

MAYCO CORP
2460 NW 84th Ave #302
Doral, FL 33122

May 28, 2025

City of Doral
Planning and Zoning Department
Attn: Mrs. Stephanie Puglia, Development Review Coordinator
8401 NW 53rd Terrace
Doral, FL 33166

Subject: Revised Letter of Intent for Site Plan Approval for **Ritz Sky Mansions at Doral**

Project Location: 3265-3285 NW 107 Ave, Doral, FL 33172 (New Address:10500 NW 33St, Doral FL 33172)

Folio: 35-3029-100-0010

Revise Notes:

Increase the number of proposed units from 60 to 69
Residential space from 155,050.46 S.F. to 173,120.82 S.F.

Dear Mrs. Puglia,

On behalf of the development team, we are pleased to submit this **Letter of Intent** for the proposed **Ritz Sky Mansions at Doral** project located at **3265-3285 NW 107 Ave, Doral, FL 33172**. This application seeks approval to develop an 8-story, **69-unit luxury multi-family residential and office mixed-use building**, contributing positively to the area's urban growth while supporting the City's vision for well-planned, high-quality development.

Project Description

The **Ritz Sky Mansions at Doral** include 173,120.82 square feet of high-end residential space and 5,954.99 square feet of office space on the ground floor. The project integrates premium amenities, such as a rooftop pool and fitness center, spanning 13,496.81 square feet on the **8th floor**. This mixed-use development sits on a **4.95-acre lot (215,511 S.F.)** with a **gross lot area of 6.81 acres (296,609 S.F.)**.

Requested Approvals

1. Zoning Reclassification

- **Request:** Approval for a zoning reclassification from **O-3 Office-3 District** to **O-R Office Residential with MF-4 Multifamily Residential-4 with Special Development Requirements (SDR)**.
 - **Reason:** Reclassifying to O-R Office Residential with MF-4 permits the combination of office and high-density residential uses, which better supports the demand for multi-family luxury housing in a growing, urbanized area of Doral.
 - **Justification:** This request aligns with the **City of Doral's Comprehensive Plan**, which emphasizes mixed-use development and maximizing efficient land use in urban areas. The reclassification will allow us to fulfill the City's goal of diversified housing and workspace offerings, while enhancing the economic landscape.
-

Carlos Mejias
Carlos@TMMManagementGrp.com
(786) 326-2318

2. Floor Area Ratio (FAR)

- **Request:** Approval of the proposed FAR based on the calculated square footage, complying with density and use under **SDR requirements** in the MF-4 classification.
- **Justification:** The FAR configuration allows efficient land use without compromising the area's aesthetic or overburdening public facilities. With careful planning, the FAR meets both residential and commercial needs within the prescribed density limits for the MF-4 classification.

3. Variances (if applicable)

- **Request:** Any necessary variances to support minor adjustments to building height or setbacks for optimal design and structural integrity if future needed.
 - **Justification:** The proposed building height and potential setback adjustments reflect the urban design character and provide necessary flexibility to accommodate amenity spaces, enhance pedestrian areas, and create an inviting, mixed-use environment.
-

Zoning Hardship

The existing **O-3 Office-3 District zoning** restricts the development to office use, limiting opportunities to introduce residential units to an area experiencing substantial demand for high-quality, centrally-located housing. Given this site's location on **NW 107 Ave**, a well-connected commercial corridor, the existing zoning represents a hardship for mixed-use development. Reclassifying to **O-R Office Residential / MF-4 with Special Development Requirements (SDR)** will allow us to align with the City's goals of expanding residential offerings and diversifying land use in areas suited to higher-density growth.

Community and Economic Benefits

1. **Improved Housing Diversity and Quality:** By introducing 60 luxury multi-family units, the project enhances the diversity of housing options available to Doral's residents, meeting the City's goals of providing premium living spaces to accommodate growth.
 2. **Economic Vitality:** The integrated office space supports local businesses by attracting tenants who value proximity to both residential and commercial amenities, stimulating job growth and economic activity in Doral's business district.
 3. **Enhanced Aesthetic and Functional Design:** Featuring modern, sustainable design, Ritz Sky Mansions includes a range of upscale amenities, promoting community engagement and an enhanced quality of life for residents. The use of green building materials and energy-efficient systems also supports Doral's commitment to sustainability.
 4. **Positive Impact on Public Services:** With the project's strategic planning to meet level-of-service (LOS) standards, it adds value to the community without straining local infrastructure.
-

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Conclusion

The **Ritz Sky Mansions at Doral** project is designed to meet the high standards of sustainable, quality development envisioned by the **City of Doral Comprehensive Plan**. By aligning with the goals of the Plan, the project will create a dynamic, mixed-use environment that benefits the City and its residents. We respectfully request the approval of our application to help bring this vision to life, benefiting Doral's community for years to come.

Please feel free to contact us should you require additional information.

Sincerely,
Carlos Mejias
Project Applicant
Ritz Sky Mansions at Doral
Carlos@TMManagementGrp.com
(786) 326-2318

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(786) 326-2318



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION PLANNING AND ZONING DEPARTMENT
/ Administrative Review Application

Please check one:

- CITY COUNCIL
- ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No.:	PLAN-2411-0096
Date Received:	12/3/2024

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 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 checked="" 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)		
Mailing Address	City, State, Zip	Telephone Fax Email:
Name of Owner		
Mailing Address	City, State, Zip	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) _____

Address _____

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.; _____ 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.

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S REQUEST:

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

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.)

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We ORLANDO PADRON as Owner (s) of Lot (s) SEE ATTACHED

Block _____ Section _____ PB/PG _____

of property which is located at 3265-3285 NW 107 Ave, Doral, Fl. 33172
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 Carlos Mejias 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.

x Owner's Name ORLANDO PADRON Signature [Signature] Date 5-9-24

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name CARLOS MEJIAS Signature [Signature] Date 5/9/24

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

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
N/A	
_____	_____
_____	_____
_____	_____
_____	_____

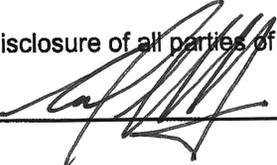
Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

N/A

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.

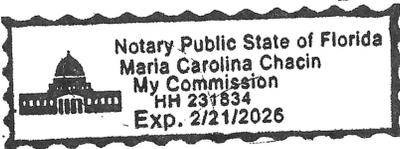
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

 (Applicant)

Sworn to and subscribed before me this 9th day of May, 2024. Affiant is personally known to me or has produced _____ as identification.

 (Notary Public)

My commission expires 07/21/26



*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

3265 – 3285 NW 107 Ave. Doral, Fl. 33172

35-3029-100-0010

EUROCON, LLC

Full Legal Description
DORAL WEST PARK 1ST ADDN
PB 150-4 T-19518
TR C
LOT SIZE 4.947 AC M/L
FAU 30-3029-092-0010
F/A/U 30-3029-100-0010
COC 24924-3340 09 2006 1

Property Information	
Folio: 35-3029-100-0010	
Sub-Division: DORAL WEST PARK 1ST ADDN	
Property Address 3285 NW 107 AVE 3265 NW 107 AVE	
Owner EUROCON LLC	
Mailing Address 3265 NW 107 AVE DORAL, FL 33172	
PA Primary Zone 7600 INTENSIVE USE	
Primary Land Use 3921 HOTEL OR MOTEL: HOTEL	
Beds / Baths /Half	0 / 284 / 0
Floors	7
Living Units	284
Actual Area	171,979 Sq.Ft
Living Area	171,979 Sq.Ft
Adjusted Area	170,598 Sq.Ft
Lot Size	215,491 Sq.Ft
Year Built	Multiple (See Building Info.)
Year Annexed	2004

SURVEYOR'S REPORT:

- Last day of field work was performed on May 08, 2024.
- Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- Bearings shown hereon are based on an assumed Bearing of N88°17'00"E along the centerline of N.W. 31rd Terrace, said line to be considered a well monumented line.
- By scaled determination the subject property appears to lie in Flood Zone X and AH, Elevation 6', as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120041, Map No. 12086C0286, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
- The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- Any use of this Survey for purposes other than which it was intended, without written verification, will the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
- All Elevations refer to National Geodetic Vertical Datum (NGVD 1929).
- Vertical Control: Field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. Closure in feet must be accurate to a standard of plus or minus 0.05 ft. times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
- Horizontal Control: The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/7.5 foot. .
- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

- Fence ownership not determined.
- Legal descriptions provided by client or attesting title company.
- Boundary survey means a drawing and/ or a graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale; the walls or fences may be exaggerated for clarity purposes.

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 and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

Eurocon LLC	Tony Rodriguez - Tellaheche	3265-85 NW 107 AVE Doral, Florida 33172
Number	Common/Botanical Name	Size/DBH* x OAH* (Avg.) x SP* (Avg.)
1	Gumbo Limbo/Bursera simaruba	13" x 22-24' x 25-30'
2	Live Oak/Quercus virginiana	21" x 40-45' x 40-45'
3	Live Oak/Quercus virginiana	30" x 40-45' x 50-55'
4	Live Oak/Quercus virginiana	26" x 45-50' x 50-55'
5	Live Oak/Quercus virginiana	23" x 55-60' x 40-45'
6	Live Oak/Quercus virginiana	21" x 40-45' x 40-45'
7	Live Oak/Quercus virginiana	28" x 45-50' x 50-55'
8	Live Oak/Quercus virginiana	20" x 40-45' x 40-45'
9	Live Oak/Quercus virginiana	29" x 45-50' x 50-55'
10	Live Oak/Quercus virginiana	24" x 45-50' x 40-45'
11	Live Oak/Quercus virginiana	24" x 50-55' x 45-50'
12	Live Oak/Quercus virginiana	23" x 45-50' x 45-50'
13	Royal Palm/Roystonea regia	19" x 45-50' x 20-25'
14	Royal Palm/Roystonea regia	16" x 45-50' x 20-25'
15	Glossy Privet/Ligustrum lucidum	12" x 10-11' x 14-16'
16	Gumbo Limbo/Bursera simaruba	12" x 20-22' x 16-18'
17	Royal Palm/Roystonea regia	14" x 40-45' x 20-25'
18	Gumbo Limbo/Bursera simaruba	12" x 18-20' x 16-18'
19	Gumbo Limbo/Bursera simaruba	12" x 18-20' x 18-20'
20	Gumbo Limbo/Bursera simaruba	15" x 22-24' x 25-30'
21	Gumbo Limbo/Bursera simaruba	12" x 22-24' x 20-25'
22	Gumbo Limbo/Bursera simaruba	11" x 20-22' x 30-35'
23	Gumbo Limbo/Bursera simaruba	10" x 22-24' x 25-30'
24	Gumbo Limbo/Bursera simaruba	11" x 20-22' x 20-25'
25	Gumbo Limbo/Bursera simaruba	16" x 18-20' x 25-30'
26	Dahoon Holly/Ilex cassine	5" x 12-13' x 8-10'
27	Dahoon Holly/Ilex cassine	3" x 8-9' x 6-8'
28	Dahoon Holly/Ilex cassine	3" x 9-10' x 8-9'
29	Gumbo Limbo/Bursera simaruba	15" x 20-22' x 20-25'
30	Gumbo Limbo/Bursera simaruba	15" x 20-22' x 25-30'
31	Green Buttonwood/Conocarpus erectus	13" x 30-35' x 18-20'
32	Gumbo Limbo/Bursera simaruba	12" x 16-18' x 14-16'
33	Green Buttonwood/Conocarpus erectus	11" x 24-26' x 25-30'
34	Green Buttonwood/Conocarpus erectus	9" x 18-20' x 25-30'
35	Green Buttonwood/Conocarpus erectus	9" x 22-24' x 25-30'
36	Green Buttonwood/Conocarpus erectus	12" x 24-26' x 20-25'
37	Green Buttonwood/Conocarpus erectus	9" x 18-20' x 18-20'
38	Green Buttonwood/Conocarpus erectus	9" x 20-22' x 22-24'
39	Green Buttonwood/Conocarpus erectus	13" x 25-30' x 20-22'
40	Green Buttonwood/Conocarpus erectus	14" x 25-30' x 22-24'

1

85	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
86	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
87	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
88	Green Buttonwood/Conocarpus erectus	11" x 30-35' x 25-30'
89	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
90	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
91	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
92	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
93	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
94	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
95	Green Buttonwood/Conocarpus erectus	11" x 24-26' x 24-26'
96	Montgomery Palm/Veitchia arecina	26" (4x; 8"47"46"45") x 30-35' x 25-30'
97	Montgomery Palm/Veitchia arecina	28" (4x; 8"47"47"46") x 25-30' x 25-30'
98	Christmas Palm/Adonidia merrillii	10" (2x; 5"45") x 14-16' x 16-18'
99	Brazilian Beauty/Calophyllum inophyllum	8" x 22-24' x 18-20'
100	Brazilian Beauty/Calophyllum inophyllum	5" x 22-24' x 12-14'
101	Scrambled Egg/Cassia surattensis	6" x 20-22' x 16-18'
102	Scrambled Egg/Cassia surattensis	5" x 16-18' x 16-18'
103	Scrambled Egg/Cassia surattensis	5" x 18-20' x 16-18'
104	Royal Palm/Roystonea regia	12" x 24-26' x 16-18'
105	Royal Palm/Roystonea regia	14" x 26-28' x 16-18'
106	Royal Palm/Roystonea regia	15" x 28-30' x 20-22'
107	Japanese Blueberry/Elaeocarpus decipiens	4" x 12-14' x 14-16'
108	Japanese Blueberry/Elaeocarpus decipiens	3" x 8-9' x 6-7'
109	Japanese Blueberry/Elaeocarpus decipiens	12" x 12-14' x 12-14'
110	Royal Palm/Roystonea regia	14" x 28-30' x 18-20'
111	Pigmy Date Palm/Phoenix roebelenii	N/A x 6' x 6'
112	Royal Palm/Roystonea regia	15" x 28-30' x 22-24'
113	Brazilian Beauty/Calophyllum inophyllum	8" x 22-24' x 22-24'
114	Montgomery Palm/Veitchia arecina	14" (3x; 6"44"44") x 18-20' x 22-24'
115	Royal Palm/Roystonea regia	14" x 28-30' x 16-18'
116	Royal Palm/Roystonea Regia	17" x 30-35' x 22-24'
117	Royal Palm/Roystonea Regia	14" x 24-26' x 16-18'
118	Royal Palm/Roystonea Regia	15" x 24-26' x 18-20'
119	Montgomery Palm/Veitchia arecina	15" (3x; 6"6"6"3") x 16-18' x 20-22'
120	Royal Palm/Roystonea regia	14" x 35-40' x 20-24'
121	Royal Palm/Roystonea regia	14" x 35-40' x 22-24'
122	Royal Palm/Roystonea regia	12" x 22-24' x 16-18'
123	Travellers Palm/Ravenala madagascariensis	19" (2x; 11"8") x 20-25' x 25-30'
124	Royal Palm/Roystonea regia	16" x 35-40' x 20-25'
125	Royal Palm/Roystonea regia	18" x 35-40' x 25-30'
126	Montgomery Palm/Veitchia arecina	18" (3x; 6"46"46") x 24-26' x 22-24'
127	Montgomery Palm/Veitchia arecina	19" (3x; 6"47"46") x 26-28' x 22-24'
128	Travellers Palm/Ravenala madagascariensis	18" (2x; 10"48") x 26-28' x 20-22'

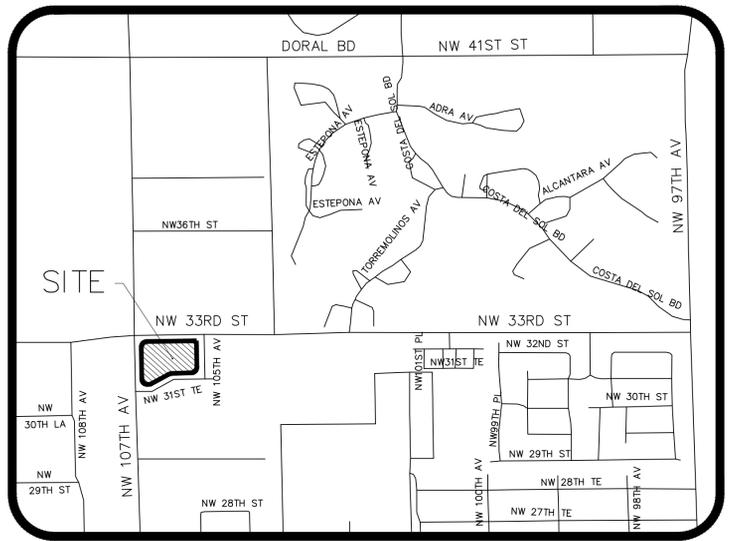
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41	Green Buttonwood/Conocarpus erectus	14" x 20-22' x 22-24'
42	Green Buttonwood/Conocarpus erectus	16" x 25-30' x 25-30'
43	Green Buttonwood/Conocarpus erectus	10" x 16-18' x 20-22'
44	Green Buttonwood/Conocarpus erectus	13" x 20-22' x 25-30'
45	Green Buttonwood/Conocarpus erectus	14" x 25-30' x 22-24'
46	Green Buttonwood/Conocarpus erectus	12" x 25-30' x 25-30'
47	Glossy Privet/Ligustrum lucidum	20" x 12-13' x 14-16'
48	Royal Palm/Roystonea regia	19" x 50-55' x 20-25'
49	Live Oak/Quercus virginiana	10" x 30-35' x 24-26'
50	Live Oak/Quercus virginiana	10" x 30-35' x 24-26'
51	Live Oak/Quercus virginiana	10" x 30-35' x 28-30'
52	Live Oak/Quercus virginiana	12" x 25-30' x 30-32'
53	Live Oak/Quercus virginiana	11" x 30-35' x 26-28'
54	Live Oak/Quercus virginiana	11" x 25-30' x 28-30'
55	Live Oak/Quercus virginiana	25" x 40-45' x 50-55'
56	Live Oak/Quercus virginiana	25" x 50-55' x 50-55'
57	Live Oak/Quercus virginiana	27" x 50-55' x 50-55'
58	Live Oak/Quercus virginiana	27" x 50-55' x 60-65'
59	Live Oak/Quercus virginiana	32" x 45-50' x 45-50'
60	Green Buttonwood/Conocarpus erectus	10" x 25-30' x 18-20'
61	Green Buttonwood/Conocarpus erectus	12" x 24-26' x 20-25'
62	Green Buttonwood/Conocarpus erectus	12" x 30-35' x 16-18'
63	Green Buttonwood/Conocarpus erectus	11" x 14-16' x 20-22'
64	Green Buttonwood/Conocarpus erectus	11" x 26-28' x 28-30'
65	Green Buttonwood/Conocarpus erectus	11" x 22-24' x 28-30'
66	Glossy Privet/Ligustrum lucidum	14" x 12-13' x 18-20'
67	Royal Palm/Roystonea regia	17" x 50-55' x 20-25'
68	Live Oak/Quercus virginiana	10" x 24-26' x 24-26'
69	Live Oak/Quercus virginiana	9" x 22-24' x 20-22'
70	Live Oak/Quercus virginiana	10" x 24-26' x 24-26'
71	Live Oak/Quercus virginiana	9" x 24-26' x 24-26'
72	Royal Palm/Roystonea regia	17" x 50-55' x 20-25'
73	Royal Palm/Roystonea regia	16" x 45-50' x 18-22'
74	Live Oak/Quercus virginiana	9" x 24-26' x 20-22'
75	Live Oak/Quercus virginiana	7" x 22-24' x 14-16'
76	Live Oak/Quercus virginiana	6" x 16-18' x 18-20'
77	Live Oak/Quercus virginiana	8" x 16-18' x 16-18'
78	Live Oak/Quercus virginiana	8" x 20-22' x 18-20'
79	Travellers Palm/Ravenala madagascariensis	22" (2x; 11"8") x 25-30' x 30-35'
80	Glossy Privet/Ligustrum lucidum	13" x 14-16' x 10-12'
81	Glossy Privet/Ligustrum lucidum	11" x 14-16' x 10-12'
82	Glossy Privet/Ligustrum lucidum	10" x 14-16' x 10-12'
83	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
84	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'

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129	Glossy Privet/Ligustrum lucidum	9" x 10-11' x 12-14'
130	Royal Palm/Roystonea regia	15" x 30-35' x 2-3'
131	Royal Palm/Roystonea regia	17" x 50-55' x 20-25'
132	Royal Palm/Roystonea regia	18" x 45-50' x 20-25'
133	Royal Palm/Roystonea regia	17" x 40-45' x 20-25'
134	Royal Palm/Roystonea regia	17" x 40-45' x 18-20'
135	Royal Palm/Roystonea regia	19" x 25-30' x 10-12'
136	Royal Palm/Roystonea regia	19" x 25-30' x 20-25'
137	Montgomery Palm/Veitchia arecina	18" (3x; 7"46"45") x 25-30' x 24-26'
138	Travellers Palm/Ravenala madagascariensis	5" x 10-12' x 14-16'
139	Travellers Palm/Ravenala madagascariensis	18" (2x; 10"48") x 25-30' x 35-40'
140	Japanese Blueberry/Elaeocarpus decipiens	12" (2x; 7"45") x 25-30' x 20-22'
141	Alexander Palm/Ptychosperma elegans	5" x 25-30' x 10-12'
142	Alexander Palm/Ptychosperma elegans	5" x 25-30' x 12-14'
143	Japanese Blueberry/Elaeocarpus decipiens	7" x 18-20' x 20-22'
144	Alexander Palm/Ptychosperma elegans	4" x 18-20' x 12-14'
145	Alexander Palm/Ptychosperma elegans	4" x 25-30' x 12-14'
146	Japanese Blueberry/Elaeocarpus decipiens	10" (2x; 5"45") x 16-18' x 14-16'
147	Live Oak/Quercus virginiana	7" x 24-26' x 20-22'
148	Live Oak/Quercus virginiana	8" x 26-28' x 24-26'
149	Live Oak/Quercus virginiana	9" x 26-28' x 26-28'
150	Live Oak/Quercus virginiana	10" x 22-24' x 22-24'
151	Live Oak/Quercus virginiana	8" x 24-26' x 26-28'
152	Live Oak/Quercus virginiana	8" x 22-24' x 28-30'
153	Live Oak/Quercus virginiana	8" x 22-24' x 24-26'
154	Live Oak/Quercus virginiana	10" x 24-26' x 28-30'
155	Glossy Privet/Ligustrum lucidum	13" x 10-11' x 12-14'
156	Glossy Privet/Ligustrum lucidum	11" x 10-11' x 12-14'
157	Royal Palm/Roystonea regia	16" x 40-45' x 18-20'
158	Royal Palm/Roystonea regia	15" x 45-50' x 20-25'
159	Royal Palm/Roystonea regia	14" x 40-45' x 20-25'
160	Live Oak/Quercus virginiana	24" x 50-55' x 45-50'
161	Live Oak/Quercus virginiana	21" x 45-50' x 50-55'
162	Live Oak/Quercus virginiana	24" x 60-65' x 50-55'
163	Live Oak/Quercus virginiana	27" x 50-55' x 60-65'

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VICINITY MAP

NOT TO SCALE
SECTION 29, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

Tract "C", "DORAL WEST PARK FIRST ADDITION", according to the plat thereof, as recorded in Plat Book 150, Page 4 of the Public Records of Miami-Dade County, Florida.
Containing 215,511 square feet (4.95 acres) more or less by calculations.

Property Address: 3265 N.W. 107th Avenue, Doral, Florida 33172.

Folio No. 35-3029-100-0010

MIAMI-DADE COUNTY PUBLIC WORKS DEPT. BENCHMARK USED		
BENCHMARK	DESCRIPTION	ELEVATION
N-700	NW 31rd Terrace --- 21' North of Centerline NW 107th Avenue --- 56.5' East of projected Edge of Pavement, 14.5' WSW of SW corner of a Meter Box. 41.5' WSW of a Fire Hydrant PK Nail and Brass washer in concrete gutter of Driveway.	6.91
N-3064	NW 41rd Street --- 49' South of Centerline. NW 107th Avenue --- 79' East of Centerline. PK Nail and Brass washer in concrete Catch Basin at SE corner of intersection..	7.60
ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).		

Avino & Associates
Engineers • Planners • Surveyors
1350 S.W. 97TH AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL: (305) 265-6030
FAX: (305) 265-6033
E-mail: javin@avinoassociates.com

Project Name:
ALOFT-ELEMENT HOTELS
10588-10698 NW
33rd STREET, DORAL
FLORIDA 33172

Property Owner:
EUROCON LLC

Revisions		
No.	Description	Date
1	UPDATE	05/08/24

Project Name:

ALOFT-ELEMENT HOTELS
 10588-10698 NW
 33rd STREET, DORAL
 FLORIDA 33172

Property Owner:
EUROCON LLC

Revisions

No.	Description	Date
1	UPDATE	05/08/24

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY AND TOPOGRAPHIC SURVEY

LAND SURVEYOR & MAPPER



Jorge R. Aviño, PSM No. 4996
 Land Surveyor & Mapper

Project No. 20109.00

Scale: AS SHOWN

Date: 05/08/2024

Drawn: A.B.

Checked: J.R.A.

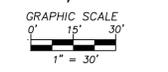
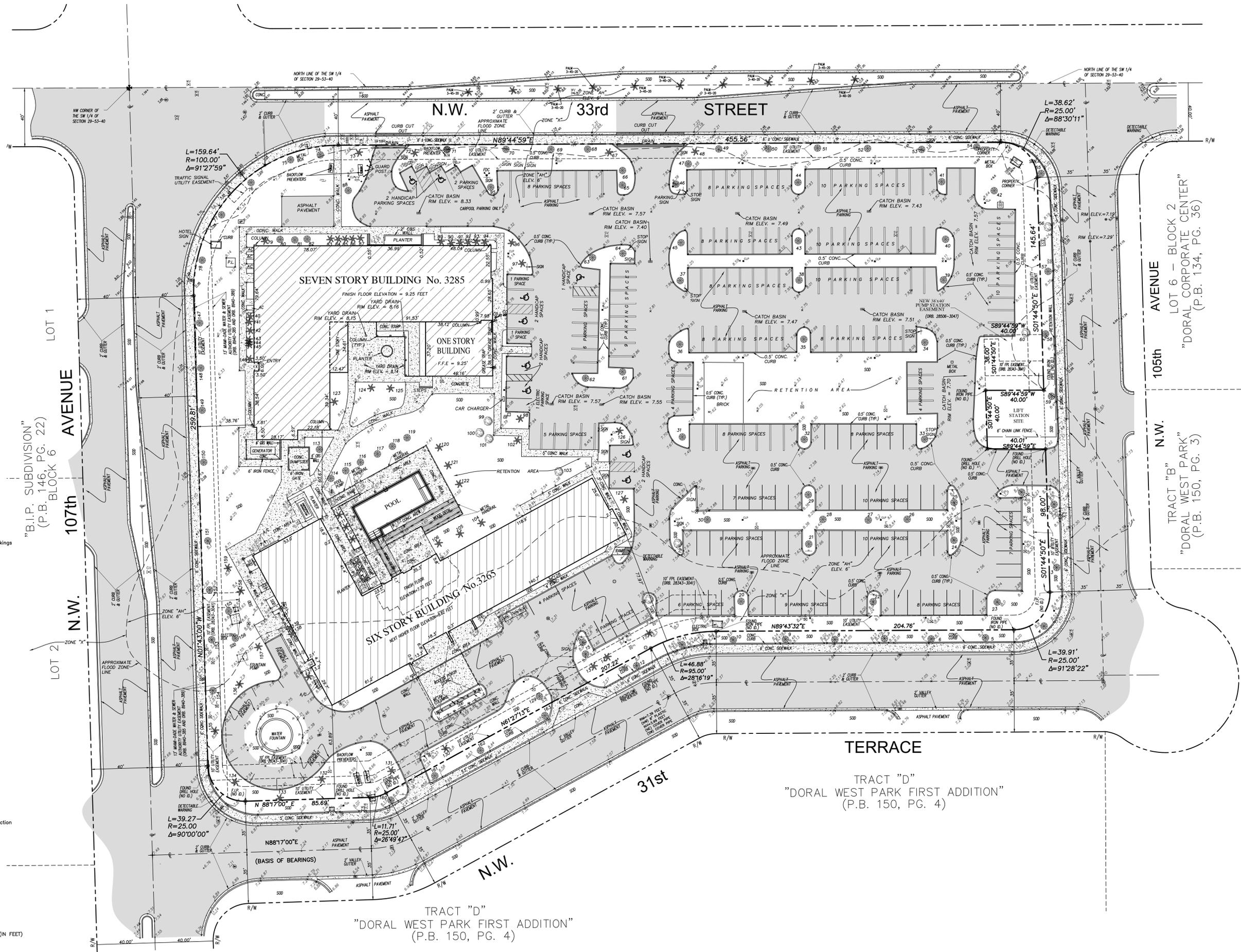
Submittal:

Cad File:

Drawing Title:

SU-2

Sheet No. 2 OF 2



- LEGEND**
- MLP Metal Light Pole
 - Guy Wire
 - Utility Power Pole
 - Fire Hydrant
 - Water Meter
 - Electric Box
 - Telephone Box
 - Sewer Manhole
 - Sign
 - Catch Basin
 - Drainage Manhole
 - Overhead Utility Lines
 - Light Pole
 - Gas Valve
 - Water Valve
 - Electric Manhole
 - Telephone Manhole
 - Unknown Manhole
 - Guard Pole
 - Right-of-Way Line
 - Property Line
 - I.D. Identification
 - C.S. Concrete Slab
 - R.P.M. Reflective Pavement Markings
 - Center Line
 - Light
 - Plat Book
 - PG. Page
 - ASPH. Asphalt
 - CONC. Concrete
 - CLP Concrete Light Pole
 - Spot Elevation
 - Area Drain
 - Right of Way Lines
 - Lot Corner
 - Tree (Species unknown)
 - Palm Tree

- ABBREVIATIONS**
- BFP Backflow Preventer
 - CL Center Line
 - CONC. Concrete
 - C.B.S. Concrete Block Structure
 - C.S. Concrete Slab
 - D= Diameter
 - Dim. Dimension
 - DIP Ductile Iron Pipe
 - Dwy Driveway
 - EB Electric Box
 - ELEV. Elevation
 - F.F.E. Finish Floor Elevation
 - FH Fire Hydrant
 - FM Force Main
 - F.I.P. Found Iron Pipe
 - FDC Florida Department Connection
 - HDPE High Density Polyethylene
 - ID. Identification
 - INV. Inverts
 - MP Metal Pipe
 - MH Manhole
 - O.R.B. Official Record Book
 - P.B. Plat Book
 - PL Property Line
 - PVC Polyvinyl Chloride
 - PL Planter
 - (R) Recorded
 - R/W Right-of-Way
 - SWK Sidewalk
 - T Electrical Transformer
 - T.O.P. Top of Pipe
 - VCP Vitrified Clay Pipe
 - 1.5-15-10 Diameter-Height-Spread (IN FEET)