



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM OFFICE-3 (O-3) TO MULTIFAMILY RESIDENTIAL-4 (MF-4) FOR ±4.95 ACRES FOR THE PROPERTY LOCATED AT 3285 NW 107 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Eurocon, LLC (the "Applicant"), is requesting rezoning approval for the Property located at 3285 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3029-100-0010 (the "Property") in the City of Doral (the "City"). The Applicant is proposing a rezoning for the "Property" from Office-3 (O-3) to Multifamily-4 (MF-4). The Applicant presented the rezoning application at a properly noticed zoning workshop held on October 22, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
12/10/2025	2025-49	Ordinance – FLUM Amendment

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
I.			
Total:			
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ <u>0</u>			

STRATEGIC PLAN ALIGNMENT:

The proposed project is going to further the "Revenue Growth" strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city's

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property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP).

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Map
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Exhibit F – MDCPS
- G. Ordinance



Memorandum

Date: December 10, 2025

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Michelle M. Lopez
The Corradino Group
Interim Planning & Zoning Director

Subject: **Sky Ritz Mansions – Zoning Map Amendment**

Introduction

Eurocon, LLC (the “Applicant”), is requesting rezoning approval for the Property located at 3285 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3029-100-0010 (the “Property”) in the City of Doral (the “City”). The Applicant is proposing a rezoning for the “Property” from Office-3 (O-3) to Multi Family Residential 4 (MF-4). The Applicant filed a companion small-scale Future Land Use Map (FLUM) amendment application to the City’s Comprehensive Plan from Office (O) to Office and Residential (O-R) for the Property, and a site plan application (PLAN-2411-0096) (the “Site Plan”) to develop the eastern portion of the property with an 8-story mixed-use project comprising of 69 residential units, 5,000 SF of office space and structured parking for the two existing hotels on the western portion of the Property. A copy of the letter of intent and application is provided in “Exhibit A.”

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting).

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Property Information

Table I provides a brief overview of the subject project.

Table I		
Ritz Sky Mansions – Rezoning		
Property Information		
	General Information	Responses
1	Project Name	Eurocon, LLC - Rezoning
2	Applicant	Eurocon, LLC
3	Acres	± 4.95 acres
4	Location	3285 NW 107 Avenue, Doral FL
5	Folio Numbers Associated with Project	35-3029-100-0010
6	Existing Future Land Use Category	Office (O)
7	Existing Zoning District	Office-3 (O-3)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2025).

Zoning/Land Use/Neighborhood Analysis

Table II provides an overview of the land uses surrounding the Property.

Table II				
Ritz Sky Mansions – Rezoning – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Offices	Industrial (I)	Industrial (I)	None
South	Offices	Industrial (I)	Industrial (I)	None
East	Offices & Retail	Industrial (I)	Industrial Commercial (IC)	None
West	Warehouses & Offices	Industrial (I)	Industrial (I)	None

Source: City of Doral, Planning and Zoning Department (2025).

Existing conditions:



Image 1. Northwest corner of the property



Image 2. Southwest corner of the property



Image 3. Southeast corner of the property



Image 4. Northeast corner of the property



Image 3. Isometric aerial view of the property

Figure I. Illustrates the Property location in the aerial map:



Background

The Property located at 3285 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3029-100-0010 (the “Property”). The property encompasses approximately ±4.95 acres and is currently developed with two hotels and associated surface parking.

In 2011, the City administratively approved a site plan for the development of two hotels on the western portion of the property, totaling 284 rooms. In 2016, a site plan modification was approved to allow the expansion of the existing on-site restaurant use.

The Applicant presented the rezoning application at a properly noticed zoning workshop held on October 22, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public’s feedback on the project.

The Applicant has concurrently filed a companion small-scale Future Land Use Map (FLUM) amendment application to the City’s Comprehensive Plan from Office (O) to Office and Residential (O-R) for the Property, and a site plan application (the “Site Plan”) to develop the eastern portion of the property with an 8-story mixed-use project comprising of 69 residential units, 5,000 SF of office space and structured parking for the two existing hotels on the western portion of the Property.

Staff Analysis

The subject property is currently surrounded by parcels zoned Industrial (I) to the north, south, and east, and Industrial Commercial (IC) to the west. However, despite this industrial zoning context, the property has never been used for industrial purposes. Instead, it has consistently operated as a hospitality and commercial site, currently developed with two 7-story hotels and a full-service restaurant. These uses reflect a distinctly commercial and service-oriented character, differentiating it from traditional industrial operations.

In practice, the site functions as a commercial enclave within a mixed-use transition area, bridging industrial zones with emerging residential patterns. From a broader land use perspective, the Multifamily Residential 4 (MF-4) zoning district is compatible with this evolving context. The MF-4 district allows for high-density residential development, including mid- and high-rise structures, as well as hotels and ancillary offices under certain conditions — uses that are consistent with the site's current development and form.

Importantly, the property is located in proximity to established and expanding residential areas. The nearest residential area, a Multifamily Residential 1 (MF-1) district, is located approximately 650 feet to the east at NW 33 Street and NW 104 Avenue, and 0.5 miles to the north along NW 107 Avenue. These residential areas reflect a broader trend of residential expansion toward the subject site. Notably, residential development along NW 33 Street has progressed east-to-west since the late 1980s, with major projects completed in 2004 and 2006. Residential growth along NW 107 Avenue has moved southward since the late 1990s, with the most recent development occurring in 2019.

These trends suggest a natural and continued residential infill pattern toward the subject property. Rezoning to MF-4 would be a logical extension of this trend, supporting the City's goals for compact, high-quality, and well-integrated development.

Given the site's established commercial use, lack of industrial history, proximity to growing residential districts, and the regional pattern of residential intensification, the proposed rezoning from Office-3 (O-3) to Multifamily Residential 4 (MF-4) is appropriate, justified, and aligned with the City's planning objectives. It brings the zoning into consistency with the established and emerging land use characteristics of the area, and enables thoughtful, compatible redevelopment consistent with surrounding uses and the City's vision for mixed-use corridors.

Comprehensive Plan Consistency Review

The proposed rezoning is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

➤ **Future Land Use Element**

Objective 2.1: *Future Land Use Map Adoption and implementation of the Future Land Use Map and the Element goals, objectives and policies herein as the official and primary standard governing land use, residential density and non-residential intensity in the City of Doral.*

Policy 2.1.1: *Doral's future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with “#1 Great Cities” around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology, environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of these ‘#1 Great City’ features and facilities.*

Policy 2.2.1: *Incorporate the recommendations, themes and standards contained in the approved Doral Boulevard Street Beautification Master Plan into the City Code.*

➤ **Housing Element**

Objective 4.1: *Land Use and Site Design Ensure a sufficient, well-distributed housing inventory and a variety of residential densities are available within the City to accommodate projected housing needs.*

Policy 4.1.7: *Implement zoning regulations that promote innovative residential features, such as live-work units, single-room occupancy, and accessory apartments, to increase affordable housing opportunities for small households, especially within mixed use land use designations*

Land Development Regulations Consistency Review

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code. City staff has reviewed the application and provides the following responses to each criterion:

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(1) Consistency with the Comprehensive Plan

The Applicant filed a companion FLUM amendment application for the Property from Office (O) to Office and Residential (O-R) to ensure consistency between the City's FLUM and the proposed zoning map amendment. Staff deems the proposed rezoning application consistent with the proposed FLUM designation for the Property, provided that FLUM amendment application is approved by the Mayor and City Council on December 10, 2025.

The Property's proposed land use designation is Office and Residential (O-R), which allows a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

The proposed rezoning is consistent with the standards for development in the proposed Office and Residential (O-R) land use category and furthers the goals, objectives and policies of the city's comprehensive plan.

(2) Consistency with Applicable Sections of the Land Development Code

The proposed rezoning application consistent with the applicable sections of the Land Development Code.

(3) Additionally, as to rezoning amendments:

a. Whether justified by changed or changing conditions.

The rezoning is justified by changing conditions in land use demand and operational trends on and around the subject property. Although the property is currently zoned Office-3 (O-3) and surrounded by parcels with Industrial (I) and Industrial Commercial (IC) zoning, it has historically operated as a hospitality and commercial use, rather than an industrial one. The existing development has remained consistent with mid-rise commercial and transient lodging uses, not manufacturing or warehousing.

The increasing regional demand for higher-density housing options near employment centers and transit corridors supports the property's transition to Multifamily Residential 4 (MF-4) zoning. This trend reflects broader shifts in development patterns within the City and the greater Miami-Dade County area, where formerly single-use areas are transitioning to more mixed and integrated land use types to meet evolving community needs.

b. Whether adequate sites already exist for the proposed district use.

According to the City's Geographic Information System (GIS) software, approximately 1.1% percent of the City is zoned MF-4. While the MF-4 zoning district does exist in other areas of the City, the subject property presents a unique and contextually appropriate opportunity for such designation. The site is already developed at a scale and intensity similar to what MF-4 allows, including mid-rise structures, structured parking, and commercial amenities.

Moreover, the property is not located in a residential enclave but rather serves as a transitional site within a larger industrial context. As such, this location helps expand housing opportunities without displacing lower-density neighborhoods or contributing to sprawl. The rezoning would therefore enhance the City's housing supply in a strategic, infill-oriented location, and does not duplicate opportunities already provided elsewhere.

c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Yes, the existing provisions of the Land Development Code (LDC) are adequate to ensure compatibility with surrounding industrial and commercial uses. The MF-4 zoning district includes site development standards, buffering, landscaping, and height limitations that promote compatibility with adjoining properties. Additionally, the site is already physically separated and buffered from nearby industrial parcels through its built form, setbacks, and access configuration.

Furthermore, any future redevelopment under MF-4 would be subject to site plan review, which ensures that the design addresses potential impacts such as traffic, noise, and visual appearance, consistent with the City's Comprehensive Plan goals for coordinated land use transitions and mixed-use integration.

The Comprehensive Plan also encourages infill development and adaptive reuse, objectives that are directly supported by this rezoning request.

Level of Services Evaluation

Public Facilities Levels-of Service (LOS) Review

Pursuant to Objective 10.4 and Policy 10.4.2 of the City's Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table III provides information on public facilities and applicable agency reviews.

Table III LOS Standards

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Stormwater Drainage	Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration	Miami-Dade Department of Regulatory & Economic Resources	DERM Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	4.5 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)
Transportation	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour.	Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County School	Miami-Dade County Public Schools (not applicable)

Source: City of Doral. Planning and Zoning Department (2025).

Potable Water, Sanitary Sewer, and Solid Waste

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the rezoning. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

Recreation and Open Space

The rezoning would permit up to 79 dwelling units on the ±4.95-acre site (although only 69 are proposed). These units would have an estimated population of 198, which would generate a parkland need of ±0.5 acres. The city has adequate public parkland to support the residential component of this project at the adopted parks LOS standard.

Transportation

The Doral Public Works Department has completed its review of the Traffic Study submittal prepared by David Plummer & Associates for the proposed Ritz Sky Mansions. The study shows that the City's roadway level-of-service (LOS) standards will be maintained with project traffic added to the street network. The Public Works Department recommends approval with conditions that will be assessed at the time of building permit. Refer to the "Public Works Traffic Analysis Comments" in "Exhibit E".

Public Schools

Miami-Dade Public Schools (MDCPS) has conducted a public-school concurrency review for this application and has determined that concurrency is being met with all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County. Refer to the MDCPS "School Concurrency Determination" provided in "Exhibit F".

Recommendation

Staff recommends that the Mayor and City Councilmembers authorize approval of the proposed zoning map amendment from Office-3 (O-3) to Multifamily-4 (MF-4) zoning district for the Property at 3285 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3029-100-0010. in the City of Doral, Florida.