



**CITY OF DORAL
COUNCIL MEETING MEMORANDUM**

ITEM TITLE:

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 PURSUANT TO SECTIONS 163.3225 AND 163.3237, FLORIDA STATUTES; APPROVING MODIFICATIONS TO THE DOWNTOWN DORAL URBAN REGULATIONS (PATTERN BOOK); PROVIDING FOR INCORPORATION INTO THE MASTER DEVELOPMENT AGREEMENT; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

CM Doral Development Company LLC (the "Applicant") is requesting approval from the Mayor and City Council of a Fourth Amendment to the Downtown Doral Master Development Agreement, and modifications to the Downtown Doral Urban Regulations (Pattern Book). The proposed amendments are intended to provide additional flexibility in the implementation of the Downtown Doral development program while maintaining consistency with the City's Comprehensive Plan, Land Development Code, and the vision established for the Downtown Doral Downtown Mixed Use (DMU) district. A copy of the application and Letter of Intent is attached as Exhibit "A."

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
8/12/26	Resolution No. 26-XXXX	LPA
8/12/26	Ordinance No. 2026-18	Council

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
I.	\$0		

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). In addition, this project's proposed public art contribution will further the strategic initiative to "Enhance community attractiveness".

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ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent and Master Development Agreement
- B. Exhibit B – Pattern Book
- C. Exhibit C – Survey
- D. Ordinance



Memorandum

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Alexander J. Magrisso, Esq.
Planning & Zoning Director

Subject: **Fourth Amendment to Master Development Agreement and
Modification to Pattern Book for Downtown Doral DMU**

Introduction

CM Doral Development Company LLC (the "Applicant") is requesting approval from the Mayor and City Council of a Fourth Amendment to the Downtown Doral Master Development Agreement ("Development Agreement"), and modifications to the Downtown Doral Urban Regulations (Pattern Book). The proposed amendments are intended to provide additional flexibility in the implementation of the Downtown Doral development program in response to evolving market conditions while maintaining consistency with the City's adopted Comprehensive Plan, Land Development Code, and the overall vision established for the Downtown Doral Downtown Mixed Use (DMU) district. The application also proposes amendments to the approved development program, revisions to the Pattern Book to incorporate an approximately 1.84-acre parcel into the Downtown Doral Urban Regulations, the addition of hotel as a permitted use, the conversion of allowed development entitlements, and adjustments to maximum building heights consistent with Federal Aviation Administration (FAA) and Miami-Dade County Department of Aviation (MDAD) limitations. A copy of the application and Letter of Intent is attached 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).

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Property Information

Table I provides a brief overview of the subject project.

Table I		
Downtown Doral MDA & Pattern Book		
Property Information		
	General Information	Responses
1	Project Name	Downtown Doral DMU
2	Applicant	CM Doral Development Company LLC
3	Acres	± 124.2 acres
4	Location	Between NW 87 Avenue and 79 Avenue on both sides of NW 53 Street
5	Folio Numbers Associated with Project	Multiple
6	Existing Future Land Use Category	Downtown Mixed-Use (DMU)
7	Existing Zoning District	Downtown Mixed-Use (DMU)
8	Code Compliance Violation	N/A

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

Zoning/Land Use/Neighborhood Analysis

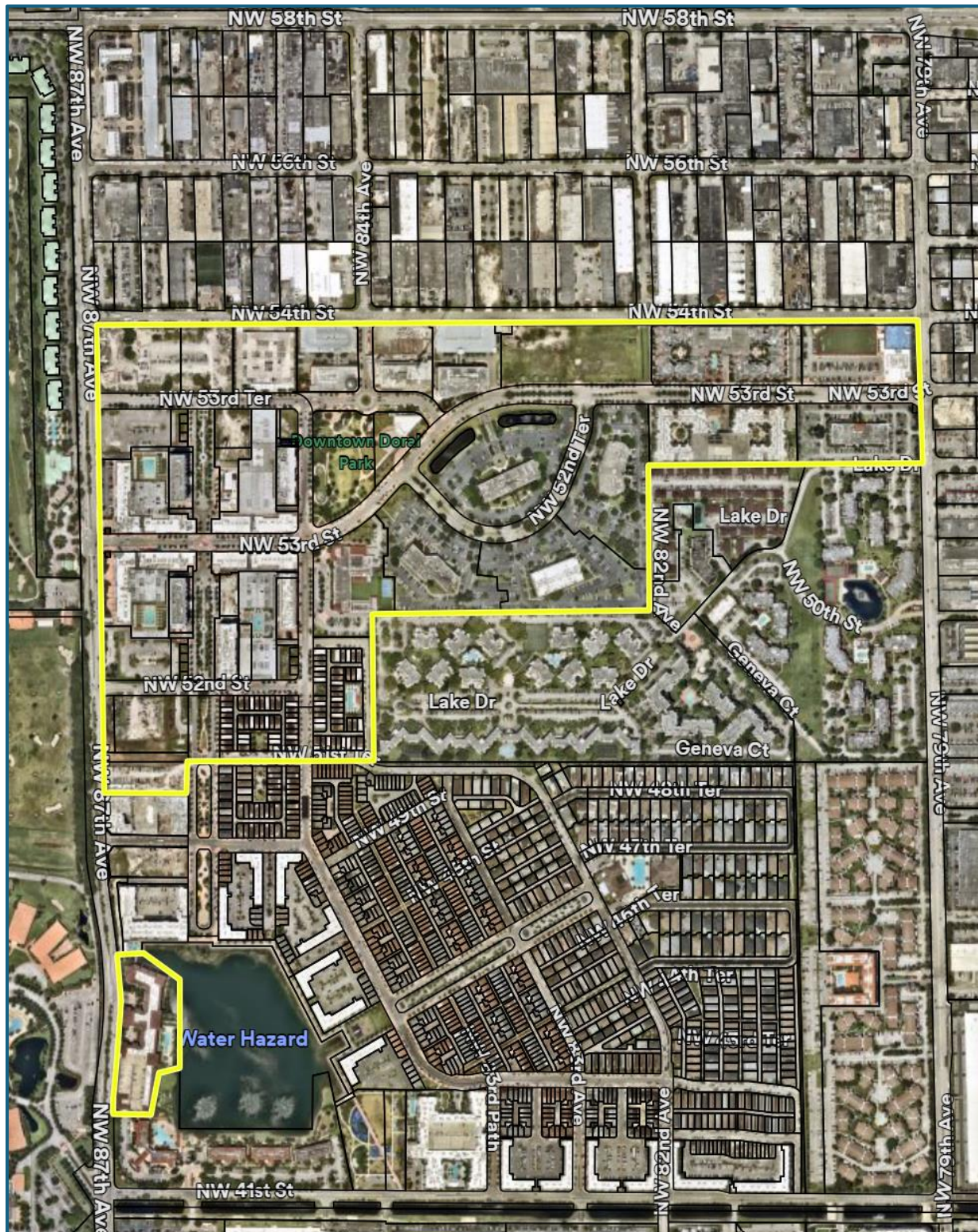
Table II provides an overview of the land uses surrounding the Property.

Table II				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Commercial & Industrial Warehouses	Industrial (I)	Industrial (I)	Downtown Doral Arts District (DDAD)
South	Commercial & Residential	Downtown Mixed-Use (DMU) & High Density Residential (HDR)	Downtown Mixed-Use (DMU) & Multifamily 4 Residential (MF-4)	Urban Central Business District (UCBD)
East	Residential, Commercial & Industrial Warehouse	High Density Residential (HDR) & Industrial (I)	Multifamily 4 Residential (MF-4) & Industrial (I)	None
West	Residential & Golf Course	Low Density Residential (LDR) & Private Parks and Open Space (PPOS)	Planned Unit Development (PUD) & General Use (GU)	None

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

Property Location

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



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Background

The Applicant has submitted a public hearing application requesting approval of a Fourth Amendment to the Downtown Doral Master Development Agreement (MDA), and modifications to the Downtown Doral Urban Regulations (Pattern Book).

The Downtown Doral Master Development Agreement was originally approved in 2006 for a mixed-use development program consisting of up to 2,840 residential dwelling units; 213,895 square feet of retail/commercial gross leasable area; approximately 1.5 million square feet of office space; 100,000 square feet of municipal/civic space, which may be converted to office use; and an 800-student public school. The agreement has since been amended three (3) times, in addition to the administrative approval of minor modifications, to accommodate changing market conditions and development needs while maintaining consistency with the City's adopted Comprehensive Plan and the overall vision for Downtown Doral.

Master Development Agreement (MDA) Timeline

- August 22, 2006 – Original Master Development Agreement (MDA) executed and recorded in Official Records Book 24968, Page 2689, establishing the development framework for Downtown Doral.
- May 4, 2012 – First Amendment to the MDA recorded in Official Records Book 28099, Page 1, modifying provisions of the original agreement.
- October 24, 2016 – Second Amendment to the MDA recorded in Official Records Book 30287, Page 843, providing additional revisions to the development framework.
- March 22, 2018 – Administrative Approval of Minor Modifications recorded in Official Records Book 30911, Page 7, approving minor amendments to the MDA.
- April 22, 2022 – Third Amendment to the MDA recorded in Official Records Book 33174, Page 4651, further updating the development agreement.

The Applicant is requesting amendments to the Master Development Agreement and Pattern Book to provide greater flexibility in implementing the approved development program and responding to evolving market conditions. The application also proposes incorporating an approximately 1.84-acre property, currently located within the Downtown Doral South DMU, into the Downtown Doral Pattern Book.

Future Administrative Site Plan, plat, and other related development applications associated with the proposed amendments will be submitted separately and reviewed in accordance with the City's Land Development Code.

Request

The Applicant is requesting approval of the following:

- I. A Fourth Amendment to the Downtown Doral Master Development Agreement pursuant to Sections 163.3225 and 163.3237, Florida Statutes.

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2. Modifications to the Downtown Doral Pattern Book to incorporate approximately 1.84 acres currently located within the Downtown Doral South DMU and to update the urban regulations associated with the proposed construction of single-family homes in Downtown Doral.

Specifically, the proposed Master Development Agreement amendment would:

- Increase the maximum building height to the maximum permitted by the Federal Aviation Administration (FAA) and the Miami-Dade County Department of Aviation (MDAD);
- Allow the conversion of any remaining unused development entitlement from one permitted use to another, provided that the conversion is made in accordance with the Land Use Equivalency Matrix (Table 2); Developer may not convert any use to residential use resulting in the residential density exceeding 35 units per gross acre of the Property.
- Modify the approved development program to reflect previous transfers of office square footage to retail uses associated with the third retail phase;
- Add Hotel as a permitted land use within the Downtown Doral development program;
- Convert up to 100,000 square feet of approved Office entitlement to Hotel use.

The proposed Pattern Book modifications include revisions necessary to incorporate the South Transfer Property into the Downtown Doral Urban Regulations and establish development standards for the proposed single-family residential neighborhood.

Staff Analysis

The purpose of this review is to evaluate the proposed amendments for consistency with the City's adopted Comprehensive Plan, the Land Development Code, the Downtown Mixed Use (DMU) regulations, and the provisions governing Development Agreements under Chapter 163, Florida Statutes.

Pursuant to the review criteria established by the Land Development Code and applicable provisions of the Master Development Agreement, staff finds the following:

▪ *Consistency with the Comprehensive Plan*

The proposed amendments continue to support the City's Comprehensive Plan by maintaining the mixed-use character of Downtown Doral while allowing flexibility in response to changing market conditions. The proposed residential conversion remains subject to the maximum residential density permitted by the Comprehensive Plan and does not alter the overall land use designation governing the property.

The addition of hotel uses further supports the Comprehensive Plan's objectives of creating a vibrant, mixed-use urban center by expanding opportunities for tourism, business travel, and economic development.

▪ **Master Development Agreement**

The requested Fourth Amendment updates the development program to reflect current market demands while maintaining the original intent and framework of the Downtown Doral Development Agreement.

The proposed amendment:

- provides flexibility for future residential development in lieu of office uses;
- recognizes previous entitlement transfers associated with approved retail development;
- introduces hotel as an additional compatible mixed-use component; and
- updates development standards to reflect current development conditions.

Staff finds these modifications to be consistent with the long-term implementation of the Downtown Doral Development Agreement.

▪ **Pattern Book Modifications**

The proposed amendments to the Pattern Book incorporate approximately 1.84 acres currently located within the Downtown Doral South DMU into the Downtown Doral Urban Regulations.

The amendments also establish design standards for the proposed single-family residential neighborhood while maintaining consistency with the overall architectural, urban design, and pedestrian-oriented principles established throughout Downtown Doral.

Staff finds that the proposed revisions continue to promote walkability, interconnected neighborhoods, high-quality architecture, and an integrated public realm consistent with the intent of the Pattern Book.

▪ **Development Program**

The requested entitlement modifications do not increase the overall development potential authorized under the City's Comprehensive Plan. Rather, the proposed amendments provide flexibility in the allocation of previously approved development entitlements to better respond to evolving market conditions while preserving the mixed-use character envisioned for Downtown Doral.

Specifically, the applicant proposes to convert 100,000 square feet of approved Office use to 213 hotel rooms in accordance with the approved Land Use Equivalency Matrix (Table 2), which permits the conversion of 1,000 square feet of Office use to 2.13 hotel rooms.

The amendment also authorizes the conversion of any remaining unused development entitlement from one permitted use to another, provided that the conversion is made in accordance with the Land Use Equivalency Matrix (Table 2). Notwithstanding the foregoing, any conversion to residential use shall not cause the development to exceed the Comprehensive Plan's maximum

permitted density of 35 dwelling units per gross acre, or a maximum of 4,347 dwelling units across the 124.2-acre property.

Therefore, Staff finds that the proposed amendments remain consistent with the Comprehensive Plan by allowing the development program to respond to changing market demands without increasing the overall intensity or maximum residential density of the development.

Table I. Proposed amendment to the development program

Use	Original Program	First Amended Program	Second Amended Program	Third Amended Program	Fourth Amended Program
Retail/ Commercial ¹	180,000 s.f.	213,895 s.f.	213,895 s.f.	213,895 s.f.	223,753 s.f. ⁹
Office	865,901, s.f.	1,509,901 s.f.	1,800,000 s.f. ³	1,663,894 s.f. ⁵	1,553,894 s.f. ⁹
Residential ⁴	2,840 d.u.	2,840 d.u.	3,340 d.u.	3,340 d.u.	3340 d.u.
Municipal/ Civic	100,000 s.f. ²	100,000 s.f. ²	60,000 s.f.	80,000 s.f. ⁸	80,000 s.f.
Elementary School	800 students	800 students	800 students	1,000 students ⁶	1000 students
Upper School	0	0	0	1,500 students ⁷	1500 students
Hotel	0	0	0	0	213 Rooms

¹ Retail/Commercial may include offices, restaurants, entertainment and other similar uses.

² Municipal / Civic use that is not assigned to the development of a City Hall within the Project may be converted by the Developer at its option to Office use.

³ This includes a conversion of 40,000 square feet from Municipal/Civic use to Office use, consistent and in accordance with the Original Program and the First Amended Program.

⁴ Condo-Hotel use is allowed within Downtown Doral as a mix of two uses currently allowed. Condo-Hotel shall be considered a residential use for purposes of implementing the Land Use Exchange Matrix. Only one Condo-Hotel is permitted within Downtown Doral. Condo-Hotels may only allow guests to stay for a minimum of seven (7) consecutive nights per stay. Condo-Hotels must contain a minimum of 200 units.

⁵ This includes a reduction of 133,332 square feet from Office use to Elementary (17,777 square feet of Office use) and Upper School students (115,555 square feet of Office use), the addition of 20,000 square feet of office use previously converted to Municipal/Civic use, and the addition of 15,000 square feet of office in connection with the South Transfer Property.

⁶ This includes a conversion of 17,777 square feet from Office use to 200 Elementary School students.

⁷ This includes a conversion of 115,555 square feet from Office use to 1,300 Upper School students, and a conversion of 17,774 square feet from Office use to 200 Upper School students, for a total of 1,500 Upper School students.

⁸ Inclusion of 20,000 square feet of Municipal/Civic Use for the library.

⁹ This includes a 10,000 square foot conversion from Office to Retail.

Table 2. Land Use Equivalency Matrix

From:		To:					
		Office	Retail	HR Condo / TH	Elementary School	High School	Hotel
Office/Municipal	1,000 SF converts into:	1,000 SF	985.87 SF	3.62 DU	11.25 Student	12.80 Student	2.13 Room
Specialty Retail	1,000 SF converts into:	1,014.33 SF	1,000 SF	3.68 DU	11.41 Student	12.98 Student	2.16 Room
High Rise Condo/Townhouse	1 DU converts into:	276.00 SF	272.10 SF	1 DU	3.10 Student	3.53 Student	0.59 Room
Elementary School	1 Student converts into:	88.87 SF	87.62 SF	0.32 DU	1 Student	1.1375 Student	0.19 Room
High School	1 Student converts into:	78.13 SF	77.03 SF	0.28 DU	0.88 Student	1.00 Student	0.17 Room
Hotel	1 Room converts into:	469.61 SF	462.97 SF	1.70 DU	5.28 Student	6.01 Student	1 Room

Source: David Plummer and Associates, Inc.

Recommendation

Staff recommends that the Mayor and City Councilmembers authorize approval of the proposed Fourth Amendment to the Master development Agreement and Urban Regulations (Pattern Book) of the Downtown Doral DMU project.