



## **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 BP DORAL 826 FL, LLC, FOR THE PROPERTY LOCATED AT 7775-7785 NW 48 STREET AND 7705 NW 48 STREET 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

### **DEPARTMENT RECOMMENDATION:**

Approval

### **BRIEF HISTORY:**

BP Doral 826 FL, LLC (the "Applicant"), is requesting site plan approval for the Property located at 7705-7775-7785 NW 48<sup>th</sup> Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-020-0010 & 35-3022-008-0010 (the "Property") in the City of Doral (the "City"). The Applicant presented the site plan application at a properly noticed zoning workshop held on January 22, 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.

### **LEGISLATIVE ACTION: (IF APPLICABLE)**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

### **FINANCIAL INFORMATION: (IF APPLICABLE)**

<b>No.</b>	<b>Amount</b>	<b>Account No.</b>	<b>Source of Funds</b>
1.			
2.			
Total:			

**Fiscal Impact Statement:** 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: September 10, 2025

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas  
City Manager

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

Subject: **BP Doral 826 FL, LLC – Site Plan**

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### **Introduction**

BP Doral 826 FL, LLC (the “Applicant”), is requesting site plan approval for a property redevelopment consisting of two Class A warehouse buildings located at 7705-7775-7785 NW 48<sup>th</sup> Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-020-0010 & 35-3022-008-0010 (the “Property”) in the City of Doral (the “City”). This site plan request is being filed concurrently with a rezoning application for the Property from Industrial Commercial (IC) to Industrial (I) (2<sup>nd</sup> rezoning reading September 10, 2025). 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>BP Doral 826 FL, LLC – Site Plan</b>		
<b>Property Information</b>		
	General Information	Responses
1	Project Name	BP Doral 826 FL, LLC – Site Plan
2	Applicant	BP Doral 826 FL, LLC
3	Acres	± 15.7 acres (for both parcels)
4	Location	7705-7775-7785 NW 48 <sup>th</sup> Street, Doral FL
5	Folio Numbers Associated with Project	35-3022-020-0010 & 35-3022-008-0010
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial Commercial (IC); rezoning to Industrial (I) - 2 <sup>nd</sup> rezoning reading September 10, 2025
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2025).

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

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

<b>Table II</b>				
<b>BP Doral 826 FL, LLC - Rezoning – Neighborhood Analysis</b>				
<b>Adjacent Land Uses and Zoning Districts Matrix</b>				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses, offices, and retail	Industrial (I)	Industrial (I) & Industrial Commercial (IC)	None
South	Warehouses and offices	Industrial (I)	Industrial (I)	None
East	Palmetto Office Park (part of the larger development site)	N/A (Palmetto Expressway beyond property- not part of Doral)	N/A (Palmetto Expressway beyond property-not part of Doral)	None
West	Retail and residential	Industrial (I) & High Density Residential (HDR)	Industrial Commercial (IC) & Multi Family Residential 4 (MF-4)	None

Source: City of Doral, Planning and Zoning Department (2025).

Figure I. Existing conditions of the subject site (35-3022-020-0010 parcel):

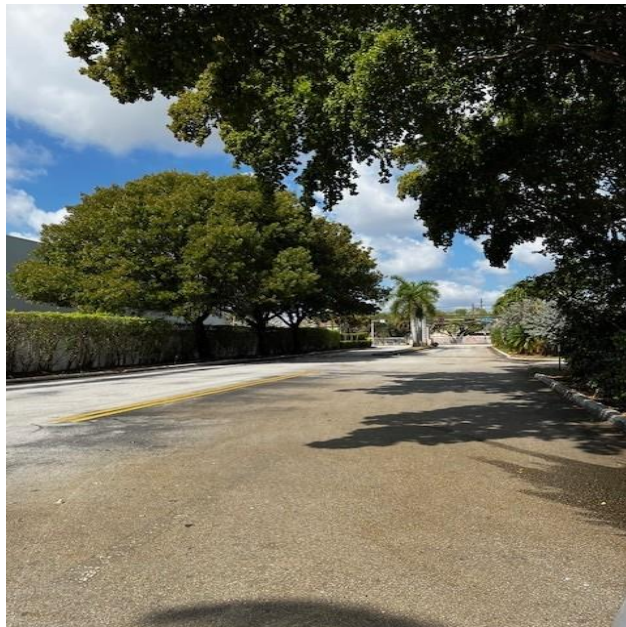


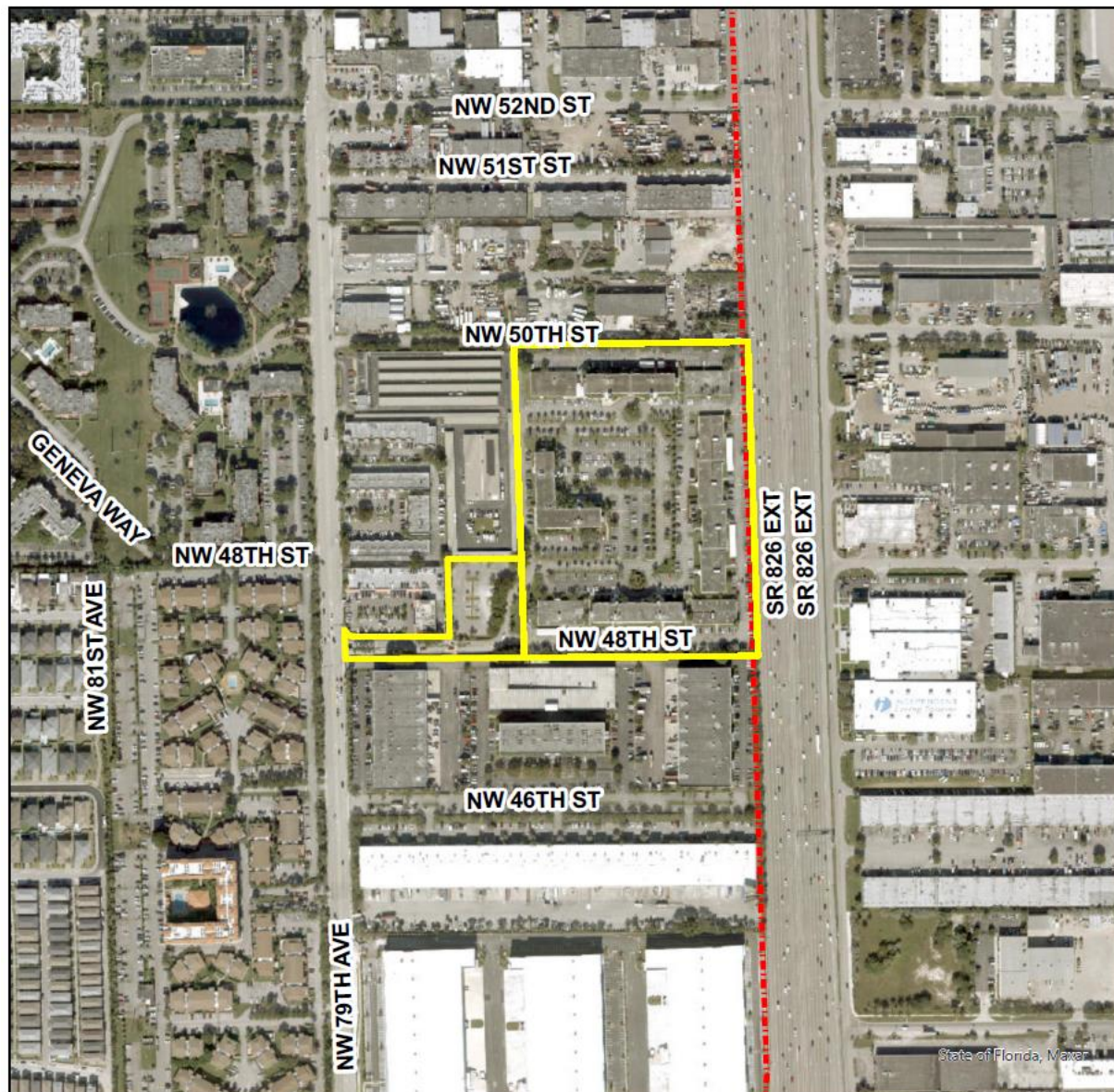


Figure II. Existing conditions of the subject site (35-3022-008-0010 parcel):





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



**City of Doral**



**Planning & Zoning Department**  
**BP Doral Site Plan Aerial Map**

**Legend**

 Subject Property



1/6/2025

### **Background**

The Property, located at 7705-7775-7785 NW 48<sup>th</sup> Street, Doral, FL, is identified by the Miami-Dade County Property Appraiser as Folio No. 35-3022-020-0010 & 35-3022-008-0010 (the “Property”). The Property spans approximately ±15.7 acres or ±685,436 square feet for both parcels (35-3022-020-0010 Parcel 2 Tract “A” & 35-3022-008-0010 Parcel 1 Tract “A”) and is currently utilized with warehouse and office uses known as Palmetto Office Park. The Applicant intends to redevelop the Property with two new class A warehouse buildings.

The Property is part of the overall existing warehouse development which is currently split zoned with two industrial zoning districts: Industrial (I) on the east parcel (Palmetto Office Park Folio No. 35-3022-008-0010) and Industrial Commercial (IC) on the west Parcel. The Applicant is requesting an amendment to the City’s Official Zoning Map from Industrial Commercial (IC) to an Industrial (I) district for the west parcel of the overall Property. Rezoning the Property from IC to I will allow for industrial uses that align with the character of the surrounding industrial area and support the ongoing trend reflected in the Future Land Use Map (FLUM), which designates this area for industrial development. It will also maintain uniformity and cohesiveness in the zone and land use categories (2<sup>nd</sup> rezoning reading September 10, 2025).

The Applicant is currently in the process rezoning review with the City under file LAND-2411-0019 and PZAD 2503-0759 for the Unity of Title (UT). The intent is to facilitate the creation of a unified development site. As stated, the overall Property has two distinct folio numbers: identified by Miami-Dade Property Appraiser folio nos. 35-3022-020-0010 and 35-3022-008-0010 (the “Property”). The Property is subject to an existing Unity of Title (UT) recorded at Official Records Book 17710, Page 3829 of the Public Records of Miami-Dade County. The UT refers to a previous development plan for the Property and should be released contemporaneously with the recording of the Covenant in Lieu of Unity of Title (CIL). In connection with the request for release, the applicant provided a draft Release of Unity of Title instrument which was included in the LAND-2411-0019 rezoning documents.

The Applicant presented the rezoning and site plan application at a properly noticed zoning workshop held on January 22, 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. The first rezoning reading was held on the August 13, 2025 Council Meeting.

### **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 two class A warehouse buildings totaling approximately 284,713 square feet; 156,965 square feet for 'Building 1' and 127,748 square feet for 'Building 2'. The development reflects a Floor Area Ratio (FAR) of 0.42%, which is below the 50% maximum coverage allowed under the Industrial (I) zoning classification. Additionally, the project includes roughly 18.9% square feet of landscaped open space, surpassing 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 currently zoned Industrial Commercial (IC) by the City's Official Zoning Map. The purpose of the Industrial Commercial District (IC) is to provide for uses with commercial and industrial in nature and that are near major roadways. The site plan and proposed rezoning to Industrial (I) are consistent per the City's Land Development Code (LDC) Section 53-42 – Land Use Categories which depict IC and I as compatible districts. The second rezoning reading is scheduled for September 10, 2025; if approved by Council, the Industrial (I) regulations are applicable. It is important to note that development standards for both IC and I are essentially the same.

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. 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 five hundred and eighty feet 580'-0" (from the proposed 'Building 1' to the front property line on NW 79<sup>th</sup> Avenue – whereas 20 feet is the required), the proposed side street setback (towards NW 50<sup>th</sup> Street on the north) is twenty-one feet and seven inches 21'-7" (15 feet is the required), the proposed interior side setback is sixty feet 60'-0" (5 /15 feet is the required), and the proposed rear setback is seventy seven feet with three inches 77'-3" (5 /15 feet is the required).

The site encompasses approximately 685,436 square feet. Per code, the maximum allowable building coverage is 50%. The proposed development covers roughly 42% of the site, equating to ±284,713 square feet, and remains well within the permitted limit.

In terms of open space, the code requires a minimum of 15%. The proposed design exceeds this requirement, offering approximately 18.9% open space, or ±129,373 square feet, contributing to a more balanced and environmentally conscious layout.

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 50' feet complies with this regulation, as NW 79th Avenue—serving as the ROW—has an approximate width of 70' feet. The project also adheres to applicable Floor Area Ratio (FAR) requirements. While the code stipulates FAR thresholds of 0.5 and 0.25, the proposed FAR of 0.42 falls within the allowable range. Zoning classifications surrounding the property include Industrial Commercial (IC) to the north, Industrial (I) to the south, and a combination of Industrial Commercial (IC) and Multi-Family Residential 4 (MF-4) to the 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 233 regular parking spaces in accordance with Land Development Code Section 77-139. The site plan includes 249 regular parking spaces, 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.

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.*

*Loading spaces: one space per 3,000—15,000 square feet of floor area; two spaces per 15,001—30,000; one space per each additional 15,000 or fraction thereof*

**Table III. Warehouse Development Parking:**

Uses	Uses square feet	Required spaces	Provided spaces
Office	28, 471 sq. ft.	95	96
Warehouse	256,242 sq. ft.	138	153
<b>Total</b>	<b>284,713 sq. ft.</b>	<b>233</b>	<b>249</b>

The proposed BP Doral 826 FL, LLC project aligns into the urban context and is compatible with surrounding uses and zoning districts. The new warehouse facility is expected to enhance and complement the diverse uses in the area. A copy of the site plan is provided in “Exhibit 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		±0.42
Maximum height	Right of way (ROW) width		±50'-0"
Minimum lot area	7,500 sq. ft.		±685,436 sq. ft. (15.7 acres)
Minimum lot width (ft.)	75' ft.		±1,188' ft.
Maximum building coverage (pct.)	50%		±42%
Minimum open space (pct.)	15%		±18.9%
Minimum building setback (ft.)	Front	20' ft.	±580'-0" ft.
	Side street	15' ft.	±21'-7" ft. (towards NW 50 <sup>th</sup> Street to the North)
	Side interior	5' to 15' ft.	±60'-0" ft.
	Rear	5' to 15' ft.	±77'-3" 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. (2025).

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 permeable pavers. Additionally, the proposed building coverage is below what is required. 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 professional offices and warehouse uses. Thus, a project such as BP Doral 826, which offers offices 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; its strategic location and infrastructure site redevelopment upgrades strengthen 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 (2025).

#### 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 rezoning. 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.

#### 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 the BP Doral 826 FL, LLC - Site Plan located at 7705-7775-7785 NW 48<sup>th</sup> Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-020-0010 & 35-3022-008-0010 (the “Property”) in the City of Doral (the “City”).