



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 (I) TO CORRIDOR COMMERCIAL (CC) FOR ±1.5 ACRES FOR THE PROPERTY LOCATED AT 2500 NW 107 AVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Emre Tuna Investment, LLC (the "Applicant"), is requesting rezoning approval for the Property located at 2500 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3030-034-0030, together with the adjoining parcel to the south, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3030-000-0021 (collectively, the "Property") in the City of Doral (the "City"). The applicant is requesting a rezoning of the "Property" from Industrial (I) to Corridor Commercial (CC).

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
08/12/2026	2026-19	Scheduled for First Reading

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
I.			
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).

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Map
- C. Exhibit C – Traffic
- D. Ordinance



Memorandum

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

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

Subject: **Emre Tuna Investment, LLC – Zoning Map Amendment
(First Reading)**

Introduction

Emre Tuna Investment, LLC (the “Applicant”), is requesting rezoning approval for the Property located at 2500 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3030-034-0030, together with the adjoining parcel to the south, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3030-000-0021 (collectively, the “Property”) in the City of Doral (the “City”). The applicant is requesting a rezoning of the “Property” from Industrial (I) to Corridor Commercial (CC). The existing Industrial (I) zoning classification is inconsistent with the property’s Business Land Use designation; therefore, the City’s Planning and Zoning Department determined a zoning map amendment is necessary to correct this inconsistency. Pursuant to *Section 53-42, Land use categories*, of the City’s Code, under no circumstances shall the density, intensity, or uses permitted be inconsistent with that allowed on the city’s future land use plan. 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.

Table I		
Emre Tuna Investment, LLC – Rezoning		
Property Information		
	General Information	Responses
1	Project Name	Emre Tuna Investment, LLC – Rezoning
2	Applicant	Emre Tuna Investment, LLC
3	Acres	± 1.5 acres
4	Location	2500 NW 107 Avenue, Doral FL
5	Folio Numbers Associated with Project	35-3030-034-0030 and 35-3030-000-0021
6	Existing Future Land Use Category	Business
7	Existing Zoning District	Industrial (I)
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				
Ritz Sky Mansions – Rezoning – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Commercial	Business (B)	Industrial (I)	None
South	Not within City limits	Not within City limits	Not within City limits	None
East	Warehouses	Industrial (I)	Industrial (I)	None
West	Warehouses	Industrial (I)	Industrial (I)	None

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

Existing conditions:



Image 1. Northwest corner of the property



Image 2. Southwest corner of the property

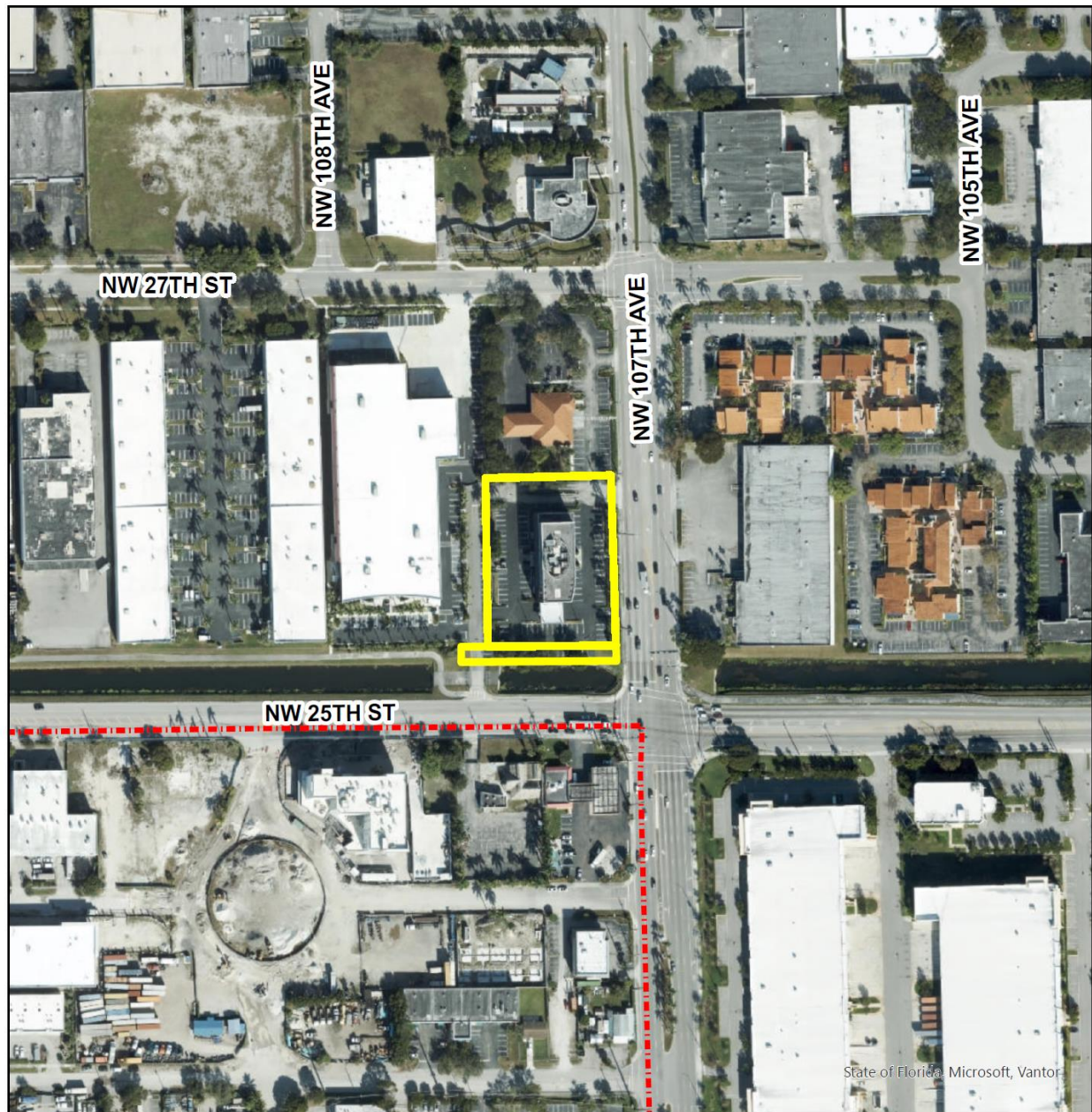


Image 3. Southeast corner of the property



Image 4. Northeast corner of the property

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



City of Doral



Legend

-  City Limits
-  Subject Property

Planning & Zoning Department

Emre Tuna Investment LLC Rezoning Aerial Map

06/04/2026

Background

The Property consists of two contiguous parcels located at 2500 NW 107 Avenue . The parcels are identified by the Miami-Dade County Property Appraiser as Folio Nos. 35-3030-034-0030 and 35-3030-000-0021, respectively. For purposes of this report, the parcels are collectively referred to as the "Property." The Property encompasses approximately ±1.5 acres and is currently developed with a multi-story office building and associated surface parking. The rezoning application is being submitted with the City as a co-applicant to align the property's land use designation and its zoning district that has existed since the adoption of the City's incorporation.

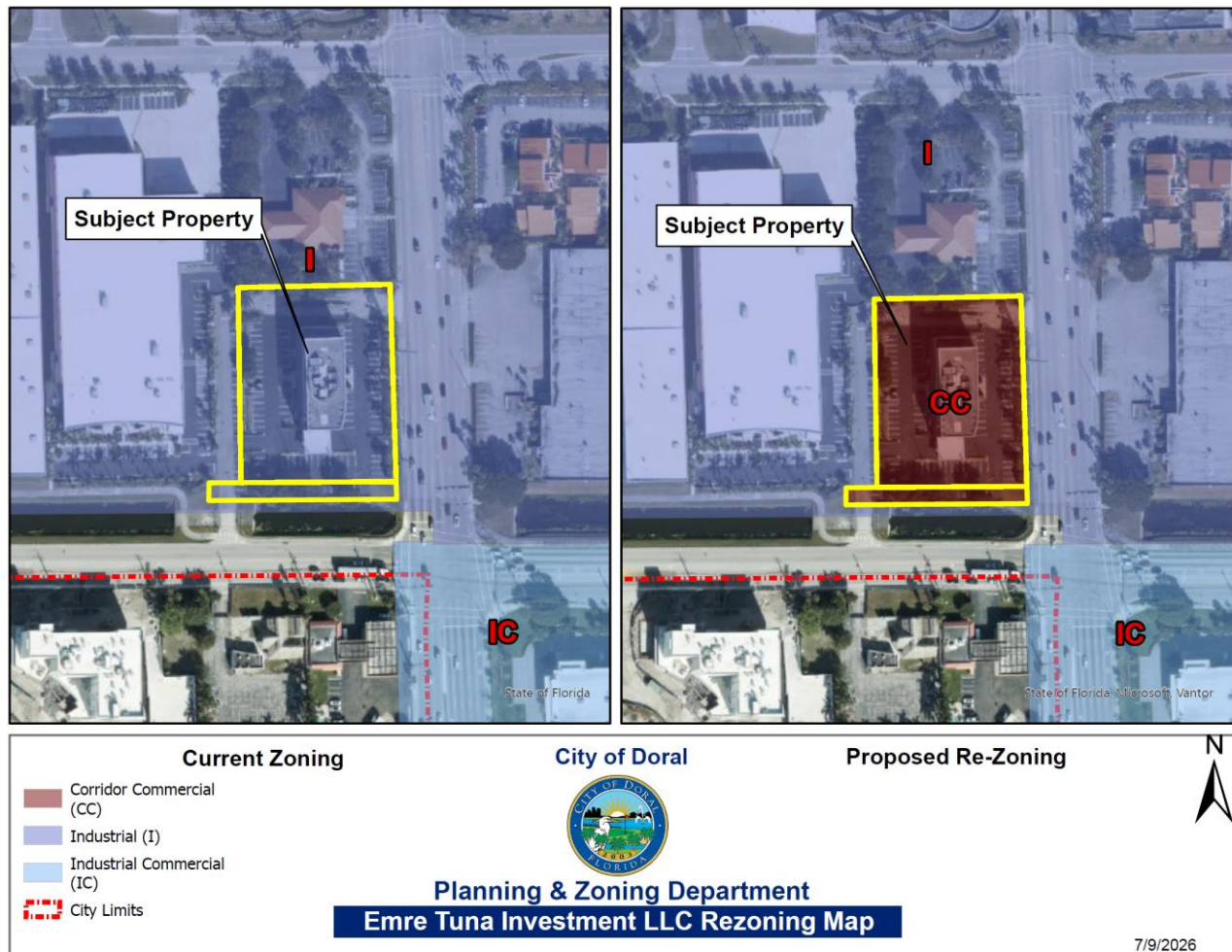
The Applicant presented the rezoning application at a properly noticed zoning workshop held on June 25, 2026. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project.

Staff Analysis

The subject property is currently surrounded by parcels zoned Industrial (I) to the north, east, and west. The parcel to the south is not within City limits. Despite this industrial zoning context, the property is currently developed with a five-story office building, and the property has historically provided commercial activities. Its existing uses, such as educational services, office operations and a bank, reflect a distinctly commercial and service-oriented character, differentiating it from traditional industrial operations. It is also important to note that the property will remain in its existing condition. Moreover, the existing Industrial (I) zoning classification is inconsistent with the property's Business Land Use designation; therefore, the City's Planning and Zoning Department determined a zoning map amendment is necessary to correct this inconsistency

The Corridor Commercial (CC) zoning district is established to provide for medium to high-intensity business uses on major corridors and prime commercial areas. The property is located at the southwest intersection of NW 25th Street and NW 107th Avenue, directly adjoining a major intersection. Its location supports the proposed rezoning and aligns with the area's evolving development pattern. Retail services, eating establishments, professional offices, medical offices and uses, among other commercial services are permitted within the Corridor Commercial (CC) zoning district. These uses align with the site's current development pattern and the existing surrounding uses, while also maintaining consistency with the property's established Business Land Use designation.

Figure II. Illustrates the proposes zoning map change from Industrial to Corridor Commercial



Given the site's established commercial use, lack of industrial history, and its location along a major corridor, the proposed rezoning from Industrial (I) to Corridor Commercial (CC) is appropriate, justified, and aligned with the City's planning objectives. It brings zoning into consistency with the established and emerging land use characteristics of the area, and enables thoughtful, compatible redevelopment consistent with surrounding uses.

Comprehensive Plan Consistency Review

The proposed rezoning is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

➤ **Future Land Use Element**

Goal: Transform Doral's Future Land Use Plan into a clear and creative visionary blueprint to effectively guide the City's residents, businesses and civic leaders in the important on-going challenge of shaping Doral into THE premier place to live, work and play in Southeast Florida.

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 these ‘#1 Great City’ features and facilities.*

Land Development Regulations Consistency Review

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code. City staff has reviewed the application and provides the following responses to each criterion:

(1) Consistency with the Comprehensive Plan

The Property is designated Business (B) by the City's Comprehensive Plan Future Land Use Map (FLUM). This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial

The proposed rezoning is consistent with the standards for development in the Business (B) 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

The proposed rezoning application is consistent with the applicable sections of the Land Development Code.

(3) Additionally, as to rezoning amendments:

a. Whether justified by changed or changing conditions.

The Corridor Commercial (CC) zoning district permits a variety of commercial uses in the City. The current development on the Property already accommodates office and commercial tenants, rendering it well-suited for a zoning modification from the Industrial (I) zoning district to the Corridor Commercial (CC) zoning district.

- b. Whether adequate sites already exist for the proposed district use.

A rezoning of the Property to Commercial Corridor (CC) will provide additional commercial opportunities as the site is already developed at a scale and intensity similar to what CC allows, including commercial and service-oriented uses.

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

Existing uses in the area consist of a financial institution to the north, warehouse and retail uses to the east, and warehouse uses to the west. Overall, the area is predominantly characterized by warehouses and commercial uses. The proposed rezoning is compatible with the surrounding properties.

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. Given that the property will remain in its existing condition and the proposed rezoning is intended solely to resolve an existing inconsistency between the property's land use designation and zoning district, the Planning and Zoning Department has determined that additional reviews from external agencies are not required for this application.

Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends conditional approval, contingent upon the applicant submitting the required updated Trip Generation report.

Recommendation

Staff recommends that the Mayor and City Councilmembers authorize approval of the proposed zoning map amendment from Industrial (I) to Corridor Commercial (CC) zoning district for the Property at 2500 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3030-034-0030, together with the adjoining parcel to the south, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3030-000-0021 in the City of Doral, Florida.