

RESOLUTION No. 26-17

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR DORAL CONCOURSE LOCATED AT 8400 NORTHWEST 36 STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 "Administration", Article III. Development Procedures, Sec. 53-184(f) of the City's Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

WHEREAS, MG3 Doral Office LLC, a Florida Limited Liability Company (the "Applicant") is seeking site plan approval for the property located at 8400 Northwest 36 Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3027-060-0010 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, City staff determined that the proposed site plan, attached hereto as "Exhibit B," complies with the requirements and standards of the City's Land Development Code and Comprehensive Plan; and

WHEREAS, a zoning workshop was held on June 27, 2024, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, the City's Code of Ordinances, Article V, Division 3, Section 68-560, requires all applicants who submit a request for rezoning to DMU to provide a master development agreement for City Council consideration, which development agreement was approved by the City Council pursuant to Ordinance No. 2025-24; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor

and City Council on January 15, 2026, during which all interested persons were afforded the opportunity to be heard, and due and proper consideration was given to the matter, including the recommendations contained in the City's Planning and Zoning Staff Report; and

WHEREAS, the City Council reviewed the site plan application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted, subject to the terms and conditions set forth in the associated development agreement approved pursuant to Ordinance 2025-24 .

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

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

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application.

Section 3. Approval. The Mayor and City Council hereby approve the site plan for Doral Concourse, for the property located at 8400 Northwest 36th Street (the "Property"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3027-060-0010 (the "Property") as legally described in "Exhibit A." The site plan proposes converting the ground floor of the existing single-use office structure to include four (4) restaurants, totaling approximately 19,565 square feet, a copy of the site plan is provided in "Exhibit B," and the development of same shall be in accordance with the development agreement approved pursuant to Ordinance 2025-24.

Section 4. Effective Date. This Resolution shall become effective upon Ordinance No. 2025-22 and Ordinance No. 2025-23, becoming effective.

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

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

PASSED AND ADOPTED this 15 day of January, 2026.



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