



Writer's Direct Dial Number: 305-376-6097
Writer's Direct Fax Number: 786-425-4101
Writer's E-Mail Address: erportilla@gunster.com

March 15, 2024

Julian H. Perez, AICP
Director, Community Development
and Planning & Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 3316

RE: MG3 Doral Office LLC / Letter of Intent for Site Plan Review for the property located at 8400 NW 36th Street in the City of Doral / Doral Concourse

Dear Mr. Perez:

We represent MG3 Doral Office LLC, a Florida limited liability company (the "Applicant") and owner of +/- 5.64-acre parcel of land located in the City of Doral (the "City") at 8400 NW 36th Street, as further identified by folio number 35-3027-060-0010 (the "Property"). Please see Property Appraiser's records attached as Exhibit "A."

The Applicant is submitting this application for Site Plan Review and approval from the City Council ("Site Plan Review") for the Property.

The Property is currently designated *Office and Residential* and *Industrial* on the City's Future Land use Map (FLUM) map and zoned *Industrial Commercial* on the City's Official Zoning Map. The Property is located in the heart of the City's Downtown on NW 36th Street, *Doral Boulevard*, immediately west and adjacent to *City Place Doral*. The Applicant is seeking to make the entire property Downtown Mixed Use (*DMU*). The Applicant has filed concurrent applications to redesignate the Property from *Office and Residential* to *DMU* on the FLUM; and to rezone the Property from *Industrial Commercial* to *DMU*. The Applicant is submitting this application in accordance with Section 68-740 of the City's Land Development Regulations (the "Code"), requiring Site Plan Approval for any development site within a *DMU*.

The proposed *DMU* presents a unique opportunity to further revitalize and continue to activate the City's Downtown. It will further transform the character of the neighborhood on and surrounding *Doral Boulevard* and promote the City's goal for high-quality development in this vital area.

The proposed *DMU* will be known as *Doral Concourse*. It will consist of a retrofit of an existing single-use structure comprised of offices only, activating the ground floor by adding four (4) restaurants totaling approximately 10,000 SF; making *Doral Concourse* pedestrian-friendly by adding landscaping, pedestrian walkways, trellises, connectivity to the adjacent *DMU*, public art and making the lake accessible to the public as civic space.

In conjunction with the land use amendment and *DMU* zoning request, this Site Plan Review application presents a distinctive opportunity to continue to stimulate the City's Downtown, as *City Place Doral* started to do to the east.

Doral Concourse will be consistent with the City's regulations as well as the *DMU* land use category in the City's Comprehensive Development Plan and will be compatible with the patterns of development in the surrounding area.

Julian H. Perez, AICP
March 15, 2024
Page (2)

Enclosed is the Application and supporting materials and corresponding plans.

Based on the foregoing, we ask for your favorable consideration of this request. Should you have any questions, please do not hesitate to contact us. Thank you for your time.

Yours truly,

A handwritten signature in black ink, appearing to read 'Elinette Ruiz-Diaz de la Portilla', written in a cursive style.

Elinette Ruiz-Diaz de la Portilla

cc: Miguel Diaz de la Portilla



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 02/09/2024

PROPERTY INFORMATION	
Folio	35-3027-060-0010
Property Address	8400 NW 36 ST DORAL, FL 33166-6676
Owner	MG3 DORAL OFFICE LLC
Mailing Address	2980 NE 207 ST STE 603 AVENTURA, FL 33180
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	6
Living Units	0
Actual Area	
Living Area	
Adjusted Area	538,739 Sq.Ft
Lot Size	220,005 Sq.Ft
Year Built	2000
Year Annexed	2004

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$11,000,250	\$11,000,250	\$7,700,175	
Building Value	\$67,399,750	\$60,999,750	\$39,899,825	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$78,400,000	\$72,000,000	\$47,600,000	
Assessed Value	\$78,400,000	\$72,000,000	\$47,600,000	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
DORAL CONCOURSE	
PB 156-27 T-20356	
TRACT A	
LOT SIZE 220005 SQ FT M/L	
FAU 30-3027-001-0171	



TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$78,400,000	\$72,000,000	\$47,600,000	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$78,400,000	\$72,000,000	\$47,600,000	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$78,400,000	\$72,000,000	\$47,600,000	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$78,400,000	\$72,000,000	\$47,600,000	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2021	\$96,000,000	32630-2186	Qual by exam of deed
07/07/2014	\$131,700,000	29224-2038	Qual on DOS, multi-parcel sale
11/01/2007	\$0	26069-4504	Sales which are disqualified as a result of examination of the deed
02/01/2005	\$41,000,000	23067-0225	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION
/ Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☒ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: PLAN-2403-0075

Date Received:

RECEIVED

By Stephanie Puglia at 11:58 am, Mar 19, 2024

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- ☐ Change in Zoning District
☐ Variance
☐ Appeal of Decision
☐ Conditional Use

- ☐ Plat
☐ Entry Feature
☒ Site Plan
☐ Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
Mailing Address	City, State, Zip	Telephone Fax Email:
Name of Owner		
Mailing Address	City, State, Zip	Telephone Fax Email:

PROPERTY INFORMATION

- A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) _____

Address _____

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: _____

- B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; _____ acre(s)
Width Depth

- D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

- E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Is this application the result of a Notice of Violation or deviation from approved plans? ☐ Yes ☒ No

Are there any existing structures on the property? ☒ Yes ☐ No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. ☐ SURVEY OF PROPERTY: For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. ☐ SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. ☐ LETTER OF INTENT: A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. ☐ OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. ☐ OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. ☐ TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 6 COPIES (AND A PDF) OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- ☐ 35 MM Photo(s) (Mounted 8 1/2 x 11) ☐ Other _____
- ☐ Letters from Area Residents

Please check only one of the following options:

☐ FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

03/12/2024

Date

Applicant's Signature

/ Marcelo Saigh

Print Name

MG3 Doral Office, LLC

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We MG3 Doral Office, LLC as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 8400 NW 36th Street, Doral, FL 33166
 desire to file an application for a public hearing before the ☒ City Council ☐ Administrative Review, and I/We do understand and agree as follows:

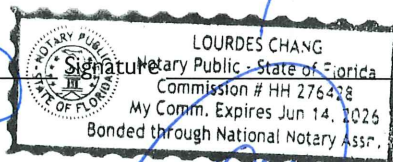
1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section ____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

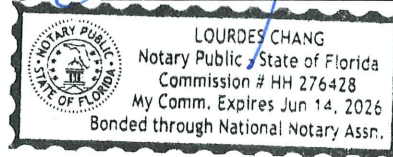
- ☐ do hereby authorize _____ to act on my/our behalf as the applicant.
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☐ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name MG3 Doral Office, LLC Signature [Signature] Date 03/12/2024Owner's Name _____ Signature [Signature] Date _____

Notary to Owner:

Applicant's Name MG3 Doral Office, LLC Signature [Signature] Date 03/12/2024

Notary to Applicant:



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: MG3 Doral Office, LLC Marcelo Saigh

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>MG3 Fund GP, LLC</u>	<u>100%</u>
<u>(MG3 Fund GP, LLC breakdown below)</u>	
<u>Marcelo Saeigh</u>	<u>3333.333%</u>
<u>Gustavo Bogomolni</u>	<u>3333.333%</u>
<u>Hernan Leonoff</u>	<u>3333.333%</u>
<u>2980 NE 207th St., Suite 603, Aventura, FL 33180</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

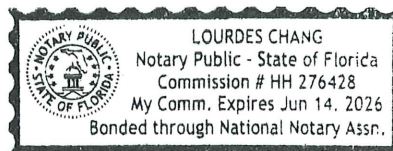
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ MG3 Doral Office, LLC
(Applicant)

Sworn to and subscribed before me this 12 day of March, 2024. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)
My commission expires 06/14/2026



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DORAL CONCOURSE:

PARCEL 1:

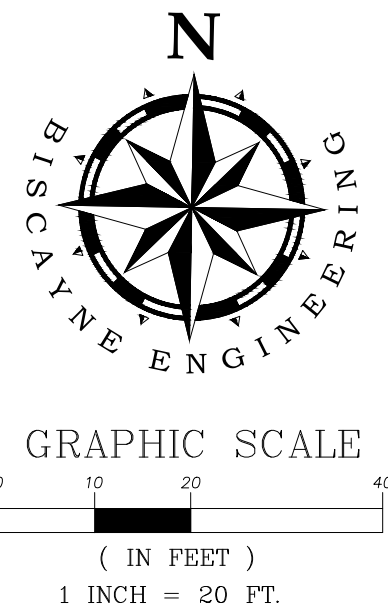
TRACT A, DORAL CONCOURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THOSE CERTAIN EASEMENTS FOR ACCESS AND UTILITIES CREATED IN THAT CERTAIN DECLARATION OF EASEMENTS MADE BY PAN AMERICAN-CARDEL GROUP, L.C., RECORDED IN OFFICIAL RECORD BOOK 18915, PAGE 1524, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 20739, PAGE 3264, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALTA/NSPS LAND TITLE SURVEY

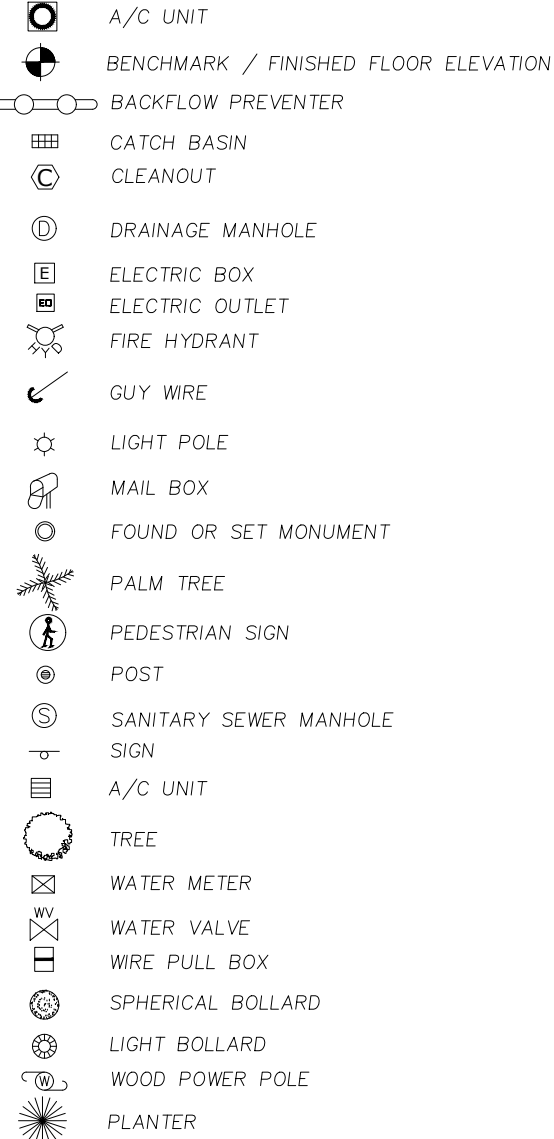
8400 N.W. 36 STREET, DORAL, FL 33166



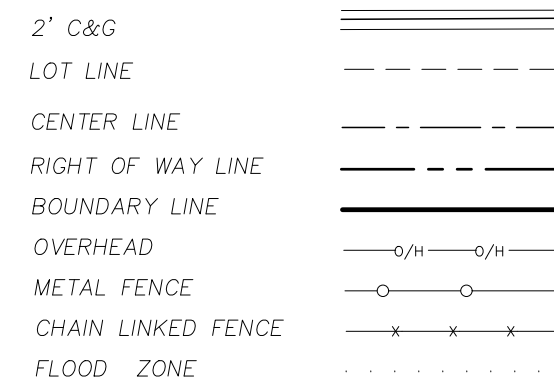
ABBREVIATIONS:

A/C = AIR CONDITIONER
BEC = BISCAYNE ENGINEERING COMPANY
BLDO = BUILDING
C = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
CB = CATCH BASIN
C&G = CURB AND GUTTER
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COR = CORNER
D.C. = DEPRESSIONED CURB
DIAM = DIAMETER
E = EAST
ELEV = ELEVATION
FND = FOUND
ID = IDENTIFICATION
L = LENGTH (WHEN USED IN CURVE DATA)
LB = LICENSED BUSINESS
MHD = MANHOLE (DRAINAGE)
MHS = MANHOLE (SANITARY)
N = NORTH
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM 1929
N&W = NAIL AND WASHER
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
R&C = 5/8" # REBAR AND CAP
R/W = RIGHT-OF-WAY
S = SOUTH
W = WEST
Δ = CENTRAL ANGLE (WHEN USED IN CURVE DATA)
± = MORE OR LESS
C = CENTERLINE

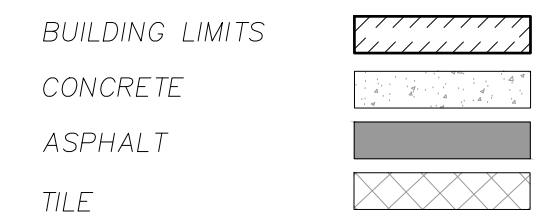
LEGEND:



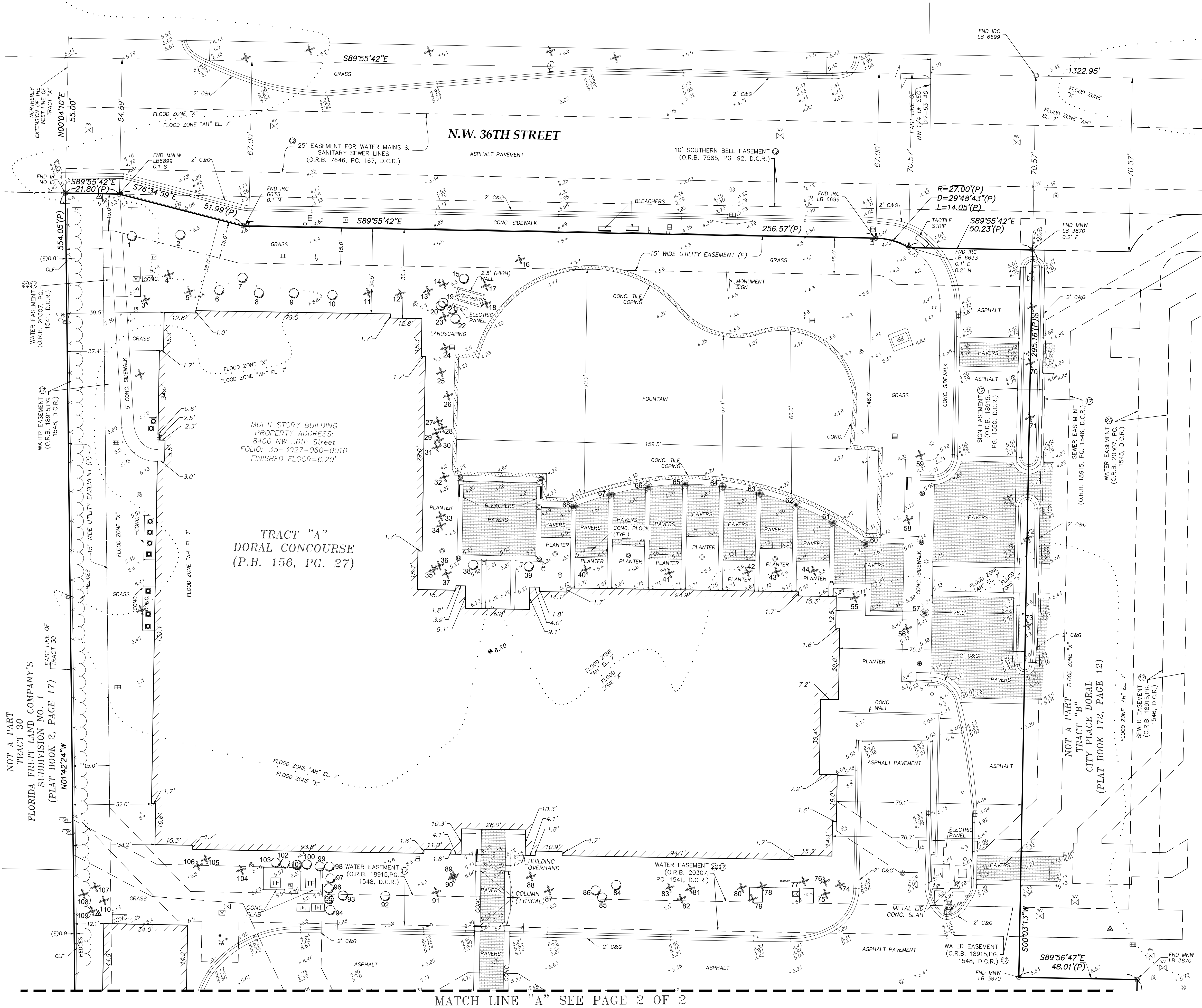
LINE TYPE



HATCH TYPE:



+ 8.8 = GROUND ELEVATION (TYPICAL)
+ 8.88 = HARD SURFACE ELEVATION (TYPICAL)



MATCH LINE "A" SEE PAGE 2 OF 2

DATE: May 13, 2025 - 4:59pm EST FILE: C:\SURVEY\PROJECTS\87888\87888.MXD- DORAL CONCOURSE UPDATE.DWG (8/28/25) Updated ALTA Survey.dwg

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

This drawing is the property of Biscayne Engineering Company, Inc. and shall not be used or reproduced, in whole or in part without permission of Biscayne Engineering Company, Inc.

BISCAYNE
ENGINEERS
SURVEYORS • ENGINEERS
PLANNERS
• SINCE 1898 •

DORAL CONCOURSE

FOR: MG3 Doral Office LLC
SCALE: 1"=20'
DATE: 02/20/24
DRAWN BY: PT/AS
DESIGNED BY: WH/PT
APPROVED BY: WH/AJR
CHECKED BY: AJR/RC/AS
F.B./PG.: 3107/6-10

ORDER No.
03-87886

SHEET No.
2 OF 3

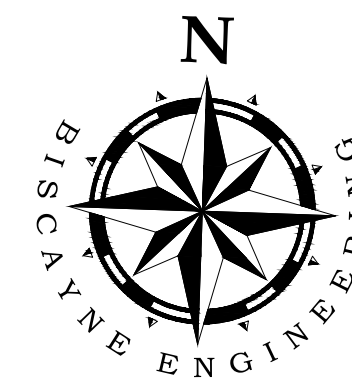
MAAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 324-7671, FAX (305) 324-0609
449 NW 35TH ST. BOCA RATON, FL 33431
TEL (561) 699-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

ORDER # DATE F.B.#

DC-6415-2

ALTA/NSPS LAND TITLE SURVEY

8400 N.W. 36 STREET, DORAL, FL 33166



GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.

ABBREVIATIONS:

A/C = AIR CONDITIONER
BEC = BISCAYNE ENGINEERING COMPANY
BLDG = BUILDING
(C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
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R/W = RIGHT-OF-WAY
S = SOUTH
W = WEST
Δ = CENTRAL ANGLE (WHEN USED IN CURVE DATA)
± = MORE OR LESS
CL = CENTERLINE

LEGEND:

A/C UNIT
BENCHMARK / FINISHED FLOOR ELEVATION
BACKFLOW PREVENTER
CATCH BASIN
CLEANOUT
DRAINAGE MANHOLE
ELECTRIC BOX
ELECTRIC OUTLET
FIRE HYDRANT
GUY WIRE
LIGHT POLE
MAIL BOX
FOUND OR SET MONUMENT
PALM TREE
PEDESTRIAN SIGN
POST
SANITARY SEWER MANHOLE
SIGN
A/C UNIT
TREE
WATER METER
WATER VALVE
WIRE PULL BOX
SPHERICAL BOLLARD
LIGHT BOLLARD
WOOD POWER POLE
PLANTER

LINES TYPE

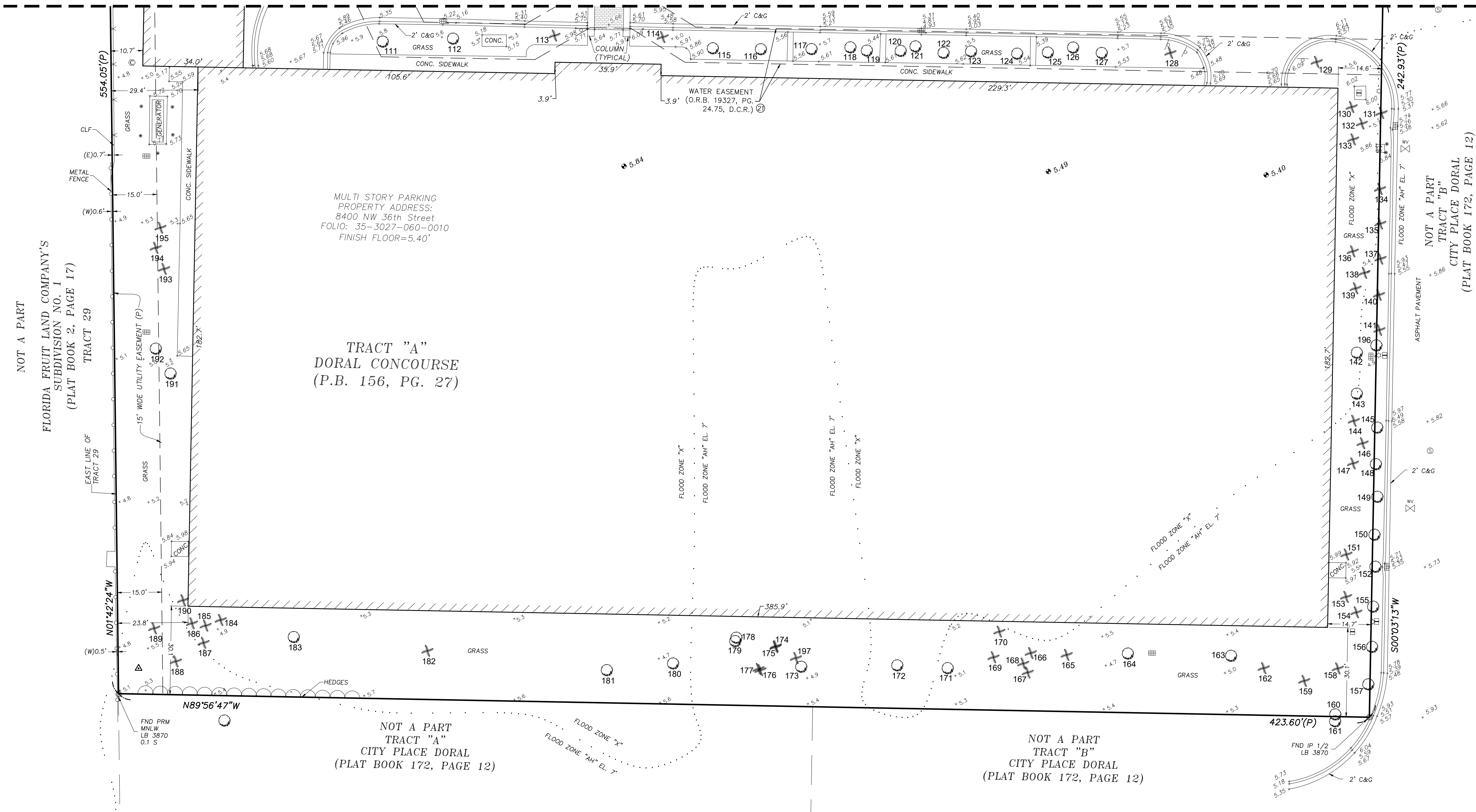
2" C&G
LOT LINE
CENTER LINE
RIGHT OF WAY LINE
BOUNDARY LINE
OVERHEAD
METAL FENCE
CHAIN LINKED FENCE
FLOOD ZONE

HATCH TYPE:

BUILDING LIMITS
CONCRETE
ASPHALT
TILE

+ 8.8 = GROUND ELEVATION (TYPICAL)
x 8.88 = HARD SURFACE ELEVATION (TYPICAL)

MATCH LINE "A" SEE PAGE 1 OF 2



MULTI STORY PARKING
PROPERTY ADDRESS:
8400 NW 36th Street
FOLIO: 35-3027-060-0010
FINISH FLOOR=5.40'

TRACT "A"
DORAL CONCOURSE
(P.B. 156, PG. 27)

NOT A PART
TRACT "A"
CITY PLACE DORAL
(PLAT BOOK 172, PAGE 12)

NOT A PART
TRACT "B"
CITY PLACE DORAL
(PLAT BOOK 172, PAGE 12)

DATE: May 13, 2025 - 4:59pm EST FILE: I:\SURVEY\PROJECTS\87886\87886 MDS- DORAL CONCOURSE UPDATE.DWG\87886 Updated ALTA Survey.dwg

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

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PLANNERS
• SINCE 1898 •

DORAL CONCOURSE

FOR: MG3 Doral Office LLC
SCALE: 1"=20'
DATE: 02-20-24

DESIGNED BY: WH/PT
APPROVED BY: WH/AJR

CHECKED BY: AJR/RC/AS
3 OF 3

ORDER No. 03-87886

MAAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 324-7671, FAX (305) 324-0609
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