



# CITY OF DORAL

DORAL GOVERNMENT  
CENTER  
8401 NW 53 TERRACE  
DORAL, FLORIDA 33166

## Meeting Agenda - Final Local Planning Agency

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

### *Charter Officials*

*Zeida C. Sardiñas, City Manager*  
*Connie Diaz, City Clerk*  
*Gastesi, Lopez, Mestre & Cobiella, PLLC., City Attorney*

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Wednesday, June 10, 2026

5:30 PM

Council Chambers

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- 1) **Call to Order / Roll Call of Members**
- 2) **Pledge of Allegiance**
- 3) **Agenda / Order of Business**
- 4) **Public Comments**
- 5) **Public Hearings**

**Any individual(s) testifying in a quasi-judicial proceeding shall be sworn in.**

- 5A [26-6622](#) 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 OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY CREATING THE “MALL MIXED USE (MMU)” FUTURE LAND USE DESIGNATION; ESTABLISHING PURPOSE AND INTENT, APPLICABILITY, AND DEVELOPMENT PARAMETERS FOR REGIONAL SHOPPING MALL PROPERTIES FIFTEEN (15) ACRES OR GREATER CURRENTLY DESIGNATED ON THE FUTURE LAND USE PLAN MAP AS “BUSINESS” (“B”), AND PROVIDING FOR RESIDENTIAL DEVELOPMENT OPPORTUNITIES WITHIN QUALIFYING DEVELOPMENTS; AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

**Sponsors:** Planning and Zoning

**Attachments:** [Memo](#)

[Exhibit A - Application](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 26-Greystar Comprehensive Plan Amendment](#)

5B     [26-6624](#)     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, A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM BUSINESS (B) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; AND PROVIDING FOR AN EFFECTIVE DATE

**Sponsors:**     Planning and Zoning

**Attachments:**     [Memo](#)

[Exhibit A - Application](#)

[Exhibit A1 - Legal Description](#)

[Exhibit B - Aerial Map](#)

[Exhibit C - DERM](#)

[Exhibit D - DSWM](#)

[Exhibit E - Traffic](#)

[Exhibit F - MDCPS](#)

[Exhibit G - WASD](#)

[Exhibit H - Proposed FLUM Amendment Map](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 26-Greystar FLUM Amendment](#)

- 5C     [26-6623](#)     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 CHAPTER 68 “LAND USES AND ZONING DISTRICTS”, ARTICLE V “MIXED USE DISTRICTS” OF THE CITY OF DORAL LAND DEVELOPMENT CODE BY CREATING DIVISION 6, “MALL MIXED USE DISTRICT (MMU)” ZONING DISTRICT; ESTABLISHING PURPOSE AND INTENT, APPLICABILITY, PERMITTED AND PROHIBITED USES, DEVELOPMENT STANDARDS, DESIGN CRITERIA, AND DEVELOPMENT REVIEW PROCEDURES FOR REGIONAL SHOPPING MALL PROPERTIES FIFTEEN (15) ACRES OR GREATER; PROVIDING FOR THE INTEGRATION OF RESIDENTIAL USES WITHIN QUALIFYING DEVELOPMENTS; PROVIDING FOR AMENDMENTS TO THE CITY’S OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE

**Sponsors:**     Planning and Zoning

**Attachments:**     [Memo](#)

[Exhibit A - Application](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 26-Greystar LDC Text Amendment](#)

5D     [26-6625](#)     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 CORRIDOR COMMERCIAL DISTRICT (CC) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; AND PROVIDING FOR AN EFFECTIVE DATE

**Sponsors:**     Planning and Zoning

**Attachments:**     [Memo](#)

[Exhibit A - Application](#)

[Exhibit A1 - Legal Description](#)

[Exhibit B - Aerial Map](#)

[Exhibit C - DERM](#)

[Exhibit D - DSWM](#)

[Exhibit E - Traffic](#)

[Exhibit F - MDCPS](#)

[Exhibit G - WASD](#)

[Exhibit H - Proposed Zoning Amendment Map](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 26-Greystar Rezoning](#)

- 5E     [26-6626](#)     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, A TEXT AMENDMENT TO CHAPTER 80 "SIGN REGULATIONS" OF THE CITY'S LAND DEVELOPMENT CODE, BY AMENDING SECTION 80-3, "DEFINITIONS" TO CREATE A NEW DEFINITION FOR "PUBLIC INSTITUTION"; AMENDING DIVISION 4, "PERMANENT SIGNS FOR NONRESIDENTIAL USES" OF ARTICLE V "SIGN STANDARDS AND REQUIREMENTS" BY AMENDING SECTION 80-259(A)(1), "OFFICE SIGNS", AND SECTION 80-260(A)(1), "INDUSTRIAL SIGNS", TO PROVIDE FOR THE INCLUSION OF A DIGITAL CHANGEABLE MESSAGE SIGN AS A DETACHED, FREESTANDING, OR MONUMENT SIGN AS AN ALLOWABLE SIGN TYPE FOR PUBLIC INSTITUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

Sponsors:     Planning and Zoning

Attachments:     [Memo](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 26-Text Amendment Digital Signs for Public Institutions](#)

5F [26-6646](#) 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, A TEXT AMENDMENT TO CHAPTER 74 ENTITLED "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS", ARTICLE III ENTITLED "SPECIAL SETBACKS AND USES." DIVISION 3 ENTITLED "REGULATIONS FOR USES UNDER POWER LINES.", SPECIFICALLY SECTION 74-123 ENTITLED "PERMITTED USE CONDITIONS", OF THE CITY OF DORAL CODE OF ORDINANCES; ADDING SUBSECTION 74-123.1 ENTITLED "NURSERIES"; 74-123.2 ENTITLED "DEFINITIONS"; 74-123.3 ENTITLED "PERMITTING AND APPROVALS"; 74-123.4 ENTITLED "PERMITTED FACILITY TYPES AND PORTABLE STRUCTURES."; 74-123.5 ENTITLED "SETBACKS, BUFFERS, AND STREET DISTINCTION."; 74-123.6 ENTITLED "ADA AND ACCESSIBILITY REQUIREMENTS."; 74-123.7 ENTITLED "STRUCTURAL STANDARDS."; 74-123.8 ENTITLED "PAVING AND DRAINING STANDARDS"; 74-123.9 ENTITLED "ENVIRONMENTAL AND SANITARY REQUIREMENTS."; AND 74-123.10 ENTITLED "CITY INSPECTION AND ENFORCEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

**Sponsors:** Planning and Zoning

**Attachments:** [Memo](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 26-Text Amendment Nurseries](#)

## 6) Adjournment

### **Notice to the Public**

**Any person who acts as a lobbyist pursuant to City of Doral Resolution No. 2007-31 and Section 2-11.1(s) of the Miami-Dade County Conflict of Interest and Code of Ethics Ordinance, must register with the City Clerk prior to engaging in lobbying activities before city staff, boards, committees and/or the City Council.**

**Pursuant to Florida Statute 286.0105, anyone wishing to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing shall 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.**