

**DRAFT MINUTES**  
**CITY OF DORAL**  
**COUNCIL ZONING MEETING**

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**WEDNESDAY, MARCH 20, 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**

Meeting was called to order at 6:07 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:

- Kathie Brooks, Interim City Manager
- Connie Diaz, City Clerk
- Greenspoon Marder, LLP, Interim City Attorney

**2) Pledge of Allegiance (00:00:17)**

**3) Invocation (00:00:34)**

Mayor Fraga gave the invocation.(00:00:36)

**4) Agenda / Order of Business (00:01:07)**

The Applicant requested through the Interim City Manager to defer item 6A to the April 24, 2024 Council Zoning Meeting.(00:01:08)

**5) Public Comments (00:01:57)**

There were no comments made during public comments.(00:02:20)


6) **Public Hearings** (00:02:34)


The City Clerk swore-in all witnesses.(00:02:36)


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 THE DORAL BOULEVARD MASTER PLAN TO PERMIT A SETBACK OF 24- FEET FROM THE PROPERTY LINE FRONTING DORAL BOULEVARD IN LIEU OF THE MINIMUM 40-FEET, (II) A VARIANCE FROM SECTION 77-185(A)(1) OF THE CITY'S LAND DEVELOPMENT CODE TO PERMIT PARKING SPACE LENGTHS OF 18-FEET, IN LIEU OF THE 19-FOOT MINIMUM, (III) A VARIANCE FROM SECTION 77-193(2)(D) OF THE CITY'S LAND DEVELOPMENT CODE TO ELIMINATE TWO (2) PARKING ROW LANDSCAPE STRIPS, AND REDUCTION OF TWO (2) ADDITIONAL PARKING ROW LANDSCAPE STRIPS TO 4.4-FEET AND 5.2-FEET, IN LIEU OF THE 7.5-FOOT MINIMUM, AND TO PERMIT A 3.2-FOOT PARKING LANDSCAPE STRIP ALONG AN ADDITIONAL PARKING ROW IN LIEU OF THE MINIMUM 5-FEET REQUIRED, AND (IV) A VARIANCE FROM SECTION 77-193(1) OF THE CITY'S LAND DEVELOPMENT CODE TO ELIMINATE THE PARKING AREA PERIMETER LANDSCAPE BUFFER WIDTH IN CERTAIN AREAS, AND PROVIDING FOR A 5-FOOT PARKING AREA PERIMETER LANDSCAPE BUFFER WIDTH IN OTHER AREAS, IN LIEU OF THE 7-FOOT MINIMUM, 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**

 Legislation Text

 Planning and Zoning Staff Report Variance #1

 Planning and Zoning Staff Report Variance #2

 Planning and Zoning Staff Report Variance #3


 Planning and Zoning Staff Report Variance #4

 Exhibit A - LOI and Application

 Exhibit B - Legal Advertisement

 Exhibit C - Staff Review Comments

 Exhibit A - Legal Description

 Res. No. 24-Doral Marketplace Variances

(Item was deferred to the April 24, 2024 Council Zoning Meeting by the Interim City Manager as a request from the Applicant during Agenda / Order of Business)

- B) 24-5551 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A SPECIAL EXCEPTION APPLICATION TO PERMIT AN AUTOMOBILE DEALERSHIP ON APPROXIMATELY 1.33+/- ACRE PARCEL OF LAND LOCATED AT 10603 NW 12 STREET, IN ACCORDANCE WITH SECTION 74-152(5) OF THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE (00:02:57)

 Legislation Text


 Planning and Zoning Staff Report

 Exhibit A - Application

 Exhibit B - Legal Advertisement

 Exhibit A - Legal Description

 Res. No. 24-Special Exception Auto Dealership Doral-K Lithia Motors

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


Ex-parte communication disclosure: there were none disclosed.


Julian Perez, Planning and Zoning Director, addressed the Council and spoke on the item.

**Motion to approve** made by Vice Mayor Puig-Corve and seconded by Councilman Pineyro. Roll call vote - motion passes unanimously. (00:03:24)

- C) 24-5552 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A SPECIAL EXCEPTION FOR DORAL COURT RETAIL INVESTMENTS, LLC TO ALLOW FOR THE APPROVAL OF TWO (2) MEDIA AND PUBLIC SERVICE BOARD WALL SIGNS, FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DORAL BOULEVARD AND NW 87 AVENUE, PURSUANT TO SECTION 80-258(A)(2)(B) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (00:04:39)

 Legislation Text

 Planning and Zoning Staff Report

-  [Revision Staff Report](#)
-  [Exhibit A - Application](#)
-  [Exhibit B - Legal Advertisement](#)
-  [Exhibit C - Elevations](#)
-  [Exhibit A - Legal Description](#)
-  [Res. No. 24-Doral Square Media Boards Special Exception](#)

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






Ex-parte communication disclosure: all members of the Council disclosed communications.

Julian Perez, Planning and Zoning Director, addressed the Council and spoke on the item.

**Motion to approve** made by Councilwoman Cabral and seconded by Vice Mayor Puig-Corve. Roll call vote - motion passes unanimously. (00:05:05)

#### Second Reading

- D) **24-5454 Ordinance #2024-06 "Text Amendment Zoning Workshops" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING SECTION 53-184(E), "ZONING WORKSHOP" OF CHAPTER 53, "ADMINISTRATION," OF THE CITY OF DORAL LAND DEVELOPMENT CODE, PROVIDING FOR A REVISED TIME FRAME WITHIN WHICH ZONING WORKSHOPS CAN BE SCHEDULED; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE** (00:06:35)

-  [Legislation Text](#)
-  [Councilmember Memo](#)
-  [Planning and Zoning Staff Report](#)
-  [Attachment A - Legal Advertisement](#)
-  [Ord. No. 2024-06 Text Amendment Zoning Workshops](#)

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


Julian Perez, Planning and Zoning Director, addressed the Council and spoke on the item.

**Motion to approve Ordinance #2024-06 on Second Reading** made by Councilwoman Cabral and seconded by Councilwoman Porras. Roll call vote - motion passes unanimously.(00:07:01)


- E) **24-5455 Ordinance #2024-07 "Text Amendment Tobacco and Vape Dealers" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING SECTION 74-170, "TOBACCO/VAPE DEALERS", OF CHAPTER 74 "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS" OF THE CITY OF DORAL LAND DEVELOPMENT CODE, TO INCLUDE HEMP AND CBD DEALERS FOR THE PURPOSES OF LOCATION/DISTANCE RESTRICTIONS AND TO ALSO INCLUDE MOVEABLE PLACES OF BUSINESSES; PROVIDING FOR A REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE** (00:17:31)

 Legislation Text

 Mayor Memo

 Planning and Zoning Staff Report

 Attachment A - Legal Advertisement

 Ord. No. 2024-07 Text Amendment Tobacco and Vape Dealers


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

Julian Perez, Planning and Zoning Director, addressed the Council and spoke on the item.

**Motion to approve Ordinance #2024-07 on Second Reading** made by Vice Mayor Puig-Corve and seconded by Councilman Pineyro. Roll call vote - motion passes unanimously.(00:18:00)

- F) **24-5456 Ordinance #2024-08 "Text Amendment Hotel and Motel Uses" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING SECTION 74-157 "HOTEL AND MOTEL USES" OF CHAPTER 74, "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS," OF THE CITY OF DORAL LAND DEVELOPMENT CODE, PROVIDING FOR A METHOD OF CALCULATING HOTEL DENSITY WHEN COMBINED WITH RESIDENTIAL USES; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE** (00:19:11)

 Legislation Text

 Planning and Zoning Staff Report

Attachment A - Legal Advertisement

Ord. No. 2024-08 Text Amendment Hotel and Motel Uses

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

Julian Perez, Planning and Zoning Director, addressed the Council and spoke on the item.

**Motion to deny Ordinance #2024-08 on Second Reading** made by Vice Mayor Puig-Corve and seconded by Councilwoman Cabral. Roll call vote - motion passes 4-1 (*Mayor Fraga voted "no"*). (00:19:38)

**7) Adjournment** (00:21:22)

Meeting adjourns at 6:28 p.m.(00:21:27)

Respectfully submitted,

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Connie Diaz, MMC  
City Clerk

Motion to approve the minutes of the March 20, 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 10 day of April, 2024.

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CHRISTI FRAGA, MAYOR