



CITY OF DORAL

NOTICE OF ZONING WORKSHOP

NOTICE IS HEREBY GIVEN that on **Thursday, April 23, 2026 at 6:00 p.m.** the City of Doral will hold a Zoning Workshop. The Meeting will take place at the **City of Doral Government Center, 1st Floor Multipurpose Room**, located at **8401 NW 53 Terrace, Doral, Florida 33166**.

The following application will be presented:

HEARING NO.: 26-04-DOR-04

APPLICANT: Orbis Fortium, LLC (the "Applicant")

PROJECT NAME: Shelton Site Plan Modification

PROPERTY OWNER: Valgrat, LLC

LOCATION: 9455 NW 40 Street Road

FOLIO NUMBER: 35-3028-015-0010; 35-3028-015-0020

SIZE OF PROPERTY: ±3.99 acres

FUTURE LAND USE MAP CATEGORY: Office Residential (OR)

ZONING DISTRICT: Office-1 District (O-1)

REQUEST: The Applicant seeks to modify the previously approved site plan and associated conditions of Resolution No. 21-31 in order to permit a two (2) phase expansion to an existing private school, including amendments to certain conditions of approval related to sidewalk improvements and public art program requirements. The first phase proposes an increase to 800 students, while the second phase proposes an increase to a maximum of 1,000 students with the development of a three (3) story parking garage (collectively, the "Application").

Location Map



ZONING WORKSHOP PROCESS: The zoning workshop consists of two sessions:

1. First Session. The first session of a zoning workshop shall provide a forum for members of the public to learn about proposed developments within the city. Developments may be presented to the public simultaneously, in several locations within the meeting site. During this session, members of the public are encouraged to ask questions and to provide feedback to the applicant about the proposed development. The applicant shall provide visual depictions, such as renderings, drawings, pictures, and the location of the proposed development. In addition, representatives of the applicant shall be available to answer questions that members of the public may have about the proposed development. The members of the City Council shall not be present during the first session of the zoning workshop.

2. Second Session. The second session of a zoning workshop shall provide a forum for the City Council to learn about the proposed developments discussed at the first session of the zoning workshop. No quorum requirement shall apply. Developments shall be presented by the applicants sequentially, one at a time, for the City Council's review and comment. The applicant shall again present visual depictions of the proposed development. In addition, the applicant shall be available to answer any questions that members of the City Council may have about the proposed development.

No quorum requirement shall apply nor will any vote on any project be taken, but roll call will be taken, as it is a publicly noticed meeting.

Information relating to this request is on file and may be examined in the City of Doral, Planning and Zoning Department located at **8401 NW 53rd Terrace, Doral, FL 33166**. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

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