



Memorandum

Date: September 11, 2024

To: Honorable Mayor and Councilmembers

From: Rey Valdes
City Manager

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

Subject: **Midtown Doral Planned Unit Development (PUD) Phases IV, V & VI – Fourth Modification to Master Development Agreement and Pattern Book (Second Reading)**

Introduction

MG Doral Partners, LLC (the “Applicant”) is requesting Mayor and City Council approval of a modification to the Master Development Agreement (the “MDA”) and modification to the Pattern Book for Midtown Doral Planned Unit Development (the “PUD”) Phases IV, V & VI, a three parcel property containing ±7.18 acres, located along the east side of NW 107th Avenue between NW 86th Street and NW 90th Street in the City of Doral (the “City”), further identified by Miami-Dade County Property Appraiser by Folio No’s. 35-3008-000-0041, 35-3008-000-0048 & 35-3008-000-0051 (the “Property”). The Applicant seeks an increase of 299 dwelling units, where currently 253 units are approved. The Applicant also requests the removal of 75,000 square feet of net leasable area of office use, and the removal of 74,135 square feet from 96,875 square feet of gross leasable area of commercial use to maintain 22,740 square feet (the “Proposed Project”). A copy of the Letter of Intent and Application is provided in “Exhibit A.”

Public Advertisement

The public notice was advertised (legal advertisement) in the Miami Herald on August 28, 2024, at least 14 calendar days before the proceeding (Council Meeting). A copy of the legal advertisement is provided in “Attachment A.”

Property Information

Table I provides a brief overview of the subject project.

Table I		
Midtown Doral Phases IV, V, & VI		
Property Information		
	General Information	Responses
1	Project Name	Midtown Doral Phases IV, V, & VI
2	Applicant	MG Doral Partners, LLC
3	Acres	±7.18 acres (96,343 sq. ft. for Phase IV, 97,801 sq. ft. for Phase V, 118,752 sq. ft. for Phase VI = 312,896 sq. ft)
4	Location	Located generally along the east side of NW 107 th Avenue between NW 86 th and 90 th Streets
5	Folio Numbers	Phases IV, V, and VI - 35-3008-000-0041, 35-3008-000-0048, and 35-3008-000-0051 respectively
6	Existing Future Land Use Category	Community Mixed Use (CMU)
7	Existing Zoning District	Planned Unit Development (PUD)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2024)

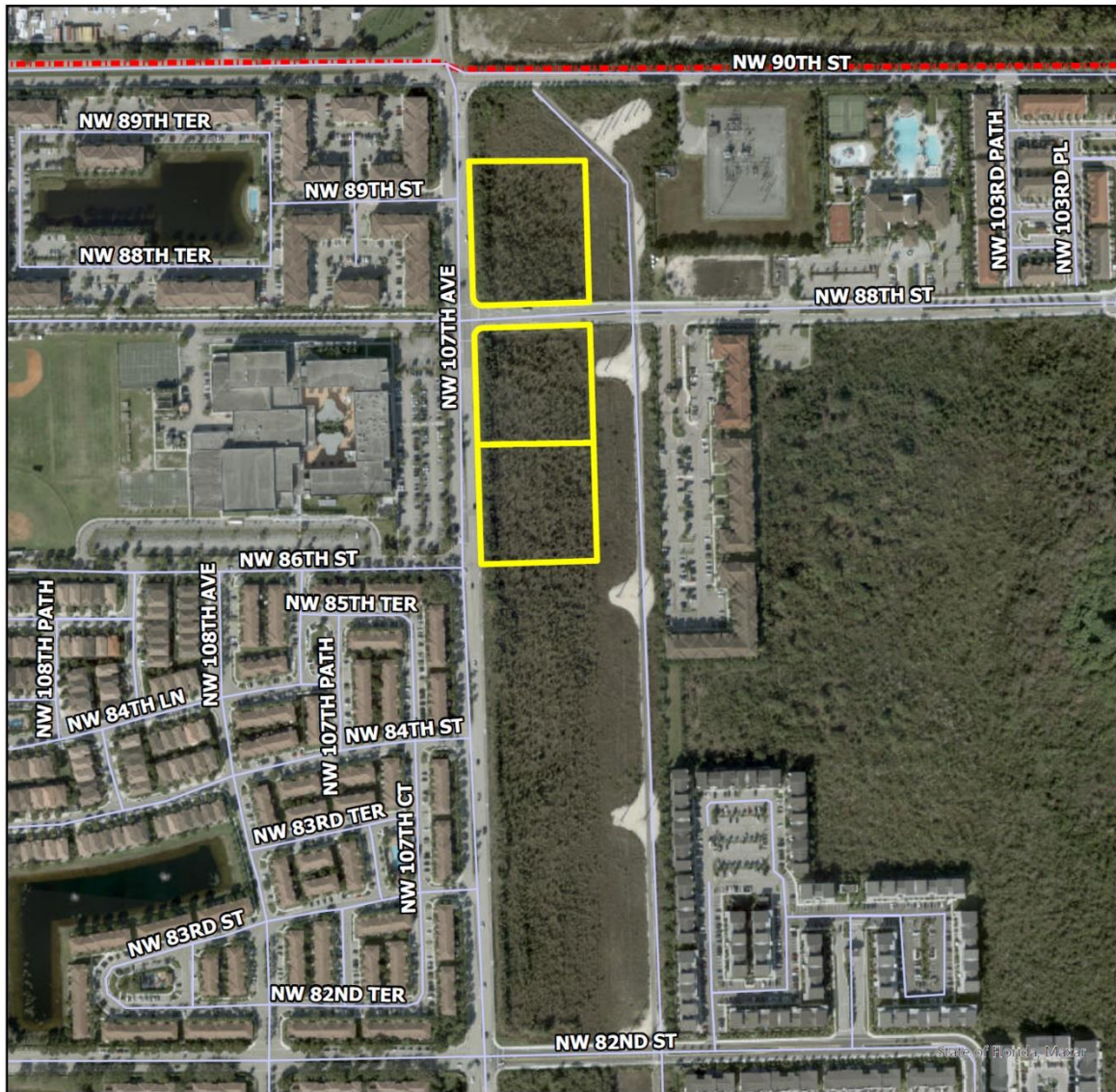
Zoning/Land Use/Neighborhood Analysis

Table II provides an overview of the land uses surrounding the Property.

Table II				
Midtown Doral Phases IV, V, & VI – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Florida Power Light (FPL) easement	Community Mixed Use (CMU)	Planned Unit Development (PUD)	Regional Activity Center (for FLUM)
South	Midtown Phases I and II	Community Mixed Use (CMU)	Planned Unit Development (PUD)	Regional Activity Center (for FLUM)
East	Florida Power Light (FPL) easement and residential communities	Community Mixed Use (CMU)	Planned Unit Development (PUD)	Regional Activity Center (for FLUM)
West	Ronald Reagan High School and residential communities	Institutional and Public Facility (IPF) & Medium Density Residential (MDR)	Institutional Public Parks and Public Facility (IPF) & Multifamily Residential 3 District (MF-3)	None

Source: City of Doral, Planning and Zoning Department (2024)

Property Location



City of Doral

Legend

Subject Property

Planning & Zoning Department
Midtown PUD Phases IV, V, and VI Aerial Map

10/6/2023

Source: City of Doral, Planning and Zoning Department (2023)

Existing Conditions

Image I. View looking north



Image II. View looking southeast



Midtown Doral PUD Phases IV, V & VI Fourth Modification of MDA and Modification to Pattern Book

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Image III. View looking northwest



Image IV. View looking southeast



Background

Midtown Doral PUD is a ±30-acre parcel, lying east of NW 107th Avenue and south of NW 90th Street in Section 8 of the City of Doral. The property is zoned Planned Unit Development (PUD) and categorized as Community Mixed Use (CMU) by the City’s Comprehensive Plan Future Land Use Map (FLUM). On December 8, 2014, a Master Development Agreement (MDA) was entered into between the original owner and developer of the properties encompassing the Midtown Doral PUD and the City, recorded in the Public Records of Miami-Dade County in Official Records Book 29422 (the “MDA”). The original MDA approved the development of the property with a maximum of 1,548 dwelling units, 300,000 square feet of gross leasable area of commercial use, 75,000 square feet of net leasable area of office use, and a 47,000 square feet clubhouse (the “Project”). Originally, the development of the Project was intended to occur in three (3) phases under a unified Conceptual Plan. Phase I and Phase II of the Project have been developed, and no changes are proposed in accordance with this request.

Table III Original Master Development Agreement

Phase	Dwelling Units (DU)	Gross Leasable Area of Commercial Use (SF)	Net Leasable Area of Office Use (SF)	Clubhouse (SF)
Phase I				
Phase II				
Phase III	1,548	300,000	75,000	47,000
TOTAL	1,548	300,000	75,000	47,000

Table IV 2014 Master Development Agreement

Phase	Dwelling Units (DU)	Gross Leasable Area of Commercial Use (SF)	Net Leasable Area of Office Use (SF)	Clubhouse (SF)
Phase I	537	68,500	-	-
Phase II	505	89,750	-	47,000
Phase III	253	44,875	-	-
TOTAL	1,295	203,125	75,000	47,000

The modifications to the MDA reallocated the remaining development rights with a new phasing schedule. The proposed phasing schedule consists of six (6) phases: Phase I, Phase II, Phase III, Phase IV, Phase V, and Phase VI. Phase I was originally approved for 537 dwelling units and 68,500 square feet of gross leasable area of commercial use; Phase II was originally approved for 505 dwelling units, 89,750 square feet of gross leasable area of commercial use, and a 47,000 square

foot clubhouse; Phase III will be developed with a maximum of 253 dwelling units and 44,875 square feet of gross leasable area of commercial use. Phases IV, V, and VI are the subject items of this report.

On February 12, 2020, the Mayor and City Council approved the First Modification to the MDA and Pattern Book for Midtown Doral via Ordinance No. 2019-29, to allow the development of the unbuilt parcels in respective individual phases (the “Modified Project Phases”) including, “Modified Phase II,” “Modified Phase III,” “Modified Phase IV,” “Modified Phase V,” and “Modified Phase VI.”

Table V 2020 Master Development Agreement

Phase	Dwelling Units (DU)	Gross Leasable Area of Commercial Use (SF)	Net Leasable Area of Office Use (SF)	Clubhouse (SF)
Phase I	537	68,500	-	-
Phase II	505	89,750	-	47,000
Phase III	253	44,875	-	-
Phase IV	126	22,437.5	-	-
Phase V	127	22,437.5	-	-
Phase VI	-	52,000	75,000	-
TOTAL	1,548	300,000	75,000	47,000

On April 8, 2022, a Second Modification to the MDA was entered into between the developer and the City, which is recorded in the Public Records of Miami Dade County in the Official Records Book 33135 to allow for a modification of the Phase II to allow for an increase of 170 dwelling units and an increase of 4,650 square feet of gross leasable commercial space (the “Second Modification”), changing the development program to 675 dwelling units, 93,000 square feet of gross leasable commercial space, and 47,000 square feet for the clubhouse. As part of the modification, the developer agreed to provide ten (10) percent of the additional units for workforce housing as defined in section 74-887 (d) from Article XVII – Workforce Housing of the City’s Land Development Code (LDC), provide electric vehicle charging stations in accordance with the City’s LDC, and provide on demand shuttle service within the boundaries of the Midtown PUD to residents of the Midtown PUD (their guests and invitees) to and from the clubhouse during the operating hours of the clubhouse.

Table VI 2022 Master Development Agreement

Phase	Dwelling Units (DU)	Gross Leasable Area of Commercial Use (SF)	Net Leasable Area of Office Use (SF)	Clubhouse (SF)
Phase I	537	68,500	-	-
Phase II	675	93,000	-	47,000
Phase III	253	44,875	-	-
Phase IV	126	22,437.5	-	-
Phase V	127	22,437.5	-	-
Phase VI	-	52,000	75,000	-
TOTAL	1,718	303,250	75,000	47,000

On May 24, 2023, a Third Modification to the MDA (the “Third Modification”) was approved to allow an increase of 59 dwelling units to 734 units, an increase of 11,052 square feet for the clubhouse, and a reduction of 31, 936 square feet of gross leasable commercial space.

Table VII 2023 Master Development Agreement

Phase	Dwelling Units (DU)	Gross Leasable Area of Commercial Use (SF)	Net Leasable Area of Office Use (SF)	Clubhouse (SF)
Phase I	537	68,500	-	-
Phase II	734	61,064	-	58,052
Phase III	253	44,875	-	-
Phase IV	126	22,437.5	-	-
Phase V	127	22,437.5	-	-
Phase VI	-	52,000	75,000	-
TOTAL	1,777	271,314	75,000	58,052

The Fourth Modification (the “Fourth Modification”) was formally received and stamped by the City on July 24, 2023.

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Existing approved development conditions for phases IV, V, and VI were created by the First Modification and provided the following development program as per the amended Pattern Book:

Phase IV: Maximum of 126 dwelling units and 22,437.5 square feet of gross leasable area of commercial use.

Phase V: Maximum of 127 dwelling units and 22,437.5 square feet of gross leasable area of commercial use.

Phase VI: Maximum of 52,000 square feet of gross leasable area of commercial use and 75,000 square feet of net leasable area of office use.

The Applicant is seeking a fourth modification to the MDA to further modify the development program for Phases IV, V, and VI to include the following:

Phase IV: Maximum of 146 dwelling units and removing all commercial uses.

Phase V: Maximum of 203 dwelling units and 11,370 square feet of gross leasable area of commercial use.

Phase VI: Maximum of 203 dwelling units and 11,370 square feet of gross leasable area of commercial use and the removal of 75,000 square feet of net leasable office use.

The current development entitlements for “Midtown Doral PUD Phases IV, V & VI,” comprises of 253 multifamily units, 96,875 square feet of gross leasable area of commercial use and 75,000 square feet of net leasable area of office use. The Applicant seeks approval to eliminate 75,000 square feet of net leasable area of office use, reduce 74,135 square feet of gross leasable area of commercial use to maintain 22,740 square feet of gross leasable area of commercial use, and an increase of 299 dwelling units.

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Tables VIII, IX, X, compare the original approval, entitlements for Midtown Phases IV, V & VI, and the current Applicant's requests.

**Table VIII Currently Approved via Ordinance No:
 No. 2019-29 & No. 2023-13**

Phase	Dwelling Units (DU)	Gross Leasable Area of Commercial Use (SF)	Net Leasable Area of Office Use (SF)	Clubhouse (SF)
Phase I	537	68,500	-	-
Phase II	734	61,064	-	58,052
Phase III	253	44,875	-	-
Phase IV	126	22,437.5	-	-
Phase V	127	22,437.5	-	-
Phase VI	-	52,000	75,000	-
TOTAL	1,777	271,314	75,000	58,052

Table IX Proposed Amendments

Phase	Dwelling Units (DU)	Gross Leasable Area of Commercial Use (SF)	Net Leasable Area of Office Use (SF)	Clubhouse (SF)
Phase I	537	68,500	-	-
Phase II	734	61,064	-	58,052
Phase III	253	44,875	-	-
Phase IV	146	-	-	-
Phase V	203	11,370	-	-
Phase VI	203	11,370	-	-
TOTAL	2,076	197,179	N/A	58,052

Table X Summary of Proposed Amendments

Use	Original Program	Fourth Modification to MDA & Pattern Book
	(2014)	(2024)
Commercial	96,875 sq. ft.	22,740 sq. ft. commercial space (reduction of 74,135 sq. ft.)

Office	75,000 sq. ft.	Removal of 75,00 sq. ft.
Residential	253 dwelling units	552 dwelling units (increase of 299 dwelling units)

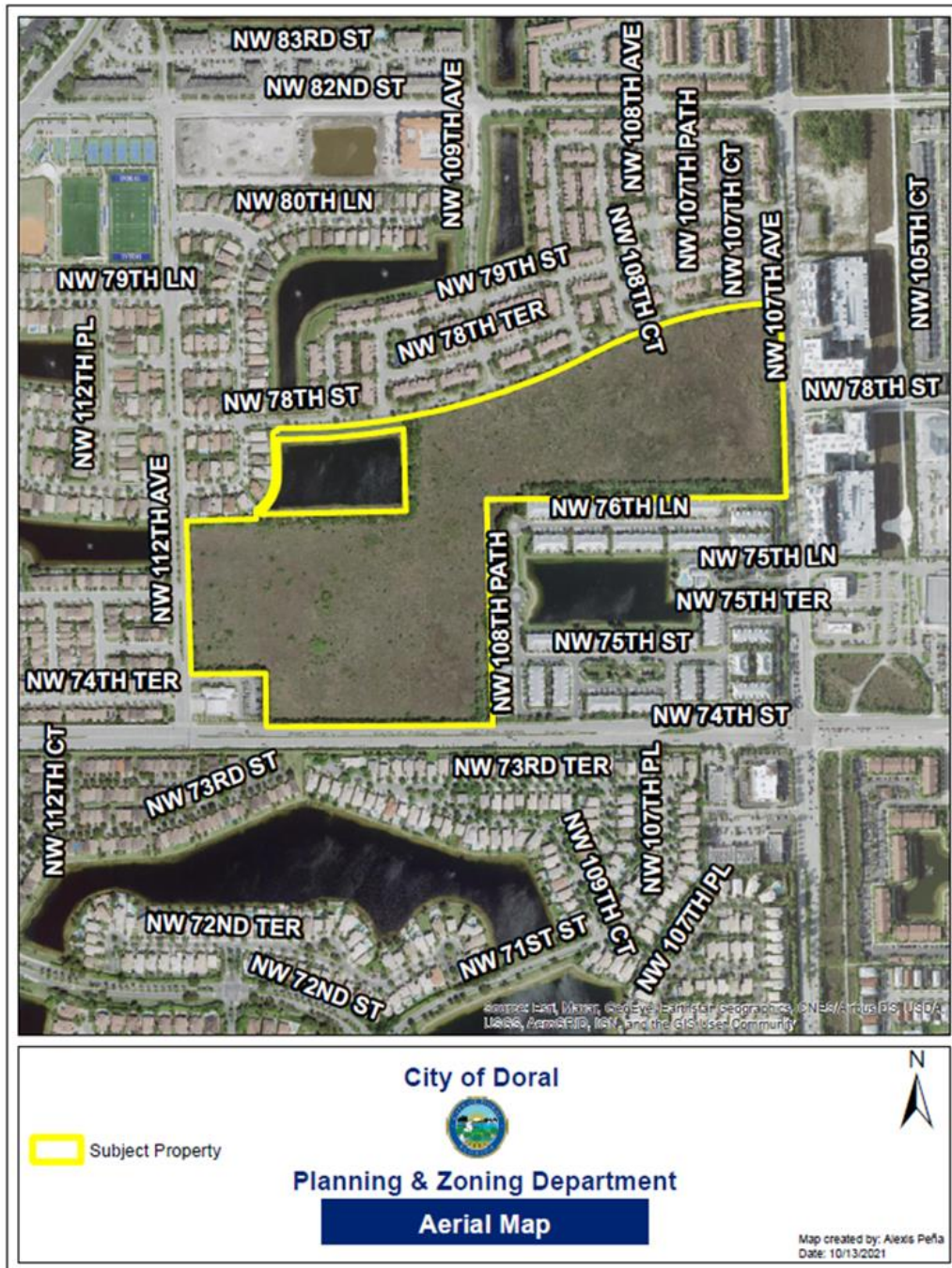
To mitigate the impact of the construction of the additional units on the City's Park Level-Of-Service (LOS) standard, Century Midtown Properties, LLC agreed to convey approximately fifty (50) acres, generally located on the north side of NW 74th Street and west of NW 107th Avenue at no cost to the City.

The ±50-acre parcel is environmentally sensitive and is currently being maintained as a preservation area by the owner. The City's goal is to use the property as a passive recreational area, including a viewing platform and trails. However, to use the property for such purpose, approval from several federal, state, regional, and local agencies must be obtained, specifically, the South Florida Water Management District ("SFWMD"), and the United States Army Corps of Engineers ("Corps"), both of which are parties to a conservation easement that governs the property.

Pursuant to the Second Modification of the MDA, the City had one-hundred and eighty (180) days following approval of the Midtown PUD Phase II application (December 8, 2021) to secure approval of the modification by the SFWMD and, if applicable the US Army Corps of Engineers and Miami-Dade County's Division of Environmental Resources Management (DERM). As a condition of approval, Century Midtown Properties, LLC agreed to not seek certificates of occupancy for more than 505 units until such time as the City secured approval of the modification to the conservation easement.

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Easement location:



Source: City of Doral, Planning and Zoning Department (2024)

A zoning workshop has been associated with the Project during which the public was afforded an opportunity to examine the Project and provide feedback. The first zoning workshop was held on November 14, 2023, to introduce the Project (Phases IV, V & VI) to the public.

Comprehensive Plan Consistency Review

The property is designated “Community Mixed Use (CMU)” pursuant to the City’s Comprehensive Plan. The CMU category allows retail, service, office and residential uses and is limited to ten (10) acres in size or greater except for parcels with frontage on Doral Boulevard. A mix of commercial and residential uses are permitted and required for CMU sites.

The CMU designation allows a density of nineteen (19) units per acre and a maximum building height of eight (8) stories. Additional density of up to twenty-five (25) dwelling units per gross acre and height up to ten (10) stories may be granted by the City Council for projects that exhibit creative excellence exceeding the minimum standards in Section 86-83 of the City’s LDC. The floor area ratio shall be limited to 0.5 for the first floor and 0.25 for each additional floor above, excluding the structured parking. Landscape open space in CMU sites must comprise a minimum of 15% of the project’s site.

The height of the three (3) proposed buildings is 113’-10”, the proposed lot coverage is 50.66%, the proposed green open space area is 19.51% with a total open area of 33.79%, and ±77,803 square feet of proposed buildings.

Phase IV: 17,945 square feet with a FAR of 0.53

Phase V: 29,929 square feet with a FAR of 0.83

Phase VI: 29,929 square feet with a FAR of 0.83

The proposed development complies with the Comprehensive Plan regulations.

Workforce Housing

A workforce housing density bonus of up to thirty (30) percent of the total units may be granted by the City Council for the provision of at least two-thirds (2/3) of the approved bonus units as workforce housing. The Applicant is not pursuing the workforce housing bonus. However, the Applicant has agreed to set aside ten (10) percent of the residential units within the development for “Hero Housing”, prioritizing local Miami Dade County Public School (MDCPS) employees, City of Doral employees, and first responders to remain in the City.

If qualifying MDCPS employees, City employees, and first responders are not interested in the “Hero Housing” units, the Applicant will retain them as workforce housing for the general population.

The maximum monthly rental cost shall be restricted to an amount affordable to a workforce household with a total annual income not to exceed a hundred and forty (140) percent of AMI. All hero housing will be incorporated with market-rate units and include one (1) and two (2) bedroom units identical in size to similar market-rate units in the relevant building. The interior and exterior building materials, finishes, and appearance of hero housing units shall match the market-rate units. The rental rate for hero housing units will be controlled within the specified affordability range for twenty (20) years.

The Hero Housing Declaration of Restrictive Covenants is provided in “Exhibit B.”

Density

Density in Section 8 Residential Lands is governed by the Settlement Agreement to restrict the number and type of units, allocate development rights and responsibilities, and ensure the performance of certain obligations and commitments. This settlement agreement has been amended several times and is recorded in the Miami-Dade County Official Records Book 26842, page 4111. Section 8 is comprised of approximately 346 acres. 273 acres are designated Community Mixed Use (CMU), and 73-acres are designated Medium Density Residential (MDR). When applying the base density of 19 units per gross acre (± 273 acres) permitted under the CMU land use designation and 19 units per gross acre (± 73 acres) allowed under the MDR land use category of the City’s Comprehensive Plan, Section 8 Residential Lands may realize a density of 6,574 dwelling units.

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To date, 4,370 units have either been built or allocated to portions of Section 8 Residential Lands. For purposes of clarity, the property referenced as "Section 8 Residential Lands" is depicted on the following aerial map:



Section 8 Residential Lands



At 4,669 units, the average density would be below the maximum density that would be permitted under the CMU land use category. From a comprehensive plan density perspective, the requested density is within the allowed density parameters and is compatible with the surrounding area.

It is important to note that even with the increase of 299 units, the total of 4,669 units (total built/allocated to projects) would remain significantly below the maximum density permitted under the CMU land use category with a creative excellence bonus (6,825 units for the CMU portion of Section 8). City staff notes that the requested density is compatible with the surrounding area. The modification will not have an impact on the height or the number of buildings. For the foregoing reasons, city staff finds this application is consistent with the City's Comprehensive Plan.

Consistency with Land Development Code - PUD Ordinance

Midtown Doral Planned Unit Development (PUD) consists of three main approvals: Conceptual Development Plan (CDP), Pattern Book, and Master Development Agreement (MDA) modified on February 12, 2020, and on December 8, 2021. When a property is rezoned to PUD, all three (3) documents become the regulating authority for the subject property.

The CDP is a visual representation of a conceptual site plan. The Pattern Book is a set of urban design guidelines, which gives the City Council and Planning and Zoning staff a visual and descriptive representation of the Project and provides the design standards for the development. The MDA is the text and legal document that represents the CDP and ultimately governs the property; in many ways it is similar to a covenant.

Under the PUD Ordinance governing this Project, the City Council shall reserve the right to make a final determination to approve and to modify the urban design guidelines, dimensional requirements, landscaping, landscape buffers, signage and any other site design feature applicable at the public hearing when the application is considered.

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Level of Services Evaluation

Public Facilities Levels-of Service (LOS)

Pursuant to Objective 10.4 of the City’s Comprehensive Plan, the City shall base decisions regarding the issuance of development orders or permits, on the availability of infrastructure facilities and essential services. Table VI provides information on public facilities, LOS standards and applicable agency reviews.

Table VI LOS Standards:

Public Facility	LOS Standard	Agency Review	Approval/Denied
Potable Water	126.82 gallons/capita/day	Miami-Dade Water and Sewer Department	WASD Memo (see Exhibit C)
Sanitary Sewer	100 gallons/capita/day	Miami-Dade Water and Sewer Department	WASD 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 approval (see Exhibit D)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit E)
Recreation and Open Space Lands	2.25 per 1,000 residents (Private Park)	City of Doral Planning and Zoning Department	Approved
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	Approved (Exhibit F)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade County Public Schools	Approved (see Exhibit G)

Sanitary Sewer, Solid Waste, Drainage and Potable Water

Miami-Dade County Water and Sewer Department is responsible for providing potable water and sanitary sewer facilities, and Miami-Dade County Solid Waste Management provides waste collection services needed to support the development at adopted (LOS). WASD and Solid Waste Management have reviewed the application and have no objections to the application. The Department of Solid Waste Management (DSWM) determines compliance with the County's adopted Level-Of-Service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System to accommodate projected waste flows for concurrency. A copy of WASD and Solid Waste Disposal Concurrency Determination memorandums are provided in "Exhibit C" and "Exhibit E," respectively.

Recreation and Open Space

The application is seeking an increase of 299 residential units and is required to provide 2.25 acres of private park land per 1,000 residents. Pursuant to Policy 7.1.3 of the City's Comprehensive Plan, the developer is required to provide ± 1.41 acres of private parks and recreational space. At least 75 percent of the parks LOS impact of the Project must be met on-site as developed public or private parks, recreation, health and fitness areas are above the minimum open space requirement. As part of this application, the developer is constructing a 58,052 square-foot clubhouse consisting of a fitness area, swimming pool, and roof top amenities which will be shared by all Midtown Doral residents. In addition, to help mitigate the impact of the construction of the additional units on the City's Park and recreation facilities, the Project has identified an approximately fifty (50) acre parcel located on the north side of NW 74th Street and west of NW 107th Avenue, which is currently maintained as a preservation area.

Per this standard, the developer can meet 75 percent, or 46,291 square feet on-site. With the proposed 58,052 square-foot clubhouse and the conveyance of the ± 50 -acre parcel, the developer is meeting and exceeding this standard provided the ± 50 -acre parcel of land is converted from a conservation easement to a passive recreational wetland park.

Transportation

Miami-Dade County Transportation and Public Works Department has approved the application, and the City of Doral Public Works Department has issued a conditional approval.

Public Schools

Miami Dade County Public Schools (MDCPS) has conducted a public school concurrency review for this application and has determined that it does meet all applicable (LOS) Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated

in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County. A copy of the Public-School Concurrency is provided in “Exhibit G.”

Staff Analysis

Through their application, the Applicant is requesting a modification to Phases IV, V & VI of the Midtown Doral PUD to (1) increase residential density from 253 units to 552 units; provide for a reduction of the gross leasable commercial area from 96,875 square feet to 22,740 square feet; and (3) remove 75,000 square feet of net leasable office use. The reduction of commercial spaces and the elimination of office space constitutes a net reduction of intensity (in terms of commercial and retail uses) of the development program to the Midtown program phases.

As previously mentioned, Miami-Dade County Department of Environmental Resources Management (DERM) and Miami-Dade County Public Schools (MDCPS) did not object to the application. The Miami-Dade County Department of Transportation and Public Works (DTPW) has approved the application. The City’s Public Works Department recommended approval subject to the following conditions;

- A Directional median will be provided at the median opening located along NW 107th Ave N of NW 88 St to only allow Northbound left and eastbound left movements as shown in site plan.
- A Traffic Signal will be installed by the developer at the NW 107th Ave and NW 86 St and at the NW 107th Ave and NW 88th St intersection. Note that coordination with the MDC school division is required to ensure it does not affect the school Traffic Operations Plan (TOP).
- Providing an exclusive left turn lane at the NW 107th Ave and NW 86th St intersection and at the NW 107th Ave and NW 88th St intersection.
- Applicant will provide a City of Doral trolley shelter to improve the existing trolley stop on the east side of NW 107 Ave just north of NW 88 St.

With respect to parks and open space, the developer has agreed to dedicate a ±50-acre parcel to the city for use as a passive environmental park. Additionally, the developer is constructing a 58,052 sq. ft. clubhouse to serve the residents of Midtown Doral.

The Midtown development provides less urban sprawl than traditional single family home neighborhoods. This will allow for an efficient build-out of the Property, a more effective and appropriate use of land resources, and will serve to create enjoyable pedestrian experiences. Midtown’s location makes it easier for pedestrians to walk to retail on the lower levels of the development and to the Doral Commons shopping area, which has a wide range of services, including an urgent care, supermarket, medical offices, bank, retail, and restaurants; this contains the area and is an excellent example of innovative growth practices.

Fiscal Impact

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

Strategic Plan Alignment

The proposed MDA and Pattern Book modifications will further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023) 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).

Recommendation

Staff requests that the Mayor and City Councilmembers approve the proposed modification to the Midtown Doral PUD Pattern Book, Master Development Agreement, and Declaration of Restrictions.