

ORDINANCE No. 2026-14

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MODIFICATION TO THE MIAMI INTERNATIONAL MALL CONSOLIDATED DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER TO ALLOW RESIDENTIAL DEVELOPMENT WITHIN CERTAIN PARCELS OF THE DRI TOTALING APPROXIMATELY 25.612 ACRES, FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; FINDING THAT SUCH CHANGE DOES NOT REQUIRE REVIEW PURSUANT TO SECTION 380.06, F.S.; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on December 3, 1979, the Miami-Dade County ("County") Board of County Commissioners ("BOCC"), adopted Resolution Nos. Z-263-79 and Z-263A-79, which constitutes a development order (the "Development Order") in accordance with the provisions of Chapter 380, Florida Statutes, for the original "Miami International Mall DRI" (the "DRI"), providing for the development of a regional shopping center; and

WHEREAS, the County amended the Development Order by the adoption of Resolution Nos. Z-92-82 (the Miami International Mall Peripheral DRI), Z-3-83, Z-157-86 and Z-62-87; and

WHEREAS, the City of Doral ("City") incorporated in 2003, thereby becoming the local governing authority with jurisdiction over the DRI; and

WHEREAS, the City adopted Resolution Nos. Z05-31 and 12-91, further amending the DRI Development Order, including a consolidation of the original DRI with the Miami International Mall Peripheral DRI, now referred to as the "Miami International Mall Consolidated DRI"; and

WHEREAS, in 2018, pursuant to Ch. 2018-158, Laws of Florida, the legislature substantially amended Chapter 380, Florida Statutes, to provide local governments with

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the sole authority to approve, deny, or amend existing DRI development orders in accordance with its comprehensive plan and land development regulations; and

WHEREAS, Greystar Development East, LLC (the “Applicant”), on behalf of EWE Retail II LTD., JCP International I LLC, and West Dade County Associates (collectively, the “Property Owners”), submitted an application requesting approval of a modification to the DRI Development Order as it relates to certain Property, as defined below; and

WHEREAS, the subject properties are generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, Doral, Florida, comprising approximately ±25.612 acres, and identified by Folio Numbers 35-3032-008-0050; 35-3032-008-0140, and a portion of 35-3032-008-0010 (the “Property”); and

WHEREAS, the Applicant is seeking modification of the existing DRI to allow residential development in an amount not to exceed 896 dwelling units limited to the parcels identified as the Property within the DRI, in accordance with the Master Development Agreement between the City and the Owners approved pursuant to Ordinance No. 2026-15 (the “Proposed Changes”); and

WHEREAS, the proposed DRI modification for the Proposed Changes is intended to facilitate redevelopment of portions of the Miami International Mall area consistent with evolving land use patterns and the City’s long-term planning objectives; and

WHEREAS, City staff reviewed the application and proposed DRI modification for consistency with applicable statutes, the City’s Comprehensive Plan, infrastructure capacity, transportation impacts, and applicable development standards; and

WHEREAS, the proposed DRI modification is contingent upon the approval and effectiveness of Ordinance Nos. 2026-09, 2026-10, 2026-11, and 2026-12, which create

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and implement the Mall Mixed Use future land use designation and Mall Mixed Use land development regulations, and assign the Property such future land use designation and zoning classification on the City's Future Land Use Map and Official Zoning Map to permit residential development; and **WHEREAS**, on June 10, 2026, the Mayor and City Council conducted duly noticed public hearing, considered the application, staff reports, recommendations, public testimony, and evidence presented by the Applicant and interested parties; and

WHEREAS, the Mayor and City Council determine that approval of the proposed DRI modification is consistent with applicable law and serves 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. Findings of Fact and Conclusions of Law. The Mayor and City Council hereby find and determine as follows:

1. The proposed modification seeks authorization for residential development in an amount not to exceed 896 dwelling units limited to certain parcels within the DRI totaling approximately ±25.612 acres located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, in accordance with an associated Master Development

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Agreement between the City and the Owners approved pursuant to Ordinance No. 2026-15.

2. The Proposed Changes have been evaluated for impacts related to transportation, infrastructure, public services, and consistency with local planning objectives.
3. The Proposed Changes are consistent with the City's Comprehensive Plan, the City's Land Development Regulations, the public interest and applicable regulatory requirements.

Section 3. Approval of DRI Development Order Modification. The Mayor and City Council hereby approve the modification of the Miami International Mall Consolidated DRI Development Order, by the addition of Condition #17 as follows:

17. Notwithstanding anything to contrary, based on a maximum permitted base density of twenty-five (25) dwelling units per acre, and up to a maximum not to exceed thirty-five (35) dwelling units per gross acre with density bonuses (provided that the City Council approves density bonus in accordance with the Creative Excellence standards in the City's Land Development Code), a maximum of 896 residential dwelling units may be permitted to be developed within the 25.612 acres at the north side of the Miami International Mall Consolidated DRI (the "Residential Development Area") as more specifically described in that certain Boundary Survey prepared by J. Hernandez & Associates Inc. Land Surveyors and Mappers, with a last revision date of May 1, 2025, consisting of eleven (13) sheets, and attached hereby as Exhibit "D", and as provided in the Master Development Agreement approved by Ordinance No. 2026- , as may be amended.

The modified DRI Development Order shall remain subject to all previously approved conditions not expressly amended herein.

Section 4. Development Order. The Development Order, as previously amended, and as further amended herein, is hereby approved and confirmed in accordance with the terms hereof.

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Section 5. Restatement. Except as provided for in this Ordinance, the Development Order and all prior amendments for the DRI shall remain in full force and effect, in accordance with the terms and conditions provided herein.

Section 6. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. Effective Date. This Ordinance shall become effective as provided by law, provided that Ordinance Nos. 2026-09, 2026-10, 2026-11, and 2026-12 become effective. In the event any of the foregoing ordinances do not become effective, this Ordinance shall be deemed null and void and of no further force or effect.

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 June, 2026.

PASSED AND ADOPTED on SECOND READING this 12 day of August, 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

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