



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

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

### DEPARTMENT RECOMMENDATION:

Approval

### BRIEF HISTORY:

Century Town Center 1, LLC and Century Town Center 2, LLC, is requesting approval of the proposed Eighth Amendment to the Settlement Agreement, which seeks to revise certain mitigation obligations initially tied to the conveyance of an off-site parcel by substituting a financial contribution in lieu of land transfer.

### LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

### FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.			
2.			
Total:			

**Fiscal Impact Statement:** The proposed item has a fiscal impact on revenues and/or expenditures of \$ 0

**STRATEGIC PLAN ALIGNMENT:**

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**ATTACHMENT(S):**

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



# Memorandum

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Date: October 8, 2025

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas  
City Manager

Department: Michelle M. Lopez  
The Corradino Group  
Interim Planning & Zoning Director

Subject: **Century Midtown Properties – Eighth Modification to Settlement Agreement**

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## **Introduction**

Century Town Center 1, LLC and Century Town Center 2, LLC, is requesting approval of the proposed Eighth Amendment to the Settlement Agreement, which seeks to revise certain mitigation obligations initially tied to the conveyance of an off-site parcel by substituting a financial contribution in lieu of land transfer.

## **Background**

The original Settlement Agreement, dated June 12, 2005, was executed between the City of Doral and the owners of approximately 465 acres of land in Section 8, Township 53 South, Range 40 East, Doral, Florida. This agreement resolved litigation proceedings and outlined obligations related to infrastructure improvements and development restrictions.

Since 2005, the Original Parcel has been subdivided and conveyed to various entities, with the Settlement Agreement modified seven times to reflect evolving development programs and ownership:

- **First Amendment:** February 12, 2007 (Res. No. 07-06)
- **Second through Seventh Amendments:** Recorded and adopted via Resolutions and public records from 2007 through 2024, with the most recent being Resolution No. 24-201 on August 14, 2024.

The **Fifth Amendment** (Res. No. 21-248, October 27, 2021) included a commitment from the Developer to convey approximately 50 acres of an off-site parcel—predominantly wetlands—located north of NW 74th Street and west of NW 107th Avenue (Folio 35-3007-008-4680) to the City. This conveyance was intended to serve as mitigation for additional residential units by supporting future park and recreation space.

Subsequent due diligence revealed that the Off-Site Parcel is subject to an existing Conservation Easement recorded in favor of the South Florida Water Management District and U.S. Army Corps of Engineers. These restrictions severely limit the parcel's usability for public park purposes and impose significant maintenance and liability burdens on the City.

### **Request**

The Developer now requests the following modifications through the **Eighth Amendment** to the Settlement Agreement:

1. **Elimination of the Off-Site Parcel Conveyance Requirement:** Given the limitations and burdens associated with the Conservation Easement, the Developer proposes to release the City from the obligation to accept the Off-Site Parcel.
2. **Substitution of Mitigation Method:** In lieu of the land conveyance, the Developer will provide a **one-time financial contribution** to the City. This contribution is intended to fulfill the Developer's mitigation obligations as originally contemplated and will support the acquisition, improvement, maintenance, and programming of City park and recreation facilities.
3. **Modification to Section 6 of the Settlement Agreement:** The amended language removes all references to the Off-Site Parcel and replaces them with terms related to the financial contribution. The Developer also agrees not to seek Certificates of Occupancy for more than 505 residential units until the full payment is made to the City.

**Off Site Parcel (Nature Preserve)**

