

ORDINANCE No. 2025-22

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE CATEGORIES FROM OFFICE AND RESIDENTIAL (OR) AND INDUSTRIAL (I) TO DOWNTOWN MIXED USE (DMU), FOR A 5-ACRE PARCEL OF LAND LOCATED AT 8400 NORTHWEST 36 STREET; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, MG3 Doral Office, LLC (the “Applicant”) is requesting a small-scale Future Land Use Map (the “FLUM”) amendment to the City’s Comprehensive Development Master Plan (the “CDMP”) to modify the FLUM from Office and Residential (O-R) and Industrial (I) to Downtown Mixed-Use (DMU) for 5 acres of real-property located at 8400 Northwest 36th Street (the “Property”), in the City of Doral, Florida (the “City”), further identified by Miami-Dade County Property Appraiser by a portion of Folio No. 35-3027-060-0010, as legally described in “Exhibit A”; and

WHEREAS, the Property’s land use category change from O-R and I to DMU will allow the Property to be to be rezoned to a DMU zoning district, and the Property to be further developed with additional uses; and

WHEREAS, on June 27, 2024, the City held a zoning workshop to provide residents and interested stakeholders an opportunity to review the proposed FLUM amendment and provided comments to Applicant and City staff; and

WHEREAS, on June 4, 2025, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and

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evidence related to the Application, and the proposed FLUM amendment as required by state law and local ordinances, and recommended approval; and

WHEREAS, after careful review and deliberation, staff has determined that the Applicant's application is in compliance with the City's CDMP and consistent with Florida Statutes § 163.3187; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains an analysis supporting the future land use map change; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the City's CDMP as adopted and supported by staff and the City Council.

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

Section 1. Recitals. The above recitals are true, correct, and incorporated herein by this reference.

Section 2. Approval. The Mayor and City Council of the City of Doral hereby approve the amendment to the City's Comprehensive Development Master Plan, Future Land Use Map ("FLUM") to change the land use designation from Office and Residential (O-R) and Industrial (I) to Downtown Mixed-Use (DMU) for approximately ±5 acres generally located at 8400 Northwest 36th Street, further identified with folio number 35-3027-060-0010, legally described in "Exhibit A" and as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. Amendment to the Future Land Use Map. The Director of Planning and Zoning or his/her designee is authorized to make the necessary FLUM changes in the Comprehensive Development Master Plan to reflect the above stated change.

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Section 4. Severability. That if any section, subsection, sentence, clause, phrase, word or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall not become effective until 31 days after adoption, pursuant to Florida Statutes § 163.3187.

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 4 day of June, 2025.

PASSED AND ADOPTED on SECOND READING this 15 day of January, 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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