

This instrument was prepared by:

Julian H. Perez, AICP, CFM
Planning and Zoning Director
City of Doral
8401 NW 53rd Terrace

**NOTICE OF ADMINISTRATIVE APPROVAL OF MINOR MODIFICATION
TO THE DORAL GATEWAY DOWNTOWN MIXED USE
PLANNED UNIT DEVELOPMENT PROJECT**

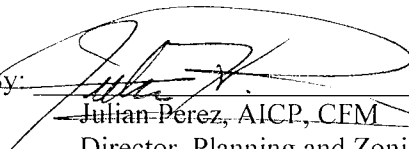
Consistent with Paragraph 21 of the Master Development Agreement, recorded in Official Records Book 29430 at Page 4554 of the Public Records of Miami-Dade County, Florida, for the Doral Gateway Downtown Mixed Use Planned Unit Development located on the real property legally described in the attached Exhibit A, notice is hereby given of administrative approvals granted on May 22, 2015 by the City pursuant to the City's Land Development Regulations for the following:

- Minor modifications to site plan approved November 19, 2014, prepared by Aquitectonica, dated stamped received October 29, 2014.
- Minor modifications to the Pattern Book approved July 9, 2014 by Ordinance no. 2014-13, prepared by Aquitectonica, dated stamped received June 18, 2014.

A copy of the administrative approvals granted on May 22, 2015, along with all other approval associated with Doral Gateway Downtown Mixed Use Planned Unit Development, may be examined in the office of the City Clerk, 8401 NW 53 Terrace, Doral, Florida 33166.

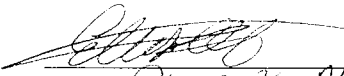
The recordation of this Notice shall not constitute a lien, cloud or encumbrance on any real property, or actual nor constructive notice of any of the same.

City of Doral

By: 
Julian Perez, AICP, CFM
Director, Planning and Zoning Department

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

BEFORE ME, Elizabeth Alvarez, a Notary Public in and for the State and County aforesaid, personally appeared _____, to me personally known, who executed the foregoing instrument for the purposes therein contained and who did did not take an oath on this 04 day of August, 2016.


Name: Elizabeth Alvarez
Notary Public State of Florida at Large

My commission expires:



EXHIBIT "A"*Legal description of the subject property:*

PARCEL 1:

TRACT C OF, IVAX TRACTS REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 2:

TRACT D OF, IVAX TRACTS REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

Parcel 1:

A portion of land lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 53 South, Range 40 East, Dade County, Florida, being more particularly described as follows Commence at the Northeast corner of said Section 28, thence run South 0 degrees 11 minutes 13 seconds East, along the East line of the Northeast 1/4 of said Section 28, a distance of 1319.10 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of said Section 28; thence run North 88 degrees 54 minutes 26 seconds West, along the South line of the North 1/2 of the Northeast 1/4 of said Section 28, for a distance of 1035.42 feet to the Point of Beginning of the following described parcel of land. Thence continue North 88 degrees 54 minutes 26 seconds West, along the last described course, for a distance of 232.44 feet to a point on the Southeasterly right-of-way line of the 80 feet wide Dressel's Dairy Canal, as recorded in Official Records Book 5176, page 40, Public Records of Dade County, Florida; thence run North 46 degrees 02 minutes 36 seconds East, along said Dressel's Dairy Canal right-of-way line, for a distance of 1,027.86 feet to a point on the Southerly right-of-way line of NW 36th Street Extension, as recorded in Official Records Book 9234, page 1835, Public Records of Dade County, Florida; thence run South 79 degrees 27 minutes 59 seconds East, along said NW 36th Street Extension right-of-way line and along a line radial to the next mentioned curve, for a distance of 135.00 feet to a point on the arc of a circular curve concave to the Northeast, having a radius of 425.00 feet; thence run Southwesterly and Southeasterly, along the arc of said curve to the left, for a distance of 343.74 feet; through a central angle of 46 degrees 20 minutes 27 seconds to the point of compound curvature with a circular curve to the left, having a radius of 326.69 feet; thence run Southeasterly, along the arc of said curve, a distance of 141.84 feet; through a central angle of 24 degrees 52 minutes 34 seconds to a point on the arc of a circular curve concave to the North, having a radius of 404.50 feet and a radial bearing of South 51 degrees 42 minutes 22 seconds East from the center of said curve; thence run Southwesterly, Westerly and Northwesterly along the arc of said curve to the right, for a distance of 660.70 feet, through a central angle of 93 degrees 35 minutes 09 seconds to a point; thence run South 46 degrees 02 minutes 36 seconds West, along a line parallel with and 164.50 feet Southeasterly of the Southeast right-of-way line of said Dressel's Dairy Canal, for a distance of 320.75 feet to the Point of Beginning.

The above described parcel is also known as Tract "B" and a portion of Tract "C" of DORAL PLAZA, according to the Plat thereof recorded in Plat Book 123, page 19, Public Records of Dade County, Florida.

Parcel 2:

Tracts "C" and "D" of DORAL PLAZA, according to the Plat thereof recorded in Plat Book 123, page 19, Public Records of Dade County, Florida, less that portion of Tract "C" described in Exhibit "B" to that certain Quit Claim Deed filed in Official Records Book 13715, page 900, Public Records of Dade County, Florida, and less the South 30 feet of the East 30 feet of Tract "C".

ALSO DESCRIBED AS:

A portion of Tract "C" and all of Tract "D", of DORAL PLAZA, according to the Plat thereof recorded in Plat Book 123, page 19, Public Records of Dade County, Florida, being particularly described as follows;

Commence at the Southeast corner of Tract "C", of DORAL PLAZA, according to the Plat thereof recorded in Plat Book 123, page 19, Public Records of Dade County, Florida; thence run North 88 degrees 34 minutes 26 seconds West along the South boundary of Tract "C" for a distance of 30.00 feet to the Point of Beginning of the parcel herein described; Thence from the above established Point of Beginning, continue North 88 degrees 54 minutes 26 seconds West along the said South boundary of Tract "C" for a distance of 950.41 feet to a point of intersection with a line that is parallel to and 164.50 feet Southeasterly of, as measured at right angles to, the Northwesterly boundary of said Tract "C"; thence run North 46 degrees 02 minutes 36 seconds East along the last described line for a distance of 320.75 feet to the point of intersection with the arc of a curve concave to the North having a radius of 404.50 feet, said point bearing South 41 degrees 52 minutes 47 seconds West from the center of said curve; thence run Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, through a central angle of 93 degrees 35 minutes 09 seconds for a distance of 660.70 feet to a point at intersection with the arc at a curve, concave to the Northeast, having a radius of 326.69 feet, said point bearing South 29 degrees 19 minutes 00 seconds West from the center of said curve, said curve being the Southwesterly boundary of Tract "D" of said Doral Plaza; thence run Northwesterly along the last described line and along the arc of a curve to the right, through a central angle of 24 degrees 52 minutes 34 seconds, for a distance of 141.84 feet to a point of compound curvature of a curve to the right, having a radius of 425.00 feet; thence run Northwesterly along the arc of said curve, having a central angle of 46 degrees 20 minutes 27 seconds, for a distance of 343.74 feet to a point of intersection with the Southerly right-of-way boundary of NW. 36th Street Extension, as recorded in Official Records Book 9234, page 1835, Public Records of Dade County, Florida, said right-at-way boundary being the Northerly boundary of said Tract "D"; thence run South 79 degrees 27 minutes 59 seconds East along the last described line for a distance of 302.23 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 50.00 feet; thence run Southeasterly along the arc of said curve, through a central angle of 79 degrees 16 minutes 46 seconds for a distance of 69.18 feet to the point of tangency, said point lying on the West right-of-way boundary of N.W. 87th Avenue, as said right-of-way is recorded in Official Records Book 9234, page 1833, Public Records of Dade County, Florida, said right-at-way boundary being the East boundary of said Tract "D"; thence run South 00 degrees 11 minutes 13 seconds East along the East boundary of said Tracts "C" and "D" for a distance of 577.66 feet; thence North 88 degrees 54 minutes 26 seconds West for a distance of 30.00 feet; thence South 00 degrees 11 minutes 13 seconds East for a distance of 30.00 feet to the Point of Beginning.

Together with the rights of ingress and egress set forth in that certain Grant and Easement dated March 6, 1990 and recorded on March 8, 1990 in Official Records Book 14461, page 482, Public Records of Dade County, Florida, made between Howard Kaske and Steven M. Jacobson, as Trustee under certain Trusts more particularly described in Exhibit "A" to said Grant of Easement, established by Agreements of Trust dated May 26, 1981, and amendments thereto recorded on October 29, 1985, in Official Records Book 12682, pages 2194 through 2295, Public Records of Dade County, Florida, and Doral CPA, Inc., a Florida corporation, pertaining to the following described property:

A portion of Tract "C" of DORAL PLAZA, according to the Plat thereof recorded in Plat Book 123, page 19, Public Records of Dade County, Florida, being particularly described as follows:

Commence at the Southeast corner at said Tract "C"; thence North 88 degrees 54 minutes 26 seconds West along the South line of said Tract "C" for 980.41 feet; thence North 46 degrees 02 minutes 36 seconds East for 320.75 feet to the point of a curve concave to the Northeast, said point bearing South 41 degrees 52 minutes 47 seconds West from the center of said curve; thence Southeasterly, Easterly and Northeasterly along said curve to the left having for its elements a radius of 404.50 feet and a central angle of 65 degrees 13 minutes 56 seconds for an arc distance of 460.53 feet to the Point of Beginning at the parcel herein described; thence from the above established Point of Beginning run North 01 degrees 05 minutes 34 seconds East for 48.96 feet to a point of a curve concentric to the last described curve, said point bearing South 26 degrees 34 minutes 28 seconds East from the center at said curve; thence Northeasterly along said curve to the left having for its elements a radius of 360.50 feet and a central angle of 15 degrees 42 minutes 46 seconds for an arc distance at 98.86 feet to a point; thence North 05 degrees 13 minutes 52 seconds West for 13.14 feet to a point on a curve concave to the Northwest, said point bearing South 05 degrees 13 minutes 52 seconds East from the center of said curve; thence Northeasterly, Northerly and Northwesterly along said curve to the left having for its radius of 15.00 feet and a central angle of 133 degrees 44 minutes 20 seconds for an arc distance of 35.01 feet to a point on the Westerly line of the reciprocal driveway easement as said easement is recorded in Official Records Book 12555, page 356 and Official Records Book 13715, page 977 Public Records of Dade County, Florida, said point being on a curve concave to the Northeast, said point bearing South 41 degrees 01 minutes 48 seconds West from the center of said curve; thence Southeasterly along said Westerly line of the reciprocal driveway easement along said curve to the left having for its elements a radius of 346.69 feet and a central angle of 11 degrees 06 minutes 22 seconds for an arc distance of 67.20 feet to a point on a curve concave to the Southeast, said point bearing North 29 degrees 55 minutes 26 seconds East from the center of said curve; thence Northwesterly, Westerly, Southwesterly, Southerly and Southeasterly along said curve to the left having for its elements a radius at 15.00 feet and a central angle of 153 degrees 22 minutes 05 seconds for an arc distance of 40.15 feet to a point on a curve concave to the Northwest, said point bearing South 44 degrees 41 minutes 32 seconds East from the center of said curve; thence Southwesterly along said curve to the right having for its elements a radius of 404.50 feet and a central angle of 03 degrees 45 minutes 26 seconds for an arc distance of 26.52 feet to a point on a curve concave to the Northeast, said point bearing South 32 degrees 00 minutes 40 seconds West from the center of said curve; thence Northwesterly along said curve to the right having for its elements a radius of 400.69 feet and a central angle of 01 degrees 54 minutes 39 seconds for an arc distance of 13.36 feet to a point on a curve concave to the South said point bearing North 33 degrees 55 minutes 19 seconds East from center of said curve; thence Northwesterly, Westerly and Southwesterly along said curve to the left having for its elements a radius of 10.00 feet and a central angle of 72 degrees 55 minutes 00 seconds for an arc distance of 12.73 feet to a point on a curve concave to the Northwest, said point bearing South 38 degrees 59 minutes 41 seconds East from the center of said curve; thence Southwesterly along said curve to the right having for its elements a radius of 384.50 feet and a central angle of 08 degrees 24 minutes 51 seconds for an arc distance of 56.46 feet to a point on a curve concave to the Southeast, said point bearing North 30 degrees 34 minutes 50 seconds West from the center of said curve; thence Southwesterly along said curve to the left having for its elements a radius of 20.00 feet and a central angle of 58 degrees 19 minutes 36 seconds for an arc distance of 20.36 feet to the point of tangency; thence South 01 degrees 05 minutes 34 seconds West for 11.56 feet to a point of a curve concave to the Northwest, said point bearing South 27 degrees 18 minutes 28 seconds East from the center of said curve; thence Southwesterly along said curve to the right having for its elements a radius of 404.50 feet and a central angle of 03 degrees 57 minutes 18 seconds for an arc distance of 27.92 feet to the Point of Beginning.



May 22, 2015

Planning and Zoning
Department

Tracy R. Slavens, Esq.
Holland and Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Re: Doral Gateway West Neighborhood – 8800 Doral LLC.

Project: Doral Gateway West Neighborhood

Location: South of NW 36 Street an approximately 88 Avenue.

Folio#: 35-3028-026-0010 and 35-3028-026-0020

Plans: Doral Gateway West Neighborhood – 8800 Doral LLC., prepared by Architectonica.

Request:

- Minor modifications to site plan approved November 19, 2014, prepared by Arquitectonica, dated stamped received October 29, 2014
- Minor Modifications to the Pattern Book approved July 9th, 2014 by Ordinance No. 2014-13, prepared by Arquitectonica, dated stamped received June 18, 2014.

1st Review

Dear Applicant:

The Staff of Planning and Zoning and Public Works Departments have reviewed the proposed minor modifications to the Doral Gateway West Neighborhood Site Plan stamp received May 13, 2015, and the pattern book stamped received May 11, 2015, pursuant to the guidelines set forth in Section 53-185(d)(1) of the City's Land Development Code. The Department is granting approval of the minor modifications to the site plan and to the pattern book subject to the following conditions.

Doral Gateway West Neighborhood - Planning Comments

Jorge Vera – Planning Consultant

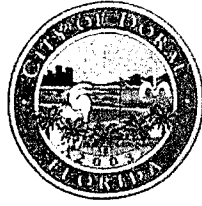
305-593-6630 / Jorge.Vera@cityofdoral.com

Comments:

1. Signage will be reviewed for compliance with the City of Doral Land Development Regulations at building permit phase.
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 Doral Gateway West Neighborhood – 8800 Doral LLC prepared by Arquitectonica, as amended.
4. 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.



5. All applicable local, state and federal permits must be obtained before commencement of the development.
6. Flood elevations shall be reviewed and approved for consistency with FEMA requirements and the City Floodplain Management Ordinance prior to building permit approval.
7. 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.
8. The hours of operation during the construction shall adhere to as per Noise Ordinance No. 2011-01.
9. 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.
10. Access points for construction vehicles shall be identified as part of the construction plan submitted to the City. Construction vehicles with access to site shall adhere to existing "no thru truck" areas.
11. The Applicant shall provide a "Construction Phasing Operation Plan" to the Public Department prior to the start of construction. The Plan shall depict the truck delivery hours and schedule.
12. 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.
13. 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.
14. All stormwater shall be retained on site in accordance with applicable law.
15. All stormwater drainage systems shall be maintained in working conditions at all times in order to avoid localize flooding during and after a storm. Parking shall be prohibited on top of any drainage inlet or drainage manhole.
16. 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.
17. Noncompliance with the approved site plan and the terms of this approval shall be considered a violation of the City Code. Penalties for such violation(s) shall be prescribed by the City Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.

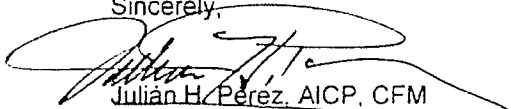


Doral Gateway West Neighborhood – Public Works Comments
Ignacio Resillez, Plans Reviewer
305-593-6725/ Ignacio.Resillez@cityofdoral.com

Comments:

1. Public Works has no comments or concerns regarding the proposed Site Plan Modification.
2. The Pattern Book Modifications are approved by Public Works. However, any remaining issues regarding sidewalk relocation related to compliance with the Doral Boulevard Master Plan need to be addressed on the Site Plan(s) and reflected on the Paving & Drainage Plans. Any lateral shifts in public sidewalk location require either additional R/W dedication OR public access easements. Either option requires Miami-Dade County approval. Refer to the Doral Boulevard Master Plan (Typical Sidewalk Section, Urban Character District, page 43) for sidewalk and landscaping requirements.

Sincerely,



Julian H. Pérez, AICP, CFM
Planning and Zoning Director

Cc: Jose Olivo Jr., P.E, Public Works Director
Elizabeth Alvarez, Development Review Coordinator