



Memorandum

Date: October 23, 2024

To: Honorable Mayor and Councilmembers

From: Rey Valdes
City Manager

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

Subject: **Doral Gateway East Neighborhood - First Modification Amendment to Master Development Agreement and Pattern Book (Second Reading)**

Introduction

Centrum Doral Owner, LLC, (the “Applicant”) is requesting Mayor and City Council approval for a modification to the Master Development Agreement (the “MDA”) and a modification to the Pattern Book (the “PB”) for the east portion of the Doral Gateway Development known as Doral Gateway East Neighborhood (the “Project”), comprising of two parcels with ±11 acres within the overall ±25.19 acres of the Doral Gateway Development. The Property is located along the east side of Dressel’s Dairy Canal at 8750 NW 36th Street & 3750 NW 87th Avenue in the City of Doral, (the “City”), further identified by Miami-Dade County Property Appraiser by Folio No’s. 35-3028-010-0020 & 35-3028-010-0030 (the “Property”). The Applicant seeks an amendment to the MDA and PB to the Project to allow 330 residential units, remove hotel use (150 rooms), reduce retail use from 47,900 square to 30,452 square feet, and increase office use from 340,634 square feet to 346,000 square feet of office use (the “Proposed Project”). 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 on October 9, 2024, at least 14 calendar days prior to the proceeding (Council Meeting). A copy of the legal advertisement is provided in “Attachment A.”

Table I Property Information

Table I		
Doral Gateway East		
Property Information		
	General Information	Responses
1	Project Name	Doral Gateway East
2	Applicant	Centrum Doral Owner, LLC
3	Acres	± 11 acres (±472,106 sq. ft.)
4	Location	Located generally along the east side of Dressel’s Dairy Canal and south of NW 36 th Street
5	Folio Numbers	35-3028-010-0020 & 35-3028-010-0030
6	Existing Future Land Use Category	Downtown Mixed Use (DMU)
7	Existing Zoning District	Downtown Mixed Use (DMU)
8	Code Compliance Violation	N/A

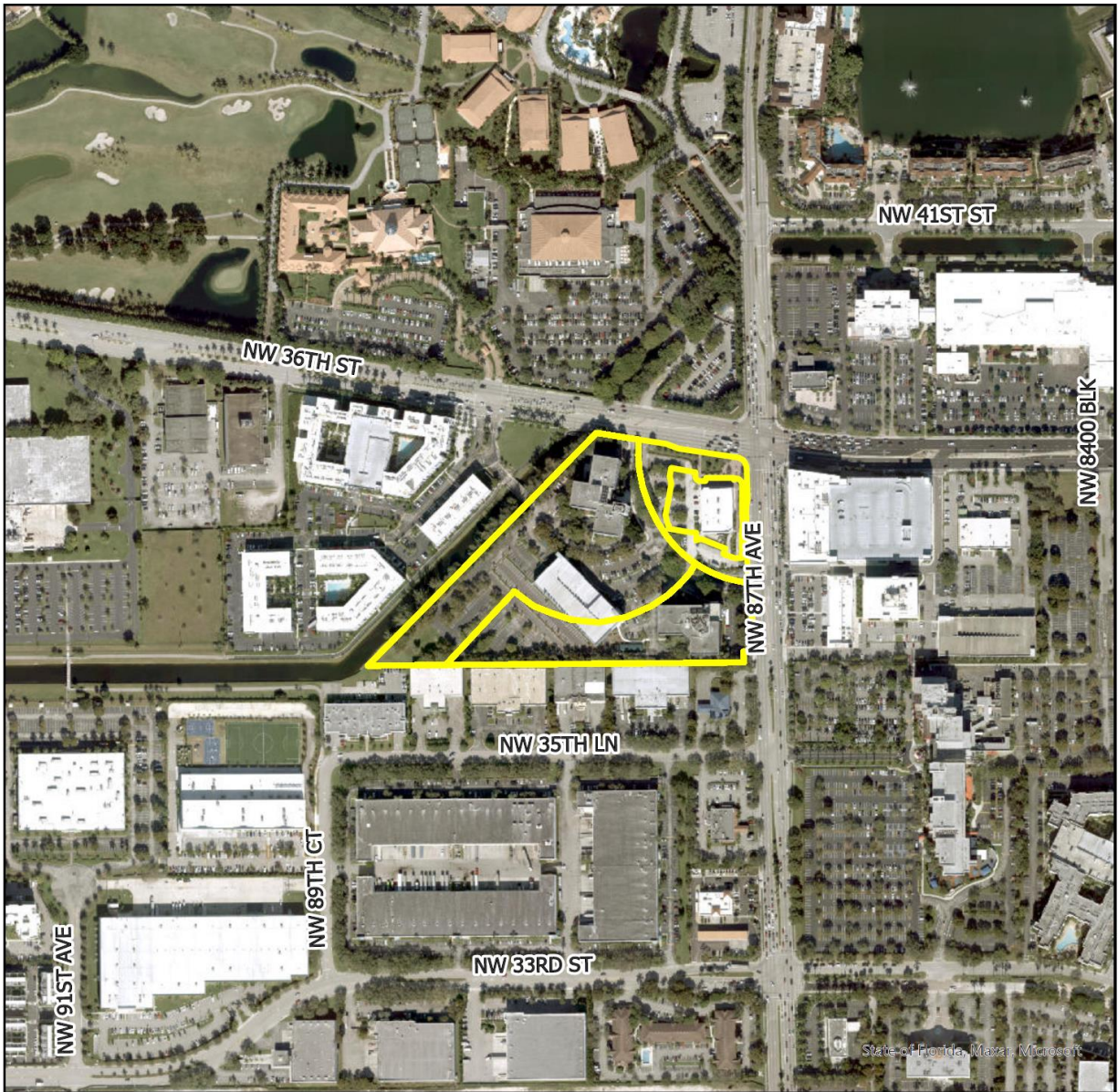
Source: City of Doral, Planning and Zoning Department (2024)

Table II Zoning/Land Use/Neighborhood Analysis

Table II				
Doral Gateway East Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Office building (onsite) & Trump National Doral Miami beyond NW 36 th Street	Downtown Mixed Use (DMU)	Industrial Commercial (IC)	Urban Central Business District (for FLUM)
South	Warehouses & offices	Industrial (I)	Industrial Commercial (IC)	N/A
East	CVS Pharmacy & office building (onsite), and Doral Square Shopping Mall beyond NW 87 th Ave	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)	Urban Central Business District (for FLUM)
West	Dressel’s Dairy Canal & Doral Gateway West Neighborhood	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)	Urban Central Business District (for FLUM)

Source: City of Doral, Planning and Zoning Department (2024)

Property Location



City of Doral



Legend
■ Subject Property

Planning & Zoning Department
Doral Gateway East Neighborhood Aerial Map

9/13/2024

Existing Conditions

Image I. View from Doral Boulevard



Image II. View from canal bridge



Image III. Interior view



Background

Doral Gateway is a ±25.19-acre Property, divided along the Dressel's Dairy Canal into two distinct neighborhoods: the west neighborhood and east neighborhood. The Property is zoned Downtown Mixed Use (DMU) and categorized as Downtown Mixed Use (DMU) with an Urban Central Business District (UCBD) overlay by the City's Comprehensive Plan Future Land Use Map (FLUM). Doral Gateway's DMU land use designation was approved by Ordinance No. 2014-12, which was passed and adopted on July 9, 2014. As such, Doral Gateway is governed by the DMU zoning district in the City's Land Development Regulations (LDRs), as well as the specific Doral Gateway approvals issued pursuant to Ordinance No. 2014-13, passed and adopted on July 9, 2014, which include the Doral Gateway Conceptual Master Plan/Pattern Book, as last modified on May 22, 2015, and the MDA (for the west neighborhood parcel only).

The original MDA approved the Doral Gateway Development with a maximum of 550 residential units, 150 hotel rooms, 47,900 square feet of retail use, and 340,634 square feet of office use. The MDA states that the actual combination of uses for the Project may vary from the development program described above, provided that the actual development program for Doral Gateway does not generate more than 1,063 gross pm peak hour trips (the "Trip Cap"). The private Agreement for the Allocation of Development Rights dated January 9, 2015, and recorded in Official Records Book 29461, Page 0805 of the Public Records of Miami-Dade County ("Allocation Agreement"), assigns development programs between the neighborhoods and, accordingly, the developers of each neighborhood, as follows:

Table III Original Approved MDA 2015 – East Neighborhood

Uses:	Hotel Use	Retail Use (SF)	Office Use (SF)
	150 rooms	37,900 sq. ft.	340,634 sq. ft.
Total:	150 rooms	37,900 sq. ft.	340,634 sq. ft.

Table IV Original Approved MDA – West Neighborhood

Uses:	Residential Use	Retail Use (SF)
	550 units	10,000 sq. ft.
Total:	550 units	10,000 sq. ft.

The West Neighborhood is almost entirely developed as of today, with 550 residential units and approximately 10,000 square feet of retail use. The East Neighborhood currently consists of a 16,252 square feet CVS pharmacy and 295,134 square feet of office buildings.

The Application proposes to amend the MDA for the Project to allow Centrum to develop the Centrum Property, which is located exclusively in the East Neighborhood. While the request differs from what is currently contemplated under the Conceptual Master Plan, it is consistent with the equivalent combination of uses, infrastructural impact and Trip Cap thresholds contemplated under the MDA. Specifically, Centrum seeks to amend the MDA, in pertinent part, as follows:

Table V Proposed East Neighborhood Modifications

Uses:	Hotel Use	Retail Use (SF)	Office Use (SF)	Residential Use
	0 rooms	30,452 sq. ft. (<i>net-17,448</i>)	346,000 sq. ft. (<i>net + 5,366</i>)	330 (<i>net + 330</i>)
Total:	0 rooms	30,452 sq. ft.	346,000 sq. ft.	330

Table VI Original Approved MDA 2015 for East Neighborhood

Uses:	Hotel Use	Retail Use (SF)	Office Use (SF)
	150 rooms	37,900 sq. ft.	340,634 sq. ft.
Total:	150 rooms	37,900 sq. ft.	340,634 sq. ft.

In summary, the Applicant seeks an amendment to the MDA to the east portion of the Project to allow 330 residential units (for a combined 880 units for both east and west neighborhoods), no hotel use, a reduction of 17,448 square feet from the approved 37,900 square feet to maintain 30,452 square feet of retail use, and an increase of 5,366 square feet from the approved 340,634 square feet to maintain 346,000 square feet of office use.

A zoning workshop has been associated with the Project during which the public was afforded an opportunity to examine the Project and provide feedback. The first zoning workshop was held on June 27, 2024, to introduce the Project to the public.

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Comprehensive Plan Consistency Review

The Property is designated “Downtown Mixed Use” (DMU) with an Urban Central Business District (UCBD) overlay pursuant to the City’s Comprehensive Plan. The DMU category allows for business/retail, office and residential uses. It is limited only to parcels 10 acres or greater in size and is designed to provide for the horizontal and vertical integration of a diversity of urban-oriented uses at the city center. The conceptual site design and community connectivity plans for DMU sites shall identify strategic locations where vertical mixed use shall occur to facilitate multimodal options. At these locations, retail/commercial service businesses are encouraged to be located on the ground floor with office/residential uses above.

The base density allowed in the DMU category is limited to no more than 25 dwelling units per gross acre and maximum building height is eight (8) stories. All DMU project land use applications shall be accompanied by a conceptual site design and community connectivity plan. Additional density up to 35 dwelling units per gross acre and height greater than eight (8) stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in Section 86-83 of the City’s Code. A workforce housing density bonus of up to 30% of total units may be granted by the City Council for the provision of at least two-thirds (2/3) of the approved bonus units as workforce housing in compliance with Miami-Dade County Code Chapter 17, Article IX, as amended, or applicable workforce housing regulations adopted by the City in the future. Landscaped open space in DMU must comprise a minimum of 10% of a project site. Floor area ratio (FAR) shall be limited to 0.5 for the first floor and 0.25 for each additional floor above, exclusive of structured parking.

Table VII DMU Regulations

Categories:	Downtown Mixed Use (DMU)
Uses allowed	Retail, service, office and residential
Base density	25 dwelling units per gross acre
Creative Excellence density bonus (may be granted by City Council)	35 dwelling units per gross acre
Workforce Housing Density Bonus	30% of total units
Maximum building height	8 stories
Creative excellence height bonus (may be granted by City Council)	Height greater than 8 stories
Landscape open space	10%

The height of the two (2) proposed buildings on the east parcel is eight (8) stories with 88'-6" (to top of parapet), the proposed building coverage is 31.68%, the proposed green open space area is 30.21%, whereas ten percent (10%) is required, and a FAR of 0.7 for the first floor and 0.15 from the second to eight floors is proposed. When applying the highest density permitted based on the Comprehensive Plan (35 dwelling units per gross acre) to the ±11 east acre parcel, a density of approximately 385 dwelling units may be constructed, whereas 330 are projected.

Green Element of the Comprehensive Plan

Green Policy 1.1.1: Continue to provide for, and promote, viable mixed use development opportunities in downtown Doral and outlying traditional neighborhood centers on the City's Future Land Use and Zoning Maps.

Green Policy 1.1.3: Where appropriate, place higher densities in close proximity to transit stops.

Future Land Use Element of the Comprehensive Plan

Land Use 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.

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

Land Use Policy 2.1.21: By 2017, prepare a Specific Land Use Plan for Doral Boulevard to put in place the appropriate land use controls to ensure this unique corridor will develop and redevelop in the future as our aesthetically pleasing and pedestrian-friendly destination Mainstreet.

Land Use 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.

The proposed amendment to this DMU project supports and helps to implement these specific policies as outlined below.

- Supports the Green Element by providing “viable mixed use development opportunities in downtown Doral” (Policy 1.1.1) and placing “higher densities in close proximity to transit stops” (Policy 1.1.3).
- Furthers Doral’s future development goal “to be a premier place to live, work and play” per Policy 2.2.1.
- It discourages urban sprawl by providing for more compact mixed-use development and efficient use of public facility capacity in support of Policy 2.1.13.

Based on the proposed east development information, the proposed Project is consistent with the City’s Comprehensive Plan regulations.

Land Development Code Consistency Review

Doral Gateway – East Neighborhood Plan consists of two main approvals: Pattern Book (PB) and Master Development Agreement (MDA).

The Pattern Book is a set of urban design guidelines, which gives the City Council and Planning and Zoning staff a visual and descriptive representation of the Project and provides the design standards for the development. The MDA is the text and legal document that ultimately governs the Property; in many ways it is similar to a covenant.

Under the DMU Ordinance governing this Project, the City Council shall reserve the right to make a final determination to approve and to modify the urban design guidelines, dimensional requirements, landscaping, landscape buffers, signage and any other site design feature applicable at the public hearing when the application is considered.

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Level of Services Evaluation

Public Facilities Levels-of Service (LOS)

Pursuant to Objective 10.4 of the City’s Comprehensive Plan, the City shall base decisions regarding the issuance of development orders or permits, on the availability of infrastructure facilities and essential services. Table VIII provides information on public facilities, LOS standards and applicable agency reviews.

Table VIII LOS Standards:

Public Facility	LOS Standard	Agency Review	Approval/Denied
Potable Water	126.82 gallons/capita/day	Miami-Dade Water and Sewer Department	WASD Memo (see Exhibit B)
Sanitary Sewer	100 gallons/capita/day	Miami-Dade Water and Sewer Department	WASD Memo (see Exhibit B)
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 approval (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	2.25 per 1,000 residents (Private Park)	City of Doral Planning and Zoning Department	Approved
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	Approved (Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade County Public Schools	Approved (see Exhibit F)

Sanitary Sewer, Solid Waste, Drainage and Potable Water

Miami-Dade County Water and Sewer Department is responsible for providing potable water and sanitary sewer facilities, and Miami-Dade County Solid Waste Management provides waste collection services needed to support the development at adopted (LOS). WASD and Solid Waste Management have reviewed the application and have no objections to the application. The Department of Solid Waste Management (DSWM) determines compliance with the County's adopted Level-Of-Service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System to accommodate projected waste flows for concurrency. A copy of WASD and Solid Waste Disposal Concurrency Determination memorandums are provided in "Exhibit B" and "Exhibit D," respectively.

Recreation and Open Space

The application is seeking an increase of 330 residential units and is required to provide 2.25 acres of private park land per 1,000 residents. At least 75 percent of the parks LOS impact of the Project must be met on-site as developed public or private parks, recreation, health and fitness areas above the minimum open space requirement. As part of this application, the developer is providing a fitness center, swimming pool, children's playground, and access to the canal's pedestrian path.

Transportation

Miami-Dade County Transportation and Public Works (DTPW), and the City of Doral Public Works Department has approved the application.

Public Schools

Miami Dade County Public Schools (MDCPS) has conducted a public school concurrency review for this application and has determined that it does meet all applicable (LOS) Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County. A copy of the Public-School Concurrency is provided in "Exhibit F."

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Staff Analysis

Through their application, the Applicant seeks an amendment to the Master Development Agreement and Pattern Book to the Doral Gateway East Neighborhood Project to allow 330 residential units, no hotel use, a reduction of 7,448 square feet of retail use, and an increase of 5,366 square feet of office use. The request is consistent with City Code Chapter 68, Article V, Division 3, *Downtown Mixed Use*.

As previously stated, Miami-Dade County Department of Environmental Resources Management (DERM) and Miami-Dade County Public Schools (MDCPS) did not object to the application. The Miami-Dade County Department of Transportation and Public Works (DTPW) has approved the application. The City's Public Works Department recommended approval.

The Doral Gateway East Neighborhood development provides less urban sprawl than traditional single family home neighborhoods through its compact design. This will allow for an efficient build-out of the Property, a more effective and appropriate use of land resources, and will serve to create enjoyable pedestrian experiences such as Dressel's Dairy Canal pedestrian pathway. Furthermore, the Project's location makes it easier for pedestrians to enjoy commercial activities in Doral Boulevard and get around the City without vehicle use. These practices help contain the area, thus is a good example of smart growth practices.

Fiscal Impact

The ordinance has no fiscal impact on city revenues or expenditures.

Strategic Plan Alignment

The proposed MDA and Pattern Book modifications will further the "Revenue Growth" strategic goal of the City of Doral Strategic Plan, 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).

Recommendation

Staff requests that the Mayor and City Councilmembers approve the proposed modification to the Doral Gateway Development – East Neighborhood Pattern Book, Master Development Agreement and Declaration of Restrictions.