



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM OFFICE (O) TO OFFICE AND RESIDENTIAL (OR) FOR ±4.95 ACRES GENERALLY LOCATED AT 3285 NW 107 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Eurocon, LLC (the "Applicant"), is seeking a small-scale land use amendment (the "Application") the Future Land Use Map ("FLUM") from Office (O) to Office and Residential (OR) for ±4.95 acres generally located at 3285 NW 107 Avenue, further identified by folio number 35-3029-100-0010 (the "Property") in the City of Doral (the "City"). The Applicant presented the 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
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 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).

*Council Meeting
December 10, 2025*

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – FLUM
- 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 – Small-scale Future Land Use Map Amendment**

Introduction

Eurocon, LLC (the “Applicant”), is seeking a small-scale land use map amendment (the “Application”) to the City of Doral (“City”) comprehensive plan Future Land Use Map (“FLUM”) from Office (O) to Office and Residential (OR) for ±4.95 acres generally located at 3285 NW 107 Avenue, further identified by folio number 35-3029-100-0010 (the “Property”) in the City. The Applicant filed a companion amendment to the City’s official zoning map from Office-3 (O-3) to Multifamily-4 (MF-4) and a site plan application (PLAN-2411-0096) (the “Site Plan Application”) to develop a 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. 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
December 10, 2025***

Property Information

Table I provides a brief overview of the subject project.

Table I		
Ritz Sky Mansions – FLUM Amendment		
Property Information		
	General Information	Responses
1	Project Name	Eurocon, LLC – FLUM Amendment
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 – FLUM – 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 amendment to the City’s official zoning map from Office-3 (O-3) to Multifamily-4 (MF-4) and a site plan application (the “Site Plan Application”) to develop a 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 applicant is requesting an amendment to the Future Land Use Map (FLUM) to change the designation of the subject property from Office (O) to Office & Residential (O-R). This request is consistent with the site's historical and existing development pattern and supports the City’s long-term planning goals related to land use compatibility, housing diversity, and adaptive reuse.

Although the subject property is surrounded on all sides by parcels designated for Industrial (I) use, the site has never been used for industrial purposes. Instead, it has historically supported hospitality and commercial activities, including two 7-story hotels with a combined total of 284 rooms and a full-service restaurant. These uses reflect a commercial character that is distinctly different from the manufacturing, logistics, or warehousing operations commonly found in industrial districts.

The subject property effectively functions as a commercial enclave within a predominantly industrial context. However, it also occupies a transitional position within a rapidly evolving development pattern that includes both industrial and residential uses. While the surrounding area is generally characterized by industrial zoning, the property’s existing configuration — including mid-rise office structures, surface parking, and internal vehicular circulation — is more consistent with a mixed-use or Office & Residential (O-R) development form.

Importantly, the site is situated approximately 650 feet west of the nearest residential multi-family residential district located at NW 33rd Street and NW 104th Avenue, and approximately 0.5

miles south of additional residential development along NW 107th Avenue, highlighting its proximity to established residential communities.

In addition to existing proximity, development trends indicate a clear progression of residential land uses toward the subject site. Residential development has been extending east to west along NW 33rd Street since the late 1980s, with notable construction periods in 2004 and 2006. Similarly, residential development has trended north-south along NW 107th Avenue since the late 1990s, with the most recent projects completed in 2019. These patterns reflect a long-standing and continuing encroachment of residential uses into areas previously dominated by non-residential zoning.

The requested Future Land Use Map (FLUM) amendment to the Office & Residential (O-R) designation is further justified by the site's physical compatibility with residential development standards, strategic infill location, and its role in bridging the gap between distinct land use categories. The O-R designation supports a mix of professional office, hotel, and residential uses, all of which are suitable given the site's built form and surrounding context.

Given these factors, existing development form, locational context, and regional residential growth trends, the proposed amendment is appropriate, consistent with the intent of the Comprehensive Plan, and supports a cohesive land use transition.

Pursuant to section 53-213(c) of the City's Land Development Code, the Mayor and City Council when reviewing a comprehensive plan amendment must consider the following criteria. City staff has reviewed the application and provides the following responses to each criteria:

(I) Consistency with the Comprehensive Plan

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

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

The Applicant filed a companion zoning map amendment application from Office 3 District (O-3) to Multifamily 4 Residential District (MF-4) for the Property. Together, this FLUM application and rezoning application ensure consistency between the City's FLUM and Zoning Map. Staff deems the proposed FLUM consistent with the City's Land Development Code and Zoning Map, provided that the rezoning application is approved by the Mayor and City Council on first reading on December 10, 2025, and ultimately adopted thereafter.

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 FLUM amendment 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 a small-scale Future Land Use Map (FLUM) amendment to the City's Comprehensive Plan to change the land use designation from Office (O) and Office and Residential (OR) 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.