

RESOLUTION No. 25-297

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM OFFICE (O) TO OFFICE AND RESIDENTIAL (OR) FOR ±4.95 ACRES GENERALLY LOCATED AT 3285 NW 107 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Eurocon, LLC (the “Applicant”), is seeking a small-scale land use amendment (the “Application”) to the City of Doral (“City”) comprehensive plan Future Land Use Map (“FLUM”) from Office (O) to Office and Residential (OR) for ±4.95 acres generally located at 3285 NW 107 Avenue, further identified by a portion of folio number 35-3029-100-0010, as legally described in “Exhibit A”; and

WHEREAS, the proposed FLUM amendment is being submitted concurrently with a zoning map amendment from Office-3 (O-3) to Multifamily-4 (MF-4) District; and

WHEREAS, on October 22, 2025, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the proposed FLUM amendment and provided comments to Applicant and City staff; and

WHEREAS, on December 10, 2025, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the Application, and the proposed FLUM amendment as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, after careful review of the application, City staff finds that the Application is in compliance with the City’s Comprehensive Plan and consistent with Section 163.3184, Florida Statutes; and

WHEREAS, the Mayor and City Council finds that the adoption of the proposed FLUM amendment is consistent with the City's Comprehensive Plan, and is in the best interest of the health, safety and welfare of the residents of the City of Doral.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL FLORIDA SITTING AS THE LOCAL PLANNING AGENCY THAT:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Decision. The Local Planning Agency hereby recommends going forward without a recommendation, to the Local Governing Body (City Council) of the amendment to the City's Comprehensive Plan, Future Land Use Map, to change the land use designation on the Property from Office (O) to Office and Residential (OR) for ±4.95 acres generally located at 3285 NW 107 Avenue, further identified by a portion of folio number 35-3029-100-001, as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

The foregoing Resolution was offered by Councilmember Pineyro who moved its adoption. The motion was seconded by Councilmember Reinoso and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Absent
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Absent
Councilwoman Nicole Reinoso	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 10 DAY OF DECEMBER, 2025.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

EXHIBIT “A”

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

REVISED

11:03 am, Jun 16, 2025

May 28, 2025

Community Development/
Planning and Zoning Director
City of Doral
8401 NW 53rd Terrace
Doral, Florida 33166

RE: Revised Letter of Intent for Amendment to City's Comprehensive Plan, Future Land Use Map
Applicant: Eurocon, LLC, a Florida limited liability company

Property:

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

Folio: 35-3029-100-0010

Revise Notes:

Increase the number of proposed units from 60 to 69

Dear Director and Staff:

Please accept this Letter of Intent on behalf of Eurocon LLC, a Florida limited liability company (the "Applicant") in support of its public hearing application on the above referenced Property. The Property is comprised of 4.95 acres (net) of land located at the southwest corner of NW 107 Avenue 33rd Street. The Property currently has two hotels, the Aloft (145 rooms) and the Element (142 rooms). The parcel contains 6.81 acres (gross) and is oddly shaped with a wider section to the west (fronting NW 107 Avenue) containing the hotels and a narrow end to the east (along NW 105 Avenue) containing the parking area. It is this narrow area that we are looking to develop.

The Applicant is requesting an amendment to the City of Doral's Comprehensive Plan to redesignate the Property from "Office" to "Office Residential" to develop a mixed-use project ("Project") on the east half of the Property. The Project will include both residential and ancillary use components. The Project consists of an eight-story building containing sixty (69) luxury residential condominium units on the top seven stories, and communal, retail, and commercial areas supporting a live-work lifestyle on the ground floor. The Project will be located within close proximity to residential, office, and retail uses. This Project will bring together these businesses and enhance the area with studios, communal office spaces, galleries, and similar uses, and the residential component to support them. It would become a walkable, livable, micro-community on the path of the current Doral Trolley System at the confluence of NW 107th Avenue and 33rd Street. We also believe that the proposed redesignation will further the following objectives and policies of the City's Comprehensive Plan:

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

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

Policy 2.1.13: Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and amendment applications by dictating compact development, mixed-use where appropriate, and efficient use of public facility capacity and resources while protecting single-family neighborhoods.

Policy 3.6.3: Encourage land uses and densities that promote public transportation in designated public transportation corridors including Doral Boulevard and NW 87th Avenue, consistent with the Future Land Use Element.

Objective 4.1: Ensure a sufficient, well-distributed housing inventory and a variety of residential densities available within the City to accommodate projected housing needs.

Policy 4.1.1: Through the City's adopted Future Land Use Map and land use designations, promote a mix of residential land use categories and densities throughout the City.

Policy 4.1.7: Implement zoning regulations that promote innovative residential features, such as live-work units, single-room occupancy, and accessory apartments, to increase affordable housing opportunities for small households, especially within mixed use land designations.

As the Project abuts NW 33rd Street and is along the current Trolley path, it incentivizes the use of existing public transportation. Moreover, in light of the upcoming development of the SW corner of NW 107 Ave and 41 Street, this unique project is designed as a solution for those executive Doral residents or smaller family units that have raised their families and no longer need the bigger houses, but are still a vital part of Doral's community and want to stay "home" in Doral. The luxury units will be designed as "live-work" spaces, and the commercial spaces will be catered to the live-work community such as conference rooms and communal coffee spaces.

In light of the foregoing, we respectfully request the department's favorable consideration of this request. Should you need any further information or have any questions or concerns, please do not hesitate to contact me. Thank you for your assistance and consideration of this matter.

Sincerely yours,



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

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

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

May 22, 2025

Community Development/
Planning and Zoning Director
City of Doral
8401 NW 53rd Terrace
Doral, Florida 33166

RE: Letter of Intent for Zoning Change and Future Land Use Amendment
Applicant: Eurocon, LLC, a Florida limited liability company
Property: Folio: 35-3029-100-0010

Revise Notes: Increase the number of proposed units from 60 to 69

Dear Director and Staff:

Please accept this Letter of Intent on behalf of Eurocon LLC, a Florida limited liability company (the "Applicant") in support of its request to change the zoning classification on the property described above from Office 3 to MF-4 with Special Development Requirements. The Property is located on the corner of NW 107 Avenue and 33rd Street and currently contains two hotels which occupy the west half of the Property. On the east half of the Property, the Applicant is seeking to construct a mixed-use eight story building which will contain communal and commercial areas on the ground floor and luxury residential condominium units with parking for all areas on the remaining seven floors. This use is in line with the surrounding area and the trends of the neighborhood. The Applicant is simultaneously seeking an amendment to the Future Land Use Plan as well from Office to Office 3 category which will allow for the requested zoning.

Ownership

The Applicant is the current owner of the Property having purchased same on September 1, 2006, from Doral Sapphire LLC, a Florida limited liability company. as evidenced by the Warranty Deed recorded at Official Records Book 24924 Page 3341, Public Records of Miami-Dade County, Florida. (Copy of Warranty Deed with legal description attached hereto as Exhibit A)

Zoning History

The current zoning classification is Office 3 (O-3). The only prior history of a zoning change since the original subdivision was in 2017 when this Applicant was seeking to build a mixed-use project and the city requested the Applicant obtain a zoning change from Industrial to Office 3. That project never came to fruition.

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

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

Current Conditions

The Property is located on NW 105 Ave between NW 33rd Street and NW 31st Terrace and contains approximately 4.95 acres. The Property currently contains two hotels, the Aloft Miami Doral and the Element Miami Doral on the western side of the parcel. The east half of the Property currently serves as parking for the Hotels.

Surrounding Area

The immediate east side of NW 105 Avenue is zoned Industrial and contains an office building and warehouse areas, but also a brewery, two restaurants, and a butcher. Just east of that, approximately 800 feet east of the Property, is Milan at Doral, a Lennar development with a land use of low density residential and zoned as MF-4. Immediately east and northeast of Milan are the developments of Corta del Sol and Costa d' Oro zoned as single-family SF-4. The areas north, south and west of the Property are zoned Industrial, but contain medical services (north) and a pharmacy, café, market, studios, and salons (south and southeast). This is indicative of the trend of the area.

Proposed Project and Requested Changes

The zoning change to MF-4 with Special Development is requested to enable the Applicant to construct sixty (69) luxury condominium residences on the Property which is in line with the use and trends of the surrounding area. The residential units will each have their own drive-up parking with enclosed private garage (a totally unique concept), as well as the parking structure will provide parking for the hotels and commercial spaces. The itemization of the Property area pursuant to the Survey is as follows:

EXISTING ZONING DISTRICT:	Office 3 (O3)
EXISTING LAND USE:	Office
PROPOSED ZONING DISTRICT:	MF-4 with SDR (allowing Hotel use)
PARCEL GROSS AREA:	296,609 SQ FEET (6.81 ACRES)
PARCEL NET AREA:	215,511 SQ FEET (4.95 ACRES)
EXISTING HOTEL UNITS:	284 HOTEL ROOMS
PROPOSED NUMBER OF UNITS:	69 (RESIDENTIAL UNITS)

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

We are simultaneously requesting an amendment to the City of Doral's Comprehensive Development Plan to re-designate the Property from Office to Office Residential.

In light of the foregoing, we respectfully request the department's favorable consideration of this application. Should you need any further information or have any questions or concerns, please do not hesitate to contact me. Thank you for your consideration of this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'C. Mejias', with a stylized flourish at the end.

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

Carlos Mejias
Carlos@TMMamagementGrp.com
(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
/ Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☒ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: LAND-2405-0017

Date Received:

RECEIVED

By Stephanie Puglia at 4:22 pm, May 30, 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:

- ☐ Change in Zoning District
☐ Variance
☐ Appeal of Decision
☐ Conditional Use

- ☐ Plat
☐ Entry Feature
☐ Site Plan
☒ 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) CARLOS MEJIAS		
Mailing Address 2460 NW 84th AVE. #302	City, State, Zip Doral FL 33122	Telephone (786) 326-2318 Fax Email: carlosmejias@hotmail.com
Name of Owner Orlando Padron		
Mailing Address EUROCON, LLC 3285-3265 NW 107 AVE.	City, State, Zip Doral FL 33172	Telephone (305) 525-4767 Fax Email: ORLANDO@MULTIPHONE.ORG

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) 35-3029-100-0010

Address 3265-3285 NW 107 Ave. Doral, Fl. 33172

Lot(s) _____ Block _____ Section _____ Plat Book No. 150 Page No. 4

FINISHED FLOOR ELEVATION (If applicable): 9.52 NGVD FLOOD ZONE: X and AH

B. ADDRESS (If number has been assigned) N/A

C. SIZE OF PROPERTY IRREGULAR ft. X -- ft. = 215,511 sq. ft.; 4.95 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.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S REQUEST:

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

Change the zoning classification on the property described above from Office 3 to MF-4 with Special Development Requirements.

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 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) TWO CBS HOTELS

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)
☐ Letters from Area Residents

☒ Other RENDERINGS

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.

05/08/2024
Date

[Signature]
Applicant's Signature

CARLOS MEYIAS
Print Name

Date

Applicant's Signature (if more than one)

Print Name

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.

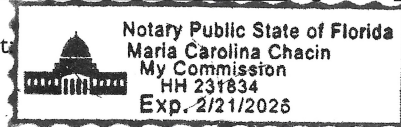
* Owner's Name ORLANDO PADRON Signature [Signature] Date 5-9-24

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: EUROCON, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>OPB MIDTOWN, LLC 7791 NW 46 St, #227, Miami, Fl. 33166</u>	<u>75%</u>
<u>Ruzafa, LLC 7791 NW 46 St, #227, Miami, Fl. 33166</u>	<u>25%</u>
<u> </u>	<u> </u>
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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: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </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: N/A

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

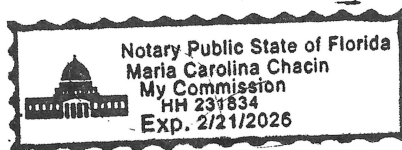
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

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 02/21/26



*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.

Disclosure of Ownership Interest

The following is the disclosure of ownership interest for the property known as:

Tract "C" of DORAL WEST PARK FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 150, at Page 4, of the Public Records of Miami-Dade County, Florida

Folio: 35-3029-100-0010

Address: 3265 and 3285 NW 107 Avenue Doral, Florida 33172

The title for the aforesaid Property is vested in:

Record Owner: Eurocon LLC, a Florida limited liability company

Manager: Orlando Padron

Vanessa Vielma

Members: OPB Midtown, LLC, a Florida limited liability company

Manager: Orlando Padron

Member: O&Z Padron Enterprises, a Nevada FLP

Ruzafa, LLC, a Florida limited liability company

Manager: Orlando Padron

Member: Orlando Padron

Eurocon.LLC

Legal Description:

Tract "C" of DORAL WEST PARK FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 150, at Page 4, of the Public Records of Miami-Dade County, Florida



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.: LAND-2405-0016

Date Received: **RECEIVED**
By Stephanie Puglia at 4:18 pm, May 30, 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:

- | | |
|---|--|
| ☒ Change in Zoning District | ☐ Plat |
| ☐ Variance | ☐ Entry Feature |
| ☐ Appeal of Decision | ☐ Site Plan |
| ☐ Conditional Use | ☐ Other <u>FLUM AMENDMENT</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) CARLOS MEJIAS		
Mailing Address 2460 NW 84th AVE. #302	City, State, Zip Doral FL 33122	Telephone (786) 326-2318 Fax Email: carlosmejias@hotmail.com
Name of Owner Orlando Padron		
Mailing Address EUROCON, LLC 3285-3265 NW 107 AVE.	City, State, Zip Doral FL 33172	Telephone (305) 525-4767 Fax Email: ORLANDO@MULTIPHONE.ORG

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) 35-3029-100-0010

Address 3265-3285 NW 107 Ave. Doral, Fl. 33172

Lot(s) _____ Block _____ Section _____ Plat Book No. 150 Page No. 4

FINISHED FLOOR ELEVATION (If applicable): 9.52 NGVD FLOOD ZONE: X and AH

B. ADDRESS (If number has been assigned) N/A

C. SIZE OF PROPERTY IRREGULAR ft. X -- ft. = 215,511 sq. ft.; 4.95 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.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S REQUEST:

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

Requesting an amendment to the Future Land Use Map

from Office to Office-Residential category which will allow for zoning.

The Applicant is simultaneously seeking to change the zoning classification
on the property described.

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 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) TWO CBS HOTELS

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)
☐ Letters from Area Residents

☒ Other RENDERINGS

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.

05/08/2024
Date

[Signature]
Applicant's Signature

CARLOS MEYIAS
Print Name

Date

Applicant's Signature (if more than one)

Print Name

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.

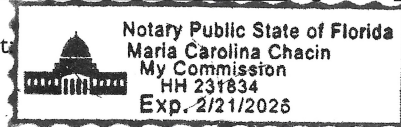
* Owner's Name ORLANDO PADRON Signature [Signature] Date 5-9-24

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: EUROCON, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>OPB MIDTOWN, LLC 7791 NW 46 St, #227, Miami, Fl. 33166</u>	<u>75%</u>
<u>Ruzafa, LLC 7791 NW 46 St, #227, Miami, Fl. 33166</u>	<u>25%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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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: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </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: N/A

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

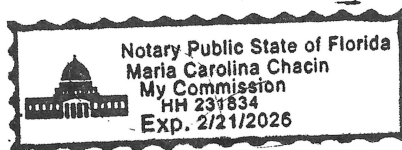
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

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 02/21/26



*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.

Disclosure of Ownership Interest

The following is the disclosure of ownership interest for the property known as:

Tract "C" of DORAL WEST PARK FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 150, at Page 4, of the Public Records of Miami-Dade County, Florida

Folio: 35-3029-100-0010

Address: 3265 and 3285 NW 107 Avenue Doral, Florida 33172

The title for the aforesaid Property is vested in:

Record Owner: Eurocon LLC, a Florida limited liability company

Manager: Orlando Padron

Vanessa Vielma

Members: OPB Midtown, LLC, a Florida limited liability company

Manager: Orlando Padron

Member: O&Z Padron Enterprises, a Nevada FLP

Ruzafa, LLC, a Florida limited liability company

Manager: Orlando Padron

Member: Orlando Padron

Eurocon.LLC

Legal Description:

Tract "C" of DORAL WEST PARK FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 150, at Page 4, of the Public Records of Miami-Dade County, Florida

SURVEYOR'S REPORT:

1. Last day of field work was performed on March 22, 2023.
2. 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.
3. 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.
4. 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".
5. 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.
6. 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.
7. All Elevations refer to National Geodetic Vertical Datum (NGVD 1929).
8. 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.
9. 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. .
10. 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.

11. Fence ownership not determined.

12. Legal descriptions provided by client or attesting title company.

13. 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 Florida 33712	Doral,
Number	Common/Botanical Name	Size/DBH" x OAH' (Avg.) x SP' (Avg.)	
1	Gumbo Limbo/ <i>Bursera simaruba</i>	13" x 22-24' x 25-30'	
2	Live Oak/ <i>Quercus virginiana</i>	21" x 40-45' x 40-45'	
3	Live Oak/ <i>Quercus virginiana</i>	30" x 40-45' x 50-55'	
4	Live Oak/ <i>Quercus virginiana</i>	26" x 45-50' x 50-55'	
5	Live Oak/ <i>Quercus virginiana</i>	23" x 55-60' x 40-45'	
6	Live Oak/ <i>Quercus virginiana</i>	21" x 40-45' x 40-45'	
7	Live Oak/ <i>Quercus virginiana</i>	28" x 45-50' x 50-55'	
8	Live Oak/ <i>Quercus virginiana</i>	20" x 40-45' x 40-45'	
9	Live Oak/ <i>Quercus virginiana</i>	29" x 45-50' x 50-55'	
10	Live Oak/ <i>Quercus virginiana</i>	24" x 45-50' x 40-45'	
11	Live Oak/ <i>Quercus virginiana</i>	24" x 50-55' x 45-50'	
12	Live Oak/ <i>Quercus virginiana</i>	23" x 45-50' x 45-50'	
13	Royal Palm/ <i>Roystonea regia</i>	19" x 45-50' x 20-25'	
14	Royal Palm/ <i>Roystonea regia</i>	16" x 45-50' x 20-25'	
15	Glossy Privet/ <i>Ligustrum lucidum</i>	12" x 10-11' x 14-16'	
16	Gumbo Limbo/ <i>Bursera simaruba</i>	12" x 20-22' x 16-18'	
17	Royal Palm/ <i>Roystonea regia</i>	14" x 40-45' x 20-25'	
18	Gumbo Limbo/ <i>Bursera simaruba</i>	12" x 18-20' x 16-18'	
19	Gumbo Limbo/ <i>Bursera simaruba</i>	12" x 18-20' x 18-20'	
20	Gumbo Limbo/ <i>Bursera simaruba</i>	15" x 22-24' x 25-30'	
21	Gumbo Limbo/ <i>Bursera simaruba</i>	12" x 22-24' x 20-25'	
22	Gumbo Limbo/ <i>Bursera simaruba</i>	11" x 20-22' x 30-35'	
23	Gumbo Limbo/ <i>Bursera simaruba</i>	10" x 22-24' x 25-30'	
24	Gumbo Limbo/ <i>Bursera simaruba</i>	11" x 20-22' x 20-25'	
25	Gumbo Limbo/ <i>Bursera simaruba</i>	16" x 18-20' x 25-30'	
26	Dahoon Holly/ <i>Ilex cassine</i>	5" x 12-13' x 8-10'	
27	Dahoon Holly/ <i>Ilex cassine</i>	3" x 8-9' x 6-8'	
28	Dahoon Holly/ <i>Ilex cassine</i>	3" x 9-10' x 8-9'	
29	Gumbo Limbo/ <i>Bursera simaruba</i>	15" x 20-22' x 20-25'	
30	Gumbo Limbo/ <i>Bursera simaruba</i>	15" x 20-22' x 25-30'	
31	Green Buttonwood/ <i>Conocarpus erectus</i>	13" x 30-35' x 18-20'	
32	Gumbo Limbo/ <i>Bursera simaruba</i>	12" x 16-18' x 14-16'	
33	Green Buttonwood/ <i>Conocarpus erectus</i>	11" x 24-26' x 25-30'	
34	Green Buttonwood/ <i>Conocarpus erectus</i>	9" x 18-20' x 25-30'	
35	Green Buttonwood/ <i>Conocarpus erectus</i>	9" x 22-24' x 25-30'	
36	Green Buttonwood/ <i>Conocarpus erectus</i>	12" x 24-26' x 20-25'	
37	Green Buttonwood/ <i>Conocarpus erectus</i>	9" x 18-20' x 18-20'	
38	Green Buttonwood/ <i>Conocarpus erectus</i>	9" x 20-22' x 22-24'	
39	Green Buttonwood/ <i>Conocarpus erectus</i>	13" x 25-30' x 20-22'	
40	Green Buttonwood/ <i>Conocarpus erectus</i>	14" x 25-30' x 22-24'	

1

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

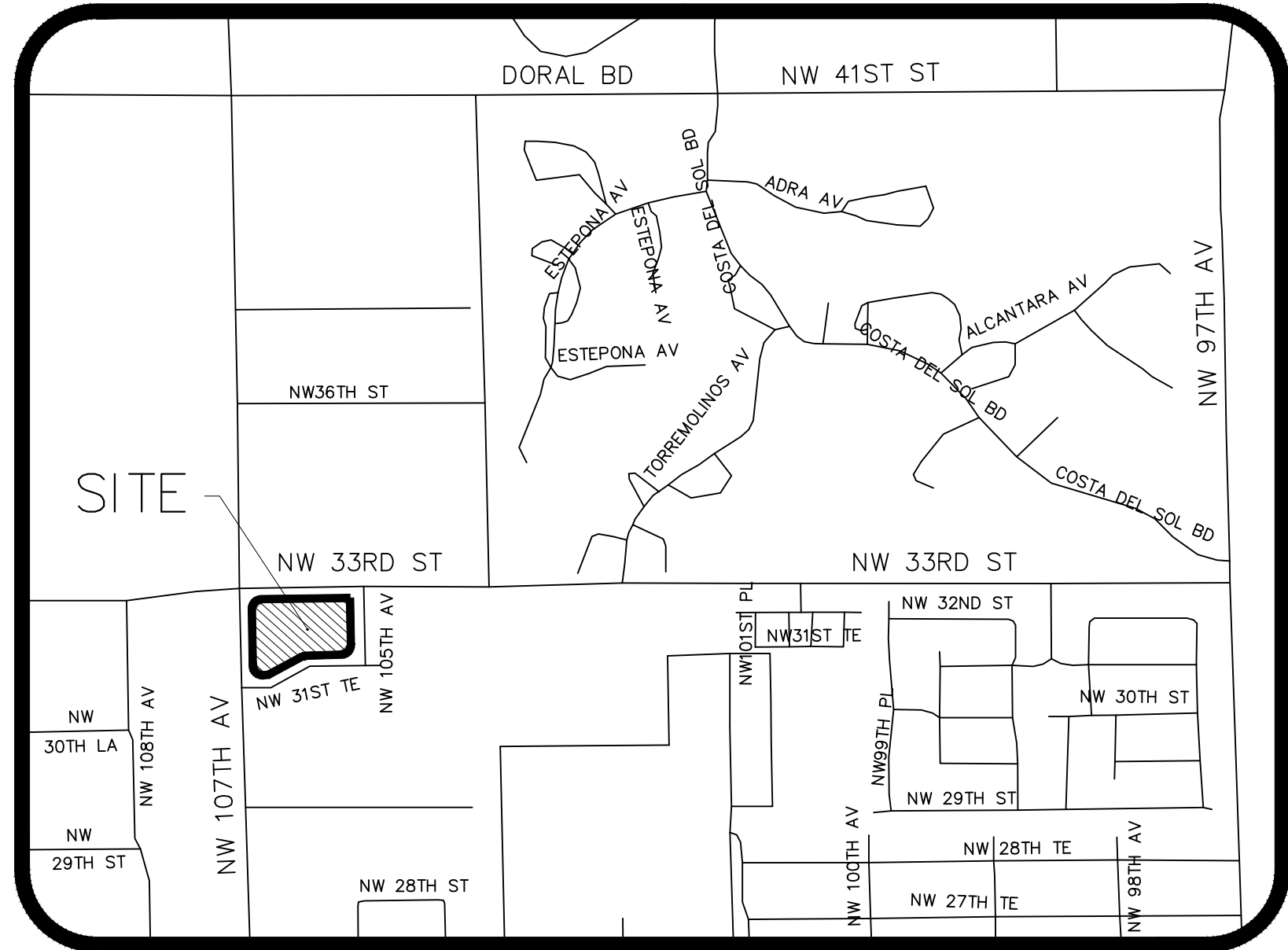
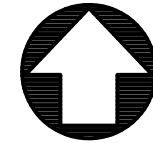
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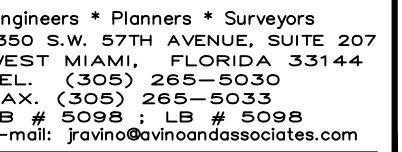
41	Green Buttonwood/ <i>Conocarpus erectus</i>	14" x 20-22' x 22-24'
42	Green Buttonwood/ <i>Conocarpus erectus</i>	16" x 25-30' x 25-30'
43	Green Buttonwood/ <i>Conocarpus erectus</i>	10" x 16-18' x 20-22'
44	Green Buttonwood/ <i>Conocarpus erectus</i>	13" x 20-22' x 25-30'
45	Green Buttonwood/ <i>Conocarpus erectus</i>	14" x 25-30' x 22-24'
46	Green Buttonwood/ <i>Conocarpus erectus</i>	12" x 25-30' x 25-30'
47	Glossy Privet/ <i>Ligustrum lucidum</i>	20" x 12-13' x 14-16'
48	Royal Palm/ <i>Roystonea regia</i>	19" x 50-55' x 20-25'
49	Live Oak/ <i>Quercus virginiana</i>	10" x 30-35' x 24-26'
50	Live Oak/ <i>Quercus virginiana</i>	10" x 30-35' x 24-26'
51	Live Oak/ <i>Quercus virginiana</i>	10" x 30-35' x 28-30'
52	Live Oak/ <i>Quercus virginiana</i>	12" x 25-30' x 30-32'
53	Live Oak/ <i>Quercus virginiana</i>	11" x 30-35' x 26-28'
54	Live Oak/ <i>Quercus virginiana</i>	11" x 25-30' x 28-30'
55	Live Oak/ <i>Quercus virginiana</i>	25" x 40-45' x 50-55'
56	Live Oak/ <i>Quercus virginiana</i>	25" x 50-55' x 50-55'
57	Live Oak/ <i>Quercus virginiana</i>	27" x 50-55' x 50-55'
58	Live Oak/ <i>Quercus virginiana</i>	27" x 50-55' x 60-65'
59	Live Oak/ <i>Quercus virginiana</i>	32" x 45-50' x 45-50'
60	Green Buttonwood/ <i>Conocarpus erectus</i>	10" x 25-30' x 18-20'
61	Green Buttonwood/ <i>Conocarpus erectus</i>	12" x 24-26' x 20-25'
62	Green Buttonwood/ <i>Conocarpus erectus</i>	12" x 30-35' x 16-18'
63	Green Buttonwood/ <i>Conocarpus erectus</i>	11" x 14-16' x 20-22'
64	Green Buttonwood/ <i>Conocarpus erectus</i>	11" x 26-28' x 28-30'
65	Green Buttonwood/ <i>Conocarpus erectus</i>	11" x 22-24' x 28-30'
66	Glossy Privet/ <i>Ligustrum lucidum</i>	14" x 12-13' x 18-20'
67	Royal Palm/ <i>Roystonea regia</i>	17" x 50-55' x 20-25'
68	Live Oak/ <i>Quercus virginiana</i>	10" x 24-26' x 24-26'
69	Live Oak/ <i>Quercus virginiana</i>	9" x 22-24' x 20-22'
70	Live Oak/ <i>Quercus virginiana</i>	10" x 24-26' x 24-26'
71	Live Oak/ <i>Quercus virginiana</i>	9" x 24-26' x 24-26'
72	Royal Palm/ <i>Roystonea regia</i>	17" x 50-55' x 20-25'
73	Royal Palm/ <i>Roystonea regia</i>	16" x 45-50' x 18-22'
74	Live Oak/ <i>Quercus virginiana</i>	9" x 24-26' x 20-22'
75	Live Oak/ <i>Quercus virginiana</i>	7" x 22-24' x 14-16'
76	Live Oak/ <i>Quercus virginiana</i>	6" x 16-18' x 18-20'
77	Live Oak/ <i>Quercus virginiana</i>	8" x 16-18' x 16-18'
78	Live Oak/ <i>Quercus virginiana</i>	20" x 22-22' x 18-20'
79	Travellers Palm/ <i>Ravenala madagascariensis</i>	22" (2x; 11" +11") x 25-30' x 30-35'
80	Glossy Privet/ <i>Ligustrum lucidum</i>	13" x 14-16' x 10-12'
81	Glossy Privet/ <i>Ligustrum lucidum</i>	11" x 14-16' x 10-12'
82	Glossy Privet/ <i>Ligustrum ucidium</i>	10" x 14-16' x 10-12'
83	Alexander Palm/ <i>Pythosperma elegans</i>	4.5" x 25-30' x 12-14'
84	Alexander Palm/ <i>Pythosperma elegans</i>	4" x 25-30' x 12-14'

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129	Glossy Privet/ <i>Ligustrum lucidum</i>	9" x 10-11' x 12-14'
130	Royal Palm/ <i>Roystonea regia</i>	15" x 30-35' x 2-3'
131	Royal Palm/ <i>Roystonea regia</i>	17" x 50-55' x 20-25'
132	Royal Palm/ <i>Roystonea regia</i>	18" x 45-50' x 20-25'
133	Royal Palm/ <i>Roystonea regia</i>	17" x 40-45' x 20-25'
134	Royal Palm/ <i>Roystonea regia</i>	17" x 40-45' x 18-20'
135	Royal Palm/ <i>Roystonea regia</i>	17" x 25-30' x 10-12'
136	Royal Palm/ <i>Roystonea regia</i>	18" x 45-50' x 20-25'
137	Montgomery Palm/ <i>Veitchia arecina</i>	18" (3x; 7" +6" +5") x 25-30' x 24-26'
138	Travellers Palm/ <i>Ravenala madagascariensis</i>	5" x 10-12' x 14-16'
139	Travellers Palm/ <i>Ravenala madagascariensis</i>	18" (2x; 10" +8") x 25-30' x 35-40'
140	Japanese Blueberry/ <i>Elaeocarpus decipiens</i>	12" (2x; 7" +5") x 25-30' x 20-22'
141	Alexander Palm/ <i>Pythosperma elegans</i>	5" x 25-30' x 10-12'
142	Alexander Palm/ <i>Pythosperma elegans</i>	5" x 25-30' x 12-14'
143	Japanese Blueberry/ <i>Elaeocarpus decipiens</i>	7" x 18-20' x 20-22'
144	Alexander Palm/ <i>Pythosperma elegans</i>	4" x 18-20' x 12-14'
145	Alexander Palm/ <i>Pythosperma elegans</i>	4" x 25-30' x 12-14'
146	Japanese Blueberry/ <i>Elaeocarpus decipiens</i>	10" (2x; 5" +5") x 16-18' x 14-16'
147	Live Oak/ <i>Quercus virginiana</i>	7" x 24-26' x 20-22'
148	Live Oak/ <i>Quercus virginiana</i>	8" x 26-28' x 24-26'
149	Live Oak/ <i>Quercus virginiana</i>	9" x 26-28' x 26-28'
150	Live Oak/ <i>Quercus virginiana</i>	10" x 22-24' x 22-24'
151	Live Oak/ <i>Quercus virginiana</i>	8" x 24-26' x 26-28'
152	Live Oak/ <i>Quercus virginiana</i>	8" x 22-24' x 28-30'
153	Live Oak/ <i>Quercus virginiana</i>	8" x 22-24' x 24-26'
154	Live Oak/ <i>Quercus virginiana</i>	10" x 24-26' x 28-30'
155	Glossy Privet/ <i>Ligustrum lucidum</i>	13" x 10-11' x 12-14'
156	Glossy Privet/ <i>Ligustrum lucidum</i>	11" x 10-11' x 12-14'
157	Royal Palm/ <i>Roystonea regia</i>	16" x 40-45' x 18-20'
158	Royal Palm/ <i>Roystonea regia</i>	15" x 45-50' x 20-25'
159	Royal Palm/ <i>Roystonea regia</i>	14" x 40-45' x 20-25'
160	Live Oak/ <i>Quercus virginiana</i>	24" x 50-55' x 45-50'
161	Live Oak/ <i>Quercus virginiana</i>	21" x 45-50' x 50-55'
162	Live Oak/ <i>Quercus virginiana</i>	24" x 60-65' x 50-55'
163	Live Oak/ <i>Quercus virginiana</i>	27" x 50-55' x 60-65'

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ALOFT- ELEMENT HOTELS

JROCON LLC

[illegible]

BOUNDARY AND TOPOGRAPHIC SURVEY

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

Drawing Title:

Sheet No. 2 OF 2

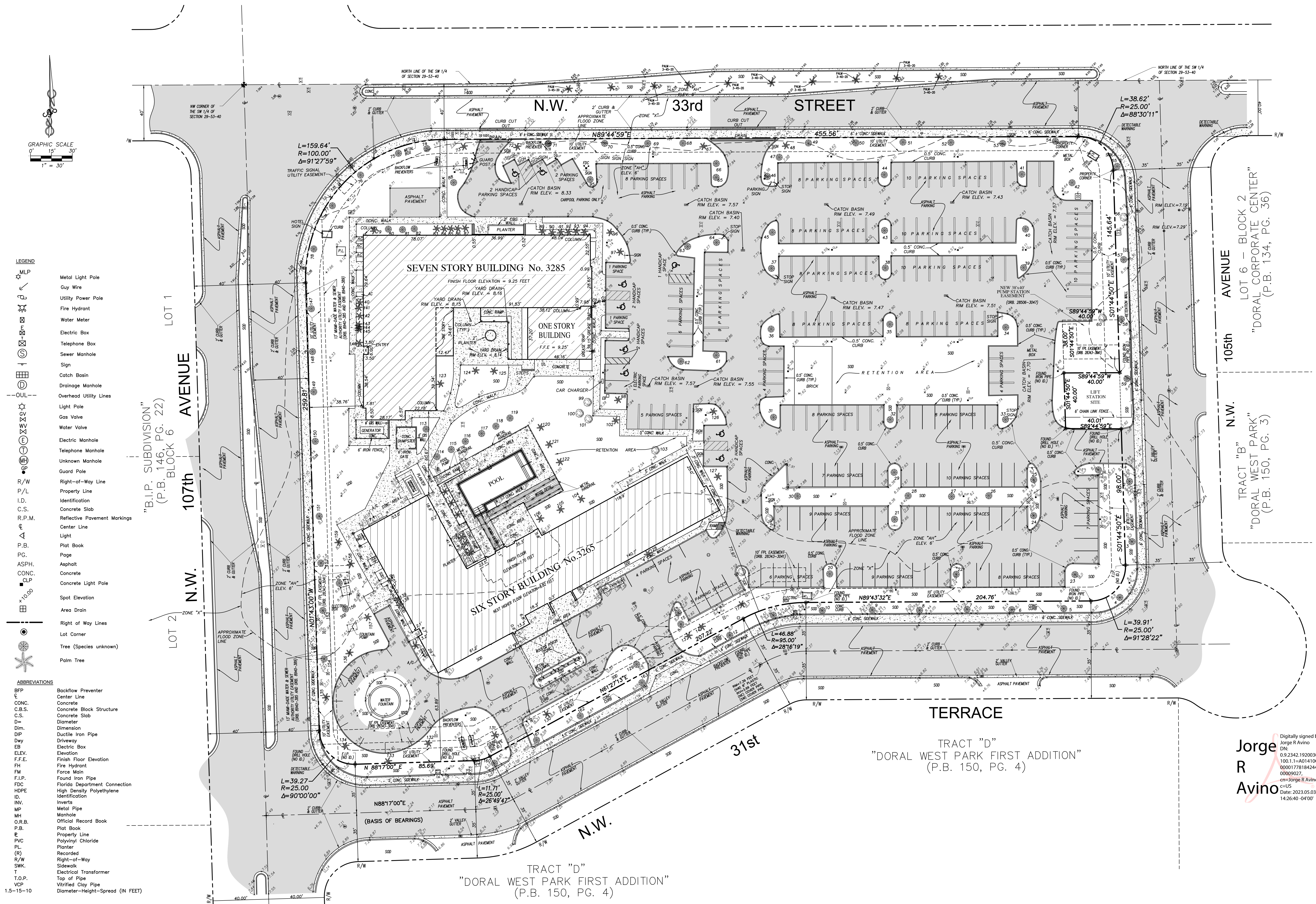
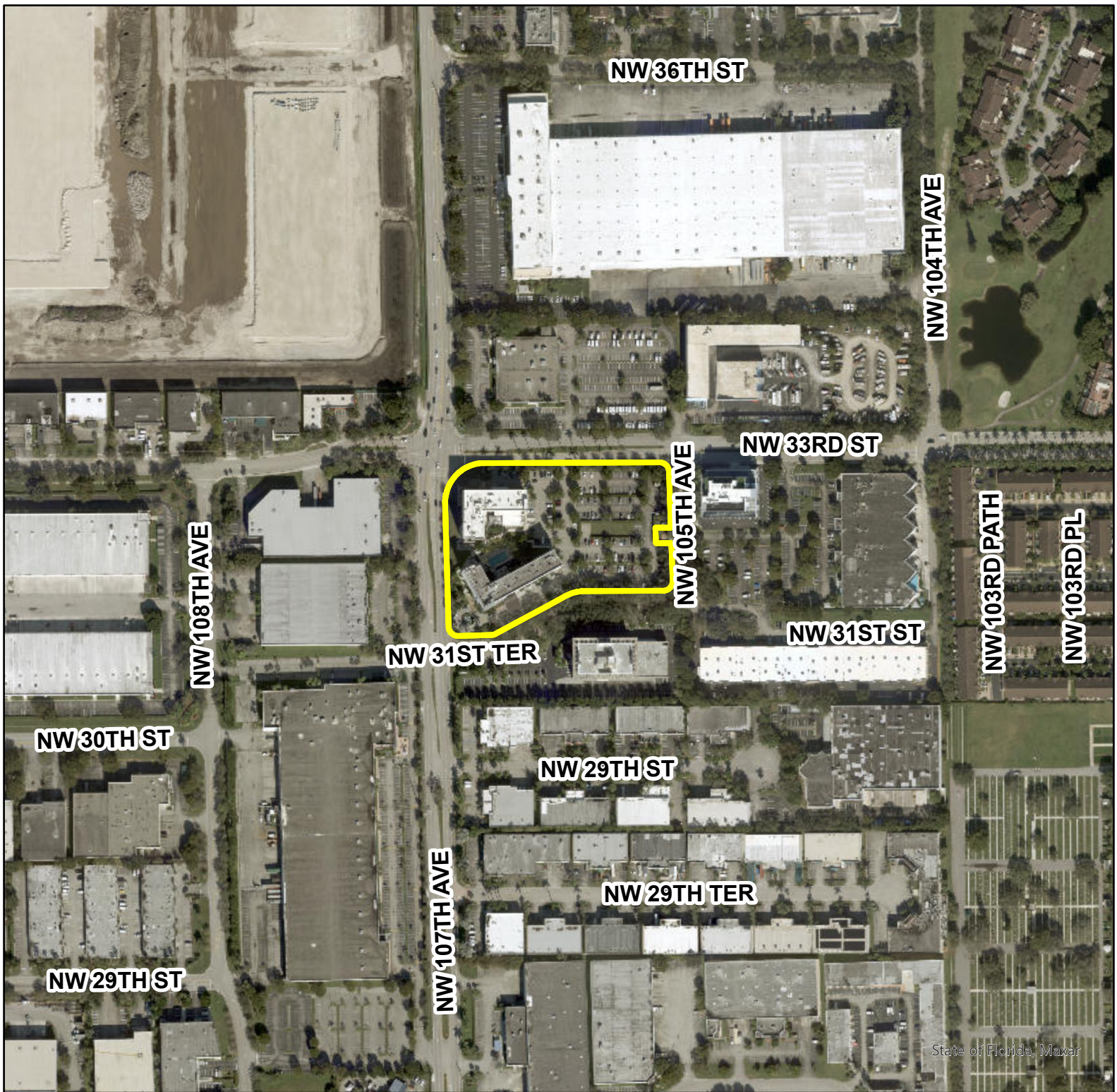


EXHIBIT “B”



City of Doral



Legend

 Subject Property

Planning & Zoning Department Ritz Mansions at Doral Aerial Map

8/1/2025