

ORDINANCE No. 2026-12

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM CORRIDOR COMMERCIAL DISTRICT (CC) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Greystar Development East, LLC (the "Applicant") submitted an application to the City of Doral ("City") requesting approval of an amendment to the City's Official Zoning Map to rezone approximately ±25.61 acres of property generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, Doral, Florida (the "Property"), from Corridor Commercial (CC) to Mall Mixed Use (MMU); and

WHEREAS, on April 23, 2026, 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, the proposed zoning map amendment is being submitted concurrently with an application for a proposed small-scale Future Land Use Map (FLUM) amendment for the Property to change the future land use designation of the Property from Business (B) to Mall Mixed-Use (MMU); and

WHEREAS, on June 10, 2026, 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

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~strike through~~.

WHEREAS, City of Doral staff determined that the procedures for reviewing and recommending 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, on June 10, 2026, the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the rezoning is consistent with the Comprehensive Plan and is in the best interest of the residents of the City; and

WHEREAS, the Mayor and the City Council find that approval of the requested zoning map amendment is in the best interest of the City and its residents and is contingent upon approval and effectiveness of the corresponding Comprehensive Plan amendment.

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. Approval. The City Council hereby approves an amendment to the City of Doral Official Zoning Map changing the zoning designation of the Property generally located at 1625 NW 107 Avenue and 1603 NW 107 Avenue, Doral, Florida, comprising approximately ±25.61 acres, from Corridor Commercial (CC) to Mall Mixed Use (MMU), as depicted in Exhibit B," which is attached hereto and made a part thereof.

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~strike through~~.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, work 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 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be effective as provided by law.

The foregoing Ordinance was offered by Vice Mayor Cabral who moved its adoption. The motion was seconded by Councilmember Pineyro upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED on FIRST READING this 10 day of June, 2026.

PASSED AND ADOPTED on SECOND READING this 12 day of August, 2026.



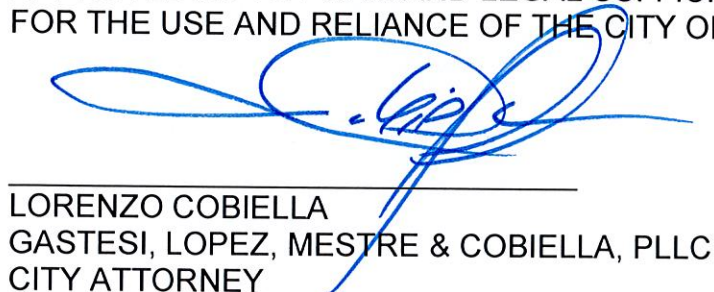
CHRISTI FRAGA, MAYOR

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

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~strikethrough~~.

EXHIBIT “B”

