



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 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; 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”) is requesting approval of a Small-Scale Future Land Use Map (FLUM) amendment to amend the City of Doral Comprehensive Plan Future Land Use designation for approximately ±25.61 acres from Business (B) to Mall Mixed Use (MMU). The Applicant presented the FLUM amendment 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	2026-11	Ordinance – FLUM Amendment
6/10/2026	2026-12	Ordinance – Rezoning

FINANCIAL INFORMATION: (IF APPLICABLE)

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

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).

*Council Meeting
August 12, 2026*

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – FLUM
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Exhibit F – MDCPS
- G. Exhibit G - Proposed FLUM Amendment Map
- H. 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/ International Mall –
Future Land Use Map (FLUM) Amendment**

Introduction

Greystar Development East, LLC (the “Applicant”) is requesting approval of a Small-Scale Future Land Use Map (FLUM) amendment to amend the City of Doral Comprehensive Plan Future Land Use designation for 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 Business (B) to Mall Mixed Use (MMU). A copy of the letter of intent and application is provided in “Exhibit A.”

The proposed FLUM amendment application is being submitted concurrently with a companion rezoning application (LAND-2511-0033) to amend the City’s Official Zoning Map to change the zoning designation for the Property from Corridor Commercial (CC) to Mall Mixed Use (MMU). Approval of the proposed rezoning is contingent upon the approval and effective adoption of the corresponding Comprehensive Plan text and map 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).

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

Property Information

Table I provides a brief overview of the subject project.

Table I		
Greystar Development East, LLC/ International Mall – FLUM Amendment		
Property Information		
	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	Corridor Commercial (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.

Table II				
Greystar Development East, LLC/ International Mall – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses	Industrial (I)	Industrial (I)	None
South	Regional Mall	Business (B)	Corridor Commercial (CC)	None
East	Auto Dealership	Business (B)	Corridor Commercial (CC)	None
West	Commercial/ Retail	Business (B)	Corridor Commercial (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

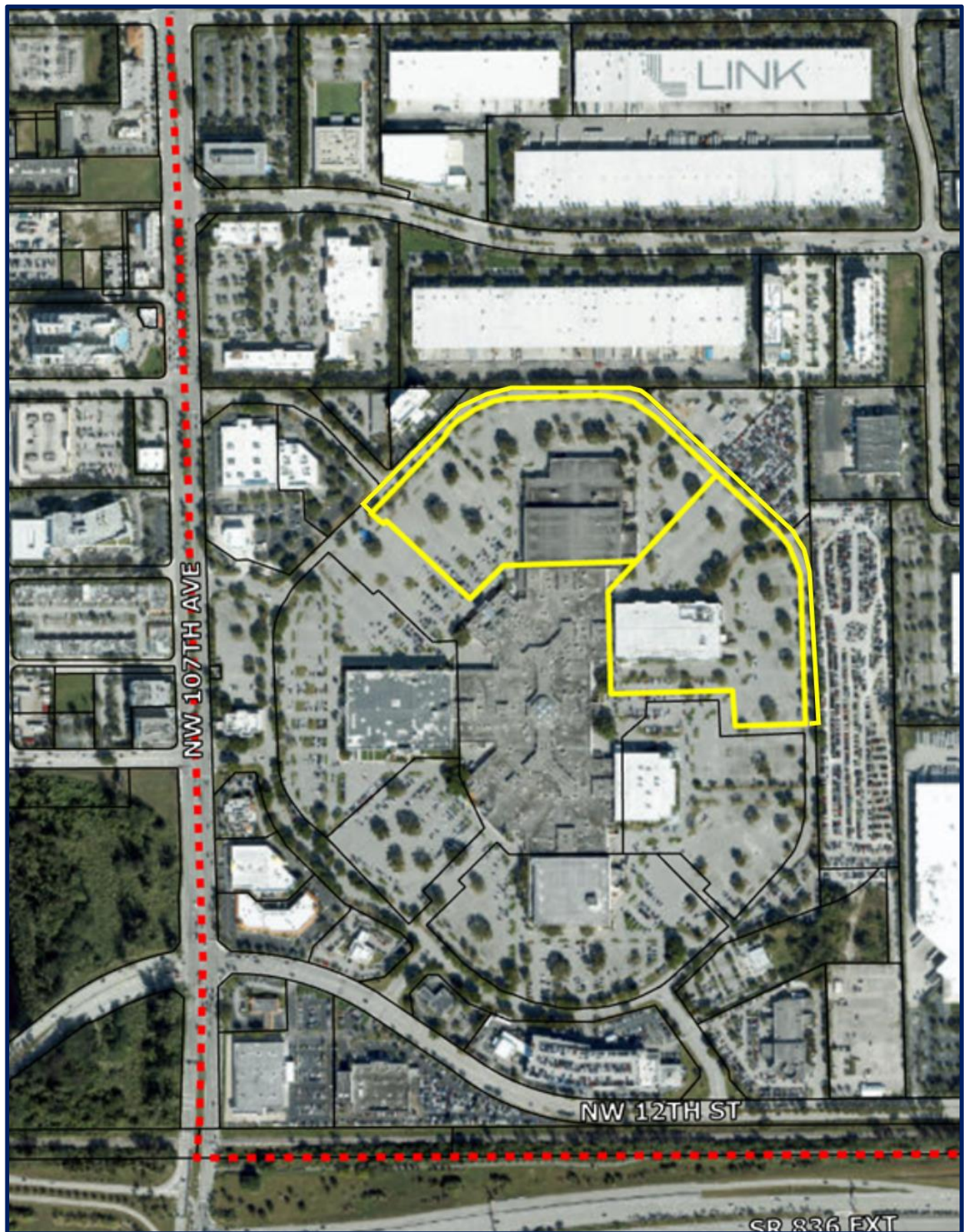


Image 4. Northside of the property



Image 5. 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 designated Business (B) on the City's Comprehensive Plan Future Land Use Map. The Applicant has submitted an application requesting a Small-Scale Future Land Use Map (FLUM) amendment to change the Property's Future Land Use designation from Business (B) to Mall Mixed Use (MMU).

Additionally, the Applicant has concurrently filed a companion Official Zoning Map amendment application (LAND-2511-0033) seeking to rezone the Property from Corridor Commercial (CC) to Mall Mixed Use (MMU).

The proposed FLUM amendment is intended to establish a land use framework that supports redevelopment opportunities within portions of an existing regional shopping mall property through integrated mixed-use development patterns, including residential uses, while facilitating redevelopment consistent with the City's vision for adaptive reuse, economic resilience, and mixed-use activity centers.

The Applicant presented the proposed FLUM amendment 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 Future Land Use designation for approximately ±25.61 acres from Business (B) to Mall Mixed Use (MMU).

The proposed MMU Future Land Use designation is intended to provide a planning framework supporting redevelopment of qualifying shopping center properties through integrated mixed-use environments that may incorporate residential, commercial, office, entertainment, hospitality, and complementary uses.

The proposed amendment is intended to:

- Support adaptive reuse and redevelopment of regional shopping center properties;
- Promote economic resilience and reinvestment in existing commercial areas;
- Encourage integrated mixed-use development patterns;
- Expand housing opportunities proximate to employment centers and infrastructure;
- Support efficient utilization of existing public facilities and infrastructure; and
- Facilitate redevelopment within already urbanized areas.

The increasing regional demand for higher-density housing opportunities near employment centers and established infrastructure further supports redevelopment of large-scale commercial properties into mixed-use environments. This trend reflects broader shifts occurring within the City and throughout Miami-Dade County, where traditionally single-use commercial areas are increasingly transitioning toward more integrated development patterns designed to address evolving housing and economic needs.

Staff finds the proposed amendment represents an appropriate planning response to changing market conditions affecting regional shopping center properties and supports redevelopment objectives consistent with contemporary land use planning principles.

Land Development Regulations Consistency Review

Pursuant to section 53-213(c) of the City's Land Development Code, the Mayor and City Council when reviewing a comprehensive plan amendment, must consider the following criteria. City staff has reviewed the application and provides the following responses to each criteria:

(1) Consistency with the Comprehensive Plan

Staff reviewed the proposed amendment for consistency with the Comprehensive Plan and finds that the amendment supports goals and policies related to economic development, sustainable growth, redevelopment of existing commercial areas, housing opportunities, and efficient land use patterns.

The proposed amendment promotes redevelopment within an existing urbanized area served by infrastructure and public facilities, thereby supporting infill and adaptive reuse objectives.

Accordingly, Staff finds that the proposed amendment is consistent with the Comprehensive Plan when considered in its entirety.

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

The subject property is located within an established commercial area characterized by regional-scale commercial development and supporting infrastructure. Future redevelopment under the proposed MMU designation would remain subject to applicable zoning regulations, design standards, and development review procedures intended to ensure compatibility with surrounding properties.

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

Public Facility	LOS Standard	Agency Review	Response
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 FLUM amendment 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 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 City of Doral Comprehensive Plan Future Land Use Map changing the 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 Business (B) to Mall Mixed Use (MMU).