

RESOLUTION No. 26-

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 CHAPTER 74 ENTITLED "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS", ARTICLE III ENTITLED "SPECIAL SETBACKS AND USES." DIVISION 3 ENTITLED "REGULATIONS FOR USES UNDER POWER LINES.", SPECIFICALLY SECTION 74-123 ENTITLED "PERMITTED USE CONDITIONS", OF THE CITY OF DORAL CODE OF ORDINANCES; ADDING SUBSECTION 74-123.1 ENTITLED "NURSERIES"; 74-123.2 ENTITLED "DEFINITIONS"; 74-123.3 ENTITLED "PERMITTING AND APPROVALS"; 74-123.4 ENTITLED "PERMITTED FACILITY TYPES AND PORTABLE STRUCTURES."; 74-123.5 ENTITLED "SETBACKS, BUFFERS, AND STREET DISTINCTION."; 74-123.6 ENTITLED "ADA AND ACCESSIBILITY REQUIREMENTS."; 74-123.7 ENTITLED "STRUCTURAL STANDARDS."; 74-123.8 ENTITLED "PAVING AND DRAINING STANDARDS"; 74-123.9 ENTITLED "ENVIRONMENTAL AND SANITARY REQUIREMENTS."; AND 74-123.10 ENTITLED "CITY INSPECTION AND ENFORCEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Florida Statutes, and the City of Doral ("City") Land Development Code ("LDC") Section 2-164, the City's Local Planning Agency ("LPA") has the responsibility to review and make recommendations to the City Council in regard to proposed land development regulations; and

WHEREAS, the Comprehensive Plan and Land Development Regulations of the City of Doral ("City") are intended to maintain public health, safety, and welfare of its residents and to strengthen the City's local government capability to manage growth in a sustainable and resilient manner; and

WHEREAS, the proposed amendment is intended to provide greater clarity regarding the classification, operation, and development standards applicable to nursery uses, while ensuring compatibility with surrounding land uses and promoting

orderly growth and development; and

WHEREAS, the proposed amendment establishes definitions and specific regulations intended to address operational characteristics, permitted activities, and development standards associated with nursery uses; and

WHEREAS, the Local Planning Agency (the “LPA”) reviewed the proposed text amendment, staff report, supporting documentation, and applicable provisions of the City of Doral Comprehensive Plan and Land Development Code; and

WHEREAS, the LPA finds that the proposed amendment promotes consistency and clarity within the Code of Ordinances and supports implementation of the City’s long-term planning objectives; and

WHEREAS, on June 10, 2026, the City Council of the City of Doral sitting as LPA at a properly advertised hearing received testimony and evidence related to the proposed text amendment and determined that it is consistent with the goals, objectives, and policies of the City’s Comprehensive Plan and the applicable provisions and intent of the Land Development Code;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY THAT:

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Decision. The Local Planning Agency hereby recommends that the proposed text amendment to the City’s Land Development Code as set forth in Exhibit

“A” be approved/denied/or go forward without a recommendation.

Section 3. Effective Date. This Resolution will become effective after adoption by the Local Planning Agency.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

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

PASSED/DISAPPROVED OR TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 10 DAY OF JUNE, 2026.

CHRISTI FRAGA, MAYOR

ATTEST:

CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY