

**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, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM OFFICE-3 (O-3) TO MULTIFAMILY RESIDENTIAL-4 (MF-4) FOR ±4.95 ACRES FOR THE PROPERTY LOCATED AT 3285 NW 107 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Eurocon, LLC, (the "Applicant") has submitted an application requesting an amendment to the City's Official Zoning Map from Office-3 (O-3) to Multifamily-4 (MF-4) for the property located 3285 NW 107 Avenue (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser Folio No. 35-3029-100-0010. A copy of the letter of intent and application is provided in "Exhibit A."; and

**WHEREAS**, the proposed zoning map amendment is being submitted concurrently with a small-scale land use amendment to the Future Land Use Map (FLUM) from "Office" (O) to "Office and Residential" (O-R); 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 rezoning application and provide 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 amendment to the City's Official Zoning Map as required by state law and local ordinances, and recommended its adoption; and

**WHEREAS**, City of Doral staff finds that the procedures for reviewing and recommending on a proposed zoning map amendment are provided in section 53-213 of the City's Land Development Code and that the proposed zoning map amendment has met those criteria and standards; and

**WHEREAS**, the Mayor and City Council find that the adoption of the zoning map amendment 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 an amendment to the City's Official Zoning Map from Office-3 (O-3) to Multifamily-4 (MF-4) for the property located at 3285 NW 107 Avenue (the "Property"), 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