

**RESOLUTION No. 26-52**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN MODIFICATION FOR SKY RITZ MANSIONS LOCATED AT 3285 NORTHWEST 107 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) 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 of Doral (the "City") Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

**WHEREAS**, Eurocon, LLC, a Florida Limited Liability Company (the "Applicant") is seeking site plan modification approval for the property located at 3285 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3029-100-0010 (the "Property") as legally described in "Exhibit A" (the "Project"); and

**WHEREAS**, City staff determined that the proposed site plan, 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 October 22, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

**WHEREAS**, after the notice of public hearing was duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council on March 11, 2026, during which all interested persons were afforded the opportunity to be heard, and due and proper consideration was given to the matter, including the recommendations contained in the City's Planning and Zoning Staff

Report; and

**WHEREAS**, the City Mayor and Council reviewed the site plan modification application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan 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, subject to the conditions described herein.

**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 site plan application and standards for approval of a site plan under the City of Doral's Land Development Regulations, the City Mayor and Council hereby finds and concludes that the Applicant's request for site plan modification, 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 site plan modification for Sky Ritz Mansions, for the property located at 3285 NW 107 Avenue (the "Property"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3020-012-0020, as legally described in "Exhibit A." The site plan proposes to develop the

eastern portion of the property with an 8-story mixed-use project comprising of 69 residential units, 5,000 SF of office space and structured parking for the two existing hotels on the western portion of the Property, a copy of the site plan is provided in “Exhibit B”. The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled “Ritz Sky Mansions at Doral”, prepared by J. Antonio Rodriguez Tellaheche, dated stamped received November 18, 2025.
2. The Project shall be landscaped in accordance with the landscape plan, digitally signed by Scott F. Neitzel, RLA, dated stamped received November 18, 2025, and included with the site plan submittal.
3. The City of Doral Public Works Department has reviewed the subject application and recommends approval. Advisory comments below are necessary during site plan review process and implementation of the project:
  - Any future proposed modifications to the approved land uses (Residential and Office), the City reserves the right to request the applicant to provide an updated traffic analysis in order for the City to assess any potential impacts to the Public Right of Way and future mitigations.
  - Approval is subject to review from City of Doral Public Works Department - Plans Review.
  - Compliance with the applicable sections of the City’s Land Development Code Chapter 77.
  - Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.
4. The Applicant shall comply with Ordinance No. 2015-09 “Public Arts Program,” as amended, at the time of building permit (if applicable).
5. 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).

6. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
7. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.
8. 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.
9. 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.
10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain 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. Instruction 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.
11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
12. 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.
13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
14. All applicable local, state, and federal permits must be obtained before commencement of the development.

15. 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.
16. The Applicant must obtain a Certificate of Occupancy and a Certificate of Use from the City upon compliance with all terms and conditions. The Certificate of Occupancy and Certificate of Use shall be subject to cancellation upon violation of any of the conditions.

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. 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	No
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	No
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 11 day of March, 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”



## CITY OF DORAL

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Wednesday, March 11, 2026 at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing **to consider a site plan.** The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166.**

The City of Doral proposes to adopt the following Resolution:

#### Resolution No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN MODIFICATION FOR SKY RITZ MANSIONS LOCATED AT 3285 NORTHWEST 107 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

**HEARING NO.:** 26-03-DOR-01

**APPLICANT:** Carlos Mejias, TM Management Group (the "Applicant")

**PROJECT NAME:** Eurocon LLC FLUM Amendment/ Ritz Sky Mansions at Doral

**PROPERTY OWNER:** Eurocon LLC

**LOCATION:** 3265 NW 107 Avenue / 3285 NW 107 Avenue

**FOLIO NUMBER:** 35-3029-100-0010

**SIZE OF PROPERTY:** ±4.95 acres

**FUTURE LAND USE MAP CATEGORY:** Office (O)

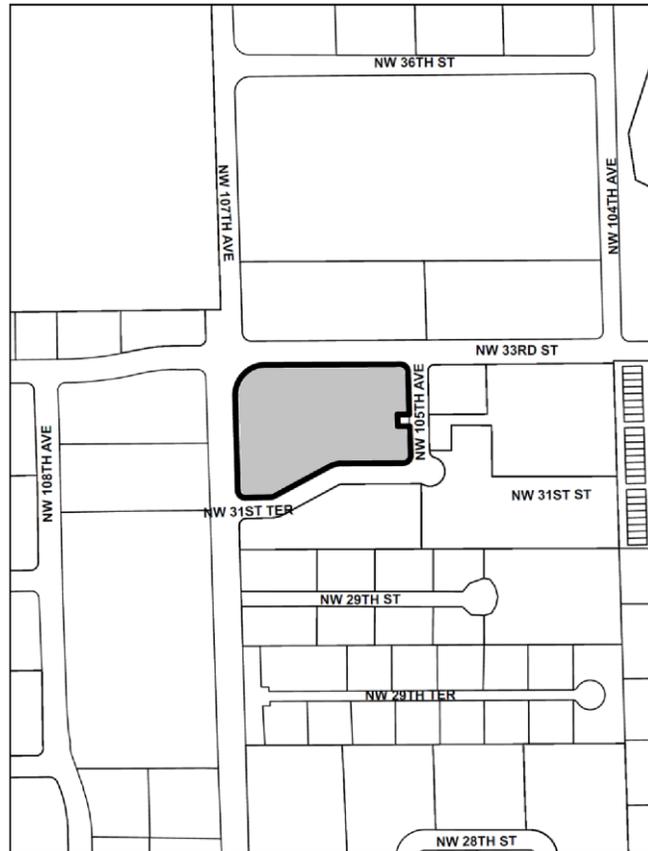
*Property's Future Land Use Map designation to be amended to Office and Residential (OR), pending final adoption of Ord. #2025-49.*

**ZONING DISTRICT:** Office-3 District (O-3)

*Property to be rezoned to Multifamily Residential-4 District (MF-4), pending final adoption of Ord. #2025-50.*

**REQUEST:** The Applicant proposes to develop the eastern portion of the property with an 8-story mixed-use project comprising of 69 residential units, 5,000 SF of office space and structured parking for the two existing hotels on the western portion of the Property.

## Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at [planningandzoning@cityofdoral.com](mailto:planningandzoning@cityofdoral.com)

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

**Connie Diaz, MMC**  
**City Clerk, City of Doral**