



## **CITY OF DORAL**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Thursday, January 15, 2026 at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing. The City Council will consider these items for **SECOND READING**. The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166**.

The City of Doral proposes to adopt the following Ordinance:

#### **Ordinance No. 2025-22**

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE CATEGORIES FROM OFFICE AND RESIDENTIAL (OR) AND INDUSTRIAL (I) TO DOWNTOWN MIXED USE (DMU), FOR A 5-ACRE PARCEL OF LAND LOCATED AT 8400 NORTHWEST 36 STREET; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

**HEARING NO.:** 26-01-DOR-01

**APPLICANT:** MG3 Doral Office LLC (the "Applicant")

**PROJECT NAME:** Doral Concourse FLUM Amendment

**PROPERTY OWNER:** MG3 Doral Office LLC

**LOCATION:** 8400 NW 36 Street, Doral, FL

**FOLIO NUMBER:** 35-3027-060-0010

**SIZE OF PROPERTY:** 5 acres

**FUTURE LAND USE MAP CATEGORY:** Office and Residential (OR) and Industrial

**ZONING DISTRICT:** Industrial Commercial (IC). *Property to be rezoned to Downtown Mixed Use (DMU), pending final adoption of Ord. # 2025-23.*

**REQUEST:** The Applicant is requesting an amendment to the Future Land Use Map designation from Office and Residential (OR) and Industrial (I) to Downtown Mixed Use (DMU) for the property located at 8400 NW 36 Street.

### Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at [planningandzoning@cityofdoral.com](mailto:planningandzoning@cityofdoral.com)

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

**Connie Diaz, MMC  
City Clerk, City of Doral**