

RESOLUTION No. 24-198

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, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM MULTI FAMILY RESIDENTIAL (MF-4) AND INDUSTRIAL-COMMERCIAL (IC), TO DOWNTOWN MIXED-USE (DMU) FOR ±56.4 ACRES FOR THE PROPERTY LOCATED AT 4400 NW 87 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Trump Endeavor 12 LLC, (the "Applicant") has submitted an application requesting an amendment to the City's Official Zoning Map from Multi Family Residential (MF-4) and Industrial-Commercial (IC) to Downtown Mixed-Use (DMU) for the property located at 4400 Northwest 87th Avenue (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser by a portion of Folio No. 35-3021-001-0010 and 35-3028-029-0010. A copy of the letter of intent and application is provided in "Exhibit A."; and

WHEREAS, on June 27, 2024, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the rezoning application and provide comments to Applicant and city staff; and

WHEREAS, the Applicant intends to redevelop the property with a mixed use project comprising residential dwelling units, hotel rooms, retail use, 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 zoning map amendment are provided in section 53-213 of the City's Land Development Code and that the proposed zoning map amendment has met those criteria and standards; and

WHEREAS, the Mayor and City Council find that the adoption of the zoning map amendment is in the best interest of the health, safety and welfare of the residents of the City of Doral.

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 above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Decision. The LPA hereby recommends going forward without a recommendation to the local governing body (City Council) the proposed amendment to the City's Official Zoning Map from Multi Family Residential (MF-4) and Industrial-Commercial (IC) to Downtown Mixed-Use (DMU) for the property located at 4400 Northwest 87th Avenue (the "Property"), 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.

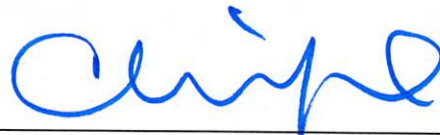
The foregoing Resolution was offered by Vice Mayor Puig-Corve who moved its adoption.

The motion was seconded by Councilmember Cabral and upon being put to a vote, the

vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Oscar Puig-Corve	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 14 DAY OF AUGUST, 2024.



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, PLLC
CITY ATTORNEY

EXHIBIT “A”



8401 NW 53RD 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.:	LAND-2205-0003
Date Received:	RECEIVED <small>By Stephanie Puglia at 12:29 pm, Jun 03, 2022</small>

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 checked="" type="checkbox"/> Change in Zoning District | <input 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)			Trump Endeavor 12 LLC, a Delaware limited liability company. c/o Felix M. Lasarte, Esq		
Mailing Address	The Lasarte Law Firm 3250 NW 1st Avenue, Suite 334	City, State, Zip	Miami, FL. 33137	Telephone	305-915-0733
				Fax	
				Email:	felix@lasartelaw.com
Name of Owner Trump Endeavor 12 LLC, a Delaware limited liability company.					
Mailing Address	4400 NW 87 Avenue. Doral, FL 33178	City, State, Zip	Doral, FL. 33178	Telephone	305-915-0733
				Fax	
				Email:	felix@lasartelaw.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).

A portion of 35-3021-001-0010; 35-3028-000-0050; 35-3021-008-0010; 35-3028-029-0020;

Folio Number(s) 35-3028-029-0010; 35-3022-010-0010

Address 4400 NW 87 Avenue, Doral, FL 33178

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

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: AE

B. ADDRESS (If number has been assigned) 4400 NW 87 Avenue, Doral, FL 33178

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; ±52 Net 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.
Please see attached "Exhibit A".

E. DATE SUBJECT PROPERTY WAS ACQUIRED June 12, 2012.

APPLICANT'S REQUEST:

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

Zoning District change from "Multifamily Residential - 4" and "Industrial Commercial" to
Downtown Mixed Use

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.)

Please See Attached.

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) Buildings (Current uses: Hotel, Spa, Res

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.

11/13/22
Date


Applicant's Signature

MIKE VERGARA
Print Name

Date

Applicant's Signature (If more than one)

Print Name

4400 NW 87 Avenue. Doral, FL. 33178

I/We Trump Endeavor 12, a Delaware limited liability company as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG _____
4400 NW 87 Avenue. Doral, FL. 33178

of property which is located at _____
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):

Felix M. Lasarte, Esq.

- 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.

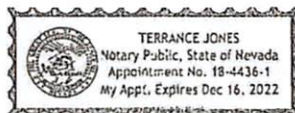
Owner's Name Trump Endeavor LLC, a Delaware limited liability company Signature [Signature] Date 11/13/22

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name Trump Endeavor LLC, a Delaware limited liability company Signature _____ Date _____

Notary to Applicant:



STATE OF Nevada
COUNTY OF Clermont
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th DAY OF January, 2022.
BY [Signature]
NOTARY PUBLIC

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 _____	SUBJECT PROPERTY 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: Trump Endeavor 12 LLC, a Delaware limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Trump Endeavor 12 Manager Corp (Entity A)</u>	<u>1%</u>
<u>DJT Holdings LLC (Entity B)</u>	<u>99%</u>
<u>DJT Holdings Managing Member (Entity C)</u>	<u>100% Entity A and 1% Entity B</u>
<u>The Donald J. Trump Revocable Trust dated April 7, 2014</u>	<u>100% Entity C and 99% Entity B</u>
<u>- Donald J. Trump, Jr., Trustee</u>	
<u>- Donald J. Trump, Beneficiary</u>	

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.

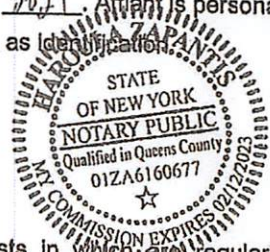
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 27th day of NOVEMBER, 2021. Affiant is personally known to me or has produced MIKE VERGARA as identification.

(Notary Public)

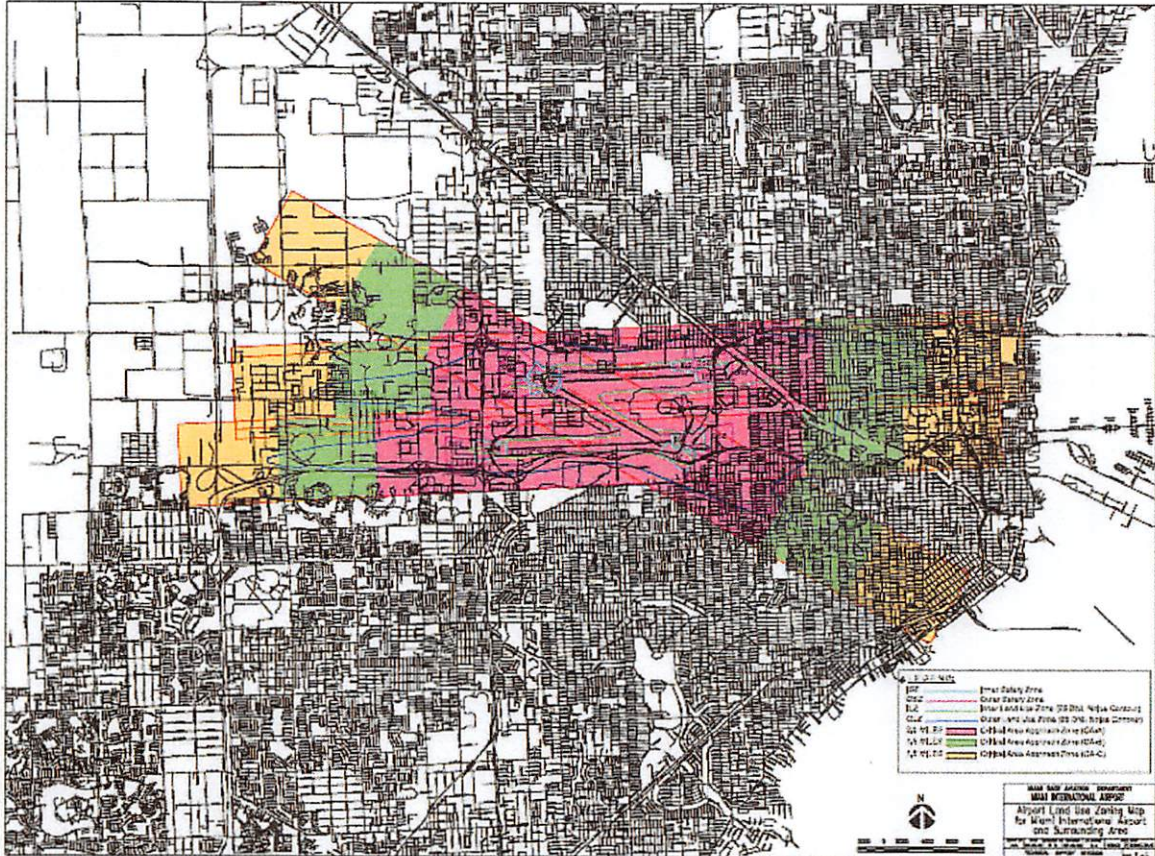
My commission expires 2/12/2023



*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.

Miami-Dade Aviation Department

If the project is located within the Inner Safety Zone (ISZ), Outer Safety Zone (OSZ) OR Critical Area Approach Zone (CA-A) the applicant is require to obtain an approval letter from Miami-Dade County Aviation Department (MDAD).





RECEIVED
By Stephanie Puglia at 3:30 pm, Apr 12, 2024

REVISED
3:30 pm, Apr 12, 2024

3250 NE 1ST AVENUE
SUITE 334
MIAMI, FL 33137
WWW.LASARTELAW.COM
305.594.2877

FELIX M LASARTE, ESQ
FELIX@LASARTELAW.COM

April 12, 2024

Via Electronic Mail

Kathi Brooks
City Manager
City of Doral
8401 NW 53rd Terrace
Doral, Florida 33166

Re: Doral International Towers Zoning Application – Land 2205-0003
Response to City Staff Comments – 3rd Review

Dear Ms. Brooks:

We are responding to the June 16, 2023 letter (attached hereto), regarding the above-referenced application and the planned development program. The letter provided a comprehensive professional report on the application and the development program. This correspondence and the attachments hereto collectively serve to response to that letter.

Over the course of the past seven months, the applicant obtained a land use approval to Downtown Mixed Use and proffered a declaration of restrictive covenants which limited the new residential development to a range of 1,410 to 1500 new residential units (a copy is attached hereto). Accordingly, our site plan has now been amended to reflect a density consistent with the land use approval. The current site plan proposes 1,498 new residential units and 141,694 square feet of new commercial development. Our professionals have worked diligently to address each of the enumerated comments contained in the above referenced letter. We have also worked with Miami-Dade Traffic and received approval from their traffic engineering division.

It is our hope that the extraordinary amount of planning our team has undertaken is recognized in the depictions and descriptions on the plan sheets and documents attached hereto. We humbly submit that the refined plan, which was conceived through our collaborative working sessions, will prove to be an asset to the City of Doral.

Thank you for your continued attention to this matter. It is greatly appreciated.

Sincerely,

Felix M. Lasarte, Esq.



P. 305.594.2877
F. 305.594.2878

The Lasarte Law Firm
3250 N.E. First Avenue
Suite 334
Miami, FL 33137
www.lasartelaw.com

May 3, 2022

Javier Gonzalez, EFM
Director, Planning & Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 3316

RE: Trump Endeavor 12 LLC / Letter of Intent **Application for a zoning district change from Multifamily Residential – 4 (MF-4) and Industrial Commercial (IC) to Downtown Mixed Use (DMU)**

Dear Mr. Gonzalez:

Please accept this letter of intent on behalf of Trump Endeavor 12 LLC, a Delaware limited liability company (the "Applicant"), in connection with a zoning application for that certain ±56.4 gross acre¹ parcel of land located at 4400 NW 87 Avenue as further identified by folio nos. a **portion of 35-3021-001-0010; 35-3028-000-0050; 35-3021-008-0010; 35-3028-029-0020; 35-3028-029-0010; 35-3022-010-0010**) the ("Property"). The Applicant is seeking to rezone the Property from *Multifamily Residential 4 (MF-4)* and *Industrial Commercial (IC)* to *Downtown Mixed Use (DMU)*.

In connection with this application, the Applicant has filed a land use amendment application to amend the City's Comprehensive Plan's Future Land Use Map (FLUM) designation on the Property from *Community Mixed Use and Downtown Mixed-Use Opportunity Area (CMU)* to *Downtown Mixed Use (DMU)* in order to develop the Property pursuant to the DMU District Regulations with Creative Excellence Standards and Workforce Housing Bonuses (Process No. LAND-2201-0002). The land use amendment application is currently being reviewed by the City.

Background

In 1962, the Doral Country Club (the "Country Club") was founded by Alfred and Dora Kaskel, who had purchased 2,400 acres of land almost a decade prior with the intention of developing a golf course and hotel on their property. When it opened, the Country Club was the first structure constructed in what would eventually be known as the City of Doral.

In 2003, after decades of industrial, residential, and commercial growth, Doral was incorporated as a City within Miami-Dade County. The Doral Country Club was such a landmark that Doral's incorporators chose to include this golf course and its fountain on the City's seal as a nod to the foundations of a city that was predicated on the Country Club.

The Country Club was purchased by the Applicant in 2012 and the Property became

¹ Parcel size pending confirmation due to discrepancy between City GIS map and the current use.

known as "Trump National Doral" ("Trump National"). Trump National is recognized as an internationally renowned and universally heralded golf resort destination.

The Applicant knows first-hand what it means to present meaningful, beautiful developments that become landmarks so important they shape entire cities. Today, sixty (60) years after the Country Club first opened, the Applicant is seeking to once again allow this Property to lead the City of Doral into the next step in its evolution. The Applicant intends to offer luxury residential and resort spaces and amenities while continuing to provide the Property's acclaimed golfing, tennis, hotel, and spa activities. These new residences and amenities will serve to enhance the Property's existing activities and redefine the Property's Country Club by providing residents and visitors with the opportunity to enjoy a modern, luxury country club lifestyle within the City on a daily basis. Just as the Country Club paved the way for the City of Doral we know today, Doral International Towers will set forth the next chapter of the City of Doral.

Development Plans

The proposed PUD will be in the heart of the City's downtown and be known as *Doral International Towers*. It will consist of 2,209 residential dwelling units and 470 hotel units at a density of 43.3 units per acre.²; 185,415 square feet of amenities, and 107,432 square feet of retail use.

Density

Presently the City's FLUM provides that properties with a Land Use Designation of DMU may develop up to 25 units per acre. Based on the acreage of the Property, and including the FLUM's density bonuses for Creative Excellence Standards and Workforce Housing, the Property may be developed at a total of up to 45.5 units per acre, which amounts to 2,566 total units.

The proposed residential dwelling units for this Property shall consist of 2,189 condominium units and 20 villa units in addition to the Property's existing 470 hotel units. This brings the total number of proposed units to 2,444 units, which amounts to 43.3 units per acre.

The development plans for this application will be consistent with the City's Creative Excellence Standards and Workforce Housing Density Bonus criteria. The proposed residential unit count includes a density bonus increase of 10 units per acre for Creative Excellence Standards and an additional 30% Workforce Housing density bonus.

Creative excellence standards addressed include Urbanism standards such as ensuring that the project will be developed with a mix of uses that create daily living activities within walking distance including golf, a spa, restaurants, lounges, shopping, gyms, and pool; Design Excellence standards including positioning buildings to face the public streets to create pedestrian friendly interactions, LEED Gold Certification for all new buildings, and Providing architecture that is creative, distinctive, and of a high quality; and Scale, Connections, and Context standards such as integrating and enhancing the vehicular, bicycle, and pedestrian connections as well as providing public transportation enhancements and connections at no cost to the City.

As detailed within Section 74-886 of the City's Code of Ordinances (the "Code"), "a

² 43.3 units per acre based on 56.4 acres of land. Density of hotel is calculated at ½ unit per room.

shortage of workforce housing exists in the City of Doral which is detrimental to the public health, safety, and welfare.” In an effort to assist the City with its housing concerns, the Applicant is proposing 315 Workforce Housing units within the Application. The Workforce Housing Density Bonus Criteria addressed within the development plans shall include building the Workforce Housing units on the same site as the proposed development, constructing the Workforce Housing units simultaneously-with or prior-to the time the market-rate units are developed, and using substantially the same type and quality of the market-rate interior building materials and finishes for the Workforce Housing units.

Building Heights

The proposed building height of 210 feet reflects the Applicant’s present proposal. The Applicant, however, may seek to amend this Application based on the results of continued conversations with the Miami-Dade County Aviation Department and the Federal Aviation Administration.

Zoning Application

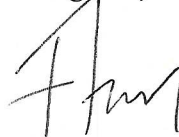
The *Doral International Towers* DMU rezoning request is consistent with the City’s DMU standards set forth in Sections 68-557 of the Code. It presents a unique opportunity to revitalize and continue to activate Doral's entryway and city center. *Doral International Towers* will transform the character of this portion of Doral Boulevard and promotes the City's goal for high-quality, urban-oriented mixed use development on this vital node and extremely visible parcel of land.

The Property is exceptionally suited for the proposed mix of uses and the flexibility of development that is afforded by the DMU Zoning District. Approval of this Application will serve to enhance the City's main transportation and commercial corridor, improve pedestrian connectivity, provide for a more diverse downtown community, and provide a high-quality environment for the City's residents to shop, dine, and work. Moreover, *Doral International Towers* will serve as an iconic project that will continue to bring international recognition and acclaim to the City of Doral as the premier place to live, work, and play.

The proposed development plan for the property will be consistent with the City’s DMU zoning district. Furthermore, *Doral International Towers* DMU will be compatible with the patterns of development in the surrounding area.

Based on the foregoing, we ask for your favorable consideration of this request. Thank you in advance for your continued attention to this application. Should you have any questions, please do not hesitate to contact me.

Regards,



Felix Lasarte, Esq.

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

COMMENCE at the North line of said Section 28, for 40.01 feet to the POINT OF BEGINNING of the herein described parcel, said point also being on the west Right-of-Way line of NW 87 Avenue; thence along the said west Right-of-Way line of NW 87 Avenue the following three (3) courses; continue S89°33'53"W for 15.01 feet; thence S01°44'49"E for 497.81 feet to a Point of Curvature of a circular curve to the right, concave to the northwest, thence along the arc of said curve, having for it's elements a radius of 50.00 feet, a central angle of 100°43'14" for an arc distance of 87.90 feet to a Point of Tangency, said point lying on the north Right-of-Way line of NW 36 Street (Doral Boulevard); thence along the said north Right-of-Way line of NW 36 Street (Doral Boulevard), N81°01'35"W for 1,485.28 feet; thence N00°26'14"W for 635.09 feet; thence N88°33'46"E for 239.02 feet; thence N44°19'07"E for 301.62 feet; thence N11°25'10"E for 455.85 feet; thence N34°22'07"E for 523.99 feet; thence N89°32'56"E for 370.95 feet; thence N00°27'04"W for 135.53 feet; thence N89°32'56"E for 278.54 feet to a point on the west Right-of-Way line of NW 87 Avenue; thence along the west Right-of-Way line of NW 87 Avenue the following eleven (11) courses; said previous point also being the Point of Curvature of a non-tangent circular curve to the left and concave to the east, at which the radius point bears N88°19'58"E; thence Southeasterly along the arc of said curve, having for it's elements a radius of 1,185.92 feet, a central angle of 07°03'54" for an arc distance of 146.23 feet to a Point of Tangency; thence S08°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 1,869.86 feet, a central angle of 12°41'24" for an arc distance of 414.14 feet to a Point of Tangency; thence S03°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 1,949.86 feet, a central angle of 05°37'30" for an arc distance of 191.43 feet to a Point of Tangency; thence S01°40'13"E for 121.48 feet to a Point of Curvature of a circular curve to the right, concave to the north, thence along the arc of said curve, having for it's elements a radius of 25.00 feet, a central angle of 144°57'53" for an arc distance of 63.25 feet to a Point of Non-tangency; thence S53°17'45"W; radial to the last described curve for a distance of 60.00 feet; thence run S36°42'15"E, at right angles of the last described course for a distance of 107.65 feet; thence N89°33'53"E, along the North line of the

South 50.00 feet of the Southeast 1/4 of said Section 21 for a distance of 32.81 feet; thence S01°40'13"E along the West line of the East 40.00 feet of the Southeast 1/4 of said Section 21 for a distance of 50.01 feet to the Point of Beginning.

Containing 2,456,972 Square Feet (GROSS) or 56.4 Acres (GROSS), more or less, by calculations.

Containing 2,266,887 Square Feet (NET) or 52.0 Acres (NET), more or less, by calculations.

Folio: 35-3021-001-0010 Folio: 35-3021-008-0010 Folio: 35-3028-029-0020 Folio: 35-3028-000-0050 Folio: 35-3028-029-0010

Address: 4400 NW 87 Avenue, Doral Florida 33178

Address: 8755 NW 36 Street, Doral Florida 33178

EXHIBIT “B”



Trump Endeavor 12, LLC - Rezoning
Planning & Zoning Department

