



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL COMMERCIAL (IC) TO DOWNTOWN MIXED USE (DMU) FOR THE PROPERTY LOCATED AT 8400 NW 36 STREET, DORAL, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

MG3 Doral Office, LLC (the "Applicant") is requesting rezoning approval for approximately 5 acres of the Applicant's property located at 8400 Northwest 36th Street (the "Property") from Industrial-Commercial (IC) to Downtown Mixed-Use (DMU). The Property is currently developed with an office building and a parking garage. In conjunction with this request, the Applicant has also submitted a Small-Scale Land Use Amendment to the City's Comprehensive Plan to modify the City's Future Land Use Map from Office from Residential (O-R) to Downtown Mixed-Use (DMU), as well as a Site Plan application. The site plan proposes the retrofit of the existing single-use office structure to include an activated ground floor with the addition of four (4) restaurants, totaling approximately 19,565 square feet. A zoning workshop was held on June 27, 2024 at which the rezoning application was presented 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
June 4, 2025	25-XX	LPA – Zoning Map Amendment

FINANCIAL INFORMATION: (IF APPLICABLE)

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

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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. Ordinance



Memorandum

Date: June 4 , 2025

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

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

Subject: **Doral Concourse Rezoning from Industrial-Commercial (IC) to Downtown Mixed-Use (DMU) – First Reading**

Introduction

MG3 Doral Office, LLC (the “Applicant”) is requesting rezoning approval for approximately 5 acres of property located at 8400 Northwest 36th Street (the "Property"), located in the City of Doral, Florida (the "City"), from Industrial-Commercial (IC) to Downtown Mixed-Use (DMU). The Property is further identified by Miami-Dade County Property Appraiser as Folio No. 35-3027-060-0010. The site is currently developed with an office building and a parking garage. 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

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Table I provides a brief overview of the subject project.

Table I		
Property Information		
	General Information	Responses
1	Project Name	Doral Concourse
2	Applicant	MG3 Doral Office, LLC.
3	Acres	5
4	Location	8400 NW 36 Street, Doral, Florida
5	Folio Numbers	35-3027-060-0010
6	Existing Future Land Use Category	Office and Residential (O-R)
7	Existing Zoning District	Industrial Commercial (IC)

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	Warehouse/ Showroom and Retail	Office and Residential (O-R)	Industrial Commercial (IC)	
South	Mixed-Use Development	Industrial (I) & Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)	
East	Mixed-Use Development	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)	
West	Hotel	Office and Residential (O-R)	Industrial Commercial (IC)	

Property Location

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



City of Doral
Planning & Zoning Department
Doral Concourse



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Existing Conditions

Existing site conditions are depicted on the following images:



Image I. View of the Property from NW 36 Street & 84 Avenue

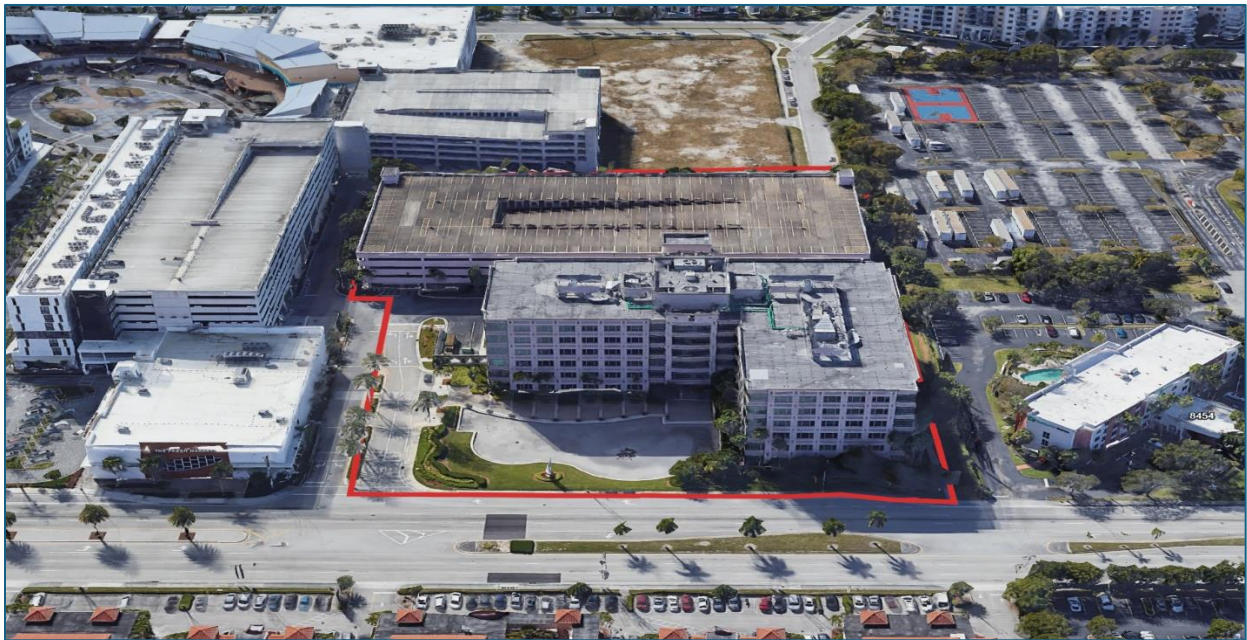


Image IV. Isometric view of the Property

Background

The Property, located at 8400 Northwest 36 Street, consists of a 5-acre parcel of land is currently zoned Industrial-Commercial (IC) with a future land use category of Office and Residential (O-R). The site is currently developed with an office building and a parking garage.

The Applicant is seeking approval of an amendment to the City's Official Zoning Map for an approximately 5-acre property located at 8400 Northwest 36 Street (the "Property"). The proposed amendment to the City's Official Zoning Map would change the Property's zoning designation from Industrial-Commercial (IC) to Downtown Mixed-Use (DMU). Pursuant to Section 53-184(e) of the City's Land Development Code, the rezoning application was presented at a zoning workshop on June 27, 2024. A copy of the legal advertisement is attached as "Exhibit G". 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.

In conjunction with this request, the Applicant has also submitted a Small-Scale Development Amendment to the City's Comprehensive Plan to modify the Future Land Use Map from Office and Residential (O-R) to Downtown Mixed-Use (DMU), as well as a Site Plan application. The site plan proposes the retrofit of the existing single-use office structure to include an activated ground floor with the addition of four (4) restaurants, totaling approximately 19,565 square feet.

Staff Analysis

Existing zoning districts surrounding the Property are comprised of General Use (GU), Planned Unit Development (PUD), Multi-Family Residential-1 (MF-1), Single-Family Residential-5 (SF-5) and Industrial Commercial (IC) districts on the north and west, with Downtown Mixed Use (DMU) and Industrial Commercial (IC) immediately to the south of the subject site. The DMU zoning district permits a variety of retail/commercial related uses that already exist in the vicinity, especially along Doral Boulevard. The Applicant's request to amend the City's Official Zoning Map from Multi Family Residential (MF-4) and Industrial-Commercial (IC) to Downtown Mixed-Use (DMU) would make the Property's Zoning Designation consistent with the Future Land Use Designation.

▪ Comprehensive Plan Review

The Comprehensive Plan incorporates the City's future vision and addresses all aspects of development and redevelopment in the city including future land use, green development, housing, parks, infrastructure and capital improvements. The most relevant Comprehensive Plan elements addressing this type of amendment is the Future Land Use Element. The proposed rezoning is consistent with the goals, objectives and policies of the following Comprehensive Plan element:

➤ Future Land Use Element

Objective 2.1: Future Land Use Map Adoption and implementation of the Future Land Use Map and the Element goals, objectives and policies herein as the official and primary standard governing land use, residential density and non-residential intensity in the City of Doral.

Policy 2.1.1: Doral's future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with "#1 Great Cities" around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology,

environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of “#1 Great City” features and facilities.

Policy 2.1.13: Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and any amendment applications by dictating compact development, mixed-use where appropriate, and efficient use of public facility capacity and resources, while protecting single-family neighborhoods.

Objective 2.3: Public Facility Levels-of-Service (LOS)

Make sure suitable land is available for roads and infrastructure needed to support proposed development and redevelopment, and the expansion of necessary public facility capacity and services concurrent with the impacts of development.

Policy 2.3.1: The adopted level-of-service standards in this Plan shall be required to be maintained throughout the planning, design and construction phases of development approvals in the City.

Policy 2.3.2: Require that all new development and redevelopment maintain the adopted level-of-service standards for public facilities in this Plan. The City shall only approve new development orders if the available public facilities and services needed to support the development will be available concurrent with the impacts of such development, as consistent with the Levels of Service Standards and Concurrency Management System in the Capital Improvements Element of this Plan.

▪ **Land Development Code Review Criteria**

When considering an amendment to the comprehensive plan or the Land Development Code, the local planning agency, construction regulation board, and city council shall consider the following criteria:

I. Consistency with the Comprehensive Plan

On June 4, 2025, the Mayor and City Council approved an amendment to the City's Comprehensive Plan, Future Land Use Map (FLUM), to change the future land use category of the Property from Office and Residential (O-R) to Downtown Mixed Use (DMU). As such, the Property is designated Downtown Mixed-Use (DMU) by the City's Comprehensive Plan Future Land Use Map. The DMU FLUM category permits the rezoning to a DMU Zoning District. This land use category allows business/retail, office and residential uses. It is limited only to parcels, ten (10) acres or greater in size and is designed to provide for the horizontal and vertical integration of a diverse urban-oriented uses at the city center. A mix of uses are 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. In terms of location, areas designated as DMU should be within the city center area (south of NW 58th Street, east of NW 87th Avenue, north of NW 33rd Street and west of NW 79th Avenue). Other DMU sites can

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be considered west of NW 87th Avenue provided they are located at major intersections along Doral Boulevard and meet or exceed the 10-acre size minimum. 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

The base density allowed in the DMU category is limited to no more than 25 dwelling units per gross acre and maximum building height is eight (8) stories. Pursuant to City Code Sec. 68-558, *Application Submittal Requirements*, all rezoning requests to the DMU District must be accompanied by a scaled and fully dimensioned set of plans ("site plan"), community connectivity plan, and other documents required by the City Code. Additional density up to 35 dwelling units per gross acre and height greater than eight (8) stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in Section 86-83 of the City Code. Pursuant to City Code Section 68-556, landscaped open space in DMU must comprise a minimum of 10% of a project site. The 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.

Staff deems the proposed rezoning application is consistent with the standards for developments in the DMU future land use category and furthers the goals, objectives and policies of the city's comprehensive plan.

2. Consistency with Applicable Sections of the Land Development Code

Staff deems the proposed rezoning application consistent with the applicable sections of the Land Development Code.

3. Rezoning Amendment Review Criteria

Pursuant to section 53-213(c) of the City's Land Development Code, the Mayor and City Council when reviewing a rezoning amendment must consider the following criteria. City staff has reviewed the application and provides the following responses to each criterion:

I. Whether justified by changed or changing conditions.

The Property, as with many of the surrounding properties, was zoned Industrial Commercial prior to the City's incorporation in January 2003. The City's first Comprehensive Plan was adopted in 2006 and has been updated regularly since then; as recently as 2019. The first Doral Land Development Code was adopted in 2007. The Doral Boulevard Master Plan, which encourages mixed-use development, was adopted by the City Council in 2007, with a subsequent revision in 2011. In the past decade, the City's population increased from 45,704 in 2010 to 75,874 in 2020 (U.S. Census Bureau) with a current projection of 83,636 in 2024 (Bureau of Economic and Business Research at the University of Florida). As population, businesses, and industries continue to grow, demand for retail and open spaces will expand. The DMU zoning district will provide for the horizontal and vertical integration of a diversity of urban-oriented uses, ensuring that Doral Boulevard is developed with commercial uses to serve residents, nearby employees and visitors. As such, the Property is well-situated for mixed-use development and will add a new component to the emerging urban development pattern of Doral Boulevard.

Staff deems the proposed rezoning is consistent with the significant changes in the City's development and population trends which support this proposal.

II. Whether adequate sites already exist for the proposed district use.

According to the City's Geographic Information System (GIS) software, approximately 3.7 percent of the City's land is zoned DMU. A rezoning to DMU will provide additional commercial and residential opportunities along Doral Boulevard.

III. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan

The parcels around this site are developed with multi-story, mixed-use, commercial and residential buildings. Doral Boulevard is a primary arterial roadway carrying heavy daily traffic. On two (2) sides, parcels are zoned Industrial Commercial, and two (2) sides are zoned DMU which allows large commercial buildings with residential uses. There are few DMU properties in the City. The Property's central location at the intersection of Doral Boulevard and 84 Avenue, is ideally situated for DMU development.

Public Facilities Levels-of Service (LOS)

Pursuant to Objective 10.4 of the City's Comprehensive Plan, the City shall base decisions regarding the issuance of development orders or permits on the availability of infrastructure facilities and essential services. Table III provides information on public facilities, LOS standards and applicable agency reviews.

Table III Public Facilities Levels-of Service (LOS)

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	WASD Memo (see Exhibit B)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department	WASD Memo (see Exhibit B)
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	2.25 acres per 1,000 residents	City of Doral Planning and Zoning Department	Meets LOS

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 Schools	Miami-Dade County Public Schools (not applicable)

Potable Water, Sanitary Sewer, and Solid Waste

Miami-Dade County Water and Sewer Department (“WASD”) is responsible for providing potable water and sanitary sewer facilities. Miami-Dade County Solid Waste Management provides waste collection services needed to support the development consistent with adopted LOS standards. WASD and Solid Waste Management have reviewed the application and have no objections to the rezoning. A copy of WASD and Solid Waste Disposal Concurrency Determination memorandums are provided in “Exhibit B” and “Exhibit D,” respectively.

Recreation and Open Space

No residential building is proposed for this project. Therefore, the recreation and open space LOS standard does not apply.

Transportation

The Public Works Department has completed its review of the Traffic Study prepared by TrafTech Engineering, Inc. for the rezoning from Industrial Commercial located at 8400 NW 36 Street in Doral, Florida. The applicant is proposing Mix-Use (DMU) Development. The Public Works Department recommends approval. Refer to the “Public Works Traffic Analysis Comments” in “Exhibit E”.

Public Schools

No residential building is proposed for this project. Therefore, the recreation and open space LOS standard does not apply.

Recommendation

Staff requests that the Mayor and City Councilmembers authorize approval of the proposed amendment to the City’s Official Zoning Map from Industrial-Commercial (IC) to Downtown Mixed-Use (DMU) for approximately 5 acres located 8400 NW 36 Street (“Doral Boulevard”).