

**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**, Holdings of Christopher, LLC, (the "Applicant") has submitted an application requesting 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 74<sup>th</sup> Street and west of 102<sup>nd</sup> Avenue (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser Folio No. 35-3017-001-0180 (north parcel) & 35-3017-001-0190 (south parcel). 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**, City of Doral staff finds that the procedures for reviewing and recommending a proposed zoning map amendment are provided in section 53-213 of the

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City's Land Development Code and that the proposed zoning map amendment has met those criteria and standards; and

**WHEREAS**, the Mayor and City Council find that the adoption of the zoning map amendment is in the best interest of the health, safety and welfare of the residents of the City of Doral.

**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. Adoption.** 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 74<sup>th</sup> Street and west of 102<sup>nd</sup> Avenue (the "Property"), as depicted in "Exhibit B," which is attached hereto and made a part thereof.

**Section 3. Authorization to Transmit.** The City Manager or his/her designee is hereby authorized to transmit the adopted Future Land Use Map amendment to the City's Comprehensive Plan to the State Land Planning Agency in the Florida Department of Economic Opportunity and other required governmental agencies for their review consistent with Section 163.3184(3), Florida Statutes, Expedited State Review Process for Adoption of Comprehensive Plan Amendments.

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

PASSED AND ADOPTED on FIRST READING this 8 day of October, 2025.

PASSED AND ADOPTED on SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 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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