

DRAFT MINUTES
CITY OF DORAL
COUNCIL ZONING MEETING

WEDNESDAY, APRIL 24, 2024 06:00 P.M.

CITY HALL COUNCIL CHAMBERS
8401 N.W. 53rd TERRACE, 3rd FLOOR
DORAL, FL 33166

1) Call to Order / Roll Call of Members

The meeting was called to order at 6:19 p.m. All members were present.

Mayor Christi Fraga	Present
Vice Mayor Oscar Puig-Corve	Present
Councilwoman Digna Cabral	Present
Councilman Rafael Pineyro	Present
Councilwoman Maureen Porras	Present

Also present were:

- Francisco Rios, Deputy City Manager
- Connie Diaz, City Clerk
- Greenspoon Marder, LLP., Interim City Attorney

2) Pledge of Allegiance (00:00:15)

3) Invocation (00:00:31)

Mayor Fraga gave the invocation.(00:00:38)

4) Agenda / Order of Business (00:00:55)

5) Public Comments (00:01:07)

A resident with the aid of a translator, addressed the Council and spoke in support of item 6A.(00:02:26)

A resident addressed the Council and spoke in support of workshops.
(00:04:58)


6) **Public Hearings** (00:06:22)


The City Clerk swore-in all witnesses.(00:06:22)

Any individual(s) testifying in a quasi-judicial proceeding shall be sworn in.

- A) **24-5458 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING (I) A VARIANCE FROM SECTION 77-185(A) (1) OF THE CITY'S LAND DEVELOPMENT CODE, TO PERMIT 249 PARKING SPACES OF THE 488 PARKING SPACES LENGTHS OF 18-FEET, IN LIEU OF THE 19-FOOT MINIMUM, AND TO PERMIT 87 PARKING SPACES OF THE 488 PARKING SPACES TO BE COMPACT SPACES OF 16 FEET IN PARKING STALL LENGTH AND EIGHT (8) FEET IN WIDTH, WHICH IS A REDUCTION OF ONE (1) FOOT FROM THE NINE (9) FEET REQUIRED BY THE CODE; (II) A VARIANCE FROM SECTION 77-193(2)(D) AND SECTION 71-213(3) OF THE CITY'S LAND DEVELOPMENT CODE FOR PARKING ROW LANDSCAPE STRIP REDUCTION AT FOUR (4) PARALLEL ROWS OF PARKING STALLS ADJACENT AND PERPENDICULAR TO THE PRIMARY GROCERY BUILDING FROM 7.5 TO 0 FOR THE PROPERTY LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF NW 41 STREET AND NW 107 AVENUE, DORAL, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE** (00:06:55)

 Legislation Text

 Planning and Zoning Staff Report Variance #1

 Planning and Zoning Staff Report Variance #2


 Exhibit A - LOI and Application

 Exhibit B - Legal Advertisement

 Exhibit A - Legal Description

 Res. No. 24-Doral Marketplace Variances

Ex-parte communication disclosure: all members disclosed communications.

Public Hearing: a resident addressed the Council and spoke on the item.

Michelle Lopez, Interim Planning and Zoning Director, addressed the Council and presented the item.

Individuals representing the applicant and the project, addressed the Council and provided a presentation on the item.

Motion to approve made by Councilman Pineyro and seconded by Vice Mayor Puig-Corve. Roll call vote - motion passes unanimously. (00:07:50)

- B) 24-5616 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR BOHLER ENGINEERING FL, LLC, FOR THE PROPERTY LOCATED AT 10451 NW 33 ST, DORAL, FLORIDA, PURSUANT TO SECTION 53-184(f) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE** (00:33:58)

-  Legislation Text
-  Planning and Zoning Staff Report
-  Exhibit A - Application & LOI
-  Exhibit B - Site Plan
-  Exhibit C - DERM
-  Exhibit D - Solid Waste
-  Exhibit E - Traffic
-  Attachment A - Legal Advertisement
-  Res. No. 24-SmartStop Storage Site Plan

Ex-parte communication disclosure: there were no communications disclosed.

Public Hearing: there were no comments made during public hearing.

Michelle Lopez, Interim Planning and Zoning Director, addressed the Council and presented the item.

A representative from Bohler Engineering, addressed the Council and elaborated on the item.

Motion to approve made by Vice Mayor Puig-Corve and seconded by Councilwoman Cabral. Roll call vote - motion passes unanimously. (00:34:16)

- C) 24-5617 A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE PROPERTY LOCATED AT 9300 NW 13 STREET, IDENTIFIED BY MIAMI-DADE COUNTY FOLIO No. 35-3033-003-0010, AS THE LITHIA MOTORS GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, OF**

FLORIDA'S BROWNFIELD REDEVELOPMENT ACT, FOR THE PURPOSE OF REHABILITATION, JOB CREATION, AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR ALL OTHER PURPOSES (00:45:09)

-  Legislation Text
-  Planning and Zoning Staff Report
-  Exhibit A - Legal Description
-  Exhibit B - Aerial Map
-  Exhibit C - Phase I Environmental Assessment
-  Exhibit D - Boundary Map
-  Exhibit E - Summary of Incentives
-  Exhibit F - Special Warranty Deed
-  Exhibit G - Zoning Letter
-  Exhibit H - Public Hearing Notices
-  Exhibit A - Legal Description
-  Attachment A - Legal Advertisement
-  Res. No. 24-Lithia Motors Green Reuse Area

Public Hearing: there were no comments made during public hearing.

Michelle Lopez, Interim Planning and Zoning Director, addressed the Council and presented the item.

The applicant addressed the Council and elaborated on the item.

Motion to approve on First Reading made by Vice Mayor Puig-Corve and seconded by Councilman Pineyro. Roll call vote - motion passes unanimously.(00:45:42)

7) Adjournment (00:54:03)

Meeting adjourns at 7:13 p.m.(00:54:05)

Respectfully submitted,

Connie Diaz, MMC
City Clerk

Motion to approve the minutes of the April 24, 2024 Council Zoning Meeting made by _____ and seconded by _____. By consensus, motion passes unanimously.

Councilwoman Maureen Porras
Councilman Rafael Pineyro
Councilwoman Digna Cabral
Vice Mayor Oscar Puig-Corve
Mayor Christi Fraga

APPROVED and ADOPTED this 8 day of May, 2024.

CHRISTI FRAGA, MAYOR