

DRAFT MINUTES
CITY OF DORAL
LOCAL PLANNING AGENCY

WEDNESDAY, AUGUST 13, 2025 05:30 P.M.

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

1) Call to Order / Roll Call of Members (00:00:10)

Meeting was called to order at 6:00 p.m. Vice Mayor Porras was not present, and Councilwoman Reinoso arrived at 6:03 p.m.

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

Also present were:

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

2) Pledge of Allegiance (00:00:27)

3) Agenda / Order of Business (00:00:44)

4) Public Comments (00:00:46)

There were no comments made during public comments.(00:00:46)

5) Public Hearings

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

The City Clerk swore-in all witnesses.(00:01:06)

5A 25-6257 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, THE ADOPTION OF THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE CITY'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 - 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Exhibit A - 2025 Capital Improvement Element Annual Update

 Attachment A - Legal Advertisement

 Res. No. 25-Capital Improvements Element Update

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

Motion to transmit without a recommendation made by Councilman Pineyro and seconded by Councilwoman Cabral. Roll call vote - motion passes 3-0 (**Vice Mayor Porras was Absent and Councilwoman Reinoso was not present at the time of the vote**). (00:01:21)

5B 25-6258 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, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL COMMERCIAL (IC) TO INDUSTRIAL (I) FOR ±1.8 ACRES FOR THE PROPERTY LOCATED AT 7775-7785 NW 48 STREET; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Exhibit A - Application

 Exhibit B - Aerial

 Exhibit C - DERM

 Exhibit C - WASD

 Exhibit D - DSWM

 Exhibit E - Traffic

 Attachment A - Legal Advertisement

 Res. No. 25-BP Doral 826 FL, LLC Rezoning

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

Ex-Parte Communication Disclosure: there were no communications disclosed.

Motion to transmit without a recommendation made by Councilman Pineyro and seconded by Councilwoman Cabral. Roll call vote - motion passes 4-0 (***Vice Mayor Porras was Absent***).(00:02:30)

5C 25-6269 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, AN AMENDMENT TO CHAPTER 53 "ADMINISTRATION", TO ESTABLISH A PROCESS FOR THE REVIEW AND APPROVAL OF SPECIAL EXCEPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Attachment A - Legal Advertisement

 Res. No. 25-Text Amendment Special Exception

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

Motion to transmit without a recommendation made by Councilman Pineyro and seconded by Councilwoman Cabral. Roll call vote - motion passes 4-0 (***Vice Mayor Porras was Absent***).(00:03:38)

6) Adjournment (00:04:29)

Meeting adjourns at 6:04 p.m.(00:04:29)

Respectfully submitted,

Connie Diaz, MMC
City Clerk

Motion to approve the minutes of the August 13, 2025 Local Planning Agency made by _____ and seconded by _____. By consensus, motion passes unanimously.

Councilwoman Nicole Reinoso
Councilman Rafael Pineyro
Councilwoman Digna Cabral

Vice Mayor Maureen Porras
Mayor Christi Fraga

APPROVED and ADOPTED this 10 day of September, 2025.

CHRISTI FRAGA, MAYOR