



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A PUBLIC RIGHT-OF-WAY VACATION OF NW 52 TERRACE IN DOWNTOWN DORAL, ADJACENT TO THE PROPERTIES WITH FOLIO NUMBERS 35-3022-018-0010, 35-3022-018-0020, 35-3022-018-0030, AND 35-3022-018-0040, FOR THE PROPOSED HOUSING DEVELOPMENT NAMED “LA JOYA”; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS FOR THIS PROVISION UPON APPROVAL OF A SECOND READING BY THE CITY COUNCIL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

### DEPARTMENT RECOMMENDATION:

Approval

### BRIEF HISTORY:

Codina submitted an application for the right-of-way vacation of NW 52<sup>nd</sup> Terrace adjacent to the properties with Folio Numbers 35-3022-018-0010, 35-3022-018-0020, 35-3022-018-0030, AND 35-3022-018-0040, for the proposed development named “La Joya”. The proposed development will be constructed within the mentioned Folios and is planned to have one hundred thirty-five (135) single family units within private roads. Codina is also currently working on a re-plating process for the proposed development.

NW 52<sup>nd</sup> Terrace is a City public right-of-way between the mentioned properties and only provides access to the mentioned adjacent properties through NW 53<sup>rd</sup> Street. The corridor does not provide access to any other area within Downtown Doral, west, south, or east of the area in discussion.



On January 15, 2026, the first reading of the Right-of-Way Vacation Ordinance, Ordinance 2026-02, was approved establishing the process for this purpose. The second reading was approved by the City Council on February 18, 2026 (approved 4-0, 1 absent). The adopted Ordinance establishes the necessary steps for the right-of-way vacation which includes various requirements from the applicant and the City. The Ordinance establishes that a right-of-way vacation application can be filed by the owner of record of property abutting or bounding the right-of-way sought to be vacated by the City. The request shall be made in writing upon an application form furnished by the Public Works Department.

The Public Works Department has already reviewed the application and recommends approval. In order to expedite the process, the first reading is being submitted for review and City Council approval while all required documentation is obtained. Once all documents and requirements are fulfilled/obtained, the second reading will be submitted.

**LEGISLATIVE ACTION: (IF APPLICABLE)**

Date:	Resolution/Ordinance No.	Comments

**FINANCIAL INFORMATION: (IF APPLICABLE)**

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
<b>Fiscal Impact Statement:</b> The proposed item has no fiscal impact.			

**STRATEGIC PLAN ALIGNMENT:**

This item follows the Transportation, Mobility, and Parking strategic initiative to conduct the City's Parking Master Plan.

**ATTACHMENT(S):**

- A. Ordinance