



CITY OF DORAL

NOTICE OF ZONING WORKSHOP

NOTICE IS HEREBY GIVEN that on **Thursday, April 23, 2026 at 6:00 p.m.** the City of Doral will hold a Zoning Workshop. The Meeting will take place at the **City of Doral Government Center, 1st Floor Multipurpose Room**, located at **8401 NW 53 Terrace, Doral, Florida 33166**.

The following applications will be presented:

HEARING NO.: 26-04-DOR-05

APPLICANT: Greystar Development East, LLC (the “Applicant”)

PROJECT NAME: International Mall/ Greystar Development East, LLC

PROPERTY OWNER: EWE Retail II LTD; JCP International I LLC; West Dade County Associates

LOCATION: 1625 NW 107 Avenue and 1603 NW 107 Avenue

FOLIO NUMBERS: 35-3032-008-0050; 35-3032-008-0140; a Portion of 35-3032-008-0010

SIZE OF PROPERTY: ±25.6 acres

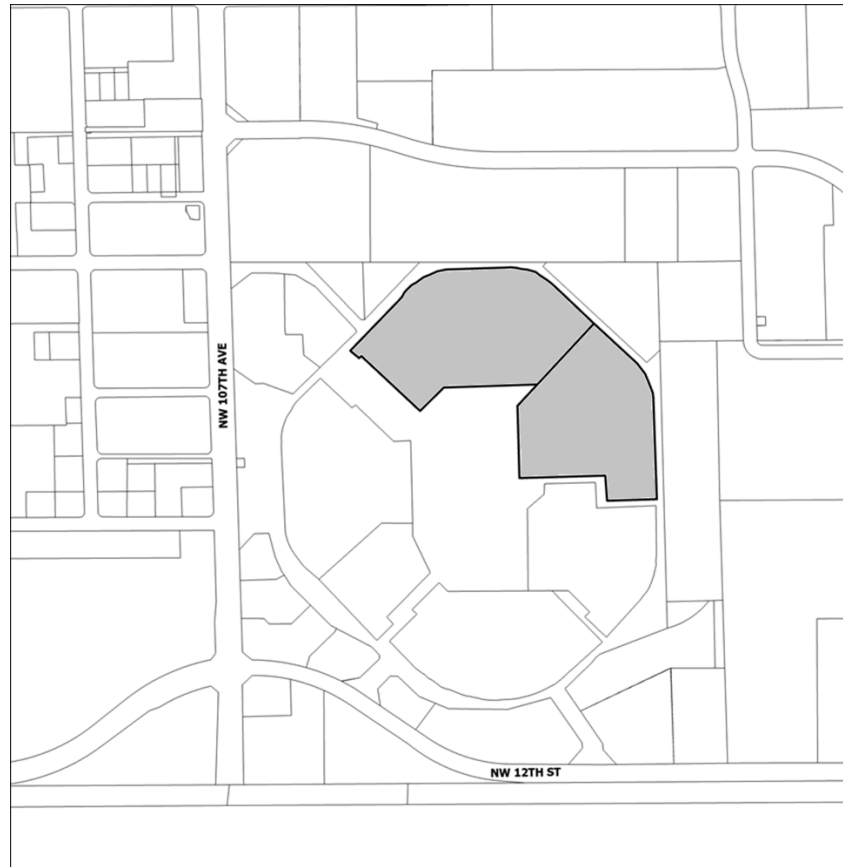
FUTURE LAND USE MAP CATEGORY: Business

ZONING DISTRICT: Commercial Corridor District (CC)

REQUEST: The Applicant seeks approval of the following requests associated with the Property located within a portion of Miami International Mall.

- A Comprehensive Plan Text Amendment to create a “Mall Mixed Use (MMU)” future land use category permitting residential and other mixed uses as part of the redevelopment of qualifying regional shopping mall sites designated “Business” on the Future Land Use Map.
- A Land Development Code Amendment to create the “Mall Mixed Use (MMU)” zoning district to implement the MMU future land use category, establishing permitted uses, development standards, and criteria for mixed-use redevelopment of qualifying regional shopping mall properties.
- A Future Land Use Map Amendment to redesignate the Property from “Business” future land use category to “Mall Mixed Use.”
- A Zoning Map Amendment to rezone the Property from “Commercial Corridor” zoning district to the “Mall Mixed Use” zoning district.

Location Map



ZONING WORKSHOP PROCESS: The zoning workshop consists of two sessions:

1. First Session. The first session of a zoning workshop shall provide a forum for members of the public to learn about proposed developments within the city. Developments may be presented to the public simultaneously, in several locations within the meeting site. During this session, members of the public are encouraged to ask questions and to provide feedback to the applicant about the proposed development. The applicant shall provide visual depictions, such as renderings, drawings, pictures, and the location of the proposed development. In addition, representatives of the applicant shall be available to answer questions that members of the public may have about the proposed development. The members of the City Council shall not be present during the first session of the zoning workshop.

2. Second Session. The second session of a zoning workshop shall provide a forum for the City Council to learn about the proposed developments discussed at the first session of the zoning workshop. No quorum requirement shall apply. Developments shall be presented by the applicants sequentially, one at a time, for the City Council's review and comment. The applicant shall again present visual depictions of the proposed development. In addition, the applicant shall be available to answer any questions that members of the City Council may have about the proposed development.

No quorum requirement shall apply nor will any vote on any project be taken, but roll call will be taken, as it is a publicly noticed meeting.

Information relating to this request is on file and may be examined in the City of Doral, Planning and Zoning Department located at **8401 NW 53rd Terrace, Doral, FL 33166**. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

**Connie Diaz, MMC
City Clerk, City of Doral**