

ORDINANCE No. 2026-09

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING 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; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AUTHORIZATION AND ADOPTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Mayor and City Council of the City of Doral (“City”) recognize that changing economic conditions, evolving retail trends, and redevelopment opportunities affecting regional shopping mall properties necessitate consideration of new planning tools to support adaptive reuse and long-term economic sustainability; and

WHEREAS, the Mayor and City Council find that large-scale regional shopping mall properties present opportunities for integrated mixed-use redevelopment that may support housing opportunities, economic diversification, efficient use of existing infrastructure, and revitalization of underutilized commercial areas; and

WHEREAS, the proposed text amendment establishes the **Mall Mixed Use (“MMU”)** Future Land Use designation within the Future Land Use Element of the Comprehensive

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Plan, and provides a framework governing redevelopment opportunities for qualifying regional shopping mall properties consisting of fifteen (15) acres or greater that are established within an existing Business (B) future land use designation; and

WHEREAS, the proposed amendment establishes purpose and intent statements, applicability criteria, and development parameters governing qualifying properties, including maximum densities and intensities, and provides opportunities for residential uses within eligible developments identified on the Future Land Use Plan Map; and

WHEREAS, the Mayor and City Council find that the proposed amendment supports long-term economic resilience, sustainable development patterns, and efficient land use while maintaining consistency with the City's Comprehensive Plan when considered as a whole; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City is required to transmit proposed Comprehensive Plan amendments to the State Land Planning Agency and other reviewing agencies for review and comment; and

WHEREAS, on June 10, 2026, the City Council of the City of Doral, sitting as the Local Planning Agency (LPA), reviewed the proposed amendment at a duly noticed public hearing and received public comment related to the proposed text amendment, and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council of the City of Doral held duly noticed public hearing on June 10, 2026, in accordance with Florida Statutes and applicable law, at which hearing all interested persons were afforded an opportunity to be heard and this text amendment to the City's Comprehensive Plan was approved on first reading.

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NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA 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. Future Land Use Element Policy Amendment. Policy 2.1.2 of the Future Land Use Element of the City of Doral Comprehensive Plan is hereby amended as follows:

Policy 2.1.2: The following future land use categories contained in the City's Future Land Use Map are identified, and the use and development standards for each defined below: Important features and special areas are also described.

Mall Mixed Use (MMU) – This land use category is intended to facilitate the adaptive reuse and revitalization of lands designated on the City of Doral FLUM as “Business” (“B”) into active, mixed-use, pedestrian-oriented districts. MMU allows a mix of retail/service, office, entertainment/civic uses, lodging, and residential uses in a coordinated redevelopment setting, and is limited to properties that are designated on the FLUM as “Business” (“B”), of at least 15 acres in land area, occupied by a regional shopping mall structure having 300,000 sq. ft or more of gross leasable area in the form of commercial businesses on two sides of connected, central pedestrian circulation. A mix of residential and commercial uses is permitted and required for MMU sites; however, standalone residential buildings may be permitted where an approved conceptual site plan demonstrates safe, convenient, and continuous pedestrian connectivity to shared commercial and amenity areas through internal streets, sidewalks, and paseos.

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The base density allowed in the MMU category is limited to no more than 25 dwelling units per gross acre and maximum building height is six (6) stories. Additional density up to 35 dwelling units per gross acre may be granted by either: 1) the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in Section 86-83 of the City's Code, or 2) by providing green-roof structured parking for no less than 50% of the residential use parking requirement. Landscaped open space in the MMU must comprise a minimum of 20% of the project site, with at least 35% landscape open space for the residential portion to be located adjacent to the residential use components, of which an activated green roof on a parking structure may be counted towards. FAR shall be limited to 0.5 for the first floor and 0.25 for each additional floor, exclusive of structured parking. All rezoning and redevelopment within the MMU must be accompanied by a conceptual site plan (and a site plan for the initial phase, where phased) and must be implemented through a Master Development Agreement (MDA), pursuant to Section 163.3221, Florida Statutes, to ensure coordinated phasing, enforceable development obligations, and appropriate administration of site planning, connectivity, and public realm improvements.

Section 3. Transmittal. The City Manager or her designee is hereby authorized to transmit the text amendment to the City's Comprehensive Plan to the State Land Planning Agency and other required governmental agencies for their review consistent with Section 163.3184, Florida Statutes.

Section 4. Severability. That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

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Section 6. Transmittal. The Planning and Zoning Department is hereby authorized to transmit this Ordinance to the Florida Department of Economic Opportunity pursuant to the provision of the Local Government Comprehensive Planning and Land Development Regulation Act.

Section 7. Effective Date. This Ordinance shall be effective upon passage by the City Council on second reading and in accordance with Florida law.

The foregoing Ordinance was offered by _____, who moved its adoption. The motion was seconded by _____ upon being put to a vote, the vote was as follows:

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

PASSED AND ADOPTED on FIRST READING this 10 day of June, 2026.

PASSED AND ADOPTED on SECOND READING this ____ day of _____, 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

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