

RESOLUTION No. 16-224

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR DE LEO CENTER, LOCATED AT 8470 NW 58 STREET DORAL, FLORIDA; PROVIDING FOR IMPLEMENTATION; 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; and

WHEREAS, DM De Leo Motors CA, LLC (the "Applicant") has submitted an application for Mayor and Council site plan review and approval for multi-tenant facility which includes office, showroom and warehouse space located at 8470 NW 58 Street, as legally described 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 2,250 sq. ft. of office area, 3,255 sq. ft. of showroom area, and 9,335 sq. ft. of warehouse space, for a total building area of 14,840 sq. ft. is hereby approved, subject to the following conditions, which are 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 De Leon Center, prepared by Cabrera Ramos Architects, Inc., dated stamped received September 28, 2016, consisting of 6 sheets, as amended.
4. The Property shall be landscaped in accordance with the landscape plan, prepared by Cabrera Ramos Architects, Inc., date received September 28, 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".

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 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's 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's 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. This approval will be subject to cancellation.
30. The project shall comply with the requirements set forth in Section 74-152 of the City's Land Development Code.
31. As per Section 74-152 of the City's Land Development Code, dealerships and/or wholesale for cars are not permitted on site(s) less than two (2) acres. And therefore, if that happens here, the City has the right to deny this approval.
32. The applicant shall adhere to the recommendations as depicted on the DERM approval letter (dated: Jun. 15, 2016, MDC# MZ2016000017).
33. NW 58 Street is a Miami-Dade County R/W. R/W improvements or modifications may be required in the Paving and Drainage process.

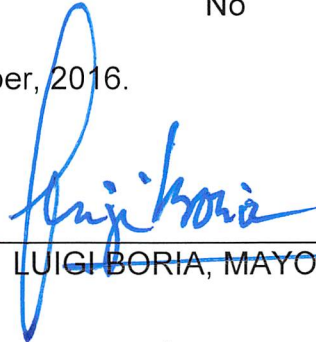
Section 3. Implementation. The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

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	No

PASSED AND ADOPTED this 26 day of October, 2016.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CMC
CITY CLERK

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



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

EXHIBITS

Tract "A" of "HALL TRACT", according to the plat thereof as recorded in Plat Book 82, at Page 26, of the Public Records of Miami-Dade County. Florida

De Leo Center

8470 N.W. 58 th St,
Doral, FL. 33166



Index of Drawings

A-0	COVER SHEET
A-1.0	OVERALL SITE PLAN
A-2.0	FLOOR PLAN
A-3.0	EXTERIOR ELEVATIONS
L-1.0	LANDSCAPE PLANTING PLAN

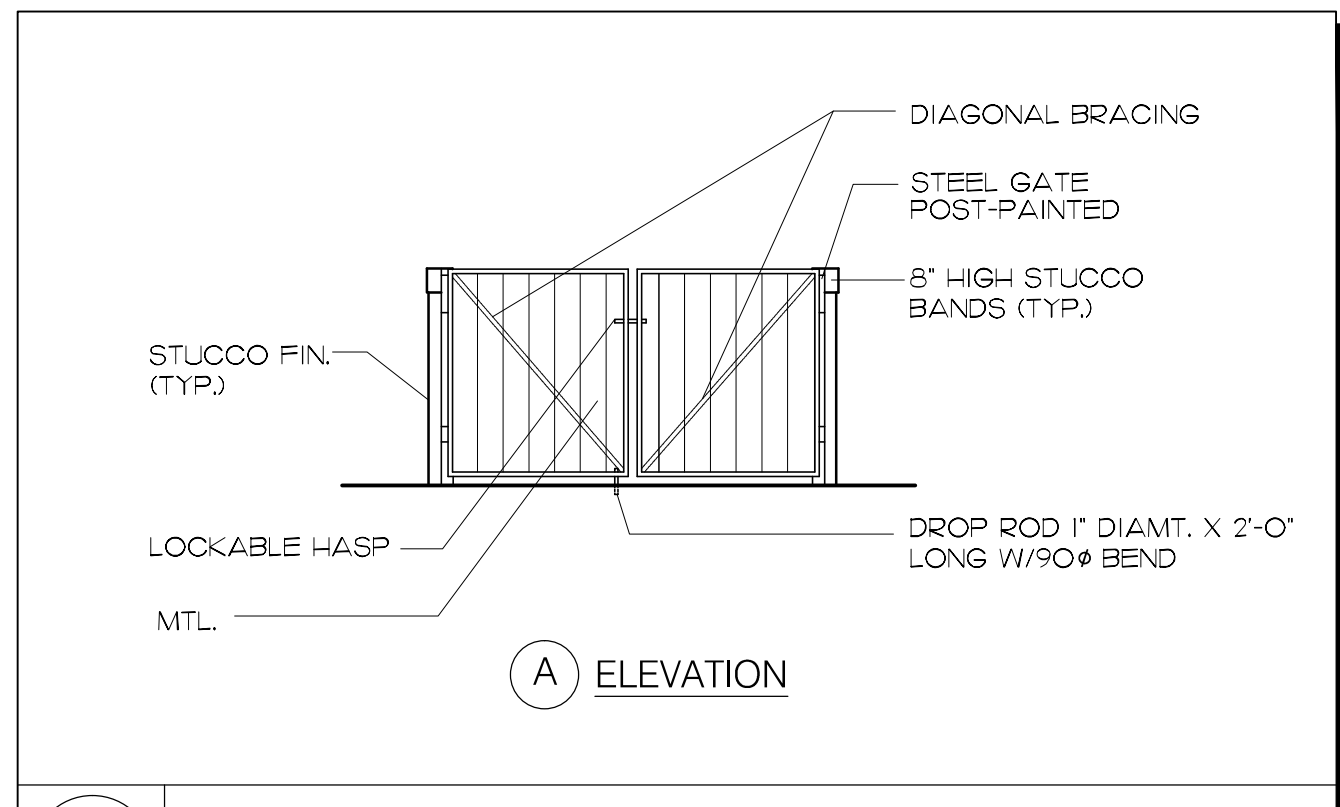
Architect:



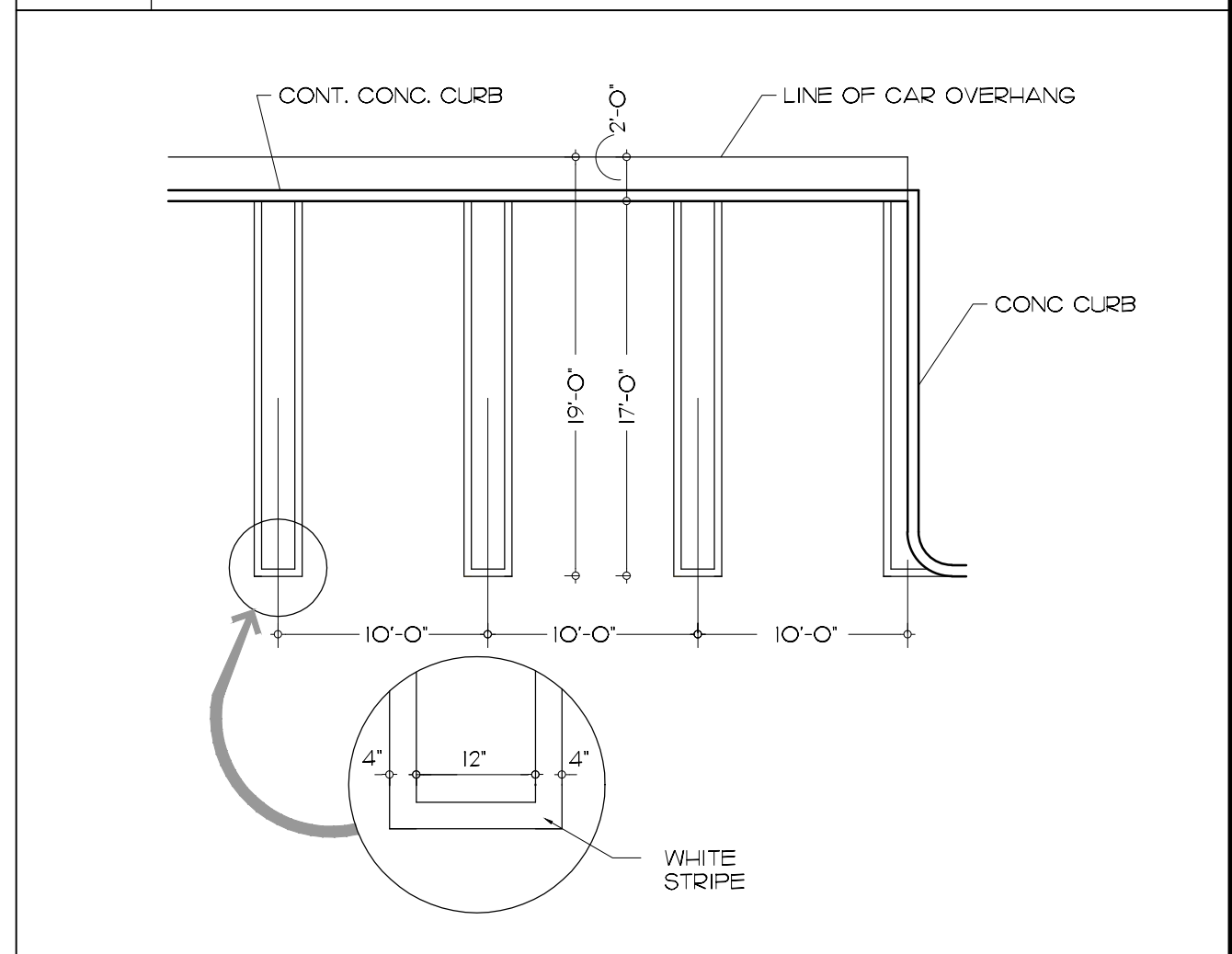
CABRERA RAMOS
ARCHITECTS, INC.

9851 N.W. 58 ST. # 107,
Doral, Florida 33178
tel: (305) 593-0750
fax: (305) 593-8862
AA C001621

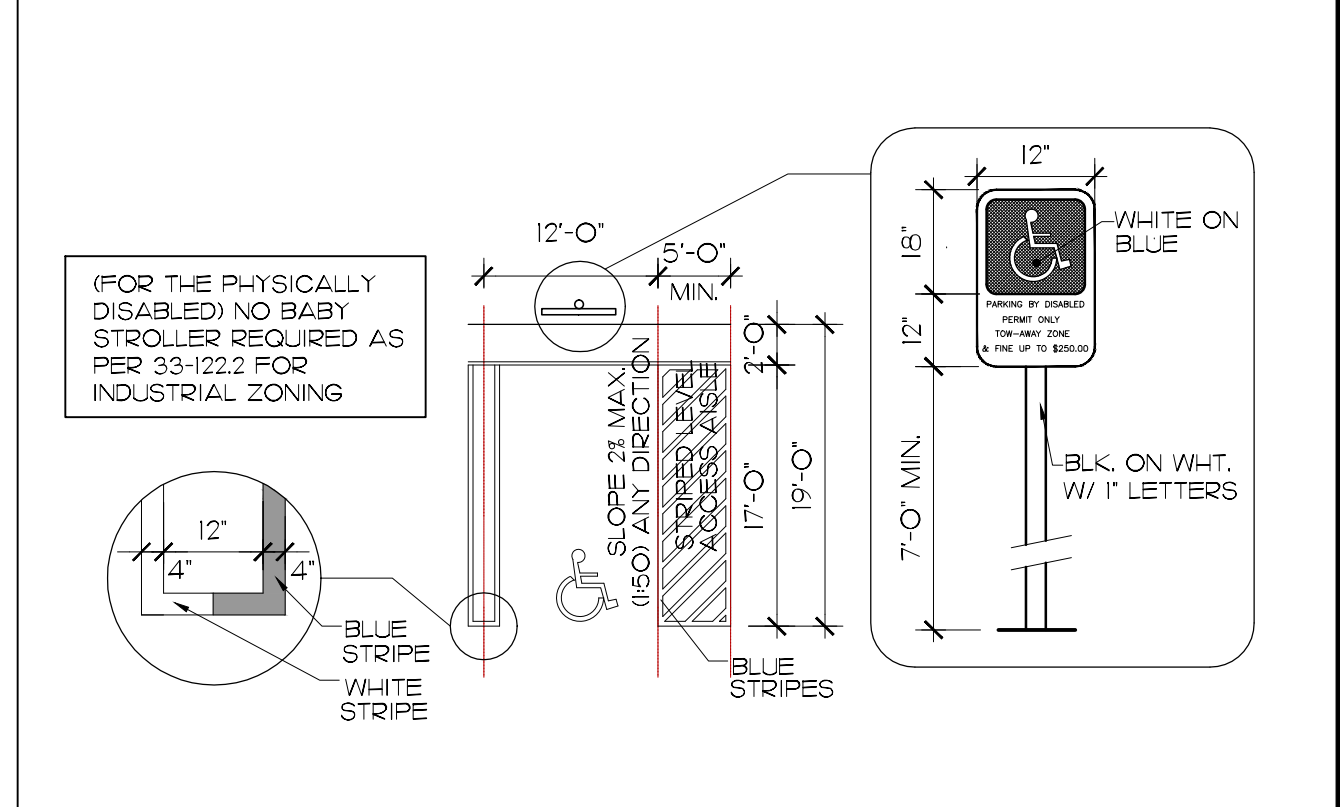




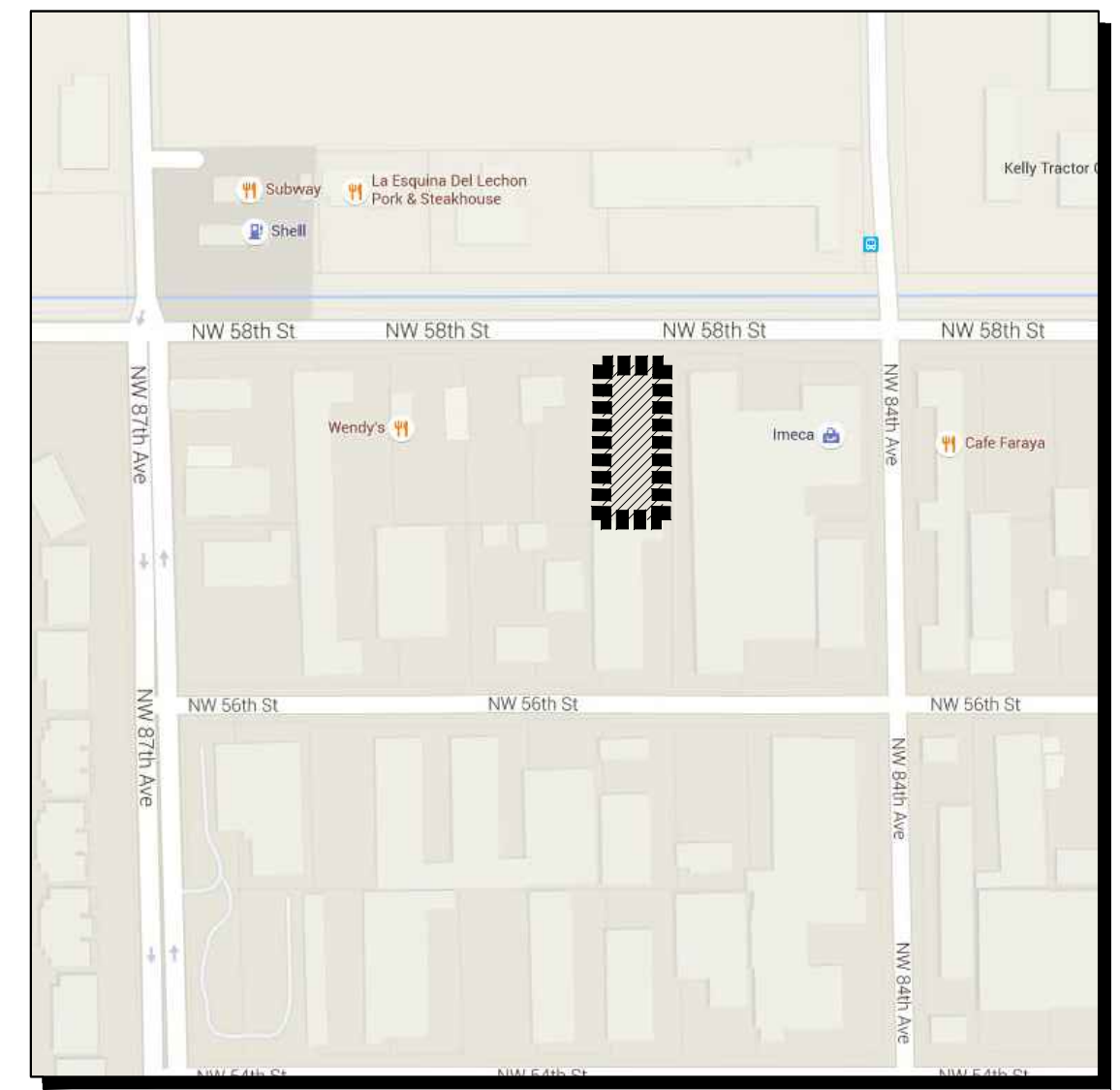
1 EXTERIOR DUMPSTER ELEVATION
SCALE: 3/16" = 1'-0"



2 TYP. PARKING STALL DETAIL
SCALE: N.T.S.



3 ACCESSIBLE PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



LOCATION SKETCH
SCALE: N.T.S.

ZONING INFORMATION

ZONING CLASSIFICATION: I (INDUSTRIAL)
LOT AREA: 37,722 SF
ACREAGE: ± 0.86 AC

SETBACKS

	REQUIRED	PROVIDED
FRONT	20'-0"	25'-2"
REAR	5'-0"	5'-0"
INTERIOR SIDE	5'-0"	5'-0" / 5'-4"-8"
RIGHT-OF-WAY ADJACENT LANDSCAPED AREA	NON REQ'D	20'-0"

OPEN SPACE

	REQUIRED	PROVIDED
TOTAL OPEN SPACE	5,658 S.F.	9,250 S.F.
PERCENTAGE	15%	24.5%

LOT COVERAGE

	ALLOWED	PROVIDED
LOT COVERAGE	18,840 S.F.	14,840 S.F.
PERCENTAGE	50%	39.3%

LAWN AREA

	MAXIMUM	PROVIDED
LAWN AREA	1,189 S.F.	1,000 S.F.
PERCENTAGE	3.2%	1.4%

PARKING CALCULATION

AREA	AREA	PS
SHOWROOM	3,255 SF / 600+	5.4 PS
OFFICE	2,250 SF / 300 +	7.5 PS
WAREHOUSE	9,335 SF / 1000 +	9.3 PS
TOTAL	14,840 SF	22.2 PS

PARKING SPACES

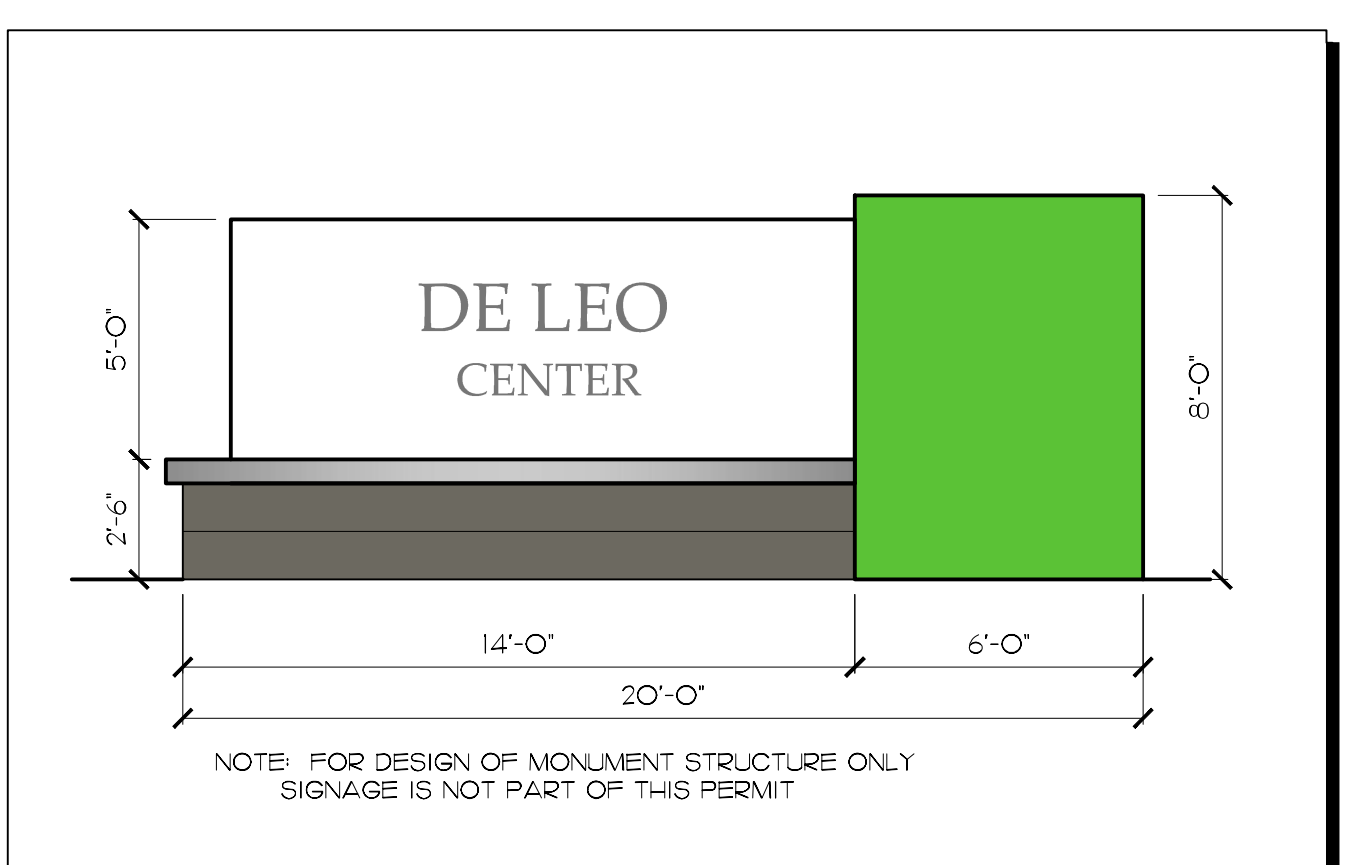
	REQUIRED	PROVIDED
PARKING SPACES	22 SP	27 SP
ACCESSIBLE PARKING	2	2

BUILDING AREAS

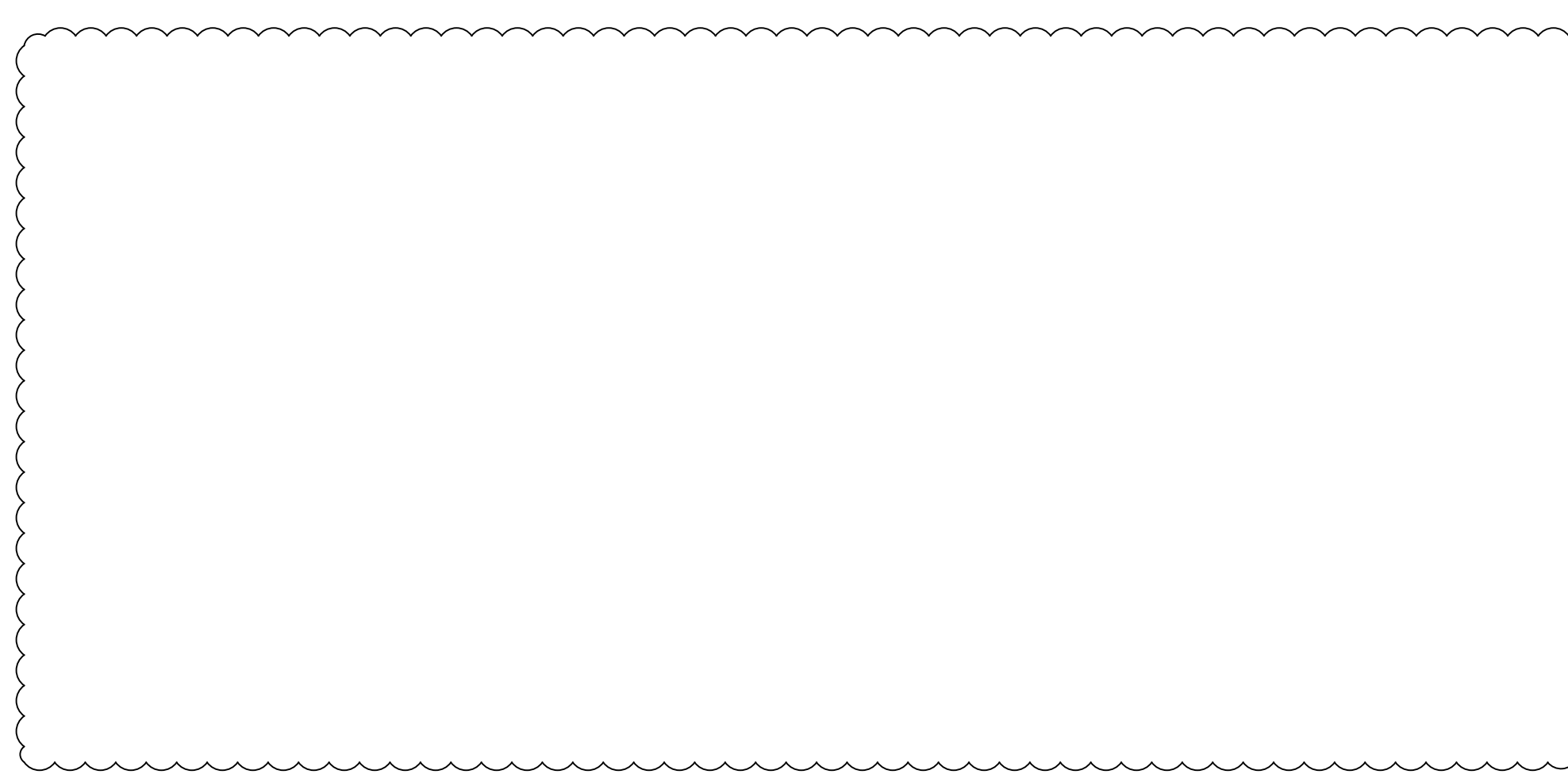
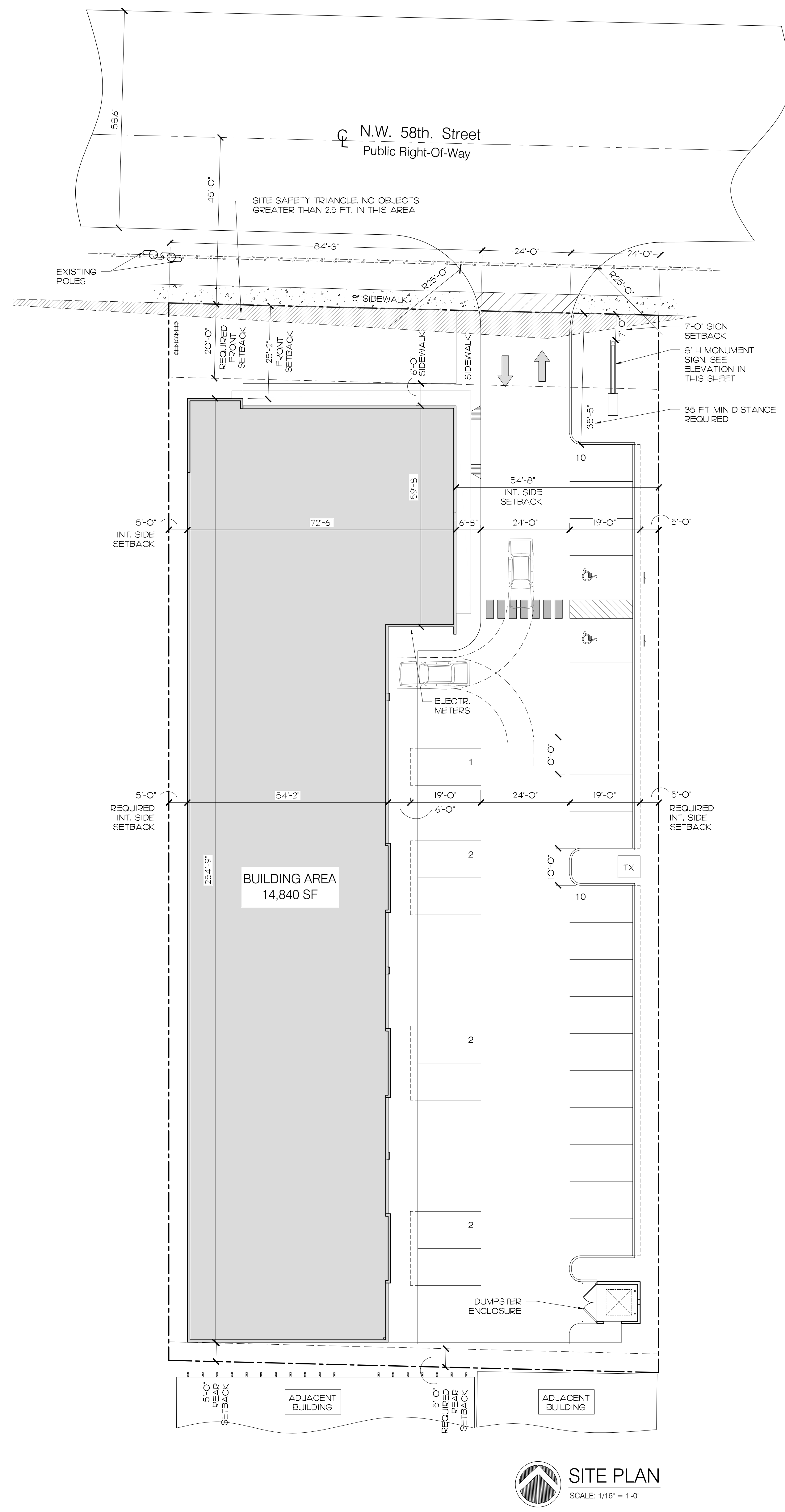
AREA	AREA
SHOWROOM	3,255 S.F.
OFFICE	2,250 S.F.
WAREHOUSE	9,335 S.F.
BUILDING AREA	14,840 S.F.

SOLAR REFLECTIVE INDEX NOTES

CONTRACTOR SHALL PROVIDE AN ASPHALT PAVEMENT WITH A SOLAR REFLECTIVE INDEX RATING GREATER THAN 28.



5 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS:
5-15-16 ASPR COMMENTS

De Leo Center
Owner: DM De Leo Motors CA LLC
8470 NW 58 th Street, Doral, FL 33166
Project Location: 8470 NW 58 th Street, Doral, FL 33166

CABRERA RAMOS ARCHITECTS, INC.
9851 NW 58 STREET, #107
DORAL, FLORIDA 33178
T:305.593.0750 F:305.593.8862
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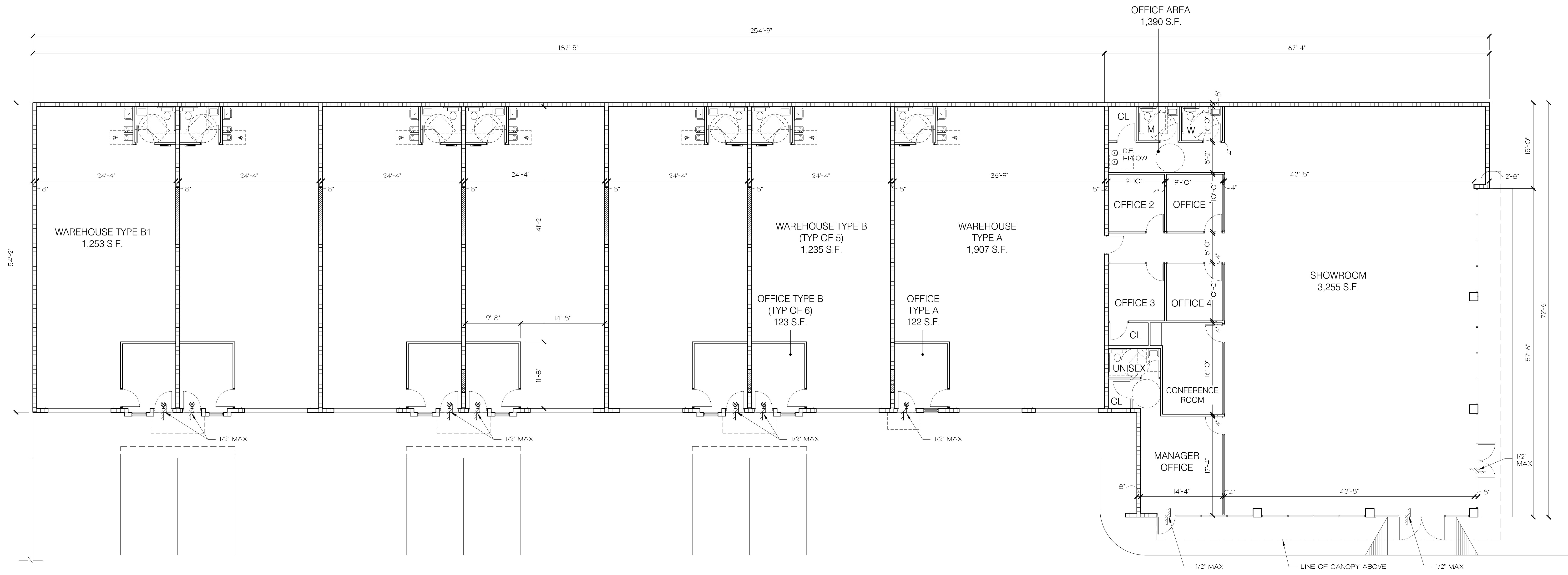
MIGUEL A. CABRERA, JR., R.A.
State Reg. No. AR13118
ROSA E. RAMOS-BOTTA, R.A.
State Reg. No. AR15209

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DATE: 04-11-2016
DRAWN: DRC
CHECKED BY: MAC
JOB NO.: 2077-16

SEAL
SHEET NO.

A-1.0



FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS:

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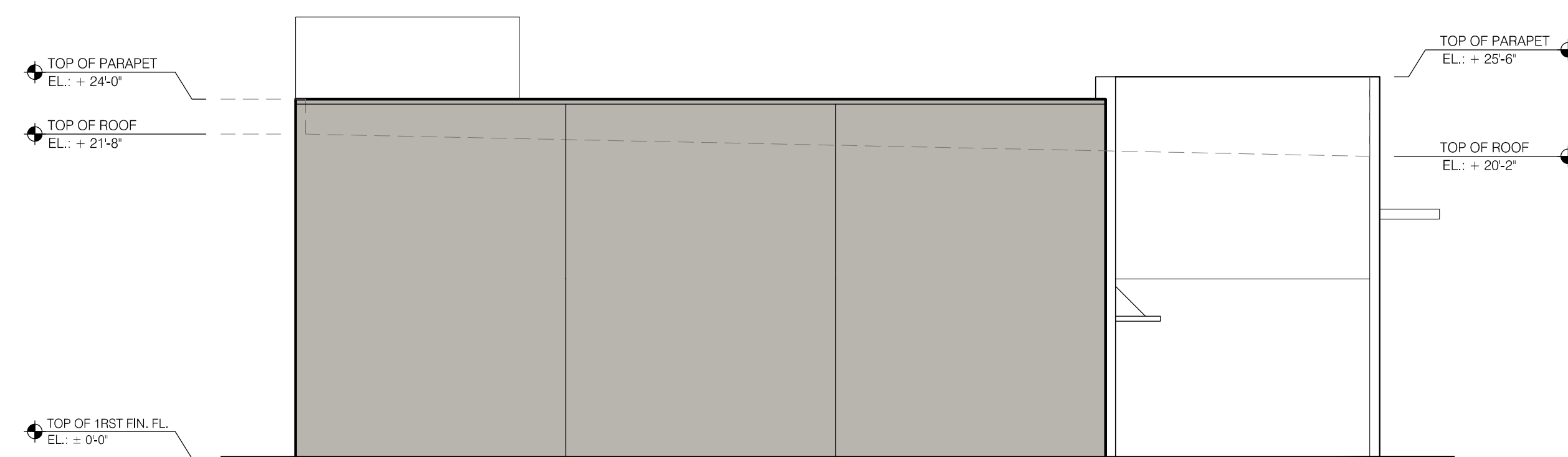
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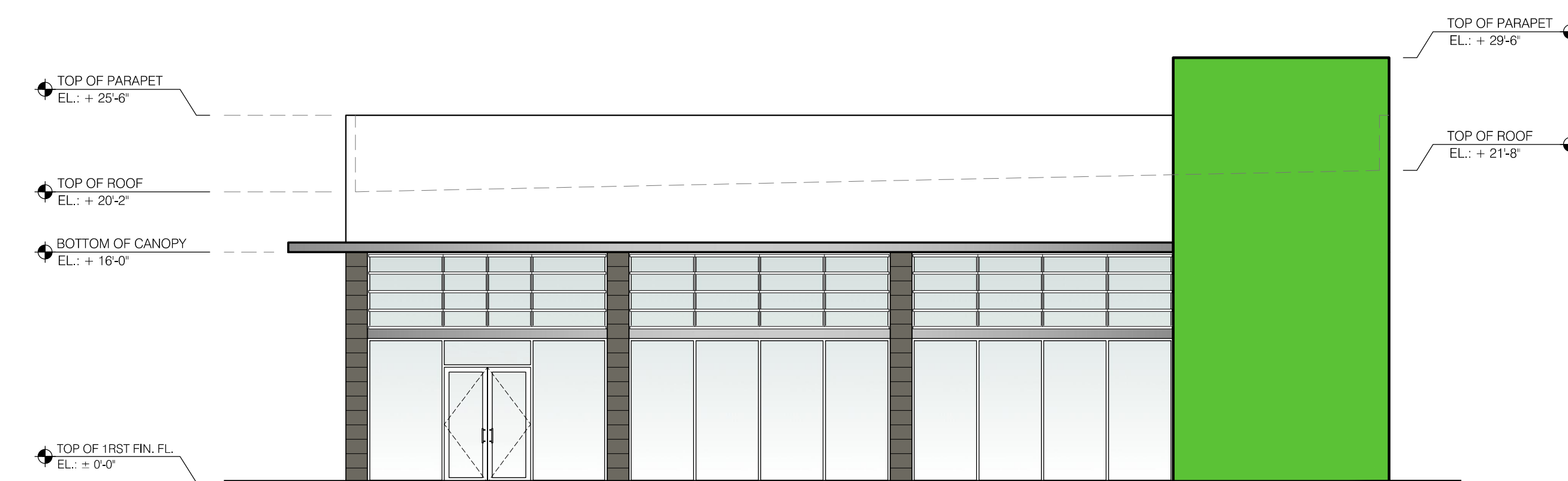
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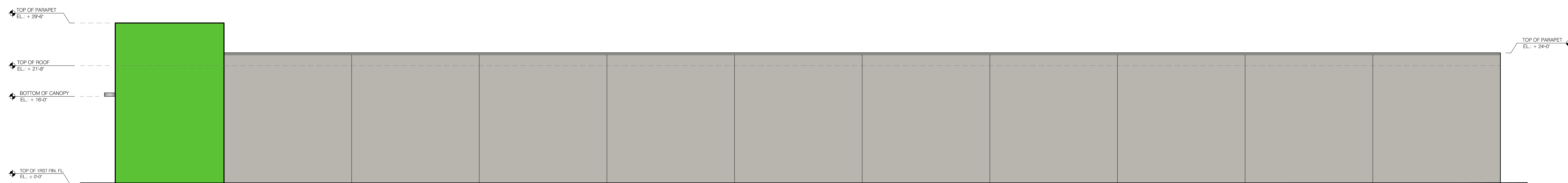
SIDE ELEVATION - EAST
SCALE: 1/8" = 1'-0"



REAR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - WEST
SCALE: 1/8" = 1'-0"

REVISIONS:

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SEAL

SHEET NO.

A-3.0

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	S	4	US ARCHITECTURAL RZR-IV-FT-80PLED-1050mA-NW-208-RAL-7004-T MOUNTED 25' ABOVE FINISHED GROUND ON CONCRETE POLE	LED POLE MOUNTED LUMINAIRE PAINTED GREY. PROVIDE FOR 2-3/8" OD TENON MOUNT	EIGHTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	Absolute	0.90	266.7

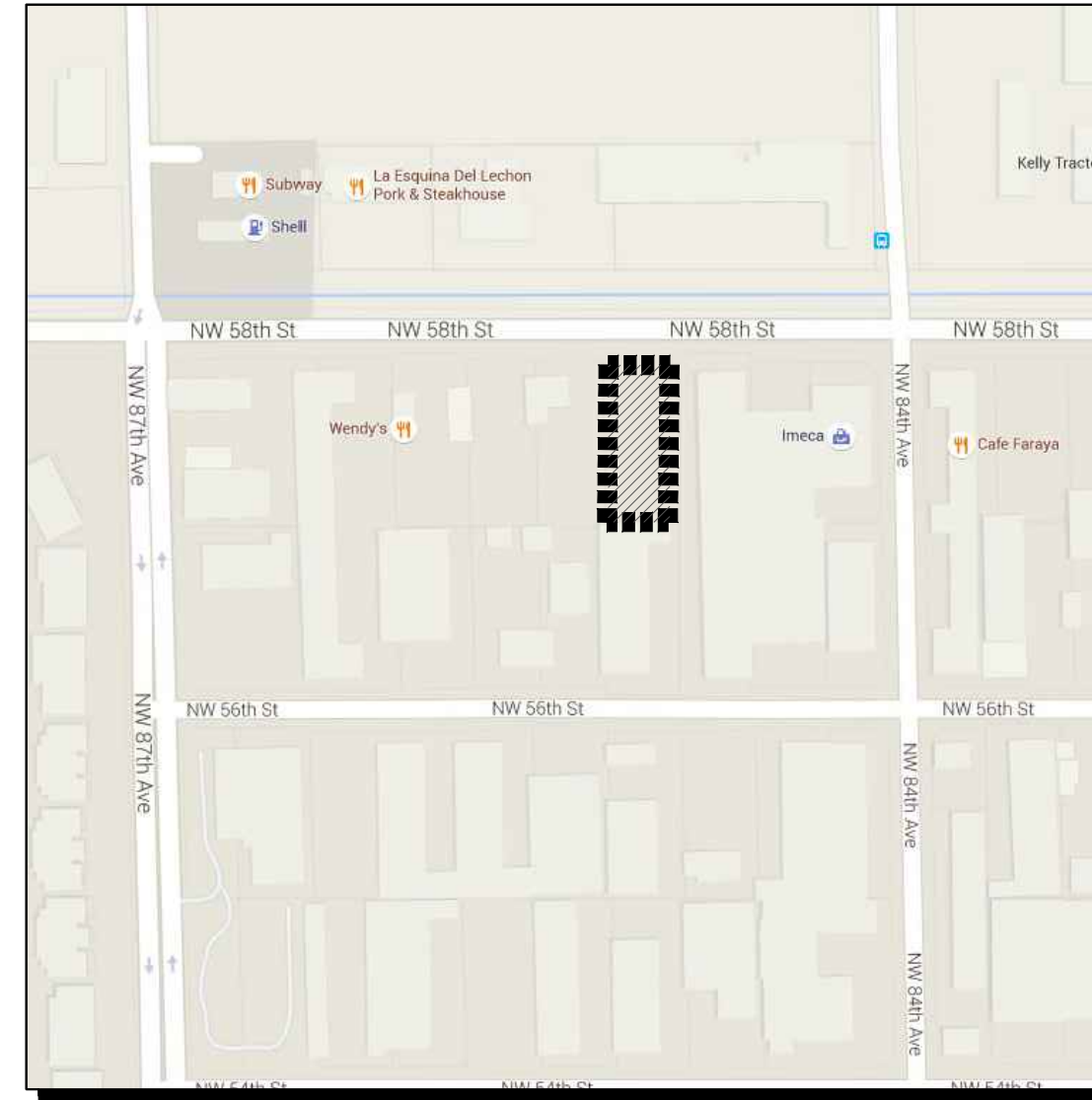
STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
PARKING AREA (Z=0')	+	2.9 fc	5.2 fc	1.2 fc	4.3:1

SURFACE SCHEDULE			
Name	Reflectances		
	Front	Back	
BUILDING	30%	30%	
DUMPSTER	0%	0%	

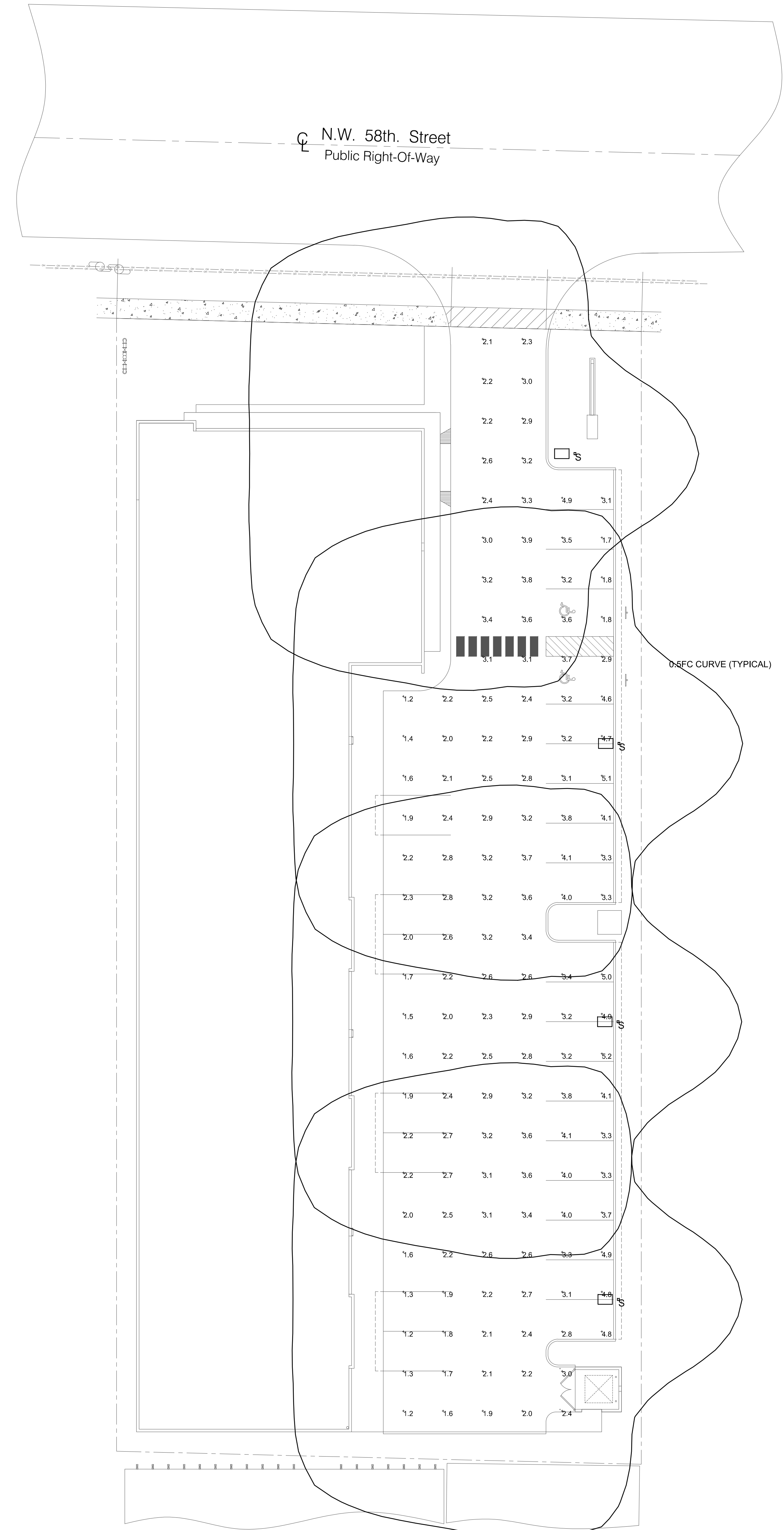
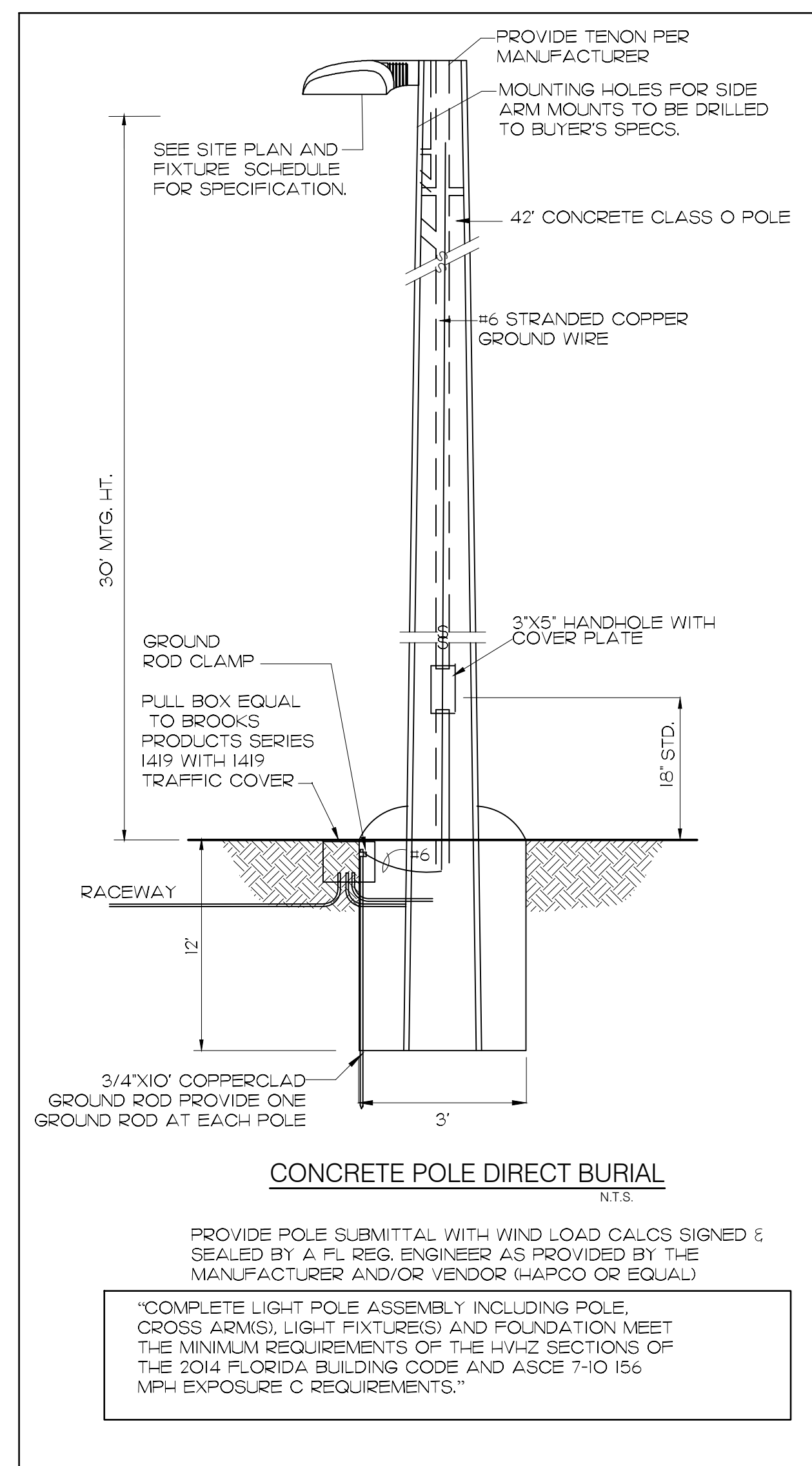
LUMINAIRE LOCATIONS										
No.	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Aim Y	Z
1	S	-377.2	262.4	25.0	25.0	-90.0	0.0	-378.8	262.4	0.0
2	S	-366.1	189.4	25.0	25.0	-90.0	0.0	-367.7	189.4	0.0
3	S	-366.3	119.3	25.0	25.0	-90.0	0.0	-368.0	119.3	0.0
4	S	-366.2	49.3	25.0	25.0	-90.0	0.0	-367.9	49.3	0.0

NOTES

- CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.
- CONCRETE POLES ARE TO BE 34' OVERALL LENGTH AND 25' ABOVE GROUND OR AS INDICATED BY BORING TEST RESULTS - SUPPLIED BY OTHERS.
- WIND LOAD CALCULATIONS, TO MEET SOUTH FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.
- POINT-BY-POINT CALCULATIONS PROGRAM USED - VISUAL SERIAL # 5101 5260 4589 0193, VERSION 2.06.0211



LOCATION SKETCH
SCALE: N.T.S.



SITE PLAN
SCALE: 1/16" = 1'-0"

REVISIONS:
8-15-16 ASPP COMMENTS NEW SHEET

De Leo Center
Owner: DM De Leo Motors CA LLC
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DATE: 04-11-2016
DRAWN: DRC
CHECKED BY: MAC
JOB NO.: 2077-16

SEAL

SHEET NO.
E-1.0

PLANTING SPECS TABLE									
SYMBOL USED ON PLAN	PLANT NAME		NATIVE SPECIES		HEIGHT @ PLANTING	CALIPER	CLEAR TRUNK	QUANTITY	
	SCIENTIFIC	COMMON	YES	NO					
TREES									
	COCOLOBA DIVERSIFOLIA	PIGEONPLUM	X		14'-0"	2 1/2"	4'	4	
	CASSIA SURATTENSIS	GLAUCOUS CASSIA	X		12'-0"	2 1/2"	N.R.	12	
	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM		X	10'-0"			4	
								STREET TREES	4
								TOTAL PALMS	4 (2)
								TREES	12
								TOTAL TREES	18

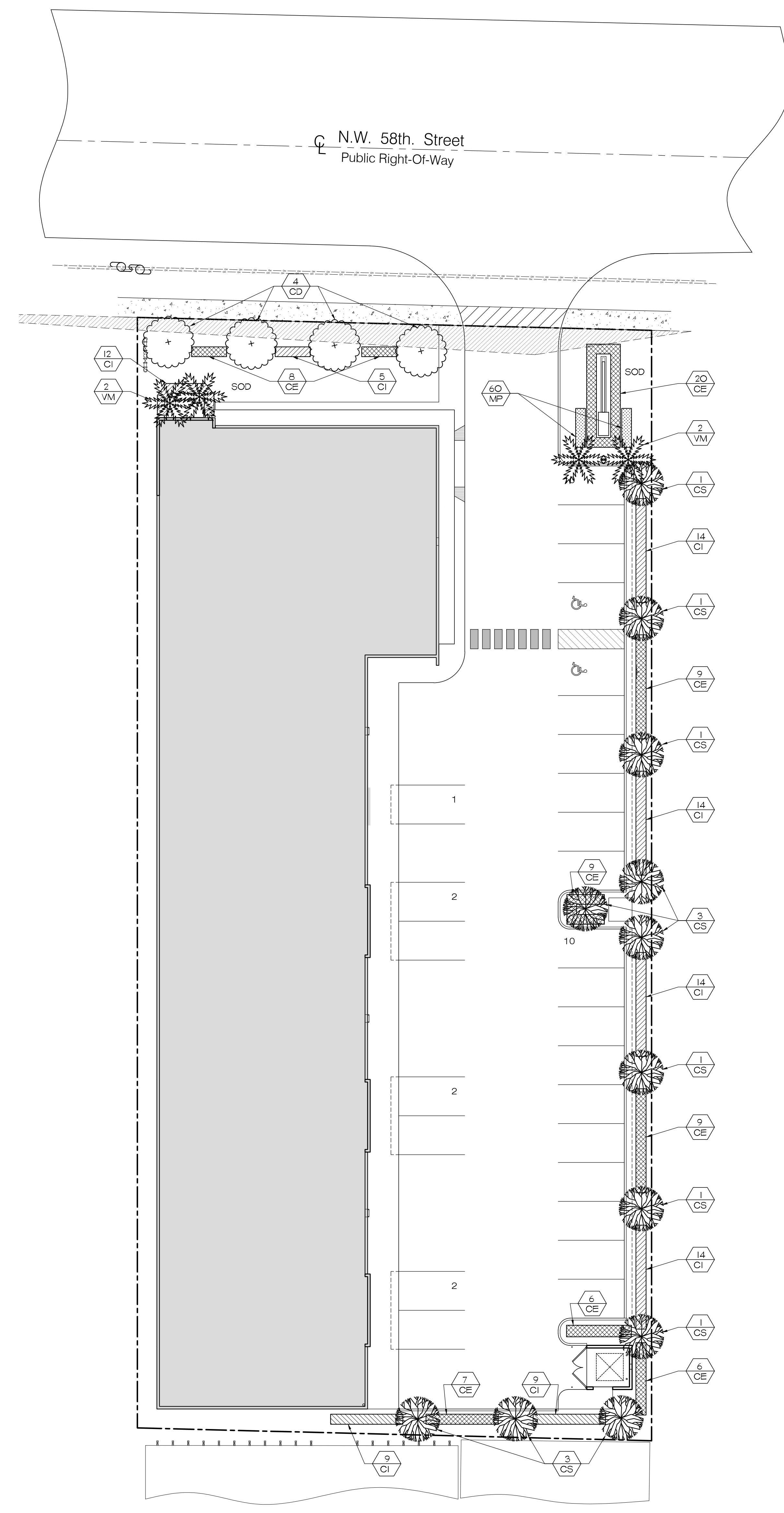
SHRUBS AND GROUND COVER									
QTY	SYMBOL	PLANT NAME		NATIVE SPECIES		HEIGHT	CALIPER	CLEAR TRUNK	QUANTITY
		SCIENTIFIC	COMMON	YES	NO				
65		CONOCARPUS ERECTUS (SHRUBS)	SILVER BUTTWOOD	X		36"	N/A	N/A	65
91		CHRYSOBALANUS ICAGO (SHRUBS)	COCOPLUM	X		24"	N/A	N/A	91
60		MURRAYA PANICULATA (GROUND COVER)	ORANGE JASMINE	X		12"	N/A	N/A	60
								TOTAL SHRUBS	156
								TOTAL GROUND COVER	60

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: I-INDUSTRIAL Net Lot Area: 0.86 acres 37,722 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 37,722 square feet x 15% = 5,658 square feet	5,658	8,980
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces (27) x 10 square feet per parking space =	270	270
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	5,948	9,250
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	5,948	
B. Maximum lawn area (St. Augustine sod) permitted = 20% x 5,948 square feet =	1,189 max.	1,100
TREES		
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements = 15 trees x net lot acreage = 12.9 (minus) 13	15	13
B. 30% palm trees allowed (two palms = one tree) Palms provided =	4 tree equiv. (8 palms)	2 tree equiv. (4 palms)
C. Percentage of native trees required = the number of trees provided x 30% =	6 min.	16
D. Street trees (max. average spacing of 35' o.c.): 132.22' linear feet along street ÷ 35 =	4	4
Palms as street trees (max. average spacing 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
F. Total number of trees provided =	17	18
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	130	156
B. The number of shrubs required x 30% = the number of native shrubs required	39	156

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation or hose bib provided.

BUFFER YARD REQUIREMENTS AS PER CHAPTER 7 SECTION 6 (h):
NO BUFFER YARD REQUIRED BECAUSE ALL LAND USES ARE SAME (INDUSTRIAL LESS THAN .65 ISR)



LANDSCAPING PLAN
SCALE: 1/16" = 1'-0"

REVISIONS:
8-15-16 ASPR COMMENTS
9-22-16 ASPR COMMENTS

De Leo Center
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CHECKED BY: MAC
JOB NO.: 2077-16

SEAL

SHEET NO.
L-1.0