



**MDFR Note:**  
Fire department review and approval is for site access only.

ZONING DATA				
Property Information				
Folio:	35-3027-060-0010			
Property Address:	8400 NW 36 ST			
Site Area:	Square Footage (sf)	Acres (ac)		
Gross Area:	245,643.00 sf	5.64 ac		
Net Area:	220,005.00 sf	5.05 ac		
Existing Zoning:	IC - Industrial Commercial District			
Proposed Zoning:	DMU - Downtown Mixed Use			
REGULATORY GUIDELINES				
FAR (Not including garage)				
Ground Level (Existing Building)	0.5	110,003 sf		0.186/40,968 sf
Levels 2-6 (Existing Building - Per Level)	0.25	55,001 sf		0.186/40,968 sf
Building Height				
DMU	8 Stories			
Per Doral Blvd Master Plan	130 Ft/12 Stories		6 Stories Existing	
Building Setbacks				
	Required/Allowed	Proposed		
Front - NW 36 ST	25'-0"	Per Doral Blvd Master Plan	33'-9"	Existing
Front - NW 36 ST - Tower	20'-0"	Per Doral Blvd Master Plan	33'-9"	Existing
Rear (South)	n/a	30'-2"	Existing	
Side Interior (East)	n/a	14'-8"	Existing	
Side Interior (West)	n/a	23'-11"	Existing	
Landscape Open Space	10%	22,001 sf	22%	48,713 sf
REQUIRED OFF-STREET PARKING				
	# DU or sf	# Spaces		
Office				
1sp/300 sf	222,763 sf	Existing	742.5 sp	
Restaurant 1sp/45 sf of Patron Area				
Restaurant 1	4,189 sf	Proposed	93.1 sp	
Restaurant 2	731 sf	Proposed	16.2 sp	
Restaurant 3	2,001 sf	Proposed	44.5 sp	
Restaurant 4	1,720 sf	Proposed	38.2 sp	
Restaurant 5	1,143 sf	Proposed	25.4 sp	
Subtotal			217.4 sp	
Grand Total Parking Required:				
			960 sp	
PROVIDED OFF-STREET PARKING				
Provided (Exist Garage)	Standard	HC		Total
Grand Total Parking Provided :	1,141 sp	22 sp		1,163 sp
BICYCLE PARKING				
	Required	Provided		
Office use	10%	74.3 bike pkg sp	76 bike pkg sp	
Restaurant use	10%	21.7 bike pkg sp	22 bike pkg sp	
Grand Total :		96.0 bike pkg sp	98 bike pkg sp	
EV CHARGING STATIONS				
	Required	Provided		
2% of Provided parking	2%	23.3 bike pkg sp	24 EV sp	
LOADING				
	Required	Provided		
Office Uses				
30,001-60,000 sf (2sp) + 1 sp each additional 30,000 sf or fraction thereof.	222,763 sf	(6) 10'x25'x15'	Exist. Loading Zone	30'x50'
Retail & Service Uses				
10,001-30,000 sf (2sp) + 1 sp each additional 20,000 sf o.	19,565 sf	(2) 10'x25'x15'	2	10'x25'x15'

## MASTER PLAN

Miami Dade County Department of Regulatory and Economic Resources - Job Copy

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A100 Site Plan.pdf

Examiner Date Time Stamp Trade Stamp Name  
BENNETT, KELLYI 12/12/2024 12:21:15 PM FIRE Approved As Noted

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project info :

**DORAL CONOURSE**  
SITE PLAN SUBMITTAL  
8400 NW 36 STREET  
DORAL, FL 33166

seal :

Digitally signed  
by Robert K  
Morissette  
Date:  
2024.03.13  
13:32:41-04'00'

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP  
FLORIDA REGISTERED ARCHITECT #A819203

revisions :

Rev. #	Description	Date
1	Site Plan Submittal	03/13/2024

drawing data :

**MASTER PLAN**

project number :

24024

drawing scale :

1" = 30'-0"

drawing date :

03/13/2024

phase :

SITE PLAN SUBMITTAL

sheet number :

**A-100**