

DRAFT MINUTES

CITY OF DORAL

COUNCIL MEETING

WEDNESDAY, DECEMBER 10, 2025 10:00 A.M.

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

10:00 A.M. Morning Session

1) Call to Order / Roll Call of Members (00:00:04)

Meeting was called to order at 10:09 a.m. Councilwoman Porras was Absent.

Mayor Christi Fraga	Present
Vice Mayor Digna Cabral	Present
Councilman Rafael Pineyro	Present
Councilwoman Nicole Reinoso	Present
Councilwoman 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 (00:00:31)

3) Invocation (00:00:49)

Pastor Steve Alessi gave the invocation.

4) Agenda / Order of Business (00:02:11)

5) Public Comments (00:02:38)

A resident addressed the Council and spoke on various items.

6) **Consent Agenda** (00:07:16)

Motion to approve items 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, and 6K on Consent made by Councilwoman Reinoso and seconded by Councilman Pineyro. By consensus, motion passes 4-0 (***Councilwoman Porras was Absent***).

6A 25-6447 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AUTHORIZING MUNICIPAL SPONSORSHIPS TO AMOR Y FUERZA HONDURAS IN THE AMOUNT OF FIVE HUNDRED DOLLARS AND 00/100 (\$500.00); FRIENDS UNITED IN THE AMOUNT OF FIVE HUNDRED DOLLARS AND 00/100 (\$500.00); TOYS FOR KIDS MIAMI IN THE AMOUNT OF FIVE HUNDRED DOLLARS AND 00/100 (\$500.00); AND ASSOCIATION OF OCOEÑOS RESIDING IN FLORIDA INC IN THE AMOUNT OF FIVE HUNDRED DOLLARS AND 00/100 (\$500.00); PURSUANT TO SECTION 2-79 OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

 [Legislation Text](#)

 [Memo](#)

 [Associatlon of Ocoenos Residing in Florida Inc 501c3](#)

 [Amor y Fuerza Honduras 501c3](#)

 [Toys for Kids Miami 501c3](#)

 [Friends United 501c3](#)

 [Res. No. 25-Approving Four Charitable Donations Vice Mayor Cabral](#)

(Item was approved on Consent)

6B 25-6406 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AGREEMENT WITH CONTINENTAL STRATEGY LLC FOR FEDERAL LOBBYING AND ADVOCACY SERVICES; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT AND TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS RESOLUTION, INCLUDING EXPEND FUNDS WITH THE FIRM IN AN AMOUNT NOT TO EXCEED BUDGETED FUNDS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING AN EFFECTIVE DATE

 [Legislation Text](#)

 [Memo](#)

 [Exhibit A - City of Doral Proposal](#)

- ① [Exhibit B - E-verify Affidavit](#)
- ① [Draft Agreement](#)
- ① [Res. No. 25-Professional Services Agreement Continental Strategies Federal Lobbyist Svcs](#)
(Item was approved on Consent)

6C 25-6444 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SHARED PARKING USE AGREEMENT WITH THE OFFICE OF THE SUPERVISOR OF ELECTIONS FOR MIAMI-DADE COUNTY, FOR THE PURPOSE OF PARKING AT DORAL CENTRAL PARK DURING ELECTIONS AND ELECTION RELATED ACTIVITIES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SHARED PARKING USE AGREEMENT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

- ① [Legislation Text](#)
- ① [Memo](#)
- ① [Exhibit A - Agreement](#)
- ① [Res. No. 25-Parking Use Agreement Supervisor of Elections](#)
(Item was approved on Consent)

6D 25-6445 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 2025-26 FISCAL BUDGET AS APPROVED BY THE CITY COUNCIL; APPROVING THE UPDATED CITYWIDE PAY PLAN TO INCLUDE RECLASSIFICATION OF VACANT POSITIONS WITHOUT AFFECTING HEADCOUNT OR REQUIRING A BUDGETARY ADJUSTMENT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

- ① [Legislation Text](#)
- ① [Memo](#)
- ① [Chief of Recreation](#)
- ① [Chief of Park Facilities](#)
- ① [Cultural Arts Facilities Administrator](#)
- ① [Exhibit B - Classification Pay Plan FY 25-26](#)
- ① [Res. No. 25-Approving New Positions FY 25-26](#)
(Item was approved on Consent)

6E 25-6446 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AUTHORIZING MUNICIPAL SPONSORSHIPS TO EAG FOUNDATION IN THE AMOUNT OF SEVEN HUNDRED FIFTY DOLLARS AND 00/100 (\$750.00); LATIN AMERICAN FOUNDATION INC. IN THE AMOUNT OF ONE THOUSAND DOLLARS AND 00/100 (\$1,000.00); AND THE MEXICAN CULTURAL AND TOURISM INSTITUTE OF HOUSTON (MCTIH) IN THE AMOUNT OF ONE THOUSAND TWO HUNDRED DOLLARS AND 00/100 (\$1,200.00); PURSUANT TO SECTION 2-79 OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

- [Legislation Text](#)
- [Memo](#)
- [EAG Foundation 501C3](#)
- [EAG Foundation Florida Department of State](#)
- [MCTIH 501c3](#)
- [Latin American Foundation Sunbiz](#)
- [Latin American Foundation Tax Exempt](#)
- [Res. No. 25-Approving Three Charitable Donations Councilman Pineyro](#)
(Item was approved on Consent)

6F 25-6439 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE BILL OF SALE WITH THE TOWN OF MEDLEY FOR THE SALE OF SIX HARRIS HANDHELD RADIOS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS AND PROVIDING FOR AN EFFECTIVE DATE

- [Legislation Text](#)
- [Memo](#)
- [Exhibit A - Bill of Sale](#)
- [Res. No. 25-Donation of Harris Radios to the Town of Medley](#)
(Item was approved on Consent)

6G 25-6449 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, ADOPTING THE CURRENT MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY AS AMENDED, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM REQUIREMENTS; PROVIDING FOR ADOPTION AND IMPLEMENTATION; AND PROVIDING FOR AN

EFFECTIVE DATE

- [Legislation Text](#)
- [Memo](#)
- [Exhibit A - Miami Dade County LMS](#)
- [Res. No. 25-Adopting Local Mitigation Strategy Plan](#)
(Item was approved on Consent)

6H 25-6425 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASES ON BEHALF OF VARIOUS UTILITIES, OTHER MUNICIPAL SERVICES AND PROFESSIONAL MEMBERSHIPS FOR CITY USE AS NEEDED IN FISCAL YEAR 2025-2026; AUTHORIZING THE CITY MANAGER TO EXPEND BUDGETED FUNDS IN FURTHERANCE HEREOF; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

- [Legislation Text](#)
- [Memo](#)
- [City Manager's Memo](#)
- [Res. No. 25-Utilities Municipal Services and Professional Memberships FY 25-26](#)
(Item was approved on Consent)

6I 25-6434 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A WORK ORDER WITH H&R PAVING, INC. FOR THE PROVISION OF MILLING, RESURFACING, AND STRIPING CONSTRUCTION SERVICES ALONG NW 27 STREET AND ALONG NW 108 AVENUE, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED TWENTY-ONE THOUSAND, FOUR HUNDRED NINETY-EIGHT DOLLARS AND TWENTY-ONE CENTS (\$321,498.21), WHICH INCLUDES A 10% CONTINGENCY FOR ANY UNFORESEEN CONDITIONS; RECOGNIZING THAT H&R PAVING, INC. IS A CITY OF DORAL PRE-QUALIFIED VENDOR; AUTHORIZING THE CITY MANAGER TO EXECUTE THE WORK ORDER, AND EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

- [Legislation Text](#)
- [Memo](#)
- [Bid Sheet](#)

 [Work Order](#)

 [Res. No. 25-Work Order NW 27 St & 108 Ave Milling & Resurfacing HR Paving](#)

(Item was approved on Consent)

6J 25-6435 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A WORK ORDER WITH H&R PAVING, INC. FOR THE PROVISION OF MILLING, RESURFACING, AND STRIPING CONSTRUCTION SERVICES ALONG NW 33 STREET BETWEEN NW 107 AVENUE AND NW 112 AVENUE, IN AN AMOUNT NOT TO EXCEED TWO HUNDRED FORTY-SEVEN THOUSAND, FIVE HUNDRED THREE DOLLARS AND NINETY-ONE CENTS (\$247,503.91), WHICH INCLUDES A 10% CONTINGENCY FOR ANY UNFORESEEN CONDITIONS; RECOGNIZING THAT H&R PAVING, INC. IS A CITY OF DORAL PRE-QUALIFIED VENDOR; AUTHORIZING THE CITY MANAGER TO EXECUTE THE WORK ORDER, AND EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

 [Legislation Text](#)

 [Memo](#)

 [Bid Sheet](#)

 [Work Order](#)

 [Res. No. 25-Work Order NW 33 St \(107-112 Ave\) Milling & Resurfacing HR Paving](#)

(Item was approved on Consent)

6K 25-6436 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RETROACTIVELY AUTHORIZING THE CITY MANAGER'S EXTENSION OF THE JANITORIAL SERVICES CONTRACT AGREEMENT WITH UNITED STATES SERVICE INDUSTRIES (USSI), DBA GRUPO EULEN, AWARDED VIA REQUEST FOR PROPOSALS #2019-47, FOR AN EIGHT-MONTH PERIOD ON A MONTH-TO-MONTH BASIS UNTIL A NEW CONTRACT IS PROCURED BY THE CITY, UNDER THE SAME TERMS, PRICING AND CONDITIONS OF THE ORIGINAL CONTRACT AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT AGREEMENT EXTENSION AND EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

 [Legislation Text](#)

 [Memo](#)

 [Contract Extension Letter](#)

⑥ Res. No. 25-Approving Retroactive USSI Janitorial Contract Extension
(Item was approved on Consent)

7) **Approval of Minutes** (00:07:32)

7A 25-6420 November 12, 2025 - Council Meeting Minutes

⑥ Legislation Text

⑥ 2025-11-12 Council Meeting - Draft Minutes

Motion to approve items 7A, 7B and 7C made by Councilwoman Reinoso and seconded by Councilman Pineyro. By consensus, motion passes 4-0 (**Councilwoman Porras was Absent**).

7B 25-6421 November 12, 2025 - Local Planning Agency Minutes

⑥ Legislation Text

⑥ 2025-11-12 Local Planning Agency - Draft Minutes

7C 25-6422 November 22, 2025 - 2nd Budget Hearing FY 25-26 Minutes

⑥ Legislation Text

⑥ 2025-11-22 2nd Budget Hearing FY 25-26 - Draft Minutes

8) **Presentations**

8A 25-6440 Keep Doral Beautiful Business Award

Danny Del Toro, Acting Code Compliance Director, addressed the Council and presented the award.

⑥ Legislation Text

⑥ Presentation - Bill Seidle's Mitsubishi

9) **Discussion Items**

9A 25-6442 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SPECIAL EVENT PERMIT AND THE USE OF THE CITY LOGO REQUESTED BY EDUARDO OROZCO ON BEHALF OF LEON SPORT CORP, TO HOST THE "GRAN FONDO GIRO D' ITALIA" DEPARTING FROM DORAL CITY PLACE LOCATED AT 8300 NW 36 STREET ON A NINETY FIVE (95) MILES BIKE RIDE TRAJECTORY TAKING PLACE ON SATURDAY, FEBRUARY 7, 2026 AND SUNDAY, FEBRUARY 8, 2026 FROM 7:00 A.M. TO 2:00 P.M.; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

Guillermo de Nacimiento, Assistant Director of Planning and Zoning, addressed the Council and presented the item.

Motion to approve made by Councilwoman Reinoso and seconded by Vice Mayor Cabral. By consensus, motion passes 4-0 (**Councilwoman Porras was Absent**).

 [Legislation Text](#)

 [Memo](#)

 [Exhibit A - Application](#)

 [Exhibit B - PZ Fees](#)

 [Exhibit C - PD Fees](#)

 [Res. No. 25-Special Event Permit Gran Fondo Giro D'Italia](#)

9B 25-6441 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 2-321 OF THE CITY'S CODE OF ORDINANCES, WAIVING THE COMPETITIVE BID PROCESS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH AMILIA TECHNOLOGIES USA INC. FOR THE PARKS AND RECREATION DEPARTMENT REGISTRATION SOFTWARE SYSTEM FOR A PERIOD OF THREE (3) YEARS WITH TWO (2) ONE (1) YEAR RENEWALS FOR A TOTAL OF FIVE (5) YEARS IN AN AMOUNT NOT TO EXCEED BUDGETED FUNDS ANNUALLY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

 [Legislation Text](#)

Michael Festa, Parks and Recreation Director, addressed the Council and presented the item.

Motion to approve made by Councilman Pineyro and seconded by Councilwoman Reinoso. By consensus, motion passes 4-0 (**Councilwoman Porras was Absent**).

 [Memo](#)

 [Fees](#)

 [Res. No. 25-Purchase Amilia Parks & Recreation Software](#)

9C 25-6450 Discussion: Request for Support in Exploring Adults-on-the-Spectrum Job Opportunity Programs.

Councilman Pineyro addressed the Council and presented the item.

Motion to approve and direct staff to look into this item, and bring back an update in February 2026 made by Councilman Pineyro and seconded by Vice Mayor Cabral. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

0 [Legislation Text](#)

0 [Memo](#)

**9D 25-6433 Discussion: Advisory Boards, Committees and Commissions
Member Nominations**

0 [Legislation Text](#)

0 [Memo](#)

Motion to approve the nominations as presented made by Councilman Pineyro and seconded by Vice Mayor Cabral. By consensus, motion passes unanimously.

10) Mayor's Report (00:47:34)

Mayor Fraga addressed the Council and presented her report.

11) City Manager's Report (00:50:05)

Zeida Sardiñas, City Manager, addressed the Council and presented her report.

i. Department Reports

**25- Department Reports - October 2025
6423**

0 [Legislation Text](#)

0 [Building Monthly Report - October 2025](#)

0 [Code Compliance Monthly Report - October 2025](#)

0 [Finance Monthly Report - October 2025](#)

0 [Human Resources Monthly Report - October 2025](#)

0 [IT Monthly Report - October 2025](#)

0 [Parks and Recreation Monthly Report - October 2025](#)

0 [Planning and Zoning Monthly Report - October 2025](#)

0 [Police Monthly Report - October 2025](#)

0 [Public Affairs Monthly Report - October 2025](#)

0 [Public Works Monthly Report - October 2025](#)

0 Legislation Text

0 Doral Parks Bond Program October 2025 Monthly Report

12) City Attorney's Report (00:53:40)

Lorenzo Cobiella, City Attorney, addressed the Council and presented his report.

13) City Clerk's Report (00:54:02)

13A 25-6424 City Clerk's Office November 2025 Monthly Report

0 Legislation Text

0 City Clerks Office November 2025 Monthly Report

14) Adjournment (00:58:48)

Meeting went into recess at 11:07 a.m.

6:00 P.M. Evening Session

15) Call to Order / Roll Call of Members

Meeting was called to order at 6:08 p.m. Councilwoman Porras was Absent.(00:59:19)

16) Pledge of Allegiance (00:59:45)

17) Agenda / Order of Business (01:00:07)

18) Public Comments (01:00:13)

A resident addressed the Council and thanked them. He spoke about the Police Department.

19) Public Hearings

The City Clerk swore in all witnesses.(01:01:58)

19A 25-6429 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR PRIME SQUARE DORAL, FOR THE PROPERTY LOCATED AT THE SOUTH OF NW 74 STREET AND WEST OF 102 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION;

PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

(Items 19A and 19G were discussed together)

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

Ex-Parte Communication Disclosure: Mayor Fraga, Vice Mayor Cabral and Councilman Pineyro all disclosed communications.

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

Brian Adler, representing the applicant, addressed the Council and answered questions.

Motion to approve made by Councilman Pineyro and seconded by Vice Mayor Cabral. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

- [Legislation Text](#)
- [Memo](#)
- [Exhibit A - Application Prime Square Site Plan](#)
- [Exhibit B - DERM](#)
- [Exhibit C - Legal Description](#)
- [Exhibit D - Site Plan](#)
- [Exhibit E - Solid Waste](#)
- [Exhibit F - Traffic](#)
- [Exhibit G - WASD](#)
- [Attachment A - Legal Advertisement](#)
- [Res. No. 25-Prime Square Site Plan](#)

First Reading

19B 25-6430 Ordinance #2025-47 "Text Amendment Industrial Future Land Use"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING 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; AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO

THE STATE LAND PLANNING AGENCY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AUTHORIZATION AND ADOPTION; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

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

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

Motion to approve Ordinance #2025-47 on First Reading made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

 Memo

 Ord. No. 2025-47 Business Impact Estimate

 Attachment A - Legal Advertisement

 Ord. No. 2025-47 Text Amendment Industrial Future Land Use

19C 25-6392 Ordinance #2025-48 "Special Exception Uses for Industrial Zoning Districts"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, 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

Legislation Text

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

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

Motion to approve Ordinance #2025-48 on First Reading made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

Ord. No. 2025-48 Business Impact Estimate

Attachment A - Legal Advertisement

Ord. No. 2025-48 Special Exception Uses for Industrial Zoning Districts

19D 25-6431 Ordinance #2025-49 "FLUM Amendment Eurocon LLC Ritz Sky Mansions"

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 DESIGNATION FROM OFFICE (O) TO OFFICE AND RESIDENTIAL (OR) FOR ±4.95 ACRES GENERALLY LOCATED AT 3285 NW 107 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

(Items 19D and 19E were discussed 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.

Tony Rodriguez, Architect, addressed the Council and elaborated on the item.

Motion to approve Ordinance #2025-49 on First Reading made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 3-1 (**Vice Mayor Cabral voted "no" and Councilwoman Porras was Absent**).

Legislation Text

Memo

Exhibit A - Application

- [Exhibit B - Aerial](#)
- [Exhibit C - DERM](#)
- [Exhibit D - DSWM](#)
- [Exhibit E - MDCPS](#)
- [Exhibit F - Traffic](#)
- [Attachment A - Legal Advertisement](#)
- [Ord. No. 2025-49 FLUM Amendment Eurocon LLC Ritz Sky Mansions](#)
- 19E 25-6432 Ordinance #2025-50 "Eurocon LLC Ritz Sky Mansions 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 OFFICE-3 (O-3) TO MULTIFAMILY RESIDENTIAL-4 (MF-4) FOR ±4.95 ACRES FOR THE PROPERTY LOCATED AT 3285 NW 107 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

(Items 19D and 19E were discussed 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.

Tony Rodriguez, Architect, addressed the Council and elaborated on the item.

Motion to approve Ordinance #2025-50 on First Reading made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 3-1(**Vice Mayor Cabral voted "no" and Councilwoman Porras was Absent**).

- [Legislation Text](#)

- [Memo](#)

- [Exhibit A - Application](#)

- [Exhibit B - Aerial](#)

- [Exhibit C - DERM](#)

- [Exhibit D - DSWM](#)

0 [Exhibit E - MDCPS](#)

0 [Exhibit F - Traffic](#)

0 [Attachment A - Legal Advertisement](#)

0 [Ord. No. 2025-50 Eurocon LLC Ritz Sky Mansions Rezoning](#)

19F 25-6448 Ordinance #2025-52 "Amending Chapter 44 - Golf Carts"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 44, CREATING ARTICLE VIII, TITLED "GOLF CARTS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

0 [Legislation Text](#)

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

Councilman Pineyro addressed the Council and presented the item.

Lorenzo Cobiella, City Attorney, addressed the Council and elaborated on the item.

Motion to approve Ordinance #2025-52 on First Reading made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

0 [Memo](#)

0 [Ord. No. 2025-52 Amending Chapter 44 - Golf Carts](#)

Second Reading

19G 25-6340 Ordinance #2025-39 "Prime Square 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 FOR TWO CONTIGUOUS PARCELS FROM INDUSTRIAL COMMERCIAL (IC) TO CORRIDOR COMMERCIAL (CC) FOR THE NORTHERN PARCEL OF THE PROPERTY (35-3017-001-0180), AND FROM GENERAL USE (GU) TO CORRIDOR COMMERCIAL (CC) FOR THE SOUTHERN PARCEL OF THE PROPERTY (35-3017-001-0190), FOR THE ±3.25 ACRE PROPERTY GENERALLY LOCATED SOUTH OF NW 74 STREET AND WEST OF 102 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

(Items 19A and 19G were discussed together)

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

Ex-Parte Communication Disclosure: Mayor Fraga, Vice Mayor Cabral

and Councilman Pineyro all disclosed communications.

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

Brian Adler, representing the applicant, addressed the Council and answered questions.

Motion to approve Ordinance #2025-39 on Second Reading made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

 [Legislation Text](#)

 [Memo](#)

 [Exhibit A - Application](#)

 [Exhibit B - Aerial](#)

 [Exhibit C - DERM](#)

 [Exhibit D - Solid Waste](#)

 [Exhibit E - Traffic](#)

 [Attachment A - Legal Advertisement](#)

 [Attachment A - Legal Advertisement Second Reading](#)

 [Ord. No. 2025-39 Prime Square Rezoning](#)

19H 25-6356 Ordinance #2025-40 "Chapter 23 Floodplain Management Update"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 23 OF THE CITY'S CODE OF ORDINANCES TO COMPLY WITH FLORIDA LEGISLATION SB180; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE

 [Legislation Text](#)

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

Motion to approve Ordinance #2025-40 on Second Reading made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

 [Memo](#)

 [Information Flyer](#)

Ord. No. 2025-40 Chapter 23 Floodplain Update

19I 25-6400 Ordinance #2025-42 "Certified Recovery Residences"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 74 "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS" OF THE CITY'S CODE OF ORDINANCES, CREATING ARTICLE XIX "CERTIFIED RECOVERY RESIDENCES", TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

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

Motion to approve Ordinance #2025-42 on Second Reading made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 4-0 (*Councilwoman Porras was Absent*).

 Memo

 Attachment A - Legal Advertisement

 Attachment A - Legal Advertisement Second Reading

 Ord. No. 2025-42 Business Impact Estimate

 Ord. No. 2025-42 Certified Recovery Residences

19J 25-6395 Ordinance #2025-43 "Amending Chapter 44 Traffic and Vehicles (Parking)"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 44, "TRAFFIC AND VEHICLES" OF THE CITY'S CODE OF ORDINANCES TO ESTABLISH A UNIFORM MONTHLY ON-STREET PARKING PERMIT SYSTEM; PROVIDING FOR PERMIT ELIGIBILITY BASED ON PARKING ZONES; PROVIDING FOR CONSISTENCY, FAIRNESS, AND ADMINISTRATIVE EFFICIENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

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

Jose Leon, Public Works, addressed the Council and presented the item.

Rita Carbonell, Assistant Public Works Director, addressed the Council and elaborated on the item.

Motion to approve Ordinance #2025-43 on Second Reading made by Councilwoman Reinoso and seconded by Vice Mayor Cabral. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

① Memo

- ① MPA - Doral Parking Compliance Services Interlocal Agreement
- ① Ord. No. 2021-04 Amending Chapter 44 - Traffic and Vehicles (Parking)
- ① Ord. No. 2023-08 Amending Parking Regulations
- ① Ord. No. 2023-32 Residential Business and Student-On-Street Parking Permits
- ① Res. No. 19-254 Adoption of Citywide Parking Study
- ① Res. No. 21-242 Interlocal Agreement MDC Parking Violations Bureau
- ① Res. No. 22-79 Interlocal Agreement Miami Parking Authority Parking Compliance Svcs
- ① Ord. No. 2025-43 Business Impact Estimate
- ① Ord. No. 2025-43 Amending Chapter 44 Traffic and Vehicles (Parking)

19K 25-6413 Ordinance #2025-44 "Kava and Kratom Establishments"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 74, "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS," OF THE CITY OF DORAL LAND DEVELOPMENT CODE TO CREATE SECTION 74-171, "KAVA AND KRATOM ESTABLISHMENTS"; ESTABLISHING DEFINITIONS, DISTANCE REQUIREMENTS, AND OTHER REGULATIONS GOVERNING ESTABLISHMENTS ENGAGED IN THE SALE AND/OR ONSITE CONSUMPTION OF KAVA AND KRATOM PRODUCTS; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

① Memo

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

Motion to approve Ordinance #2025-44 on Second Reading made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

① Legislation Text

① Attachment A - Legal Advertisement

① Attachment A - Legal Advertisement Second Reading

Ord. No. 2025-44 Kava and Kratom Establishments
19L 25-6415 Ordinance #2025-45 "Amendment to Micromobility Devices"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING ARTICLE VII OF CHAPTER 44, TITLED "MICRO-MOBILITY DEVICES"; RELATED TO THE REGULATION OF MICRO-MOBILITY DEVICES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Memo

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

Motion to approve Ordinance #2025-45 on Second Reading made by Councilman Pineyro and seconded by Vice Mayor Cabral. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).

Legislation Text

Ord. No. 2025-45 Business Impact Estimate

Ord. No. 2025-45 Amendment to Micromobility Devices

19M 25-6279 Ordinance #2025-46 "Amending Purchasing and Procurement"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING PORTIONS OF CHAPTER 2, ARTICLE V OF THE CITY'S CODE OF ORDINANCES RELATING TO PURCHASING AND PROCUREMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

Memo

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

Motion to approve Ordinance #2025-46 on Second Reading made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 3-1 (**Vice Mayor Cabral voted "no" and Councilwoman Porras was Absent**).

Legislation Text

Ord. No. 2025-46 Amending Purchasing and Procurement

19N 25-6443 Ordinance #2025-51 "Repealing Ordinance 2025-36 and Adopting Budget Resolution FY 25-26"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, REPEALING ORDINANCE #2025-36; RATIFYING AND ADOPTING RESOLUTION No. 25-281; PROVIDING FOR

SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE;
AND PROVIDING FOR AN EFFECTIVE DATE

 Memo

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

Motion to approve Ordinance #2025-51 on Second Reading made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 3-1 (**Vice Mayor Cabral voted "no" and Councilwoman Porras was Absent**).

 Legislation Text

 Ord. No. 2025-36 Adopting the Budget for FY 25-26

 Res. No. 25-281 Amending the Budget for FY 25-26

 Ord. No. 2025-51 Repealing Ordinance 2025-36 and Adopting Budget Resolution FY 25-26

20) Adjournment

Meeting adjourns at 7:08 p.m.(01:58:25)

Respectfully submitted,

Connie Diaz, MMC
City Clerk

Motion to approve the minutes of the December 10, 2025 Council Meeting made by _____ and seconded by _____. By consensus, motion passes unanimously.

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

APPROVED and ADOPTED this 14 day of January, 2026.

CHRISTI FRAGA, MAYOR