



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT WITH MG3 DORAL OFFICE LLC FOR A MIXED USE DEVELOPMENT PROJECT KNOWN AS "DORAL CONCOURSE" IN THE DOWNTOWN MIXED USE ZONING DISTRICT ("DMU") TO INCORPORATE APPROXIMATELY 19,565 SQUARE FEET OF RESTAURANT USE WITHIN AN EXISTING OFFICE BUILDING, FOR THE PROPERTY LOCATED AT 8400 NORTHWEST 36 STREET; PROVIDING FOR INCORPORATION OF RECITALS: AND PROVIDING FOR AN EFFECTIVE DATE

### DEPARTMENT RECOMMENDATION:

Approval

### BRIEF HISTORY:

MG3 Doral Office, LLC (the "Applicant") is requesting to establish a Master Development Agreement (MDA) for the Doral Concourse project, a retrofit of an existing single-use office structure property located at 8400 Northwest 36th Street (the "Property"), encompassing five (5) acres, further identified by Folio No. 35-3027-060-0010.

### LEGISLATIVE ACTION: (IF APPLICABLE)

| Date:        | Resolution/Ordinance No. | Comments                   |
|--------------|--------------------------|----------------------------|
| June 4, 2025 | 25-XX                    | LPA – Zoning Map Amendment |
|              |                          |                            |

### FINANCIAL INFORMATION: (IF APPLICABLE)

| No.  | Amount | Account No. | Source of Funds |
|--|--------|-------------|-----------------|
| I.   | \$0    |             |                 |
| <b>Fiscal Impact Statement:</b> 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

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

**ATTACHMENT(S):**

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Site Plan
- C. Ordinance



## Memorandum

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Date: January 15, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas  
City Manager

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

Subject: **MG3 Doral Office, LLC, Master Development Agreement - Second Reading**

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### Introduction

MG3 Doral Office, LLC (the "Applicant") is requesting to establish a Master Development Agreement (MDA) for the Doral Concourse project, a retrofit of an existing single-use office structure property located at 8400 Northwest 36th Street (the "Property"), encompassing five (5) acres, further identified by Folio No. 35-3027-060-0010. A copy of the letter of intent and application is provided in "Exhibit A."

The City of Doral Code of Ordinances Article V, Division 3, Section 68-560, requires all applicants who submit a request for rezoning to provide a master development agreement for City Council consideration.

On June 4, 2025, the Applicant's rezoning application, along with an Ordinance adopting the Applicant's zoning change request, will be considered on first reading by the City Council during a public hearing. The second reading will be scheduled at a future date yet to be determined. Should the attached Ordinance pass, it will be presented for second reading during that future public hearing for consideration and final adoption.

## **Property Information**

Table I provides a brief overview of the subject project.

| Table I              |                                   |                                   |
|----------------------|-----------------------------------|-----------------------------------|
| Property Information |                                   |                                   |
|                      | General Information               | Responses                         |
| 1                    | Project Name                      | Doral Concourse                   |
| 2                    | Applicant                         | MG3 Doral Office, LLC.            |
| 3                    | Acres                             | 5                                 |
| 4                    | Location                          | 8400 NW 36 Street, Doral, Florida |
| 5                    | Folio Numbers                     | 35-3027-060-0010                  |
| 6                    | Existing Future Land Use Category | Office and Residential (O-R)      |
| 7                    | Existing Zoning District          | Industrial Commercial (IC)        |

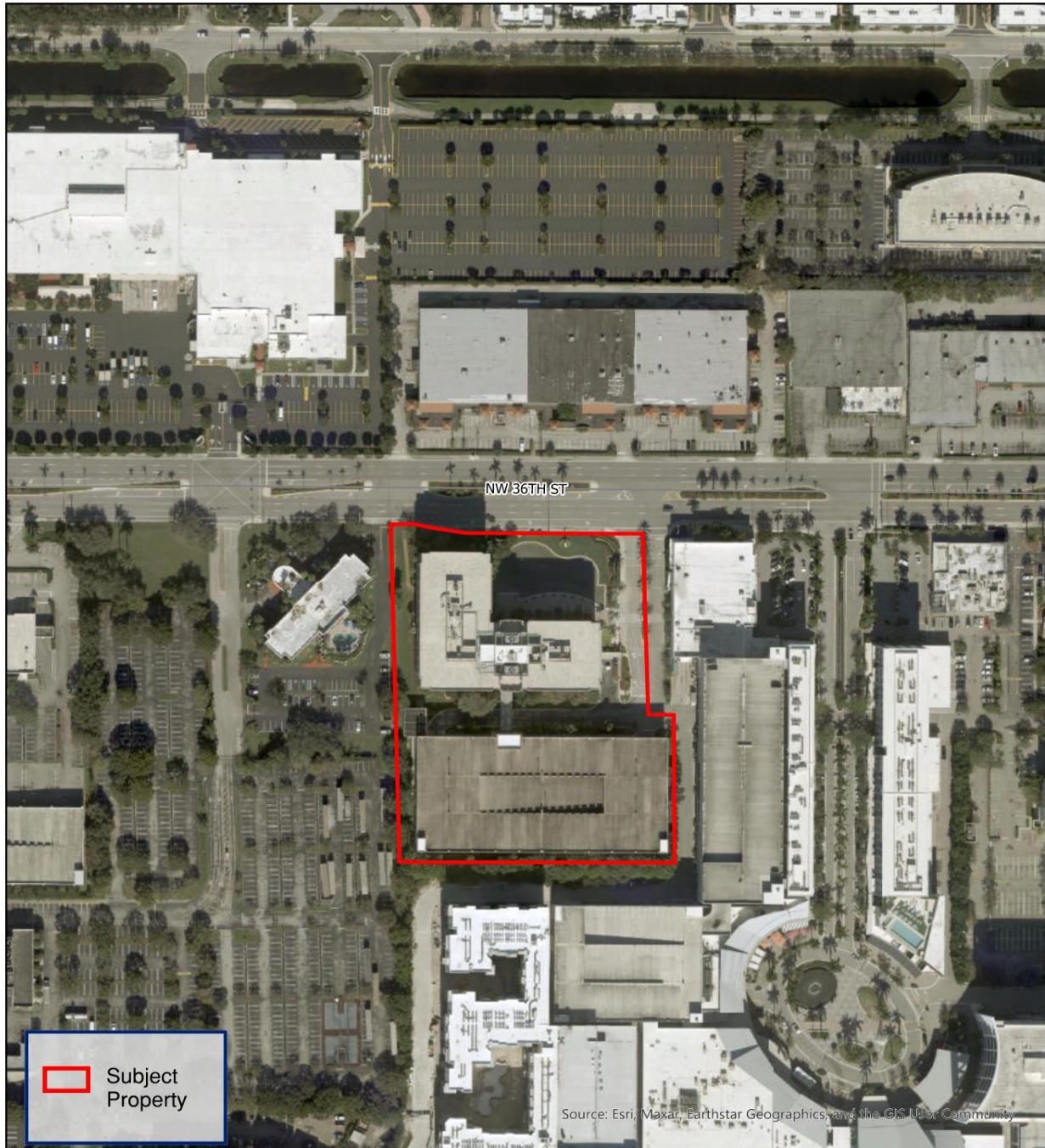
## **Zoning/Land Use/Neighborhood Analysis**

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/ Showroom and Retail | Office and Residential (O-R)              | Industrial Commercial (IC) |         |
| South  | Mixed-Use Development          | Industrial (I) & Downtown Mixed Use (DMU) | Downtown Mixed Use (DMU)   |         |
| East   | Mixed-Use Development          | Downtown Mixed Use (DMU)                  | Downtown Mixed Use (DMU)   |         |
| West   | Hotel                          | Office and Residential (O-R)              | Industrial Commercial (IC) |         |

### **Property Location**

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



**City of Doral  
Planning & Zoning Department  
Doral Concourse**



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