

RESOLUTION No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY CREATING THE “MALL MIXED USE (MMU)” FUTURE LAND USE DESIGNATION; ESTABLISHING PURPOSE AND INTENT, APPLICABILITY, AND DEVELOPMENT PARAMETERS FOR REGIONAL SHOPPING MALL PROPERTIES FIFTEEN (15) ACRES OR GREATER CURRENTLY DESIGNATED ON THE FUTURE LAND USE PLAN MAP AS “BUSINESS” (“B”), AND PROVIDING FOR RESIDENTIAL DEVELOPMENT OPPORTUNITIES WITHIN QUALIFYING DEVELOPMENTS; AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Florida Statutes, and the City of Doral (“City”) Land Development Code (“LDC”) Section 2-164, the City’s Local Planning Agency (“LPA”) has the responsibility to monitor and oversee the effectiveness and status of the City’s comprehensive plan and recommend to the City Council such changes in the comprehensive plan as may from time to time be required, and also review and make recommendations to the City Council in regard to proposed changes to the comprehensive plan; and

WHEREAS, the Comprehensive Plan and Land Development Regulations of the City are intended to maintain public health, safety, and welfare of its residents and to strengthen the City’s local government capability to manage growth in a sustainable and resilient manner; and

WHEREAS, Greystar Development East, LLC (the “Applicant”), submitted an application requesting a text amendment to the City of Doral Comprehensive Plan Future Land Use Element to create the “Mall Mixed Use (MMU)” Future Land Use designation, which amendments set forth the purpose and intent, applicability criteria, and development parameters for the redevelopment of qualifying regional shopping mall properties consisting of fifteen (15) acres or greater that are currently designated on the City’s Future Land Use Map as “Business (B)”, and provides for residential development opportunities within qualifying regional shopping mall developments identified on the Future Land Use Plan Map; and

WHEREAS, the proposed amendment is intended to establish a policy framework supporting redevelopment and adaptive reuse opportunities for qualifying regional shopping mall properties while promoting integrated mixed-use development patterns and long-term economic sustainability; and

WHEREAS, the proposed amendment would establish development parameters governing eligibility, applicability, and future redevelopment opportunities within qualifying properties under the proposed MMU designation; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the Local Planning Agency (“LPA”) is required to review proposed Comprehensive Plan amendments and make recommendations regarding consistency with the Comprehensive Plan and matters affecting public health, safety, welfare, and orderly development; and

WHEREAS, the Mayor and City Council, sitting as the Local Planning Agency, conducted a duly noticed public hearing on June 10, 2026, and reviewed the Staff Report, application materials, and public testimony regarding the proposed text amendment; and

WHEREAS, the Local Planning Agency considered whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan and serves the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY THAT:

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. Decision. The Local Planning Agency hereby recommends that the proposed text amendment to the Future Land Use Element of the City’s Comprehensive Plan creating the Mall Mixed Use (MMU) Future Land Use designation and establishing associated purpose, applicability, development parameters, and residential opportunities as set forth in Exhibit “A” be approved/denied/or go forward without a recommendation.

Section 3. Effective Date. This Resolution will become effective after adoption by the Local Planning Agency.

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/DISAPPROVED OR TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 10 DAY OF JUNE, 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