

RESOLUTION No. 22-224

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY A LARGE-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY MIXED USE (CMU) TO DOWNTOWN MIXED USE (DMU) FOR ±56.4 ACRES FOR THE PROPERTY LOCATED AT 4400 NW 87 AVENUE; AUTHORIZING THE TRANSMITTAL OF THE FLUM AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Trump Endeavor 12 LLC, (the "Applicant") is seeking a large-scale land use amendment (the "Application") from Community Mixed Use to Downtown Mixed Use for ±56.4 acres for the property located at 4400 NW 87 Avenue, in the City of Doral, Florida (the "Property"), as legally described in "Exhibit A"; and

WHEREAS, the Applicant intends to redevelop the property with a mixed-use project comprising of 2,209 residential dwelling units, 470 existing hotel rooms, 107,432 square feet of retail use, 185,415 square feet of amenities, park, plaza, bike trail and tennis courts; and

WHEREAS, City of Doral staff finds that the procedures for reviewing and recommending on a proposed comprehensive plan amendment are provided in section 53-211 of the City's Land Development Code and that the proposed Future Land Use Map amendment to the City's Comprehensive Plan has met those criteria and standards; and

WHEREAS, on October 26, 2022, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the proposed Future Land Use Map amendment as required by state law and local ordinances.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SITTING AS THE LOCAL PLANNING AGENCY THAT:

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

Section 2. Approval. The Local Planning Agency hereby recommends going forward without a recommendation to the Local Governing Body (City Council) of the amendment to the City's Comprehensive Plan, Future Land Use Map, to change the land use designation on the Property from Community Mixed Use (CMU) to Downtown Mixed Use (DMU), as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency.

The foregoing Resolution was offered by Councilmember Puig-Corve who moved its adoption. The motion was seconded by Vice Mayor Cabral and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 26 DAY OF OCTOBER, 2022.



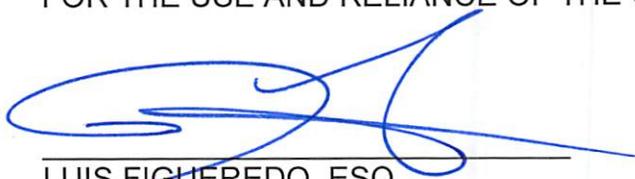
JUAN CARLOS BERMUDEZ, MAYOR

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”

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
EXHIBIT "A"**

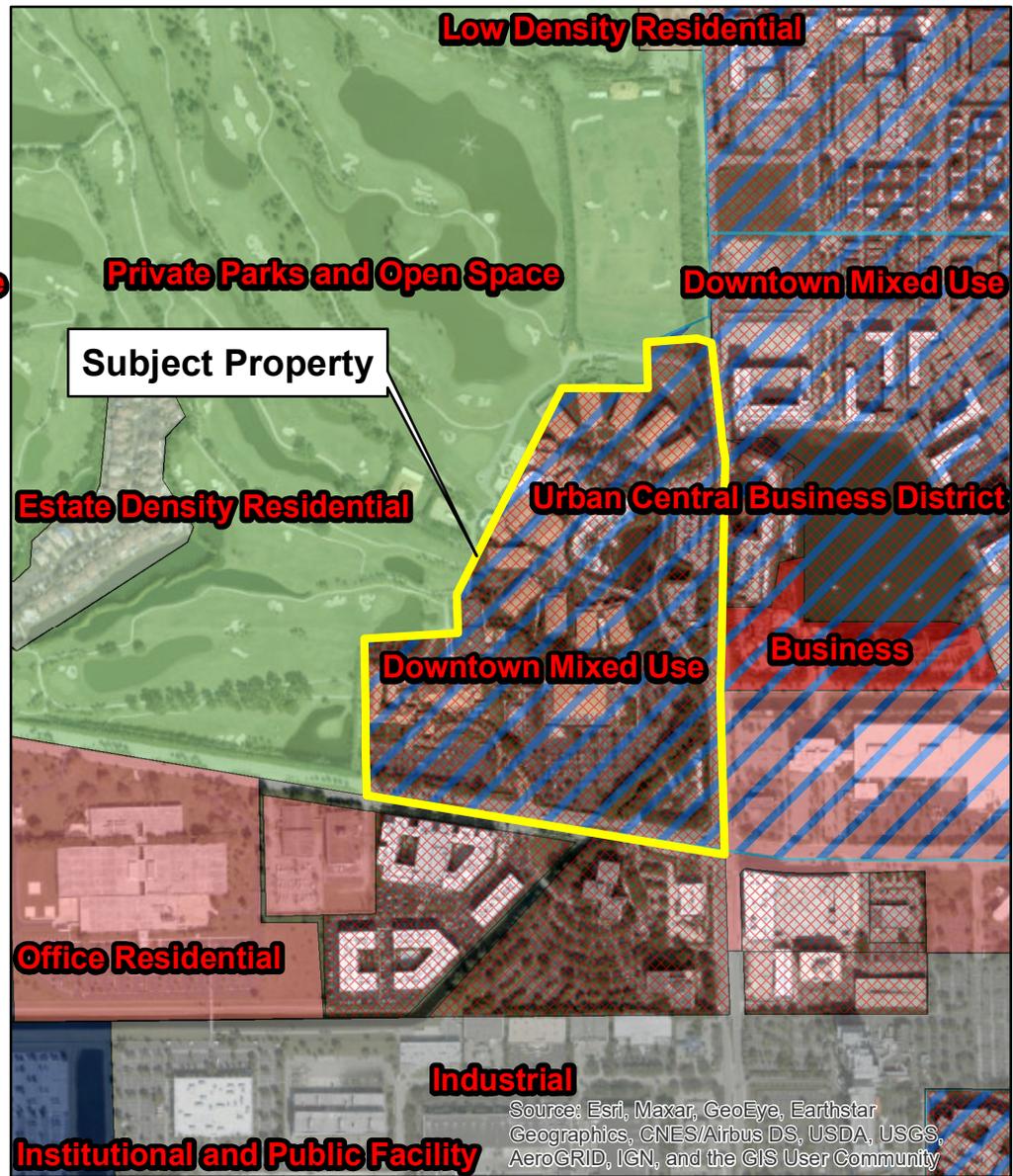
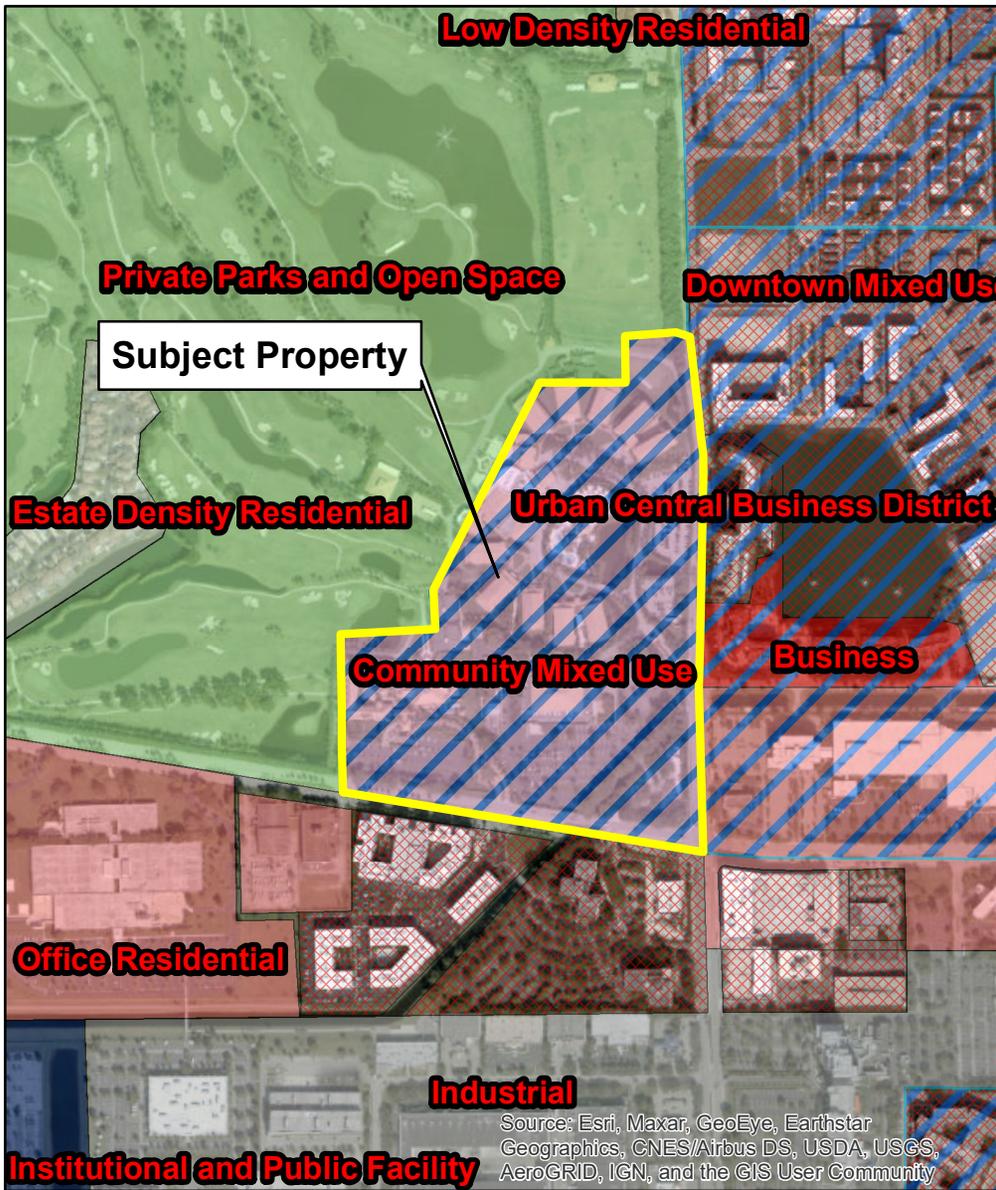
LEGAL DESCRIPTION

A portion of land lying in Sections 21 and 28, Township 53 South, Range 40 East, of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast Corner of Said Section 28; thence $S01^{\circ}44'49''E$, along the East line of said Section 28, for 623.29 feet to a point on the centerline of Doral Boulevard; thence $N81^{\circ}01'35''W$, along the said centerline of Doral Boulevard, for 1,544.15 feet; thence $N01^{\circ}43'08''W$, for 655.03 feet; thence $N89^{\circ}33'54''E$, for 394.92 feet; thence $N01^{\circ}43'08''W$, for 194.39 feet; thence $N26^{\circ}05'29''E$, for 976.47 feet; thence $N89^{\circ}33'58''E$, for 384.66 feet; thence $N01^{\circ}40'13''W$, for 201.50 feet; thence $N84^{\circ}00'51''E$, for 227.32 feet; thence $S78^{\circ}26'56''E$, for 52.43 feet to a point on the centerline of NW 87 Avenue; thence along the said centerline of NW 87 Avenue the following seven (7) courses; thence $S01^{\circ}40'13''E$, for 5.00 feet to a Point of Curvature of a circular curve to the left, concave to the East, thence along the arc of said curve, having for it's elements a radius of 1,145.92 feet, a central angle of $07^{\circ}03'54''$ for an arc distance of 141.30 feet to a Point of Tangency; thence $S08^{\circ}44'07''E$, for 200.00 feet to a Point of Curvature of a circular curve to the right, concave to the West, thence along the arc of said curve, having for it's elements a radius of 1,909.86 feet, a central angle of $12^{\circ}41'24''$ for an arc distance of 423.00 feet to a Point of Tangency; thence $S03^{\circ}57'17''W$, for 300.00 feet to a Point of Curvature of a circular curve to the left, concave to the East, thence along the arc of said curve, having for it's elements a radius of 1,909.86 feet, a central angle of $05^{\circ}37'30''$ for an arc distance of 187.50 feet to a Point of Tangency; thence $S01^{\circ}40'13''E$, for 310.00 feet to the Point of Beginning.

Containing 2,270,958 Square Feet or 52.13 Acres, more or less, by calculations.

EXHIBIT “B”



Current Future Land Use

City of Doral



Planning & Zoning Department

Trump Endeavor 12 LLC Future Land Use Map

Proposed Future Land Use

Legend

<ul style="list-style-type: none"> Business (B) Urban Central Business District Community Mixed Use (CMU) Downtown Mixed Use (DMU) Estate Density Residential (EDR) High Density Residential (HDR) 	<ul style="list-style-type: none"> Industrial (IND) Institutional and Public Facility (INST) Low Density Residential (LDR) Office Residential (OR) Private Park (PrivPark)
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9/13/2022