



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **August 12, 2026, at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing **to consider a site plan.** The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166.**

The City of Doral proposes to adopt the following Resolution:

Resolution No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN FOR CEDECO 41 LLC FOR A COMMERCIAL DEVELOPMENT FEATURING A PHARMACY, RETAIL STOREFRONTS, AND A GAS STATION WITH AN ASSOCIATED CONVENIENCE STORE, ON A $\pm$ 7.57 ACRE VACANT PARCEL, GENERALLY LOCATED ON NW 41 STREET BETWEEN NW 114 AND 112 AVENUE, IN THE CITY OF DORAL, FLORIDA, IDENTIFIED WITH MIAMI DADE FOLIO NO. 35-3019-001-0370 PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 26-08-DOR-04

APPLICANT: Cedeco 41, LLC (the "Applicant")

PROJECT NAME: Cedeco 41, LLC Site Plan

PROPERTY OWNER: Cedeco 41, LLC

LOCATION: North of NW 41 Street, between NW 112 Avenue and NW 114 Avenue

FOLIO NUMBER: 35-3019-001-0370

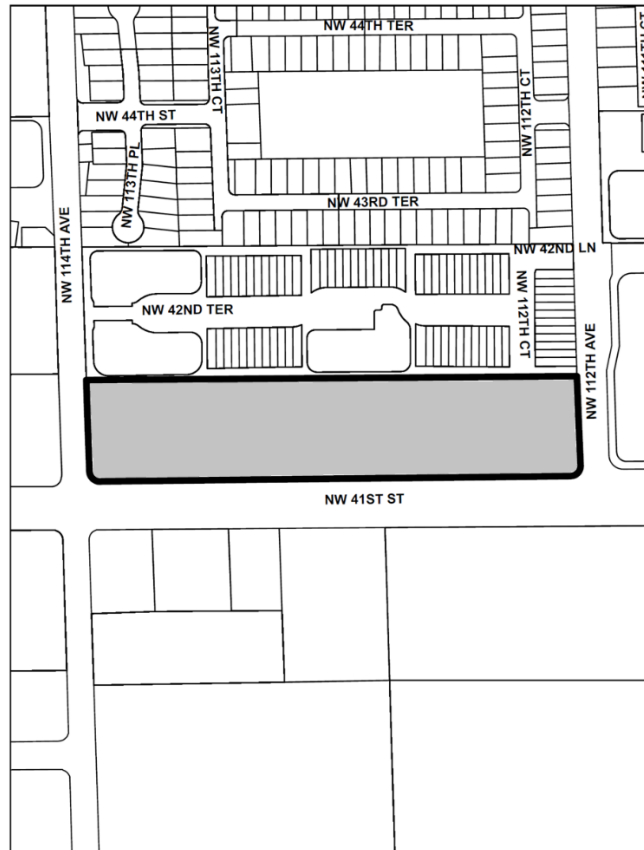
SIZE OF PROPERTY: $\pm$ 7.57 acres

FUTURE LAND USE MAP CATEGORY: Business (B)

ZONING DISTRICT: Corridor Commercial District (CC)

REQUEST: The Applicant proposes to develop the Property with a mixed-use commercial development. Specifically, the Applicant seeks to develop the Property with a 15,584 square foot pharmacy with a drive-through facility, a 26,600 square foot shopping center, and a 3,053 square foot convenience store with an associated 7,910 square foot canopied gasoline station.

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

Connie Diaz, MMC
City Clerk, City of Doral