



CITY OF DORAL

DORAL GOVERNMENT
CENTER
8401 NW 53 TERRACE
DORAL, FLORIDA 33166

Meeting Agenda - Final Council Zoning Meeting

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

Charter Officials

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

Wednesday, April 24, 2024

6:00 PM

Council Chambers

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

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

Sponsors: Planning and Zoning

Attachments: [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](#)

Legislative History

1/24/24	Council Zoning Meeting	Defer to the Council Zoning Meeting
3/20/24	Council Zoning Meeting	Defer to the Council Zoning Meeting

- 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

Sponsors: Planning and Zoning

Attachments: [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](#)

- 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

Sponsors: Planning and Zoning

Attachments: [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](#)

7) 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.

Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen/member of the clergy, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.