

ORDINANCE No. 2026-07

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A PUBLIC RIGHT-OF-WAY VACATION OF NW 52 TERRACE IN DOWNTOWN DORAL, ADJACENT TO THE PROPERTIES WITH FOLIO NUMBERS 35-3022-018-0010, 35-3022-018-0020, 35-3022-018-0030, AND 35-3022-018-0040, FOR THE PROPOSED HOUSING DEVELOPMENT NAMED “LA JOYA”; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS FOR THIS PROVISION UPON APPROVAL OF A SECOND READING BY THE CITY COUNCIL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Codina Partners, LLC (the “Applicant”) has submitted an application for the vacation of a portion of the public right-of-way known as NW 52nd Terrace (the “Subject Right-of-Way”), located within Downtown Doral and adjacent to properties identified by Folio Numbers 35-3022-018-0010, 35-3022-018-0020, 35-3022-018-0030, and 35-3022-018-0040; and

WHEREAS, the Subject Right-of-Way currently serves only the adjacent properties and provides access solely through NW 53rd Street, and does not provide connectivity to any other areas within Downtown Doral or to areas west, south, or east of the subject location; and

WHEREAS, the Applicant proposes to develop the subject properties with a residential community known as “La Joya,” consisting of approximately one hundred thirty-five (135) single-family residential units to be constructed on private roads; and

WHEREAS, the Applicant is concurrently pursuing a re-plat of the subject properties in support of the proposed development; and

WHEREAS, on January 15, 2026, the Mayor and City Council approved, on first reading, Ordinance No. 2026-02, establishing procedures and requirements for the vacation of public rights-of-way within the City of Doral; and

WHEREAS, on February 18, 2026, the Mayor and City Council approved Ordinance No. 2026-02 adopting the applicable procedures governing right-of-way vacation applications; and

WHEREAS, pursuant to Ordinance No. 2026-02, a right-of-way vacation application may be filed by the owner of record of property abutting the right-of-way sought to be vacated, through a written application submitted on forms provided by the Public Works Department; and

WHEREAS, the Applicant has submitted the required application and supporting documentation to the Public Works Department in accordance with City requirements; and

WHEREAS, the Public Works Department has reviewed the application and recommends approval of the requested right-of-way vacation; and

WHEREAS, in order to expedite the review process, the first reading of this Resolution is being presented for City Council consideration while final documentation is being obtained, with final authorization contingent upon second reading approval; and

WHEREAS, the Mayor and City Council find that the proposed right-of-way vacation will not adversely impact public access or circulation and is consistent with the orderly development of the surrounding area and the public interest.

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

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~strike through~~.

Section 1. Recitals. The above recitals are hereby adopted and confirmed.

Section 2. Approval of Right-of-Way Vacation. The Mayor and City Council hereby approve the vacation of the Subject Right-of-Way, being NW 52nd Terrace adjacent to Folio Numbers 35-3022-018-0010, 35-3022-018-0020, 35-3022-018-0030, and 35-3022-018-0040, for the proposed “La Joya” development, subject to compliance with Ordinance No. 2026-02 and all applicable City requirements.

Section 3. Authorization. The City Manager is hereby authorized to execute any and all documents necessary to effectuate the right-of-way vacation described herein, subject to the Applicant satisfying all required conditions and upon approval of the second reading by the Mayor and City Council.

Section 4. Implementation. The City Manager and the City Attorney are hereby authorized to take such action as may be necessary to implement the provisions of this Ordinance. The Manager shall have the authority to sign any document necessary to implement this ordinance.

Section 5. Effective Date. This Ordinance shall become effective immediately upon adoption in 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 8 day of April, 2026.

PASSED AND ADOPTED on SECOND READING 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

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