

ORDINANCE No. 2025-24

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE MG3 DORAL OFFICE, LLC, MASTER DEVELOPMENT AGREEMENT, IN ORDER TO DEVELOP APPROXIMATELY 19,565 SQUARE FEET OF RESTAURANT USE; PROVIDING FOR INCORPORATION OF RECITALS: AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, MG3 Doral Office, LLC (the “Applicant”) is requesting to establish a Master Development Agreement (MDA) for the Doral Concourse project, a retrofit of an existing single-use office structure property located at 8400 Northwest 36th Street (the “Property”), encompassing five (5) acres, further identified by Folio No. 35-3027-060-0010. A copy of the letter of intent and application is provided in “Exhibit A.”; and

WHEREAS, On June 4, 2025, the Applicant’s rezoning application, along with an Ordinance adopting the Applicant’s zoning change request, for the rezoning of the Property from Industrial Commercial (IC) to Downtown Mixed Use (“DMU”) will be considered on first reading; and

WHEREAS, the City of Doral (the “City”) Code of Ordinances, Article V, Division 3, Section 68-560, requires all applicants who submit a request for rezoning to provide a master development agreement for City Council consideration; and

WHEREAS, in conformity with the City’s Code of Ordinances the Applicant has submitted the enclosed master development agreement attached hereto as Exhibit “B.”

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA AS FOLLOWS:

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Adoption. The Mayor and City Council of the City of Doral hereby approve MG3 Doral Office, LLC, master development agreement, in substantially the same form as attached hereto as Exhibit “B”.

Section 3. Severability. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by _____, who moved its adoption. The motion was seconded by _____ upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	_____
Vice Mayor Maureen Porras	_____
Councilwoman Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED on FIRST READING this 4 day of June, 2025.

PASSED AND ADOPTED on SECOND READING this ____ day of _____, 2025.

CHRISTI FRAGA, MAYOR

ATTEST:

CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY