

RESOLUTION No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM BUSINESS (B) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 163, Part II, Florida Statutes, requires local governments to adopt and maintain Comprehensive Plans to guide future growth, development, and redevelopment; and

WHEREAS, the City of Doral (“City”) has adopted a Comprehensive Plan establishing goals, objectives, and policies intended to promote orderly growth, economic vitality, sustainable development patterns, and protection of public health, safety, and welfare; and

WHEREAS, Greystar Development East, LLC (the “Applicant”) submitted an application requesting approval of a Small-Scale Future Land Use Map (FLUM) amendment to change the Comprehensive Plan Future Land Use designation of approximately ±25.61 acres, generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser Folio Nos. 35-3032-008-0050; 35-3032-008-0140; and a portion of 35-3032-008-0010 (the “Property”), from Business (B) to Mall Mixed Use (MMU); and

WHEREAS, the proposed amendment is intended to establish a land use framework supporting redevelopment opportunities within portions of an existing regional

shopping mall property through integrated mixed-use development patterns, including residential uses; and

WHEREAS, the Applicant concurrently submitted a companion Official Zoning Map amendment application seeking to change the Property's zoning designation from Corridor Commercial (CC) to Mall Mixed Use (MMU), contingent upon approval of the proposed Future Land Use Map amendment; and

WHEREAS, the proposed amendment responds to evolving market conditions affecting regional shopping center properties and reflects broader development trends toward adaptive reuse, mixed-use environments, and integration of residential uses within established commercial areas; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the Mayor and City Council, sitting as the Local Planning Agency ("LPA"), are required to review proposed Comprehensive Plan amendments and provide recommendations concerning consistency with the Comprehensive Plan and impacts to public health, safety, and welfare; and

WHEREAS, on June 10, 2026, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the Application, and the amendment to the City's Future Land Use Map as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, the Mayor and City Council find that the adoption of the FLUM amendment is in the best interest of the health, safety and welfare of the residents of the City of Doral.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SITTING AS THE LOCAL PLANNING AGENCY THAT:

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

Section 2. Decision. The Local Planning Agency hereby recommends approval/denial/or going forward without a recommendation to the Local Governing Body (City Council) of the proposed Small-Scale Future Land Use Map amendment changing the land use designation of approximately ±25.61 acres, generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, from Business (B) to Mall Mixed Use (MMU), as legally described in Exhibit "A" and depicted in Exhibit B," which is attached hereto and made a part thereof.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

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/DISAPPROVED OR TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) 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