



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL COMMERCIAL (IC) TO INDUSTRIAL (I) FOR ± 1.8 ACRES FOR THE PROPERTY LOCATED AT 7775-7785 NW 48 STREET; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

BP Doral 826 FL, LLC (the "Applicant"), is requesting rezoning approval for the Property located at 7775-7785 NW 48th Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-020-0010 (the "Property") in the City of Doral (the "City"). The Applicant is proposing a rezoning for the "Property" from Industrial Commercial (IC) to Industrial (I). The Applicant presented the rezoning application at a properly noticed zoning workshop held on January 22, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.			
2.			

Total:		
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ <u>0</u>		

STRATEGIC PLAN ALIGNMENT:

The proposed project is going to further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city’s property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP).

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



Memorandum

Date: August 13, 2025

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Michelle M. Lopez
The Corradino Group
Interim Planning & Zoning Director

Subject: **BP Doral 826 – Zoning Map Amendment**

Introduction

BP Doral 826 FL, LLC (the “Applicant”), is requesting rezoning approval for the Property located at 7775-7785 NW 48th Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-020-0010 (the “Property”) in the City of Doral (the “City”). The Applicant is proposing a rezoning for the Property from Industrial Commercial (IC) to Industrial (I). This rezoning request is being filed concurrently with a site plan application (the “Site Plan Application”) for the development of warehouse uses on the Property and the abutting parcel to the east, located at 7705 NW 48th Street and identified by folio no. 35-3022-008-0010 (the “East Parcel”). A copy of the letter of intent and application is provided in “Exhibit A.”

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting).

Property Information

Table I provides a brief overview of the subject project.

Table I		
BP Doral 826 - Rezoning		
Property Information		
	General Information	Responses
1	Project Name	BP Doral 826 FL, LLC - Rezoning
2	Applicant	BP Doral 826 FL, LLC
3	Acres	± 1.8 acres (of the larger development site – Palmetto Office Park; approximately 15.7 acres for both parcels)
4	Location	7775-7785 NW 48 th Street, Doral FL
5	Folio Numbers Associated with Project	35-3022-020-0010
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial Commercial (IC)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2025).

Zoning/Land Use/Neighborhood Analysis

Table II provides an overview of the land uses surrounding the Property.

Table II				
BP Doral 826 - Rezoning – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses, offices, and retail	Industrial (I)	Industrial Commercial (IC)	None
South	Warehouses and offices	Industrial (I)	Industrial (I)	None
East	Palmetto Office Park (part of the larger development site)	Industrial (I)	Industrial (I)	None
West	Retail and residential	Industrial (I) & High Density Residential (HDR)	Industrial Commercial (IC) & Multi Family Residential 4 (MF-4)	None

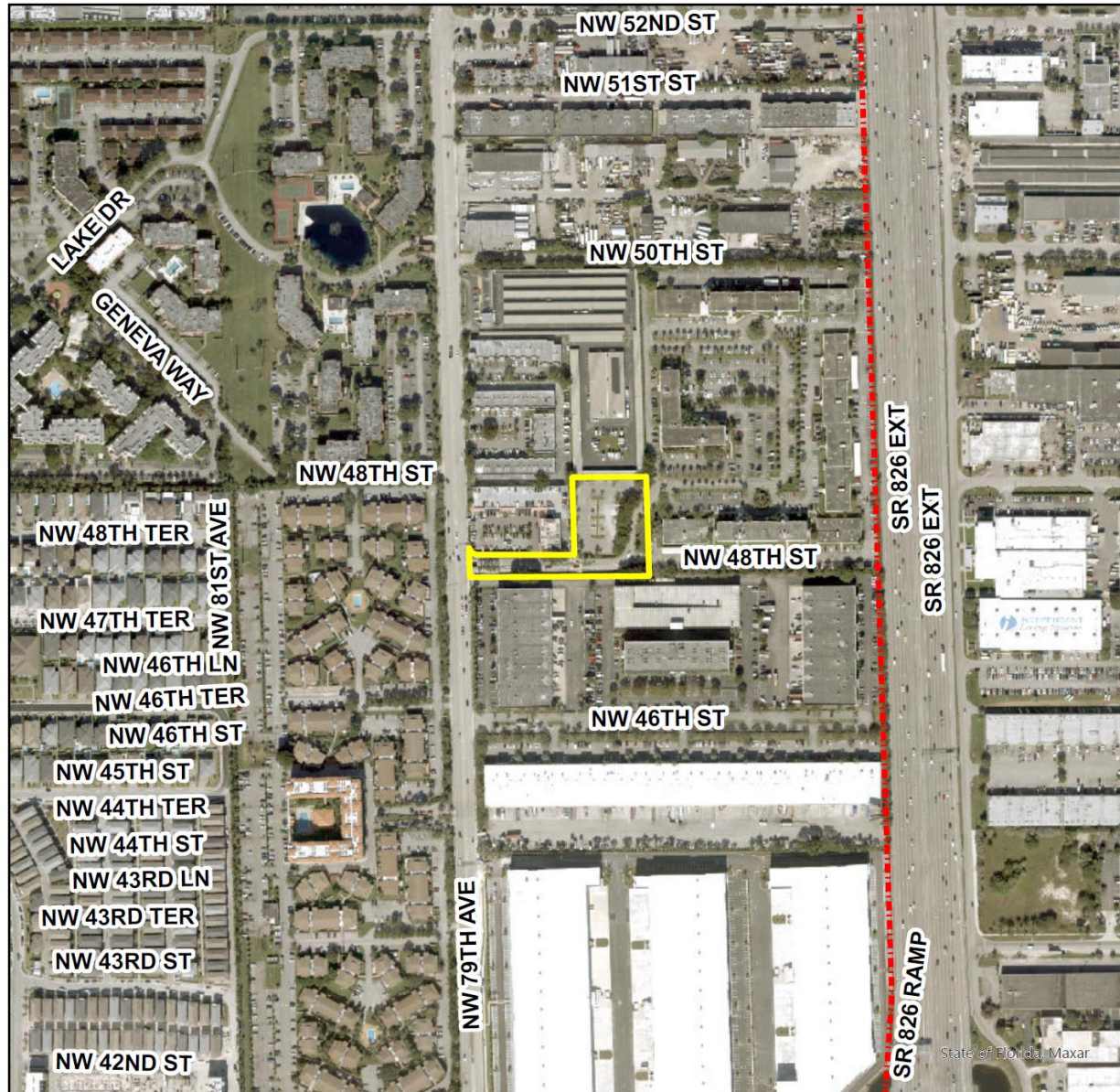
Source: City of Doral, Planning and Zoning Department (2025).

Figure I. Existing conditions of the subject site:





Figure II. Illustrates the Property location in the aerial map:



City of Doral



Legend

 Subject Property

Planning & Zoning Department

BP Doral Rezoning Aerial Map



1/6/2025

Background

The Property, located at 7775-7785 NW 48th Street, Doral, FL, is identified by the Miami-Dade County Property Appraiser as Folio No. 35-3022-020-0010 (the “Property”). The Property covers approximately ±1.8 acres and is currently utilized with a guardhouse, surface parking, and a two-way road which provides vehicular access between NW 79th Avenue and the Palmetto Office Park development.

The Property is part of the overall warehouse development which is currently split zoned with two industrial zoning districts: Industrial (I) on the east parcel (Palmetto Office Park Folio No. 35-3022-008-0010) and Industrial Commercial (IC) on the west Parcel, which is the focus of this application. The Applicant is requesting an amendment to the City’s Official Zoning Map from Industrial Commercial (IC) to an Industrial (I) district for the west parcel of the overall Property. Rezoning the property from IC to I will allow for industrial uses that align with the character of the surrounding industrial area and support the ongoing trend reflected in the Future Land Use Map (FLUM), which designates this area for industrial development.

The Applicant presented the rezoning application at a properly noticed zoning workshop held on January 22, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public’s feedback on the project. The Applicant has concurrently filed a companion site plan application to redevelop the east and west parcel Properties with two class-A warehouse buildings.

Staff Analysis

Existing zoning districts surrounding the Property consist of Industrial Commercial (IC) on the north, Industrial (I) on the south, Industrial (I) on the east, and Industrial Commercial (IC) & Multi-Family Residential (MF-4) on the west. The Industrial (I) zoning district permits a variety of warehouse and industrial related uses that already exist in the vicinity. Indeed, the current development on the Property already accommodates thriving warehouse tenants, rendering it well-suited for a zoning modification from the Industrial Commercial (IC) zoning district to the Industrial (I) zoning district.

Comprehensive Plan Consistency Review

The proposed rezoning is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

Policy 2.1.1: Doral’s future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with “#1 Great Cities” around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology, environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of these ‘#1 Great City’ features and facilities.

Policy 2.1.18: Code enforcement and other available regulatory measures shall be used to prevent incompatible land uses from locating adjacent to or near otherwise stable and viable uses, especially

residential neighborhoods. The rezoning process may be used to discourage residential development in close proximity to industrial zoned areas and areas with unacceptable noise and/or odor levels. Incompatible non-residential land uses within established residential neighborhoods may be given incentives to adaptively reuse or replace structures to uses that are compatible with the residential area. Where it is physically not feasible to separate incompatible land uses such as residential and non-residential, buffering shall be required to promote a smooth land use transition. Buffering shall be specified in the Land Development Code and may include the following:

- a) Physical barriers, including berms, hedges or other landscaping, as well as walls or fences aesthetically designed for screening purposes. Physical barriers may also include densely vegetated open space; and/or;*
- b) The development of a transitional use between the incompatible uses. For example, a low intensity office development could be used to buffer a retail commercial center and a residential area.*

Land Development Regulations Consistency Review

The Property is zoned Industrial Commercial (IC) by the City's Official Zoning Map. The purpose of the Industrial Commercial District (IC) is to provide for uses with commercial and industrial in nature and that are near major roadways. The concurrent site plan and proposed rezoning are consistent per the City's Land Development Code (LDC) Section 53-42 – Land Use Categories which depict IC and I as compatible districts.

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code. City staff has reviewed the application and provides the following responses to each criterion:

(I) Consistency with the Comprehensive Plan

The Property is designated Industrial (I) by the City's Comprehensive Plan Future Land Use Map (FLUM). The Industrial (I) category accommodates allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university/college facilities, and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise, and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

The proposed rezoning is consistent with the standards for development in the Industrial future land use category and furthers the goals, objectives and policies of the city's comprehensive plan.

(2) Consistency with Applicable Sections of the Land Development Code

The proposed rezoning application consistent with the applicable sections of the Land Development Code.

(3) Additionally, as to rezoning amendments:

a. Whether justified by changed or changing conditions.

The Industrial (I) zoning district permits a variety of industrial uses in the City that help increase economic activity. The current development on the Property already accommodates thriving industrial tenants, rendering it well-suited for a zoning modification from the Industrial Commercial (IC) zoning district to the Industrial (I) zoning district.

b. Whether adequate sites already exist for the proposed district use.

A rezoning of the Property to Industrial (I) will provide additional industrial opportunities for a transitioning industrial area with a growing need for warehouse and industrial uses.

c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Existing uses in the area consist of office & warehouses to the north, south, east, and west along with some retail uses to the west. Overall, the area is predominantly characterized by warehouses and some commercial uses. The proposed rezoning is compatible with the surrounding properties.

Level of Services Evaluation

Public Facilities Levels-of Service (LOS) Review

Pursuant to Objective 10.4 and Policy 10.4.2 of the City's Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table III provides information on public facilities and applicable agency reviews.

Table III LOS Standards

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Stormwater Drainage	Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration	Miami-Dade Department of Regulatory & Economic Resources	DERM Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	4.5 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)
Transportation	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour.	Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County School	Miami-Dade County Public Schools (not applicable)

Source: City of Doral. Planning and Zoning Department (2025).

Potable Water, Sanitary Sewer, and Solid Waste

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the rezoning. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

Recreation and Open Space

The proposed concurrent industrial development site plan application and rezoning from Industrial Commercial (IC) to Industrial (I), will not incorporate residential uses. Consequently, the recreation and open space LOS standard does not apply.

Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends approval.

Public Schools

The proposed concurrent industrial development site plan application and rezoning from Industrial Commercial (IC) to Industrial (I), will not incorporate residential uses. Therefore, the public schools LOS standard does not apply.

Recommendation

Staff recommends that the Mayor and City Councilmembers authorize approval of the proposed zoning map amendment from Industrial Commercial (IC) zoning district to Industrial (I) zoning district for the Property at 7775-7785 NW 48th Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-020-0010. in the City of Doral, Florida.