



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR 8300 INVEST LLC, FOR THE PROPERTY LOCATED AT 8335 NW 56TH STREET 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

### DEPARTMENT RECOMMENDATION:

Approval

### BRIEF HISTORY:

8300 Invest LLC (the "Applicant"), is requesting site plan approval for the development of a vacant lot located at 8335 NW 56<sup>th</sup> Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-000-0490 (the "Property") in the City of Doral (the "City"). The proposed project consists of a 17,368 square foot, multi-bay, single-story warehouse building, including 15,230 square feet of warehouse space and 2,068 square feet of office area.

### LEGISLATIVE ACTION: (IF APPLICABLE)

| Date:     | Resolution/Ordinance No. | Comments |
|-----------|--------------------------|----------|
| 8/12/2026 | Res. No. 26-__           |          |
|           |                          |          |
|           |                          |          |

### FINANCIAL INFORMATION: (IF APPLICABLE)

| No.                                                                                                            | Amount | Account No. | Source of Funds |
|----------------------------------------------------------------------------------------------------------------|--------|-------------|-----------------|
| 1.                                                                                                             |        |             |                 |
| 2.                                                                                                             |        |             |                 |
| Total:                                                                                                         |        |             |                 |
| <b>Fiscal Impact Statement:</b> The proposed item has a fiscal impact on revenues and/or expenditures of \$_0_ |        |             |                 |

**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

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|             |                                                           |
|-------------|-----------------------------------------------------------|
| Date:       | August 12, 2026                                           |
| To:         | Honorable Mayor and Councilmembers                        |
| From:       | Zeida Sardinas<br>City Manager                            |
| Department: | Alexander J. Magrisso, Esq.<br>Planning & Zoning Director |
| Subject:    | <b>Mediterranea Centre II – Site Plan</b>                 |

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## **Introduction**

8300 Invest LLC (the “Applicant”), is requesting site plan approval for the development of a vacant lot located at 8335 NW 56<sup>th</sup> Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-000-0490 (the “Property”) in the City of Doral (the “City”). The proposed project consists of a 17,368 square foot, multi-bay, single-story warehouse building, including 15,230 square feet of warehouse space and 2,068 square feet of office area. 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.

| <b>Table I</b>                            |                                       |                                                                |
|-------------------------------------------|---------------------------------------|----------------------------------------------------------------|
| <b>Mediterranea Centre II – Site Plan</b> |                                       |                                                                |
| <b>Property Information</b>               |                                       |                                                                |
|                                           | General Information                   | Responses                                                      |
| 1                                         | Project Name                          | Mediterranea Centre II – Site Plan                             |
| 2                                         | Applicant                             | 8300 Invest LLC                                                |
| 3                                         | Acres                                 | ±0.926 acres                                                   |
| 4                                         | Location                              | 8335 NW 56 <sup>th</sup> Street, Doral FL                      |
| 5                                         | Folio Numbers Associated with Project | 35-3022-000-0490                                               |
| 6                                         | Existing Future Land Use Category     | Industrial (I)                                                 |
| 7                                         | Existing Zoning District              | Industrial (I) with Downtown Doral Art District (DDAD) Overlay |
| 8                                         | Code Compliance Violation             | N/A                                                            |

Source: City of Doral, Planning and Zoning Department (2026).

## **Zoning/Land Use/Neighborhood Analysis**

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

| <b>Table II</b>                                                   |               |                            |                  |                                            |
|-------------------------------------------------------------------|---------------|----------------------------|------------------|--------------------------------------------|
| <b>Mediterranea Centre II – Site Plan – Neighborhood Analysis</b> |               |                            |                  |                                            |
| <b>Adjacent Land Uses and Zoning Districts Matrix</b>             |               |                            |                  |                                            |
| Area                                                              | Adjacent Uses | Future Land Use Categories | Zoning Districts | Overlay                                    |
|                                                                   |               |                            |                  |                                            |
| North                                                             | Warehouses    | Industrial (I)             | Industrial (I)   | Downtown Doral Art District (DDAD) Overlay |
| South                                                             | Warehouses    | Industrial (I)             | Industrial (I)   | Downtown Doral Art District (DDAD) Overlay |
| East                                                              | Warehouses    | Industrial (I)             | Industrial (I)   | Downtown Doral Art District (DDAD) Overlay |
| West                                                              | Warehouses    | Industrial (I)             | Industrial (I)   | Downtown Doral Art District (DDAD) Overlay |

Source: City of Doral, Planning and Zoning Department (2026).

**Existing conditions:**



Image 1. Entrance to property along NW 56<sup>th</sup> Street

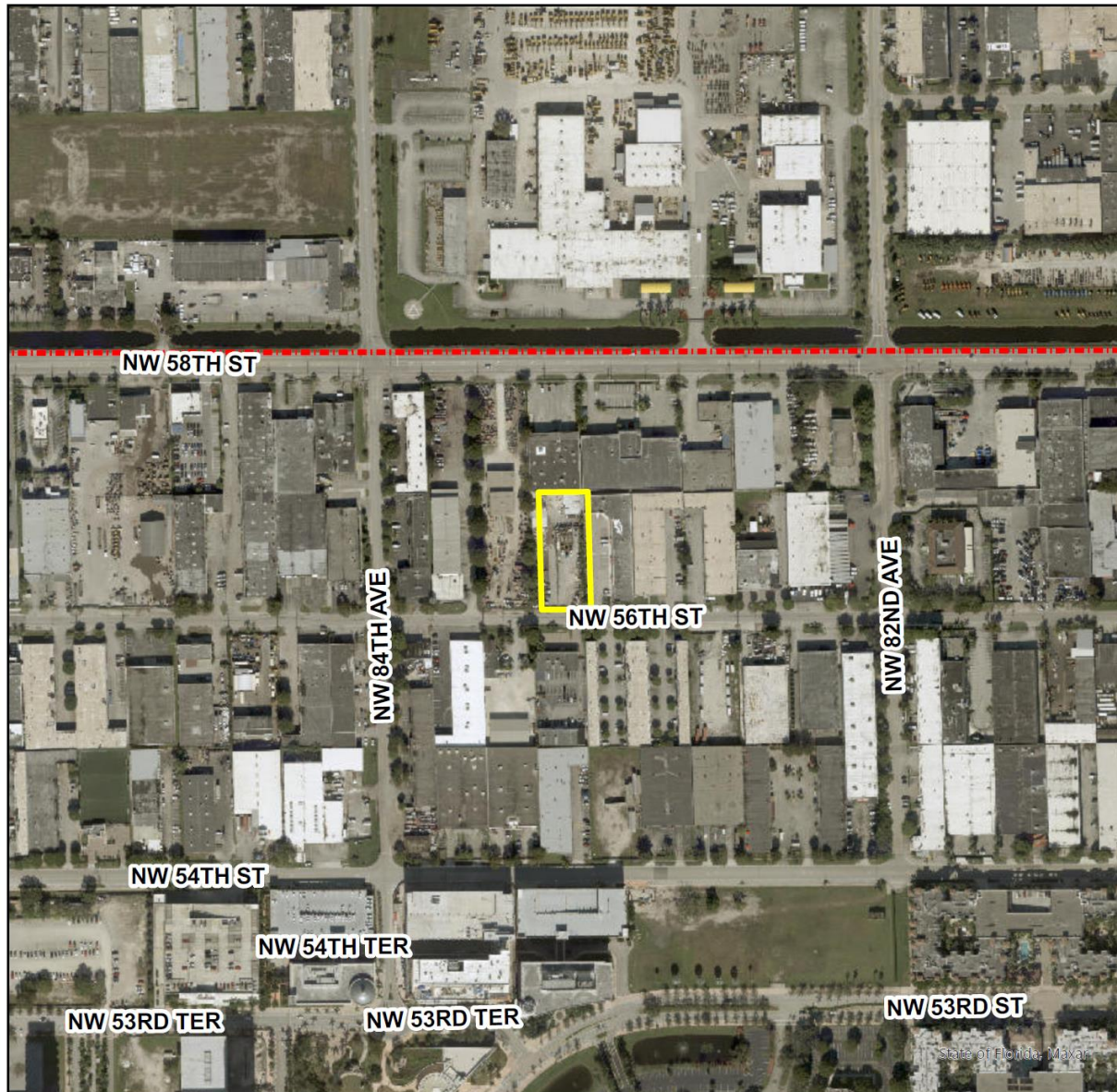


Image 2. Southwest corner of the property



Image 3. Southeast corner of the property

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



**City of Doral**



**Legend**

 Subject Property



**Planning & Zoning Department**

**Mediterranea Centre II Aerial Map**

February 04, 2025

## **Background**

The Property, located at 8335 NW 56<sup>th</sup> Street, Doral, FL, is identified by the Miami-Dade County Property Appraiser as Folio No. 35-3022-000-0490 (the "Property"). The property site encompasses approximately 40,341 square feet and is currently a vacant lot. Recent aerial imagery indicates that the premises has been used for truck parking. The Applicant intends to develop the Property with a 17,368 square foot warehouse building. A copy of the site plan is provided in "Exhibit B."

The Applicant presented the site plan application at a properly noticed zoning workshop held on February 24, 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.

## **Staff Analysis:**

### **Comprehensive Plan Consistency Review**

The Property is designated Industrial (I) by the City's Comprehensive Plan Future Land Use Map (FLUM). The Industrial (I) category 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. 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. The 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 Applicant is proposing a single-story, multi-bay warehouse totaling 17,368 square feet, including 15,230 square feet of warehouse space and 2,068 square feet of office area. The development reflects a Floor Area Ratio (FAR) of 43.05%, which is below the 50% maximum coverage allowed under the Industrial (I) zoning classification. Additionally, the project includes approximately 15.9% square feet of landscaped open space, meeting the required minimum of 15%. Overall, the proposal is consistent with the objectives and regulations outlined in the City's Comprehensive Plan.

### **Land Development Regulations Consistency Review**

The Property is zoned Industrial (I) with Downtown Doral Art District (DDAD) Overlay by the City's Official Zoning Map. The Industrial (I) zoning designation is intended to support and encourage industrial development that contributes to economic growth, particularly due to its advantageous location near Miami International Airport (MIA). It also aims to preserve and promote the continued operation of industrial uses within the city. Additionally, the intent and purpose of the Downtown Doral Art District (DDAD) is to facilitate the adaptive reuse of buildings in this district from a heavy commercial/industrial district to a more vibrant mix of light industrial and commercial uses that promote the city's arts, culture and wellness capitalizing on its proximity to the Downtown Urban Central Business District. The proposed site plan is

consistent with Chapter 68, Article VI Industrial Districts, Division 3 Industrial District (I), Sec. 68-820 Permitted Uses-Generally, of the City's Code which allows for warehouses and office uses. Furthermore, Sec. 53-128. - Use compatibility table, permits warehouse and office uses in Industrial (I) districts.

The Land Development Code setbacks for the Industrial District (I) include: a twenty (20) feet setback for the front, fifteen (15) feet setback for the side street, and a five to fifteen (5 -15) setback for the side interior and rear (\*5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district for the interior side & rear setback). The proposed front setback is twenty (20) feet from the proposed building to the front property line on NW 56<sup>th</sup> Street – complying with the minimum 20 feet front setback requirement, the proposed interior side setback is five feet (five feet is the required), and the proposed rear setback is also five feet (five feet is the required).

The site encompasses approximately 40,341 square feet. Per code, the maximum allowable building coverage is 50%. The proposed development covers roughly 43% of the site, equating to ±17,368 square feet, and remains well within the permitted limit.

In terms of open space, the code requires a minimum of 15%. The proposed design meets this requirement, offering approximately 15.90% open space, or ±6,403 square feet.

The maximum permitted building height within the Industrial (I) District is determined by the width of the adjacent right-of-way (ROW). The proposed building height of 24' feet complies with this regulation, as NW 56<sup>th</sup> Street—serving as the ROW—has an approximate width of 60' feet. The project also adheres to applicable Floor Area Ratio (FAR) requirements. While the code stipulates FAR thresholds of 0.5 for the first floor and 0.25 for the subsequent upper floors, the proposed FAR of 0.43 for the proposed single-story warehouse building falls within the allowable range. Zoning classifications surrounding the property include Industrial (I) to the north, south, east and west. The surrounding area is predominantly composed of professional industrial offices and warehouse facilities, consistent with the district's established character.

Based on the proposed office and warehouse square footage, the project requires a total of 20 regular parking spaces in accordance with Land Development Code Section 77-139. The site plan includes 24 regular parking spaces and one (1) accessible parking space, exceeding the minimum requirement and ensuring compliance. Each parking space meets the dimensional standards of 9' feet in width by 17' feet in length. As permitted under Section 77-186(c), the design incorporates a 2-foot grassed overhang, allowing for a reduction in paved length to 17' feet from 19' feet while maintaining functionality and code compliance, with the exception of the six (6) parking spaces adjacent to the building, which include a 2' foot pavement overhang.

Sec. 77-139. - Required off-street parking spaces:

*Office: one space per 300 square feet of gross floor area or fraction thereof.*

*Warehouses: one space per 1,000 square feet of gross warehouse floor area up to 10,000 square feet; one space per 2,000 square feet of gross warehouse floor area thereafter.*

**Table III. Warehouse Development Parking:**

| Uses         | Uses square feet       | Required spaces | Provided spaces |
|--------------|------------------------|-----------------|-----------------|
| Office       | 2,068 sq. ft.          | 7               |                 |
| Warehouse    | 15,230 sq. ft.         | 13              |                 |
| <b>Total</b> | <b>284,713 sq. ft.</b> | <b>20</b>       | <b>25</b>       |

The required/proposed development standards are listed in the following Table IV:

| Development Standards for the Industrial District |                          | Provided                      |
|---------------------------------------------------|--------------------------|-------------------------------|
| Maximum Floor area ratio (FAR)                    | 0.5 – 0.25               | ±0.43                         |
| Maximum height                                    | Right of way (ROW) width | ±24'-0"                       |
| Minimum lot area                                  | 7,500 sq. ft.            | ±40,341 sq. ft. (0.926 acres) |
| Minimum lot width (ft.)                           | 75' ft.                  | ±132.24 ft.                   |
| Maximum building coverage (pct.)                  | 50%                      | ±43.05%                       |
| Minimum open space (pct.)                         | 15%                      | ±15.9%                        |
| Minimum building setback (ft.)                    | Front                    | 20' ft.                       |
|                                                   | Side street              | 15' ft.                       |
|                                                   | Side interior            | 5' to 15' ft.                 |
|                                                   | Rear                     | 5' to 15' ft.                 |

\*5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district – side interior & rear.

Source: City of Doral. Planning and Zoning Department. (2026).

The following is an evaluation of the site plan review standards:

**a. Consistency with Comprehensive Plan:**

The Industrial (I) future land use category 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 and college facilities and hotels.

**b. Promote better site design:**

The Project's design incorporates landscaped areas, bicycle racks, and surface parking with 20% of the parking spaces using heat-reflective material with a solar reflective index (SRI) of 28 or greater. Additionally, the proposed building coverage is below the maximum

coverage permitted by the Code. These design considerations are crucial to manage stormwater run-off, provide lush landscaping, and contribute to the City's beautification.

**c. Integration of project more effectively into their surrounding environment:**

The area is characterized by industrial offices and warehouses uses. Thus, a project such as Mediterranea Centre II, which offers office and warehouse uses, will integrate seamlessly with the surrounding environment, create attractive urban spaces, and bring further economic opportunities to the City. The development enhances the visual and functional appeal of the industrial zone, promoting a more organized and accessible environment, strengthening the operational efficiency of the surrounding industrial zone.

**d. Enhance property value:**

The project's architectural and urban design will serve as a catalyst for other similar developments in the district and enhance the property value of the surrounding warehouse properties.

**e. Ensure harmonious relationship among buildings, uses and visitors:**

The project's design and landscape design will foster a sense of harmony among the surrounding buildings. The proposed design may also inspire nearby warehouse owners, particularly those with outdated warehouse building structures, to invest in modern upgrades, sparking a wave of revitalization throughout the area.

**f. Protect health, safety and welfare of our residents and visitors:**

The project will feature a lush landscape design which will contribute to stormwater control and safety.

**g. Address traffic concerns:**

Miami Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and has no objections. The City of Doral Public Works Department recommends approval.

**h. Consistent with the Standards and/or regulations of approved Master Development Agreements, Pattern Books and Conceptual Site Plan associated with CMU, DMU, TND and PUD projects:**

The project is not part of an approved Master Development Agreement, or a site plan associated with CMU, DMU, TND or PUD Developments.

## **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 V provides information on public facilities and applicable agency reviews.

Table V LOS Standards

| <b>Public Facility</b>          | <b>LOS Standard</b>                                                                                                                                                                                                                 | <b>Agency Review</b>                                                                                   | <b>Response</b>                                            |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 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 (2026).

### 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. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

### Recreation and Open Space

The proposed project will not incorporate residential uses. Therefore, 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. A copy of the City's Public Works memorandum is provided in "Exhibit E".

### Public Schools

The proposed project does not incorporate residential uses. Therefore, the public schools LOS standard does not apply.

### **Recommendation**

Staff respectfully request that the Mayor and City Councilmembers APPROVE the proposed site plan for Mediterranea Centre II located at 8335 NW 56<sup>th</sup> Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-000-0490 (the "Property") in the City of Doral (the "City").