

**RESOLUTION No. 25-**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR PRIME SQUARE DORAL, FOR THE PROPERTY LOCATED AT THE SOUTH OF NW 74 STREET AN WEST OF 102 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Chapter 53 "Administration", Article III. Development Procedures, Sec. 53-184(f) of the City's Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

**WHEREAS**, Prime Square Doral Development, LLC, a Florida Limited Liability Company (the "Applicant") is seeking site plan approval for the property located at located at the South of NW 74<sup>th</sup> Street and West of 102<sup>nd</sup> Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3017-001-0180 & No. 35-3017-001-0190 (the "Property") as legally described in "Exhibit A" (the "Project"); and

**WHEREAS**, City staff determined that the proposed site plan, attached hereto as "Exhibit B," complies with the requirements and standards of the City's Land Development Code and Comprehensive Plan; and

**WHEREAS**, a zoning workshop was held on January 22, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council on December 10, 2025, during which all interested persons were afforded the opportunity to be heard, and due and proper consideration was given to the matter, including

the recommendations contained in the City's Planning and Zoning Staff Report; and

**WHEREAS**, the City Council reviewed the site plan application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted, subject to the conditions described herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

**Section 2. Findings and Conclusions.** Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application.

**Section 3. Approval.** The Mayor and City Council hereby approve the site plan for Prime Square Doral, for the property located at the South of NW 74<sup>th</sup> Street and West of 102<sup>nd</sup> Avenue in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3017-001-0180 & No. 35-3017-001-0190 (the "Property") as legally described in "Exhibit A." The site plan proposes a development

which includes three buildings dedicated to retail, office, and restaurant uses constructed on approximately 3.25 acres of the Property, a copy of the site plan is provided in “Exhibit B.”

The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled “Prime Square Doral by BRCC Development Group, LLC, prepared by Pascual Perez Kiliddjian Starr Architects + Planners, dated stamped received October 24, 2025.
2. The Project shall be landscaped in accordance with the landscape plan, digitally signed by Steven C. Eaves, RLA, dated stamped received June 12, 2025, as amended, and included with the site plan submittal.
3. The Applicant shall comply with Ordinance No. 2015-09 “Public Arts Program,” as amended, at the time of building permit (if applicable).
4. The Applicant shall comply with Chapter 63, “Green Building Incentives,” of the City’s Land Development Code at the time of building permit (if applicable).
5. The Applicant shall comply with the City’s Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City’s Code.
6. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.
7. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
8. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.

9. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instructions to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.
10. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
11. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
13. All applicable local, state, and federal permits must be obtained before commencement of the development.

Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
14. The Applicant must obtain a Certificate of Occupancy and a Certificate of Use from the City upon compliance with all terms and conditions. The Certificate of Occupancy and Certificate of Use shall be subject to cancellation upon violation of any of the conditions.

FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS DOES NOT CONSTITUTE A WAIVER OF THE SAME AND IF THE APPLICANT, ITS SUCCESSORS, OR, ASSIGNS, DOES NOT PERFORM SUCH CONDITIONS WITHIN FIVE (5) DAYS AFTER WRITTEN NOTICE, THE CITY RETAINS THE RIGHT TO STOP CONSTRUCTION, IF NECESSARY, UNTIL THAT CONDITION IS MET. THE CITY RESERVES THE RIGHT TO ENFORCE THESE CONDITIONS BY ISSUING A CODE COMPLIANCE CITATION, REVOKING THIS RESOLUTION, AND/OR AVAILING

ITSELF OF ANY AND ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY. BY ACTING UNDER THIS APPROVAL, THE APPLICANT HEREBY CONSENTS TO ALL THESE TERMS AND CONDITIONS.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by \_\_\_\_\_ who moved its adoption. The motion was seconded by \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	_____
Vice Mayor Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Maureen Porras	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED this 10 day of December, 2025.

\_\_\_\_\_  
CHRISTI FRAGA, MAYOR

ATTEST:

\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

\_\_\_\_\_  
LORENZO COBIELLA  
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC  
CITY ATTORNEY