



# CITY OF DORAL

DORAL GOVERNMENT  
CENTER  
8401 NW 53 TERRACE  
DORAL, FLORIDA 33166

## Meeting Agenda - Final Local Planning Agency

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

### *Charter Officials*

*Zeida C. Sardiñas, City Manager*  
*Connie Diaz, City Clerk*  
*Gastesi, Lopez, Mestre & Cobiella, PLLC., City Attorney*

---

Wednesday, December 10, 2025

5:30 PM

Council Chambers

---

- 1) **Call to Order / Roll Call of Members**
- 2) **Pledge of Allegiance**
- 3) **Agenda / Order of Business**
- 4) **Public Comments**
- 5) **Public Hearings**

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

5A     [25-6393](#)

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A TEXT AMENDMENT TO THE CITY'S LAND DEVELOPMENT CODE, BY AMENDING SECTION 53-128, "USE COMPATIBILITY TABLE," OF THE CITY'S CODE, TO ADD DEFINITIONS FOR FITNESS/SPORTS USES AND TO UPDATE THE COMPATIBILITY TABLE ACCORDINGLY; AMENDING ARTICLE VI OF CHAPTER 68, INCLUDING DIVISION 2, "INDUSTRIAL COMMERCIAL DISTRICT (IC)", DIVISION 3 "INDUSTRIAL DISTRICT (I)", AND DIVISION 4 "INDUSTRIAL RESTRICTIVE DISTRICT (I-R)", TO LIST INDOOR/OUTDOOR RECREATIONAL FACILITIES AS A SPECIAL EXCEPTION USE SUBJECT TO SPECIAL DEVELOPMENT REGULATIONS, AND FURTHER AMENDING THE PERMITTED USES IN THE INDUSTRIAL COMMERCIAL (IC) AND INDUSTRIAL (I) ZONING DISTRICTS TO CONFORM TO AMENDMENTS PROVIDED FOR HEREIN; AMENDING SECTIONS 68-848 AND 68-849 RELATED TO "DOWNTOWN DORAL ART DISTRICT" TO UPDATE FITNESS/SPORTS USE TERMINOLOGY; AMENDING SECTION 68-861 TO CLARIFY ALLOWABLE SPECIAL EXCEPTION USES IN THE DORAL DÉCOR OVERLAY DISTRICT; CREATING SECTION 74-171, "INDOOR/OUTDOOR RECREATION FACILITY," TO ESTABLISH SPECIAL DEVELOPMENT REGULATIONS; AMENDING SECTION 52-5, "DEFINITION," TO ELIMINATE CONFLICTING TERMS; AMENDING SECTION 77-139 TO UPDATE USES ON THE MINIMUM OFF-STREET PARKING MATRIX; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

Sponsors: Planning and Zoning and Mayor Fraga

Attachments: [Memo](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 25-Special Exception Uses for Industrial Zoning Districts](#)

- 5B     [25-6426](#)     A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A TEXT AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 2.1.2, ENTITLED "INDUSTRIAL" CATEGORY, TO REMOVE THE PROHIBITION ON AMUSEMENT CENTER, ENTERTAINMENT, HEALTH/EXERCISE AND SPORT FACILITY USES WITHIN SAID FUTURE LAND USE CATEGORY; AND PROVIDING FOR AN EFFECTIVE DATE

Sponsors:     Planning and Zoning

Attachments:     [Memo](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 25-Text Amendment for Industrial Future Land Use Category](#)

- 5C     [25-6427](#)     A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL/DENIAL OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM OFFICE (O) TO OFFICE AND RESIDENTIAL (OR) FOR ±4.95 ACRES GENERALLY LOCATED AT 3285 NW 107 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE

Sponsors:     Planning and Zoning

Attachments:     [Memo](#)

[Exhibit A - Application](#)

[Exhibit B - Aerial](#)

[Exhibit C - DERM](#)

[Exhibit D - DSWM](#)

[Exhibit E - MDCPS](#)

[Exhibit F - Traffic](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 25-FLUM Amendment Eurocon LLC/Ritz Sky Mansions](#)

- 5D     [25-6428](#)     A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM OFFICE-3 (O-3) TO MULTIFAMILY RESIDENTIAL-4 (MF-4) FOR ±4.95 ACRES FOR THE PROPERTY LOCATED AT 3285 NW 107 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE

Sponsors:     Planning and Zoning

Attachments:     [Memo](#)

[Exhibit A - Application](#)

[Exhibit B - Aerial](#)

[Exhibit C - DERM](#)

[Exhibit D - DSWM](#)

[Exhibit E - MDCPS](#)

[Exhibit F - Traffic](#)

[Attachment A - Legal Advertisement](#)

[Res. No. 25-Eurocon LLC Ritz Sky Mansions Rezoning](#)

## 6)     Adjournment

### Notice to the Public

Any person who acts as a lobbyist pursuant to City of Doral Resolution No. 2007-31 and Section 2-11.1(s) of the Miami-Dade County Conflict of Interest and Code of Ethics Ordinance, must register with the City Clerk prior to engaging in lobbying activities before city staff, boards, committees and/or the City Council.

Pursuant to Florida Statute 286.0105, anyone wishing to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing shall need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.