



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MODIFICATION TO THE MIAMI INTERNATIONAL MALL CONSOLIDATED DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER TO ALLOW RESIDENTIAL DEVELOPMENT WITHIN CERTAIN PARCELS OF THE DRI TOTALING APPROXIMATELY 25.612 ACRES, FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; FINDING THAT SUCH CHANGE DOES NOT REQUIRE REVIEW PURSUANT TO SECTION 380.06, F.S.; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; AND PROVIDING AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Greystar Development East, LLC (the "Applicant"), on behalf of EWE Retail II LTD., JCP International I LLC, and West Dade County Associates (collectively, the "Property Owners"), is requesting approval of a modification to the Miami International Mall Consolidated Development of Regional Impact (DRI) Development Order for properties generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue (the "Property"), encompassing approximately 25.612 acres and identified by Folio Nos. 35-3032-008-0050, 35-3032-008-0140, and a portion of 35-3032-008-0010, to permit residential development of up to 896 dwelling units within the DRI.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
6/10/26	Ordinance No. 2026-14	

FINANCIAL INFORMATION: (IF APPLICABLE)

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

*Council Meeting
August 12, 2026*

STRATEGIC PLAN ALIGNMENT:

The proposed project is going to further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city’s property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP). In addition, this project’s proposed public art contribution will further the strategic initiative to “Enhance community attractiveness”.

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Development Agreement
- C. Exhibit C – Site Plan
- D. Ordinance



Memorandum

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Alexander J. Magrisso, Esq.
Planning & Zoning Director

Subject: **Greystar Development East, LLC, Amendment to DRI Development Order**

Introduction

Greystar Development East, LLC (the “Applicant”), on behalf of EWE Retail II LTD., JCP International I LLC, and West Dade County Associates (collectively, the “Property Owners”), is requesting approval of a modification to the Miami International Mall Consolidated Development of Regional Impact (DRI) Development Order for properties generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue (the “Property”), encompassing approximately 25.612 acres and identified by Folio Nos. 35-3032-008-0050, 35-3032-008-0140, and a portion of 35-3032-008-0010, to permit residential development of up to 896 dwelling units within the DRI.

The requested DRI modification is intended to facilitate redevelopment of portions of the Miami International Mall area consistent with evolving land use patterns and the City’s long-term planning objectives.

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).

Property Information

Table I provides a brief overview of the subject project.

***Council Meeting
June 10, 2026***

Table I		
Greystar Development East, LLC/ International Mall – DRI Modification		
Property Information		
	General Information	Responses
1	Project Name	Greystar Development East, LLC/ International Mall DRI Amendment
2	Applicant	Greystar Development East, LLC
3	Acres	± 25.612 acres
4	Location	1625 NW 107 Avenue and 1603 NW 107 Avenue, Doral FL
5	Folio Numbers Associated with Project	35-3032-008-0050; 35-3032-008-0140; and a Portion of 35-3032-008-0010
6	Existing Future Land Use Category	Business (B)
7	Existing Zoning District	Corridor Commercial (CC)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2026).

Background

The original Miami International Mall DRI Development Order was approved by Miami-Dade County (the “County”) in 1979 establishing development rights for a regional shopping center, which was subsequently amended by Miami-Dade County and later by the City of Doral following incorporation in 2003, as more particularly set forth below:

- 12/3/79, County Reso No. Z-263A-79, approved the original “Miami International Mall DRI”.
- 12/3/79, County Reso No. Z-263-79, approved the rezoning of the peripheral tracts to the mall and contained a covenant providing for the dedication of a park and ride facility and a Miami-Dade Public Library branch site.
- 05/06/82, County Reso No. No. Z-92-82, amended and bifurcated the DRI to create the “Miami International Mall Peripheral DRI” (“Peripheral DRI”) (i.e., 6 tracts surrounding consisting of 33.6 acres with 350 room hotel and 315,000 s.f. of retail/commercial).
- 01/20/83, County Reso No. Z-3-83 approved a modification to the Peripheral DRI to increase hotel from 350 to 500 rooms.
- 06/19/86, County Reso No. Z-157-86, approved a modification to the Peripheral DRI to allow for the development of Tract B (as defined therein) with a maximum of 500 hotel rooms, or a maximum of 49,000 s.f. of gross retail floor area, or a combination of hotel and retail uses, providing that 1 hotel room is the equivalent of 240 s.f. of gross retail floor area, and allowing the substitution of 240 s.f. of gross retail floor area for each unbuilt hotel room up to a maximum of 204 unbuilt hotel rooms.
- 03/05/87, County Reso No. Z-62-87, to modify the Peripheral DRI to allow for the development of Tract B with a maximum of 500 hotel rooms or a maximum of 120,000 s.f. of gross retail floor area, or a combination of hotel and retail uses, providing that 1 hotel room is the equivalent of 240 square feet of gross retail floor area, and allowing the substitution of 240 square feet of gross retail floor area for each unbuilt hotel room up to a maximum of 500 unbuilt hotel rooms.

- 06/30/05, City of Doral Reso No. Z05-31 approved the consolidation of the Miami International Mall DRI and the Miami International Mall Peripheral DRI into a single development aka the “Miami International Mall Consolidated DRI” and approved a rezoning request from IU-1 and IU-C to BU-2 on a portion of the Mall and a Notice of Proposed Change.
- 06/27/12, City of Doral Reso No. 12-91, modifying condition no. 16 of the DRI Order to permit the previously approved hotel to be built anywhere within the Miami International Mall Consolidated DRI.

In 2018, amendments to Chapter 380, Florida Statutes, granted local governments sole authority to approve, deny, or amend existing DRI Development Orders in accordance with adopted comprehensive plans and land development regulations.

Proposal

The Applicant seeks approval to modify the existing DRI Development Order to authorize:

- Residential development not to exceed 896 dwelling units limited to the parcels identified as Folio Nos. 35-3032-008-0050, 35-3032-008-0140, and a portion of 35-3032-008-0010,;
- That the newly proposed Development shall be within approximately 25.612 acres located on the north side of the Miami International Mall Consolidated DRI;
- Residential development subject to provisions established in the associated Master Development Agreement (MDA) approved pursuant to Ordinance No. 2026-15; and
- Addition of a new DRI Development Order condition establishing residential density limitations and implementation standards as set forth herein.

The proposed modification would add Condition No. 17 to the DRI Development Order, establishing:

- Base density of 25 dwelling units per acre;
- Maximum density of 35 dwelling units per gross acre, subject to City Council approval of density bonuses pursuant to Creative Excellence standards; and
- Maximum residential entitlement of 896 dwelling units provided that the density bonuses are granted in accordance with the City’s regulations.

Analysis

Changes to the Development Proposal:

The Applicant is requesting a modification to the existing Miami International Mall Consolidated Development of Regional Impact (DRI) Development Order to permit residential development within approximately 25.612 acres located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, with a maximum development entitlement of 896 dwelling units provided that the density bonuses are granted in accordance with the City’s regulations. The request is intended to facilitate redevelopment of underutilized portions of the Miami International Mall area in response to evolving land use patterns and market conditions.

The proposed modification does not alter the boundaries of the existing DRI but establishes residential development rights within specified parcels of the DRI subject to associated Comprehensive Plan amendments, zoning changes, and the Master Development Agreement (MDA). The proposed residential density is limited to a maximum base density of 25 dwelling units per acre, with the potential to increase to 35 dwelling units per gross acre through approval of density bonuses pursuant to the City's Creative Excellence standards.

Staff reviewed the proposed changes for consistency with the City's Comprehensive Plan, infrastructure capacity, transportation impacts, and applicable development standards. Based on this review, staff has no objections to the proposed DRI modification, subject to approval and effectiveness of associated ordinances establishing the Mall Mixed Use (MMU) future land use designation and zoning regulations.

DRI Development Order Modification / Modification of Condition:

The existing DRI Development Order must be modified to establish residential development rights within the identified parcels. Accordingly, the proposed amendment adds Condition No. 17 to the Miami International Mall Consolidated DRI Development Order as follows:

Addition of Condition No. 17:

"17. Notwithstanding anything to the contrary, based on a maximum permitted base density of twenty-five (25) dwelling units per acre, and up to a maximum not to exceed thirty-five (35) dwelling units per gross acre with density bonuses (provided that the City Council approves density bonuses in accordance with the Creative Excellence standards in the City's Land Development Code), a maximum of 896 residential dwelling units may be permitted to be developed within the 25.612 acres at the north side of the Miami International Mall Consolidated DRI (the "Residential Development Area"), as more specifically described in the Boundary Survey attached as Exhibit "D", and as provided in the Master Development Agreement approved pursuant to Ordinance No. 2026-15, as may be amended."

The modified DRI Development Order shall remain subject to all previously approved conditions not expressly amended by the proposed change. The proposed modification is intended to provide a regulatory framework for future residential development while preserving all other existing DRI conditions and obligations.

DRI Modification Determination

The ordinance finds that the requested modification does not require additional review pursuant to Section 380.06, Florida Statutes, and may be approved at the local level under current statutory authority governing DRI amendments.

Approval of the DRI modification is contingent upon effectiveness of related ordinances, including:

- Ordinance No. 2026-09 (Comprehensive Plan Text Amendment)
- Ordinance No. 2026-10 (Land Development Code Text Amendment)
- Ordinance No. 2026-11 (Future Land Use Map Amendment)
- Ordinance No. 2026-12 (Zoning Map Amendment)

These associated actions establish and implement the Mall Mixed Use (MMU) future land use designation and zoning regulations necessary to permit residential development on the Property.

The proposed DRI modification is also associated with the Master Development Agreement approved under Ordinance No. 2026-15.

Recommendation

Staff recommends that the Mayor and City Council approve Ordinance No. 2026-14, modifying the Miami International Mall Consolidated Development of Regional Impact (DRI) Development Order to permit residential development of up to 896 dwelling units within approximately 25.612 acres located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, subject to the terms and conditions contained within the ordinance and contingent upon effectiveness of associated ordinances.