



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE CATEGORIES FROM OFFICE AND RESIDENTIAL (O-R) TO DOWNTOWN MIXED-USE (DMU) FOR A 5-ACRE PARCEL OF LAND LOCATED AT 8400 NORTHWEST 36 STREET; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

MG3 Doral Office LLC (the "Applicant") is requesting a Small-Scale Land Use Amendment to the City's Comprehensive Development Master Plan to modify the Future Land Use Map from Office and Residential (O-R) to Downtown Mixed-Use (DMU) for approximately 5 acres of the property located at 8400 Northwest 36th Street (the "Property"). The site is currently developed with an office building and a parking garage. In conjunction with this request, the Applicant has also submitted a rezoning application to change the zoning designation from Industrial Commercial (IC) 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 Small-Scale Land Use Amendment 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 – FLUM Amendment

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.			
2.			
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). 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

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: **Comprehensive Plan – Small-scale Future Land Use Map (FLUM)
Amendment to the City’s Comprehensive Plan from Office and
Residential (O-R) to Downtown Mixed-Use (DMU).
– First Reading**

Introduction

MG3 Doral Office, LLC (the “Applicant”) is requesting 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) for approximately 5 acres of the property located at 8400 Northwest 36th Street (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser by a portion of 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

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	Downtown Mixed-Use (DMU)

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



Existing Conditions

Existing site conditions are depicted on the following images:



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

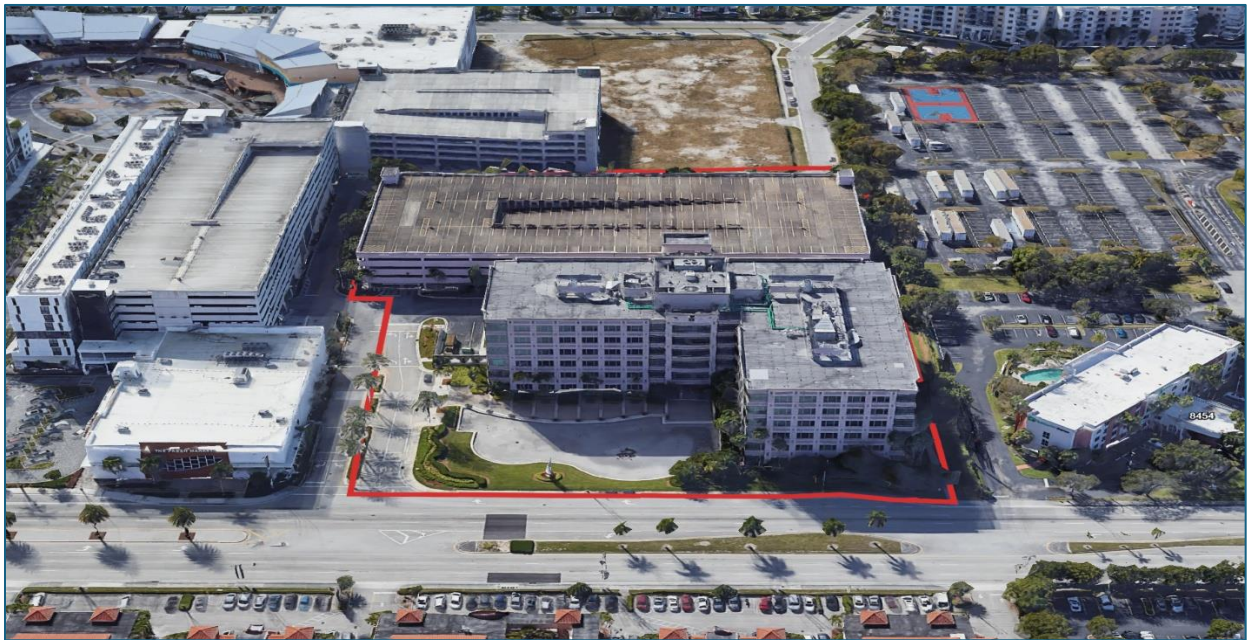


Image IV. Isometric view of the Property

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 requesting approval of a Small-Scale Future Land Use Map (FLUM) Amendment to the City's Comprehensive Plan for an approximately 5-acre property located at 8400 Northwest 36 Street (the "Property"). The proposed amendment would change the land use designation from Office and Residential (O-R) to Downtown Mixed-Use (DMU).

In conjunction with this request, the Applicant has also submitted a rezoning application to change the zoning designation from Industrial Commercial (IC) 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.

The Applicant completed a public zoning workshop on June 27, 2024. The objective of the workshop was to inform city residents of the request, present additional details and take into account the public's feedback on the project.

Staff Analysis

The purpose of this review is to maintain the integrity of the adopted Comprehensive Plan and Land Development Code. This will entail a consistency review of the Comprehensive Plan adopted goals, objectives, and policies (GOPs), and Land Development Regulations (compatibility with the surrounding land use categories).

The following provides a consistency review of the Comprehensive Plan, Land Development Code, and the criteria for amending the FLUM pursuant to Section 53-213(c) of the Land Development Code.

▪ Comprehensive Plan Review

The requested small-scale future land use amendment to designate the subject property as Downtown Mixed-Use (DMU) is consistent with the criteria set forth in the City's Comprehensive Plan, Future Land Use Element and the surrounding properties. As mentioned, the Downtown Mixed-Use (DMU) Future Land Use and use category allows business/retail, office and residential uses. It is limited only to parcels 10 acres or greater in size and is designed to provide for the horizontal and vertical integration of a diversity of urban-oriented uses at the city center. The City Council may consider DMU applications less than 10 acres in size if the property is adjacent to an existing DMU parcel, and located south of NW 58th Street, east of NW 87th Avenue, north of NW 33rd Street and west of NW 79th Avenue. 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 defined above for parcels less than 10 acres in size. Other DMU sites can 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. At these locations, retail/commercial service businesses are encouraged to be located on th

ground floor with office/residential uses above. This shall not preclude horizontal mixed-use development where the conceptual site design and community connectivity plans demonstrate that the functional arrangement of such uses achieves the purpose of the DMU category.

The proposed small-scale future land use amendment will further the goal, objectives and policies of the Comprehensive Plan, as outlined below:

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.

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.

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.

Goal: Provide for a safe, convenient, effective, and energy efficient multimodal transportation system, which is intricately related to the land use pattern and improves the level of mobility of all of the City's residents and visitors.

Objective 3.1: Coordination with Future Land Use Element

The transportation system shall be coordinated with the goals, objectives, and policies of the Future Land Use Element including coordination with the land use map, population densities, housing and employment patterns, projected development, and other similar characteristics of land use that have an impact on transportation systems.

Policy 3.1.2: Through the development review process, the City shall ensure provision of adequate, properly designed, and safe systems for vehicle access to roads, which at a minimum address:

- a) adequate storage and turning bays;
- b) spacing and design of median openings and curb cuts; and
- c) driveway access and spacing;
- d) right-of-way for necessary road and transit improvements;
- e) roadway operational needs; and f) street lighting.

Policy 3.1.3: Through the development review process, ensure safe and convenient on-site traffic flow, which considers needed motorized and non-motorized vehicle parking.

It is important to note that none of the goal, objectives, and policies (GOPs) of the Comprehensive Plan found in this review would be violated by the approval of this proposed small-scale FLUM amendment from Business to Industrial (I). The redesignation of the property will further the goal of the Comprehensive Plan's Future Land Use Element, and approval of this application will ensure consistency with both the Comprehensive Plan and the Land Development Code.

▪ **Consistency Review with Applicable Sections of the Land Development Code**

In connection with this application, the Applicant has filed an application to amend to the City's Official Zoning Map to change the Property's zoning district from Industrial Commercial (IC) to Downtown Mixed-Use (DMU). The requested Downtown Mixed-Use (DMU) category is compatible with the Downtown Mixed-Use (DMU) Zoning District. The requested FLUM amendment will allow for the Property to be developed, as envisioned by the Applicant. Thus, this designation will be compatible with the pattern of development in the area.

Recommendation

Staff requests that the Mayor and City Councilmembers authorize approval of the 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) for approximately 5 acres of the property located at 8400 Northwest 36 Street (the "Property"), identified as folio 35-3027-060-0010, in the City of Doral, Florida.