

RESOLUTION No. 25-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE EIGHTH AMENDMENT TO THE SETTLEMENT AGREEMENT BETWEEN CENTURY MIDTOWN PROPERTIES, LLC, CENTURY TOWN CENTER 1, LLC ("CTC-1"), AND CENTURY TOWN CENTER 2, LLC ("CTC-2") AND THE CITY OF DORAL; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a settlement agreement, dated June 12, 2005 (the "Settlement Agreement"), was entered into by the City of Doral ("City") and the then owners of a certain ±465 acre parcel of land located in Section 8, Township 53 South, Range 40 East in the City of Doral, Florida (the "Original Parcel") to address the concerns of the City with respect to the development of the Original Parcel; and

WHEREAS, the Settlement Agreement was entered into by the parties to assure the City of the performance of certain obligations and the commitment to certain restrictions on the Original Parcel, including infrastructure improvements, as a settlement to litigation proceedings between the parties; and

WHEREAS, over time the Original Parcel has been divided into smaller parcels and conveyed to various owners; and

WHEREAS, as a result of requested changes to development programs associated with the smaller parcels, the Settlement Agreement has been modified seven (7) times: the First Amendment to Settlement Agreement, approved by the City of Doral on February 12, 2007, pursuant to Resolution No. 07-06; the Second Amendment to Settlement Agreement, recorded in Official Records Book 26842 at Page 4067 of the Public Records of Miami-Dade County, Florida; the Third Amendment to Settlement Agreement, recorded in Official Records Book 29252 at Page 1882 of the Public Records of Miami-Dade County,

Florida, the Fourth Amendment to the Settlement Agreement, pursuant to Resolution No. 15-209, passed and adopted by the City on October 21, 2015, recorded in Official Records Book 30347 at Pages 1824 - 1955 the Fifth Amendment to the Settlement Agreement, pursuant to Resolution No. 21-248, passed and adopted by the City on October 27, 2021, as recorded in Official Records Book 33275, Page 359 of the Public Records of Miami-Dade County; the Sixth Amendment to the Settlement Agreement was approved by the City Council on April 26, 2023 via Resolution No. 23-59 as recorded in Official Records Book 34070 at Page 2796 of the Public Records of Miami Dade County; and the Seventh Amendment to the Settlement Agreement was approved by the City Council on August 14, 2024 via Resolution No. 24-201 as recorded in Official Records Book 34459 at Pages 3156 - 3170 of the Public Records of Miami Dade County; and

WHEREAS, as set forth above, a Fifth Amendment to Settlement Agreement (“Fifth Amendment”) was entered into between Century Town Center 1, LLC (“CTC-1”), Century Town Center 2, LLC (“CTC-2”), and Century Midtown Properties, LLC (“Century Midtown”) (collectively, the “Developer”) and the City; and

WHEREAS, the Fifth Amendment included a proposed future conveyance of an off-site parcel, consisting of approximately fifty (50) acres, which is located generally on the north side of NW 74th Street and west of NW 107 Avenue (Folio 35-3007-008-4680) (“Off-Site Parcel”) in exchange for additional residential units, and to help mitigate the impact of said units on the City’s park and recreation facilities; and

WHEREAS, the vast majority of the Off-Site Parcel is wetland, and the entirety of the Off-Site Parcel is presently under a Conservation Easement to the benefit of the Water Management District and the Army Corp. of Engineers recorded in Official Record Book

20778, Page 2621 and amended through the First Amendment to the Conservation Easement recorded in Official Record Book 27780, Pages 4630-4750 Official Records of Miami-Dade County, for the purpose of preserving, enhancing and restoring wetlands within the Water Management District's jurisdiction (the "Conservation Easement"); and

WHEREAS, after performing its due diligence, the City has determined that conveyance of the Off-Site Parcel to the City would result in substantial and costly maintenance obligations to the City, and could also create potential liability; and

WHEREAS, in addition to the above, as a result of the Conservation Easements, in the City's opinion, it would be severely limited in its ability to utilize the Off-Site Parcel for its original intended use as a recreational area for the public, including the provision of public view corridors, which frustrates the purpose and intent of the original proposed conveyance; and

WHEREAS, CTC-1 and CTC-2 have requested a Fifth Modification to the Master Development Agreement, and a Modification to the Declaration of Restrictions relating to the Off-Site Parcel provision to (1) provide that CTC-2 shall provide a payment in lieu of the identified parcel which will provide the City with additional funds for parks and recreation acquisitions, improvements, maintenance, and programming, and (2) provide that CTC-2 shall provide an in-kind contribution to a City parks project, to alleviate the City's substantial maintenance obligation and potential liability tied to the parcel conveyance, which contributions shall fulfill the Developer's obligation as contemplated in the Fifth Amendment to the Settlement Agreement; and

WHEREAS, in connection with the aforementioned modifications, the Developer seeks to amend a portion of Section 6 of the Settlement Agreement, as amended, in

accordance with the terms and conditions set forth in this Eighth Amendment to the Settlement Agreement; and

WHEREAS, on October 8, 2025, the Mayor and City Council held a public hearing and after careful review and deliberation hereby find it to be in the best interest of its residents to approve the Eighth Amendment to the Settlement Agreement between the Developer and the City of Doral.

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

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Approval. The City Council of the City of Doral hereby approves the Eighth Modification to the Settlement Agreement, attached hereto and incorporated herein as "Exhibit A."

Section 3. Recordation. This Resolution and the Eighth Modification to the Settlement Agreement (Exhibit "A") shall be recorded in the public records of Miami-Dade County, Florida, with the Applicant to pay the cost thereof.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

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 Maureen Porras	_____
Councilwoman Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED this 8 day of October, 2025.

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