



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN FOR GREYSTAR DEVELOPMENT EAST, LLC, FOR ±5.66-ACRES OF PROPERTY LOCATED AT 1625 NORTHWEST 107 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO RESIDENTIAL PHASE 2 OF THE MASTER DEVELOPMENT AGREEMENT WITH THE CITY AND PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Greystar Development East, LLC (the "Applicant"), is requesting site plan approval for Residential Phase 2 for a portion of the property located at 1625 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3032-008-0050 (the "Property"), within the City of Doral (the "City") pursuant to a Master Development Agreement between the Applicant and the City. The Applicant proposes to redevelop the approximately ±5.66-acre Property with a multifamily residential community consisting of three (3) residential buildings totaling approximately ±246,788 square feet. The proposed development includes three (3) six-story buildings, providing a total of 230 dwelling units.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
8/12/2026	Ordinance No. 2026-15	MDA (2 nd Reading)
8/12/2026	Reso. No. 26-XXXX	Site Plan

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:			
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ <u>0</u>			

STRATEGIC PLAN ALIGNMENT:

The proposed project is going to further the "Revenue Growth" strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city's property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP).

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



Memorandum

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Alexander J. Magrisso, Esq.
Planning & Zoning Director

Subject: **Marlowe Doral – Residential Phase 2 of the Miami International Mall Redevelopment– Site Plan 2**

Introduction

Greystar Development East, LLC (the “Applicant”), is requesting site plan approval for the property located at 1625 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3032-008-0050 (the “Property”), within the City of Doral (the “City”). The Applicant proposes to redevelop the approximately ±5.66-acre Property with a multifamily residential community consisting of three (3) residential buildings totaling approximately ±246,788 square feet. The proposed development includes three six-story buildings, providing a total of 230 dwelling units. The aforementioned development is contemplated and governed by a Master Development Agreement between the Applicant and City. A copy of the letter of intent and application is provided in “Exhibit A.”

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting).

Property Information

Table I provides a brief overview of the subject project.

*Council Meeting
August 12, 2026*

Table I		
Marlowe Doral -Site 2 – Site Plan		
Property Information		
	General Information	Responses
1	Project Name	Marlowe Doral – Site 2 – Site Plan
2	Applicant	Greystar Development East, LLC
3	Acres	± 5.66 acres
4	Location	1625 NW 107 Avenue, Doral FL
5	Folio Number	35-3032-008-0050
6	Existing Future Land Use Category	Business (B) *Mall Mixed Use (MMU) upon adoption of Ord. No. 2026-11
7	Existing Zoning District	Corridor Commercial (CC) *Mall Mixed Use (MMU) upon adoption of Ord. No. 2026-12
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2026).

Zoning/Land Use/Neighborhood Analysis

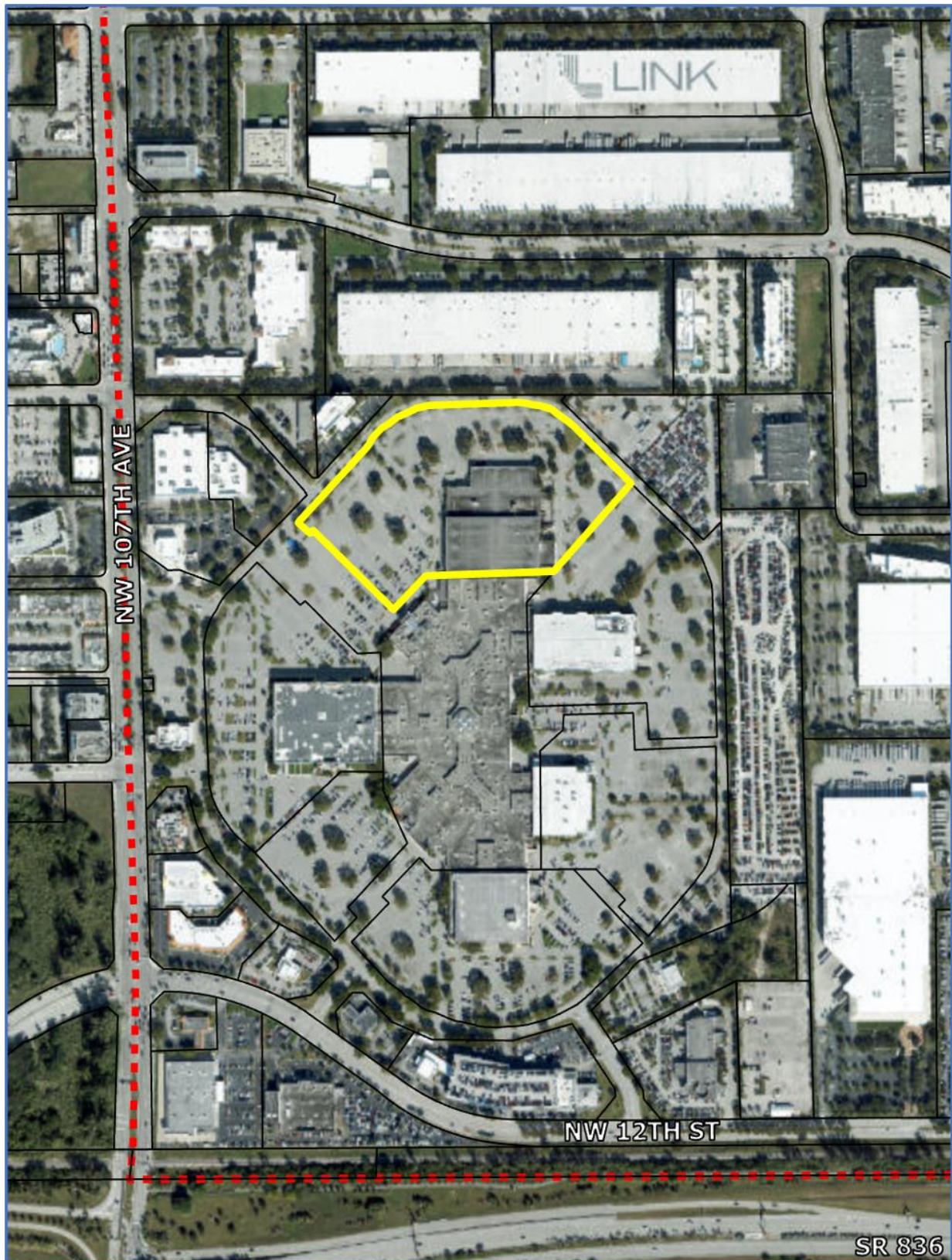
Table II provides an overview of the land uses surrounding the Property.

Table II				
Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses	Industrial (I)	Industrial (I)	None
South	Regional Mall	Business (B)	Corridor Commercial (CC)	None
East	Auto Dealership	Business (B)	Corridor Commercial (CC)	None
West	Commercial/ Retail	Business (B)	Corridor Commercial (CC)	None

Source: City of Doral, Planning and Zoning Department (2026).

Property Location

The Property's location is depicted on the following aerial map:



Existing conditions



Image 1. Northwest corner of the property



Image 2. Southwest corner of the property



Image 3. Southeast corner of the property



Image 4. Northside of the property



Image 3. Aerial view of the property outlined in green

Background

The Property is located at 1625 NW 107 Avenue further identified by the Miami-Dade County Property Appraiser as Folio No. 35-3032-008-0050, and as Site No. 2 in the diagram above. The Property encompasses approximately ± 5.66 -acre ($\pm 246,788$ square feet) and is currently developed with a vacant anchor store location - the former Sears department - associated with Miami International Mall.

The proposed development includes three (3) six-story buildings with a mix of one-, two-, and three-bedroom dwelling units. Site amenities include a central courtyard and swimming pool, indoor resident amenity space, secondary courtyard, dog park, pedestrian gathering areas, landscaped open space, and direct pedestrian connections to Miami International Mall. Parking will be provided through 345 parking spaces within a gated residential parking area.

The Applicant presented the proposed site plan application at a duly noticed Zoning Workshop held on June 25, 2026. The purpose of the workshop was to inform nearby property owners and residents of the request, provide additional project details, and receive public input.

The application is being reviewed concurrently with several related land use and zoning applications intended to facilitate the long-term redevelopment of portions of Miami International Mall. These companion applications include amendments to the Comprehensive Plan (LAND-2511-0031), Future Land Use Map (LAND-2511-0035), Land Development Code (LAND-2511-0032), Zoning Map (LAND-2511-0033), modifications to the Miami International Mall Development of Regional Impact (DRI) Development Order (PZAD-2511-0983), amendments to existing restrictive covenants, and approval of a Master Development Agreement (MDA). Collectively, these applications establish the planning framework for redevelopment of approximately 25.6 acres of the mall property with up to 896 residential units across three independent development sites, provided the various residential site plans meet the Creative Excellence Standards set forth in Section 86-83 of the City Code.

The purpose of this report is to evaluate the proposed Site Plan for “Site 2” consistency with the City's Land Development Code (LDC), Comprehensive Plan, and the Site Plan Review Criteria contained in Section 53-184(f)(5) of the Land Development Code.

Staff Analysis

The purpose of this review is to evaluate the proposed application for consistency with the City's Land Development Code (LDC) and the adopted Comprehensive Plan. This analysis includes a review of the development standards of the proposed Mall Mixed Use (MMU) zoning district, as well as the Site Plan Review Criteria established in Section 53-184(f)(5) of the Land Development Code.

Pursuant to Section 53-184(f)(5), the proposed Site Plan must demonstrate consistency with the following review criteria:

- a) Consistency with the Comprehensive Plan;

*Council Meeting
August 12, 2026*

- b) Promotion of improved site design;
- c) Effective integration of the project within its surrounding environment;
- d) Enhancement of property values;
- e) Provision of a harmonious relationship among buildings, uses, and adjacent neighborhoods;
- f) Protection of the health, safety, and welfare of residents and visitors;
- g) Adequate consideration of traffic circulation and potential impacts; and
- h) Consistency with the standards and regulations of any approved Master Development Agreements (MDA) , if applicable.

The following provides a review of the applicable land development regulations for projects within the MMU zoning district, in accordance with the standards outlined in Chapter 68, Division 6 of the Land Development Code:

Land Development Regulations Consistency Review

The Property is proposed to be rezoned to the Mall Mixed Use (MMU) zoning district. The purpose of the MMU district is to facilitate the proportional redevelopment of established regional shopping malls into integrated mixed-use environments that support the long-term economic vitality of these commercial centers through a complementary mix of retail, entertainment, office, and residential uses.

Staff has reviewed the proposed Site Plan for compliance with the development standards established in Chapter 68, Division 6 of the Land Development Code and finds the project complies with the applicable intensity, dimensional, and design requirements, as summarized below.

Floor Area Ratio (FAR)

Section 68-768 of the Land Development Code establishes a maximum Floor Area Ratio (FAR) of 0.50 for the first floor and 0.25 for each additional floor, excluding structured parking.

The proposed development has an overall FAR of 1.06, which is achieved through a vertical building form rather than extensive site coverage. Based on the proposed building massing, the average floor plate represents approximately 0.17 FAR per story. The first floor utilizes approximately 0.17 FAR, which is below the maximum permitted 0.50 FAR, while each upper floor averages approximately 0.17 FAR, which is below the maximum permitted 0.25 FAR.

Accordingly, the proposed development complies with the FAR requirements of the MMU zoning district.

Building Height

The MMU district permits a maximum building height of six (6) stories. The proposed development consists of three six-story buildings. Therefore, the proposed building heights comply with the maximum height permitted by the Land Development Code.

Open Space

Section 68-768 requires a minimum of 20 percent open space for developments within the MMU district.

The proposed development provides approximately 76,463 square feet, or 31 percent, of the project site as landscaped open space. This exceeds the minimum requirement and provides substantial passive and active recreational amenities, including landscaped courtyards, outdoor gathering areas, a swimming pool, pedestrian plazas, and a dog park.

Building Setbacks

The minimum setbacks required within the MMU district are as follows:

- Front: 20 feet
- Side Street: 15 feet
- Interior Side: 15 feet
- Rear: 5 feet

The proposed Site Plan provides approximately 73 feet along the front property line, 26 feet along one side property line, 85 feet along the opposite side property line, and approximately 110 feet along the rear property line.

Accordingly, the proposed development meets or exceeds all applicable setback requirements.

Table IV. Development Standards

MF-4 Development Standards		Required	Provided
Maximum Floor area ratio (FAR)		0.5 – 0.25	±0.17
Maximum height		6 stories	6 stories
Maximum building coverage (pct.)		N/A	±19%
Minimum open space (pct.)		20%	±31%
Minimum building setback (ft.)	Front	20' ft.	±73'-3" ft.
	Side street	15' ft.	±26'-11" ft.
	Side interior	15' ft.	±85'-10" ft.
	Rear	5' ft.	±110'-0" ft.

Off-Street Parking

Pursuant to Section 68-770 of the Land Development Code, multifamily residential developments are required to provide a minimum of 1.5 parking spaces per dwelling unit.

Based on the proposed 230 dwelling units, the project is required to provide 345 parking spaces.

The proposed Site Plan provides a total of 345 parking spaces, thereby satisfying the minimum off-street parking requirement. All parking spaces comply with the applicable dimensional standards established in Section 68-770 of the Land Development Code.

Table III. Parking

Unit Type	Unit Count	Parking Spaces Required	Parking Spaces Provided
1 BD @ 1.5 sp/du	104	156	337 Standard
2 BD @ 1.5 sp/du	108	162	8 ADA
3 BD @ 1.5 sp/du	18	27	
Sub-Total	230	345	345 spaces

Landscaping

The proposed landscape plan exceeds the minimum open space requirements of the MMU district and incorporates approximately 1.75 acres of landscaped open space throughout the development. The landscape design includes a combination of native canopy trees, palms, shrubs, pedestrian-oriented planting areas, and enhanced streetscape elements that improve the visual character of the site while providing shade and enhancing the pedestrian experience.

Staff finds the proposed landscaping is consistent with the intent of the Land Development Code and contributes to the overall quality of the proposed development.

Based on the foregoing analysis, staff finds the proposed development complies with the applicable intensity, dimensional, parking, landscaping, and design standards of the proposed Mall Mixed Use zoning district.

Site Plan Review Criteria

The following is an evaluation of the site plan review standards in accordance with the site plan review criteria of Section 53-184(f)(5) of the Land Development Code.

a. Comprehensive Plan Consistency Review

The Property is currently designated Business on the Future Land Use Map and is zoned Commercial Corridor District. Concurrent applications have been submitted requesting approval of a new Mall Mixed Use Future Land Use designation and corresponding Mall Mixed Use zoning district.

Subject to approval of the companion Comprehensive Plan and zoning applications, the proposed development is consistent with the City's long-term planning objectives encouraging mixed-use redevelopment, infill development, efficient utilization of existing infrastructure, diversification of housing opportunities, and the adaptive reuse of underutilized commercial properties. The proposal also supports continued investment in Miami International Mall while promoting a more sustainable and walkable development pattern.

Staff finds the proposed Site Plan is consistent with the City's Comprehensive Plan.

b. Promote better site design:

The proposed redevelopment represents a significant improvement over the existing vacant department store building and associated surface parking areas.

The site has been designed to incorporate:

- Three architecturally integrated residential buildings;
- Approximately 31 percent open space (76,446 square feet), exceeding the minimum code requirements;
- Centralized recreational amenities including a resort-style pool, clubhouse, outdoor gathering spaces, grilling stations, and dog park;
- Internal pedestrian walkways connecting buildings, amenities, parking areas, and Miami International Mall;
- Gated residential parking separated from commercial parking operations; and
- Enhanced landscaping throughout the site.

Overall, the proposed site design significantly improves the functionality and visual quality of the property while creating a more pedestrian-oriented environment than the existing development.

c. Integration of the project more effectively into their surrounding environment:

The proposed development has been designed to integrate with the existing Miami International Mall while maintaining compatibility with surrounding commercial uses.

The residential buildings are located along the northern portion of the mall property, preserving the retail visibility and commercial identity along NW 107 Avenue and NW 12 Street. Direct pedestrian connections between the residential development and the mall promote walkability and encourage interaction between the residential and commercial components.

The architectural design, landscape treatment, internal circulation, and open space network provide an appropriate transition between the proposed residential community and the surrounding commercial development.

Staff finds the proposed project effectively integrated into its surrounding environment.

d. Enhance property value:

Redevelopment of the former Sears department store site will replace a long-vacant commercial structure with a high-quality residential development that is expected to enhance the appearance and marketability of the property.

The proposed investment introduces new residential activity that supports the continued viability of the existing retail and entertainment uses while encouraging additional private investment throughout the Miami International Mall area.

Staff finds the proposed redevelopment is expected to positively contribute to the continued revitalization of the surrounding area.

e. Ensure harmonious relationship among buildings, uses and visitors:

The proposed Site Plan establishes a compatible relationship between the residential development and the existing commercial environment.

Building heights of six stories are consistent with the proposed MMU zoning standards and are located within the interior of the mall property, thereby preserving the commercial character of the surrounding roadways. Separate parking areas, pedestrian connections, and extensive landscaping further contribute to the compatibility of the residential and commercial uses.

Staff finds the proposed development provides a harmonious relationship among buildings, uses, and surrounding properties.

f. Protect health, safety and welfare of our residents and visitors:

The proposed development has been designed to comply with applicable requirements related to emergency access, utilities, stormwater management, landscaping, parking, and life safety.

Residential parking will be secured through controlled access, emergency vehicles will have adequate site access, and the project will connect to existing Miami-Dade County water and sewer infrastructure. The inclusion of pedestrian walkways, recreational amenities, open space, and enhanced lighting further promotes a safe and functional residential environment.

Staff finds the proposed Site Plan adequately protects the health, safety, and welfare of residents and visitors.

g. Address traffic concerns:

Vehicular access to the development will be provided through the existing internal roadway network serving Miami International Mall.

According to the Traffic Impact Study submitted by the applicant, the proposed redevelopment is anticipated to reduce overall daily traffic compared to the previously approved retail use while generating an increase of approximately 65 AM peak-hour trips. Internal circulation has been designed to accommodate residential traffic, service vehicles, and emergency access while maintaining separation between residential and commercial parking areas.

Subject to review and approval by the City's transportation consultant, staff finds the proposed Site Plan adequately addresses traffic circulation and transportation impacts.

h. Consistent with the Standards and/or regulations of approved Master Development Agreements:

The proposed Site Plan has been designed in accordance with the proposed Master Development Agreement (MDA) governing the redevelopment of the residential sites within Miami International Mall.

The proposed MDA establishes the conceptual master plan, residential density allocation, infrastructure responsibilities, building height limitations, and development standards for three residential development sites, permitting a maximum of 896 dwelling units, provided each residential site complies with the Creative Excellence Standards set forth in Section 86-83 of the City Code and the corresponding bonus density is awarded.

Residential Site 2, which is the subject of this application, consists of approximately 5.663 acres and has been approved for 230 dwelling units, including the transfer of approximately 31.80 dwelling units from Residential Site 3. Residential Site 2 was approved utilizing the Creative Excellence Standards pursuant to Section 86-83 of the City Code.

Residential Site 1, consists of approximately 7.330 acres and proposes 292 dwelling units, including the transfer of approximately 35.45 dwelling units from Residential Site 3. The project is proposed under the Creative Excellence Standards pursuant to Section 86-83 of the City Code.

Residential Site 3 encompasses approximately 9.620 acres, together with approximately 3.000 acres associated with the private perimeter roadway, resulting in a total density calculation area of approximately 12.620 acres. If developed pursuant to the Creative Excellence Standards, Residential Site 3 may accommodate a maximum of 374 dwelling units, after accounting for the transfer of approximately 67.25 dwelling units to Residential Sites 1 and 2.

Under the proposed MDA, Residential Site 2 functions as an independent development parcel and is subject to specific provisions governing concurrency, transportation improvements, infrastructure obligations, and development sequencing.

Based on the foregoing, Staff finds that the proposed Site Plan is consistent with the development standards, density allocations, and implementation framework established by the proposed Master Development Agreement.

Level of Services Evaluation

Pursuant to Objective 10.4 and Policy 10.4.2 of the City's Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table V provides information on public facilities and applicable agency reviews.

Table V LOS Standards

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)

Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Stormwater Drainage	Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration	Miami-Dade Department of Regulatory & Economic Resources	DERM Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	4.5 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)
Transportation	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour.	Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County School	Miami-Dade County Public Schools (not applicable)

Source: City of Doral. Planning and Zoning Department (2026).

- Potable Water, Sanitary Sewer, and Solid Waste

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the site plan. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

- Department of Environmental Resources Management

Per 53-184(f)(1): “The mayor and city council shall review and consider the site plan applications only after staff technical review is deemed complete in addition to the review of applicable regulatory agencies and determine sufficient by the planning and zoning department director.” The proposed development has been reviewed by the Department of Environmental Resources Management (DERM). The applicant shall comply with all applicable DERM requirements and obtain all necessary approvals prior to the issuance of the applicable building permits.

- Recreation and Open Space

The project proposes 230 dwelling units on the ±5.66-acre site. Based on an estimated population of approximately 688 residents, the development would generate a parkland demand of approximately ±2.06 acres, pursuant to the adopted Level of Service (LOS) standard of three (3) acres of parkland per 1,000 residents.

The Applicant's proposed Site Plan provides approximately ±1.75 acres of open space providing passive and active recreation, with outdoor seating areas, grilling stations, and shaded courtyards. In addition, the project includes 7,488 square feet of on-site amenities, including a pool and dedicated amenity space for residents.

Based on the City's current park inventory and adopted LOS standards, the City has adequate public parkland capacity to support the residential component of this project. Therefore, the proposed development is consistent with the City's adopted Parks Level of Service requirements.

- Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends conditional approval with the following information provided below:

- I. Miami-Dade County Traffic Engineering Division approval is required prior to issuance of Final Certificate of Occupancy.

- Public Schools

Public school facility planning and concurrency review are administered by Miami-Dade County Public Schools (MDCPS) in accordance with the Educational Element of the City's Comprehensive Plan and the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

MDCPS has conducted a public-school concurrency review of the proposed development. Based on that review, MDCPS has determined that the application meets all applicable Level of Service (LOS) standards for issuance of a Final Development Order ("Concurrency Met"), as adopted in the City's Comprehensive Plan and incorporated within the Interlocal Agreement.

- Public Art Requirement

Pursuant to Chapter 75, Article III, Division 100 of the City of Doral Land Development Code, the proposed commercial development is subject to the City's Public Arts Program. The applicant shall demonstrate compliance with the requirements of the Public Arts Program prior to the issuance of a final building permit. Compliance may be achieved through the installation of approved on-site artwork, an approved contribution to the Public Arts Fund, or a combination thereof, in accordance with the provisions of Chapter 75. The applicant has identified a future location for public art within the proposed development, which will be subject to review and approval through the City's Public Arts Program.

Recommendation

Staff respectfully request that the Mayor and City Councilmembers APPROVE the proposed site plan for the Marlowe Doral - Site 2 – Site Plan located at 1625 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3032-008-0050 (the “Property”) in the City of Doral (the “City”), subject to the conditions contained in the resolution of approval.