

From: orieltacarvalho@aol.com
To: [PlanningandZoning](#); orianamansur@gmail.com; oriellamansur@gmail.com; leonor.carvalho@aol.com
Subject: Opposition and Concerns Regarding Proposed Development at NW 41st Street and NW 114th Avenue
Date: Monday, June 22, 2026 10:12:47 AM



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To Whom It May Concern:

My name is Orietta Carvalho, and I am a resident of 11360 NW 42nd Terrace, Doral, Florida 33178. My home is located immediately adjacent to the proposed development that includes a gas station, convenience store, pharmacy with drive-thru, and commercial retail space.

I am writing to express my concerns regarding the proposed gas station and its potential impact on the surrounding residential community.

As a resident who lives directly behind this project, I am concerned about the increased traffic, noise, lighting, air emissions, and overall impact on the quality of life of nearby homeowners. The addition of a gas station in such close proximity to residential properties raises significant concerns regarding safety, environmental impacts, and neighborhood compatibility.

In addition, I am a cancer survivor and I also live with chronic autoimmune conditions, including rheumatoid arthritis and psoriatic arthritis. While I understand that development is part of a growing city, I respectfully request that the City carefully evaluate the potential effects of additional vehicle emissions, fuel vapors, and increased traffic

activity on residents living immediately adjacent to the project.

I respectfully request that the City provide and carefully review:

- The exact distance between the proposed fuel pumps and the nearest residences.**
- Traffic impact studies and projected increases in vehicle volume.**
- Proposed hours of operation.**
- Plans for noise mitigation.**
- Lighting plans and measures to prevent light intrusion into nearby homes.**
- Landscaping buffers, walls, and other screening measures designed to protect residents.**
- Environmental and health impact assessments related to the gas station component of the project.**

I ask that the City give special consideration to the residents who will be most directly affected by this development and ensure that any approval adequately protects the health, safety, and quality of life of the surrounding community.

Thank you for your time and consideration.

Respectfully,

**Orietta Carvalho
11360 NW 42nd Terrace
Doral, FL 33178**

From: [Renata de Miranda Ribeiro](#)
To: [PlanningandZoning](#)
Subject: Concerns Regarding Proposed Development at NW 41st Street and NW 114th/112th Avenues
Date: Thursday, June 25, 2026 3:39:34 PM



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Hearing: 26-06-DOR-16
Applicant: Cedeco 41, LLC
Folio number: 35-3019-001-0370

Unfortunately I won't be able to be in the hearing, so I would like to express my concerns related to:

- Security: to have a gas station so near to a residential area. By the way, we are already well serviced with 3 gas stations around, in the 41st street.
- Noise: what will be done to avoid over noise coming from the avenue and the retail? Will part of the vegetation be preserved?
- Flood: is there a water container/lake in the plan to avoid flood?
- Traffic: is there any study about the increase and all consequences? Will the area have an appropriate entrance to avoid stopping the car flow and accidents?

I feel Doral needs to keep their family and calm environment. With the recent new commercial development with so many warehouses (still not at full capacity) we already feel the increase of traffic and noise in the neighborhood. Imagine when all warehouses are working, all the trucks that daily will be added increasing the traffic, noise, road deterioration and pollution as well.

Thank you for your attention and hoping the best for Doral residents.

Respectfully,

Renata de Miranda Ribeiro
Owner 11321 NW 42nd Ter - Doral

From: [Oriana Rebolledo](#)
To: [PlanningandZoning](#)
Cc: [Mayor Christi Fraga](#); [Councilman Rafael Pineyro](#); [Councilwoman Maureen Porras](#)
Subject: Formal Objection to Cedeco 41, LLC Site Plan – Hearing No. 26-06-DOR-16, Folio 35-3019-001-0370
Date: Monday, July 13, 2026 11:32:41 AM

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To the City of Doral Planning and Zoning Department and City Council,

We are writing as residents living adjacent to the property located north of NW 41 Street, between NW 112 Avenue and NW 114 Avenue (Folio No. 35-3019-001-0370), regarding the proposed Cedeco 41, LLC Site Plan (Hearing No. 26-06-DOR-16). We would like to formally register our strong opposition to this project as currently proposed.

The application seeks to develop a 15,584 square foot pharmacy with a drive-through, a 26,600 square foot shopping center, and a 3,053 square foot convenience store with an associated 6,819 square foot canopied gasoline station. We ask the City Council to reject this proposal, or at minimum require substantial modifications, for the following reasons:

1. Loss of Green Space and Wildlife Habitat

This 7.57-acre parcel currently functions as one of the last remaining natural green buffers in our immediate area, home to local wildlife. Its removal would eliminate a vital ecological pocket that residents value for its role in air quality, natural drainage, and neighborhood character. Once cleared, this habitat cannot be replaced.

2. Overconcentration of Gasoline Stations

Our neighborhood already has multiple gasoline stations within close proximity. Adding another canopied gas station as part of this project creates an unnecessary overconcentration of fuel-related uses in a small area, increasing risks associated with fuel storage, spills, and air emissions near residential homes.

3. Traffic Congestion and Safety

A pharmacy with a drive-through, a large shopping center, and a gas station/convenience store combined will generate significant new vehicle trips throughout the day. Our local streets were not designed for this volume of commercial traffic, and residents are already concerned about congestion, cut-through traffic, and pedestrian safety, particularly for children and elderly residents in the surrounding homes.

4. Noise and Air Pollution

The combination of drive-through operations, delivery trucks, gasoline station activity, and increased vehicle idling will materially increase noise and air pollution levels affecting adjacent residential properties, degrading quality of life for families living nearby.

5. Negative Impact on Property Values

Properties directly bordering high-traffic commercial corridors, gas stations, and drive-through facilities consistently show diminished market value and reduced buyer interest compared to homes near green space or low-impact commercial uses. Approving this project would directly and negatively affect the equity and value of surrounding homes, including our own.

6. Inconsistency with Neighborhood Character

This intensive commercial development is out of scale and character with the surrounding residential community, and does not reflect the kind of responsible, resident-conscious growth

that Doral has committed to as it continues to develop.

For these reasons, we respectfully but firmly request that the City Council reject the Cedeco 41, LLC Site Plan as proposed, or require the applicant to substantially revise the project to eliminate the gasoline station component, preserve a meaningful portion of the existing green space, and commission an independent traffic and environmental impact study before any further approval is considered.

We would appreciate written confirmation that this objection has been received and made part of the official record for Hearing No. 26-06-DOR-16, and we request to be notified of any future hearings, votes, or opportunities for public comment regarding this project.

Thank you for your attention to this important matter affecting our community.

Sincerely,

Oriana Rebolledo & Gustavo Zamudio

11324 NW 42 Terrace, Doral, FL 33178

rebolledoorian@gmail.com / Zamudiogus@gmail.com

