

**Alexandra F. Cimo**

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acimo@bilzin.com

July 31, 2025

VIA ELECTRONIC MAIL

Michelle M. Lopez
Interim Planning & Zoning Director
Community Development & Planning and Zoning
City of Doral
8401 NW 53rd Terrace, 2nd Floor
Doral, FL 33166

**Re: Fourth Amended Letter of Intent for Rezoning
South of NW 74th Street and West of NW 102nd Avenue, Doral, Florida
Folio No(s): 35-3017-001-0180 and -0190**

Dear Ms. Lopez:

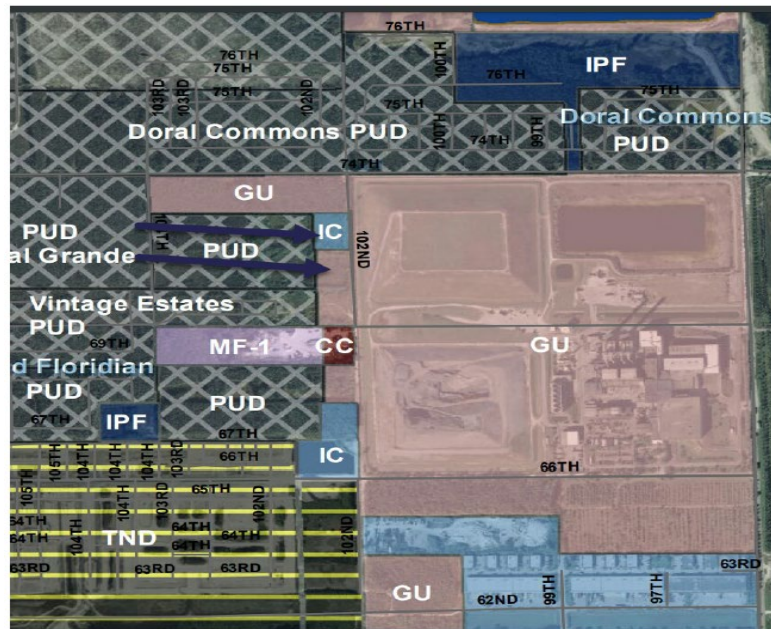
Please consider this our formal Letter of Intent in connection with a request for a rezoning application, as a companion application to the site plan approval application (PLAN-2409-0089) and parking variance application (LAND-2506-0028).

The application contains two contiguous parcels identified by Miami-Dade County folio numbers 35-3017-001-0180 (the "Northern Parcel") and 35-3017-001-0190 (the "Southern Parcel" and collectively, the "Property"), owned by Holdings of Christopher, LLC, a Florida limited liability company (the "Applicant").

By and through the attached application, the Applicant respectfully requests a rezoning from Industrial Commercial (IC) to Corridor Commercial (CC) for the Northern Parcel and from General Use (GU) to CC for the Southern Parcel. In addition, Applicant has submitted a concurrent site plan approval application for a ±75,787.09 SF commercial complex, along with a parking variance application.

A. The Property

The Property is vacant land and consists of approximately ±3.25 gross acres. The Property has a land use designation of Business on the City of Doral (the "City") Comprehensive Plan Future Land Use Map and is currently zoned Industrial Commercial (IC) on the Northern Parcel and General Use (GU) on the Southern Parcel, pursuant to the City's Zoning Map. Furthermore, the Property abuts GU to the north, south and east, and Planned Unit Developments (PUD) to the west.



The CC district allows for a variety of uses, such as professional offices, banks, fitness/sports, animal services, restaurants, and medical offices. Given the residential uses in close proximity to the Property, the CC district should be an appropriate zoning designation as it will create an appropriate transition from the residential to the west of the Property to the industrial uses to the east. The proposed rezoning will allow for a variety of uses on the Property that will complement the surrounding residential areas.

B. Proposed Development

Applicant is proposing a commercial complex consisting of three (3) buildings: the Main Building, Building A, and Building B. The project includes approximately $\pm 75,787.09$ SF of a mixture of retail, office, and restaurant space, along with 215 off-street parking spaces. The intention of the development is to activate the area east of 102nd Avenue and to provide much needed business and retail to the community.

C. Application Request

District Boundary Change of Property from IC and GU to CC

The district boundary change for the Property from IC to CC and GU to CC is consistent with both the Comprehensive Plan and the context of the surrounding properties. The Property is located in an area that includes a variety of zoning designations, with CC to the south. The proposed development will create an upwards trend of commercial and retail to support the residential areas to the west and will facilitate a smoother transition from the industrial use east of 102nd avenue and the multifamily directly abutting the western portion of the Property. As a result of the requested district boundary change, this underutilized property will be redeveloped with a vibrant new shopping center that will support the immediate community, and the City at large, and will offer the abutting residents a much needed asset. Currently, few retail and

commercial spaces support the surrounding neighborhoods. We respectfully request the rezoning for the reasons stated below.

Compliance with the City's Land Development Code

Section 53-213(c) of the City's Land Development Code (the "LDC") enumerates the criteria for review amendments. When considering an amendment to the LDC, the local planning agency and city council consider the certain criteria. Below is a description of the criteria enumerated in the LDC, along with an analysis of each in relation to the proposed request.

(1) Consistency with the comprehensive plan, or in the case of a plan amendment, consistency with the remainder of the plan and its goals, objectives, and policies.

The proposed development is consistent with the Comprehensive Plan and furthers the relevant goals, objectives, and policies. The Comprehensive Plan encourages a variety of zoning designations, and the approval of this request will diversify the area, promote business, and further the trend of CC that has been established south of the Property.

(2) Consistency with applicable sections of this Land Development Code.

The proposed development is consistent with the zoning regulations for the CC district and the submittal package meets all the Code's requirements with the exception of the parking requirements.

(3) Additionally, as to rezoning amendments:

a. Whether justified by changed or changing conditions.

The City is quickly growing and evolving, and therefore, the need for business and retail has risen given the amount of residential areas surrounding the Property. As the City moves away from being a predominantly industrial area and move towards become a world class city, this rezoning will expand the CC district and create a buffer between the residential area to the west and the Miami-Dade County Resources Recovery Facility to the east.

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

Currently, there is a lack of office and retail space in the area west of 102nd Avenue. The Property sits along a large strip of vacant land that is contributing little to the current growth and development of the City. The proposed rezoning will further the goals and objectives of the Comprehensive Plan.

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

The proposed development is compatible with the adjoining properties and requirements of the Comprehensive Plan. In fact, Policy 3.2.6 of the Comprehensive Plan contemplates an expansion of 102nd Avenue between NW 58th and NW 90th streets, therefore, highlighting the need for activating those properties abutting 102nd Avenue.

D. Conclusion

As demonstrated above, the requested rezoning is compatible with the surrounding area and would generate minimal impacts while providing needed retail and business to the area. The surrounding area is well-developed with a variety of uses and the proposed rezoning would provide a complementary improvement to the existing uses. For the aforementioned reasons, the proposed change is appropriate. Based on the foregoing we respectfully request your approval of the above request.

Thank you for your consideration of this application. Should you have any questions or require additional information or documentation, please do not hesitate to contact me at (305) 350-7324.

Sincerely,

Alexandra Cimo

Alexandra F. Cimo

CC: Brian S. Adler



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6766 Website: cityofdoral.com

PUBLIC HEARING APPLICATION
/ Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☒ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: **LAND-2409-0018**

Date Received:

RECEIVED

By Stephanie Puglia at 11:12 am, Sep 25, 2024

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:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> 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)

Holdings of Christopher LLC

Mailing Address **1025 US HIGHWAY 17**

City, State, Zip **LAKE HAMILTON**

Telephone

Florida

Fax

33851

Email:

Name of Owner

Holdings of Christopher LLC

Mailing Address **1025 US HIGHWAY 17**

City, State, Zip **LAKE HAMILTON**

Telephone

Florida

Fax

33851

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).

Folio Number(s) 35-3017-001-0190 and 35-3017-001-0180

Address N/A

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

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

- B. **ADDRESS** (If number has been assigned) _____

C. **SIZE OF PROPERTY** _____ ft. X _____ ft. = _____ sq. ft.; 3.25 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.

See attached legal description.

- E. **DATE SUBJECT PROPERTY WAS ACQUIRED** February 7, 2019

APPLICANT'S REQUEST:

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

The applicant is seeking a rezoning from Industrial Corridor and General Use to Corridor Commercial. For additional information, please see attached 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.)

Please 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) N/A

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 6 COPIES (AND A PDF) OF 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.

01/21/24

Date

Applicant's Signature

/ Jose Alejandro Quintana

Print Name

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Holdings of Christopher LLC as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 35-3017-001-0180 and 35-3017-001-0090
 desire to file an application for a public hearing before the ☐ City Council ☐ Administrative Review, and I/We do
 understand and agree as follows:

1. That the application for a variance 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 section ____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, 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 zoning code are those that have been specified in the written 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 Jose Alejandro Quintana Signature  Date 09/21/24

Owner's Name _____ Signature  Date _____
 Comm.: HH 393114

Notary to Owner:
Kasious Gutierrez

Kasious Gutierrez
Expires: May 1, 2027
Notary Public - State of Florida

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME HOLDINGS OF CHRISTOPHER, LLC

NAME AND ADDRESS

Percentage of Stock

Jesus Ignacio Quintana

90%

Jose Alejandro Quintana

5%

Ana Beatriz Quintana

5%

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the 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 _____

NAME AND ADDRESS

Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: BRCC Development Group, LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
Rieber Developments, LLC	50%
Bernardo Rieber	100%
CMKD Holdings LLC	50%
Carlos Cadet	50%
Claudia Raggio	50%

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 any 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 21 day of September 2024. Affiant is personally know to me or has produced FL-DC as identification.

(Notary Public)



Kasious Gutierrez
Comm.: HH 393114
Expires: May 1, 2027
Notary Public - State of Florida

My commission expires: May 1st, 2027

Seal

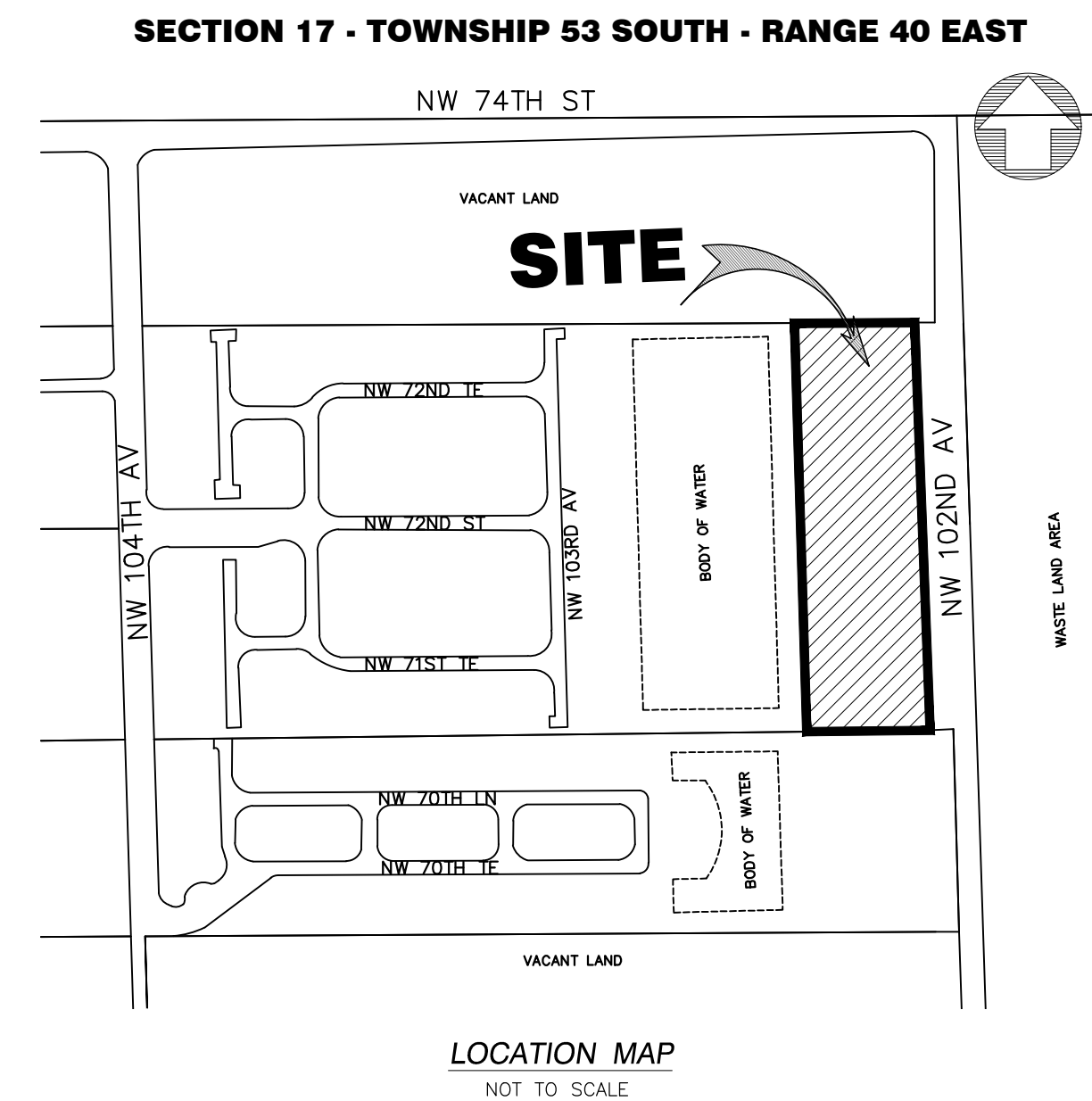
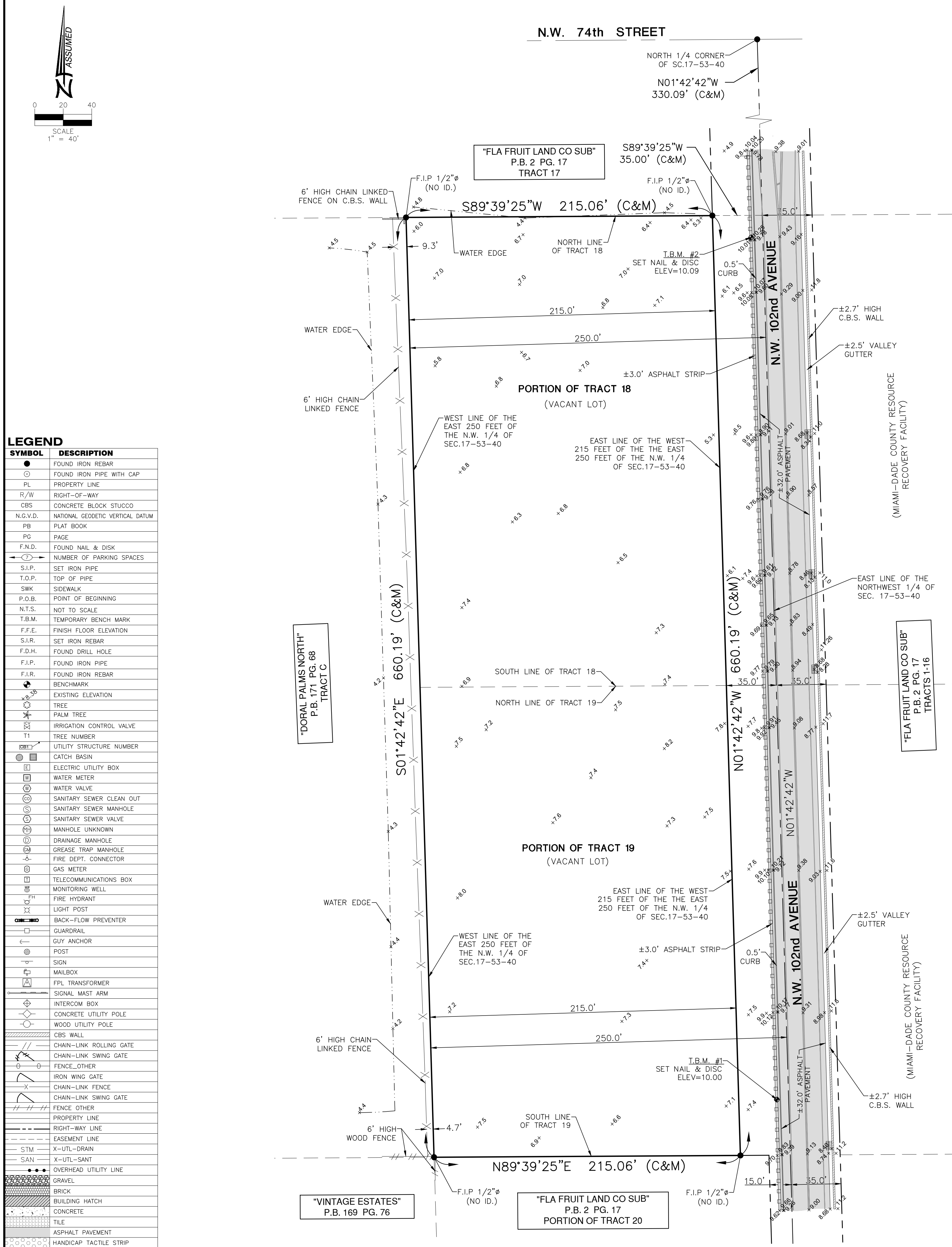
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

Legal Description

Parcel Identification Numbers: 35-3017-001-0180 & 35-3017-001-0190

That portion of Tracts 18 and 19, of FLORIDA FRUIT LA. S CO:MPANY'S SUBDIVISION NO.I, in Section 17, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying within the West 215 feet of the East 250 feet of the Northwest 1/4 of said Section 17.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on June 19, 2024.

SECTION 2) LEGAL DESCRIPTION:

That portion of Tracts 18 and 19, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1", in Section 17, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying within the West 215 feet of the East 250 feet of the Northwest 1/4 of Section 17.

Containing 141,940 Square Feet or 3.25 Acres, more or less, by calculations.

Property Address and Tax Folio Number:

NW 74th Street, NW 102nd Avenue
Doral, Florida, 33178
Folio No.: 35-3017-001-0180
Folio No.: 35-3017-001-0190

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=40') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1",
recorded in Plat Book 2, at Page 17, Public Records of Miami-Dade
County, Florida.

Plat of "VINTAGE ESTATES", recorded in Plat Book 169, at Page 76, Public Records of Miami-Dade County, Florida.

Plat of "DORAL PALMS NORTH", recorded in Plat Book 171, at Page 68, Public Records of Miami-Dade County, Florida.

Warranty Deed, dated February 20th, 2019, recorded in Official Records Book 31332, Page 3010, Miami-Dade County Records.

Bearings as shown hereon are based upon the Easterly Boundary Line of the Subject Site with an assumed bearing of N01°42'42"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA), Community Number 120041 (City of Doral), Map Panel No. 12086C0278, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number M-120, Elevation 10.04 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

BRCC DEVELOPMENT GROUP, LLC.


SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary & Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary & Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 53-17.051 through 53-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

<div><div><div><div>HADONNE</div><div>LAND SURVEYOR AND MAPPERS 3D LASER SCANNING UTILITY COORDINATION SUBSURFACE UTILITY ENGINEERING</div></div><div>1305 NW 88th Court, Suite 101 • Doral, FL 33172 • P: +1(305)267-1188 • F: +1(305)267-6845 • W: www.hadonne.com</div></div></div>		<div><div>MAP OF BOUNDARY & TOPOGRAPHIC SURVEY for BRCC DEVELOPMENT GROUP, LLC. of NW 74th Street, NW 102nd Avenue, Doral, Florida 33178</div></div>																					
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