

ORDINANCE No. 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

WHEREAS, Centrum Doral Owner, LLC, (the “Applicant”) is requesting to modify the Master Development Agreement and Pattern Book for Doral Gateway East Neighborhood, a two-parcel property containing ±12.4 acres located along the east of Dressel’s Dairy Canal and south of NW 36th Street at 8750 NW 36th Street & 3750 NW 87th Avenue, further identified by Folio No’s. 35-3028-010-0020 & 35-3028-010-0030 (the “Property”), as legally described in “Exhibit A”; and

WHEREAS, pursuant to Ordinance No. 2014-12, the City Council on July 9, 2014, approved a Downtown Mixed Use (“DMU”) on the property known as Doral Gateway (the “Project”), along with the Conceptual Master Plan and Pattern Book (collectively, the “Approvals”); and

WHEREAS, as part of the Approvals and pursuant to Ordinance No. 2014-12, the Applicant and the City of Doral (the “City”) entered into that certain Master Development Agreement dated July 9, 2024, recorded in Official Records Book 29430, Page 4554 of the public records of Miami-Dade County, Florida; and

WHEREAS, the original Doral Gateway East Neighborhood consisted of 340,634 square feet of net leasable area of office use, 37,900 square feet of net leasable area of commercial use; and a hotel with 150 rooms; and

WHEREAS, the Applicant is requesting a modification to the Doral Gateway East Neighborhood Approvals granted by Ordinance No. 2014-12, to allow 330 dwelling units, a reduction of 17,448 square feet of gross leasable area of commercial use from the approved 37,900 square feet to 30,452 square feet, an increase of 5,366 square feet of gross leasable office use from the approved 340,634 square feet to 346,000 square feet, and a removal of the hotel use.

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

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Adoption. The Mayor and City Council of the City of Doral hereby approve the modification to the Doral Gateway East Neighborhood Pattern Book dated July 9, 2024, and First Modification to Master Development Agreement for the Doral Gateway East Neighborhood, attached hereto as “Exhibit B” and “Exhibit C,” respectively.

Section 3. Effective Date This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by Vice Mayor Puig-Corve who moved its adoption. The motion was seconded by Councilmember Cabral upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Oscar Puig-Corve	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes

PASSED AND ADOPTED on FIRST READING this 9 day of October, 2024.

PASSED AND ADOPTED on SECOND READING this 23 day of October, 2024.



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, PLLC
CITY ATTORNEY