RECEIVED
By Stephanie Puglia at 11:38 am, Mar 19, 2024

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

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March 15, 2024

Julian H. Perez, AICP
Director, Community Development
and Planning & Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 3316

RE: MG3 Doral Office LLC / Letter of Intent to change the land use designation to *Doral Mixed-Use (DMU)* for the property located at 8400 NW 36th Street in the City of Doral / *Doral Concourse*

Dear Mr. Perez:

We represent MG3 Doral Office LLC, a Florida limited liability company (the "Applicant") and owner of +/- 5.05-acre parcel of land located in the City of Doral (the "City") at 8400 NW 36th Street, as further identified by folio number 35-3027-060-0010 (the "Property"). Please see Property Appraiser's records attached as Exhibit "A."

The Applicant is requesting an amendment to the Comprehensive Plan Future Land Use Map (FLUM) designation for the Property from *Office and Residential* and *Industrial* to *Downtown Mixed-Use (DMU)*.

The Property is currently designated *Office and Residential* and *Industrial* on the FLUM map and zoned *Industrial Commercial* on the City's Official Zoning Map. The Property is located in the heart of the City's Downtown on NW 36th Street, *Doral Boulevard*, immediately west and adjacent to *City Place Doral*. The Applicant is seeking to make the entire property *DMU*. The Applicant has filed a concurrent application to rezone the Property from *Industrial Commercial* to *DMU*.

The Property's current use and development predates the City's incorporation and most recent transformation into the vibrant community it is today, where a growing number of people are choosing to live, work and play. The proposed *DMU* category and zoning district are the highest and best use for the Property, allowing for a mix of uses that are more appropriate for the location of the Property, the surrounding uses and zoning trend in the area.

The proposed *DMU*, *Doral Concourse*, presents a unique opportunity to further revitalize and continue to activate the City's Downtown. It will further transform the character of the neighborhood on and surrounding *Doral Boulevard* and promote the City's goal for high-quality development in this vital area.

FLUM Amendment

The Applicant is filing an application to amend the FLUM designation for the Property from *Office and Residential* and *Industrial* to *DMU*. This land use category allows business/retail, office and residential uses. This Application is consistent with the criteria set forth in the City's Comprehensive Plan Land Use Element for the *DMU* category. While this request is limited only to parcels of 10 acres or greater in size,

the City Council may consider *DMU* applications less than 10 acres in size if the property is adjacent to an existing *DMU* parcel, and located south of NW 58th Street, east of NW 87th Avenue, north of NW 33rd Street and west of NW 79th Avenue. Although, the Property is under the 10-acre threshold, it is adjacent to an existing *DMU* to the east*, City Place Doral*; and located south of NW 58th Street (NW 36th Street*)* and west of NW 79th Avenue (84th Avenue). Therefore, this Application may be considered by the City Council.

The proposed land use amendment is consistent with the City's *DMU* regulations and compatible with the approved DMU development in the surrounding area. This request furthers the following Policies set forth in the City's Comprehensive Plan:

- **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.

- **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 2.1.13:** Avoid sprawl by dictating compact development, mixed use where appropriate, while protecting single family neighborhoods.

- **Policies 2.3.1** and **2.3.2**: maintain LOS throughout planning, design, and construction phases; only adopt new development orders consistent with LOS/concurrency management in CIP. Advance many of the GOP of Transportation Element; Housing Element

- **Policy 3.1.2:** Through the development review process, the City shall ensure provision of adequate, properly designed, and safe systems for vehicle access to roads, which at a minimum address:

  a) adequate storage and turning bays;

  b) spacing and design of median openings and curb cuts; and

  c) driveway access and spacing;

  d) right-of-way for necessary road and transit improvements;

  e) roadway operational needs; and

  t) street lighting.

- **Policy 3.1.3:** Through the development review process, ensure safe and convenient on- site traffic flow, which considers needed motorized and non-motorized vehicle parking.

- **Policy 3.1.8:** Provide parking strategies for development to implement the City's transportation goals and objectives including the following:

  a) Reduced parking requirements for shared parking agreements between mixed-use

developments or nearby comparable uses;
b) Preferential parking for carpooling and low-emission vehicles;
c) Customized parking ratio requirements to reflect local conditions; and
d) Initial site planning and continuing provision of adequate parking in commercial centers especially as center uses change through time.

- **Policy 3.4.8:** Prioritize streetscape design projects by the City and private development with a strong emphasis on adding large canopy trees along un-shaded walkways, shared- use paths and at bus stops.

- **Policy 3.4.10:** Enhance the pedestrian experience by providing amenities along walkways such as seating, shade, pocket parks, plazas and public art.

- **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.

- **Policy SA.2.1:** Coordinate future land use designations to ensure that sufficient water supply is available to serve existing and projected demand.

- **Policy SC.1.2:** All new development and redevelopment must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. Regardless of the area served, the stormwater treatment provided must provide a level of treatment that meets or exceeds the requirements of Chapter 40E-40, FAC, or Chapter 24 of the Code, whichever is more restrictive.

The Property is exceptionally suited for the proposed mix of uses and the flexibility of development that is afforded by the *DMU* land use category and zoning district. Approval of this Application will serve to enhance the City's principal transportation and commercial corridor, improve pedestrian connectivity, provide for a more varied downtown, and offer a standard of excellence that is incomparable to anything currently on the market for the City's residents. This will be a notable project that will further bring international recognition to the City as the premier and up-and-coming place in South Florida to live, work, and play.

The proposed development plan for Doral Concourse will be consistent with the City's regulations as well as the *DMU* land use category in the City's Comprehensive Development Plan. Furthermore, the proposed development will be compatible with the patterns of development in the surrounding area.

Based on the foregoing, we ask for your favorable consideration of this request. Should you have any questions, please do not hesitate to contact us. Thank you for your time.

Yours truly,

Elinette Ruiz-Diaz de la Portilla

cc: Miguel Diaz de la Portilla

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 02/09/2024

PROPERTY INFORMATION	
Folio	35-3027-060-0010
Property Address	8400 NW 36 ST DORAL, FL 33166-6676
Owner	MG3 DORAL OFFICE LLC
Mailing Address	2980 NE 207 ST STE 603 AVENTURA, FL 33180
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	6
Living Units	0
Actual Area	
Living Area	
Adjusted Area	538,739 Sq.Ft
Lot Size	220,005 Sq.Ft
Year Built	2000
Year Annexed	2004

ASSESSMENT INFORMATION			
Year	**2023**	**2022**	**2021**
Land Value	$11,000,250	$11,000,250	$7,700,175
Building Value	$67,399,750	$60,999,750	$39,899,825
Extra Feature Value	$0	$0	$0
Market Value	$78,400,000	$72,000,000	$47,600,000
Assessed Value	$78,400,000	$72,000,000	$47,600,000

BENEFITS INFORMATION				
Benefit	**Type**	**2023**	**2022**	**2021**

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

TAXABLE VALUE INFORMATION			
Year	**2023**	**2022**	**2021**
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$78,400,000	$72,000,000	$47,600,000
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$78,400,000	$72,000,000	$47,600,000
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$78,400,000	$72,000,000	$47,600,000
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$78,400,000	$72,000,000	$47,600,000

SHORT LEGAL DESCRIPTION
DORAL CONCOURSE
PB 156-27 T-20356
TRACT A
LOT SIZE 220005 SQ FT M/L
FAU 30-3027-001-0171

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**
07/29/2021	$96,000,000	32630-2186	Qual by exam of deed
07/07/2014	$131,700,000	29224-2038	Qual on DOS, multi-parcel sale
11/01/2007	$0	26069-4504	Sales which are disqualified as a result of examination of the deed
02/01/2005	$41,000,000	23067-0225	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION / Administrative Review Application

PLANNING AND ZONING DEPARTMENT

OFFICIAL USE ONLY
Application No.: LAND-2403-0014
Date Received: RECEIVED By Stephanie Puglia at 11:35 am, Mar 19, 2024

Please check one:
- ☒ CITY COUNCIL
- ☐ ADMINISTRATIVE REVIEW

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

☐	Change in Zoning District	☐	Plat
☐	Variance	☐	Entry Feature
☐	Appeal of Decision	☐	Site Plan
☐	Conditional Use	☒	Other Land Use Amendment

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
MG3 DORAL OFFICE LLC		
Mailing Address 2980 NE 207 ST STE 603 AVENTURA, FL 33180	City, State, Zip	Telephone Fax Email:
Name of Owner MG3 DORAL OFFICE LLC		
Mailing Address 2980 NE 207 ST STE 603 AVENTURA, FL 33180	City, State, Zip	Telephone Fax Email:

8401 NW 53RD TERRACE, SECOND FLOOR, DORAL, FLORIDA 33166 • (305) 59DORAL (593-6725) • FAX: (305) 593-6768• WEBSITE: cityofdoral.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3027-060-0010

Address 8400 NW 36 ST Doral FL

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): 6.2' FLOOD ZONE: X

B. ADDRESS (If number has been assigned) 8400 NW 36 ST Doral FL

C. SIZE OF PROPERTY 423' ft. (Width) X 554' ft. (Depth) = 245,643 sq. ft.; 5.64 acre(s)

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

Please see attached Exhibit "A."

E. DATE SUBJECT PROPERTY WAS ACQUIRED July 12, 2021

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

Please see enclosed Letter of Intent.

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Please see enclosed Letter of Intent.

Is this application the result of a Notice of Violation or deviation from approved plans? ☐ Yes ☒ No

Are there any existing structures on the property? ☒ Yes ☐ No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

A. ☐ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.

B. ☐ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.

C. ☐ LETTER OF INTENT: A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.

D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.

E. ☐ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.

F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 6 COPIES (AND A PDF) OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

☐ 35 MM Photo(s) (Mounted 8 ½ x 11) ☐ Other _____

☐ Letters from Area Residents

Please check only one of the following options:

☐ FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

03/12/2024	/	/ Marcelo Saigh
Date	Applicant's Signature	Print Name MG3 Doral Office, LLC
	/	
Date	Applicant's Signature (if more than one)	Print Name

PUBLIC HEARING APPLICATION OWNER AFFIDAVIT

I/We MG3 Doral Office, LLC as Owner (s) of Lot (s) _____

Block_____ Section _____ PB/PG _____

of property which is located at 8400 NW 36th Street, Doral, FL 33166
desire to file an application for a public hearing before the ☒ City Council ☐ Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section ___.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

☐ do hereby authorize _____ to act on my/our behalf as the applicant.
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☐ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name MG3 Doral Office, LLC Signature _____ Date 03/12/2024

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

LOURDES CHANG
Notary Public - State of Florida
Commission # HH 276428
My Comm. Expires Jun 14, 2026
Bonded through National Notary Assn.

Applicant's Name MG3 Doral Office, LLC Signature _____ Date 03/12/2024

Notary to Applicant:

LOURDES CHANG
Notary Public - State of Florida
Commission # HH 276428
My Comm. Expires Jun 14, 2026
Bonded through National Notary Assn.

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DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: MG3 Doral Office, LLC Marcelo Saigh

NAME AND ADDRESS	Percentage of Stock
MG3 Fund GP, LLC	100%
(MG3 Fund GP, LLC breakdown below)	
Marcelo Saeigh	3333.333%
Gustavo Bogomolni	3333.333%
Hernan Leonoff	3333.333%
2980 NE 207th St., Suite 603,Aventura, FL 33180	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER:_____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract:_____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ MG3 Doral Office, LLC

(Applicant)

Sworn to and subscribed before me this 12 day of March, 2024. Affiant is personally known to me or has produced _____ as identification.

_____

(Notary Public)

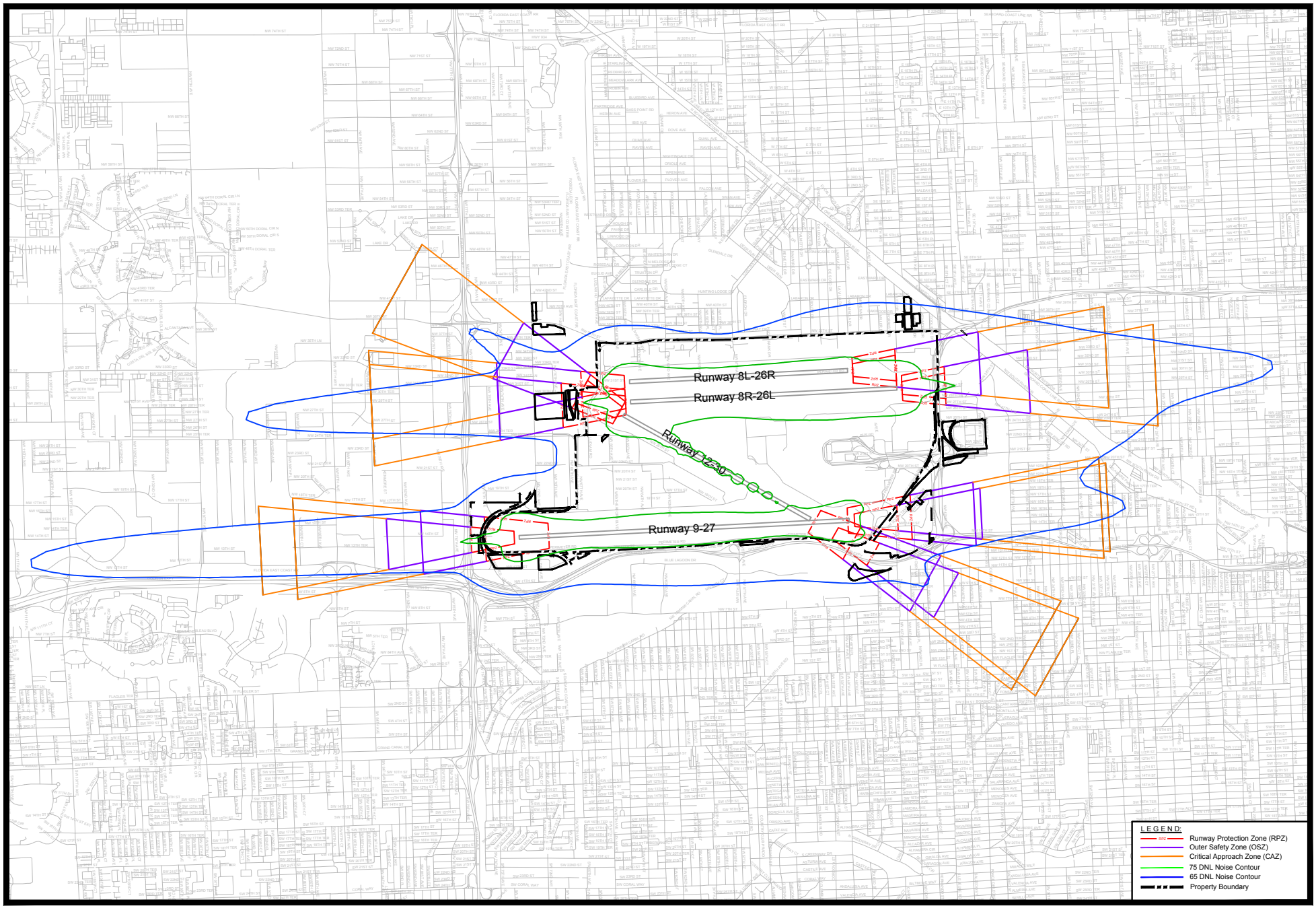
My commission expires 06/14/2026

LOURDES CHANG
Notary Public - State of Florida
Commission # HH 276428
My Comm. Expires Jun 14, 2026
Bonded through National Notary Assn.

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Miami-Dade Aviation Department

If the project is located within the Runway Protection Zone (RPZ), Outer Safety Zone (OSZ) OR Critical Approach Zone (CAZ) the applicant is required to obtain an approval letter from Miami-Dade County Aviation Department (MDAD). Please see below the *Miami International Airport Land Use and Noise Compatibility Restriction Zones Map.*



MIAMI-DADE COUNTY
Aviation Planning Division

Miami International Airport
Land Use and Noise Compatibility Restriction Zones Map

Miami International Airport

Scale: NTS

November 19, 2019

Drawing: P:\Planning Division Files\Zoning Ordinances & Maps\Airport Zoning Land Use and Govt Prop Maps\Land Use Map 2017\Land Use Map 19NOV2019.dwg_Layout: MIA_Dec 17, 2019, 2:21pm

DORAL CONCOURSE:

PARCEL 1:

TRACT A, DORAL CONCOURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THOSE CERTAIN EASEMENTS FOR ACCESS AND UTILITIES CREATED IN THAT CERTAIN DECLARATION OF EASEMENTS MADE BY PAN AMERICAN-CARDEL GROUP, L.C., RECORDED IN OFFICIAL RECORD BOOK 18915, PAGE 1524, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 20739, PAGE 3264, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.