

DRAFT MINUTES
CITY OF DORAL
LOCAL PLANNING AGENCY

WEDNESDAY, DECEMBER 10, 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

Meeting was called to order at 5:44 p.m. Vice Mayor Cabral and Councilwoman Porras were Absent.(00:00:04)

Mayor Christi Fraga	Present
Councilman Rafael Pineyro	Present
Councilwoman Nicole Reinoso	Present
Vice Mayor Digna Cabral	Absent
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 (00:00:22)

3) Agenda / Order of Business (00:00:41)

4) Public Comments (00:00:45)

There were no comments made during public comment.

5) Public Hearings

The City Clerk swore-in all witnesses.(00:01:44)

5A 25-6393 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 THE CITY'S LAND DEVELOPMENT CODE, BY 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

 Memo

 Attachment A - Legal Advertisement

 Res. No. 25-Special Exception Uses for Industrial Zoning Districts

Motion to transmit without a recommendation made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 3-0 (***Vice Mayor Cabral and Councilwoman Porras were Absent***).

5B 25-6426 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 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; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Attachment A - Legal Advertisement

 Res. No. 25-Text Amendment for Industrial Future Land Use Category.

Motion to transmit without a recommendation made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 3-0 (***Vice Mayor Cabral and Councilwoman Porras were Absent***).

5C 25-6427 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL/DENIAL OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, 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; AND PROVIDING FOR AN EFFECTIVE DATE

 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

 Res. No. 25-FLUM Amendment Eurocon LLC/Ritz Sky Mansions

Motion to transmit without a recommendation made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 3-0 (***Vice Mayor Cabral and Councilwoman Porras were Absent***).

5D 25-6428 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, 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; AND PROVIDING

FOR AN EFFECTIVE DATE

 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

 Res. No. 25-Eurocon LLC Ritz Sky Mansions Rezoning

Motion to transmit without a recommendation made by Councilman Pineyro and seconded by Councilwoman Reinoso. Roll call vote - motion passes 3-0 (***Vice Mayor Cabral and Councilwoman Porras were Absent***).

6) Adjournment

Meeting adjourns at 5:49 p.m.(00:05:48)

Respectfully submitted,

Connie Diaz, MMC
City Clerk

Motion to approve the minutes of the December 10, 2025 Local Planning Agency 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