

RESOLUTION No. 18-17

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR THE HOLIDAY INN EXPRESS, LOCATED AT 1691 NW 107 AVE, CITY OF DORAL, FLORIDA 33122; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 of the City of Doral's (the "City") Land Development Code of Ordinances (the "Code") requires the review and approval of the City Council for site plan applications, following technical review by the Planning and Zoning Department; and

WHEREAS, Palma Building, LLC, by and through its representative Melissa Tapanes Llahues (the "Applicant"), has submitted an application for Mayor and Council site plan review and approval for Holiday Inn Express site plan, located at 1691 NW 107 Avenue, as legally described in Exhibit "A" (the "Property"); and

WHEREAS, a copy of the proposed site plan for the Holiday Inn Express is attached hereto as Exhibit "B" (the "Site Plan");

WHEREAS, the Site Plan is consistent with all the requirements and standards set forth in Section 53-184 (3) of the Land Development Code, and, as such, staff recommends approval of the Site Plan; 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 of the City of Doral finds 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, AS FOLLOWS:**

Section 1. Recital. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Approval of Site Plan. The Site Plan for Holiday Inn Express as provided in Exhibit B, which consists of a five-story hotel with a building area of 50,170 square feet, 75 hotel units, and twenty-five (25) percent of landscaped open space, is hereby approved subject to the following conditions:

1. All applicable impact fees shall be paid by the Applicant prior to issuance of a building permit;
2. The proposed project shall be built in substantial conformance with the plans entitled "Palma Holiday Inn Express" prepared by Cabrera, Ramos Architects, Inc, consisting of 11 sheets, dated stamped received September 28, 2017;
3. The Property shall be landscaped in accordance with the landscape plan, prepared by Cabrera, Ramos Architects, Inc., date received September 28, 2017, as amended, and included with the site plan submittal;
4. The City's Public Works Department has no jurisdiction over the mall's private perimeter road. Regarding any potential safety-related concerns associated with access management of this development (unprotected crosswalks, vehicle turning movement conflicts, etc.); the hotel owner and/or mall owner shall secure the services of a licensed traffic engineer to provide a professional access management assessment of the hotel parcel, and assist in the final design and function of hotel driveways;
5. Issuance of this development order by the City 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 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 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" requirements;
9. All applicable local, state and federal permits must be obtained before commencement of the development;
10. The project should make every effort to incorporate the Low Impact Development practices in the project design consistent with Section 74-881 of the Land Development Code;
11. Provide compliance with the Floodplain Management regulation (Chapter 23, Article II, Floodplain Management) of the City Land Development Code. Project team should contact the City's Floodplain Administrator to review the requirements of the Floodplain Management Ordinance;
12. 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;
13. Project shall meet the City's Green Ordinance requirements in Chapter 63 of the Land Development Code;
14. 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;
15. The hours of operation during the construction shall adhere to as per Noise Ordinance No. 2011-01;
16. 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;

17. 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;
18. The Applicant shall provide a Construction Air Quality Management Plan to the Department prior to the start of construction;
19. A Stormwater Pollution Prevention Plan 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;
20. 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;
21. 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;
22. All stormwater shall be retained on site in accordance with applicable law;
23. All stormwater drainage systems shall be maintained in working conditions at all times in order to avoid localize flooding during and after a storm;
24. Parking shall be prohibited on top of any drainage inlet or drainage manhole;
25. Developer shall be responsible for providing the City a certified drainage inspection report prior to the issuance of a certificate of occupancy; and
26. Noncompliance with the approved site plan and the terms of this approval shall be considered a violation of the City Code of Ordinances.

Violation of any of the foregoing shall be deemed a material deviation of the grounds on which this approval was based, shall be deemed a violation of the City Code of Ordinances, and may result in the revocation of the building permit or the certificate of use associated with the Property and/or the Holiday Inn Express.

Section 3. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Council, is binding on all successors, and assigns.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Ana Maria Rodriguez	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes

PASSED AND ADOPTED this 17 day of January, 2018.



JUAN CARLOS BERMUDEZ, 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 & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT “A”

EXHIBIT A

LEGAL DESCRIPTION:

A Portion of Tract "A", "MIAMI INTERNATIONAL MALL PROPERTIES", according to the plat thereof as recorded in Plot Book 117, Page 84, of the public Records of Miami-Dade County, Florida being more particularly described as follows:

Commence at the Southwest corner of Section 32, Township 53 South, Range 40 East; thence N1'43'13"W, along the West line of said Section 32, for 2644.15 feet; thence N89'38'52"E for 753.62 feet to the Point of Beginning of the parcel of land hereinafter described; Thence S 0'21'07.5"E for a distance of 298.653 feet; thence N45'00'00" for a distance of 424.98 feet; thence 589'38'52"W for a distance of 302.35 feet to the Point of Beginning, lying and being in Miami-Dade County Florida,

Area of above described parcel of land is 45,148 square feet, more or less.

Parcel Two: (described access easement: (Not platted hereon)

Being a part of Tract "A" according to the plat of "MIAMI INTERNATIONAL MALL PROPERTIES" as recorded in Plat Book 117 Page 84, in Section 32, Township 53 South, Range 40 East, of the Public Records of Miami-Dade County Florida. Beginning at a pipe in concrete marking the Southwest corner of said Section 32, thence N01'43'13"W along the West line of said Section 32, a distance of 2554.95 feet to a point; Thence N88'16'47"E, a distance of 89.00 feet to a point on the Easterly right of way line of N.W. 107 Avenue, said point also being the principal point and place of beginning of the following access easement. Thence N01'43'13"W, along said Easterly right of way line, a distance of 86.04 feet to a point curvature of a circular curve to the left having a radius of 50.00 feet; thence Southeasterly along the arc of said curve to the left through a central angle of 37'35'29" for an arc distance of 32.80 feet to a point of tangency, thence N88'16'47"E a distance of 158.58 feet to a point of curvature of a circular curve to the right having a radius of 326.00 feet; thence Southeasterly along the arc of said curve to the right through a central angle of 46'43'13" for an arc distance of 265.83 feet to a point of tangency, thence 545'00'00"E, a distance of 122.26 feet to a point of curvature of a circular curve to the left, having a radius of 35.00 feet; thence Northeasterly along the arc of said curve to the left through a central angle of 64'37'17.2" for an arc distance of 39.47 feet to a point; thence S45'00'00"E, a distance of 36.76 feet to a point of curvature of circular curve to the left, having a radius of 35.00 feet; thence Southeasterly along the arc of said curve to the left, through a central angle of 64'37'19.4" for arc distance of 39.48 feet to a point of tangency thence 845'00'00"E a distance of 102.00 feet to a point; thence N45'00'00"E distance of 305.48 feet to a point of curvature of a circular curve to the right having a radius of 375.00 feet; thence run Northeasterly along the arc of said curve to the right through a central angle of 2'12'50.8" for an arc distance of 14.49 feet to a point of tangency, said point also being the point of curvature of a circular curve to the left having a radius of 35.00 feet; thence run Northeasterly along the arc of said curve to the left through a central angle of 67'23'32.8" for an arc distance of 41.17 feet to a point; thence N45'00'00"E a distance of 31.97 feet to a point of curvature of a circular curve to the left having a radius of 35.00 feet; thence run Southeasterly along the arc said curve to the left through a central angle of 75'57'01.7" for an arc distance of 46.00 feet to a point thence S28'46'35.5" a distance of 35.00 feet to a point of curvature of circular curve to the left having a radius of 340.00 feet; thence run Southwesterly along the arc of said curve to the left through a central angle of 16'13'24.8" for an arc distance of 96.27 feet to a point thence S38'11'22.8"W a distance of 78.59 feet to a point; thence S45'00'00"W a distance of 282.12 feet to a point; thence N45'00'00"W, a distance of 368.26 feet to a point of curvature of a circular curve to the left, having a radius of 274.00 feet. thence Northwesterly along the arc of said curve to the left through a central angle of 46'43'13" for an arc distance of 223.42 feet to a point of tangency, thence S88'16'47"W, a distance of 146.58 feet to a point of curvature of a circular curve to left, having a radius of 50.00 feet; thence Southwesterly along the arc of said curve to the left through a central angle of S812'54" for an arc distance of 50.80 feet to a point on the Easterly right of way line of N.W. 107 Avenue, said point also being the principal point and Place of Beginning.

LEGAL DESCRIPTION: (OFFSITE LEASE PARKING SITE)

A Portion of Tract "A", 'MIAMI INTERNATIONAL MALL PROPERTIES', according to the plat thereof as recorded in Plat Book 117, Page 84, of the public Records of Miami—Dade County, Florida being more particularly described as follows;
Commence at the Southwest corner of Section 32, Township 53 South, Range 40 East; thence N1'43'13"W, along the West line of said Section 32, for 2644.15 feet; thence N89'38'52"E for 753.62 feet to a point; thence S00'21'07.5"E for a distance of 298,653 feet; thence N45'00'00"E for a distance of 19.75 feet to the Point of Beginning of parcel of land hereinafter to be described thence S45'00'00"E for a distance of 116.00 feet to a point; thence N45'00'00"E for a distance of 82.93 feet to a point; thence run S45'00'00"E for a distance of 53.00 feet to a point; thence N45'00'00"E for a distance of 83.50 feet to a point; thence N45'00'00"W for a distance of 105.00 feet to a point; thence S.45'00'00"W for a distance of 50.00 feet to a point; thence N.45'00'00"W for a distance of 44.00 feet to a point; thence N45'00'00"E for a distance of 168.80 feet to a point; thence N45'00'00"W for a distance of 20.00 feet to a point; thence S45'00'00"W for a distance of 285.23 feet to the Point of Beginning, lying and being in Miami—Dade County Florida,

Area of above described parcel of land is 23,907 square feet, more or less.

EXHIBIT “B”

EXHIBIT B

Palma Holiday Inn Express

1691 N.W. 107 th Ave,
Doral, FL. 33172



Index of Drawings

- I BOUNDARY AND TREE SURVEY
- A-1-0 OVERALL SITE PLAN
- A-2-0 GROUND FLOOR PLAN
- A-2-1 SECOND & THIRD FLOOR PLAN
- A-2-2 FOURTH & FIFTH FLOOR PLAN
- A-3-0 EXTERIOR ELEVATIONS
- L-1-0 LANDSCAPING PLANTING PLAN
- L-1-1 LANDSCAPING IRRIGATION PLAN (A)
- E-1-0 SITE LIGHTING & PHOTOMETRIC PLAN
- LS-1-0 SITE LIFE SAFETY & SET UP SITE PLAN

Architect:



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



REVISIONS
 CONCEPT
 COORDINATION

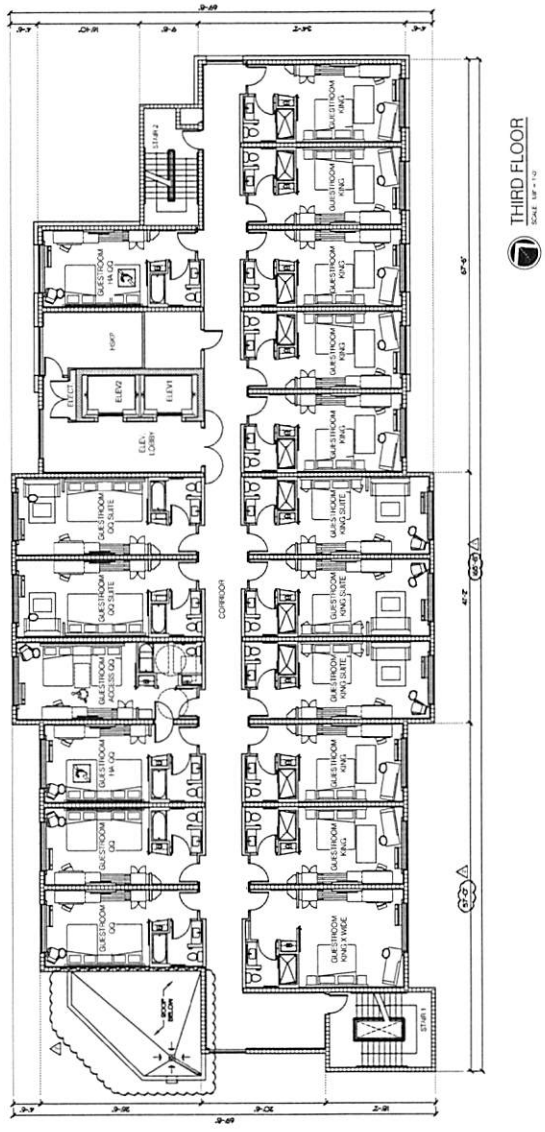
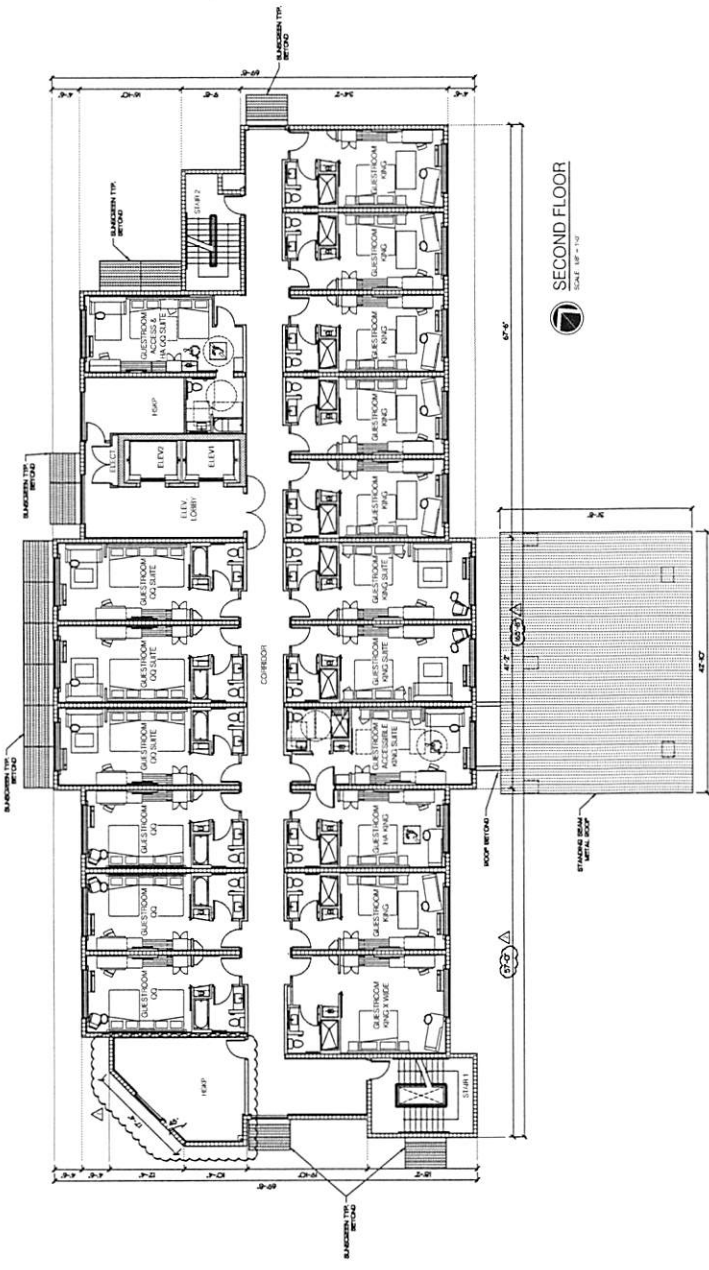
Owner: Holiday Inn Express
 Project Location: 1691 NW 107th Ave, Doral, FL 33172
 2204 NW 82nd Avenue, Miami, FL 33122
 Palma Building, LLC

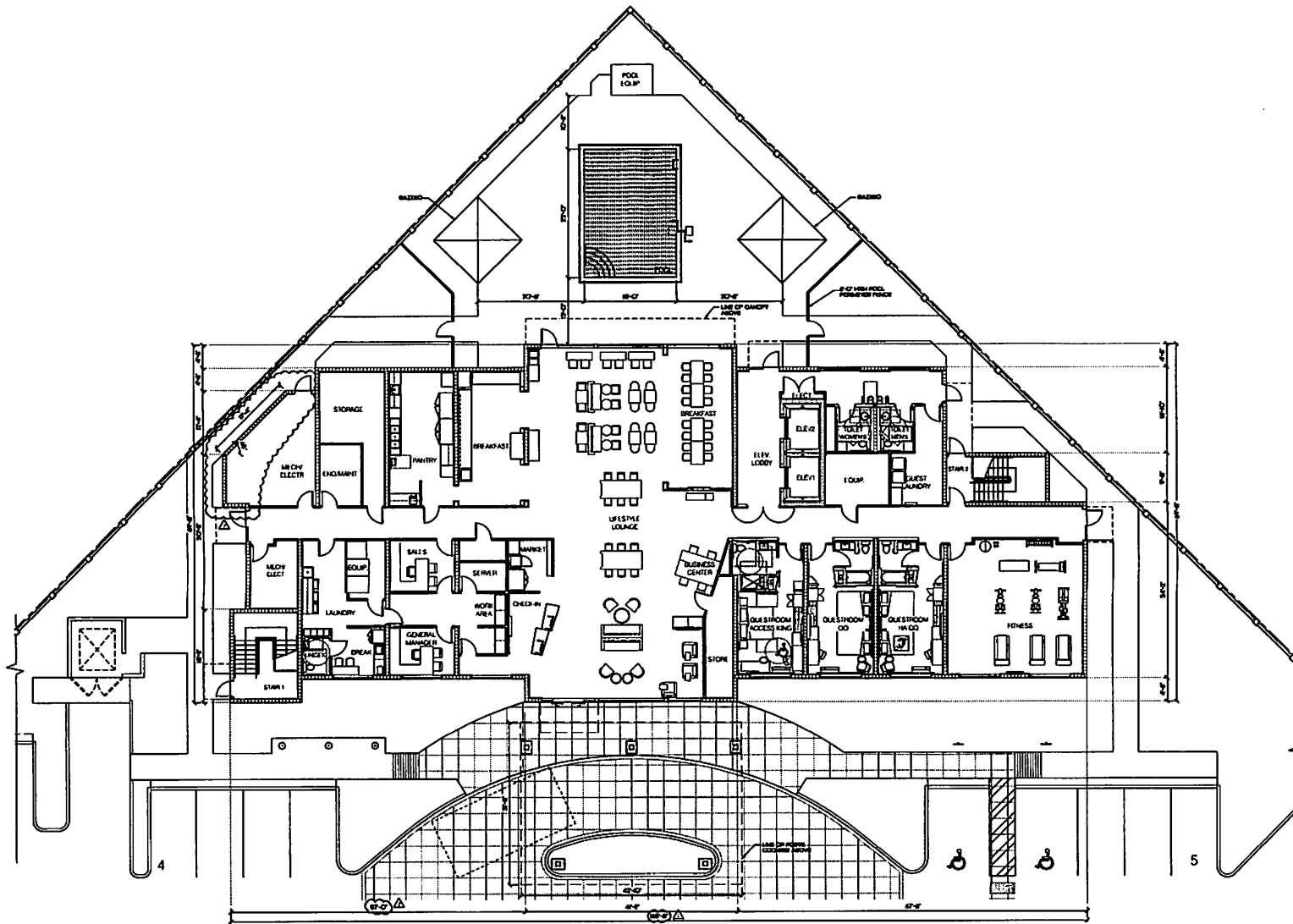
CABRERA RAMOS ARCHITECTS, INC.
 8601 NW 58 STREET # 107
 DORAL, FLORIDA 33178
 1-305-555-1000
 AA 0000001

MISERIA A. CABRERA, P.A.
 Principal
 RAFAEL A. RAMOS, P.A.
 Principal

DATE: 12-20-2010
 DRAWN: ERIC
 CHECKED BY: ANIC
 JOB NO.: 2134.E

SHEET NO. A-2.1





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

REVISIONS
 Δ DEVELOP
 COORDINATION

Holiday Inn Express
 Palmco Building, LLC
 2204 NW 82nd Avenue, Miami, FL 33122
 Owner
 Project Location: 1981 NW 107th Ave, Doral, FL 33172



CABRERA RAMOS
 Architects, Inc.

9051 NW 58 STREET, # 107
 DORAL, FL 33122
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 AA 0001021

MIGUEL A. CABRERA JR., P.A.
 State Reg. No. AH12118
 ROSA E. RAMOS-BOTTA, P.A.
 State Reg. No. AH12289

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DATE: 12-20-2018
 DRAWN: DMC
 CHECKED BY: MAC
 JOB NO.: 2134-18

SEAL
 SHEET NO.
 A-2.0

