

RESOLUTION No. 26-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR CEDECO 41 LLC FOR A COMMERCIAL DEVELOPMENT FEATURING A PHARMACY, RETAIL STOREFRONTS, AND A GAS STATION WITH AN ASSOCIATED CONVENIENCE STORE, ON A ± 7.57 ACRE VACANT PARCEL, GENERALLY LOCATED ON NW 41 STREET BETWEEN NW 114 AND 112 AVENUE, IN THE CITY OF DORAL, FLORIDA, IDENTIFIED WITH MIAMI DADE FOLIO NO. 35-3019-001-0370 PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 “Administration”, Article III. “Development Procedures”, Sec. 53-184(f) of the City’s Land Development Code, establishes the site plan review and approval procedures by the Mayor and City Council for review and approval of site plans; and

WHEREAS, Cedeco 41, LLC (the “Applicant”) is seeking site plan approval for a commercial development on ± 7.57-acre property located on a vacant parcel on NW 41st Street, lying between NW 114th Avenue and NW 112th Avenue, as further identified by Miami-Dade County Property Appraiser by Folio No. 35-3019-001-0370 (the “Property”); and

WHEREAS, City staff determined that the proposed site plan, attached hereto as “Exhibit B,” (the “Project”) complies with the requirements and standards of the City’s Land Development Code and Comprehensive Plan; and

WHEREAS, a zoning workshop was held on June 25, 2026, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, on August 12, 2026, the Mayor and City Council reviewed the site plan application, the written and oral recommendations from the Planning and Zoning

Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted, subject to the conditions described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Project.

Section 3. Approval. The Mayor and City Council hereby approve the site plan attached hereto as "Exhibit B" for the proposed commercial development for the property identified by Folio No. 35-3019-001-0370, and as legally described in "Exhibit A". A copy of the site plan is provided in "Exhibit B". The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Retail Site @ NWC of 41 ST & 112 AVE", prepared by DTI Architects & Associates, dated stamped received April 20, 2026.

2. The Project shall be landscaped in accordance with the landscape plan, prepared by Landscape Architectural Services, LLC dated stamped received May 11, 2026, as amended, and included with the site plan submittal.
3. The City of Doral Public Works Department recommends conditional approval with the following information provided below:
 - Approval from Miami-Dade County Traffic Engineering Division is required prior to issuance of Final Certificate of Occupancy.
4. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).
5. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
6. Prior to the issuance of a final building permit, the applicant shall comply with all applicable requirements of Chapter 75, Article III, Division 100 of the City of Doral Land Development Code, including, but not limited to, the installation of approved on-site artwork, payment of the applicable in-lieu fee, or a combination thereof, as approved by the City.
7. The Applicant shall provide the Building Department with a certified drainage inspection report prior to the issuance of a certificate of occupancy.
8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible for obtaining NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instructions to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the

appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.

11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
14. All applicable local, state, and federal permits must be obtained before commencement of the development.
15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
16. The Applicant shall comply with all applicable City, County, and State permitting requirements.
17. The Applicant shall obtain all required approvals from Miami-Dade County DTPW.
18. All improvements shall substantially conform with approved plans.
19. Any material deviation from approved plans shall require further review and approval.

FAILURE BY THE CITY TO TIMELY ENFORCE ANY OF THE ABOVE CONDITIONS DOES NOT CONSTITUTE A WAIVER OF THE SAME AND IF THE APPLICANT, ITS SUCCESSORS, OR, ASSIGNS, DOES NOT PERFORM SUCH CONDITIONS WITHIN FIVE (5) DAYS AFTER WRITTEN NOTICE, THE CITY RETAINS THE RIGHT TO STOP CONSTRUCTION, IF NECESSARY, UNTIL THAT CONDITION IS MET. THE CITY RESERVES THE RIGHT TO ENFORCE THESE CONDITIONS BY ISSUING A CODE COMPLIANCE CITATION, REVOKING THIS RESOLUTION, AND/OR AVAILING ITSELF OF ANY AND ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY. BY ACTING UNDER THIS APPROVAL, THE APPLICANT HEREBY CONSENTS TO ALL THESE TERMS AND CONDITIONS.

Section 4. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

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 AND ADOPTED this 12 day of August, 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