

ORDINANCE No. 2026-11

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING 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; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 163, Part II, Florida Statutes, the Community Planning Act, authorizes local governments to amend their Comprehensive Plans in accordance with established procedures and standards; and

WHEREAS, the City of Doral (“City”) has adopted a Comprehensive Plan to guide future growth, development, redevelopment, and preservation activities within the City; and

WHEREAS, Greystar Development East, LLC (the “Applicant”) submitted an application requesting approval of a Small-Scale Future Land Use Map (FLUM) amendment to change the Comprehensive Plan Future Land Use designation of approximately ±25.61 acres (the “Property”), generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser Folio Nos. 35-3032-008-0050; 35-3032-008-0140; and a portion of 35-3032-008-0010, from Business (B) to Mall Mixed Use (MMU); and

WHEREAS, the proposed amendment is intended to establish a land use framework supporting redevelopment opportunities within portions of an existing regional shopping mall property through integrated mixed-use development patterns, including residential uses; and

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~striketrough~~.

WHEREAS, the Applicant concurrently submitted a companion Official Zoning Map amendment application seeking to rezone the Property from Corridor Commercial (CC) to Mall Mixed Use (MMU), with such rezoning contingent upon approval and effective adoption of the proposed Future Land Use Map amendment; and

WHEREAS, the proposed amendment responds to evolving market conditions affecting regional commercial developments and is intended to facilitate adaptive reuse, economic resilience, and efficient land utilization within an existing urbanized area; and

WHEREAS, on April 23, 2026, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the proposed FLUM amendment application and provide comments to Applicant and City staff; and

WHEREAS, on June 10, 2026, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received public comment related to the Application, and the amendment to the City's FLUM as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, after careful review and deliberation, staff has determined that the Applicant's application is in compliance with the City's Comprehensive Plan and consistent with Florida Statutes § 163.3187; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains an analysis supporting the future land use map change; and

WHEREAS, on June 10, 2026, the Mayor and City Council held a public hearing and finds that the proposed amendment is consistent with the City's Comprehensive Plan, promotes orderly growth and development, and serves the public health, safety, and welfare.

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~striketrough~~.

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. Approval. The City Council hereby approves an amendment to the City of Doral Comprehensive Plan Future Land Use Map to change the land use designation of approximately ±25.61 acres, generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser Folio Nos. 35-3032-008-0050; 35-3032-008-0140; and a portion of 35-3032-008-0010, from Business (B) to Mall Mixed Use (MMU), as legally described in Exhibit “A” and depicted Exhibit B,” which is attached hereto and made a part thereof.

Section 3. Amendment to the Future Land Use Map. The Director of Planning and Zoning or his/her designee is authorized to make the necessary FLUM changes in the Comprehensive Plan to reflect the above stated change.

Section 4. 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 5. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be effective as provided by law.

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~striketrough~~.

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

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~striketrough~~.