



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

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 FOR TWO CONTIGUOUS PARCELS FROM INDUSTRIAL COMMERCIAL (IC) TO CORRIDOR COMMERCIAL (CC) FOR THE NORTHERN PARCEL OF THE PROPERTY (35-3017-001-0180), AND FROM GENERAL USE (GU) TO CORRIDOR COMMERCIAL (CC) FOR THE SOUTHERN PARCEL OF THE PROPERTY (35-3017-001-0190), FOR THE ±3.25 ACRE PROPERTY GENERALLY LOCATED SOUTH OF NW 74TH STREET AND WEST OF 102ND AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Holdings of Christopher, LLC, a Florida Limited Liability Company (the "Applicant"), is requesting rezoning approval for the Property located at the South of NW 74th Street and West of 102nd Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3017-001-0180 & No. 35-3017-001-0190 (the "Property") in the City of Doral (the "City"). The application contains two contiguous parcels; the Applicant is proposing a rezoning from Industrial Commercial (IC) to Corridor Commercial (CC) for the northern parcel (35-3017-001-0180) and from General Use (GU) to Corridor Commercial (CC) for the southern parcel (35-3017-001-0190). The Applicant presented the rezoning application at a properly noticed zoning workshop held on January 22, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.			
2.			
Total:			
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ <u>0</u>			

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 – Application and Letter of Intent
- B. Exhibit B – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



Memorandum

Date: October 8, 2025

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

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

Subject: **Prime Square Doral – Zoning Map Amendment Ist Reading**

Introduction

Holdings of Christopher, LLC, a Florida Limited Liability Company (the “Applicant”), is requesting rezoning for two adjacent parcels, located at the South of NW 74th Street and West of 102nd Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3017-001-0180 & No. 35-3017-001-0190 (the “Property”) in the City of Doral (the “City”). The Applicant is proposing a rezoning from Industrial Commercial (IC) to Corridor Commercial (CC) for the northern parcel (35-3017-001-0180) and from General Use (GU) to Corridor Commercial (CC) for the southern parcel (35-3017-001-0190). This rezoning request is being filed concurrently with a site plan application (the “Site Plan Application”) for the commercial & office development known as Prime Square Doral consisting of three buildings dedicated to retail, office, and restaurant uses. A copy of the letter of intent and application is provided in “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.

Table I		
Prime Square Doral - Rezoning		
Property Information		
	General Information	Responses
1	Project Name	Prime Square Doral - Rezoning
2	Applicant	Holdings of Christopher, LLC
3	Acres	± 3.25 acres
4	Location	Located south of NW 74 th Street and west of 102 nd Avenue
5	Folio Numbers Associated with Project	35-3017-001-0180 (north parcel) & 35-3017-001-0190 (south parcel)
6	Existing Future Land Use Category	Business (B)
7	Existing Zoning District	Industrial Commercial (IC) (north parcel) & General Use (GU) (south parcel)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2025).

Zoning/Land Use/Neighborhood Analysis

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

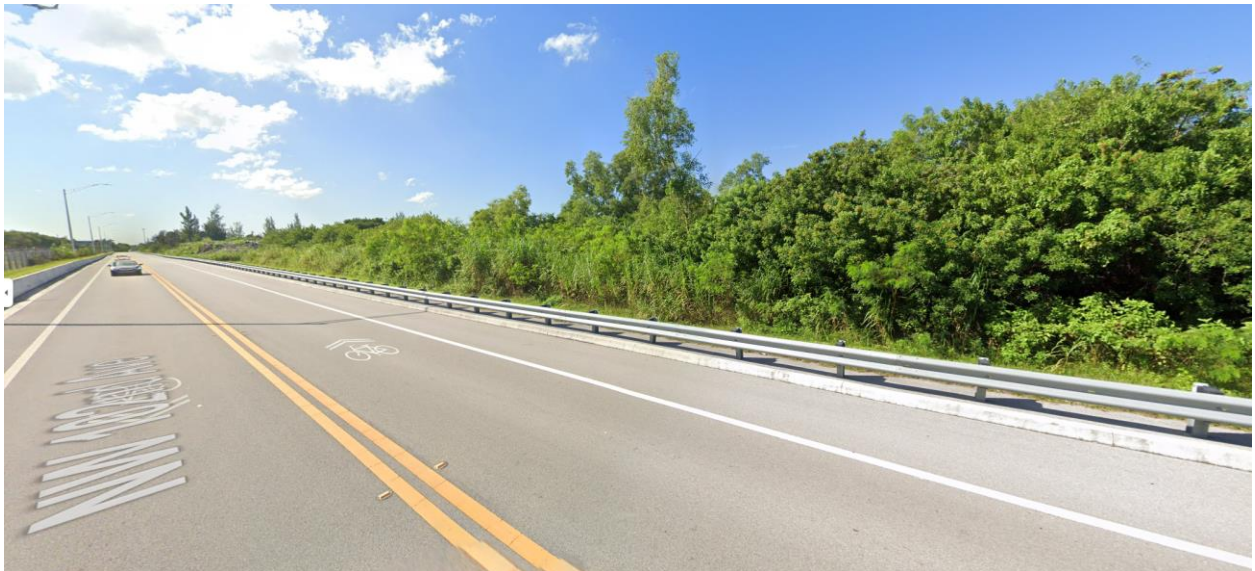
Table II				
Prime Square Doral - Rezoning – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Vacant parcel	Institutional and Public Facility (IPF)	General Use (GU)	None
South	Vacant parcel	Business (B)	General Use (GU)	None
East	Covanta waste energy plant (not in operation)	Institutional and Public Facility (IPF)	General Use (GU)	None
West	Lake & residential community	Low Density Residential (LDR)	Planned Unit Development (PUD)	None

Source: City of Doral, Planning and Zoning Department (2025).

Figure I. Existing conditions of the subject site:

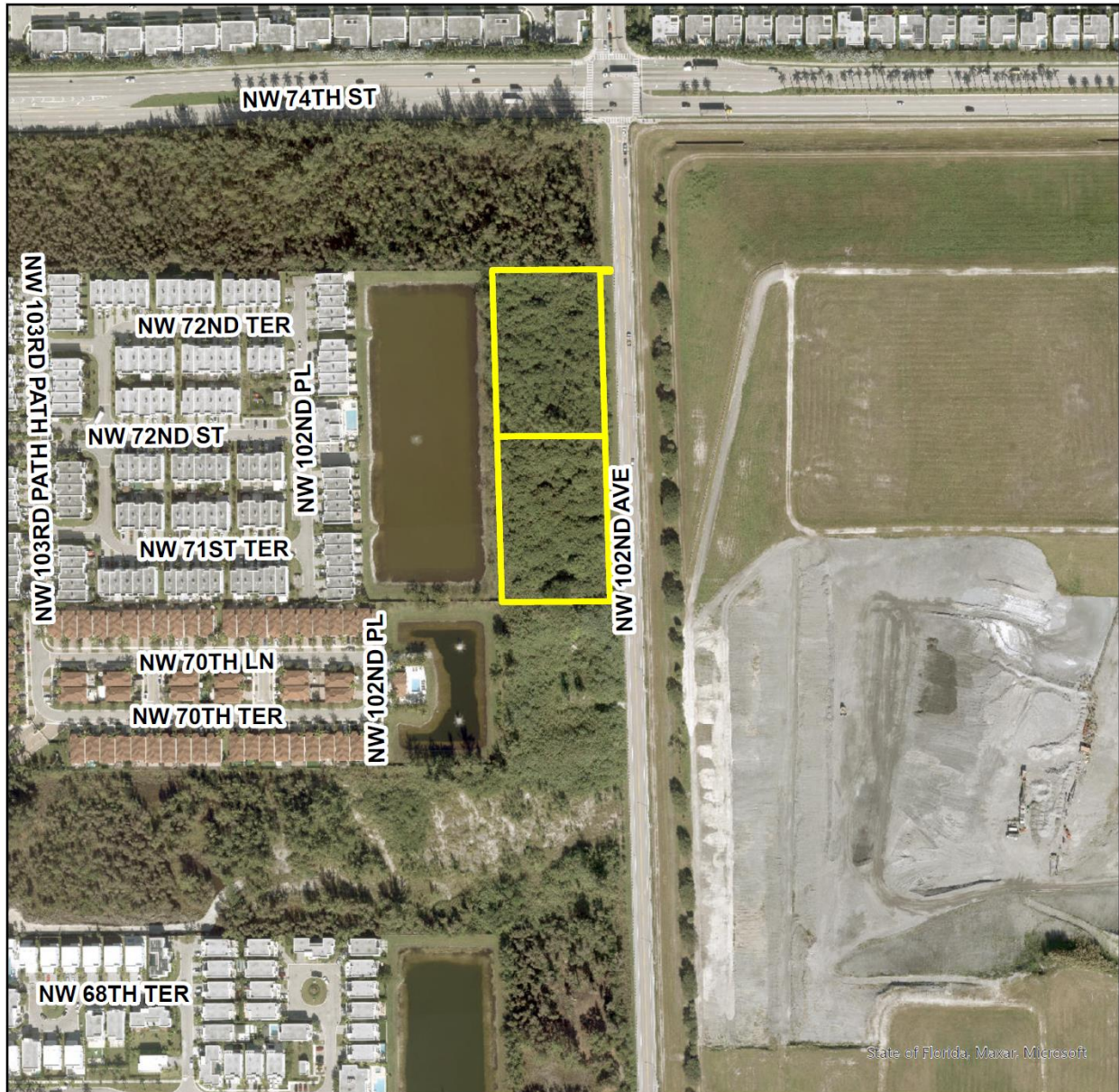


View towards NW 102nd Avenue and NW 74th Street



View towards NW 102nd Avenue and NW 66th Street

Figure II. Illustrates the Property location in the aerial map:



City of Doral



Legend
■ Subject Property



Planning & Zoning Department
Prime Aerial Map

1/6/2025

Background

Rezoning Request:

Holdings of Christopher, LLC, a Florida limited liability company ("Applicant"), is seeking approval to rezone two contiguous parcels located south of NW 74th Street and west of 102nd Avenue in the City of Doral, Florida (the "City"). The parcels are identified by the Miami-Dade County Property Appraiser as Folio Numbers 35-3017-001-0180 and 35-3017-001-0190 (collectively referred to as the "Property").

The Applicant proposes the following zoning changes:

- **Northern parcel (Folio No. 35-3017-001-0180):** From Industrial Commercial (IC) to Corridor Commercial (CC)
- **Southern parcel (Folio No. 35-3017-001-0190):** From General Use (GU) to Corridor Commercial (CC)

To engage the community and share project details, the Applicant hosted a duly noticed zoning workshop on January 22, 2025. The purpose of the workshop was to inform residents, present additional information about the proposed rezoning, and receive public input regarding the project. The Applicant has concurrently filed a companion site plan application to develop the Property with three buildings dedicated to commercial and office uses.

Staff Analysis

The surrounding zoning districts primarily consist of General Use (GU) to the north, south, and east, with a Planned Unit Development (PUD) to the west. Additionally, an undeveloped parcel zoned Corridor Commercial (CC) lies further south. Given these existing conditions, the proposed rezoning from Industrial Commercial (IC) to Corridor Commercial (CC) for the northern parcel and General Use (GU) to Corridor Commercial (CC) for the southern parcel is consistent with the current zoning map and Future Land Use designations. This makes the requested zoning modification well suited for the area's planned development.

Comprehensive Plan Consistency Review

The proposed rezoning is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

Policy 2.1.1: *Doral's future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with "I Great Cities" around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology, environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of these 'I Great City' features and facilities.*

Policy 2.1.18: *Code enforcement and other available regulatory measures shall be used to prevent incompatible land uses from locating adjacent to or near otherwise stable and viable uses, especially residential neighborhoods. The rezoning process may be used to discourage residential development in close proximity to industrial zoned areas and areas with unacceptable noise and/or odor levels. Incompatible non-residential land uses within established residential neighborhoods may be given incentives to adaptively reuse or replace structures to uses that are compatible with the residential area. Where it is physically not feasible to separate incompatible land uses such as residential and non-residential, buffering shall be required to promote a smooth land use transition. Buffering shall be specified in the Land Development Code and may include the following:*

- a) Physical barriers, including berms, hedges or other landscaping, as well as walls or fences aesthetically designed for screening purposes. Physical barriers may also include densely vegetated open space; and/or;*
- b) The development of a transitional use between the incompatible uses. For example, a low intensity office development could be used to buffer a retail commercial center and a residential area.*

Land Development Regulations Consistency Review

The Property is zoned Industrial Commercial (IC) on the northern parcel and General Use (GU) on the southern parcel by the City's Official Zoning Map. The purpose of the Industrial Commercial District (IC) is to provide for uses with commercial and industrial in nature and that are near major roadways.

The development standards and requirements of the General Use (GU) zoning district is typically guided by the nearest surrounding zoning districts. Per Land Development Code Section 68-951: if a neighborhood in the general use district (GU) is predominantly one classification of usage, the director of the planning and zoning department shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, the term "trend of development" means the uses which predominate in adjoining properties within the general use district (GU) which because of their geographic proximity to the subject parcel make for a compatible use. The director of the planning and zoning department shall be guided in determining what constitutes a neighborhood by limiting his evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or manmade boundaries (roads, full-section and half-section lines, etc.). The planning and zoning department director's decision shall be subject to appeal pursuant to the provisions of chapter 53. If no trend of development has been established in the general use (GU) neighborhood, minimum standards of the single-family residential-2 district shall be applied. Properties under power lines are exempted from this regulation and shall be regulated pursuant to chapter 74, article III, division 3. Public schools are also exempt from this regulation.

The area features a mix of residential, Industrial Commercial (IC), Corridor Commercial (CC), and General Use (GU) zoning, indicating a growing trend toward commercial development. This blend of zoning types suggests that the zone is well-positioned for expanding business opportunities while maintaining a balance with existing land uses. Additionally, rezoning to Corridor Commercial (CC) will align with the area's Future Land Use category designation of Business (B).

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code. City staff has reviewed the application and provides the following responses to each criterion:

(1) Consistency with the Comprehensive Plan

The Property is designated Business (B) by the City's Comprehensive Plan Future Land Use Map (FLUM). The Business (B) category accommodates the full range of sales 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. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102nd Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

The proposed rezoning is consistent with the standards for development in the Business (B) future land use category and furthers the goals, objectives and policies of the city's comprehensive plan.

(2) Consistency with Applicable Sections of the Land Development Code

Staff deems the proposed rezoning application consistent with the applicable sections of the Land Development Code.

(3) Additionally, as to rezoning amendments:

a. Whether justified by changed or changing conditions.

The Corridor Commercial (CC) zoning district permits a variety of retail services that help increase economic activity. The proposed development on the Property proposes commercial tenants, rendering it well-suited for a zoning modification from the Industrial Commercial (IC) and General Use (GU) zoning districts to the Corridor Commercial (CC) zoning district.

b. Whether adequate sites already exist for the proposed district use.

A rezoning of the property to Corridor Commercial (CC) will provide additional commercial opportunities for a transitioning commercial area with a growing need for retail uses. For instance, the Doral Commons commercial development located on the corner of NW 107th Avenue and NW 74th Street which is near the property has provided needed retail uses for the residential communities nearby. Adjusting the zoning regulations could generate more employment opportunities, improve access to everyday amenities, and foster growth for small businesses.

c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan. The proposed rezoning to Corridor Commercial (CC) is consistent with the area's ongoing commercial development trend, as evidenced by the presence of a nearby CC zoned property. Additionally, the rezoning supports the intent of the Comprehensive Plan, aligning with the designated future land use category of Business (B) as depicted in the City's Land Development Code Section 53-42 – Land Use Categories.

Level of Services Evaluation

Public Facilities Levels-of Service (LOS) Review

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 III provides information on public facilities and applicable agency reviews.

Table III 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 (2025).

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 rezoning. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

Recreation and Open Space

The proposed concurrent site plan application, and rezoning from Industrial Commercial (IC) to Corridor Commercial (CC) for the northern parcel (35-3017-001-0180) and from General Use (GU) to Corridor Commercial (CC) for the southern parcel (35-3017-001-0190), do not include residential uses. Therefore, the recreation and open space LOS standard does not apply.

Transportation

The City of Doral Public Works Department is currently reviewing the subject application.

Public Schools

The proposed concurrent site plan application, and rezoning from Industrial Commercial (IC) to Corridor Commercial (CC) for the northern parcel (35-3017-001-0180) and from General Use (GU) to Corridor Commercial (CC) for the southern parcel (35-3017-001-0190), do not include residential uses. Therefore, the Public Schools LOS standard does not apply.

Recommendation

Staff recommends that the Mayor and City Councilmembers authorize approval of the proposed zoning map amendment rezoning from Industrial Commercial (IC) to Corridor Commercial (CC) for the northern parcel (35-3017-001-0180) and from General Use (GU) to Corridor Commercial (CC) for the southern parcel (35-3017-001-0190) for the Property at located at the South of NW 74th Street and West of 102nd Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3017-001-0180 & No. 35-3017-001-0190 (the “Property”) in the City of Doral (the “City”).