

ORDINANCE No. 2025-39

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FOR TWO CONTIGUOUS PARCELS FROM INDUSTRIAL COMMERCIAL (IC) TO CORRIDOR COMMERCIAL (CC) FOR THE NORTHERN PARCEL OF THE PROPERTY (35-3017-001-0180), AND FROM GENERAL USE (GU) TO CORRIDOR COMMERCIAL (CC) FOR THE SOUTHERN PARCEL OF THE PROPERTY (35-3017-001-0190), FOR THE ±3.25 ACRE PROPERTY GENERALLY LOCATED SOUTH OF NW 74 STREET AND WEST OF 102 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Prime Square Doral Development, LLC, (the "Applicant") has submitted an application requesting an amendment to the City of Doral (the "City") Official Zoning Map from Industrial Commercial (IC) to Corridor Commercial (CC) for Folio No. 35-3017-001-0180 (the "Northern Parcel") and from General Use (GU) to Corridor Commercial (CC) for Folio No. 35-3017-001-0190 (the "Southern Parcel") for the property located south of NW 74th Street and west of 102nd Avenue (collectively, the Northern Parcel and Southern Parcel are referred to herein as the "Property"). A copy of the letter of intent and application is provided in "Exhibit A."; and

WHEREAS, on January 22, 2025, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the rezoning application and provide comments to Applicant and city staff; and

WHEREAS, the Applicant intends to develop the vacant property with a commercial project comprising of three commercial & office buildings; and

WHEREAS, on October 8, 2025, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and

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evidence related to the Application, and the amendment to the City's Official Zoning Map as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, City of Doral staff determined that the procedures for reviewing and recommending proposed zoning map amendment are provided in section 53-213 of the City's Land Development Code and that the proposed zoning map amendment has met those criteria and standards; and

WHEREAS, on October 8, 2025, the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and adopted the Ordinance approving the rezoning on first reading; and

WHEREAS, on December 10, 2025, the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and found that the rezoning is consistent with the Comprehensive Plan and is in the best interest of the residents of the City; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains data and analysis supporting the rezoning; and

WHEREAS, the City Council finds that the proposed zoning is consistent with the City's Comprehensive Plan and Land Development Code, as adopted and supported by staff and the City Council.

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

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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. Approval. The City Council of the City of Doral hereby approve an amendment to the City’s Official Zoning Map from Industrial Commercial (IC) to Corridor Commercial (CC) for the Northern Parcel and from General Use (GU) to Corridor Commercial (CC) for the Southern Parcel for the property located south of NW 74th Street and west of 102nd Avenue (the "Property"), as depicted in “Exhibit B,” which is attached hereto and made a part thereof.

Section 3. Severability. 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 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

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 8 day of October, 2025.

PASSED AND ADOPTED on SECOND READING this 10 day of December, 2025.

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

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