



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 MODIFICATION TO THE DECLARATION OF RESTRICTIONS RECORDED IN MIAMI-DADE COUNTY OFFICIAL RECORDS, BOOK 33275, AT PAGES 375-393, TO INCORPORATE CHANGES MADE PURSUANT TO THE FIFTH AMENDMENT TO THE MIDTOWN DORAL PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT AGREEMENT; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Century Town Center 1, LLC and Century Town Center 2, LLC, are requesting approval of the proposed Modification to the existing Declaration of Restrictions, which seeks to amend previous commitments related to the conveyance of an off-site parcel through a Fifth Modification to the Master Development Agreement and an Eighth Amendment to the Settlement Agreement. The requested modifications propose to replace the previously required land conveyance with a financial contribution to the City for parks and recreation purposes.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.			
2.			
Total:			

Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ 0

STRATEGIC PLAN ALIGNMENT:

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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: October 8, 2025

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Michelle M. Lopez
The Corradino Group
Interim Planning & Zoning Director

Subject: **Century Midtown Properties – Modification to Declaration of Restrictions**

Introduction

Century Town Center I, LLC and Century Town Center 2, LLC, are requesting approval of the proposed Modification to the existing Declaration of Restrictions, which seeks to amend previous commitments related to the conveyance of an off-site parcel through a Fifth Modification to the Master Development Agreement and an Eighth Amendment to the Settlement Agreement. The requested modifications propose to replace the previously required land conveyance with a financial contribution to the City for parks and recreation purposes.

Background

The subject properties, as legally described in **Exhibits A-1 (CTC-1 Parcel), A-2 (CTC-2 Parcel), and A-3 (Century Midtown Property)**, are located east of NW 107th Avenue on both sides of NW 82nd Street and are collectively referred to as the “Property.”

The Property is governed by a **Master Development Agreement** originally recorded in the Public Records of Miami-Dade County in Official Records Book 29422, Pages 4516–4530. This agreement has been amended four times to accommodate changes in phasing, entitlements, and mitigation obligations:

- **First Modification:** O.R. Book 31982, Pages 4378–4408
- **Second Modification:** O.R. Book 33135, Pages 3713–3779

- **Third Modification:** O.R. Book 34070, Pages 2814–29510
- **Fourth Modification:** O.R. Book 34459, Pages 3247–3269

As part of the **Second Modification to the Development Agreement** and the **Fifth Amendment to the related Settlement Agreement** (O.R. Book 33275, Page 359), the Owners agreed to convey an **Off-Site Parcel** consisting of approximately 50 acres (Folio 35-3007-008-4680), located generally north of NW 74th Street and west of NW 107th Avenue. This conveyance was intended as a mitigation measure in exchange for additional residential development rights and to support the City's park and recreation system.

The obligation to convey this parcel was further memorialized in a **Declaration of Restrictions** recorded in O.R. Book 33275, Pages 375–393.

Subsequent due diligence conducted by the City identified several critical limitations associated with the Off-Site Parcel:

- The parcel is largely comprised of wetlands.
- It is encumbered by **Conservation Easements** benefiting the South Florida Water Management District and the U.S. Army Corps of Engineers.
- These restrictions limit the City's ability to develop or utilize the parcel for recreational purposes.
- Maintenance and mitigation responsibilities would impose **substantial costs and potential liabilities** on the City.

Given these findings, the original purpose of the conveyance—to provide passive park space and view corridors—cannot be reasonably fulfilled.

Request

In response to these constraints, the Owners have submitted an application to the City's Planning and Zoning Department requesting:

1. **Fifth Modification to the Development Agreement**
2. **Eighth Amendment to the Settlement Agreement**

The purpose of these amendments is to:

- **Eliminate the requirement** for dedication of the Off-Site Parcel.
- **Substitute** that obligation with a **one-time financial contribution** to the City.
- Ensure that the funds are earmarked for **parks and recreation acquisition, improvement, maintenance, and programming.**

The financial contribution will serve as an alternative form of mitigation for the additional residential units granted under previous approvals and is intended to meet the same public benefit goals without burdening the City with unusable land and costly upkeep.

Off Site Parcel (Nature Preserve)

