEYOR'S NOTES:

- The Legal Description is provided by the Client from most recent County Records available.
- 3- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.
- ABSTRACT NOT REVIEWED.**
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown herein, if any.
- 5- Underground utilities are not depicted herein and contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- **Accuracy:**
The **Horizontal** positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- 9- All measurements shown herein are made in accordance with the United States Standard Feet.
- 10- Type of survey **TOPOGRAPHIC SURVEY.**
- 11- North arrow direction and/or Bearings are based on an assumed bearing of $N89^{\circ}42'35''E$ along the North line of the N.W. 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida, and all other bearings are relative thereto.
- 12- Elevations shown herein are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**
- 13- **Benchmark Used:** Miami-Dade County Benchmark **#N-534**. Elevation = **+7.42'**.
- 14- **Flood Zone Data:** Community/ Parcel # **120041/0279L** Dated: **9/11/09** Flood Zone: **"X" Base Flood Elevation = 15A.**
- 15- Area of Site = **40.341 square feet (9204 +/- ACRES)**
- 16- This **SURVEY** has been prepared for the exclusive use of the entities named herein.
- The Survey does not extend to any unnamed party:
- 8300 INVEST LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER L5# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER L5# 5880 STATE OF FLORIDA

[illegible]

POINT
DRS, INC. LB.# 7282
PrintLS.com
*** TEL: 305-822-6062 *** FAX: 305-827-9669
OF SURVEY:
TOPOGRAPHIC SURVEY

ROYAL
LANDS
in
16175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33186
PREPARED FOR: **8300 Invest LLC.,**
83335 NW 56 STREET, DORAL, FLORIDA 33166

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 05/02/2024
JOB No.: RP24-0585
SHEET:

1

1 SHEET