

**RESOLUTION No. 20-93**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR HD DORAL, A ±4.1327 ACRE PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NW 58 STREET AND NW 97 AVENUE, DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, 97 Property, LLC, a Delaware limited liability company, (“The Applicant”) is requesting final plat approval for “HD Doral”, as depicted in Exhibit “A”, the property is generally located at the southeast corner of NW 97<sup>th</sup> Avenue and NW 58<sup>th</sup> Street, City of Doral, Florida, as legally described in Exhibit “B”; and

**WHEREAS**, this application has been reviewed for compliance with the City of Doral Code and Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent; and

**WHEREAS**, on May 13, 2020 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the Comprehensive Plan; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application has complied with the Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:**

**Section 1. Recitals.** The above recitals are true and correct and incorporated herein by this reference.

**Section 2. Approval.** The City Council of the City of Doral hereby approves the final plat for “HD Doral”, generally located at the southeast corner of NW 97<sup>th</sup> Avenue and NW 58<sup>th</sup> Street, City of Doral, Florida, subject to the following conditions:

1. All PRM’s have to be in place prior to the final plat recordation.
2. All PCP’s and Lot corners have to be in place or bonded prior to the final plat recordation.
3. Miami-Dade County Public Works approval is required, including approval from the Traffic Division for any additional R/W dedication on NW 97 Avenue and on NW 58 Street, both of which are Miami-Dade County Public R/W.
4. Additional easements (MDWASD, etc.) may be required.

**Section 3. Recordation.** This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes

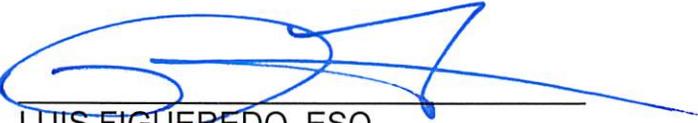
PASSED AND ADOPTED this 13 day of May, 2020.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, 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:

  
\_\_\_\_\_  
LUIS FIGUEREDO, ESQ.  
CITY ATTORNEY

# EXHIBIT “A”



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL RD.

SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778

surveys@pulicelandsurveyors.com



October 14, 2019

Mr. Carlos Arroyo  
Public Works Director  
City of Doral  
8401 NW 53 Terrace, 2<sup>nd</sup> Floor  
Doral, FL 33166

**RE: HD DORAL-LETTER OF INTENT**

Dear Mr. Arroyo:

The firm of Pulice Land Surveyors, Inc. is representing 97 Property LLC in their desire to plat and subsequently develop the property located at 9650 NW 58 Street in Doral.

Per City code in order to redevelop the above referenced site a plat is required. Having already had the tentative plat approved by the City of Doral Planning and Zoning Department and the Miami-Dade County Plat Committee we are now proceeding with the final plat application.

The property is currently being site planned for approximately 38,000 square feet of retail use with another 36,000 square feet of a parking garage and 6,000 square feet of covered area. In the future, the plan is to add 2,500 square feet for an out parcel to be used for a bank.

At this time we are submitting: Application, Check for \$1000.00, T-plat Approval letter from County, T-plat, Legal Description, Opinion of Title, 3 copies of the final plat. We request approval by the City of Doral.

Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**

Rachel Ross  
Platting Assistant

Encl.



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.:	_____
Date Received:	_____

**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 checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance                  | <input type="checkbox"/> Entry Feature   |
| <input type="checkbox"/> Appeal of Decision        | <input 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>Pulice Land Surveyors, Inc.</b>		
Mailing Address	City, State, Zip	Telephone
5381 Nob Hill Road Sunrise, FL 33351		954 572 1777
		Fax 954 572 1778
		Email: Jane@pulicelandsurveyors.com
Name of Owner		
<b>97 Property LLC</b>		
Mailing Address	City, State, Zip	Telephone
2260 NW 114 Avenue Miami, FL 33172		305 213 5025
		Fax n/a
		Email: hector@freeportmiami.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) 35-3021-001-0311

Address 9650 NW 58 Street

Lot(s) --- Block --- Section 21 Plat Book No. 2 Page No. 17

FINISHED FLOOR ELEVATION (If applicable): n/a FLOOD ZONE: AH + X

B. ADDRESS (If number has been assigned) 9650 NW 58 Street

C. SIZE OF PROPERTY 647 ft. X 291 ft. = 188277 sq. ft.; 4.32 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.

none  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E. DATE SUBJECT PROPERTY WAS ACQUIRED \_\_\_\_\_

**APPLICANT'S REQUEST:**

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

Per City code to redevelop this property a plat is required. The tentative plat has been approved by both the City of Doral and Miami-Dade County. This request is to finalize the plat process.  
\_\_\_\_\_  
\_\_\_\_\_

**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 property is currently site planned for approximately 38,000 sf of retail use with another 36,000 sf of parking garage and 6,000 sf of covered area. In the future, the plan is to add 2,500 sf of out parcel for bank use. At this time we are submitting the final plat.  
\_\_\_\_\_  
\_\_\_\_\_

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) \_\_\_\_\_

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 6 COPIES (AND A PDF) OF 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.

Date: 9/16/19  
Applicant's Signature: [Signature]  
Print Name: HESTER DORR

Date: \_\_\_\_\_ Applicant's Signature (if more than one) \_\_\_\_\_ Print Name \_\_\_\_\_

**PUBLIC HEARING APPLICATION SUPPLEMENT**

**OPTIONAL**

However, applicants are encouraged to contact neighbors regarding application.

\_\_\_\_\_ has applied to the City of Doral for a \_\_\_\_\_,

Name of Applicant

which will affect the property located at \_\_\_\_\_ as follows:

Property Address

To permit \_\_\_\_\_

The  City Council will hold a public hearing on this request. I hereby acknowledge having read the above the subject application, reviewed the applicable plans and understand that I am waiving any objection(s) to the proposed request and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel #1 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel #2 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel #3 _____ Owner Name _____ Address _____ Signature _____ Date _____
Parcel #4 _____ Owner Name _____ Address _____ Signature _____ Date _____	<b>SUBJECT PROPERTY</b> Please indicate the NORTH direction. (Circle one) ←    ↑    ↓    →	Parcel #5 _____ Owner Name _____ Address _____ Signature _____ Date _____
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel #6 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel #7 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel #8 _____ Owner Name _____ Address _____ Signature _____ Date _____

**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>
n/a	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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>
n/a	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: 97 Property LLC

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
97 Property LLC	100%
2260 NW 114 Avenue	_____
Miami, FL 33172	_____
_____	_____
_____	_____

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
n/a	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

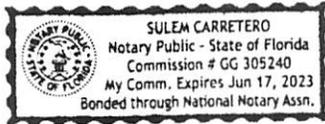
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 16 day of September, 2019. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)



My commission expires Jun 17, 2023

\*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.

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We 97 Property LLC as Owner (s) of Lot (s) n/a

Block n/a Section 21 PB/PG 2/17

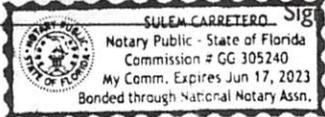
of property which is located at 9650 NW 58 Street  
desire to file an application for a public hearing before the  City Council  Administrative Review, and I/We do understand and agree as follows:

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 Pulice Land Surveyors, Inc. 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 HECTOR DUER Signature [Signature] Date \_\_\_\_\_

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Notary to Owner:  Signature [Signature] Date 9/16/19

Applicant's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Applicant:

# EXHIBIT “B”

**MIAMI DADE COUNTY PLAT COMMITTEE  
NOTICE OF ACTION**

Plat No: T - 24202 - 2 - R.A.

STR1: 21 53 40

Municipality: DORAL

Zoning: District: 12

Name: HD DORAL

Location by Streets: NW 58 ST & NW 97 AVE

Owner: 97 PROPERTY LLC,  
2260 NW 114 AVEUNE  
MIAMI, FLORIDA 33172

Phone: (305) 213-5005

Surveyor: PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351

Phone: 9545721777

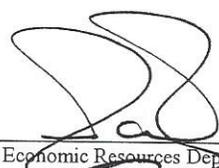
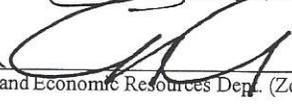
This is to advise you that on Friday, March 29, 2019 the Dade County Plat Committee reviewed the above plat and that the same was:

- Recommended for approval subject to conditions indicated on attached action copy.
- Approved as an extension of time, subject to previous requirements and:
- Deferred for reasons indicated below:
- Denied for the reasons indicated below:

# HD DORAL

9



TENTATIVE PLAT NO. 24202-2-R.A.  
Sec. 21      Twp. 53      Rge. 40  
Municipality: DORAL  
Zoned: CC  
RECOMMENDS APPROVAL 3-29-19   
Date. Regulatory and Economic Resources Dept. (Platting)  
RECOMMENDS APPROVAL 3-29-19   
Date. Regulatory and Economic Resources Dept. (Zoning)

- Recommends approval subject to the City of Doral requirements and the requirements checked below:
- Traffic concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.
- Tentative Plat valid until December 29, 2019  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 7.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- Property owner/ Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- The Highway Division of the Miami Dade County Department of Transportation and Public Works shall approve Paving and Drainage plans for Section and Half Section Line roads.
- Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.
- Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

- An approved Traffic study report is required prior to Paving and Drainage Plan submittal. Please contact the Traffic Division of the Miami-Dade County Department of Transportation and Public Works. Ensure required improvements per Traffic study are incorporated into the Paving and Drainage plans.
- A contribution for improvements along NW 58 Street is required prior to final plat review.
- Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.
- Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management). Contact Ninfa Rincon at (305) 372-6507 for environmental concerns and requirements.
- MDWASD approval required prior to final plat review.
- Compliance with the Miami Dade Water and Sewer Department (MDWASAD). Contact Maria Capote at (786) 268-5329 for water and sewer concerns and requirements.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www8.miamidade.gov/apps/rer/platstatus/>)

R  
R  
R



B

R

R