

ORDINANCE No. 2025-24

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT WITH MG3 DORAL OFFICE LLC FOR A MIXED USE DEVELOPMENT PROJECT KNOWN AS “DORAL CONCOURSE” IN THE DOWNTOWN MIXED USE ZONING DISTRICT (“DMU”) TO INCORPORATE APPROXIMATELY 19,565 SQUARE FEET OF RESTAURANT USE WITHIN AN EXISTING OFFICE BUILDING, FOR THE PROPERTY LOCATED AT 8400 NORTHWEST 36 STREET; 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, on January 15, 2026, the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and found that the rezoning is consistent with the Comprehensive Plan and is in the best interest of the residents of the City; 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 Trump Endeavor 12, 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 Digna Cabral | _____ |
| Councilman Rafael Pineyro | _____ |
| Councilwoman Maureen Porras | _____ |
| Councilwoman Nicole Reinoso | _____ |

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

PASSED AND ADOPTED on SECOND READING this 15 day of January, 2026.

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