



## **CITY OF DORAL**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, August 12, 2026, at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing. The City Council will consider this item for **FIRST READING**. 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 Ordinance:

#### **Ordinance No. 2026-18**

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FOURTH AMENDMENT TO THE DOWNTOWN DORAL MASTER DEVELOPMENT AGREEMENT AND MODIFICATIONS TO THE DOWNTOWN DORAL URBAN REGULATIONS (PATTERN BOOK); PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

**HEARING NO.:** 26-08-DOR-07

**APPLICANT:** Joe Jimenez, JMZ Group on behalf of CM Doral Development Company LLC (the "Applicant")

**PROJECT NAME:** Downtown Doral DMU Pattern Book and MDA Modification

**PROPERTY OWNER:** CM Doral Development Company LLC

**LOCATION:** Between NW 87 Avenue and 79 Avenue on both sides of NW 53 Street

**FOLIO:** Various folio numbers

**SIZE OF PROPERTY:** ± 124.2 acres

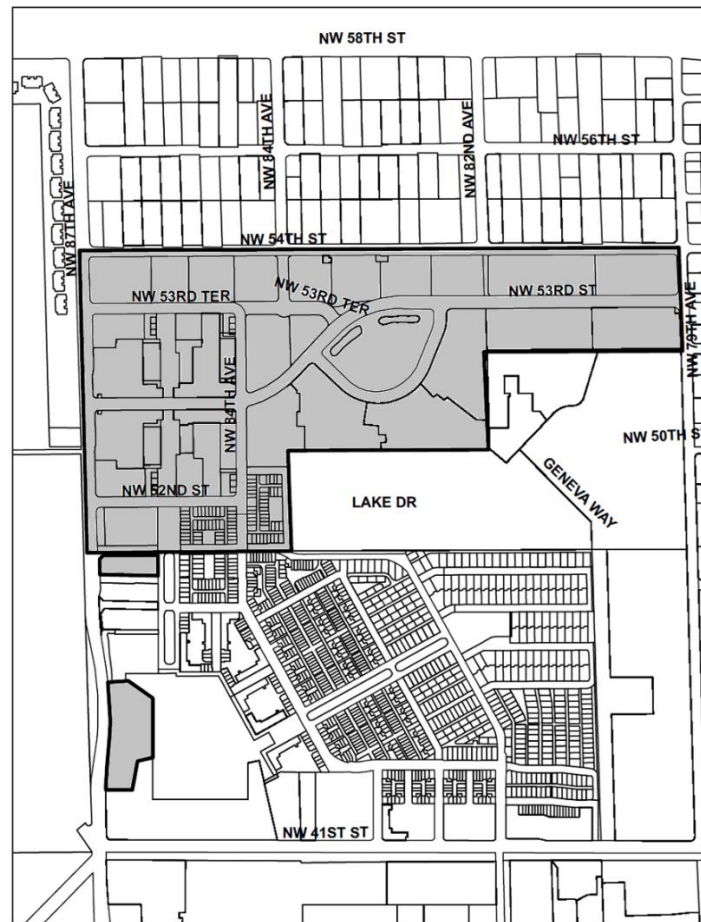
**FUTURE LAND USE MAP CATEGORY:** Downtown Mixed-Use (DMU)

**ZONING DISTRICT:** Downtown Mixed-Use (DMU)

**REQUEST:** The Applicant requests approval of the proposed Fourth Amendment to the Master Development Agreement (MDA) and Urban Regulations (Pattern Book) of the Downtown Doral DMU project to provide for, amongst other things, the addition of hotel use and conversion of office entitlements to said hotel use, increase in maximum building heights to FAA limitations, abandonment of a City Right of Way (NW 52 Terrace), incorporation of an approximately 1.84-acre property into Pattern Book, and the allowance for conversion of remaining development entitlements to residential development entitlements up to a maximum of 35 dwelling units per acre. A copy of the

proposed Fourth Amendment to the MDA can be obtained from the Planning and Zoning Department at 305-59-DORAL or via email at [planningandzoning@cityofdoral.com](mailto:planningandzoning@cityofdoral.com)

### **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](mailto: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**