

RESOLUTION No. 18-94

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR BAPTIST HEALTH EMERGENCY CENTER DORAL, LOCATED ON THE SOUTH SIDE OF NW 58 STREET EAST OF NW 97 AVENUE, DORAL, FLORIDA 33178; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on November 2, 2016, the City of Doral adopted Ordinance No. 2016-29 amending the City's Land Development Code to establish procedures for the Mayor and City Council site plan review and approval process;

WHEREAS, Joseph G. Goldstein, Esq, representing Baptist Health South Florida, Inc. (the "Applicant") has submitted an application for Mayor and Council site plan review and approval for "Baptist Health Emergency Center Doral" generally located on the south side of NW 58th Street east of NW 97th Avenue Doral, FL 33178 identified by Folio Numbers 35-3021-001-0312, 35-3021-001-0314, and 35-3021-001-3015 as legally described in Exhibit "A"; and

WHEREAS, staff recommends approval of the proposed site plan provided in Exhibit B; and

WHEREAS, the site plan is consistent with all the requirements and standards set forth in Section 53-184 (3) of the Land Development Code.

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 this reference.

Section 2. Approval of Site Plan. The site plan for “Baptist Health Emergency Center Doral” provided in Exhibit “B”, providing for a two-story, 43,599 square foot medical office building consisting of a stand-alone Emergency Department on the ground floor and medical offices on the second floor, is approved, is 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 “Baptist Health Emergency Center Doral” prepared by Gresham, Smith, and partners, consisting of 45 sheets, dated stamped received May 10, 2018;
3. The Property shall be landscaped in accordance with the landscape plan, prepared by Kimley-Horn and Associates, Inc., dated stamped received May 10, 2018, as amended, and included with the site plan submittal;
4. All EMS vehicles transporting people with a health situation that may be life threatening to and from the “Free-Standing Emergency Center Doral” shall turn-off their sirens and emergency lights at least one block away from the entrance to the emergency facility. If the roads leading into the facility are congested, the EMS vehicles will be permitted to keep its sirens and emergency lights on until it reaches the entrance to the facility;
5. Miami-Dade County Public Works (MDCPW) Traffic Division approval is required for the Site Plan and the Traffic Study;
6. Median R/W improvements may be required (to be coordinated with MDCPW) to prevent NW 58 Street westbound left turns into the western, one-way inbound driveway (intended to serve eastbound inbound right turns only);

7. Maximize the radii at all curbed corners of the parking areas to 5' (adjacent to landscaped islands and parking row ends, where allowable);
8. 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;
9. 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;
10. Approval from Miami Dade County Fire Department is required at time of building permit;
11. All applicable local, state and federal permits must be obtained before commencement of the development;
12. The project should make every effort to incorporate the city's Low Impact Development Master Plan (LIDMP) and Section 74-881 of the Land Development Code;
13. Provide compliance with the Floodplain Management regulations (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;
14. 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;
15. Applicant shall indicate how the project will meet the City's Green Ordinance requirements in Chapter 63 of the Land Development Code;
16. 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;
17. The hours of operation during the construction shall adhere to as per Noise Ordinance No. 2011-01;
18. 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;

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

Violation of the conditions may result in a code compliance citation or the revocation of the permit.

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