

**RESOLUTION No. 25-214**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, AN AMENDMENT TO CHAPTER 53 “ADMINISTRATION”, TO ESTABLISH A PROCESS FOR THE REVIEW AND APPROVAL OF SPECIAL EXCEPTIONS; 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 City recognizes that certain land uses may be appropriate in specific zoning districts only when subjected to individualized review based on their potential impact on surrounding properties and infrastructure; and

**WHEREAS**, the City’s Land Development Code (the “City Code”) currently references “Special Exceptions”; however, it does not provide a clear or comprehensive framework for their review, evaluation, and approval, thereby necessitating the establishment of formal procedures to ensure consistency, transparency, and alignment with the City’s planning goals; and

**WHEREAS**, on August 13, 2025, the City Council of the City of Doral on first reading at a properly advertised hearing received testimony and evidence related to the proposed text amendment; and

**WHEREAS**, on August 13, 2025, the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the proposed text amendment; and

**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 Ordinance 2024-19 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 Councilmember Pineyro who moved its adoption. The motion was seconded by Councilmember Cabral and upon being put to a vote, the vote was as follows:

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

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 13 DAY OF AUGUST, 2025.



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