



## **CITY OF DORAL**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, October 23, 2024 at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing **to consider a modification to the Doral Gateway Master Development Agreement (MDA) and Pattern Book.** The City Council will consider this item 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 #2024-28**

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MODIFICATION TO THE DORAL GATEWAY MASTER DEVELOPMENT AGREEMENT AND PATTERN BOOK, TO INCREASE APPROVED RESIDENTIAL UNITS FROM 550 TO 880; REMOVE THE 150 HOTEL ROOMS; REDUCE RETAIL USE FROM 47,900 SQUARE FEET TO 30,452 SQUARE FEET, AND INCREASE OFFICE USE FROM 340,634 SQUARE FEET TO 346,000 SQUARE FEET; AND PROVIDING FOR AN EFFECTIVE DATE

**HEARING NO.:** 24-10-DOR-03

**APPLICANT:** Centrum Doral Owner, LLC (the "Applicant")

**PROJECT NAME:** Gateway DMU MDA & Pattern Book Modification

**PROPERTY OWNER:** Centrum Doral Owner, LLC

**LOCATION:** 8750 NW 36 Street & 3750 NW 87 Avenue, Doral, FL

**FOLIO NUMBER:** 35-3028-010-0020; 35-3028-010-0030; 35-3028-010-0050

**SIZE OF PROPERTY:** ±12.4 acres

**FUTURE LAND USE MAP CATEGORY:** Downtown Mixed Use (DMU) and Urban Central Business District (UCBD) overlay.

**ZONING DISTRICT:** Downtown Mixed Use (DMU)

**REQUEST:** The Applicant is seeking approval of the previously approved Development Agreement to allow the approval of the proposed site plan for a new 330-unit multifamily residential building and the expansion of an existing parking garage.

## 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**