

ORDINANCE No. 2026-15

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT WITH EWE RETAIL II LTD., JCP INTERNATIONAL I LLC, AND WEST DADE COUNTY ASSOCIATES, FOR A CONCEPTUAL MASTER SITE PLAN FOR A RESIDENTIAL DEVELOPMENT PROJECT WITHIN MIAMI INTERNATIONAL MALL CONSOLIDATED DEVELOPMENT OF REGIONAL IMPACT (DRI) LIMITED TO CERTAIN PARCELS TOTALING APPROXIMATELY 25.612 ACRES, FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE, IN THE MALL MIXED USE ZONING DISTRICT (“MMU”); PROVIDING FOR INCORPORATION OF RECITALS: AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, EWE Retail II Ltd., JCP International I LLC, and West Dade County Associates (collectively, the “Applicant”) submitted an application seeking approval of a Development Agreement and associated conceptual master site plan for a mixed-use development project within the Miami International Mall area; and

WHEREAS, the subject properties are generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, Doral, Florida, comprising approximately ±25.612 acres, and identified by Folio Numbers 35-3032-008-0050; 35-3032-008-0140; and a portion of 35-3032-008-0010 (the “Property”); and

WHEREAS, the Property is owned by EWE Retail II LTD., JCP International I LLC, and West Dade County Associates (collectively, the “Property Owners”); and

WHEREAS, the Applicant seeks approval of a conceptual master site plan and Development Agreement to permit development of a mixed-use project, including residential uses, within the Mall Mixed Use (MMU) zoning district; and

WHEREAS, the Applicant concurrently submitted applications requesting modifications to the applicable DRI Development Order, together with associated

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Comprehensive Plan and zoning amendments, as necessary to support the proposed mixed-use development; and

WHEREAS, the Development Agreement establishes development parameters, obligations, permitted uses, and other terms governing the future development of the Property; and

WHEREAS, pursuant to applicable provisions of the City of Doral Land Development Code, Chapter 163, Florida Statutes, and other applicable laws, the proposed Development Agreement and conceptual master site plan were reviewed by City staff; and

WHEREAS, on June 10, 2026, the Local Planning Agency conducted a duly noticed public hearing and provided recommendations regarding the proposed Development Agreement; and

WHEREAS, on June 10, 2026, the Mayor and City Council conducted duly noticed public hearing, considered staff reports, public testimony, and evidence submitted by the Applicant and interested parties, and determined that approval of the Development Agreement is consistent with the City's Comprehensive Plan, Land Development Code, and the public health, safety, and welfare; and

WHEREAS, the Mayor and City Council find that approval of the Development Agreement and conceptual master site plan is in the best interests of the City and furthers redevelopment objectives within the Miami International Mall area.

WHEREAS, in conformity with the City's Code of Ordinances the Applicant has submitted the enclosed master development agreement attached hereto as Exhibit "B."

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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 Mayor and City Council hereby approve the Development Agreement between the City of Doral and EWE Retail II LTD., JCP International I LLC, and West Dade County Associates, substantially in the form attached hereto as Exhibit “A”, relating to the development of a mixed-use project within the Miami International Mall area on approximately ±25.612 acres generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, in substantially the same form as attached hereto as Exhibit “B”.

Section 3. Severability. 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 Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Maureen Porras	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED on FIRST READING this 10 day of June, 2026.

PASSED AND ADOPTED on SECOND READING this 12 day of August, 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

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