

ORDINANCE No. 2026-18

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FOURTH AMENDMENT TO THE DOWNTOWN DORAL MASTER DEVELOPMENT AGREEMENT AND MODIFICATIONS TO THE DOWNTOWN DORAL URBAN REGULATIONS (PATTERN BOOK); PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CM Doral Development Company LLC ("Applicant"), the master developer of Downtown Doral, submitted an application requesting approval of:

1. A Fourth Amendment to the Downtown Doral Master Development Agreement ("MDA"), pursuant to Sections 163.3225 and 163.3237, Florida Statutes;
2. Modifications to the Downtown Doral Urban Regulations ("Pattern Book"); and

WHEREAS, the Downtown Doral MDA was originally approved by the City Council on August 22, 2006, and recorded in Official Records Book 24968, Page 2689, Public Records of Miami-Dade County, Florida; and

WHEREAS, the MDA has been amended by that certain First Amendment to Master Development Agreement dated May 4, 2012, and recorded in Official Records Book 28099 at Page 1 in the public records of Miami-Dade County, Florida, and Second Master Development Agreement dated October 24, 2016, and recorded in Official Records Book 30287 at Page 843 in the public records of Miami-Dade County, Florida; and

WHEREAS, the Master Development Agreement was further modified by that certain Notice of Administrative Approval of Minor Modifications dated March 22, 2018, and recorded in Official Records Book 30911 at Page 7 in the public records of Miami-

Dade County, Florida, as well as by a Third Master Development Agreement dated April 22, 2022 and recorded in Official Records Book 33174 at Page 4651 in the public records of Miami-Dade County, Florida; and

WHEREAS, the Applicant proposes to amend the Master Development Agreement to provide additional flexibility in the implementation of the Downtown Doral development program in response to changing market conditions while maintaining consistency with the City's Comprehensive Plan and Chapter 163, Florida Statutes; and

WHEREAS, the proposed Fourth Amendment to the MDA includes, among other modifications:

- Increasing the maximum permitted building height to the maximum allowable by the Federal Aviation Administration (FAA) and the Miami-Dade County Department of Aviation (MDAD);
- Eliminating the limitation that only 100,000 sf of Office use could be converted to Residential use, and specifying that any use may be converted to Residential development entitlements up to 35 dwelling units per gross acre;
- Revising Paragraph 5 of the MDA to reflect previously approved entitlement transfers associated with retail development pursuant to the Land Use Equivalency Matrix;
- Adding "Hotel" as a permitted use within Downtown Doral; and
- Allowing the conversion of up to 100,000 square feet of Office development entitlement to the Hotel use; and

WHEREAS, the Applicant also requests modifications to the Downtown Doral Pattern Book to incorporate approximately 1.84 acres currently located within the

Downtown Doral South DMU into the Downtown Doral Urban Regulations and establish development standards applicable to the proposed residential neighborhood; and

WHEREAS, on August 12, 2026, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed Fourth Amendment to Master Development Agreement and modification to the Pattern Book for Downtown Doral DMU as required by state law and local ordinances; and

WHEREAS, on September 9, 2026, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed Fourth Amendment to Master Development Agreement and modification to the Pattern Book for Downtown Doral DMU as required by state law and local ordinances; and

WHEREAS, the City Council finds that the requested amendments are consistent with the City's Comprehensive Plan, the City of Doral Land Development Code, the Downtown Mixed Use (DMU) regulations, Chapter 163, Florida Statutes, and the public health, safety, and welfare.

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 of Fourth Amendment. The Mayor and City Council hereby approves the Fourth Amendment to the Downtown Doral Master Development Agreement attached hereto as Exhibit "A", subject to the conditions contained therein.

Section 3. Approval of Pattern Book Modifications. The City Council hereby approves the amendments to the Downtown Doral Urban Regulations (Pattern Book), attached hereto as Exhibit "B", incorporating the South Transfer Property and the associated development regulations.

Section 4. Severability. If any section, subsection, clause or provision of this Ordinance is held invalid, the reminder shall not be affected by such invalidity.

Section 5. Effective Date. This Ordinance shall become effective as provided by law.

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 12 day of August, 2026.

PASSED AND ADOPTED on SECOND READING this ____ day of _____, 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

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as strikethrough.