

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'S OFFICIAL ZONING MAP FROM CORRIDOR COMMERCIAL DISTRICT (CC) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Greystar Development East, LLC (the "Applicant") submitted an application requesting approval of an amendment to the City of Doral Official Zoning Map to change the zoning designation of approximately ±25.61 acres of property generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, Doral, Florida (the "Property"), from Corridor Commercial (CC) to Mall Mixed Use (MMU); and

WHEREAS, the Applicant concurrently submitted an application requesting an amendment to the City of Doral Comprehensive Plan Future Land Use Map to change the future land use designation of the Property from Business to Mall Mixed Use (MMU); and

WHEREAS, the Property is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to the City of Doral Land Development Code and other applicable provisions of law, the proposed zoning map amendment was reviewed by City staff for consistency with the Comprehensive Plan, compatibility with surrounding uses, and compliance with applicable development regulations; and

WHEREAS, City staff prepared an analysis of the proposed zoning map amendment and presented findings regarding consistency with the Comprehensive Plan and applicable review criteria; and

WHEREAS, after review of the record and testimony, the Local Planning Agency finds that the proposed zoning map amendment is consistent with the City's Comprehensive Plan, subject to approval and effectiveness of the companion Future Land Use Map amendment, and is in the interest of the public health, safety, and welfare.

WHEREAS, on June 10, 2026, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the Application, and the amendment to the City's Official Zoning Map as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, City of Doral staff finds that the procedures for reviewing and recommending on a proposed zoning map amendment are provided in section 53-213 of the 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 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 recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Decision. The Local Planning Agency hereby recommends approval/denial/or going forward without a recommendation to the Local Governing Body (City Council) of an amendment to the City of Doral Official Zoning Map changing the zoning designation of the Property generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, Doral, Florida, comprising approximately ±25.61 acres, from Corridor Commercial (CC) to Mall Mixed Use (MMU), as depicted in Exhibit B,” which is attached hereto and made a part thereof.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

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