

Jerry B. Proctor, P.A.

RECEIVED

By Massiel at 4:34 pm, May 11, 2026

May 4, 2026

Alexander J. Magrisso, Esq.
Planning and Zoning Director
City of Doral
8401 NW 53 Terrace
Doral, FL 33166

Re: Proposed District Boundary Change
Property: 2500 NW 107 Avenue
Folio Nos.: 35-3030-034-0030
35-3030-000-0021

Dear Mr. Magrisso:

The undersigned represents Emre Tuna Investment LLC ("Applicant"), owner of approximately 1.5 acres of property at 2500 NW 107 Avenue ("Property"), at the northwest corner of NW 25 Street and NW 107 Avenue. The Property is legally described as:

Parcel 1:

Tract C of F.T.Z. Subdivision, according to the plat thereof, recorded in Plat Book 153, Page 35 of the public records of Miami-Dade County, Florida.

Parcel 2:

The North 25 feet of the South 41 feet of the East 300.00 feet of the Southeast $\frac{1}{4}$ of Section 30, Township 53 South, Range 40 East, Miami-Dade County, Florida, Less and Except: the first 40.00 feet of the South-East $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30, Township 53 South, Range 40 East, Miami-Dade County, Florida.

The Property is illustrated below:



7600 SW 57 AVENUE., SUITE 210, SOUTH MIAMI, FL 33143
786.536.7037, JPROCTOR@PROCTORPA.COM

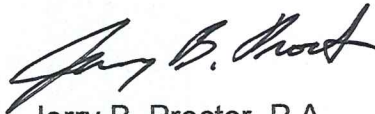
The Property was developed in 2000. It is zoned I (Industrial) and is designated for Business development on the City's Land Use Plan Map. While the current uses on the Property, including offices, educational facilities, and banks, are permitted in the I District, the Property has historically provided retail services to both residents and users of nearby industrial properties. The Property's location at the intersection of two section line roadways, NW 25 Street and NW 107 Avenue, is ideal for that purpose.

The City has determined that the zoning designation of "I" and the Land Use Plan Map designation of Business are inconsistent. The designations were placed on the Property by the City upon creation of the new municipality, not by the Applicant, or prior Property owners.

To remedy the inconsistency and align the zoning on the Property with the long-term desired use and the Comprehensive Plan (Land Use Plan Map) designation, please accept this request for a District Boundary Change from Industrial (I) to Corridor Commercial (CC). The CC District is designed for business uses on major corridors (Section 68-382). A CC designation would align the zoning with the Business land use category, which accommodates a full range of sales services activities.

Thank you for your consideration of this application.

Sincerely,



Jerry B. Proctor, P.A.
Jerry B. Proctor
President



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

**PUBLIC HEARING/ ADMINISTRATIVE
REVIEW APPLICATION**

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☒ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: **LAND-2605-0036**

Date Received:

RECEIVED

By Massiel at 4:35 pm, May 11, 2026

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- ☒ Change in Zoning District
☐ Variance
☐ Appeal of Decision
☐ Conditional Use

- ☐ Plat
☐ Entry Feature
☐ Site Plan
☐ Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)

Emre Tuna Investment LLC

Mailing Address

10780 NW 27 Street

City, State, Zip

Doral, FL 33172

Telephone

Fax

Email:

706-426-9896

Name of Owner

Emre Tuna Investment LLC

Mailing Address

Same as above

City, State, Zip

Doral, FL 33172

Telephone

Fax

Email:

PROPERTY INFORMATION

- A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds, description – Complete description, including section, township and range).

-000-

Folio Number(s) 35-3030-034-0030 and 35-3030-~~034~~-0021

Address 2500 NW 107 Avenue, Doral, FL 33172

Lot(s) _____ Block _____ Section _____ Plat Book No. 153 Page No. 35

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: _____

- B. ADDRESS (If number has been assigned) Same as above

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; 1.5 acre(s)
Width Depth

- D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

N/A

- E. DATE SUBJECT PROPERTY WAS ACQUIRED 3/11/2025

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

See Letter of Intent

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

See Attached Letter of Intent

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) Multi-story office building

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. ☒ **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. ☐ **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. ☒ **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. ☐ **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. ☐ **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. ☐ **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- ☐ 35 MM Photo(s) (Mounted 8 1/2 x 11) ☐ Other _____
- ☐ Letters from Area Residents

Please check only one of the following options:

☒ **FOR CITY COUNCIL PURPOSES**

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

4/23/26

Date

Applicant's Signature

Print Name Emre Tuna

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING/ADMINISTRATIVE REVIEW APPLICATION

OWNER AFFIDAVIT

I/We Emre Tuna as Owner (s) of Lot (s) _____Block _____ Section _____ PB/PG 153-35of property which is located at 2500 NW 107 Avenue
desire to file an application for review before the City, I/We do understand and agree as follows:

1. That the application for public hearing will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per the notification requirements of the City Code.
3. That the requirements of the Municipal Code, Miami-Dade County Ordinances, the Florida Building Code (FBC), and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the City's Land Development Code (LDC) are those that have been specified in the written application (via variance application) and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

- ☐ do hereby authorize _____ to act on my/our behalf as the applicant.
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☐ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name Emre Tuna Signature [Signature] Date 4/23/26

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

ANA MARIA HERRERA
Notary Public
State of Florida
Comm# HH405168
Expires 5/31/2027

Applicant's Name _____ Signature _____ Date _____

Notary to Applicant:

City Code Sec. 2-279, Charges for consulting services established.

(a) The city manager or his/her designee, in the review of any application, may refer any such application presented to it to such engineering, planning, legal, technical, or environmental consultant or professionals employed by the city as the manager shall deem reasonably necessary to enable him to review such application as required by law. Charges made by such consultant shall be in accord with the charges customarily made for such services in the county, and pursuant to an existing contractual agreement by and between the city and such consultant. Charges made by the city shall be in accord with the hourly rates charged by such consultants or hourly rates of employed professionals and shall be paid on submission of a city voucher. (b) The applicant shall reimburse the city for the cost of such consultant or employed professional services upon submission of a copy of the voucher, within 30 days of submission of a copy of the voucher and as a condition of the zoning resolution. These fees are in addition to any and all other fees required by other law, rule, or regulation of this Code. (Ordinance No. 04-07)

I, Emre Tuna (Property Owner), hereby acknowledge and consent to the payment of all applicable fees as it relates to the application and request for the review and processing of the requested Administrative Hearing, Public Hearing, or legal instrument. Fees shall include, but are not limited to review by city staff, city contractors, agents or consultants, advertisement(s), recordings, mailings, and any additional costs related to the submitted application.

Fees Waived by City

Affidavit to be executed by property owner. All right and entitlements run with the property.

Owner's Name Emre Tuna Signature [Signature] Date 23/05 ^{April 2026}

Notary to Owner:

Applicant's Name _____ Signature _____ Date _____

Notary to Applicant:

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Emre Tuna Investment LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Emre Tuna	100%
325 S. Biscayne Blvd., Apt. 1119	
Miami, FL 33131	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 23 day of April, 2026. Affiant is personally known to me or has produced personally known to me as identification.

AMH

(Notary Public)



ANA MARIA HERRERA
Notary Public
State of Florida
Comm# HH405168
Expires 5/31/2027

My commission expires 5/31/2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

OPTIONAL

However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the City of Doral for a _____,

Name of Applicant

which will affect the property located at _____ as follows:

Property Address

To permit _____

The ☐ City Council will hold a public hearing on this request. I hereby acknowledge having read the above the subject application, reviewed the applicable plans and understand that I am waiving any objection(s) to the proposed request and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel #1 Owner Name _____ Address _____ Signature _____ Date _____	Parcel #2 Owner Name _____ Address _____ Signature _____ Date _____	Parcel #3 Owner Name _____ Address _____ Signature _____ Date _____
Parcel #4 Owner Name _____ Address _____ Signature _____ Date _____	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	Parcel #5 Owner Name _____ Address _____ Signature _____ Date _____
STREET / AVENUE / TERRACE / ROAD / COURT _____		
Parcel #6 Owner Name _____ Address _____ Signature _____ Date _____	Parcel #7 Owner Name _____ Address _____ Signature _____ Date _____	Parcel #8 Owner Name _____ Address _____ Signature _____ Date _____

Emre Tuna

Legal Description

Parcel 1:

Tract C of F.T.Z. Subdivision, according to the plat thereof, recorded in Plat Book 153, Page 35 of the public records of Miami-Dade County, Florida.

Parcel 2:

The North 25 feet of the South 41 feet of the East 300.00 feet of the Southeast $\frac{1}{4}$ of Section 30, Township 53 South, Range 40 East, Miami-Dade County, Florida, Less and Except: the first 40.00 feet of the South-East $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30, Township 53 South, Range 40 East, Miami-Dade County, Florida.

ALL the following documents filed under SCHEDULE B II, COURTMENT FOR TITLE INSURANCE NUMBER 1597878 prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Effective Date: October 6, 2013 at 11:00 PM, furnished by the client to the undersigned to show any matter affecting the subject property.

5. All matters contained on the Plat of F.T.Z. Subdivision, as recorded in Plat Book 153, Page 35, together with affidavit of surveyor recorded in O.R. Book 1618200, Page 4115, Public Records of Miami-Dade County, Florida.

6. ANY MATTERS THAT ARE POTENTIAL ARE SHOWN REASON

- [illegible]

The subject property is currently zoned under the City of Dorland Code of Ordinances, Industrial District (I); multiple uses are permitted and such extensive uses are listed under the City of Dorland, Code of Ordinances, Subpart B – Land Development Code, Chapter 68, Land uses and zoning districts, Article VI, Division 3 Sec. 68-819 to 824. (Banks are permitted)

NETBACK FOR GENERAL CORE - LIMITED 74-1

Foot	Tenety (20) feet
Five (5) feet/min	(16) feet
Five (5) feet/min	(9) feet
Five (5) feet/min	(5) feet
Five (5) feet/min	(5) feet

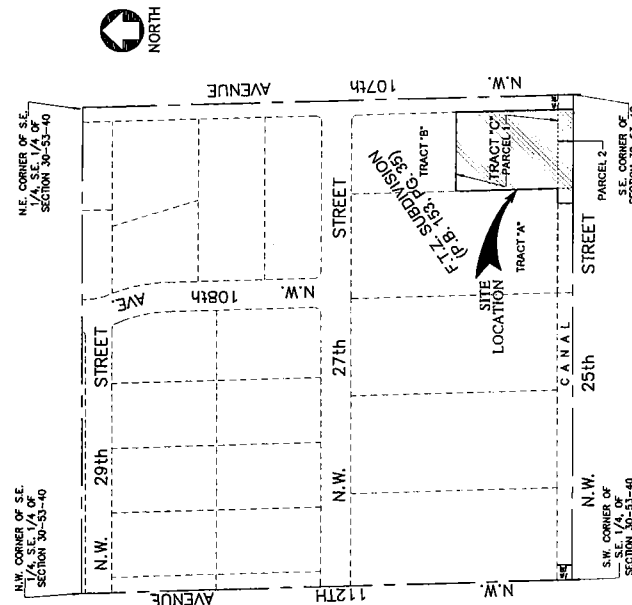
PARKING RESTRICTION under Chapter 77, ARTICLE IV, DIVISION 2, OFF-STREET PARKING.

SECTION 77-138

Minimum Off-Street Parking Requirement under Identified / Basic
The number of off-street parking spaces for the proposed development shall be based on the number of parking spaces per 750 square feet of the gross floor area of the office building.

Minimum Off-Street Parking Requirement under Identified / Office
The number of off-street parking spaces for the proposed development shall be based on the number of parking spaces per 300 square feet of the gross floor area of the office building.

Use of Off-Street Parking
Off-street parking areas to be used by the general public shall provide suitable marked parking spaces for the proposed development and the surrounding area. The number, design, and location of these spaces shall be consistent with the requirements of the applicable state statutes, or succeeding provisions. Parking spaces required for the development may be counted as parking spaces if determining compliance with this article. The use of off-street parking spaces for the proposed development shall be consistent with the requirements of the applicable state statutes, or succeeding provisions.



PARKING SPACES DESCRIPTION		REQUIRED AS PER CODE
REGULAR PARKING SPACES	118	116
HANDICAP PARKING SPACES	4	4
TOTAL	122	120

NOTE: THE SURVEY DRAWING AND THE TITLE REVIEW NOTES SHOWN HEREIN ARE ONE IN THE SAME. ONE CANNOT BE USED WITHOUT THE OTHER. ANY DEVIATION BETWEEN THE SURVEY DRAWING AND TITLE REVIEW NOTES SHALL BE REPORTED TO THE SIGNING ENTITY SHOWN HEREIN.

- PANEL 1:
TRACT C OF T12 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 15, OF THE PUBLIC RECORDS OF MANI-DATE COUNTY, FLORIDA.
- PANEL 2:
THE NORTH 40 FEET OF THE SOUTH 40 FEET OF THE EAST 30.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 30, EAST 1/4, MANI-DATE COUNTY, FLORIDA, LESS AND EXCEPT: THE EAST 1/40 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 33 SOUTH, RANGE 30, EAST 1/4, MANI-DATE COUNTY, FLORIDA.

The herein captioned Property was surveyed and described based on the Legal Description as shown.

There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County.

Examination of TITLE COMMITMENT was made to determine recorded instruments, if any affecting this property.

- [illegible]

Certify To: FARNASI-USA, FORTUNA REAL ESTATE LLC AND ITS SUCCESSORS AND/OR ASSIGNS, EPCO ATTORNEYS AT LAW, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or set of maps on which it is based was made in accordance with the 2021 Uniform Standard Official Requirements for ALTA / NPSIS Land Title Surveys, jointly established and adopted by ALTA and NPSIS, and includes Items 2, 3, 4, 5, 6(a), 7(a), 7(b)(1)(C), 8, 9, 11, 12, 16, 17, 18 and 19 of Table A thereof.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 33-17.001, Florida Administrative Code, and conforms to the Standards of Practice set forth by the Florida Board of Land Surveyors.

The field work was completed on April 28th 2018.

Date of Plot or Map: October 24th, 2023

FORD, ARMENTEROS & FERNANDEZ, INC. LB 6357
 Original Field Work Survey Date: May 09, 2012
 Revision 1: APRIL 13, 2016 (UPDATE ALTA SURVEY)
 Revision 2: August 30th, 2018 (REVISED S FEEL CLIENT'S COMMENT)
 Revision 3: October 18th, 2023 (UPDATE ALTA SURVEY)
 Revision 4: October 24th, 2023 (UPDATE TITLE COMMITMENT)

Digitally signed by
 Ricardo Rodriguez
 Date: 2023.10.24
 11:56:08 -04'00'

By: Ricardo Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5936

