



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN MODIFICATION FOR SKY RITZ MANSIONS LOCATED AT 3285 NORTHWEST 107 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

### DEPARTMENT RECOMMENDATION:

Approval

### BRIEF HISTORY:

Eurocon, LLC (the "Applicant"), is requesting site plan modification 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 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.

### LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

### FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:			
<b>Fiscal Impact Statement:</b> 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 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 – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



# Memorandum

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Date: March 11, 2026

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 – Site Plan Modification**

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## **Introduction**

Eurocon, LLC (the “Applicant”), is requesting site plan modification 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 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. The existing hotels were approved in 2011 pursuant to an administrative site plan. 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 rezoning application for the “Property” from Office-3 (O-3) to Multi Family Residential 4 (MF-4). 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).

*Council Meeting  
March 11, 2026*

**Property Information**

Table I provides a brief overview of the subject project.

<b>Table I</b>		
<b>Ritz Sky Mansions – Site Plan</b>		
<b>Property Information</b>		
	<b>General Information</b>	<b>Responses</b>
1	Project Name	Eurocon, LLC – Site Plan
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) *Office and Residential (O-R) upon adoption of Ordinance No. 2025-49
7	Existing Zoning District	Office-3 (O-3) *Multifamily-4 (MF-4) upon adoption of Ordinance No. 2025-50
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.

<b>Table II</b>				
<b>Ritz Sky Mansions – Neighborhood Analysis</b>				
<b>Adjacent Land Uses and Zoning Districts Matrix</b>				
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).

**Property Location**

The Property's location is depicted on the following aerial map:



**City of Doral**

Legend  
■ Subject Property



**Planning & Zoning Department**  
**Ritz Mansions at Doral Aerial Map**

8/1/2025

**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

## **Background**

The subject property is located at 3285 NW 107 Avenue and is further identified by the Miami-Dade County Property Appraiser as Folio No. 35-3029-100-0010 (the “Property”). The Property encompasses approximately ±4.95 acres and is currently developed with two (2) hotel buildings 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 hotel rooms. In 2016, a site plan modification was approved to permit the expansion of the existing on-site restaurant use.

The Applicant presented the proposed site plan application at a duly noticed Zoning Workshop held on October 22, 2025. The purpose of the workshop was to inform nearby property owners and residents of the request, provide additional project details, and receive public input.

The Applicant has concurrently submitted a companion Small-Scale Future Land Use Map (FLUM) Amendment to the City’s Comprehensive Plan to change the future land use designation of the Property from Office (O) to Office and Residential (O-R). Additionally, the Applicant has filed a rezoning application to reclassify the Property from Office-3 (O-3) to Multi-Family Residential 4 (MF-4).

## **Staff Analysis**

The purpose of this review is to evaluate the proposed application for consistency with the City’s Land Development Code (LDC) and the adopted Comprehensive Plan. This analysis includes a review of the applicable land development regulations in accordance with the site plan review criteria set forth in Section 53-184(f)(5) of the Land Development Code.

Pursuant to this section, the proposed site plan must demonstrate compliance with the following criteria:

- a) Consistency with the Comprehensive Plan;
- b) Promotion of improved site design;
- c) Effective integration of the project within its surrounding environment;
- d) Enhancement of property values;
- e) Provision of a harmonious relationship among buildings, uses, and adjacent neighborhoods;
- f) Protection of the health, safety, and welfare of residents and visitors;
- g) Adequate consideration of traffic circulation and potential impacts; and
- h) Consistency with the standards and regulations of any approved Master Development Agreements (MDAs), Pattern Books, or Conceptual Site Plans associated with CMU, DMU, TND, and PUD projects, if applicable.

The following provides a review of the applicable land development regulations for projects within the MF-4 zoning district, in accordance with the standards outlined in Chapter 68, Division 10 of the Land Development Code:

## **Land Development Regulations Consistency Review**

The Property's proposed zoning designation is MF-4, and the purpose of this zoning district is to provide for a residential district allowing mid- and high-rise condominiums/apartments with high density. Pursuant to the applicable development standards of the MF-4 Zoning District, the proposed development complies with the established intensity and dimensional requirements.

The subject property consists of approximately 4.95 acres (215,622 square feet), which substantially exceeds the minimum required lot area of one (1) acre for the MF-4 zoning district.

The proposed development complies with the Floor Area Ratio (FAR) standards established in Section 53-127 of the Land Development Code for the MF-4 district, which limit FAR to a maximum of 0.50 for the first floor and 0.25 for each additional floor, exclusive of structured parking. The FAR calculations provided herein are inclusive of all existing and proposed development on the subject property, including the two (2) existing hotel structures.

The total first-floor area, inclusive of the existing hotels, restaurant, proposed office space, and multifamily residential component, is approximately 47,380.30 square feet, resulting in a first floor FAR of 0.22, which is below the maximum permitted 0.50 FAR.

Each upper floor is limited to a maximum of 0.25 FAR, which equates to approximately 53,905.50 square feet per floor, based on the total site area of 215,622 square feet. The proposed upper floor plates (including the existing hotel typical floor plate of approximately 10,500 square feet and the largest proposed multifamily upper floor of approximately 24,279 square feet) remain well below the permitted per-floor maximum. Accordingly, the development complies with the applicable FAR standards.

The maximum permitted building height within the MF-4 district is nine (9) stories, and the project proposes a maximum building height of eight (8) stories, which complies with the height limitation.

The maximum permitted building coverage is 50 percent, and the proposed development provides approximately 19 percent building coverage, which is well within the allowable limit. The minimum required open space for developments exceeding six (6) stories in height is 35 percent, and the project provides approximately 43.72 percent open space, exceeding the minimum requirement.

Minimum building setbacks within the MF-4 district are as follows: 25 feet (front), 25 feet (side street), 20 feet (side interior), and 25 feet (rear). The proposed site plan provides approximately ±25 feet on all sides, thereby meeting or exceeding the required setback standards.

The project complies with the general off-street parking requirements established in Section 77-139 of the City's Land Development Code. The required parking is calculated based on the designated land uses and total square footage as follows:

Required Parking per LDC Sec. 77-139:

- Multifamily Residential:
  - 1 and 2 bedrooms: 2 spaces per unit.
  - 2 or more bedrooms: 2 spaces per unit.
- Hotel:
  - 1 space for the first 40 individual guestrooms or suites.
  - 1 additional space per 2 guestrooms thereafter.
- Restaurant: 1 space per 45 sq. ft. of patron area
- Office: 1 space per 300 sq. ft. of gross floor area

Based on the proposed uses and floor area, the project requires a total of 421 standard vehicle parking spaces. The development provides 449 parking spaces, exceeding the minimum requirement and ensuring adequate on-site parking capacity, and all spaces comply with the dimensional standards for structured parking under Sections 77-185 and 77-186 the LDC.

Table III. Parking

Use	Required Spaces	Provided Spaces
Multifamily Residential		67 Surface Parking 382 Garage Parking
2-Bedrooms (25 Units)	50	
3-Bedrooms (44 Units)	132	
Hotel (284 rooms)	192	
Restaurant (1,250 sq. ft.)	28	
Office (5,697 sq. ft.)	19	
<b>Total</b>	<b>421</b>	<b>449</b>

Table IV. Development Standards

MF-4 Development Standards	Required		Provided
Maximum Floor area ratio (FAR)	0.5 – 0.20		±0.22 – ±0.17
Maximum height	9 stories		8 stories
Minimum lot area	43,560 sq. ft. (1 acre)		±215,622 sq. ft. (4.95 acres)
Minimum lot width (ft.)	100' ft.		±259' ft.
Maximum building coverage (pct.)	50%		±19%
Minimum open space (pct.)	35%		±43.72%
Minimum building setback (ft.)	Front	25' ft.	±25'-0" ft.
	Side street	25' ft.	±25'-2" ft.
	Side interior	20' ft.	±25'-0" ft.
	Rear	25' ft.	±25'-0" ft.

Based on the foregoing analysis, the proposed development is consistent with and complies with the applicable intensity, dimensional, and design standards of the MF-4 Zoning District.

The following is an evaluation of the site plan review standards in accordance with the site plan review criteria of Section 53-184(f)(5) of the Land Development Code.

**a. Comprehensive Plan Consistency Review**

The Property's proposed Land Use designation is Office and Residential (OR) – The OR category include 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 development consists of a mixed-use project that integrates hotel, office, and multifamily residential components consistent with the permitted uses under the OR designation. The site plan proposes 69 total units on the site, which equates to approximately 13 dwelling units per acre. The proposed density is therefore below the maximum permitted threshold and is consistent with the Comprehensive Plan's density limitations for the OR designation.

The proposed development complies with the Floor Area Ratio (FAR) standards established for the Office and Residential (OR) designation. Pursuant to the Comprehensive Plan, FAR is limited to a maximum of 0.50 for the first floor and 0.25 for each additional floor, exclusive of structured parking. The FAR calculations provided herein are inclusive of all existing and proposed development on the subject property, including the two (2) existing hotel structures.

The total first-floor area, inclusive of the existing hotels, restaurant, proposed office space, and multifamily residential component, is approximately 47,380.30 square feet, resulting in a first-floor FAR of 0.22, which is below the maximum permitted 0.50 FAR.

Each upper floor is limited to a maximum of 0.25 FAR, which equates to approximately 53,905.50 square feet per floor, based on the total site area of 215,622 square feet (±4.95 acres). The proposed upper floor plates (including the existing hotel typical floor plate of approximately 10,500 square feet and the largest proposed multifamily upper floor of approximately 24,279 square feet) remain well below the permitted per-floor maximum.

The building height does not exceed eight stories, and landscaped open space provided on-site is approximately 43.72 percent open space, exceeding the minimum requirement of 15 percent.

Based on the foregoing analysis, the proposed development is consistent with the permitted uses, density, and intensity standards established in the City's Comprehensive Plan for the Office and Residential (OR) Future Land Use category.

**b. Promote better site design:**

The proposed project promotes better site design through a combination of thoughtful planning, integration of mixed uses, and alignment with the City’s urban design goals. Key elements that demonstrate improved site design include:

- **Improved Pedestrian Connectivity:** The site incorporates clear, well-defined pedestrian pathways, landscaping, and seating areas that encourage walkability and provide safe, attractive connections throughout the site and to adjacent properties.
- **Public Realm Enhancements:** The inclusion of civic space around the project, public art installations, and upgraded landscaping creates a high-quality public realm that fosters community engagement and supports placemaking.
- **Landscaped Open Space:** The project allocates approximately 43% of the site to landscaped open space, exceeding the minimum requirement and contributing to environmental quality, stormwater management, and visual appeal.

Collectively, these design strategies contribute to a more functional, attractive, and sustainable development that supports the City’s long-term planning objectives and enhances the surrounding built environment.

**c. Integration of the project more effectively into their surrounding environment:**

The project is designed to seamlessly integrate into its surrounding environment, particularly by enhancing connectivity to adjacent parcels and conforming to urban design principles. The inclusion of pedestrian pathways and publicly accessible open space creates a walkable, cohesive, and context-sensitive development.

**d. Enhance property value:**

By activating the site with mixed uses, public amenities, landscaping, and improved pedestrian access, the project is expected to enhance the long-term value of the property and surrounding parcels. The upgraded public realm, improved streetscape will attract more foot traffic, increase visibility, and support continued economic growth.

**e. Ensure harmonious relationship among buildings, uses and visitors:**

The site plan fosters a harmonious relationship among buildings, land uses, and visitors by implementing thoughtful spatial organization, consistent architectural language, and a unified landscape design.

**f. Protect health, safety and welfare of our residents and visitors:**

The project supports the health, safety, and welfare of residents and visitors through multiple design features. These include Crime Prevention Through Environmental Design (CPTED) principles such as natural surveillance, access control, and space management; ADA-compliant

pedestrian walkways; appropriate lighting; and clearly defined vehicular and pedestrian access points. Furthermore, the site includes emergency access for first responders and complies with all applicable fire, life safety, and building codes. Landscaping and open space elements also contribute to environmental quality and mental well-being, aligning with broader public health objectives.

**g. Address traffic concerns:**

The City of Doral Public Works Department recommends approval. Miami Dade County Department of Transportation and Public Works (DTPW) have reviewed and approved the subject application. The City of Doral Public Works Department recommends approval.

**h. Consistent with the Standards and/or regulations of approved Master Development Agreements, Pattern Books and Conceptual Site Plan associated with CMU, DMU, TND and PUD projects:**

The project is not part of an approved Master Development Agreement, or a site plan associated with CMU, DMU, TND or PUD Developments.

**Level of Services Evaluation**

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 V provides information on public facilities and applicable agency reviews.

Table V LOS Standards

<b>Public Facility</b>	<b>LOS Standard</b>	<b>Agency Review</b>	<b>Response</b>
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 site plan. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

### Recreation and Open Space

The project proposes 69 dwelling units on the ±4.95-acre site. Based on an estimated population of approximately 150 residents, the development would generate a parkland demand of approximately ±0.45 acres, pursuant to the adopted Level of Service (LOS) standard of three (3) acres of parkland per 1,000 residents.

The Applicant’s proposed Site Plan provides approximately ±2.2 acres of open space, which includes landscaped areas, pedestrian walkways, and a public art plaza. In addition, the project includes 11,879.04 square feet of on-site amenities, including a pool and dedicated amenity space for residents.

Based on the City’s current park inventory and adopted LOS standards, the City has adequate public parkland capacity to support the residential component of this project. Therefore, the proposed development is consistent with the City’s adopted Parks Level of Service requirements.

### Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends approval.

## Public Schools

Public school facility planning and concurrency review are administered by Miami-Dade County Public Schools (MDCPS) in accordance with the Educational Element of the City's Comprehensive Plan and the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

MDCPS has conducted a public school concurrency review of the proposed development. Based on that review, MDCPS has determined that the application meets all applicable Level of Service (LOS) standards for issuance of a Final Development Order ("Concurrency Met"), as adopted in the City's Comprehensive Plan and incorporated within the Interlocal Agreement.

## **Recommendation**

Staff respectfully request that the Mayor and City Councilmembers APPROVE the proposed site plan for the Sky Ritz Mansions - Site Plan 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"), subject to the conditions contained in the resolution of approval.