



Memorandum

Date: March 12, 2025

To: Honorable Mayor and Councilmembers

From: Zeida C. Sardiñas
City Manager

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

Subject: **PDC Doral – Site Plan Approval**

Introduction

Bercow Radell Fernandez Larkin & Tapanes, which represent Doral LPV, LLC (the “Applicant”), is requesting site plan approval for the Property located at 3511 NW 91st Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3028-018-0140 (the “Property”) in the City of Doral (the “City”). The Applicant seeks to redevelop the Property with two (2) 76,827 square foot warehouse buildings (the “Project”) constructed on approximately nine (9) acres. 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		
PDC Doral Site Plan		
Property Information		
	General Information	Responses
1	Project Name	PDC Doral (aka Panattoni)
2	Applicant	Doral LPIV, LLC
3	Acres	± 9 acres (393, 929 sq. ft.)
4	Location	3511 NW 91 st Avenue, Doral FL
5	Folio Numbers Associated with Project	35-3028-018-0140
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial Commercial (IC)
8	Code Compliance Violation	N/A

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.

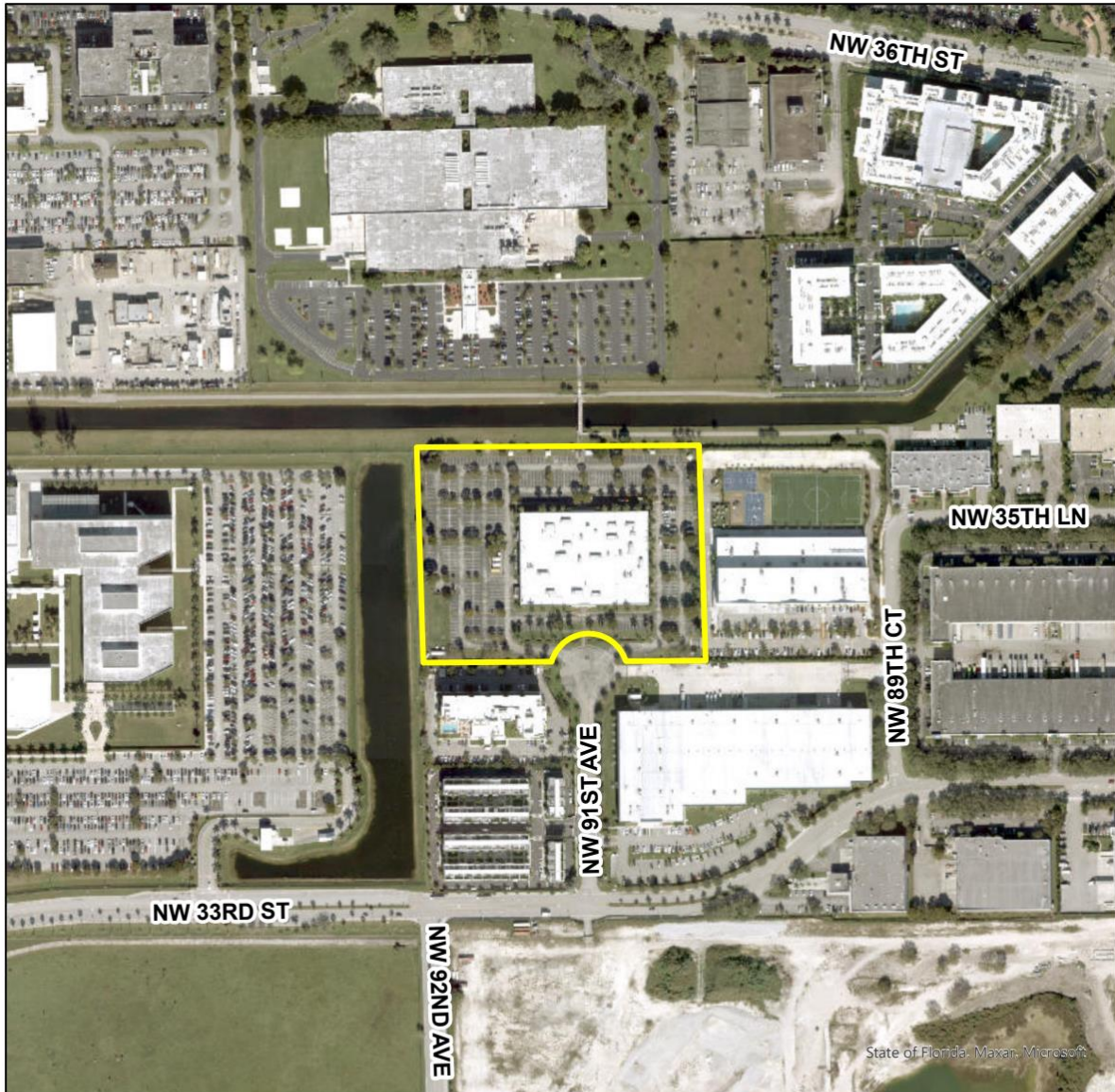
Table II				
PDC Doral Site Plan – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Dressel’s Dairy Canal & Federal Reserve Bank	Office Residential (OR)	Industrial Commercial (IC)	None
South	Warehouses, offices and a hotel	Industrial (I)	Industrial Commercial (IC)	None
East	Bridge Prep Academy of Doral	Industrial (I)	Industrial Commercial (IC)	None
West	US Southern Command	Institutional and Public Facility (IPF)	Industrial Commercial (IC)	None

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

Figure I. Existing building:



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



City of Doral



Legend
■ Subject Property

Planning & Zoning Department
Panattoni Site Plan Aerial Map

1/3/2025

Background

The Property, is located on 3511 NW 91st Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3028-018-0140 (the “Property”), in the City of Doral (the “City”). The Property consists of approximately ±9 acres, is currently developed with a multistory office building built in 1997 and is currently zoned as Industrial Commercial (IC) with an Industrial (I) future land use category designation. The Applicant seeks to redevelop the Property with two (2) ±76,827 square foot warehouse buildings (the “Project”) consistent with IC zoning regulations.

A zoning workshop was held on January 22, 2025, during which the public was afforded an opportunity to examine the Project and provide 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 Applicant proposes two (2) ±76,827 square foot buildings with an approximate FAR of 0.50, a proposed maximum building height of forty six feet and ten inches (46'-10"), a proposed building coverage of approximately thirty nine percent (39%) whereas a maximum building coverage of fifty percent (50%) is permitted in IC zoning districts, and a proposed landscaped open space of ±80,690 square feet equivalent to twenty percent (20%) whereas twenty percent (20%) is required. The proposed development is consistent with the City’s Comprehensive Plan.

Land Development Regulations Consistency Review

The Property is zoned Industrial Commercial (IC) by the City’s Official Zoning Map. The purpose of the Industrial Commercial District (IC) is to provide for uses with commercial and industrial in nature and that are near major roadways. The proposed site plan is consistent with Chapter 68, Article VI Industrial Districts, Division 2 Industrial Commercial District (IC), Sec. 68-785 Permitted Uses-Generally, of the City’s Code which allows for warehouses and office uses. Furthermore, Sec. 53-128. - Use compatibility table, permits warehouse and office uses for Industrial Commercial (IC) districts.

The Land Development Code setbacks for the Industrial Commercial District (IC) include: a twenty (20) feet setback for the front, fifteen (15) feet setback for the side street, and a five to

fifteen (5 -15) setback for the side interior and rear. The proposed front setback is ninety-six feet with four inches (96'-4"), the proposed side street setback is eighty-five feet with six inches (85'-6"), the proposed interior side setback is ninety-six feet with four inches (96'-4"), and the rear setback is thirty-seven feet (37'-0").

The maximum required building coverage per code is fifty (50%) percent; the proposed building coverage is approximately thirty-nine (39%) percent with a lot building coverage of ±153,654 square feet (76,827 square feet per each building). The minimum open space required is twenty (20%) percent; the proposed open space design consists of twenty (20%) percent with ±80,690 square feet.

The maximum building height for the Industrial Commercial District (IC) is the right-of-way (ROW) width. The proposed building height is forty-six feet and ten inches (46'-10"). This height complies with the right-of-way (ROW) width, which is comprised of a roundabout road with a width of approximately one hundred and forty feet (140').

The floor area ratio (FAR), also complies, as 0.5 & 0.25 are required; 0.50 is currently proposed for the Project. The existing zoning surrounding the Property consists of Industrial Commercial (IC) to the north, south, east, and west. The area is predominantly characterized by professional offices, warehouses, schools, and hotels.

The proposed development of the PDC Doral warehouse Project aligns with the Industrial Commercial (IC) zoning district. It ties into the urban context and is compatible with surrounding uses and zoning districts. The new warehouse facility is expected to enhance and complement the diverse uses in the neighborhood. A copy of the site plan is provided in "Exhibit B."

Staff Analysis

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

Table III

Development Standards for the Industrial Commercial District		Provided	
Maximum Floor area ratio (FAR)	0.5 – 0.25	0.50	
Maximum height	Right of way (ROW) width	46'-10"	
Minimum lot area	7,500 sq. ft.	±393,929 sq. ft. (9 acres)	
Minimum lot width (ft.)	75' ft.	±730' ft.	
Maximum building coverage (pct.)	50%	±153,654 (39%)	
Minimum open space (pct.)	20%	±80,690 (20%)	
Minimum and maximum building setback (ft.)	Front	20' ft.	±96'-4" ft.
	Side street	15' ft.	±85'-6" ft.
	Side interior	5' to 15' ft.	±96'-4" ft.
	Rear	5' to 15'	±37'-0" ft.

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

The following is an evaluation of the site plan review standards:

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.

b. Promote better site design:

The Project’s design incorporates landscaped areas, decorative concrete in drive isles, and greater setbacks than those required by the City’s Land Development Code. Additionally, the proposed building coverage is below what is required. These design considerations are crucial to manage stormwater run-off, provide lush landscaping, and contribute to the City’s beautification.

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

The area is characterized by professional offices, warehouses, and commercial uses. Thus, a project such as PDC Doral, which proposes offices and warehouse 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 enhance the Property value of the 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 which will enhance the pedestrian experience and encourage walkability in a safe environment. A sidewalk extension, which will connect to an existing sidewalk on NW 91st Avenue, will also be developed. This will provide safety and easier pedestrian access in the area.

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. 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

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. Table IV provides information on public facilities and applicable agency reviews.

Table IV 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 approval. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

Recreation and Open Space

The Proposed project will not incorporate residential uses. Therefore, the recreation and open space LOS standard does not apply. However, the project will include landscaped areas with pedestrian pathways, specifically a sidewalk extension that connects to an existing sidewalk on NW 91st Avenue; this will help alleviate current pedestrian gaps in the City.

Transportation

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

Advisory comments below are necessary during site plan review process and implementation of the project:

- Modifications to the approved Land Use will require a revised traffic analysis.
- Approval is subject to review from City of Doral Public Works Department - Plans Review.
- Compliance with the applicable sections of the City’s Land Development Code Chapter 77.
- Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.

Public Schools

The Proposed project will not incorporate residential uses. Public school LOS standard does not apply.

Fiscal Impact

The resolution has no fiscal impact on city revenues or expenditures.

Strategic Plan Alignment

The proposed project is going to further the “Revenue Growth” strategic goal of the City of Doral’s Strategic Plan, 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”.

Recommendation

Staff respectfully requests that the Mayor and City Councilmembers APPROVE the proposed site plan for the PDC Doral Site Plan located at 3511 NW 91st Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3028-018-0140 in the City of Doral.