



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, June 10, 2026, at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing **to consider a site plan.** The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166.**

The City of Doral proposes to adopt the following Resolution:

Resolution No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MODIFICATION TO THE APPROVED SITE PLAN AND ASSOCIATED CONDITIONS OF APPROVAL FOR SHELTON ACADEMY TO PERMIT A TWO (2) PHASE EXPANSION OF AN EXISTING SCHOOL FACILITY; PROVIDING FOR AN INCREASE IN STUDENT ENROLLMENT OF UP TO 800 STUDENTS DURING PHASE NO. 1, AND A MAXIMUM STUDENT ENROLLMENT OF 1,000 STUDENTS DURING PHASE NO. 2; APPROVING THE DEVELOPMENT OF A THREE (3) STORY PARKING GARAGE LOCATED WEST OF THE MAIN SCHOOL BUILDING; AMENDING CONDITION NOS. 1, 2, 4, 7, 8, AND 9 OF RESOLUTION NO. 21-31; DELETING CONDITION NO. 3 OF RESOLUTION NO. 21-31; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 26-06-DOR-07

APPLICANT: Orbis Fortium, LLC (the "Applicant")

PROJECT NAME: Shelton Academy Site Plan Modification

PROPERTY OWNER: Valgrat, LLC.

LOCATION: 9455 NW 40th Street Road, Doral, FL

FOLIO NUMBER: 35-3028-015-0010; 35-3028-015-0020

SIZE OF PROPERTY: ±3.99 acres

FUTURE LAND USE MAP CATEGORY: Office Residential (OR)

ZONING DISTRICT: Office-1 District (O-1)

REQUEST: The Applicant seeks to modify the previously approved site plan and associated conditions of Resolution No. 21-31 in order to permit a two (2) phase expansion to an existing private school, including amendments to certain conditions of approval related to sidewalk improvements and public art program requirements. The first

phase proposes an increase to 800 students, while the second phase proposes an increase to a maximum of 1,000 students with the development of a three (3) story parking garage (collectively, the “Application”).

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

Connie Diaz, MMC
City Clerk, City of Doral