



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 FOR CEDECO 4I LLC FOR A COMMERCIAL DEVELOPMENT FEATURING A PHARMACY, RETAIL STOREFRONTS, AND A GAS STATION WITH AN ASSOCIATED CONVENIENCE STORE, ON A ± 7.57 ACRE VACANT PARCEL, GENERALLY LOCATED ON NW 4I STREET BETWEEN NW 114 AND 112 AVENUE, IN THE CITY OF DORAL, FLORIDA, IDENTIFIED WITH MIAMI DADE FOLIO NO. 35-3019-001-0370 PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Cedeco 4I, LLC (the "Applicant") is requesting site plan approval for the Property located on a +/- 7.57-acre vacant parcel further identified by Miami-Dade County Property Appraiser by Folio No. 35-3019-001-0370 (the "Property") in the City of Doral (the "City"). The applicant is proposing to develop the property with a 15,584 square foot pharmacy with a drive-through facility, a 26,600 square-foot shopping center, and a 3,053 square-foot convenience store with an associated 6,819 square foot canopied gasoline station.

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 \$__			

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:	Cedeco 4I, LLC – Site Plan

Introduction

Cedeco 4I, LLC (the “Applicant”) is requesting site plan approval for the Property located on a vacant parcel further identified by Miami-Dade County Property Appraiser by Folio No. 35-3019-001-0370 (the “Property”) in the City of Doral (the “City”). The applicant is proposing to develop the property with a 15,584 square foot pharmacy with a drive-through facility, a 26,600 square-foot shopping center, and a 3,053 square-foot convenience store with an associated 6,819 square foot canopied gasoline station. 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).

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Property Information

Table I provides a brief overview of the subject project.

Table I		
Proposed Development		
Property Information		
	General Information	Responses
1	Project Name	N/A
2	Applicant	Cedeco 4I, LLC
3	Acres	± 7.57 acres
4	Location	NW Corner of 4I ST & I I2 AVE
5	Folio Numbers Associated with Project	35-3019-001-0370
6	Existing Future Land Use Category	Business
7	Existing Zoning District	Corridor-Commercial
8	Code Compliance Violation	N/A

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

Zoning/Land Use/Neighborhood Analysis

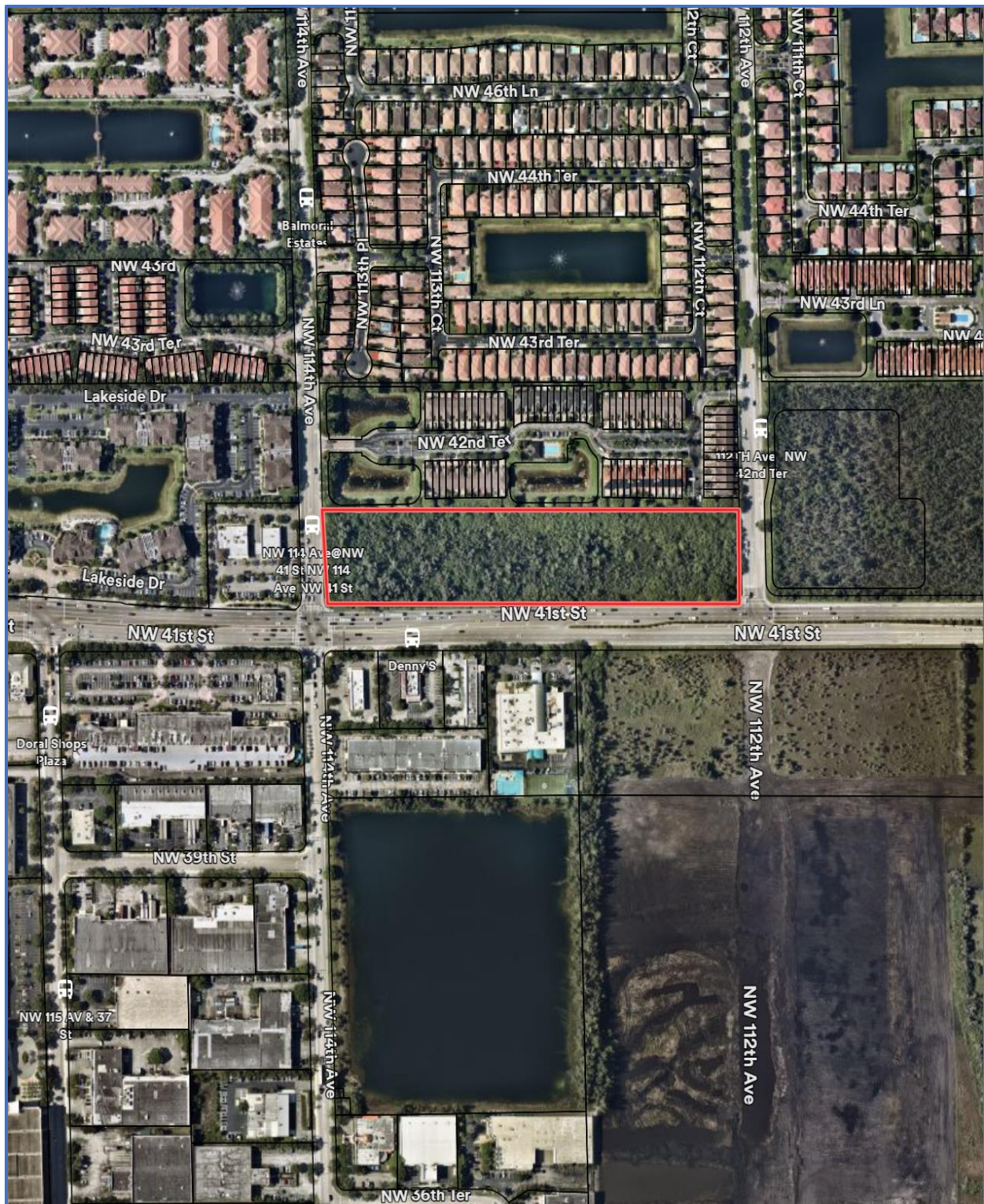
Table II provides an overview of the land uses surrounding the Property.

Table II				
Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Multifamily Residential	LDR	Multifamily-I	None
South	Office Building	Business	Industrial-Restrictive	None
East	Vacant Land	Business	Corridor-Commercial	None
West	Retail Outlet	Business	Planned Unit Development	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 of property showing established mature vegetation throughout the site



Image 2. View from southeast corner of the property at NW 112 Avenue & 41 Street



Image 1. View from southwest corner of the property at NW 114 Avenue & 41 Street

Background

The subject property consists of approximately 7.57 acres of vacant land containing a substantial amount of mature existing vegetation. The property is designated Business (B) on the City's Future Land Use Map and is zoned Corridor Commercial (CC).

The applicant is proposing to develop the vacant property with a commercial development intended to provide neighborhood-serving retail and commercial uses along the Doral Boulevard corridor. The proposed development consists of a 15,584-square-foot pharmacy with a drive-through facility, a 26,600-square-foot multi-tenant retail shopping center, and a 3,053-square-foot convenience store with an associated 6,819-square-foot canopied gasoline station. The development has been designed in accordance with the Corridor Commercial (CC) District and the Doral Boulevard Master Plan's Semi-Urban Streetscape District standards.

In addition to introducing new commercial opportunities to the corridor, the proposed development incorporates pedestrian-oriented design elements, internal circulation, landscaped open space, and parking areas intended to support the mix of commercial uses while providing compatibility with the surrounding area. The project is intended to activate a currently undeveloped site and provide commercial services to nearby residential neighborhoods and the surrounding community.

Finally, the Applicant presented the site plan 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 Corridor Commercial (CC) which is intended to provide for medium to high-intensity business uses on major corridors and prime commercial areas. The proposed site plan is consistent with Chapter 68, Article IV Commercial Districts, Division 3 Corridor Commercial District (CC), Sec. 68-383 Permitted Uses-Generally, of the City's Code which allows for tangible sales. Furthermore, Sec. 53-128. - Use compatibility table, permits retail uses in CC zoning districts.

Zoning classifications surrounding the property include Multifamily-I (MF-I) to the north, the CC zoning district to the east, the industrial- restrictive (IR) to the south, and a Planned Unit Development (PUD) to the west.

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

Development Standards for the Corridor Commercial District			Provided
Maximum Floor area ratio (FAR)	0.5 & 0.25		±0.17
Maximum height	6s		±25'-0"
Minimum lot area	1 acre		±321,232 sq. ft. (7.38 acres)
Minimum lot width (ft.)	100' ft.		±1246 ft.
Maximum building coverage (pct.)	50%		±14%
Minimum open space (pct.)	17%		±35.1%
Minimum building setback (ft.)	Front	20' ft. 35' to colonnade and 15' colonnade to bldg. facade (per Doral blvd master plan)	35' to face of 15' colonnade (50' to bldg. facade)
	Side street	15'	NA
	Side interior	5' to 15' ft.	±41'-7" & 35'-6" ft.
	Rear	5' to 15' ft.	±90'-3" 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. Retail Development Parking:

Uses	Square Feet	Required	Provided
Navarro Building	15,584 sq. ft.	63	70
Building A			
Retail	11,200 sq. ft.	44.9	
Restaurant	1,400 sq. ft.	21.23	
Building B			
Retail	11,200 sq. ft.	44.8	
Restaurant	2,800 sq. ft.	31.1	
Buildings Total		141.94	142
Convenience Store	3,053 sq. ft.	12	18
Gas Station	7,910 sq. ft.	4.7	
Total	53,147 sq. ft.	221.7	230

Each parking space meets the dimensional standards of 9' feet in width by 19' feet in length. Additionally, as permitted under Section 77-186(c), 79 parking spaces incorporate a 2-foot grassed overhang, allowing for a reduction in paved length to 17' feet from 19' feet while maintaining functionality and code compliance.

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

a. Comprehensive Plan Consistency Review

The subject property is designated Business (B) on the City's Future Land Use Map. The Business land use category accommodates a full range of sales and service activities, including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments, and university and college facilities. The Office land use category accommodates corporate, commercial, and professional offices, hotels, medical buildings, and entertainment and cultural facilities, while permitting limited retail and service uses.

The proposed development, consisting of a pharmacy with a drive-through facility, a multi-tenant shopping center, a convenience store, and a canopied gasoline station, is consistent with the uses contemplated within the Business (B) Future Land Use designation. The project has been designed to comply with the applicable Comprehensive Plan development standards, including maximum building height, landscaped open space, and floor area ratio (FAR) requirements. By developing a vacant parcel with an integrated commercial development that provides retail, service, and commercial uses, the proposal is consistent with the intent of the Business (B) Future Land Use designation. Accordingly, staff finds the proposed development to be consistent with the City's Comprehensive Plan.

b. Promote better site design:

The proposed development promotes better site design by transforming a vacant, heavily vegetated parcel into a coordinated mixed-use commercial development that incorporates high-quality site planning, enhanced pedestrian amenities, and organized vehicular circulation. The project is divided into three development areas consisting of a pharmacy with a drive-through, a multi-tenant retail center with restaurant uses, and a convenience store with fuel pumps, all connected through internal drive aisles and shared access.

The site has been designed to prioritize pedestrian activity by providing continuous sidewalks, colonnades along the building frontages, landscaped plazas with seating areas, a bicycle path, a relocated trolley stop, and a future public art location along NW 41 Street. The buildings are oriented toward the public streets with enhanced architectural frontages, creating an attractive streetscape consistent with the Doral Boulevard Master Plan.

The development also incorporates substantial landscaping throughout the site, including perimeter landscape buffers, interior parking lot landscape islands, streetscape plantings, and landscaped open spaces exceeding the minimum code requirements. Parking, loading areas, and service functions are strategically located to the sides and rear of the buildings where feasible, reducing their visual impact from the public right-of-way while maintaining efficient circulation.

The site provides 230 parking spaces where 222 are required and includes dedicated loading areas for each building, demonstrating an efficient and functional site layout.

This comprehensive site design enhances the functionality, appearance, and overall development pattern of the property while creating a cohesive commercial environment that is consistent with the City's planning objectives.

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

The proposed development effectively integrates into the surrounding environment by transforming a vacant parcel into a coordinated commercial development designed in accordance with the Doral Boulevard Master Plan and the Semi-Urban Streetscape District standards. The site incorporates pedestrian-oriented features, including enhanced streetscape improvements, colonnades, landscaped plazas, sidewalks, bicycle facilities, and a relocated trolley stop that strengthen the relationship between the development and the public realm. Additionally, the proposed mix of neighborhood-serving commercial uses creates a cohesive development that complements the existing commercial corridor while enhancing connectivity and accessibility for pedestrians, bicyclists, transit users, and motorists. 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 development enhances the value of the subject property by transforming approximately 7.57 acres of vacant land into a coordinated mixed-use commercial development that provides neighborhood-serving retail and service uses. The project represents a significant investment in the property through the construction of new commercial buildings, enhanced landscaping, pedestrian amenities, and associated site improvements. By developing a currently vacant parcel in accordance with the Doral Boulevard Master Plan and the applicable provisions of the Land Development Code, the project will improve the overall functionality and aesthetic quality of the site while contributing to the continued development of the Doral Boulevard corridor.

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 ensures a harmonious relationship among buildings, uses, and visitors by organizing the site into distinct yet interconnected commercial areas that provide a logical arrangement of retail, restaurant, pharmacy, and convenience uses. The unified design encourages patrons to utilize multiple businesses during a single visit while allowing each tenant to operate without adversely affecting neighboring uses. This coordinated development pattern promotes an efficient and functional commercial center that enhances the overall visitor experience.

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 development protects the health, safety, and welfare of residents and visitors by developing a vacant property with a code-compliant commercial development that incorporates safe vehicular and pedestrian circulation, ADA-accessible facilities, adequate parking, designated loading areas, landscaped open spaces, and on-site stormwater management. The project also includes bicycle facilities, a relocated trolley stop, and pedestrian-oriented improvements that promote multimodal accessibility and enhance public safety. Furthermore, the development will be subject to review and approval by all applicable City departments and outside reviewing agencies to ensure compliance with all applicable building, fire, engineering, environmental, and life safety requirements prior to the issuance of permits.

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 City of Doral Public Works Department has reviewed the subject application and recommends approval with the following conditions:

- Applicant is responsible for the extension of the eastbound left-turn lane at the intersection of NW 41st Street and NW 109th Avenue, relocation of a trolley stop from NW 114th Avenue to NW 41st Street including bus shelter improvement, installation of special emphasis crosswalks at driveway access locations at NW 114th Avenue and NW 112th Avenue, and installation of exclusive right-turn lanes for two (2) driveway connections at NW 41st Street and one (1) at NW 114th Avenue, prior to Final Certificate of Occupancy.
- Applicant is responsible for installation of appropriate signage to reinforce the approved truck delivery route from coordination with the City; vehicles not adhering to approved routing will be subject to enforcement from City Police Department.
- Any proposed future modifications to the approved site plan or land uses (Pharmacy with a Drive-Through, Retail, and Convenience Store/Gas Station), the City reserves the right to request the applicant to provide an updated traffic analysis in order for the City to assess any potential impacts to the Public Right of Way and future mitigations.
- 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 development 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.

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

- Approval from Miami-Dade County Traffic Engineering Division is required prior to issuance of Final Certificate of Occupancy.

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 the proposed commercial development located on a vacant parcel further identified by Miami-Dade County Tax Folio Nos. 35-3019-001-0370 (the "Property") in the City of Doral (the "City"), subject to the conditions contained in the resolution of approval.