

**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, AN AMENDMENT TO CHAPTER 68 “LAND USES AND ZONING DISTRICTS”, ARTICLE V “MIXED USE DISTRICTS” OF THE CITY OF DORAL LAND DEVELOPMENT CODE BY CREATING DIVISION 6, “MALL MIXED USE DISTRICT (MMU)” ZONING DISTRICT; ESTABLISHING PURPOSE AND INTENT, APPLICABILITY, PERMITTED AND PROHIBITED USES, DEVELOPMENT STANDARDS, DESIGN CRITERIA, AND DEVELOPMENT REVIEW PROCEDURES FOR REGIONAL SHOPPING MALL PROPERTIES FIFTEEN (15) ACRES OR GREATER; PROVIDING FOR THE INTEGRATION OF RESIDENTIAL USES WITHIN QUALIFYING DEVELOPMENTS; PROVIDING FOR AMENDMENTS TO THE CITY’S OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Doral (“City”) adopted the Land Development Code (“LDC”) to establish regulations governing land use, zoning, development, and redevelopment within the City in furtherance of the public health, safety, and welfare; and

**WHEREAS**, the Mayor and City Council, sitting as the Local Planning Agency (“LPA”), recognize evolving economic conditions and redevelopment trends affecting regional shopping centers and large-scale commercial properties; and

**WHEREAS**, the proposed amendment seeks to create Division 6, “Mall Mixed Use District (MMU),” of Article V “Mixed Use Districts” within Chapter 68 “Land Uses and Zoning Districts” of the Land Development Code to establish a new zoning district and framework applicable to qualifying regional shopping mall properties consisting of fifteen (15) acres or greater that are within the Mall Mixed Use Future Land Use designation; and

**WHEREAS**, the proposed MMU District is intended to facilitate integrated mixed-use development patterns by establishing regulations governing permitted uses, development standards, design criteria, and opportunities for residential uses within qualifying regional shopping mall developments; and

**WHEREAS**, the proposed amendment is intended to support adaptive reuse, redevelopment opportunities, economic resilience, efficient use of existing infrastructure, and long-term community development objectives while promoting compatibility with surrounding uses; and

**WHEREAS**, the proposed amendment further provides a mechanism for amendments to the Official Zoning Map to designate qualifying properties as Mall Mixed Use District (MMU) pursuant to applicable approval processes; and

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes, and applicable provisions of the Land Development Code, the Local Planning Agency is required to review proposed Land Development Code amendments and provide recommendations regarding consistency with the Comprehensive Plan and the public health, safety, and welfare; and

**WHEREAS**, on June 10, 2026, the Mayor and City Council, sitting as the Local Planning Agency, conducted a duly noticed public hearing and reviewed the Staff Report, application materials, and public testimony regarding the proposed amendment; and

**WHEREAS**, the Local Planning Agency considered whether the proposed amendment is consistent with the City's Comprehensive Plan, applicable provisions of the Land Development Code, and promotes orderly growth and development.

**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 “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

**Section 2. Decision.** The Local Planning Agency hereby recommends that the proposed amendment to Article V of Chapter 68 of the Land Development Code to create Division 6, “Mall Mixed Use District (MMU),” thereby establishing said newly created zoning district, associated purpose and intent, applicability, permitted uses, development standards, design criteria, and residential integration provisions as set forth in Exhibit “A” be approved/denied/or go forward without a recommendation.

**Section 3. Effective Date.** This Resolution will become effective after adoption by the Local Planning Agency.

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