



Letter of Intent - Site Plan/Special Exception Application

October 3, 2025

City of Doral Planning and Zoning Department
8401 N.W. 53rd Terrace
Doral, FL 33166

Property Address: 8234 N.W. 56th Street, Doral, FL 33166
Folio #: 35-3022-000-0981

Dear Planning and Zoning Staff,

I am submitting this Letter of Intent in connection with the Site Plan - Special Exception application for the property located at 8234 N.W. 56th Street, Doral, Florida 33166.

Purpose of the Application

The purpose of this application is to obtain approval for a Special Exception to develop a new sports and fitness facility on currently vacant land. The project proposes the construction of a two-story building of approximately 8,000 square feet and the addition of outdoor soccer play fields that will provide fitness and sports-related services, as well as 16 off-street parking spaces, consistent with the allowable special exception uses within the City's zoning regulations.

Benefits of the Proposed Development

The proposed development will bring meaningful improvements to the area and tangible benefits to the City of Doral community, including:

- Activation of Vacant Land: Transforming an underutilized parcel into a productive, well-designed facility that aligns with the City's vision for growth and improvement.
- Enhanced Community Wellness: Providing outdoor recreational soccer fields and a fitness center focused on soccer training, physical conditioning, and recovery—services that are in high demand within the city.
- Aesthetic Enhancement: Incorporating landscaping, architectural quality, and design elements that will beautify the surrounding neighborhood and contribute to the character of the Downtown Doral Art District.
- Economic and Social Impact: Generating local jobs and supporting small business growth in the area through increased activity and community engagement.

Reasons for Approval

Approval of this Special Exception will allow the development of a high-quality, community-oriented facility that complements the Downtown Doral Art District while adhering to the City's comprehensive plan and development goals. The project will enhance the urban environment, promote active lifestyles, and bring positive economic and social impacts to the community.

Nature of the Proposed Use

The proposed operation will include a modern fitness and training building, and outdoor soccer play fields designed to meet recreational and training needs for athletes and families. The project will comply with all applicable City codes, including parking, landscaping, ADA accessibility, and environmental requirements.

Technical data and supporting materials—including site plans, renderings, and related documentation—have been provided to clarify the scope of work and demonstrate compliance with City of Doral regulations.



We appreciate your time and consideration of this application and look forward to working with City staff to ensure the successful development of this project in a way that benefits both the community and the City of Doral.

Thank you for your time and consideration.

Very truly yours,

Daniel Gomez, RA, RID, BCA
Principal
Sixsides Architecture, Inc.
#AR96826 / #AA26002922
1108 Kane Concourse, #212
Bay Harbor Island, FL 33154
dgomez@sixsidesinc.com
c. 305.610.1333
w. www.sixsidesinc.com



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.: PLAN-2510-0114
Date Received: **RECEIVED**
By puglias at 3:37 pm, Oct 21, 2025

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 | ☐ Plat |
| ☐ Variance | ☐ Entry Feature |
| ☐ Appeal of Decision | ☒ Site Plan |
| ☐ Conditional Use | ☐ Other <u>SPECIAL EXCEPTION</u> |

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) DANIEL GOMEZ		
Mailing Address 1108 KANE CONCOURSE #212	City, State, Zip BAY HARBOR IS. FL. 33154	Telephone 305 610 1333 Fax 305 610 1333 Email: dgomez@sixsidesinc.com
Name of Owner TMC INTERAMERICAN CORP.		
Mailing Address 1190 NW 159 DRIVE	City, State, Zip MIAMI, FL. 33169	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).

Folio Number(s) 35 - 3022-000-0981

Address — UNPLATTED

Lot(s) 7 Block 5 Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): N/A FLOOD ZONE: N/A

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

C. SIZE OF PROPERTY 132.25 ft. X 305.05 ft. = 37,620 sq. ft.; 0.86 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.

22 53 40.86 AC; E132.21 FT OF N 925.47 FT OF N 1/2 OF S 1/2 OF NE 1/4
OF NW 1/4 LESS N 35 FT & LESS S 10 FT A/K/A LOT 7 BLK 5; HAMPTON ACRES U.R;
LOT 912E 37620 SQ.FT; 74R 250817; OR 19908-256109011; F/A/U 30-3022-000.0981

- E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S REQUEST:

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

CONSTRUCTION OF 2 SOCCER FIELDS, 2 STORY BUILDING WITH A
CAFE, COVERED PATIO, STORAGE & BATHROOMS ON THE FIRST FLOOR,
ON SECOND FLOOR, GYM, REHAB/TRAINING SPACE, AND BATHROOMS.
16 PARKING SPACES ON-GROUND.

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

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We TONY R. COCCHIOLA, MICHEL A. COCCHIOLA as Owner (s) of Lot (s) 7

Block 5 Section — PB/PG —

of property which is located at 8234 NW 56 ST / PD10 # 35-3022-000-0981
 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 DANIEL GOMEZ 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 Tony Cocchiola Signature [Signature] Date 10-01-2025

Owner's Name Michel A Cocchiola Signature [Signature] Date 10-01-2025

Notary to Owner Cindy Pla Comm.: HH 452147 Expires: Oct. 8, 2027
 Notary Public - State of Florida

Applicant's Name Daniel Gomez Signature [Signature] Date 10/10/25

Notary to Applicant: SUSANA CORREA-ARIAS



Notary Public
 State of Florida
 Comm# HH531274
 Expires 7/8/2028

PUBLIC HEARING APPLICATION

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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) _____

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.

Date 10/16/25 Applicant's Signature [Signature] Print Name Daniel Looney

Date _____ Applicant's Signature (if more than one) _____ Print Name _____

PUBLIC HEARING APPLICATION SUPPLEMENT

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 _____

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: TMC INTERNATIONAL CORP

NAME AND ADDRESS

Percentage of Stock

TONY R. COCCHIO LA - 1190 NW 159 DR. MIAMI GARDENS
FL. 33169

50%

MICHEL A COCCHIO LA - 1190 NW 159 DR. MIAMI GARDENS.
FL. 33169

50%

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: _____

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 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: _____

NAME AND ADDRESS

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

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: [Signature]
(Applicant)

Sworn to and subscribed before me this 21 day of OCTOBER, 25. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 07/08/28



SUSANA CORREA-ARIAS
Notary Public
State of Florida
Comm# HH531274
Expires 7/8/2028

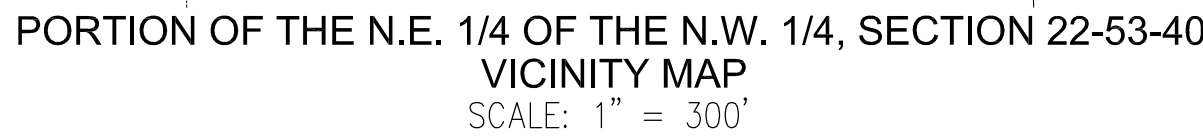
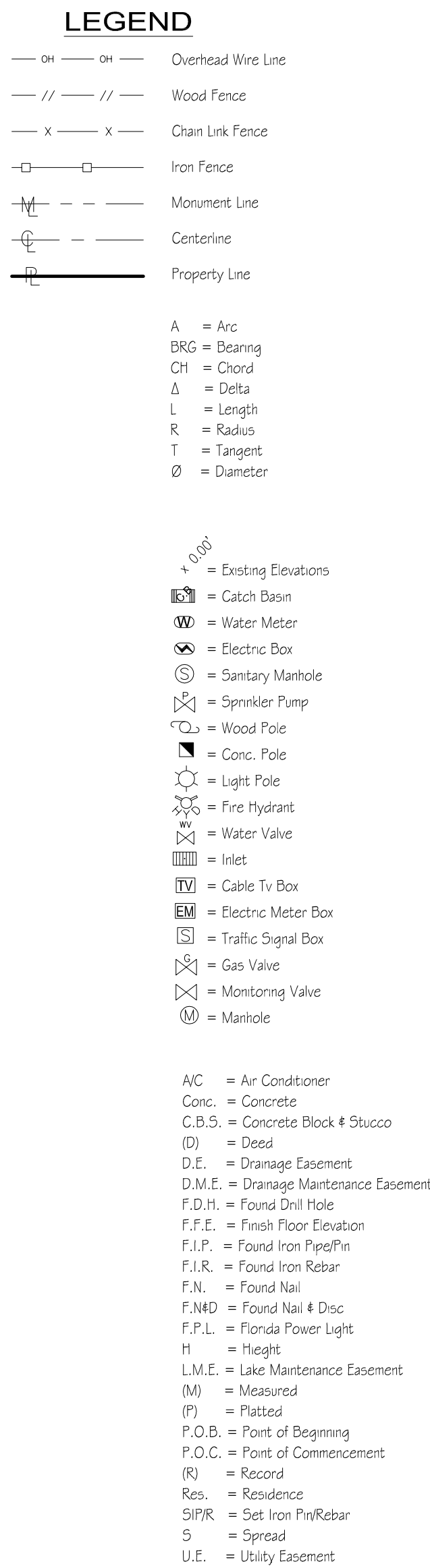
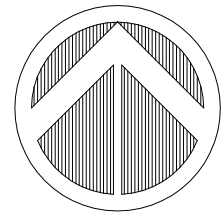
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

Address: 8234 NW 56 ST, Doral Fl 33166

Folio #: 35-3022-000-0981

22 53 40 .86 AC; E132.21FT OF W925.47FT OF N1/2 OF; S1/2 OF NE1/4 OF NW1/4 LESS N35FT; & LESS S10FT A/K/A LOT 7 BLK 5; HAMPTON ACRES U-R/; LOT SIZE 37620 SQ FT; 74R 250817; OR 19908-2551 0901 1; F/A/U 30-3022-000-0981.



LEGAL DESCRIPTION

LEAST 132.21 feet of the West 925.47 feet of the North 1/2 of the South 1/2 of the Northeast 1/4 of Northwest 1/4 of Section 22, Township 53 South, Range 40 East, LESS the North 25 feet thereof Miami-Dade County, Florida. A/K/A Lot 7, Block 5 "HAMPTON ACRES" unrecorded.

SURVEYOR'S NOTES:

- 1- The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.
ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- 5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- **Accuracy:**
The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey **SKETCH OF SURVEY.**
- 11- North arrow direction and/or Bearings are based on an assumed meridian with a value of: **N89°40'53"E along the centerline of NW 56 STREET.**
- 12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**
- 13- **Benchmark Used:** Miami-Dade County Benchmark # N-534. Elevation = **+7.42' (NGVD).**
- 14- **Flood Zone Data:** Community/ Parcel # 120041/0279/L Dated: 9/11/09 Flood Zone: "X" Base Flood Elevation = **NA**
- 15- This SURVEY has been prepared for the exclusive use of the entities named hereon.
The Certificate does not extend to any unnamed party:
- TMC INTERAMERICAN CORP

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

 ROYALPOINT LAND SURVEYORS, INC. L.B.# 7282	info@RoyaLPointILS.com 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-422-6062 *** FAX: 305-827-9669	PREPARED FOR:	TCM INTERAMERICAN CORP	TYPE OF SURVEY:	SKETCH OF SURVEY
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DRAWN: MEB
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 07/30/2025
JOB No.: RP25-1099
SHEET: