

**ORDINANCE No. 2025-31**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A MODIFICATION TO THE MIDTOWN DORAL PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT AGREEMENT TO PROVIDE FOR PAYMENT IN LIEU OF THE REQUIRED OFF-SITE PARK PARCEL DONATION FOR PHASE II; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Century Midtown Properties, LLC, and Century Town Center 1, LLC (collectively, the “Applicant”) is requesting to modify the Second Modification to the Master Development Agreement for Midtown Doral Planned Unit Development (PUD) for Phase II, a ±8.8 acre parcel lying east of NW 107 Avenue and situated to the north and south of NW 82 Street, further identified by Folio No. further identified by Folio No. 35-3008-000-0033, 35-3008-000-0036, and 35-3008-000-0038 (the “Property”) as legally described in Exhibit “A”; and

**WHEREAS**, on December 8, 2014, a Development Agreement was entered into between the Applicant and Century Midtown Properties, LLC (collectively the “Developer”) and the City, and was recorded in the Public Records of Miami-Dade County in Official Records Book 29422 at Pages 4516 – 4530 (the “Development Agreement”); and

**WHEREAS**, the Development Agreement approved the phased development of the Property with a maximum of 1,548 dwelling units, 300,000 square feet of gross leasable area of commercial use, 75,000 square feet of net leasable area of office use, and a 47,000 square foot clubhouse, as permitted by the City’s Comprehensive Plan and the Land Development Regulations (the “Project”); and

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**WHEREAS**, on February 12, 2020, a Modification of the Development Agreement was entered into between the then owner of the property covered by the Development Agreement and the City, which is recorded in the Public Records of Miami-Dade County in Official Records Book 31982 at 4378-4408, to allow for the development of the phases that remained unbuilt, and to establish the remaining development rights under a new phasing schedule: “Phase II”, “Phase III”, “Phase IV”, “Phase V”, and “Phase VI” (the Modification”); and

**WHEREAS**, on April 8, 2022, a Second Modification to the Development Agreement was entered into between the Developer and the City, which is recorded in the Public Records of Miami-Dade County in Official Records Book 33135 at Pages 3713-3779, to allow for a modification of the Phase II development program to allow for an increase of 170 dwelling units (“Additional Dwelling Units”) and an increase of 4,650 square feet of gross leasable area of commercial use (the “Second Modification”); and

**WHEREAS**, the Second Modification included a proposed future conveyance of an off-site parcel, consisting of approximately fifty (50) acres, which is located generally on the north side of NW 74th Street and west of NW 107 Avenue (Folio 35-3007-008-4680) (“Off-Site Parcel”) in exchange for 170 additional residential dwelling units (the “Additional Dwelling Units”), as more particularly set forth therein; and

**WHEREAS**, the Second Modification also approved the phased development of the Property with a maximum of 675 dwelling units, 93,000 square feet of gross leasable area of commercial use, and a 47,000 square foot clubhouse; and

**WHEREAS**, on April 26, 2023, a Third Modification of the Development Agreement was entered into between the Developer and the City, which is recorded in

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the Public Records of Miami-Dade County in Official Records Book 34070 at Pages 2814-29510, to allow an increase of 59 dwelling units, an increase of 11,052 square feet of clubhouse use, and a reduction of 31,936 square feet of gross leasable area of commercial use (the “Third Modification”); and

**WHEREAS**, on September 26, 2024, a Fourth Modification to the Development Agreement was entered into between the Developer, as defined therein, and the City, which is recorded in the Public Records of Miami-Dade County in Records Book 34459 at Pages 3247 – 3269, to allow a maximum of 146 dwelling units in Phase IV, a maximum of 203 dwelling units and 11,340 square feet of gross leasable area of commercial use in Phase V, and maximum of 203 dwelling units and 11,340 square feet of gross leasable area of commercial use in Phase VI; and to allow a total of 2,076 dwelling units, 197,189 square feet of gross leasable area of commercial use, and a 58,052 square foot clubhouse (“Fourth Modification”); and

**WHEREAS**, the Master Development Agreement, as amended, is attached as Exhibit “B”; and

**WHEREAS**, as set forth above, the Second Modification included a proposed future conveyance of the Off-Site Parcel; and

**WHEREAS**, the vast majority of the Off-Site Parcel is wetland, and the entirety of the Off-Site Parcel is presently under a Conservation Easement to the benefit of the Water Management District and the Army Corp. of Engineers recorded in Official Record Book 20778, Page 2621 and amended through the First Amendment to the Conservation Easement recorded in Official Record Book 27780, Pages 4630-4750 Official Records of Miami-Dade County, for the purpose of preserving, enhancing and

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restoring wetlands within the Water Management District's jurisdiction (the "Conservation Easement"); and

**WHEREAS**, after performing its due diligence, the City has determined that conveyance of the Off-Site Parcel to the City would result in substantial and costly maintenance obligations to the City, and could also create potential liability; and

**WHEREAS**, in addition to the above, as a result of the Conservation Easements, the City has taken the position that it would be severely limited in its ability to utilize the Off-Site Parcel for its original intended use as a recreational area for the public, including the provision of public view corridors, which frustrates the purpose and intent of the original proposed conveyance; and

**WHEREAS**, the Applicant now seeks to modify section 3(b) of the Second Modification, "Off-Site Park Parcel Donation," to (1) provide that CTC-2 shall provide a payment in lieu of the identified parcel which will provide the City with additional funds for parks and recreation acquisitions, improvements, maintenance, and programming and alleviate the City's substantial maintenance obligation and potential liability tied to the parcel conveyance, and (2) provide that CTC-2 shall provide an in-kind contribution to a City's parks project, as more particularly set forth therein, which two conditions, if satisfied, shall fulfill the Developer's obligation as contemplated in the Second Modification to the Settlement Agreement; and

**WHEREAS**, pursuant to Paragraph 22 of the Second Modification, the Development Agreement may be modified, amended, or released by the City and the owner(s) of the respective and individual Phase being modified, amended or released, without the consent of any other owners of the other Phases, their successors or

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assigns, provided that such modification amendment, release has been approved by the City after public hearing.

**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 Fifth Modification to Master Development Agreement, attached hereto as “Exhibit C”.

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

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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 Maureen Porras	_____
Councilwoman Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED on FIRST READING this 10 day of September, 2025.

PASSED AND ADOPTED on SECOND READING this 8 day of October, 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 & COBIELLA, PLLC  
CITY ATTORNEY

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