



## **CITY OF DORAL**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, December 10, 2025 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. 25-**

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR PRIME SQUARE DORAL, FOR THE PROPERTY LOCATED AT THE SOUTH OF NW 74TH STREET AND WEST OF 102ND AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

**HEARING NO.:** 25-12-DOR-09

**APPLICANT:** Prime Square Doral Development LLC (the "Applicant")

**PROJECT NAME:** Prime Square Doral Site Plan

**PROPERTY OWNER:** Prime Square Doral Development LLC

**LOCATION:** Generally located west of NW 102nd Avenue and south of NW 74th Street

**FOLIO NUMBER:** 35-3017-001-0180 and 35-3017-001-0190

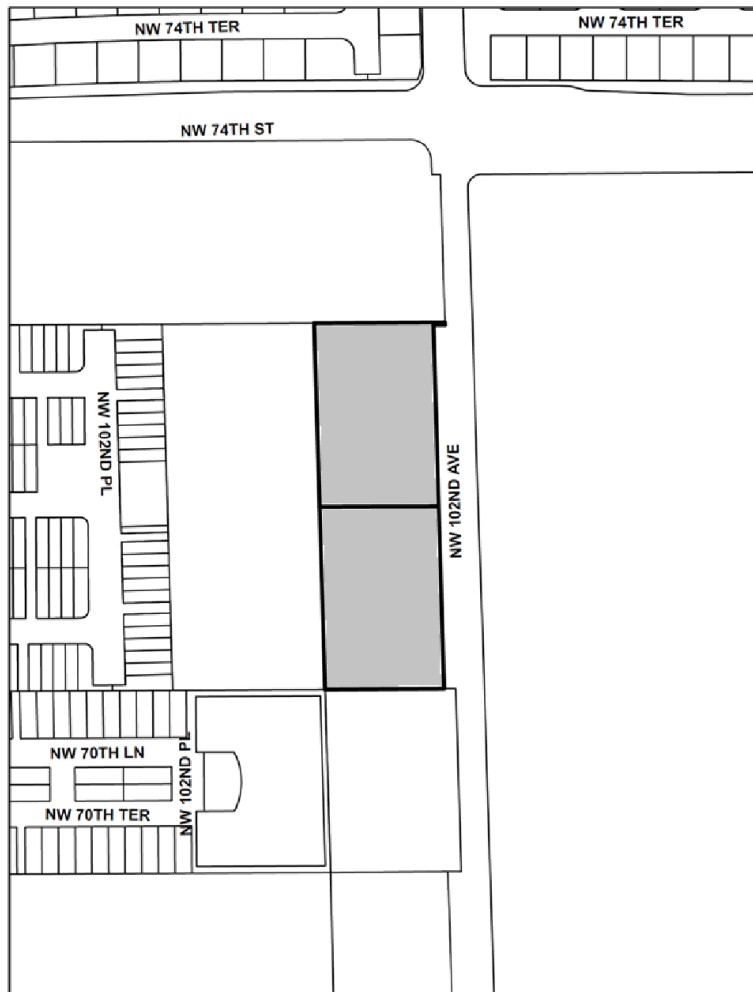
**SIZE OF PROPERTY:** ±3.25 acres

**FUTURE LAND USE MAP CATEGORY:** Business

**ZONING DISTRICT:** Current Zoning: Industrial Commercial (IC) and General Use (GU).  
*Property to be rezoned to Commercial Corridor (CC), pending final adoption of Ord. # 2025-39.*

**REQUEST:** The Applicant is requesting approval of a site plan for the development of the property identified by Miami-Dade County Property Appraiser by Folio No. 35-3017-001-0180 and 35-3017-001-0190.

### 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**