

**ORDINANCE No. 2025-49**

**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 OFFICE (O) TO OFFICE AND RESIDENTIAL (OR) FOR ±4.95 ACRES GENERALLY LOCATED AT 3285 NW 107 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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**, on December 10, 2025, and March 11, 2026, the City Council of the City of Doral has held the required public hearings, duly noticed in accordance with the law; and

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**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 ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA AS FOLLOWS:**

**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. Approval.** The Mayor and City Council of the City of Doral hereby approve the amendment to the City's 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, further identified by folio number 35-3029-100-001, as depicted in "Exhibit B," which is attached hereto and made a part thereof.

**Section 3. Severability.** That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

**Section 4. Conflicts.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

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**Section 5. Effective Date.** This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by \_\_\_\_\_, who moved its adoption. The motion was seconded by \_\_\_\_\_ 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 AND ADOPTED on FIRST READING this 10 day of December, 2025.

PASSED AND ADOPTED on SECOND READING this 11 day of March, 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

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