

# DRAFT MINUTES

## CITY OF DORAL

### SPECIAL COUNCIL MEETING - BUDGET AMENDMENT, COLLECTION SUITES II, AND DORAL 10 LLC

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**MONDAY, JANUARY 27, 2025 05:00 P.M.**

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

**1) Call to Order / Roll Call of Members (00:00:01)**

Meeting was called to order at 5:11 p.m. All members were present.  
(00:00:02)

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

Also present were:

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

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

**3) Agenda / Order of Business (00:00:31)**

**4) Public Comments (00:00:43)**

There were no comments made during public comments.(00:00:44)

**5) Discussion Items**

- A) **25-6047 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING SETTLEMENT TERMS WITH DORAL 10, LLC; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE** (00:01:09)

 Legislation Text

 Memo

 Material Term Sheet for Proposed Settlement Doral 10

 Res. No. 25-Approving Settlement Terms Doral 10 LLC

Lorenzo Cobiella, City Attorney, addressed the Council and presented the item.

**Motion to approve** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously. (00:01:20)

## 6) Public Hearings

The City Clerk swore-in all witnesses.(00:04:42)

- A) **25-6025 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR UF COMMUNICATIONS, LLC, FOR ±2.49 ACRES FOR THE PROPERTY LOCATED AT 6010 NORTHWEST 102 AVENUE, DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE** (00:04:42)

 Legislation Text

 Memo

 Exhibit A - Application


 Exhibit B - Site Plan

 Exhibit C - DERM

 Exhibit D - DSWM

 Exhibit E - Traffic

 Exhibit F - WASD

 Attachment A - Legal Advertisement

 Res. No. 25-Collection Suites II Site Plan

Mayor Fraga requested to hear items 6A, 6B, and 6C together.

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

Ex-parte Communication Disclosure: Mayor Fraga disclosed communications.

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

Graham Penn, representing the applicant, addressed the council .


**Motion to approve item 6A** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously.

**Motion to approve Ordinance #2025-01 on Second Reading** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously.

**Motion to approve Ordinance #2025-02 on Second Reading** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously.(00:06:05)

## Second Reading

- B) 25-5973 Ordinance #2025-01 "Collection Suites II Land Use Amendment" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE CATEGORY FROM BUSINESS (B) TO INDUSTRIAL (I) FOR A ±1.25-ACRE PARCEL OF LAND LOCATED AT 6010 NORTHWEST 102 AVENUE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

 Legislation Text

 Memo

 Exhibit A - Application & LOI


 Exhibit DERM


 Exhibit A - Legal Description


 Exhibit B - Map

 Exhibit Traffic

 Exhibit Solid Waste

 Exhibit WASD

 Attachment A - Legal Advertisement

 Ord. No. 2025-01 Collection Suites II Land Use Amendment

Mayor Fraga requested to hear items 6A, 6B, and 6C together.

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

Ex-parte Communication Disclosure: Mayor Fraga disclosed communications.

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

Graham Penn, representing the applicant, addressed the council .

**Motion to approve item 6A** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously.

**Motion to approve Ordinance #2025-01 on Second Reading** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously.

**Motion to approve Ordinance #2025-02 on Second Reading** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously.(00:06:05)

- C) **25-5974 Ordinance #2025-02 "Collection Suites II Rezoning" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM COMMERCIAL CORRIDOR DISTRICT (CC) TO INDUSTRIAL COMMERCIAL DISTRICT (IC), FOR A ±1.25-ACRE PARCEL OF LAND LOCATED AT 6010 NORTHWEST 102 AVENUE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

 Legislation Text

 Memo

 Exhibit A - Application & LOI

 Exhibit DERM

 Exhibit A - Legal Description

 Exhibit B - Map



 Exhibit Traffic

 Exhibit Solid Waste

 Exhibit WASD

 Attachment A - Legal Advertisement

 Ord. No. 2025-02 Collection Suites II Rezoning

Mayor Fraga requested to hear items 6A, 6B, and 6C together.

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

Ex-parte Communication Disclosure: Mayor Fraga disclosed communications.

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

Graham Penn, representing the applicant, addressed the council .

**Motion to approve item 6A** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously.

**Motion to approve Ordinance #2025-01 on Second Reading** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously.

**Motion to approve Ordinance #2025-02 on Second Reading** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes unanimously. (00:06:05)

- D) **25-6013 Ordinance #2025-06 "FY 24-25 Budget Amendment" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, PROVIDING FOR AN AMENDMENT INCREASING THE GENERAL FUND BUDGET FOR FISCAL YEAR 2024-2025; THE CAPITAL IMPROVEMENT FUND BUDGET FOR FISCAL YEAR 2024-2025; AS REVIEWED, MODIFIED AND APPROVED BY THE CITY COUNCIL AT THE MEETINGS HELD ON JANUARY 15, 2025 AND JANUARY 27, 2025; PROVIDING FOR TRANSMITTAL BY THE CITY CLERK; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE** (00:17:28)

 Legislation Text

 Memo

 FY 2025 Summary of Budget Amendments

- [FY 2025 General Fund Summary](#)
- [FY 2025 Budget Capital Improvement Fund](#)
- [Ord. No. 2025-06 FY 24-25 Budget Amendment](#)

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

**Motion to approve Ordinance #2025-06 on Second Reading** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 3-2 (***Vice Mayor Porras and Councilwoman Cabral voted "no"***).(00:17:55)

- E) **25-6032 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE JOB DESCRIPTIONS, APPLICABLE SALARY SCALE, AND APPLICABLE PERFORMANCE MEASURES AND METRICS FOR POSITIONS IN THE 2024-25 FISCAL BUDGET AS APPROVED BY THE CITY COUNCIL; APPROVING THE UPDATED CITYWIDE PAY PLAN TO INCLUDE NEW POSITIONS. HEADCOUNT CHANGE, AND APPROVED BUDGETED ADJUSTMENT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE** (00:23:47)

- [Legislation Text](#)
- [Memo](#)
- [Communications and Protocol Coordinator](#)
- [Constituent Services Coordinator](#)
- [Hispanic Outreach Coordinator](#)
- [Police Commander](#)
- [Senior Procurement Specialist](#)
- [Sergeant-At-Arms](#)
- [Exhibit B - Classification Pay Plan 24-25](#)
- [Res. No. 25-Establishing New Positions FY 24-25](#)

Maria Jose, Human Resources Director, addressed the Council and spoke on the item.

**Motion to approve** made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 3-2 (***Vice Mayor Porras and Councilwoman Cabral voted "no"***).(00:24:17)

- 7) **Adjournment** (00:30:00)

Meeting adjourns at 5:41 p.m.(00:30:01)

Respectfully submitted,

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Connie Diaz, MMC  
City Clerk

Motion to approve the minutes of the January 27, 2025 Special Council Meeting 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 12 day of February, 2025.

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CHRISTI FRAGA, MAYOR