



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 68 "LAND USES AND ZONING DISTRICTS", ARTICLE V "MIXED USE DISTRICTS" OF THE CITY OF DORAL LAND DEVELOPMENT CODE BY CREATING DIVISION 6, "MALL MIXED USE DISTRICT (MMU)" ZONING DISTRICT; ESTABLISHING PURPOSE AND INTENT, APPLICABILITY, PERMITTED AND PROHIBITED USES, DEVELOPMENT STANDARDS, DESIGN CRITERIA, AND DEVELOPMENT REVIEW PROCEDURES FOR REGIONAL SHOPPING MALL PROPERTIES FIFTEEN (15) ACRES OR GREATER; PROVIDING FOR THE INTEGRATION OF RESIDENTIAL USES WITHIN QUALIFYING DEVELOPMENTS; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Greystar Development East, LLC (the "Applicant") is requesting a Land Development Code text amendment (the "Application") to Article V of Chapter 68 of the City of Doral's (the "City") Land Development Code ("LDC") to create Division 6, "Mall Mixed Use District (MMU)." The Application seeks approval to establish a newly created zoning district, providing for the purpose and intent, applicability criteria, permitted uses, development standards, and design criteria for qualifying regional shopping mall properties consisting of fifteen (15) acres or greater, and to provide for the integration of residential uses within eligible commercial shopping center developments.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
6/10/2026	Ordinance No. 2025-10	
6/10/2026	Resolution No. 26- XXX	LPA

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:	\$0		
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$_____			

STRATEGIC PLAN ALIGNMENT:

The proposed amendment supports the City's Strategic Plan by promoting sustainable growth, economic resilience, and redevelopment opportunities within existing commercial areas. The creation of the Mall Mixed Use District (MMU) encourages adaptive reuse, efficient land use patterns, and reinvestment in qualifying shopping center properties while supporting long-term community development objectives.

ATTACHMENT(S):

A. Ordinance



Memorandum

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

Via: Zeida Sardinas
City Manager

From: Alexander J. Magrisso, Esq.
Planning and Zoning Director

Subject: **Ordinance Amending the City of Doral Land Development Code (LDC)**

Introduction

Greystar Development East, LLC (the “Applicant”) is requesting a Land Development Code text amendment (the “Application”) to Article V of Chapter 68 of the City of Doral’s (the “City”) Land Development Code (“LDC”) to create Division 6, “Mall Mixed Use District (MMU).” The Application seeks approval to establish the purpose and intent, applicability criteria, permitted uses, development standards, and design criteria for qualifying regional shopping mall properties consisting of fifteen (15) acres or greater, and to provide for the integration of residential uses within eligible regional shopping mall developments. A copy of the letter of intent and application is provided in “Exhibit A.”

If approved, the proposed text amendment would establish a zoning framework for qualifying properties under the Mall Mixed Use District (MMU) and provide a mechanism for future amendments to the City’s Official Zoning Map.

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting). A copy of the legal advertisement is provided in “Attachment A.”

Background

**Council Meeting
August 12, 2026**

Regional shopping centers and large-format commercial developments continue to experience changing market conditions due to evolving retail trends, shifts in consumer behavior, and increased demand for integrated mixed-use environments. These changes have resulted in redevelopment efforts nationally focused on transforming traditional shopping centers into mixed-use destinations incorporating residential, employment, entertainment, hospitality, and commercial uses.

The proposed amendment responds to these trends by establishing a Mall Mixed Use District (MMU) within the Land Development Code to provide regulatory standards governing redevelopment opportunities for qualifying shopping center properties that are within the Mall Mixed Use future land use designation of the City's Future Land Use Map.

The proposed MMU District is intended to facilitate redevelopment and reinvestment while promoting economic vitality, efficient use of existing infrastructure, housing opportunities, and long-term sustainability. The amendment further provides mechanisms for future zoning map amendments to designate qualifying properties as MMU districts subject to applicable review and approval processes.

A proposed Mall Mixed Use (MMU) Future Land Use designation, which would establish the corresponding Comprehensive Plan framework for qualifying properties, is being considered as a companion item under application number LAND-2511-0031.

Together, the proposed amendments are intended to create a coordinated Comprehensive Plan and Land Development Code framework to facilitate mixed-use redevelopment opportunities within qualifying regional shopping mall properties.

Staff Analysis

The proposed ordinance amends Article V of Chapter 68 of the Land Development Code by creating Division 6, "Mall Mixed Use District (MMU)," and establishing regulations governing redevelopment within qualifying regional shopping mall properties consisting of fifteen (15) acres or greater.

Specifically, the proposed amendment:

- Creates the MMU District
- Establishes the purpose and intent of the MMU District to support adaptive reuse, redevelopment, and integrated mixed-use development patterns;
- Defines applicability criteria identifying qualifying regional shopping mall properties eligible for MMU designation, including minimum acreage requirements;
- Establishes permitted uses, including residential, retail, office, hospitality, entertainment, and complementary uses;
- Provides development standards regulating intensity, dimensional requirements, open space, and related development parameters;

- Establishes design criteria intended to promote compatibility, pedestrian-oriented environments, and integrated mixed-use development patterns;
- Provides opportunities for integration of residential uses within qualifying regional shopping map developments; and
- Authorizes future Official Zoning Map amendments to designate qualifying properties under the MMU District.

The proposed amendment is intended to provide flexibility for redevelopment of aging or underutilized shopping center properties while maintaining compatibility with surrounding uses and preserving the City's ability to regulate development intensity, infrastructure impacts, and design quality.

The introduction of residential uses within qualifying developments may support:

- Expanded housing opportunities;
- More efficient use of existing infrastructure and public facilities;
- Economic diversification and redevelopment potential;
- Enhanced walkability and mixed-use activity centers; and
- Long-term viability of large-scale commercial properties.

Staff finds that the proposed amendment establishes a regulatory framework intended to facilitate redevelopment opportunities while promoting orderly growth patterns and compatibility with surrounding development.

Comprehensive Plan Consistency Review

The proposed text amendment is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

Goal: *Transform Doral's Future Land Use Plan into a clear and creative visionary blueprint to effectively guide the City's residents, businesses and civic leaders in the important on-going challenge of shaping Doral into THE premier place to live, work and play in Southeast Florida.*

Policy 2.1.1: *Doral's future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with "#1 Great Cities" around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology, environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of these '1 Great City' features and facilities.*

Objective 2.2: *Land Development Code. Maintain, and revise as necessary, an effective Land Development Code (LDC) that clearly implements the goals, objectives and policies of this Element, and the adopted Comprehensive Plan as a whole, and regulates development quality and impacts.*

Staff finds that the amendment advances Comprehensive Plan objectives promoting economic resilience, housing opportunities, and long-term community sustainability. Accordingly, Staff finds that the proposed amendment is consistent with the Comprehensive Plan when considered in its entirety.

Land Development Code Consistency Review

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code.

- (1) Consistency with the comprehensive plan, or in the case of a plan amendment, consistency with the remainder of the plan and its goals, objectives, and policies.

Staff reviewed the proposed amendment for consistency with the City of Doral Comprehensive Plan and finds that the amendment supports objectives related to economic development, sustainable growth, land use efficiency, housing opportunities, and redevelopment of existing commercial areas.

The proposed MMU District provides an implementation mechanism corresponding to the Mall Mixed Use (MMU) Future Land Use designation and is intended to support integrated mixed-use development patterns while promoting compatibility and efficient infrastructure utilization.

Accordingly, Staff finds the proposed amendment consistent with the Comprehensive Plan.

- (2) Consistency with applicable sections of this Land Development Code.

The proposed amendment is consistent with the overall intent and regulatory framework of the Land Development Code by establishing standards governing redevelopment, permitted uses, design requirements, and compatibility considerations for qualifying properties.

The amendment creates a new zoning district while maintaining the City's authority to regulate development intensity, site design, and compatibility with surrounding land uses.

Accordingly, Staff finds the proposed amendment consistent with applicable provisions and intent of the Land Development Code.

- (3) Additionally, as to rezoning amendments:
 - a. Whether justified by changed or changing conditions.
 - b. Whether adequate sites already exist for the proposed district uses.
 - c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

This review criteria do not apply to the proposed text amendment. This review criteria are only applicable to rezoning applications.

Recommendation

Staff requests that the Mayor and City Council approve the proposed amendment to Article V of Chapter 68 of the Land Development Code creating Division 6, "Mall Mixed Use District (MMU)," and establishing purpose and intent, applicability criteria, permitted uses, development standards, design criteria, and implementation provisions for qualifying regional shopping mall properties consisting of fifteen (15) acres or greater.