

**RESOLUTION No. 26-**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN MODIFICATION FOR PUBLIX AT DORAL PLAZA, LOCATED AT 9705–9779 NW 41 STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY’S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Chapter 53 “Administration”, Article III. Development Procedures, Sec. 53-184(f) of the City’s Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

**WHEREAS**, Publix Super Markets Inc., (the “Applicant”) is seeking site plan modification approval for the redevelopment property located at 9705-9779 NW 41<sup>st</sup> Street in the City of Doral, (the “City”), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3020-012-0020 (the “Property”) as legally described in “Exhibit A” (the “Project”); and

**WHEREAS**, City staff finds that the proposed site plan modification, attached hereto as “Exhibit B,” generally complies with the requirements and standards of the City’s Land Development Code and Comprehensive Plan, contingent upon approval of the concurrent variance application requests by the City Council; and

**WHEREAS**, a zoning workshop was held on June 25, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

**WHEREAS**, the City Council reviewed the site plan modification application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City’s

Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan modification application should be granted.

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

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

**Section 2. Findings and Conclusions.** Based upon an analysis of the site plan modification application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan modification, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application, subject to the conditions set forth herein.

**Section 3. Approval.** The Mayor and City Council hereby approve the site plan modification for Publix at Doral Plaza, for the property located at 9705–9779 NW 41<sup>st</sup> Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3020-012-0020, as legally described in "Exhibit A." The site plan proposes a redevelopment which includes a reduction in the existing building footprint, the addition of green landscaped areas featuring a breezeway, updated landscaping throughout the site including a greater setback fronting Doral Boulevard, a redesigned parking layout, and improvements to the building façade constructed on approximately 11 acres of the

Property; a copy of the site plan is provided in “Exhibit B.” The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled “Publix at Doral Plaza Store No. 0031”, prepared by Graef-USA Inc., dated stamped received September 3, 2025.
2. The Project shall be landscaped in accordance with the landscape plan, digitally signed by Paolo Ferrera, LA, dated stamped received April 23, 2025, as amended, and included with the site plan submittal.
3. The City of Doral Public Works Department has reviewed the subject application and recommends approval. Advisory comments below are necessary during site plan review process and implementation of the project:
  - Any future proposed modifications to the approved land use (Shopping Plaza with Supermarket), the City reserves the right to request the applicant to provide an updated traffic analysis in order for the City to assess any potential impacts to the Public Right of Way and future mitigations.
  - Approval is subject to review from City of Doral Public Works Department - Plans Review.
  - Compliance with the applicable sections of the City’s Land Development Code Chapter 77.
  - Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.
4. The Applicant shall comply with Ordinance No. 2015-09 “Public Arts Program,” as amended, at the time of building permit (if applicable).
5. The Applicant shall comply with Chapter 63, “Green Building Incentives,” of the City’s Land Development Code at the time of building permit (if applicable).
6. The Applicant shall comply with the City’s Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City’s Code.

7. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.
8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instruction to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.
11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
14. All applicable local, state, and federal permits must be obtained before commencement of the development.
15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the

City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS DOES NOT CONSTITUTE A WAIVER OF THE SAME AND IF THE APPLICANT, ITS SUCCESSORS, OR, ASSIGNS, DOES NOT PERFORM SUCH CONDITIONS WITHIN FIVE (5) DAYS AFTER WRITTEN NOTICE, THE CITY RETAINS THE RIGHT TO STOP CONSTRUCTION, IF NECESSARY, UNTIL THAT CONDITION IS MET. THE CITY RESERVES THE RIGHT TO ENFORCE THESE CONDITIONS BY ISSUING A CODE COMPLIANCE CITATION, REVOKING THIS RESOLUTION, AND/OR AVAILING ITSELF OF ANY AND ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY. BY ACTING UNDER THIS APPROVAL, THE APPLICANT HEREBY CONSENTS TO ALL THESE TERMS AND CONDITIONS.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by \_\_\_\_\_ who moved its adoption. The motion was seconded by \_\_\_\_\_ and 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 this 11 day of March, 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