

RESOLUTION No. 26-160

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN AND SPECIAL EXCEPTION USE PERMIT FOR +/-8,000 S.F. FITNESS/SPORTS FACILITY AND OUTDOOR SOCCER FIELDS LOCATED ON A VACANT PARCEL IN THE CITY OF DORAL, FLORIDA, IDENTIFIED WITH MIAMI DADE FOLIO NO. 35-3022-000-0981, PURSUANT TO SECTION 68-849(B)(5) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 "Administration", Article III. "Development Procedures", Sec. 53-184(f) of the City's Land Development Code, establishes the site plan review and approval procedures for site plan approval by the Mayor and City Council; and

WHEREAS, Chapter 53 "Administration", Article XIII "Special Exceptions", Sec. 53-605 of the City's Land Development Code, sets forth the standards and guidelines to be applied by the City Council in considering applications for a special exception use; and

WHEREAS, Sec. 53-607 of the City's Land Development Code contemplates that a special exception use permit can be sought in conjunction with a site plan; and

WHEREAS, Daniel Gomez, on behalf of the owner, TMC INTERAMERICAN CORP (the "Applicant") is seeking a site plan and special exception use permit approval to allow a fitness/sports facility that is larger than 5,000 gross square feet, pursuant to City Code Section 68-849(b)(5) for the property located on a vacant parcel identified with Miami Dade Folio No. 35-3022-000-0981 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, City staff finds that the proposed site plan and special exception use, attached hereto as "Exhibit B," complies with the requirements and standards of the City's Land Development Code and Comprehensive Plan; and

WHEREAS, a zoning workshop was held on March 25, 2026, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, on August 12, 2026, the City Council reviewed the site plan and special exception use application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan and special exception use is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the special exception use maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

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

Section 2. Findings and Conclusions. Based upon an analysis of the applicable standards for approval of a site plan and special exception use permit under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for special exception use and related site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application.

Section 3. Approval. The Mayor and City Council hereby approve the special exception use and related site plan to allow a fitness/sports facility that is larger than 5,000

gross square feet, pursuant to City Code Section 68-849(b)(5), for the property located on a vacant parcel identified with Miami Dade Folio No. 35-3022-000-0981, as legally described in "Exhibit A." The special exception use permit and related site plan proposes the adaptive reuse of a vacant parcel with a two (2) story, +/- 8,000 sq. ft. fitness and training building, and 2 outdoor soccer fields on approximately .86 acres of the Property; a copy of the site plan is provided in "Exhibit B." The approval of the site plan and special execution use is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Change of Use – Sports Facilities" prepared by Six Sides, dated stamped received February 25, 2026
2. The Project shall be landscaped in accordance with the landscape plan, prepared by Juncal Design Studio, dated stamped received February 25, 2026, and included with the site plan submittal.
3. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).
4. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).
5. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
6. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.
7. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
8. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and

contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.

9. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible for obtaining NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instructions to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.
10. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
11. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
13. All applicable local, state, and federal permits must be obtained before commencement of the development.
14. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS DOES NOT CONSTITUTE A WAIVER OF THE SAME AND IF THE APPLICANT, ITS SUCCESSORS, OR, ASSIGNS, DOES NOT PERFORM SUCH CONDITIONS WITHIN FIVE (5) DAYS AFTER WRITTEN NOTICE, THE CITY RETAINS THE RIGHT TO STOP CONSTRUCTION, IF NECESSARY, UNTIL THAT CONDITION IS MET. THE CITY RESERVES THE RIGHT TO ENFORCE THESE CONDITIONS BY ISSUING A CODE COMPLIANCE CITATION, REVOKING THIS RESOLUTION, AND/OR AVAILING ITSELF OF

ANY AND ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY. BY ACTING UNDER THIS APPROVAL, THE APPLICANT HEREBY CONSENTS TO ALL THESE TERMS AND CONDITIONS.

Section 4. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

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:

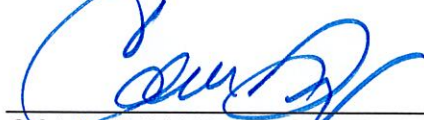
Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 12 day of August, 2026.



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”

LEGAL DESCRIPTION

Address: 8234 NW 56 ST, Doral Fl 33166

Folio #: 35-3022-000-0981

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

EXHIBIT “B”

RECEIVED
By puginas at 12:19 pm, Feb 25, 2026

SOCCKER FIELD FOR:
TMC INTERAMERICAN CORP
8234 NW 56 ST
DORAL, FL 33166

PROJECT:

CHANGE OF USE

CHANGE OF USE

SPORT FACILITIES

8234 NW 56 ST
DORAL, FL 33166



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- C-2 PAVING, GRADING AND DRAINAGE PLAN
- C-3 PAVING AND DRAINAGE DETAILS
- C-4 PAVING AND DRAINAGE DETAILS

Digitally
Signed by
David
Gomez

Date:

2026.02.12
16:07:39
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SIX SIDES
architecture

SIX SIDES ARCHITECTURE, INC.

A43602922

Dore Gomez, P.A.

1701 NW 100th Avenue, Suite 200

Fort Lauderdale, FL 33314

Phone: (954) 555-1234

www.sixsidesarch.com

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REVISED:

COVER
250918533F
01/10/2025

A-001

CHANGE OF USE

Digitally signed by Daniel Gomez
Date: 2026.02.12 16:08:33 -05'00'



SINSIDES ARCHITECTURE, INC.
 AA36002972
 Daniel Gomez, R.A.
 Fl. Reg. AP06026
 1109 NAVE CONCOURSE, SUITE 220
 707 HAWKOR ISLANDS, FL 33154
 M. 305.610.1333
info@sinsides.com



AL RIGHTS RESIDENTS, THEIR OWNERS AND SPECIFICATIONS OF THE NUMBER OF VEHICLES SHALL REMAIN THE PROPERTY OF THE AGENCY. THE METHOD OF PAYMENT FOR VEHICLES TO BE PARKED IS DETERMINED BY THE CITY. THEY ARE NOT TO BE USED IN ANY OTHER MANNER OR OTHER PROJECTS OR TO BE TAKEN TO OTHER LOCATIONS. IN ADDITION, PARKING IS NOT A PRIVATE, COMMERCIAL, OR PRODUCT OF SPECIFICATIONS IN YOUR MASTER CONTRACT.

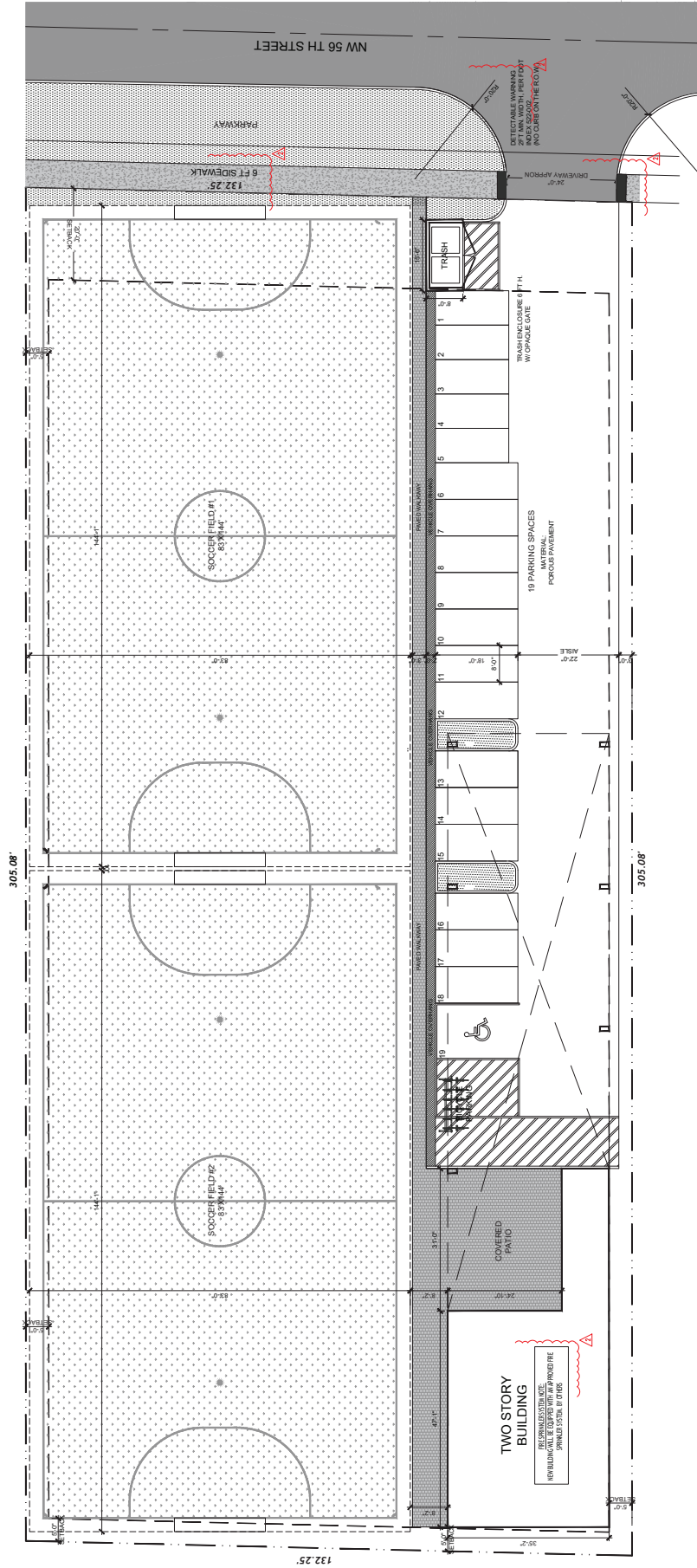
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 SITE PLAN

 250918SSSF

 09/18/2025

A-003



PROPOSED
SITE PLAN
Scale: 3/32" = 1'-0"

LOT COVERAGE 52%

This floor plan shows a rectangular building layout. On the left side, there are four circular rooms arranged vertically, each with a central dot. To the right of these is a long, narrow corridor or hallway. Further right, there is a staircase and a larger, more complex room area with various partitions and a central open space. The overall layout is compact and efficient.

BUILDING DATA	PROPOSED FIRST FLOOR AREA		1,979 SQ. FT.
	PROPOSED SECOND FLOOR AREA		6,648 SQ. FT.
	TOTAL AREA		8,130 SQ. FT.
BUILDING HEIGHT	ROOF-TO-ROOF	REQUIRED	PROPOSED
	ROOF-TO-FINISH 2ND FLOOR	REQUIRED	PROPOSED
PLANNING	10' MIN. TO 15' MAX. FROM ADJ. LOT OR 15' FROM 1ST ADJ. LOT 15' MIN. TO 20' MAX. FROM 2ND ADJ. LOT OR 20' FROM 1ST ADJ. LOT 20' MIN. TO 25' MAX. FROM 3RD ADJ. LOT OR 25' FROM 1ST ADJ. LOT		
LANDSCAPE	10' BUFFER 50% (4,065 SQ. FT.) IMPERVIOUS AREA 50% (4,065 SQ. FT.) PREVIOUS AREA		

ZONING, SITE AND AREA LEGEND:				
ZONING DISTRICT	LAND USE	DESCRIPTION, W/ ADJUTIVE RELEASE AREA	REQUIRED	PROPOSED
		LOT AREA	7,500 SQ. FT. MIN.	73,020.00 SQ. FT.
		LOT WIDTH	75 FT. MIN.	132.25 FT.
		LOT DEPTH	N/A	300.00 FT.
		LOT COVERAGE	10% MAX.	1.00% (1.00%)
		BUILDING SETBACKS DATA	REQUIRED	PROPOSED
		FRONT (FEET)	20 FT.	20 FT.
		REAR (FEET)	5 FT.	5 FT.
		SIDE (AFT)	5 FT.	5 FT.
		SIDE (WEST)	5 FT.	5 FT.

SOCCER FIELD FOR:
TMC INTERAMERICAN CORP.
8234 NW 56 ST
DORAL, FL 33166

CHANGE OF USE

Digitally
Signed by
Daniel
Gomez
Date:
2026.02.12
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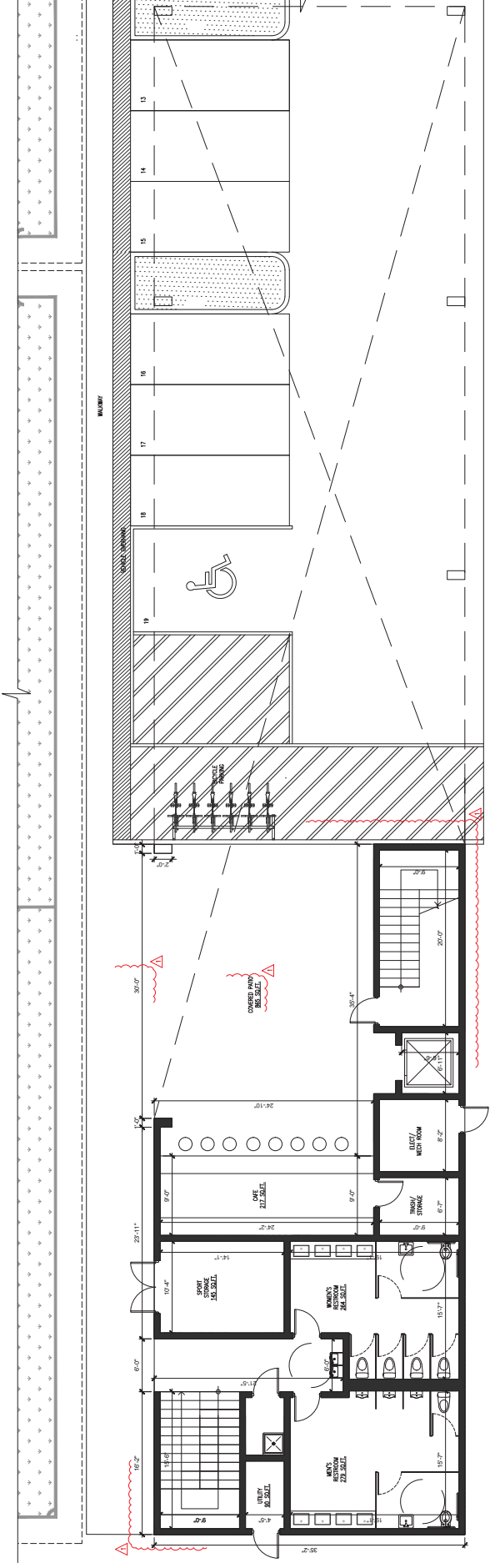
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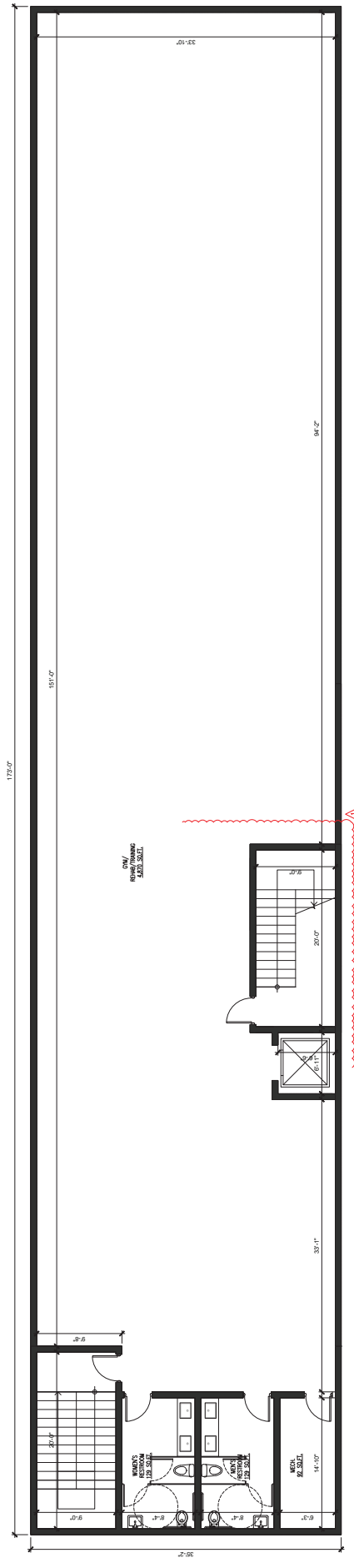
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PROJECT: 2501853F
SHEET: 01/10

FLOOR PLANS
2501853F
07/16/2025

A-004



PROPOSED
FIRST FLOOR
Scale: 3/16" = 1'-0"



PROPOSED
SECOND FLOOR
Scale: 3/16" = 1'-0"

SOCCKER FIELD FOR:
TMC INTERAMERICAN CORP
DORAL, FL 33166
8234 NW 56 ST

PROJECT:

CHANGE OF USE

Digitally
signed by
Daniel
Gomez



Date:
2026.02.12

Date:
16.10.20

SIX SIDES
architecture

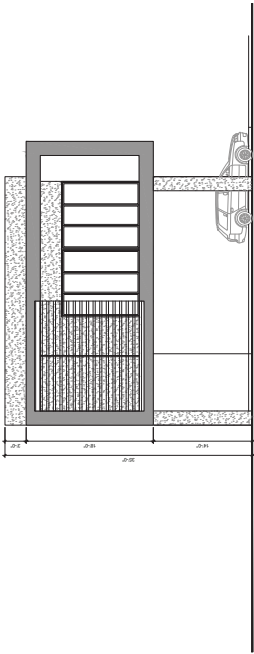
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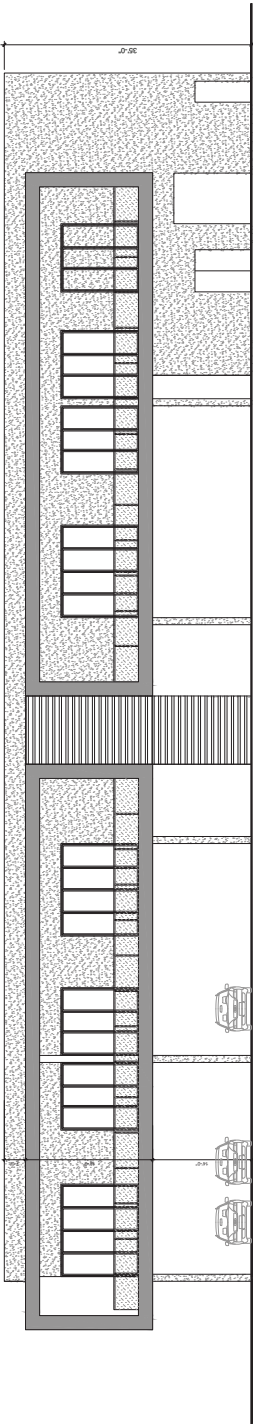
REVISIONS:

ELEVATIONS
259116533F
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A-005



1 ELEVATION
NORTH
Scale: 1/8" = 1'-0"



2 ELEVATION
WEST
Scale: 1/8" = 1'-0"



A-006

09/18/2025

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RENDERERS

REVISIONS

NO.	DESCRIPTION	DATE

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2025.02.12
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CHANGE OF USE

PROJECT:

TMC INTERAMERICAN CORP.
SOCCER FIELD FOR:
8234 NW 56 ST
DORAL, FL 33166

