

RESOLUTION No. 16-222

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR JACKSON HEALTH SYSTEM WEST CAMPUS, LOCATED AT 7800 NW 29 STREET DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, On November 18, 2015, the City of Doral adopted Ordinance No. 2015-40 amending the City's Land Development Code to establish procedures for the Mayor and City Council site plan review and approval process;

WHEREAS, Miami-Dade County Public Health Trust (the "Applicant") has submitted an application for Mayor and Council site plan review and approval for a medical campus to be located at 7800 NW 29 Street, as legally described in Exhibit "A", which is incorporated herein and made a part hereof by this reference; and

WHEREAS, staff recommend approval of the proposed site plan provided in Exhibit "B" (the "Site Plan"), which is incorporated herein and made a part hereof by this reference; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed Resolution and of the public hearings; and

WHEREAS, the Mayor and City Council find that the adoption and implementation of this Resolution is in the best interest and welfare of the residents of the City.

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

Section 1. Recital. The above recitals are true and correct and incorporated herein.

Section 2. Approval of Site Plan. The Site Plan, providing for the development of a medical campus to be located 7800 NW 29 Street consisting of a new 100-bed hospital for overnight patient admission, stand-alone emergency room, pediatric outpatient clinic and other supporting facilities, subject to the following conditions agreed to by the Applicant and City as part of the site plan development agreement approval.

1. Applicant must submit separate plans for Entrance Feature.
2. All applicable impact fees shall be paid by the Applicant prior to issuance of a building permit.
3. The proposed project shall be built in substantial conformance with the plans entitled Jackson Health System West Campus, prepared by Perkins + Will, dated stamped received September 26, 2016, consisting of 48 sheets, as amended.
4. The Property shall be landscaped in accordance with the landscape plan, prepared by Perkins + Will, date received September 26, 2016, as amended, and included with the site plan submittal.
5. 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.
6. Approval from Division of Environmental Resources Management (DERM) is required at time of building permit. If DERMs' requirements result in a modification to the approved administrative site plan, which may include but is not limited to, the layout of proposed parking field, the Applicant will be fully responsible to meet those requirements prior to building permit approval.
7. Approval from Miami Dade County Fire Department is required at time of building permit.
8. The applicant shall comply with Ordinance No. 2015-09 "Public Arts Program" or the County AIPP requirements.
9. All applicable local, state and federal permits must be obtained before commencement of the development.

10. The project shall comply with the requirements set forth in Sections in Ordinance No. 2016-03, if applicable.
11. The project should make every effort to incorporate the Low Impact Development (LID) practices in the project design consistent with Section 74-881 of the Land Development Code.
12. Provide compliance with the Floodplain Management regulation (Sec. 53-344) of the City Land Development Code. Project team should contact the City's Floodplain Administrator to review the requirements of the Floodplain Management Ordinance.
13. Applicant shall indicate how the project will meet the requirement of the LDC Sec. 77-195 of the city Land Development Code solar reflective index (SRI) of 28 or greater.
14. Project shall meet the City's Green Ordinance requirements in Chapter 63 of the Land Development Code.
15. The Applicant shall comply with applicable conditions and requirements provided by Miami-Dade County Public Works Department, Water and Sewer Department, Fire Rescue Department, and Regulatory and Economics Resources (DRER) prior to issuance of building permit.
16. The hours of operation during the construction shall adhere to as per Noise Ordinance No. 2011-01.
17. The Applicant shall submit a construction staging plan for review and approval prior to commencement of construction. The staging area shall be kept clean at all times, adequately screened and located away from view of existing homes located adjacent to the construction site.
18. Access points for construction vehicles shall be identified as part of the construction plan submitted to the City. Construction vehicles with access to the site shall adhere to existing "no thru truck" areas.
19. The Applicant shall provide a Construction Air Quality Management Plan to the Department prior to the start of construction.
20. A Stormwater Pollution Prevention Plan (SPPP) must be submitted by the Applicant 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 top soil 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.
21. The Applicant shall preserve existing trees (including native trees) during the development of the project, wherever possible. If the trees must be removed, the Applicant shall be required to mitigate the impact in accordance with DRER requirements. If the relocated trees do not survive, the Applicant shall be required to replace the trees in compliance with DRER requirements.

22. The Applicant shall meet the requirements of the Miami-Dade County Water-Use Efficiency Standards Manual, effective January 2009, as may be amended from time to time.
23. All stormwater shall be retained on site in accordance with applicable law.
24. All stormwater drainage systems shall be maintained in working conditions at all times in order to avoid localize flooding during and after a storm.
25. Parking shall be prohibited on top of any drainage inlet or drainage manhole.
26. Developer shall be responsible for providing the City a certified drainage inspection report prior to the issuance of a certificate of occupancy.
27. 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. Instruction 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.
28. Provide tree removal/relocation approval from (DERM), including an approved tree disposition plan at time of building permit.
29. Noncompliance with the approved site plan and the terms of this approval shall be considered a violation of the City Code.
30. Provide the Buffer yard requirements calculations, matching the frontages for the parcels included in this Phase 1.
31. Traffic Study approval is pending.
32. Per the Traffic Study, a right turn/deceleration lane (and associated R/W dedication) may be required for the driveway located on NW 25 Street.
33. Per the Traffic Study, a traffic Signal may be required for the intersection of NW 79 Avenue and 29 Street. The design of the intersection will determine the length of the northbound left turn lane, as well as the length southbound left turn lane to the project driveway on 79 Avenue (if feasible).
34. Miami-Dade County Public Works Traffic Division approval will be required in writing as part of the Site Plan review process for the driveway on NW 25 Street (County R/W), and for any proposed striping and/or signage modifications on NW 79 Avenue, and on NW 29 Street adjacent to the proposed driveways.
35. A public sidewalk along NW 29 Street will be required. The sidewalk may be located on private property as long it is located within a Public Access Easement. Additional R/W improvements may be required.

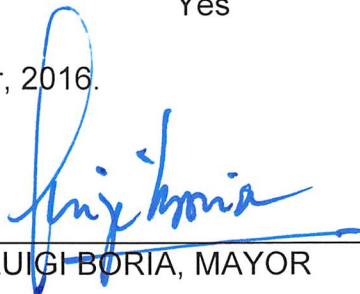
Section 3. Implementation. The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 4. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

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

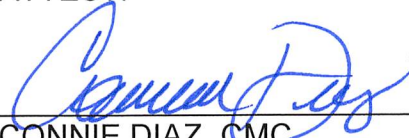
Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 26 day of October, 2016.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CMC
CITY CLERK

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



WEISS, SEROTA, HELFMAN, COLE & BIERSMAN, P.L.
CITY ATTORNEY

EXHIBITS

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL/FOLIO NO.: 35-3027-037-0010

Tract A, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL/FOLIO NO.: 35-3027-037-0030

Tract C, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida, LESS the following two parcels:

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 187.31 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 5.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 5.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.

AND

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 339.19 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 2.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 2.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.