



Memorandum

Date: September 11, 2024

To: Honorable Mayor and Councilmembers

From: Rey Valdes
City Manager

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

Subject: **Doral Ocean Bank– Site Plan Approval**

Application Request

Toothaker.org (“Applicant”) represents 8800 DORAL LLC (“Owner”), is requesting site plan approval for the property located at 8800 NW 36 Street, Doral, Florida (the “Property”) further identified by Miami-Dade County Property Appraiser by Folio No. 35-3028-026-0010). The Applicant seeks to develop a bank with drive-thru facilities (“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 the Miami Herald, on August 28, 2024, at least 14 calendar days prior to the proceeding (Council Meeting). Additionally, city staff posted the public notice on the property. A copy of the legal advertisement is provided in “Attachment A.”

Property Information

Table I provides a brief overview of the subject project.

Table I		
Property Information		
	General Information	Responses
1	Project Name	Ocean Bank Site Plan
2	Applicant	8800 Doral LLC
3	Acres	0.4
4	Location	Northeast Corner of 8800 NW 36 Street, Doral, FL
5	Folio Numbers	35-3028-026-0010
6	Existing Future Land Use Category	Downtown Mixed Use (DMU)
7	Existing Zoning District	Downtown Mixed Use (DMU)

Zoning/Land Use/Neighborhood Analysis

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

Table II				
Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Hotel / Golf Course	Community Mixed Use	Industrial Commercial District (IC)	None
South	Office	Downtown Mixed-Use	Downtown Mixed-Use	None
East	Office	Downtown Mixed-Use	Downtown Mixed-Use	None
West	Multifamily	Downtown Mixed-Use	Downtown Mixed-Use	None

Existing Conditions

The Property is undeveloped. Existing conditions are depicted on the following images:



Image I. Looking South from Doral Boulevard



Image I. Looking East from NW 88th Avenue



Image IV. Isometric view of the Property

Property Location

The Property's location is depicted on the following aerial map:



 Subject Property



**Section 8 Residential Lands
Planning & Zoning Department**



Background:

The Property, located at 8800 NW 36 Street, abuts Dressel's Dairy Canal to the west and NW 36 Street ("Doral Boulevard") to the north. The property is zoned Downtown Mixed-Use ("DMU") District and has a Downtown Mixed-Use land use designation with an Urban Central Business District ("UCBD") overlay. The Applicant is seeking to develop a bank with drive-thru facilities.

The Property is an out parcel located on the northeast corner of the previously approved Doral Gateway Master Plan, and consists of 17,567 square feet (0.4 acres) of vacant land. The proposed Project is a one-story, 1,956 square foot bank with drive-thru facilities, six (6) standard parking spaces, one (1) ADA parking space, and on-site dumpster enclosure. The drive-thru is canopied and includes two (2) lanes, where the inner lane is for drive-up bank teller service and the outer lane is for self-serve ATM service.

The Project features a paved 6-foot sidewalk abutting the building with ADA features and direct access to the public sidewalk located beside Doral Boulevard. All existing sidewalks are respected and maintained, along with the existing bicycle lane that abuts the Project to the east. The parking area and driveway are two-way and allow for full vehicular ingress and egress. The drive-thru facilities are one-way to prevent congestion with ingress to the south and egress to the north.

A zoning workshop was held on June 27, 2024, in which the project was presented to members of the Public and elected officials; during which the public was afforded an opportunity to examine the Project and provide feedback.

Comprehensive Plan Consistency Review

The Property is designated Downtown Mixed-Use (DMU) by the City's Comprehensive Plan Future Land Use Map (FLUM). This land use category allows business/retail, office, and residential uses and is designed to provide for the horizontal and vertical integration of a diversity of urban-oriented uses at the city center. A mix of uses is permitted and required for every DMU site. Hotel and related hospitality uses are allowed as part of the commercial mix, which said mix shall include a combination of at least two (2) of the following uses: (i) business/retail; (ii) office use; and (iii) residential use. 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. This shall not preclude horizontal mixed-use development where the conceptual site design and community connectivity plans demonstrate that the functional arrangement of such uses achieves the purpose of the DMU category. The base density allowed in the DMU category is limited to 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. Landscaped open space in DMU must be 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.

The Applicant proposes a one-story 1,956 square foot bank with drive-thru facilities with an approximate FAR of 0.11, a proposed maximum building height of eleven (11) feet, and a landscaped open space comprising of 20% of the total lot area. The Planning and Zoning Department deems the proposed development consistent with the City's Comprehensive Plan.

Land Development Regulations Consistency Review

The Property is zoned Downtown Mixed Use (DMU) by the City's Official Zoning Map. The proposed site plan is consistent with Chapter 68, Article V, Division 3, Sec. 68-555 Permitted Uses, of the City's Code which allows business, retail and office uses.

The DMU District intends to provide horizontal and vertical integration for urban-oriented urban uses in the city center. Furthermore, the purpose of the DMU district is to promote the planned development of large mixed-use projects in Downtown Doral, by allowing greater freedom of design, improving the opportunity for flexibility, creativity and innovation in land development, limiting the expenditure of public funds, and achieving the intent of land use regulations, in exchange for the provision by the developer of substantial community benefits beyond increased tax base and employment.

The Land Development Code setbacks for the DMU district include: a twenty (20) foot setback for the front, twenty-five (25) feet setback for the side street, and rear, a ten (10) foot setback for the side interior. It is important to note that the property is located within the "Urban Character District" of the Doral Boulevard Master Plan ("DBMP") which requires properties fronting Doral Boulevard to maintain a twenty-five (25) foot front setback. However, the Project is adhering to the twenty (20) foot setback approved in the "Doral Gateway West Neighborhood" site plan ("Pattern Book") by the City of Doral Planning and Zoning on November 19th, 2014. As a part of the approved site plan, the off-site improvements were approved and constructed along Doral Boulevard utilizing 6' sidewalks with landscaping buffers. By implementing the Doral Boulevard Master Plan setback, the sidewalk section will not match the MDC approval or the AMLI residential building's sidewalk section located along the same property frontage.

The Planning and Zoning Department deems the proposed development of Doral Ocean Bank to be consistent with the DMU zoning district and urban context and compatible with adjacent uses and zoning districts. The proposed bank facility will enhance and complement the different uses in the neighborhood. A copy of the site plan is provided in "Exhibit B."

Staff Analysis

The proposed site plan comprises a 1,956 square foot bank with drive-thru facilities, single-story bank/office building. The proposed site plan adheres to the required setbacks, open space, and overall building standards required by the City's Land Development Code.

Additionally, the project is consistent with the City's Comprehensive Plan. A copy of the site plan is provided in "Exhibit B."

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

Development Standards for the DMU District		Provided
Maximum Floor area ratio (FAR)	0.5	0.11
Maximum height	8 stories	1 story
Minimum lot area	N/A	17,567 SF (0.403 AC)
Minimum lot width (ft.)	N/A	N/A
Maximum building coverage (pct.)	N/A	1,956 SF
Minimum open space (pct.)	1756 SF	6626 SF
Minimum building setback (ft.)	Front (N)	25'
	Rear (S)	25'
	Side (E)	25'
	Side (W)	25'
		25' – 9"
		863'
		43' – 8"
		720'

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

a. Consistency with Comprehensive Plan:

The Property is designated DMU on the City’s Future Land Use Map. The project is consistent with the uses, open space minimum, building height and floor area ratio established by this land use category.

b. Promote better site design:

The site plan provides 6,626 square feet (0.15 acres) of open space with landscaping. The Project incorporates the required sidewalk treatment consistent with the Doral Boulevard Master Plan, including landscaping and seating areas fronting the street to enhance the pedestrian experience.

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

The area is characterized by various commercial uses, offices, restaurants, and hotels. Doral Boulevard is envisioned as an actively programmed corridor providing a mix of uses and opportunities for multi-modality. The surrounding area is also characterized by multiple residential projects that benefit from the mixture of uses and proximity of services. The project also incorporates wide pedestrian sidewalks with street furniture that will promote walkability on Doral Boulevard.

d. Enhance property value:

The project’s environmental sustainability initiatives, as well as the promotion of walkability, social interactions, and connectivity, further enhance the environmental and economic value of the Doral Boulevard corridor and surrounding areas.

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

The proposed project's landscaping and design will ensure a harmonious relationship between the freestanding bank facility and the Doral Gateway West Neighborhood.

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

The site improvements will enhance the quality of life for residents, visitors, and property owners. The landscaping and sidewalk enhancements on Doral Boulevard create a more dynamic interaction between the buildings and the street and encourage walkability. The project's environmental sustainability initiatives, as well as the promotion of walkability and social interactions, are some of the factors that contribute to the creation of healthy corridors that have the potential to improve to the overall health of surrounding communities. Furthermore, the heightened corporate security, line-of-sight, and Crime Prevention Through Environmental Design ("CPTED") standards are being incorporated in the design.

g. Address traffic concerns:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the following condition:

- I. As part of the forthcoming Doral Gateway Traffic Study, which includes the residential development on the east portion of the project, an intersection capacity analysis is required for the signalized intersection at NW 41st Street/36th Street and NW 8800 Block, as well as the unsignalized intersection at NW 87th Avenue and the Project Driveway.

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 proposed site plan is consistent with the approved Pattern Book, Conceptual Site Plan and Master Development Agreement approved for this site.

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	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)

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 site plan approval. 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, as such, 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. Advisory comments below are necessary during site plan review process and implementation of the project:

- I. Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department. A copy of the Traffic Impact Analysis is provided in “Exhibit E.”

Public Schools

The proposed project will not incorporate residential uses. Public school LOS standard does not apply.

Fiscal Impact

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

Strategic Plan Alignment

The proposed project will further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023) by increasing 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 site plan for the Doral Ocean Bank, located at 8800 NW 36 Street, Doral, Florida.