

RESOLUTION No. 25-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL/DENIAL 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 OFFICE (O) TO OFFICE AND RESIDENTIAL (OR) FOR ±4.95 ACRES GENERALLY LOCATED AT 3285 NW 107 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Eurocon, LLC (the “Applicant”), is seeking a small-scale land use amendment (the "Application") to the City of Doral (“City”) comprehensive plan Future Land Use Map (“FLUM”) from Office (O) to Office and Residential (OR) for ±4.95 acres generally located at 3285 NW 107 Avenue, further identified by a portion of folio number 35-3029-100-0010, as legally described in “Exhibit A”; and

WHEREAS, the proposed FLUM amendment is being submitted concurrently with a zoning map amendment from Office-3 (O-3) to Multifamily-4 (MF-4) District; and

WHEREAS, on October 22, 2025, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the proposed FLUM amendment and provided comments to Applicant and City staff; and

WHEREAS, on December 10, 2025, 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 proposed FLUM amendment as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, after careful review of the application, City staff finds that the Application is in compliance with the City’s Comprehensive Plan and consistent with Section 163.3184, Florida Statutes; and

WHEREAS, the Mayor and City Council finds that the adoption of the proposed FLUM amendment is consistent with the City's Comprehensive Plan, and 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 amendment to the City's Comprehensive Plan, Future Land Use Map, to change the land use designation on the Property from Office (O) to Office and Residential (OR) for ±4.95 acres generally located at 3285 NW 107 Avenue, further identified by a portion of folio number 35-3029-100-001, as 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 DECEMBER, 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