



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM CORRIDOR COMMERCIAL (CC) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

### DEPARTMENT RECOMMENDATION:

Approval

### BRIEF HISTORY:

Greystar Development East, LLC (the "Applicant") requests approval of an amendment to the City of Doral Official Zoning Map to change the zoning 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 by Folio Nos. 35-3032-008-0050; 35-3032-008-0140; and a Portion of 35-3032-008-0010 (the "Property"), from Commercial Corridor (CC) to Mall Mixed Use (MMU). The Applicant presented the rezoning application at a properly noticed zoning workshop held on April 23, 2026. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project.

### LEGISLATIVE ACTION: (IF APPLICABLE)

| Date:     | Resolution/Ordinance No. | Comments                   |
|-----------|--------------------------|----------------------------|
| 6/10/2026 | 2026-12                  | Ordinance – Rezoning       |
| 6/10/2026 | 2026-11                  | Ordinance – FLUM Amendment |

### FINANCIAL INFORMATION: (IF APPLICABLE)

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

### STRATEGIC PLAN ALIGNMENT:

The proposed rezoning 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).

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**ATTACHMENT(S):**

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Map
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Exhibit F – MDCPS
- G. Exhibit G – Proposed Zoning Map Amendment Map
- H. Ordinance



## Memorandum

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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/ International Mall Rezoning –  
Zoning Map Amendment**

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### **Introduction**

Greystar Development East, LLC (the “Applicant”) requests approval of an amendment to the City of Doral Official Zoning Map to change the zoning 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 by Folio Nos. 35-3032-008-0050; 35-3032-008-0140; and a Portion of 35-3032-008-0010 (the “Property”), from Commercial Corridor (CC) to Mall Mixed Use (MMU). A copy of the letter of intent and application is provided in “Exhibit A.”

The proposed rezoning application is being submitted concurrently with a companion small-scale Future Land Use Map (FLUM) amendment application (LAND-2511-0031) to amend the City’s Comprehensive Plan designation for the Property from Business (B) to Mall Mixed Use (MMU). Approval of the proposed rezoning is contingent upon the approval and effective adoption of the corresponding Comprehensive Plan amendment.

### **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).

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## **Property Information**

Table I provides a brief overview of the subject project.

| <b>Table I</b>                                                       |                                       |                                                                       |
|----------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------|
| <b>Greystar Development East, LLC/ International Mall – Rezoning</b> |                                       |                                                                       |
| <b>Property Information</b>                                          |                                       |                                                                       |
|                                                                      |                                       |                                                                       |
|                                                                      | General Information                   | Responses                                                             |
| 1                                                                    | Project Name                          | Greystar Development East, LLC/ International Mall Rezoning           |
| 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              | Commercial Corridor (CC)                                              |
| 8                                                                    | Code Compliance Violation             | N/A                                                                   |

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

## **Zoning/Land Use/Neighborhood Analysis**

Table II provides an overview of the land uses surrounding the Property.

| <b>Table II</b>                                             |                    |                            |                          |         |
|-------------------------------------------------------------|--------------------|----------------------------|--------------------------|---------|
| <b>Ritz Sky Mansions – Rezoning – Neighborhood Analysis</b> |                    |                            |                          |         |
| <b>Adjacent Land Uses and Zoning Districts Matrix</b>       |                    |                            |                          |         |
| Area                                                        | Adjacent Uses      | Future Land Use Categories | Zoning Districts         | Overlay |
| North                                                       | Warehouses         | Industrial (I)             | Industrial (I)           | None    |
| South                                                       | Regional Mall      | Business (B)               | Commercial Corridor (CC) | None    |
| East                                                        | Auto Dealership    | Business (B)               | Commercial Corridor (CC) | None    |
| West                                                        | Commercial/ Retail | Business (B)               | Commercial Corridor (CC) | None    |

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

**Existing conditions:**



Image 1. Northwest corner of the property



Image 2. Southwest corner of the property



Image 3. Southeast corner of the property

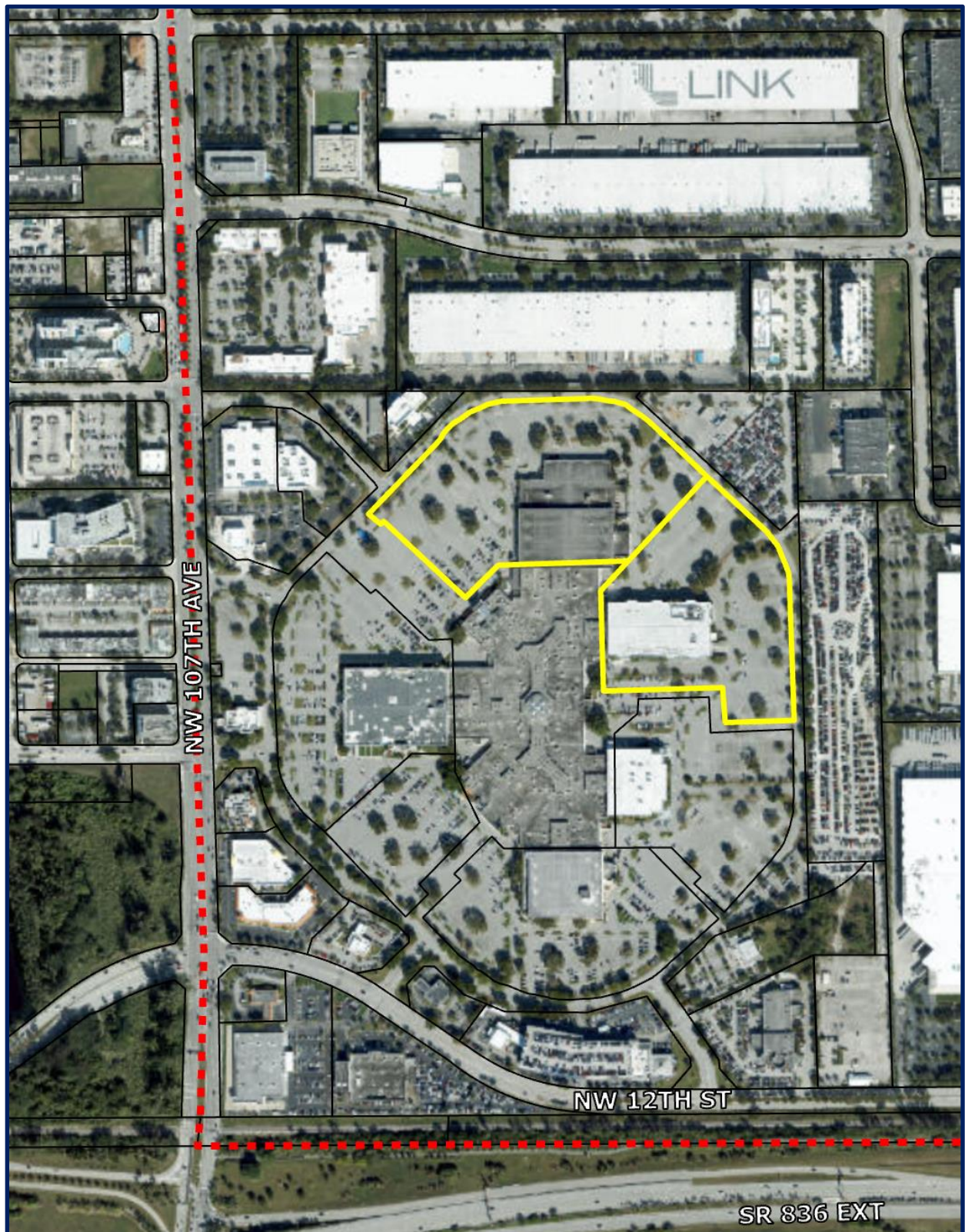


Image 4. Northside of the property



Image 3. Isometric aerial view of the property

Figure I. Illustrates the Property location in the aerial map:



## **Background**

The Property is located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, further identified by the Miami-Dade County Property Appraiser as Folio Nos. 35-3032-008-0050, 35-3032-008-0140, and a portion of Folio No. 35-3032-008-0010. The Property encompasses approximately ±25.61 acres and is currently developed with two vacant anchor store buildings associated with the regional mall.

The Property is currently located within an established commercial corridor and is designated Commercial Corridor (CC) under the City's Official Zoning Map. The Applicant has submitted an application requesting an Official Zoning Map amendment to change the Property's zoning designation from Commercial Corridor (CC) to Mall Mixed Use (MMU).

Additionally, the Applicant has concurrently filed a companion Comprehensive Plan small-scale Future Land Use Map (FLUM) amendment application (LAND-2511-0031) to amend the Property's Comprehensive Plan designation from Business (B) to Mall Mixed Use (MMU).

The proposed rezoning is intended to align the zoning designation with the requested future land use designation and facilitate redevelopment consistent with the City's vision for mixed-use activity centers.

The proposed amendments are intended to establish a regulatory framework that permits mixed-use redevelopment opportunities, including residential uses, within qualifying regional shopping mall properties, while supporting the long-term revitalization and adaptive reuse of underutilized commercial sites.

The Applicant presented the proposed rezoning application at a properly noticed zoning workshop held on April 23, 2026. The purpose of the workshop was to inform residents of the proposed request, provide additional project details, and solicit public input regarding the proposed redevelopment.

## **Staff Analysis**

The Applicant requests approval to amend the Official Zoning Map from Commercial Corridor (CC) to Mall Mixed Use (MMU) for approximately ±25.61 acres.

The proposed rezoning is intended to implement the companion Future Land Use amendment and establish a zoning framework permitting integrated mixed-use development patterns, including residential, commercial, office, hospitality, entertainment, and complementary uses, subject to applicable development standards.

The proposed MMU zoning district is intended to:

- Support adaptive reuse and redevelopment of qualifying shopping center properties;
- Encourage integrated mixed-use development patterns;
- Promote economic diversification and long-term viability of commercial properties;
- Facilitate efficient use of existing infrastructure;
- Expand housing opportunities through integration of residential uses; and
- Encourage redevelopment consistent with established design and compatibility standards.

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The proposed rezoning does not authorize specific site development approval. Any future development proposals would remain subject to applicable development review processes, infrastructure analyses, concurrency requirements, and compliance with all applicable development standards.

Staff finds that the proposed rezoning establishes a regulatory framework intended to support long-term redevelopment opportunities while maintaining compatibility considerations and preserving the City's ability to regulate development intensity and design quality.

### **Comprehensive Plan Consistency Review**

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

#### ➤ **Future Land Use Element**

**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.*

**Objective 2.1:** *Future Land Use Map Adoption and implementation of the Future Land Use Map and the Element goals, objectives and policies herein as the official and primary standard governing land use, residential density and non-residential intensity in the City of Doral.*

**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.*

#### ➤ **Housing Element**

**Goal:** *A wide-range of housing options and prices that meet the needs of present and future residents and workers of the City of Doral.*

**Objective 4.1:** *Land Use and Site Design Ensure a sufficient, well-distributed housing inventory and a variety of residential densities are available within the City to accommodate projected housing needs.*

**Policy 4.1.7:** *Implement zoning regulations that promote innovative residential features, such as live-work units, single-room occupancy, and accessory apartments, to increase affordable housing opportunities for small households, especially within mixed use land use designations*

## **Land Development Regulations 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. City staff has reviewed the application and provides the following responses to each criterion:

### **(1) Consistency with the Comprehensive Plan**

The proposed rezoning is being processed concurrently with a companion Future Land Use amendment seeking to redesignate the Property from Business (B) to Mall Mixed Use (MMU). Approval of the proposed zoning amendment is contingent upon approval and effective adoption of the companion Comprehensive Plan amendment.

Upon adoption of the corresponding Future Land Use designation, Staff finds the proposed rezoning would be consistent with the Comprehensive Plan and support redevelopment objectives related to economic resilience, housing opportunities, sustainable growth, and efficient land use patterns.

### **(2) Consistency with Applicable Sections of the Land Development Code**

The proposed rezoning is consistent with the intent and purpose of the proposed Mall Mixed Use (MMU) zoning district, which establishes standards governing redevelopment, permitted uses, design requirements, and compatibility considerations for qualifying properties.

The amendment maintains the City's authority to regulate development intensity, site design, and compatibility with surrounding uses while providing opportunities for adaptive reuse and mixed-use redevelopment.

Accordingly, Staff finds the proposed rezoning 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.**

Staff finds that the proposed rezoning is justified by changed and changing conditions affecting regional shopping mall properties, the broader retail environment, and evolving land use patterns within the City and Miami-Dade County. Over recent years, shifts in consumer behavior, changing retail demand, and increased e-commerce activity have altered the long-term viability and development patterns traditionally associated with large-scale regional shopping centers.

These changing conditions have contributed to increased interest in the adaptive reuse and redevelopment of underutilized commercial properties into integrated mixed-use environments incorporating residential, commercial, employment, entertainment, and complementary uses. The introduction of residential uses within portions of qualifying regional shopping mall developments reflects broader redevelopment trends intended to support economic sustainability, efficient land utilization, and long-term property viability.

Additionally, the increasing regional demand for higher-density housing opportunities proximate to employment centers, commercial corridors, and existing infrastructure supports the transition of qualifying shopping center properties toward mixed-use development patterns. This trend reflects broader shifts occurring within the City and throughout Miami-Dade County, where traditionally single-use commercial areas are increasingly evolving into more integrated mixed-use environments designed to address changing housing needs, support economic activity, and promote more efficient land use patterns.

The proposed rezoning to Mall Mixed Use (MMU) provides a regulatory framework intended to respond to these evolving conditions by facilitating redevelopment opportunities within portions of an existing regional shopping mall while promoting reinvestment, economic resilience, housing opportunities, and long-term property viability. Furthermore, the proposed rezoning supports more efficient use of existing infrastructure and encourages redevelopment within already urbanized areas, consistent with contemporary planning practices emphasizing infill development, adaptive reuse, and sustainable growth patterns.

Accordingly, Staff finds that the proposed rezoning is justified by changed and changing conditions affecting regional commercial developments and represents an appropriate planning response to evolving economic conditions, housing demand, and redevelopment trends within the City and surrounding region.

b. Whether adequate sites already exist for the proposed district use.

Staff finds that, while properties currently exist within the City that accommodate commercial and mixed-use development patterns, the proposed Mall Mixed Use (MMU) district is specifically intended to address the unique redevelopment characteristics and opportunities associated with large-scale regional shopping center properties. The MMU district establishes a specialized regulatory framework designed to facilitate adaptive reuse, redevelopment, and integration of residential uses within qualifying commercial developments consisting of fifteen (15) acres or greater, which are not otherwise comprehensively addressed through existing zoning districts.

Additionally, the increasing demand for mixed-use environments and housing opportunities within proximity to employment centers, commercial corridors, and existing infrastructure supports the need for redevelopment tools tailored to underutilized or evolving regional commercial properties. The proposed rezoning would facilitate reinvestment in an existing developed site, rather than encouraging expansion into undeveloped areas, thereby promoting more efficient land use patterns and supporting infill redevelopment objectives.

Accordingly, Staff finds that although sites with existing commercial and mixed-use zoning may be available elsewhere within the City, the proposed rezoning serves a distinct planning purpose by establishing an appropriate zoning designation responsive to the redevelopment needs of qualifying regional shopping center properties and evolving market conditions. Therefore, adequate sites with comparable zoning frameworks do not presently exist to fully accommodate the intended redevelopment objectives of the proposed MMU district.

- c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Staff finds that the specific requirements established within the Land Development Code, including applicable development standards, design criteria, buffering and landscaping requirements, parking regulations, dimensional standards, and site plan review procedures, are adequate to ensure compatibility between future development within the proposed Mall Mixed Use (MMU) district and adjoining properties, consistent with the goals, objectives, and policies of the Comprehensive Plan.

Specifically, Ordinance No. 2026-10, amending Chapter 68 of the City of Doral Land Development Code by creating the “Mall Mixed Use District (MMU)”, establishes a regulatory framework governing the redevelopment of qualifying shopping center properties through standards addressing permitted uses, development parameters, design criteria, and integration of residential uses within mixed-use developments. The MMU district regulations are intended to promote compatibility with surrounding development patterns while ensuring redevelopment occurs in a coordinated and appropriately regulated manner.

Additionally, future development within the MMU district would remain subject to applicable development review processes, concurrency requirements, and site-specific evaluations to assess potential impacts related to traffic, infrastructure capacity, access, urban design, and adjacent land uses. Compliance with adopted standards governing building placement, circulation, open space, landscaping, and transitions between uses would further support compatibility with adjoining properties.

Furthermore, the subject property is located within an existing urbanized commercial area characterized by large-scale commercial development, established transportation infrastructure, and access to public facilities. The proposed rezoning does not authorize a specific development proposal but rather establishes a zoning framework under which future development proposals would be evaluated for consistency with adopted standards and compatibility requirements.

Accordingly, Staff finds that the regulations established under Ordinance No. 2026-10 and the applicable provisions of the Land Development Code provide adequate safeguards to ensure compatibility with adjoining properties and consistency with the Comprehensive Plan.

### **Level of Services Evaluation**

#### **Public Facilities Levels-of Service (LOS) Review**

Pursuant to Objective 10.4 and Policy 10.4.2 of the City’s Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table III provides information on public facilities and applicable agency reviews.

**Table III LOS Standards**

| <b>Public Facility</b>          | <b>LOS Standard</b>                                                                                                                                                                                                                 | <b>Agency Review</b>                                                                                   | <b>Response</b>                                            |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Potable Water                   | 126.82 gallons per capita per day                                                                                                                                                                                                   | Miami-Dade Water and Sewer Department (WASD)                                                           | DERM Memo (see Exhibit C)                                  |
| Sanitary Sewer                  | 100 gallons/capita day                                                                                                                                                                                                              | Miami-Dade Water and Sewer Department (WASD)                                                           | DERM Memo (see Exhibit C)                                  |
| Stormwater Drainage             | Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration                                                                              | Miami-Dade Department of Regulatory & Economic Resources                                               | DERM Memo (see Exhibit C)                                  |
| Solid Waste                     | 9.4 pounds/capita/day                                                                                                                                                                                                               | Miami-Dade Department of Solid Waste                                                                   | Dept. Solid Waste Memo (see Exhibit D)                     |
| Recreation and Open Space Lands | 4.5 acres per 1,000 residents                                                                                                                                                                                                       | City of Doral Planning and Zoning Department                                                           | (not applicable)                                           |
| Transportation                  | All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour. | Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department | City of Doral Public Works Department Memo (see Exhibit E) |
| Public Schools                  | 100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).                                                                                                                               | Miami-Dade Public County School                                                                        | Miami-Dade County Public Schools (not applicable)          |

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

### **Potable Water, Sanitary Sewer, and Solid Waste**

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the rezoning. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

### **Recreation and Open Space**

The rezoning would permit up to a maximum of 896 dwelling units (with creative excellence density bonuses) on the ±25.612-acre site. These units would have an estimated population of 2,240, which would generate a parkland need of ±10 acres. The City currently has 169 acres of developed parks, and 133 acres of new private parks with approved developments. The city has

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adequate parkland to support the residential component of this project at the adopted parks LOS standard.

### Transportation

The Doral Public Works Department has completed its review of the traffic analysis prepared by Vala Group for the proposed Zoning Map Amendment. Based on the Trip Generation analysis, there will be a reduction in Net New Trips for daily, morning, and afternoon peaks. The Public Works Department recommends approval. Refer to the “Public Works Traffic Analysis Comments” in “Exhibit E”.

### Public Schools

Miami-Dade Public Schools (MDCPS) has conducted a preliminary public school concurrency review of this application and has determined that concurrency would be met with all applicable LOS Standards in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County. However, a final determination of public-school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. Refer to the MDCPS “Preliminary Concurrency Analysis” provided in “Exhibit F”.

### Recommendation

Staff recommends that the Mayor and City Council approve the proposed amendment to the Official Zoning Map to change the zoning 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 by Folio Nos. 35-3032-008-0050; 35-3032-008-0140; and a Portion of 35-3032-008-0010, from Commercial Corridor (CC) to Mall Mixed Use (MMU), subject to approval and effective adoption of the companion Future Land Use Map amendment application LAND-2511-0031.