

RESOLUTION No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, (APPROVING/DENYING) VARIANCES FROM THE CITY'S LAND DEVELOPMENT CODE AS FOLLOWS (1) TO ALLOW 445 PARKING SPACES WHERE 520 PARKING SPACES ARE REQUIRED BY SEC. 77-139; (2) TO ALLOW 8.10% OF PERVIOUS OR HEAT REFLECTIVE PARKING SURFACES WHERE A MINIMUM OF 20% IS REQUIRED BY SEC. 77-195; AND (3) TO DEVIATE FROM THE NUMBER AND CONFIGURATION OF LANDSCAPE ISLANDS WITHIN SURFACE PARKING AREAS AS REQUIRED BY SEC 71-213, FOR PUBLIX AT DORAL PLAZA, FOR THE PROPERTY LOCATED AT 9705-9779 NW 41ST STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO 53-460 & 53-468(B) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Publix Super Markets Inc., (the "Applicant") is seeking three (3) variance approvals for redevelopment for the property located at 9705-9779 NW 41st Street in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3020-012-0020 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, Chapter 53 "Administration", Article X. - Variances, Sec. 53-460 – Requests, of the City's Land Development Code, establishes the variance review procedures for the Mayor and City Council to review, and;

WHEREAS, the Applicant is requesting a variance from City Code Section 77-139 to allow 445 parking spaces where 520 parking spaces are required; and,

WHEREAS, the Applicant is requesting a variance from City Code Section 77-195 to allow 8.10% of pervious or heat reflective parking surfaces where a minimum of 20% is required; and,

WHEREAS, the Applicant is requesting a variance from City Code Section 77-195 to deviate from the number and configuration of landscape islands within the surface parking

areas; and,

WHEREAS, a zoning workshop was held on June 25, 2025 during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, the City Council reviewed the variance application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the variances are in compliance with the City's Comprehensive Plan and Land Development Regulations, and,

WHEREAS, if the variance request(s) are approved by the City Council, the variances shall travel with the Project, not the Property. At such time of redevelopment of a future site plan, the variances shall become null and void, and the Applicant shall develop the site in conformance with the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Findings and Conclusions. Based upon an analysis of the variances application and standards for approval of a variance under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for the variances, as more particularly set forth in "Exhibit B," are in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval/consideration of the Application.

Section 3. Approval/Consideration. The Mayor and City Council hereby approve and or consider the variances for Publix at Doral Plaza, for the property located at 9705–

9779 NW 41st Street in the City of Doral, (the “City”), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3020-012-0020, as legally described in “Exhibit A.” The Applicant proposes a redevelopment which includes a reduction in the existing building footprint, the addition of green landscaped areas featuring a breezeway, updated landscaping throughout the site including a greater setback fronting Doral Boulevard, a redesigned parking layout, and improvements to the building façade constructed on approximately 11 acres of the Property; a copy of the site plan is provided in “Exhibit B.”

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

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 AND ADOPTED this 11 day of March, 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