

RESOLUTION No. 25-166

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, 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 (O-R) TO DOWNTOWN MIXED-USE (DMU) FOR A 5-ACRE PARCEL OF LAND LOCATED AT 8400 NORTHWEST 36 STREET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, MG3 Doral Office, LLC (the "Applicant") is requesting a Small-Scale Development Amendment to the City's Comprehensive Plan to modify the Future Land Use Map from Office and Residential (O-R) to Downtown Mixed-Use (DMU) for 5 acres of the property located at 8400 Northwest 36th Street (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser by a portion of Folio No. 35-3027-060-0010, as legally described in "Exhibit A"; and

WHEREAS, the Downtown Mixed-Use (DMU) land use category will allow the property to be to be rezoned to the Downtown Mixed-Use (DMU) zoning district, and to be developed with a wide range of mixed-uses; and

WHEREAS, after careful review and deliberation, staff has determined that this application is in compliance with the City's CDMP and consistent with Sec. 163.3187, Florida Statutes; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains an analysis supporting the future land use map change; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the City's Comprehensive Development Master Plan as adopted and supported by staff and the City Council; and

WHEREAS, on June 4, 2025, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the proposed amendment as required by state law and local ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY THAT:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Decision. The LPA hereby recommends going forward without a recommendation to the local governing body (City Council) the proposed amendment from Office and Residential (O-R) to Downtown Mixed-Use (DMU) for 5 acres of the property located at 8400 Northwest 36th Street (the "Property"), as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency.

The foregoing Resolution was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Councilmember Pineyro and upon being put to a vote, the vote was as follows:

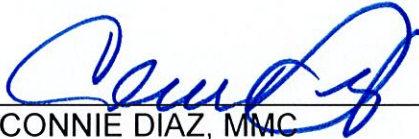
Mayor Christi Fraga	Yes
Vice Mayor Maureen Porras	Absent
Councilwoman Digna Cabral	Absent
Councilman Rafael Pineyro	Yes
Councilwoman Nicole Reinoso	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 4 DAY OF JUNE, 2025.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

EXHIBIT “A”

DORAL CONCOURSE:

PARCEL 1:

TRACT A, DORAL CONCOURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THOSE CERTAIN EASEMENTS FOR ACCESS AND UTILITIES CREATED IN THAT CERTAIN DECLARATION OF EASEMENTS MADE BY PAN AMERICAN-CARDEL GROUP, L.C., RECORDED IN OFFICIAL RECORD BOOK 18915, PAGE 1524, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 20739, PAGE 3264, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.