



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 MODIFICATION TO THE APPROVED SITE PLAN AND ASSOCIATED CONDITIONS OF APPROVAL FOR SHELTON ACADEMY TO PERMIT A TWO (2) PHASE EXPANSION OF AN EXISTING SCHOOL FACILITY; PROVIDING FOR AN INCREASE IN STUDENT ENROLLMENT OF UP TO 800 STUDENTS DURING PHASE NO. 1, AND A MAXIMUM STUDENT ENROLLMENT OF 1,000 STUDENTS DURING PHASE NO. 2; APPROVING THE DEVELOPMENT OF A THREE (3) STORY PARKING GARAGE LOCATED WEST OF THE MAIN SCHOOL BUILDING; AMENDING CONDITION NOS. 1, 2, 4, 7, 8, AND 9 OF RESOLUTION NO. 21-31; DELETING CONDITION NO. 3 OF RESOLUTION NO. 21-31; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Valgrat LLC (the "Applicant"), is requesting site plan modification approval for the Property located at 9455 NW 40 Street Road, further identified by Miami-Dade County Property Appraiser by Folio Nos. 35-3028-015-0010 and 35-3028-015-0020 (the "Property") in the City of Doral (the "City"). The site plan modification proposes a two-phase expansion of the existing private K-12 school, including an increase in maximum student enrollment to 800 students under Phase No. 1, and an increase in maximum student enrollment to 1,000 students under Phase No. 2, together with the development of a three (3) story, three (3) level parking garage west of the main school building. The request also seeks to amend various conditions of the original approval, including requirements related to certain sidewalk improvements and the Public Arts Program.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
6/10/2026	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 \$ 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 – Applications and Letters of Intent
- B. Exhibit B – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



Memorandum

Date: June 10, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

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

Subject: **Shelton Academy – Site Plan Modification**

Introduction

Valgrat LLC (the “Applicant”) is requesting approval of a site plan modification and amendment to conditions of approval contained in Resolution No. 21-31 for the property located at 9455 NW 40 Street Road, further identified by Miami-Dade County Tax Folio Nos. 35-3028-015-0010 and 35-3028-015-0020 (the “Property”) in the City of Doral (the “City”). The Applicant proposes a two-phase expansion of Shelton Academy, an existing private Catholic faith-based K-12 school located on the Property, including an increase in maximum student enrollment to 800 students under Phase No. 1 and a maximum enrollment of 1,000 students under Phase No. 2, together with the development of a three (3) story, three (3) level parking garage west of the existing school building. Additional improvements include expanded classroom space, recreational areas, parking improvements, and related site modifications. The Applicant also seeks modifications to the various conditions of approval imposed pursuant to Resolution No. 21-31 to effectuate the increase in student counts and other site plan modifications, as well as to modify requirements related to certain sidewalk improvements and the City’s Public Arts Program.

The existing school was approved on January 27, 2021, pursuant to Resolution No. 21-31, which authorized adaptive reuse of the existing two-story warehouse facility as Shelton Academy. A copy of the letter of intent and application is provided in “Exhibit A.”

Public Advertisement

*Council Meeting
June 10, 2026*

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.

Table I		
Shelton Academy – Site Plan Modification		
Property Information		
	General Information	Responses
1	Project Name	Shelton Academy Site Plan Modification
2	Applicant	Valgrat, LLC
3	Acres	± 4 acres
4	Location	9455 NW 40 Street Road
5	Folio Numbers Associated with Project	35-3028-015-0010 and 35-3028-015-0020
6	Existing Future Land Use Category	Office and Residential
7	Existing Zoning District	Office-I (O-I) District
8	Code Compliance Violation	N/A

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				
Shelton Academy – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Residential/Commercial	Community Mixed Use	Community Mixed Use	None
South	City of Doral Police Substation / U.S. Southern Command	Institutional and Public Facility	Industrial Commercial and Institutional, Public Parks & Public Facilities	None
East	Miami-Dade County Fire Rescue Department	Institutional and Public Facility	Industrial Commercial	None
West	University, offices and warehouses	Office and Residential	Industrial Commercial	None

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

Property Location

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



Existing conditions



Image 1. Northwest corner of the property



Image 2. Front entrance of property



Image 3. Northeast corner of the property



Image 4. Isometric view of the property looking southeast

Background

The subject property consists of approximately 4 acres and is developed with Shelton Academy, a privately operated Catholic faith-based K-12 school. The Property is designated Office Residential (OR) on the Future Land Use Map and zoned Office (O-1).

The Property was previously approved pursuant to Resolution No. 21-31 following approval of Application No. 2020050001(321) on January 27, 2021, permitting adaptive reuse of an existing two-story warehouse facility into a private school.

During review of the 2021 application, the Applicant initially contemplated enrollment levels exceeding 900 students but reduced the proposed enrollment to 600 students to facilitate expedited approval and relocation from a prior facility.

Among the conditions of approval, the Resolution includes Condition No. 4, which requires that the Applicant construct a complete sidewalk along the north/east side of NW 40th Street Road and the south side of NW 38th Street, each running to NW 97th Avenue (the "Sidewalk Condition"), and Condition No. 9., which requires compliance with Ordinance No. 2015-09, the City's "Public Arts Program," at the time of building permit, if applicable (the "Public Arts Program Condition").

Since opening, Shelton Academy has reached maximum approved enrollment and reportedly maintains a waiting list for prospective students.

The request for modifications to Conditions 1, 2, 7, and 8 of Resolution No. 21-31, directly correlate to their request for site plan modification and increase in student counts. The request for modifications to Conditions 4 and 9 of said Resolution would provide flexibility to the Applicant on the Sidewalk Condition, and a determination that the Applicant is exempt from the City's Public Arts Program.

The Applicant presented the site plan modification at a duly noticed Zoning Workshop held on April 23, 2026. The purpose of the workshop was to inform nearby property owners and residents of the request, provide additional project details, and receive public input.

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.

The Applicant requests approval of a site plan modification and amendment to Resolution No. 21-31 to permit a two-phase expansion of Shelton Academy, an existing private K-12 school located at 9455 NW 40 Street Road. The request includes increasing the maximum student enrollment to 800 students under Phase No. 1 and to 1,000 students under Phase No. 2, together with construction of a three-story parking garage, additional classrooms, expanded recreational

*Council Meeting
June 10, 2026*

facilities, and associated site improvements. The applicant further seeks modifications to the various conditions of approval.

Pursuant to Section 53-184(f)(5), the proposed site plan has been evaluated based upon the following criteria:

a. Comprehensive Plan Consistency Review

The Property has a Future Land Use Map designation of Office Residential (OR) and is zoned Office (O-1). The proposed modification maintains the existing institutional educational use previously approved under Resolution No. 21-31 and does not introduce a new land use category to the site.

The proposed expansion supports continued access to educational services within the City while utilizing an existing developed property. The application is generally consistent with Comprehensive Plan policies encouraging provision of community services, efficient use of developed land, and compatibility between adjacent land uses.

Accordingly, staff finds the proposal to be generally consistent with the Comprehensive Plan, subject to compliance with applicable conditions of approval.

b. Promote better site design:

The proposed modifications include additional classrooms, expanded recreational areas, interior recreational improvements, a security guardhouse, and phased parking improvements intended to support increased enrollment demand. Phase No. 2 includes construction of a three-story parking structure, which increases parking capacity while limiting additional surface parking impacts.

The Applicant also proposes modifications to previously approved recreational amenities and parking configurations intended to improve operational functionality and accommodate long-term enrollment growth.

Staff finds the proposed modifications represent an improvement to overall site functionality and operational efficiency while supporting the existing educational use.

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

The surrounding area contains a mixture of institutional, office, commercial, industrial, and residential uses, including Southern Command, the Doral Police Training and Community Center, and Millennia Atlantic University. Institutional and educational uses are present within the immediate vicinity.

The proposed expansion maintains the existing educational use and does not substantially alter the overall character of development on the Property. Although the proposed parking garage

increases in height from the previously approved configuration, the proposed garage height remains comparable to the existing school building.

Staff finds the proposed expansion to be generally compatible with surrounding development patterns and land uses.

d. Enhance property value:

The Applicant proposes continued investment in an existing educational campus through infrastructure improvements, expanded facilities, and modernization of site amenities. Educational institutions and associated improvements may contribute positively to neighborhood stability and support surrounding property values when appropriately designed and maintained.

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 modifications maintain the existing school use and do not significantly alter the overall building footprint or campus character. The application includes phased development intended to support operational growth while maintaining compatibility with surrounding institutional and office uses.

The proposed three-story parking structure would increase in height relative to the previously approved parking configuration; however, the Applicant indicates the proposed height is comparable to the existing school building and remains within applicable development standards.

Staff finds the proposal maintains a generally harmonious relationship with adjacent development patterns, subject to compliance with all applicable regulations.

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

The proposed expansion includes infrastructure intended to support increased enrollment, including additional parking, circulation improvements, and updated traffic analyses. The application remains subject to review by applicable agencies, including Miami-Dade County Department of Transportation and Public Works (DTPW) and other regulatory entities responsible for ensuring compliance with health, safety, and life safety requirements.

Staff recommends continued compliance with all permitting, engineering, fire safety, and transportation requirements as conditions of approval.

Subject to these requirements, staff finds the proposal adequately addresses public health, safety, and welfare considerations.

g. Address traffic concerns:

The proposed increase in student enrollment has the potential to increase vehicle trips associated with school operations, student drop-off and pick-up activity, and employee traffic. To address potential impacts, the Applicant is required to submit an updated Traffic Impact Study (TIS) and Traffic Operations Plan (TOP) reflecting the proposed maximum enrollment.

Additional traffic mitigation measures, signalization improvements, queuing analysis, or off-site improvements may be required by Miami-Dade County DTPW to address operational impacts.

Staff finds adequate mechanisms exist to evaluate and mitigate transportation impacts through required studies and agency review. Approval should remain contingent upon compliance with all transportation requirements.

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

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

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 (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 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 site plan modification pertains to the expansion of an existing private K-12 educational institution and does not constitute residential development requiring evaluation under applicable Parks Level of Service standards. Therefore, Parks LOS analysis is not applicable to the proposed application.

Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends approval.

Public Schools

The proposed site plan modification pertains to the expansion of an existing private educational facility and does not include residential development generating impacts subject to Public School Concurrency requirements. Therefore, Public School Concurrency is not applicable to the proposed application.

Sidewalk Condition

As noted above, Resolution 21-31 includes Condition No. 4, which requires that the Applicant construct a complete sidewalk along the north/east side of NW 40th Street Road and the south side of NW 38th Street, each running to NW 97th Avenue. Following the aforementioned approval, it was determined that there were existing mature canopy trees in the area where the sidewalk was to be constructed. The Applicant has indicated that the physical and environmental conditions within the right-of-way make construction of the full sidewalk, as contemplated by the Sidewalk Condition, infeasible while also preserving the trees (leaving them “as is” or via relocation) along the proposed sidewalk to be constructed, which position has been supported by the Applicant’s Arborist Report, dated December 28, 2025.

Therefore, the Applicant seeks to modify Condition No. 4 to provide flexibility of options on the location and extent of the sidewalk based upon a recommendation by DTPW concerning same.

Public Arts Requirement

Section 75-107 of the City of Doral Code of Ordinances establishes the applicability of the City’s Public Arts Program to certain development projects in the City. Pursuant to Section 75-107(b), nongovernmental development projects with construction costs exceeding \$250,000.00 are generally required to provide works of art or contribute to the City’s public arts fund. However, the ordinance also expressly provides that certain projects may be exempt from these requirements by the City Council. Specifically, Section 75-107(c)(1) provides that nongovernmental development projects may be exempt where “the structure is intended primarily to house one or more social service agency providers, affordable housing projects, or religious facilities.”

The development approved under the Resolution seeks approval by the City Council that it meets the criteria for this exemption as Shelton Academy operates as a Catholic faith-based educational institution, and the facilities on the Property are used primarily for religious instruction, academic education, and related institutional activities consistent with its religious mission.

Recommendation

Staff respectfully request that the Mayor and City Councilmembers approve the requested site plan modification for Shelton Academy, located at 9455 NW 40 Street Road, further identified by Miami-Dade County Tax Folio Nos. 35-3028-015-0010 and 35-3028-015-0020, including the amendment of conditions contained in Resolution No. 21-31, subject to all applicable City, County, and State requirements and the conditions of approval set forth in the proposed resolution.