

RESOLUTION No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SITE PLAN FOR GREYSTAR DEVELOPMENT EAST, LLC, FOR ±7.33-ACRES OF PROPERTY LOCATED AT 1625 NORTHWEST 107 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO RESIDENTIAL PHASE 1 OF THE MASTER DEVELOPMENT AGREEMENT WITH THE CITY AND SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Greystar Development East, LLC, a Florida Limited Liability Company (the "Applicant") is seeking site plan approval for a portion of the property located at 1625 NW 107 Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3032-008-0050 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, the Applicant is a party to a Master Development Agreement (MDA) governing the redevelopment of a portion of the Miami International Mall (the "Mall"), which includes the Property, and was approved by the City Council pursuant to Ordinance No. 2026-15; and

WHEREAS, the MDA contemplates the redevelopment of the Mall into three (3) separate residential development sites, identified as Residential Phase 1, Residential Phase 2, and Residential Phase 3, in accordance with the Concept Master Site Plan and the development program set forth in the MDA; and

WHEREAS, the instant site plan is pursuant to Residential Phase 1 of the MDA; and

WHEREAS, the site plan proposes to redevelop the approximately ±7.33-acre Property with a multifamily residential community consisting of three (3) residential

buildings totaling approximately ±334,602 square feet, comprised of one (1) five-story building and two (2) six-story buildings, with a total of 292 dwelling units, a copy of the site plan is provided in “Exhibit B”; and

WHEREAS, City staff determined that the proposed site plan, attached hereto as “Exhibit B,” complies with the requirements and standards of the City’s Land Development Code, the Comprehensive Plan, the MDA, and the criteria for award of Creative Excellence density bonus; and

WHEREAS, a zoning workshop was held on June 25, 2026, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within 500-foot radius, a public hearing was held before the Mayor and City Council on August 12, 2026, during which all interested persons were afforded the opportunity to be heard, and due and proper consideration was given to the matter, including the recommendations contained in the City’s Planning and Zoning Staff Report; and

WHEREAS, the City Council reviewed the site plan application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City’s Comprehensive Plan, Land Development Regulations, and the MDA, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted; and

WHEREAS, the City Council further finds that the Project meets the Creative Excellence Standards set forth in Section 86-83 of the City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the City's Comprehensive Plan, Land Development Regulations, and the MDA, and there is substantial competent evidence to support approval of the Application and the award of density bonus pursuant to the Creative Excellence Standards set forth in Section 86-83 of the City Code.

Section 3. Approval. The Mayor and City Council hereby approve the site plan for Marlowe Doral --Residential Site 1 of the Miami International Mall Redevelopment, as set forth in "Exhibit B", and the development of same shall be in accordance with the MDA approved pursuant to Ordinance 2026-15, and subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Marlowe Doral – Site 1", prepared by MSA Architects Architecture & Planning, dated stamped received July 13, 2026.
2. The Project shall be landscaped in accordance with the landscape plan, signed by James Brian Euell, RLA, dated stamped received July 13, 2026, as amended, and included with the site plan submittal.
3. The Public Works Department recommends conditional approval with the following information provided below:

- Miami-Dade County Traffic Engineering Division approval is required prior to issuance of Final Certificate of Occupancy.

Advisory comments below are necessary during site plan review process and implementation of the project:

- The Applicant will install warranted traffic signal at intersection NW 107th Avenue and NW 15th Street and lengthen southbound left-turn lane at intersection of NW 107th Avenue and NW 17th Street prior to Final Certificate of Occupancy.
 - Any proposed future modifications to the approved site plan or land use (Mid-rise Multifamily; residential), the City reserves the right to request the applicant to provide an updated traffic analysis in order for the City to assess any potential impacts to the Public Right of Way and future mitigations.
 - Approval is subject to review from City of Doral Public Works Department - Plans Review.
 - Compliance with the applicable sections of the City's Land Development Code Chapter 77.
 - Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.
4. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).
 5. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).
 6. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
 7. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.
 8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.

9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instructions to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.
11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
14. All applicable local, state, and federal permits must be obtained before commencement of the development.
15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS DOES NOT CONSTITUTE A WAIVER OF THE SAME AND IF THE APPLICANT, ITS SUCCESSORS, OR, ASSIGNS, DOES NOT PERFORM SUCH CONDITIONS WITHIN FIVE (5) DAYS AFTER WRITTEN NOTICE, THE CITY RETAINS THE RIGHT TO STOP

CONSTRUCTION, IF NECESSARY, UNTIL THAT CONDITION IS MET. THE CITY RESERVES THE RIGHT TO ENFORCE THESE CONDITIONS BY ISSUING A CODE COMPLIANCE CITATION, REVOKING THIS RESOLUTION, AND/OR AVAILING ITSELF OF ANY AND ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY. BY ACTING UNDER THIS APPROVAL, THE APPLICANT HEREBY CONSENTS TO ALL THESE TERMS AND CONDITIONS.

Section 4. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

Section 5. Effective Date. This Resolution shall become effective upon Ordinance No. 2026-09, Ordinance No. 2026-10, Ordinance No. 2026- 11, Ordinance No. 2026-12, Ordinance No. 2026-14, and Ordinance No. 2026-15 becoming effective.

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 AND ADOPTED 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