

ORDINANCE No. 2025-23

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL COMMERCIAL (IC) TO DOWNTOWN MIXED USE (DMU) FOR A 5-ACRE PARCEL OF LAND LOCATED AT 8400 NORTHWEST 36 STREET; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, MG3 Doral Office, LLC (the "Applicant") is requesting rezoning approval for 5.64 acres of the "Property" from Industrial-Commercial (IC) to Downtown Mixed-Use (DMU) the property located at 8400 Northwest 36th Street (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser as Folio No. 35-3027-060-0010. A copy of the letter of intent and application is provided in "Exhibit A."; and

WHEREAS, on June 27, 2024, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the rezoning application and provide comments to Applicant and city staff; and

WHEREAS, the Applicant proposes the retrofit of the existing single-use office structure to include an activated ground floor with the addition of four (4) restaurants, totaling approximately 19,565 square feet; and

WHEREAS, City of Doral staff finds that the procedures for reviewing and recommending on a proposed zoning map amendment are provided in section 53-213 of the City's Land Development Code and that the proposed zoning map amendment has met those criteria and standards; and

WHEREAS, the amendment from (IC) to (DMU) is consistent with the land use category contained in the FLUM element of the City's Comprehensive Plan; and

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WHEREAS, on June 4, 2025, the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and adopted the Ordinance approving the rezoning 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 Mayor and City Council find that the adoption of the zoning map amendment is in the best interest of the health, safety and welfare of the residents of the City of Doral.

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 City Council of the City of Doral hereby approve an amendment to the City’s Official Zoning Map from Industrial-Commercial (IC) to Downtown Mixed-Use (DMU) for the property located at 8400 Northwest 36 Street (the "Property"), as depicted in “Exhibit B,” which is attached hereto and made a part thereof.

Section 3. Severability. That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. 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

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