

DRAFT MINUTES
CITY OF DORAL
LOCAL PLANNING AGENCY

WEDNESDAY, JUNE 4, 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 5:57 p.m. Vice Mayor Porras and Councilwoman Cabral were not present. There was no motion to excuse the absences.(00:00:20)

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

Also present were:

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

2) Pledge of Allegiance (00:00:37)

3) Agenda / Order of Business (00:01:06)

4) Public Comments (00:01:15)

There were no comments made during public comments.(00:01:34)

5) Public Hearings (00:01:43)

Any individual(s) testifying in a quasi-judicial proceeding shall be sworn in.

The City Clerk swore in all witnesses.(00:01:56)

5A 25-6197 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, AN AMENDMENT TO CHAPTER 68, ARTICLE III OF THE CITY OF DORAL CODE OF ORDINANCES, TITLED "OFFICE DISTRICTS"; CREATING SECTION 68-307 TITLED "TANDEM PARKING IN MIXED USE DEVELOPMENTS"; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Attachment A - Legal Advertisement

 Res. No. 25-Amending Chapter 68 Article III Tandem Parking in Mixed Used Developments

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

Motion to transmit without a recommendation made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 3-0 (***Vice Mayor Porras and Councilwoman Cabral were "absent"***).(00:02:22)

5B 25-6199 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, AN AMENDMENT TO CHAPTER 68, ARTICLE IV OF THE CITY OF DORAL CODE OF ORDINANCES, TITLED "COMMERCIAL DISTRICTS"; CREATING SECTION 63-387, TITLED "TANDEM PARKING IN MIXED USE DEVELOPMENTS"; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Attachment A - Legal Advertisement

 Res. No. 25-Amending Chapter 68 Article IV Tandem Parking in Mixed Used Developments

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

Motion to transmit without a recommendation made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 3-0 (***Vice Mayor Porras and Councilwoman Cabral were "absent"***).(00:03:22)

5C 25-6187 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 SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE CATEGORIES FROM OFFICE AND RESIDENTIAL (OR) AND INDUSTRIAL TO DOWNTOWN MIXED USE (DMU) FOR A 5-ACRE PARCEL OF LAND LOCATED AT 8400 NORTHWEST 36 STREET; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Exhibit A - Application FLUM

 Exhibit A - Legal Description

 Exhibit B - WASD

 Exhibit C - DERM

 Exhibit D - DSWM

 Exhibit E - Traffic

 Attachment A - Legal Advertisement

 Res. No. 25-Doral Concourse FLUM Amendment

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

Motion to transmit without a recommendation made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 3-0 (***Vice Mayor Porras and Councilwoman Cabral were "absent"***).(00:03:54)

5D 25-6189 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, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL COMMERCIAL (IC) TO DOWNTOWN MIXED USE (DMU) FOR A 5-ACRE PARCEL OF LAND LOCATED AT 8400 NORTHWEST 36 STREET; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Exhibit A - Application Rezoning

 Exhibit A - Legal Description

-  Exhibit B - WASD
-  Exhibit C - DERM
-  Exhibit D - DSWM
-  Exhibit E - Traffic
-  Attachment A - Legal Advertisement
-  Res. No. 25-Doral Concourse Rezoning

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

Motion to transmit without a recommendation made by Councilwoman Reinoso and seconded by Councilman Pineyro. Roll call vote - motion passes 3-0(***Vice Mayor Porras and Councilwoman Cabral were "absent"***).(00:04:38)

6) Adjournment

Meeting adjourns at 6:02 p.m.(00:05:04)

Respectfully submitted,

Connie Diaz, MMC
City Clerk

Motion to approve the minutes of the June 4, 2025 Local Planning Agency 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 13 day of August, 2025.

CHRISTI FRAGA, MAYOR