



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 AND SPECIAL EXCEPTION USE PERMIT FOR +/- 8,000 S.F. FITNESS/SPORTS FACILITY AND OUTDOOR SOCCER FIELDS LOCATED ON A VACANT PARCEL IN THE CITY OF DORAL, FLORIDA, IDENTIFIED WITH MIAMI DADE FOLIO NO. 35-3022-000-0981, PURSUANT TO SECTION 68-849(B)(5) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Daniel Gomez, on behalf of TMC Interamerican, Corp. (the "Applicant") is requesting approval to permit a fitness/sports facility larger than 5,000 gross square feet which is permitted solely by special exception use permit pursuant to City Code Section 68-849(b)(5), for approximately ± 86 acres of property located on a vacant parcel identified with Miami Dade Folio No. 35-3022-000-0981 (the "Property"), along with the corresponding site plan. Specifically, the Applicant proposes a two-story 8,000 sq. ft. fitness and training building as well as outdoor soccer fields designed to meet recreational and training needs. The property is zoned Industrial (I), with a future land use of Industrial (I) and an overlay of Downtown Doral Arts District (DDAD). The surrounding area includes mostly industrial warehouses, with some office and retail spaces. A zoning workshop was held on March 25, 2026, to present the site plan to the public, providing an opportunity for City residents to engage with the project and offer feedback.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
8/12/2026	Resolution No. 26-XXXX	

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:			
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ <u>0</u>			

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). In addition, this project’s proposed public art in-lieu fee contribution will further the strategic initiative to “Enhance community attractiveness”.

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

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Allexander J. Magrisso, Esq.
Planning & Zoning Director

Subject: **Fitness/Sports Facilities, including Outdoor Soccer Fields – Site Plan and Special Exception Use Permit**

Introduction

Daniel Gomez, on behalf of the owner TMC Interamerican, Corp (the “Applicant”) is requesting approval of a site plan and Special Exception Use permit to allow a fitness/sports facility that is larger than 5,000 gross square feet, pursuant to City Code Section 68-849(b)(5) located on a vacant parcel identified with Miami Dade Folio No. 35-3022-000-0981 (the "Property"). The Applicant proposes a two-story 8,000 square foot fitness and training building as well as two (2) outdoor soccer fields designed to meet recreational and training needs. The property is zoned Industrial (I) with a future land use of Industrial (I) and a zoning overlay of Downtown Doral Arts District (DDAD). 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 15 calendar days prior to the proceeding (Council Meeting).

Furthermore, in accordance with Sec. 53-603, of the City Code, signage was posted along all public road frontages, with a minimum of one (1) sign per 500 feet along any one frontage.

Property Information

Table I provides a brief overview of the subject project.

Table I		
Property Information		
	General Information	Responses
1	Project Name	N/A
2	Applicant	Daniel Gomez
3	Acres	±.86 Acres
4	Location	Along NW 56 ST
5	Folio Numbers	35-3022-000-098 I
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial (I) with the Downtown Doral Arts District (DDAD) overlay

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.

Table II				
Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses	Industrial (I)	Industrial (I)	Downtown Doral Arts District (DDAD) overlay
South	Warehouses	Industrial (I)	Industrial (I)	Downtown Doral Arts District (DDAD) overlay
East	Warehouses	Industrial (I)	Industrial (I)	Downtown Doral Arts District (DDAD) overlay
West	Warehouses	Industrial (I)	Industrial (I)	Downtown Doral Arts District (DDAD) overlay

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

Property Location

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



Existing Conditions

Existing site conditions are depicted on the following images:



Image I. Looking North from NW 56th Street

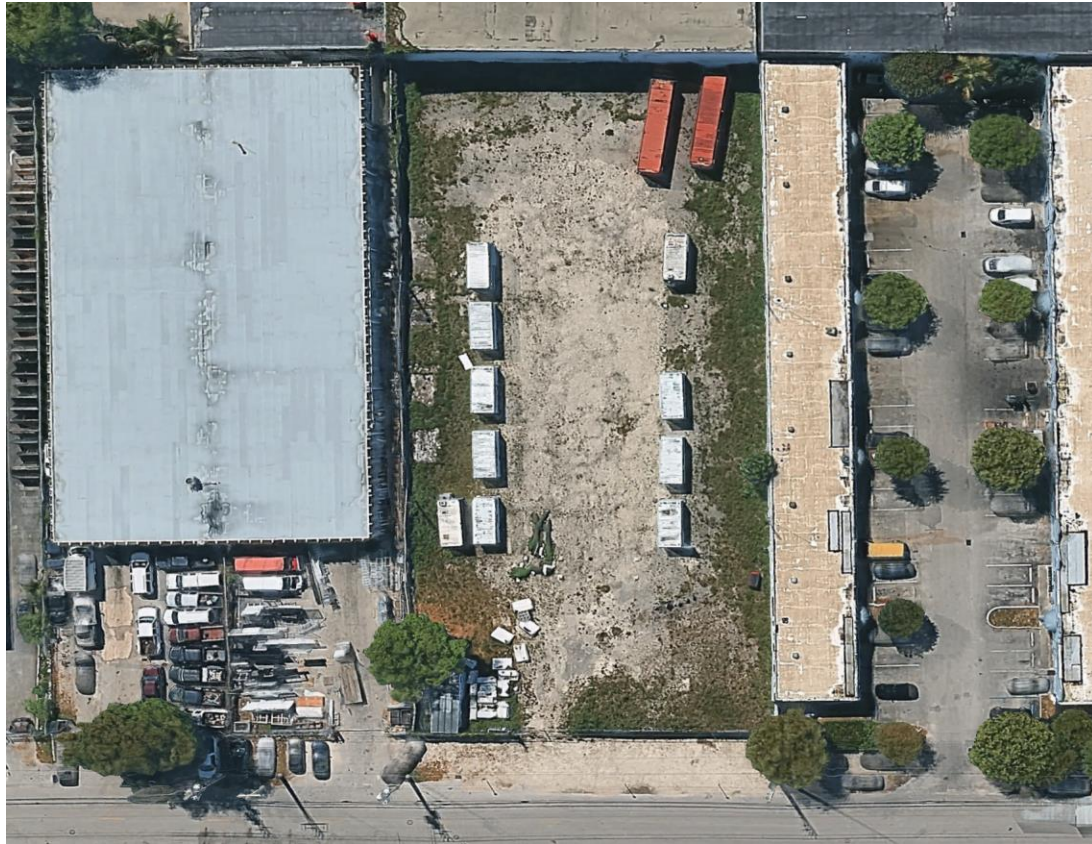


Image II. Up close view of the Property.

Background

The subject property, located at 8234 NW 56 Street, is designated Industrial (I) on the City's Future Land Use Map, zoned Industrial (I), and located within the Downtown Doral Art District

(DDAD) zoning overlay district. The property is currently vacant and utilized for parking, while the surrounding area is predominantly developed with industrial warehouse uses.

The applicant is requesting approval of a Special Exception to develop a sports and fitness facility consisting of an approximately 8,000-square-foot, two-story fitness and training building, outdoor soccer play fields, and associated parking and site improvements. The proposed development is intended to transform an underutilized property into a community-oriented recreational facility that provides soccer training, fitness, and conditioning opportunities for athletes and families. In addition to the proposed building and recreational facilities, the project includes landscaping, pedestrian improvements, and architectural enhancements designed to complement the character of the Downtown Doral Art District while remaining consistent with the City's development regulations.

A zoning workshop was held March 25, 2026 to present the site plan to the public, providing an opportunity for city residents to engage with the project and offer feedback.

Staff Analysis

The purpose of this review is to evaluate the proposed application for consistency with the City's Land Development Code (LDC) and the adopted Comprehensive Plan. This analysis includes a review of the applicable land development regulations in accordance with the site plan review criteria set forth in Section 53-184(f)(5) of the Land Development Code, and the special exception review criteria in Section 53-605 of the Land Development Code.

The subject property is zoned Industrial (I) and is located within the Downtown Doral Art District (DDAD) Overlay, as designated by the City's Official Zoning Map. The purpose of the Industrial (I) zoning district is to promote and preserve industrial development that supports the City's economic base, particularly given its strategic proximity to Miami International Airport (MIA). The DDAD Overlay is intended to encourage the adaptive reuse and redevelopment of properties within the district by transitioning the area from a predominantly heavy commercial and industrial environment to a vibrant mix of light industrial, commercial, arts, cultural, and wellness-oriented uses that complement the adjacent Downtown Doral Urban Central Business District (UCBD).

The proposed sports and fitness facility is consistent with the intent and purpose of both the Industrial (I) zoning district and the DDAD Overlay. Pursuant to Chapter 68, Article VI, Division 5 (Downtown Doral Art District) of the City of Doral Land Development Code, fitness and sports facilities exceeding 5,000 gross square feet are permitted as a Special Exception. The proposed approximately 8,000-square-foot facility complies with this requirement and has been reviewed accordingly.

The properties surrounding the subject site are zoned Industrial (I) to the north, south, east, and west and are predominantly developed with warehouse, flex-space, and professional industrial office uses. Staff finds that the proposed development is compatible with the surrounding zoning pattern and land uses and is consistent with the City's vision of promoting a broader mix of employment, recreational, and wellness-related uses within the DDAD.

Table III provides the required/proposed development standards.

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		±28'-0"
Minimum lot area	7,500 sq. ft.		±37,620 sq. ft. (0.86 acres)
Minimum lot width (ft.)	75' ft.		±132.25 ft.
Maximum building coverage (pct.)	50%		±5.2% (1,980 sq. ft.)
Minimum open space (pct.)	15%		±70% (26,427 sq. ft.)
Minimum building setback (ft.)	Front	20' ft.	±20'-0" ft.
	Side street	15' ft.	NA
	Side interior	5' to 15' ft.	±5'-0" ft.
	Rear	5' to 15' ft.	±5'-0" 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)

Required off-street parking space pursuant to 68-850(c)(1):

Fitness and Sports facilities: one space per 400 square feet of gross floor area or fraction thereof.

Open lot recreation use: Shall be determined by the director on a basis of one space per four persons.

Table IV provides the required/proposed off-street parking requirements.

Uses	Required spaces	Provided spaces
Fitness and Sports Facilities (4,596 sq. ft.)	11	11
Open Lot Recreation (2 fields)	8	8
Total	19	19

The proposed development requires a total of 19 standard parking spaces in accordance with Section 68-850(c)(1) of the Land Development Code. The site plan provides 19 standard parking

spaces and one (1) accessible parking space, thereby satisfying the minimum parking requirement. Additionally, all parking spaces comply with the minimum dimensional standards set forth in Section 68-850(c)(6) of the Land Development Code, measuring 8 feet in width by 18 feet in length.

I. Site Plan Analysis in Accordance with Section 53-184(f)(5)

a. Comprehensive Plan Consistency Review

The subject property is designated Industrial (I) on the City's Future Land Use Map and is located within the Downtown Doral Art District (DDAD). The Industrial land use category accommodates a variety of industrial, manufacturing, warehouse, office, distribution, and related commercial uses. While health/exercise and sport facilities are generally prohibited within the Industrial future land use category, the Comprehensive Plan specifically permits health/exercise and small-scale recreational indoor and outdoor sports facilities within the Downtown Doral Art District.

The proposed development consists of an approximately 8,000-square-foot fitness and training building, outdoor soccer play fields, associated parking, and related site improvements. As the subject property is located within the DDAD, the proposed use is consistent with the uses contemplated by the Industrial future land use designation for properties within the overlay district. Additionally, the proposed development complies with the applicable development standards of the Comprehensive Plan, including landscaped open space and floor area ratio (FAR) requirements. Accordingly, staff finds the proposed development to be consistent with the City's Comprehensive Plan.

b. Promote better site design

The proposed development promotes better site design by providing a coordinated layout that integrates the proposed building, outdoor soccer fields, parking, pedestrian circulation, and open space into a cohesive development. The site includes a centrally located 2-story fitness and training facility, 2 outdoor soccer fields, 19 off-street parking spaces, bicycle parking, covered outdoor gathering areas, and pedestrian walkways that provide safe and convenient access throughout the property. Additionally, the project incorporates substantial landscaped open space, with approximately 88% of the site remaining pervious, while limiting lot coverage to approximately 5.2%. Collectively, these design elements create a functional, attractive, and well-organized site that enhances the overall development of the property.

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

The proposed development effectively integrates into the surrounding environment by redeveloping a vacant parcel with a coordinated recreational facility that complements the evolving character of the Downtown Doral Art District. The project incorporates contemporary architectural design, pedestrian-oriented amenities, landscaped open space, and outdoor recreational facilities that contribute to the continued revitalization of the area. The proposed

layout maintains appropriate setbacks, provides organized parking and circulation, and introduces an active use that enhances the functionality and visual character of the surrounding industrial corridor while remaining consistent with the intent of the DDAD Overlay District.

d. Enhance property value:

The proposed development enhances the value of the subject property by placing a vacant and underutilized parcel into productive use through the establishment of a sports and fitness facility. The introduction of a recreational use expands the range of services available within the area, increases the functional utility of the property, and supports continued investment within the Downtown Doral Art District.

Staff finds the proposed improvements may enhance the long-term viability and value of the Property and contribute positively to the surrounding area.

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

The proposed development ensures a harmonious relationship among buildings, uses, and visitors by creating a cohesive recreational campus that integrates indoor fitness facilities with outdoor soccer fields and supporting amenities. The site has been designed to accommodate athletes, families, coaches, and visitors through organized pedestrian circulation, conveniently located parking, covered gathering areas, and open recreational spaces that encourage safe and efficient movement throughout the property. The coordinated arrangement of the proposed facilities creates a functional environment that supports recreational activities while enhancing the overall visitor experience.

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

The proposed development protects the health, safety, and welfare of residents and visitors by providing a safe and functional recreational facility designed in accordance with the City's development regulations. The site incorporates ADA-accessible facilities, designated pedestrian walkways, bicycle parking, a fire sprinkler system, and adequate off-street parking to accommodate the proposed use. Additionally, the project will be subject to review by the applicable City departments to ensure compliance with all building, fire, engineering, landscaping, drainage, and life-safety requirements prior to the issuance of the applicable permits.

g. Address traffic concerns:

The Public Works Department recommends approval pending satisfactorily addressing the comments below prior to issuance of building permit:

- Approval is subject to review from City of Doral Public Works Department - Plans Review.
- Compliance with the applicable sections of the City's Land Development Code Chapter 77.

- 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.

h. If 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.

2. Special Exception Analysis in Accordance with Section Sec. 53-605.

(1) Compatibility with and impact on surrounding properties.

The proposed sports and fitness facility is compatible with the surrounding industrial development pattern and the vision established for the Downtown Doral Art District (DDAD). The subject property is surrounded primarily by warehouse and industrial uses and is currently underutilized as a surface parking lot. The proposed development will replace the existing vacant condition with a high-quality recreational facility that enhances the area's functionality and aesthetic character.

The proposed use is not anticipated to create unreasonable adverse impacts related to noise, lighting, intensity, or hazardous materials. Outdoor recreational activities will be limited to organized athletic programming, and the site has been designed with appropriate landscaping, building placement, and parking to minimize impacts on adjacent properties. Furthermore, no residential uses are located immediately adjacent to the subject property; therefore, the proposed use is not expected to adversely affect nearby residents or minors.

Accordingly, Staff finds the proposed Special Exception to be compatible with the surrounding properties and consistent with the intent of the Industrial zoning district and the DDAD Overlay.

(2) Traffic.

A Traffic Statement/Study was submitted by the Applicant and reviewed by the City's transportation consultant. The analysis concludes that the proposed development will not create significant adverse traffic impacts on the surrounding roadway network and that the adjacent roadway system has adequate capacity to accommodate the projected trips generated by the proposed use.

Access to the site is provided from existing roadway infrastructure designed to serve industrial and commercial traffic, thereby minimizing impacts on residential neighborhoods. Staff finds the proposed traffic circulation, site access, and parking configuration to be appropriate for the intended use.

Accordingly, Staff finds the proposal satisfies the traffic review criteria of Section 53-605.

(3) Comprehensive plan. Consistency with the goals, objectives and policies of the city's adopted comprehensive plan.

The proposed development consists of an approximately 8,000-square-foot fitness and training building, outdoor soccer play fields, associated parking, and related site improvements. As the subject property is located within the DDAD, the proposed use is consistent with the uses contemplated by the Industrial future land use designation for properties within the overlay district. Additionally, the proposed development complies with the applicable development standards of the Comprehensive Plan, including landscaped open space and floor area ratio (FAR) requirements. Accordingly, staff finds the proposed development to be consistent with the City's Comprehensive Plan.

(4) Compliance with Code. Compliance with all applicable provisions of the city's Code.

The proposed development has been reviewed for compliance with the applicable provisions of the City of Doral Land Development Code, including the Industrial zoning district regulations, Downtown Doral Art District Overlay requirements, landscaping, parking, architectural standards, and site design criteria.

Subject to the conditions of approval and the Applicant obtaining all required permits, Staff finds the proposed development complies with the applicable provisions of the City's Code

(5) Design.

The proposed site has been thoughtfully designed to integrate the building, outdoor recreational facilities, parking, landscaping, and pedestrian circulation into a cohesive development that complements the surrounding area.

The proposed building architecture incorporates contemporary design elements consistent with the character envisioned within the Downtown Doral Art District. The site plan provides compliant setbacks, parking, landscaping, and pedestrian connectivity while minimizing potential visual impacts on adjacent properties. In addition, the proposed intensity and scale of development are appropriate for the Industrial zoning district and consistent with surrounding development.

Staff finds the design satisfies the applicable development standards and will positively contribute to the built environment.

(6) Timing and pattern of development. The proposed special exception use will result in logical, timely and orderly development patterns.

The proposed Special Exception represents the logical redevelopment of an underutilized property within an area designated for continued commercial and employment growth. The project supports the ongoing evolution of the Downtown Doral Art District by introducing an active recreational use that complements existing employment, commercial, and industrial uses.

The proposed development is consistent with the City's long-term planning objectives and promotes an orderly pattern of redevelopment through the adaptive reuse of previously developed land.

Accordingly, Staff finds the proposal is consistent with the logical, timely, and orderly development of the surrounding area.

(7) Whether the proposed special exception use is adverse to the public interest.

Staff finds the proposed Special Exception serves the public interest by providing recreational and athletic opportunities for residents, employees, youth, and visitors while activating an underutilized property within the Downtown Doral Art District.

The proposed sports and fitness facility will expand opportunities for organized athletic programming, health and wellness activities, and community engagement. Furthermore, the redevelopment of the site will improve the visual character of the property through enhanced architecture, landscaping, pedestrian amenities, and site improvements.

The project is consistent with the City's goals of promoting high-quality development, encouraging active lifestyles, and enhancing the overall quality of life for the community. Staff finds that the proposed Special Exception will not be detrimental to the public health, safety, or welfare and is not adverse to the public interest.

Based on the foregoing analysis, Staff finds that the proposed Special Exception satisfies the review criteria established in Section 53-605 of the City of Doral Land Development Code. The proposed sports and fitness facility is compatible with the surrounding area, complies with the applicable provisions of the Land Development Code, provides adequate traffic circulation and parking, exhibits high-quality site and architectural design, promotes orderly redevelopment, and serves the public interest. Accordingly, Staff supports approval of the requested Special Exception, subject to the conditions of approval contained herein.

Levels-of-Service (LOS) Evaluation

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 (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. Both WASD and DSWM have reviewed the application and have no objections to the site plan. 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 Doral Public Works Department has completed its review of the Traffic Impact Analysis submittal prepared by Beacon Traffic Consulting, Inc. The Public Works Department recommends approval with conditions that will be assessed at the time of building permit. Refer to the “Public Works Traffic Analysis Comments” in “Exhibit D”.

Public Schools

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

Recommendation

Staff recommends that the Mayor and City Councilmembers approve the proposed Special Exception to permit fitness/sports facility, including outdoor soccer fields, that are larger than 5,000 gross square feet, pursuant to City Code Section 68-849(b)(5), for the outdoor soccer facility located on a vacant parcel identified with Miami Dade Folio No. 35-3022-000-0981 in the City of Doral.