



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SPECIAL EXCEPTION FOR SMASH PADEL COURTS, FOR THE PROPERTY LOCATED AT 8080 NW 58 STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 68-849(b)(5) 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:

Blas Sanchez (the "Applicant") is requesting a Special Exception approval to permit fitness/sports services, including health/exercise centers that are larger than 5,000 gross square feet, pursuant to City Code Section 68-849(b)(5), for approximately  $\pm 2.05$  acres of property located at 8080 Northwest 58th Street (the "Property"). The Applicant proposes a an indoor padel facility with seven (7) padel courts, a self-service concession area, and office spaces. The property is zoned Industrial (I), with a future land use of Industrial (I) and an overlay of Adaptive Reuse Area (ARA) district also known as the "Downtown Doral Arts District" ("District"). The surrounding area includes mostly industrial warehouses, with some office and retail spaces. A zoning workshop was held in January 2025 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

### 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 \$ <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

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Date: April 16, 2025

To: Honorable Mayor and Councilmembers

From: Zeida C. Sardiñas  
City Manager

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

Subject: **Samsh Padel Courts – Special Exception**

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## **Introduction**

Blas Sanchez (the “Applicant”) is requesting a Special Exception approval to permit fitness/sports services, including health/exercise centers that are larger than 5,000 gross square feet, pursuant to City Code Section 68-849(b)(5), for approximately ±2.05 acres of property located at 8080 Northwest 58th Street (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser as Folio No. 35-3022-000-0150. The Applicant proposes a an indoor padel facility with seven (7) padel courts, a self-service concession area, and office spaces. 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 Location**

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



## **Property Information**



Table I provides a brief overview of the subject project.

Table I		
Property Information		
	General Information	Responses
1	Project Name	Smash Padel Courts
2	Applicant	Blas Sanchez
3	Acres	±2.05 Acres
4	Location	8080 Northwest 58th Street, Doral, Florida
5	Folio Numbers	35-3022-000-0150
6	Existing Future Land Use Category	Industrial (I) with an Adaptive Reuse Area (ARA) overlay
7	Existing Zoning District	Industrial (I)

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.

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)	Adaptive Reuse Area (ARA) overlay
South	Warehouses	Industrial (I)	Industrial (I)	Adaptive Reuse Area (ARA) overlay
East	Warehouses	Industrial (I)	Industrial (I)	Adaptive Reuse Area (ARA) overlay
West	Medical Center	Industrial (I)	Industrial (I)	Adaptive Reuse Area (ARA) overlay

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

### **Existing Conditions**

Existing site conditions are depicted on the following images:



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Image I. Looking South from NW 58<sup>th</sup> Street



Image II. Easterly Isometric view of the Property.



Image III. Looking North from NW 56<sup>th</sup> Street.

## **Background**

The property, located at 8080 Northwest 58 Street in Doral, sits on a  $\pm 2.05$ -acre parcel and is zoned Industrial (I), with a future land use of Industrial (I) and an overlay of Adaptive Reuse Area (ARA) district also known as the “Downtown Doral Arts District” (“District”). The property is developed with an existing 36,612 square foot warehouse building, and the surrounding area includes mostly industrial warehouses, with some office and retail spaces.

In June 2019, the City Council of the City of Doral (via Resolution No. 19-153) adopted the “Adaptive Reuse Study Area Action Plan” with recommendations and guidance on how to facilitate the transition of the existing heavy industrial and commercial area north of Downtown Doral into an active, diverse and mixed-use neighborhood, without residential encroachment, while preserving the industrial urban design character. A subsequent Text Amendment to the City’s Land Development Code was adopted in May 2020 (via Ordinance No. 2020-07) to allow for modified requirements with development standards that modify and supplement the existing Industrial District standards and criteria for the District.

The intent and purpose of the District 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 (UCBD).

A zoning workshop was held in January 2025 to present the site plan to the public, providing an opportunity for city residents to engage with the project and offer feedback.

### **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 and 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 adaptive reuse of existing buildings is encouraged in this category within the "Downtown Doral Art District" area bounded by NW 58th Street on the north, NW 54th Street on the South, NW 79th Avenue on the east, NW 87th Avenue on the west; that retail and service uses shall be permitted up to 100 percent of the total floor area and farmers market, food halls, entertainment, health/exercise and small scale recreational indoor/outdoor sports facilities are allowed in this area. Where landscaped open space or floor area ration is nonconforming to the requirements of the Future Land Use Element or the City's Land Development Code, the adaptive reuse of an existing building shall not require the provisions of additional landscaped open space or decrease in floor area ratio.

The subject site's FLU category of Industrial (I) permits and is compatible with Industrial (I) zoning district and the "Downtown Doral Art District"/ ARA overlay district. The Planning and Zoning Department deems the proposed development consistent with the City's Comprehensive Plan.

### **Land Development Code Consistency Review**

The Property is zoned Industrial (I) with an overlay district of ARA/ "Downtown Doral Arts District" by the City's Official Zoning Map. The zoning and future land use are compatible, pursuant to the City Code Section 53-42, Land Use Categories. The intent and purpose of the Downtown Doral Art District ("District") 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 is intended for adaptive reuse of an existing 36,612 square-foot warehouse to be converted to a Padel facility. Consistent with Chapter 68, Article VI, Division 5 "Downtown Doral Arts District", City Code Section 68-849(b)(5) entitled "Special Exception Uses", provides that the use of "Fitness/Sports Services"

including health/exercise centers that are larger than 5,000 gross square feet may be approved as a Special Exception use. A copy of the site plan is provided in “Exhibit B.”

## **Staff Analysis**

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

<b>Development Standards for the Industrial District</b>			<b>Provided</b>
Maximum Floor area ratio (FAR)	0.5 – 0.25		0.40
Maximum height	Right of way (ROW) width		20 ft
Minimum lot area	7,500 sq. ft.		89,298 sq. ft.
Minimum lot width (ft.)	75' ft.		85 ft.
Maximum building coverage (pct.)	50%		41%
Minimum open space (pct.)	15%		48%
Minimum and maximum building setback (ft.)	Front	20' ft.	54.23 ft
	Side interior	5' to 15' ft.	9.30 ft / 10.23 ft
	Rear	5' to 15'	197 ft
Parking	48 spaces		48 spaces

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

The following is an evaluation of the site plan review standards. The site plan serves as an exhibit to and evidence to support the proposed Special Exception.

### **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.

Staff deem the proposed site plan is consistent with the standards for developments in the Industrial future land use category and furthers the goals, objectives and policies of the city’s comprehensive plan.

### **b. Promote better site design:**

The Project’s design incorporates landscaped areas, and greater setbacks than those required by the City’s Land Development Code. Additionally, the proposed building coverage is below what is required – 41% provided where a maximum of 50% may be permitted. These design considerations are crucial to manage stormwater run-off and contribute to the City’s beautification.



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

The area is primarily characterized by warehouses, with some professional offices and commercial uses. Thus, a project such as Smash Padel, which proposes repurposing an existing 36,612 SF warehouse building, with offices and commercial uses, will integrate seamlessly with the surrounding environment, promote walkability, create attractive urban spaces, and bring economic opportunities to the City.

**d. Enhance property value:**

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

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

The project incorporates design features and a landscape program that is going to bring a harmonious relationship between buildings adjacent to the Property. The new warehouse center will also create an interesting visual experience for pedestrians and drivers; well-designed streets and buildings attract people because of their aesthetic appeal which foment strong economic assets as they generate higher revenues for businesses.

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

The project will feature a lush landscape design, and Public Art which will enhance the pedestrian experience and encourage walkability in a safe environment.

**g. Address traffic concerns:**

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application with no objections.

**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.

**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. (2024)

- 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 C”.

- 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 BCC Engineering for the proposed Doral International Towers. The study shows that the City’s roadway level-of-service (LOS) standards will be maintained with project traffic added to the street network. 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 will not incorporate residential uses. As such, public school LOS standard does not apply.

**Recommendation**

Staff recommends that the Mayor and City Councilmembers APPROVE the proposed Special Exception to permit fitness/sports services, including health/exercise centers that are larger than 5,000 gross square feet, pursuant to City Code Section 68-849(b)(5), for the Smash Padel Courts located at 8080 Northwest 58 Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-000-0150 in the City of Doral.