



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN MODIFICATION FOR ROYAL ATLANTIC REALTY, INC. LOCATED AT 2020 NW 89 PLACE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Royal Atlantic Realty Inc. (the "Applicant") is requesting site plan approval for the Property located at 2020 NW 89 PL further identified by Miami-Dade County Property Appraiser by Folio Nos. 35-3033-010-0010 (the "Property") in the City of Doral (the "City"). The site plan proposes to demolish an existing 3-story office building to build an industrial warehouse of approximately 17,130 square feet.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
8/12/2026	Resolution No. 26-XXXX	

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:			

Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ 0

STRATEGIC PLAN ALIGNMENT:

The proposed project is going to 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).

ATTACHMENT(S):

- A. Exhibit A – Applications and Letters of Intent
- B. Exhibit B – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



Memorandum

Date:	August 12, 2026
To:	Honorable Mayor and Councilmembers
From:	Zeida Sardinas City Manager
Department:	Allexander J. Magrisso, Esq. Planning & Zoning Director
Subject:	Royal Atlantic Realty, Inc. – Site Plan Modification

Introduction

Royal Atlantic Realty, Inc. (the “Applicant”) is requesting site plan approval for the property located at 2020 NW 89th Place, further identified by Miami-Dade County Folio No. 35-3033-010-0010 (the “Property”), within the City of Doral (the “City”). The Property is currently developed with an existing three-story office building and an adjacent one-story refrigerated storage facility. Due to the lack of market demand for the existing office building, the Applicant proposes to demolish the three-story office building and construct a new refrigerated industrial warehouse totaling approximately 18,806 square feet, while retaining the existing refrigerated storage facility. A copy of the Letter of Intent and application is attached hereto as Exhibit “A.”

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting).

Property Information

Table I provides a brief overview of the subject project.

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Table I		
Royal Atlantic Realty, Inc. – Doral Industrial Warehouse		
Property Information		
	General Information	Responses
1	Project Name	Doral Industrial Warehouse
2	Applicant	Royal Atlantic Realty, Inc.
3	Acres	± 2.3 acres
4	Location	2020 NW 89 PL
5	Folio Numbers Associated with Project	35-3033-010-0010
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial (I)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2026).

Zoning/Land Use/Neighborhood Analysis

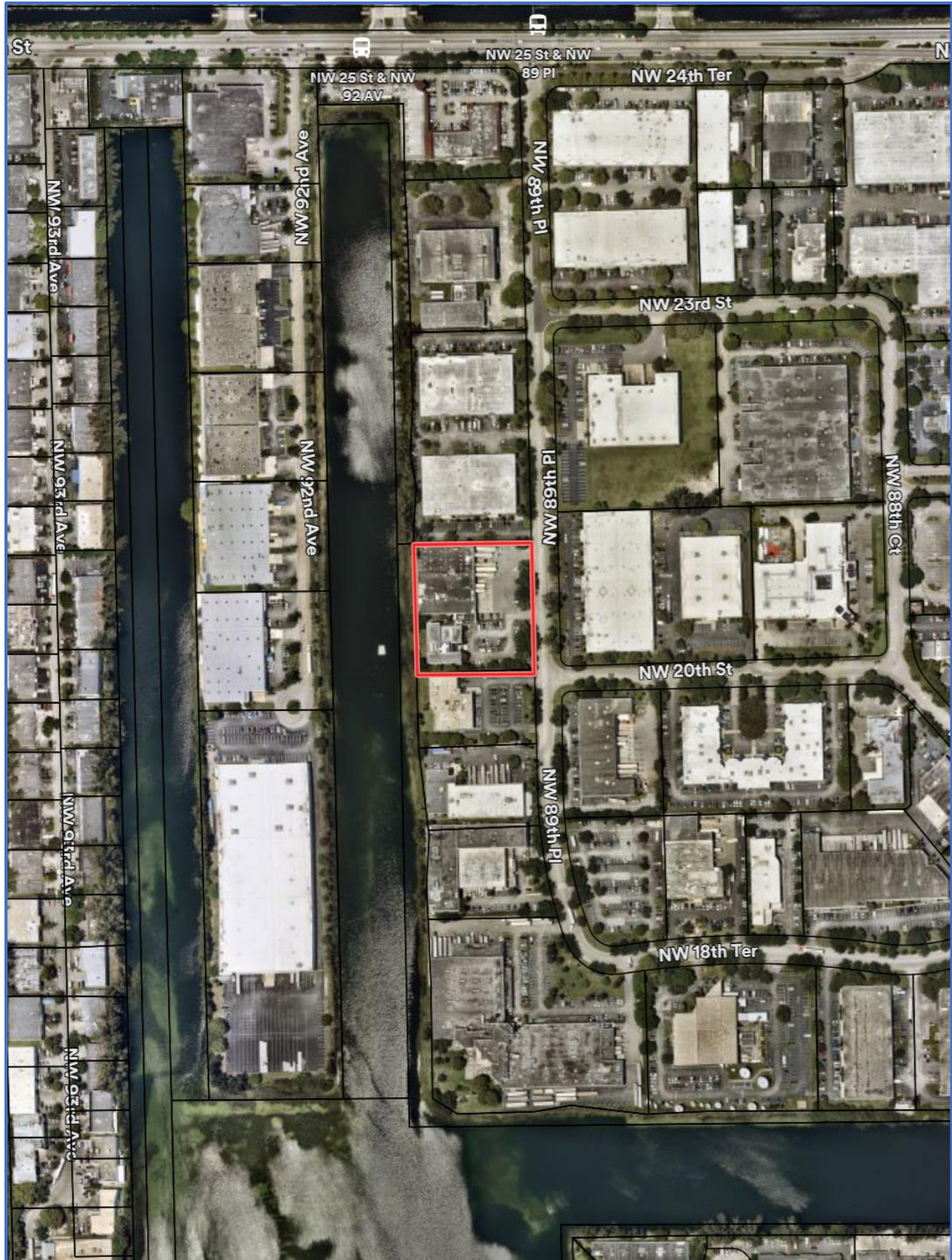
Table II provides an overview of the land uses surrounding the Property.

Table II				
Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouse	Industrial	Industrial	None
South	Office Building	Industrial	Industrial	None
East	Warehouse	Industrial	Industrial	None
West	Body of water	Industrial	Industrial	None

Source: City of Doral, Planning and Zoning Department (2026).

Property Location

The Property's location is depicted on the following aerial map:



Existing conditions



Image 1. View from main entrance

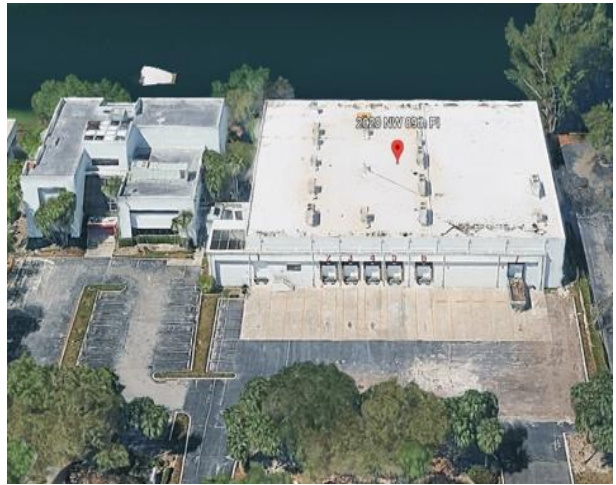


Image 2. Aerial view of two existing buildings on site



Image 3. View of existing industrial building on the north portion of the property



Image 4. View of existing office building to be demolished on south portion of property

Background

The subject property consists of approximately 2.37 acres and is currently developed with a three-story office building and an existing refrigerated storage facility. The Property is designated Industrial (I) on the City's Future Land Use Map and is zoned Industrial (I).

The site was originally developed in 1985 and has remained substantially unchanged since that time. According to the applicant, the existing office building has experienced limited market demand and is no longer considered the best use of the property. As a result, the applicant proposes to demolish the existing three-story office building and construct a new refrigerated industrial warehouse, while retaining the existing refrigerated storage facility.

The Applicant presented the site plan modification at a duly noticed Zoning Workshop held on June 25, 2026. The purpose of the workshop was to inform nearby property owners and residents of the request, provide additional project details, and receive public input.

Staff Analysis

The purpose of this review is to evaluate the proposed application for consistency with the City's Land Development Code (LDC) and the adopted Comprehensive Plan. This analysis includes a review of the applicable land development regulations in accordance with the site plan review criteria set forth in Section 53-184(f)(5) of the Land Development Code.

The Property is zoned Industrial (I) which is intended to support and encourage industrial development that contributes to economic growth, particularly due to its advantageous location near Miami International Airport (MIA). It also aims to preserve and promote the continued operation of industrial uses within the city. The proposed site plan is consistent with Chapter 68, Article VI Industrial Districts, Division 3 Industrial District (I), Sec. 68-820 Permitted Uses-Generally, of the City's Code which allows for warehouses and office uses. Furthermore, Sec. 53-128. - Use compatibility table, permits warehouse and office uses in Industrial (I) districts.

Zoning classifications surrounding the property include Industrial (I) to the north, south, east and west. The surrounding area is predominantly composed of professional industrial offices and warehouse facilities, consistent with the district's established character.

The required/proposed development standards are listed in the following Table III:

Development Standards for the Industrial District		Provided
Maximum Floor area ratio (FAR)	0.5 – 0.25	±0.44
Maximum height	Right of way (ROW) width	±33'-0"
Minimum lot area	7,500 sq. ft.	±101,607 sq. ft. (2.3 acres)
Minimum lot width (ft.)	75' ft.	±334 ft.
Maximum building coverage (pct.)	50%	±42.07%
Minimum open space (pct.)	15%	±15%

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Minimum building setback (ft.)	Front	20' ft.	±114' ft.
	Side street	15' ft.	NA
	Side interior	5' to 15' ft.	±5'-0" ft.
	Rear	5' to 15' ft.	±20'-4" ft.

*5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district – side interior & rear. Source: City of Doral. Planning and Zoning Department. (2026).

Table IV. Warehouse Development Parking:

Uses	Uses square feet	Required spaces	Provided spaces
Office	2,518 sq. ft.	8.4	9
Warehouse	40,692 sq. ft.	30.3	32
Total	284,713 sq. ft.	38.4	41

As permitted under Section 77-186(c), the design incorporates a 2-foot grassed overhang, allowing for a reduction in paved length to 17' feet from 19' feet while maintaining functionality and code compliance, with the exception of ten (10) parking spaces adjacent to the building, which include a 2' foot pavement overhang.

The following is an evaluation of the site plan review standards:

a. Comprehensive Plan Consistency Review

The proposed development is consistent with the Industrial (IND) Future Land Use designation. The Comprehensive Plan identifies warehouses, distribution facilities, flex space, office buildings, and other industrial uses as appropriate within the Industrial category. The proposed refrigerated industrial warehouse is a permitted industrial use that supports the intent of the Industrial designation by facilitating warehousing and storage operations. Additionally, the proposal maintains an industrial use on the property while redeveloping an underutilized portion of the site with a use that is compatible with the surrounding industrial development pattern. The proposed development will be required to comply with all applicable development standards of the Land Development Code, including floor area ratio (FAR), landscaped open space, building height, and all other applicable site development requirements. Accordingly, staff finds the proposed development to be consistent with the Industrial (IND) Future Land Use designation of the City's Comprehensive Plan.

Accordingly, staff finds the proposal to be generally consistent with the Comprehensive Plan, subject to compliance with applicable conditions of approval.

b. Promote better site design:

The proposed redevelopment promotes better site design by replacing an aging three-story office building with a modern one-story refrigerated warehouse that is compatible with the surrounding industrial development pattern. The site plan improves internal circulation by providing

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designated loading areas, organized parking, ADA-accessible pedestrian connections, bicycle parking, and clearly defined vehicular access. In addition, the proposal exceeds the minimum landscaped open space requirement by providing approximately 15,590 square feet of landscaped open space, where 15,241 square feet is required, while maintaining the required landscape buffers along the property boundaries. The proposed development also complies with the applicable parking, setback, building height, floor area ratio (FAR), and open space requirements of the Land Development Code, resulting in an efficient and well-designed industrial site.

Staff finds the proposed redevelopment represent an improvement to overall site functionality and operational efficiency.

c. Integration of the project more effectively into their surrounding environment:

Staff finds the proposed development to integrate effectively with the surrounding environment by replacing an underutilized office building with a refrigerated warehouse that is compatible with the surrounding industrial uses. The site maintains compliance with applicable setbacks, landscaping, and buffering requirements, while utilizing existing access points and circulation patterns. As a result, the proposal is consistent with the established industrial character of the surrounding area and is not anticipated to adversely impact adjacent properties.

d. Enhance property value:

The proposed redevelopment is expected to enhance the value of the subject property through the construction of a modern industrial warehouse and associated site improvements. By replacing an aging office building with a use that is compatible with the surrounding industrial area, the project will modernize the property and contribute to the continued economic vitality of the City's industrial district.

Staff finds the proposed improvements may enhance the long-term viability and value of the Property and contribute positively to the surrounding area.

e. Ensure harmonious relationship among buildings, uses and visitors:

The proposed development provides an organized site layout that accommodates employees, visitors, and service vehicles through designated parking, loading areas, ADA-accessible pedestrian connections, and clearly defined internal circulation. These site design elements promote safe, efficient movement throughout the property while supporting the operational needs of the proposed development.

Staff finds the proposal maintains a generally harmonious relationship with adjacent development patterns, subject to compliance with all applicable regulations.

f. Protect health, safety and welfare of our residents and visitors:

The proposed site plan promotes the health, safety, and welfare of the public through an organized site layout that provides safe vehicular and pedestrian circulation, ADA accessibility, code-compliant parking, designated loading areas, and required landscaping. These design elements enhance site functionality, improve visibility and accessibility, and support the safe operation of the proposed industrial facility.

Staff recommends continued compliance with all permitting, engineering, fire safety, and transportation requirements as conditions of approval.

Subject to these requirements, staff finds the proposal adequately addresses public health, safety, and welfare considerations.

g. Address traffic concerns:

The Public Works Department recommends approval pending satisfactorily addressing the comments below prior to issuance of building permit:

- Modifications to the approved Land use will require a revised Traffic Analysis.
- Approval is subject to review from City of Doral Public Works Department - Plans Review.
- Compliance with the applicable sections of the City's Land Development Code Chapter 77.
- Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.

h. Consistent with the Standards and/or regulations of approved Master Development Agreements, Pattern Books and Conceptual Site Plan associated with CMU, DMU, TND and PUD projects:

The project is not part of an approved Master Development Agreement, or a site plan associated with CMU, DMU, TND or PUD Developments.

Level of Services Evaluation

Pursuant to Objective 10.4 and Policy 10.4.2 of the City's Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table V provides information on public facilities and applicable agency reviews.

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Table V LOS Standards

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department (WASD)	DERM 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 Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	4.5 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)
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	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County School	Miami-Dade County Public Schools (not applicable)

Source: City of Doral. Planning and Zoning Department (2026).

Potable Water, Sanitary Sewer, and Solid Waste

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the site plan. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

Department of Environmental Resources Management

Per 53-184(f)(1): “The mayor and city council shall review and consider the site plan applications only after staff technical review is deemed complete in addition to the review of applicable regulatory agencies and determine sufficient by the planning and zoning department director.” The proposed development has been reviewed by the Department of Environmental Resources Management (DERM). The applicant shall comply with all applicable DERM requirements and obtain all necessary approvals prior to the issuance of the applicable building permits.

Recreation and Open Space

The proposed project will not incorporate residential uses. Therefore, the recreation and open space LOS standard does not apply.

Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends approval.

Public Schools

The proposed project does not incorporate residential uses. Therefore, the public schools LOS standard does not apply.

Public Art Requirement

Pursuant to Chapter 75, of the City of Doral Land Development Code, the proposed commercial development is subject to the City's Public Arts Program. The applicant shall demonstrate compliance with the requirements of the Public Arts Program prior to the issuance of a final building permit. Compliance may be achieved through the installation of approved on-site artwork, an approved contribution to the Public Arts Fund, or a combination thereof, in accordance with the provisions of Chapter 75. The applicant has identified a future location for public art within the proposed development, which will be subject to review and approval through the City's Public Arts Program.

Recommendation

Staff respectfully request that the Mayor and City Councilmembers approve the requested site plan for Doral Warehouse, located at 2020 NW 89th Place, further identified by Miami-Dade County Tax Folio Nos. 35-3033-010-0010 (the “Property”) in the City of Doral (the “City”), subject to the conditions contained in the resolution of approval.