

RESOLUTION No. 25-167

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, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL COMMERCIAL (IC) 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 rezoning approval for 5 acres of the "Property" from Industrial-Commercial (IC) to Downtown Mixed-Use (DMU) 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 as Folio No. 35-3027-060-0010. A copy of the letter of intent and application is provided in "Exhibit A."; and

WHEREAS, City of Doral staff finds that the procedures for reviewing and recommending on a proposed zoning map amendment are provided in section 53-213 of the City's Land Development Code and that the proposed zoning map amendment has met those criteria and standards; and

WHEREAS, the Mayor and City Council find that the adoption of the zoning map amendment is in the best interest of the health, safety and welfare of the residents of the City of Doral; 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 zoning map amendment as required by state law and local ordinances; and

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.

S Section 2. Decision. The LPA hereby recommends going forward without a recommendation to the local governing body (City Council) the proposed amendment to the City's Official Zoning Map from Industrial Commercial (IC) to Downtown Mixed-Use (DMU) for a 5-acre parcel of land located at 8400 NW 36 Street 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:

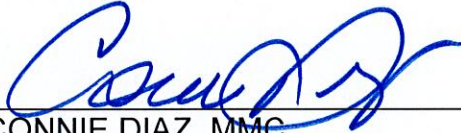
Mayor Christi Fraga	Yes
Vice Mayor Maureen Porras	Absent
Councilwoman Digna Cabral	Absent
Councilman Rafael Pineyro	Yes
Councilwoman Nicole Reinoso	Yes

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



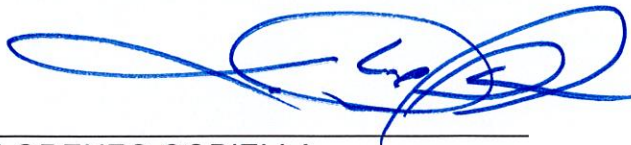
CHRISTI FRAGA, MAYOR

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”



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, June 4, 2025 at 5:30 p.m.** the City of Doral City Council will hold a Local Planning Agency Meeting. The meeting 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 Resolution:

Resolution No. 25-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL COMMERCIAL (IC) TO DOWNTOWN MIXED USE (DMU) FOR A 5-ACRE PARCEL OF LAND LOCATED AT 8400 NORTHWEST 36 STREET; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 25-06-DOR-04

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

PROJECT NAME: Doral Concourse Rezoning

PROPERTY OWNER: MG3 Doral Office LLC

LOCATION: 8400 NW 36 Street, Doral, FL

FOLIO NUMBER: 35-3027-060-0010

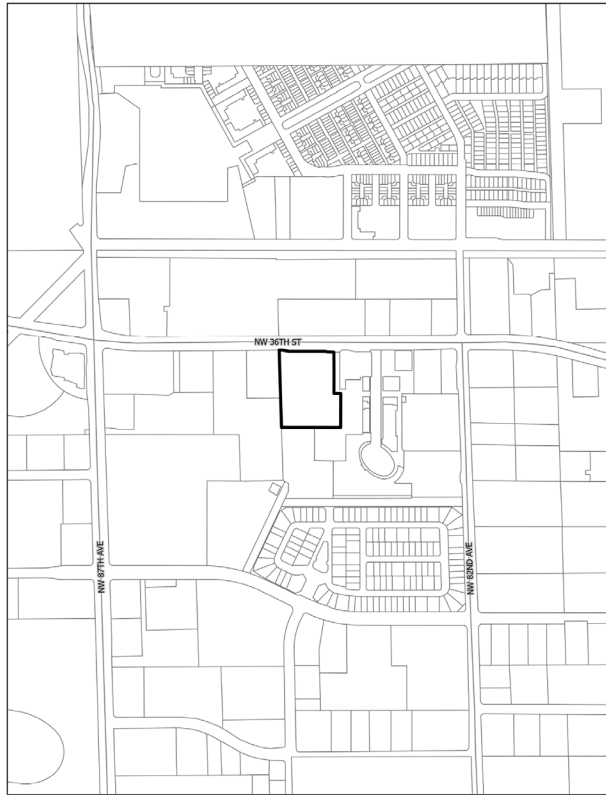
SIZE OF PROPERTY: 5 acres

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

ZONING DISTRICT: Industrial Commercial (IC)

REQUEST: The Applicant is requesting a zoning map amendment from Industrial Commercial (IC) 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

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