

DRAFT MINUTES
CITY OF DORAL
LOCAL PLANNING AGENCY

WEDNESDAY, JUNE 10, 2026 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 5:31 p.m. Councilwoman Porras was Absent. (00:00:32)

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 (00:00:43)

3) Agenda / Order of Business

4) Public Comments (00:01:09)

There were no comments made during public comments.

5) Public Hearings

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

5A 26-6622 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 OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY CREATING THE "MALL MIXED USE (MMU)" FUTURE LAND USE DESIGNATION; ESTABLISHING PURPOSE AND INTENT, APPLICABILITY, AND DEVELOPMENT PARAMETERS FOR REGIONAL SHOPPING MALL PROPERTIES FIFTEEN (15) ACRES OR GREATER CURRENTLY DESIGNATED ON THE FUTURE LAND USE PLAN MAP AS "BUSINESS" ("B"), AND PROVIDING FOR RESIDENTIAL DEVELOPMENT OPPORTUNITIES WITHIN QUALIFYING DEVELOPMENTS; 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; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Exhibit A - Application

 Attachment A - Legal Advertisement

 Res. No. 26-Greystar Comprehensive Plan Amendment

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

Motion to transmit without a recommendation made by Councilwoman Reinoso and seconded by Vice Mayor Cabral. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).
(00:02:05)

5B 26-6624 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 DESIGNATION FROM BUSINESS (B) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Exhibit A - Application

 Exhibit A1 - Legal Description

 Exhibit B - Aerial Map

 Exhibit C - DERM

 Exhibit D - DSWM

 Exhibit E - Traffic

 Exhibit F - MDCPS

 Exhibit G - WASD

 Exhibit H - Proposed FLUM Amendment Map

 Attachment A - Legal Advertisement

 Res. No. 26-Greystar 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 Vice Mayor Cabral. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).
(00:03:33)

5C 26-6623 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 "LAND USES AND ZONING DISTRICTS", ARTICLE V "MIXED USE DISTRICTS" OF THE CITY OF DORAL LAND DEVELOPMENT CODE BY CREATING DIVISION 6, "MALL MIXED USE DISTRICT (MMU)" ZONING DISTRICT; ESTABLISHING PURPOSE AND INTENT, APPLICABILITY, PERMITTED AND PROHIBITED USES, DEVELOPMENT STANDARDS, DESIGN CRITERIA, AND DEVELOPMENT REVIEW PROCEDURES FOR REGIONAL SHOPPING MALL PROPERTIES FIFTEEN (15) ACRES OR GREATER; PROVIDING FOR THE INTEGRATION OF RESIDENTIAL USES WITHIN QUALIFYING DEVELOPMENTS; PROVIDING FOR AMENDMENTS TO THE CITY'S OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Exhibit A - Application

 Attachment A - Legal Advertisement

 Res. No. 26-Greystar LDC Text 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 4-0 (**Councilwoman Porras was Absent**).
(00:04:11)

5D 26-6625 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 CORRIDOR COMMERCIAL DISTRICT (CC) TO MALL MIXED USE (MMU) FOR ±25.61 ACRES FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Exhibit A - Application

 Exhibit A1 - Legal Description

 Exhibit B - Aerial Map

 Exhibit C - DERM

 Exhibit D - DSWM

 Exhibit E - Traffic

 Exhibit F - MDCPS

 Exhibit G - WASD

 Exhibit H - Proposed Zoning Amendment Map

 Attachment A - Legal Advertisement

 Res. No. 26-Greystar Rezoning

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

Motion to transmit without a recommendation made by Councilwoman Reinoso and seconded by Vice Mayor Cabral. Roll call vote - motion passes 4-0 (**Councilwoman Porras was Absent**).
(00:05:12)

5E 26-6626 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 80 "SIGN REGULATIONS" OF THE CITY'S LAND DEVELOPMENT CODE, BY AMENDING SECTION 80-3, "DEFINITIONS" TO CREATE A NEW DEFINITION FOR "PUBLIC INSTITUTION"; AMENDING DIVISION 4, "PERMANENT SIGNS FOR NONRESIDENTIAL USES" OF ARTICLE V

"SIGN STANDARDS AND REQUIREMENTS" BY AMENDING SECTION 80-259(A)(1), "OFFICE SIGNS", AND SECTION 80-260(A)(1), "INDUSTRIAL SIGNS", TO PROVIDE FOR THE INCLUSION OF A DIGITAL CHANGEABLE MESSAGE SIGN AS A DETACHED, FREESTANDING, OR MONUMENT SIGN AS AN ALLOWABLE SIGN TYPE FOR PUBLIC INSTITUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

 Legislation Text

 Memo

 Attachment A - Legal Advertisement

 Res. No. 26-Text Amendment Digital Signs for Public Institutions

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 4-0 (**Councilwoman Porras was Absent**).
(00:05:56)

5F 26-6646 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

 Legislation Text

 Memo

 Attachment A - Legal Advertisement

 Res. No. 26-Text Amendment Nurseries

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 4-0 (**Councilwoman Porras was Absent**).
(00:07:02)

6) Adjournment

Meeting adjourns at 5:39 p.m.

Respectfully submitted,

Connie Diaz, MMC
City Clerk

Motion to approve the minutes of the June 10, 2026 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 12 day of August, 2026.

CHRISTI FRAGA, MAYOR