

RESOLUTION No. 26-182

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, ADOPTING THE RESIDENTIAL ASSOCIATION EMERGENCY PREPAREDNESS & PUBLIC SAFETY COORDINATION POLICY, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ADOPTION OF THE POLICY; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral (the "City") recognizes that effective preparation for hurricanes, flooding, severe weather events, extended power outages, pandemics, fires, and other natural or man-made emergencies requires coordination not only among governmental agencies, but also with the residential communities in which City residents live; and

WHEREAS, a significant portion of Doral residents live within condominium associations, homeowners' associations, and other privately managed residential communities (each, an "Association"); and

WHEREAS, during an emergency, access restrictions, private roadways, gates, building systems, vulnerable residents, generator capabilities, evacuation procedures, and the availability of on-site management personnel may directly affect the ability of first responders to protect life and property; and

WHEREAS, the City Administration has prepared the Residential Association Emergency Preparedness & Public Safety Coordination Policy (the "Policy"), a copy of which is attached hereto and incorporated herein as Exhibit "A," in order to establish an annual emergency preparedness coordination process between the City and residential associations; and

WHEREAS, the Policy provides for the development of a standardized Emergency Preparedness and Public Safety Memorandum of Understanding between the Doral Police Department and residential associations, to be developed by the Administration in consultation with the City Attorney; and

WHEREAS, the Policy requires each participating Association to submit to the City an Annual Emergency Preparedness Plan no later than June 1st of each calendar year, in advance of the Atlantic hurricane season, containing emergency contact information, access procedures, evacuation and generator information, and related preparedness data as more particularly described in the Policy; and

WHEREAS, the Policy provides for coordination by the Code Compliance Department, an annual education and outreach campaign, establishment of a secure centralized emergency contact database, and an annual review of the program's effectiveness with a report to the Mayor and City Council; and

WHEREAS, the Policy expressly provides that the City does not assume the private responsibilities, liabilities, or obligations of any Association or property manager, and that nothing in the Policy or any resulting Memorandum of Understanding shall expand the City's legal responsibilities beyond those established by applicable law; and

WHEREAS, the City Council finds that adoption of the Policy will promote coordination between the City and residential associations, enhance emergency preparedness throughout the City, and protect the life, safety, and welfare of Doral residents; and

WHEREAS, the City Council finds that the adoption of this Resolution is in the best interest of the health, safety, and welfare of the residents of the City of Doral.

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

Section 1. Incorporation of Recitals. The foregoing recitals are true and correct and are hereby incorporated into, and made a part of, this Resolution.

Section 2. Adoption of Policy. The City Mayor and Council hereby adopts the Residential Association Emergency Preparedness & Public Safety Coordination Policy, attached hereto and incorporated herein as Exhibit “A” (the “Policy”).

Section 3. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Policy, 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, including, without limitation, to:

(a) direct the Administration, in consultation with the City Attorney, to develop the standardized Emergency Preparedness and Public Safety Memorandum of Understanding described in the Policy;

(b) direct the Doral Police Department, Emergency Management personnel, and the Code Compliance Department to administer the Residential Association Emergency Preparedness Program, with participation from other City departments as appropriate;

(c) establish a standardized form or electronic portal to facilitate annual submission of each Association’s Annual Emergency Preparedness Plan;

(d) establish and maintain the secure, centralized emergency contact database described in the Policy;

(e) conduct the annual education and outreach campaign described in the Policy, including coordination of an annual HOA and Condominium Emergency Preparedness Workshop; and

(f) provide the Mayor and City Council with an annual update regarding Association participation, preparedness outreach, and recommended improvements to the program, as described in the Policy.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption.

The Prime Sponsor of the foregoing resolution is Councilwoman Nicole Reinoso.

The foregoing Resolution was offered by Vice Mayor Cabral who moved its adoption. The motion was seconded by Councilmember Pineyro and upon being put to a vote, the vote was as follows:

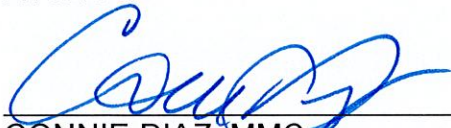
Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 9 day of September, 2026.



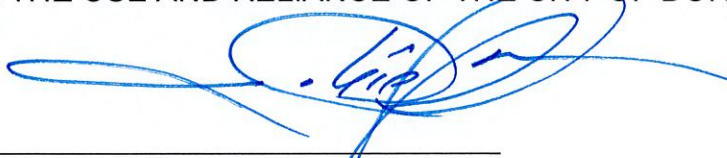
CHRISTI FRAGA, MAYOR

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

EXHIBIT “A”



CITY OF DORAL

RESIDENTIAL ASSOCIATION EMERGENCY PREPAREDNESS & PUBLIC SAFETY COORDINATION POLICY

I. PURPOSE AND INTENT

The City of Doral (the “City”) recognizes that effective preparation for hurricanes, flooding, severe weather events, extended power outages, pandemics, fires, and other natural or man-made emergencies requires coordination not only among governmental agencies, but also with the residential communities in which our residents live.

A significant portion of Doral residents live within condominium associations, homeowners’ associations, and other privately managed residential communities (“Association”). During an emergency, access restrictions, private roadways, gates, building systems, vulnerable residents, generator capabilities, evacuation procedures, and the availability of on-site management personnel may directly affect the ability of first responders to protect life and property.

The purpose of this policy is to establish an annual emergency preparedness coordination process between the City of Doral and residential associations in order to ensure that in the event of an emergency the City and each participating association have established points of contact, emergency procedures, access information, and a clear understanding of their respective responsibilities.

The City’s goal is simple: prepare before the emergency, communicate during the emergency, and assist residents when they need us most.

II. POLICY

It shall be the policy of the City of Doral to establish a coordinated Residential Association Emergency Preparedness Program, administered collaboratively by the Doral Police Department, Emergency Management personnel, and the Code Compliance Department, with participation from other City departments as appropriate.

III. MEMORANDUM OF UNDERSTANDING WITH DORAL POLICE

The Administration, in consultation with the City Attorney, shall develop a standardized Emergency Preparedness and Public Safety Memorandum of Understanding (“MOU”) between the Doral Police Department and residential associations.

The MOU should establish the framework for cooperation during emergencies and identify, as appropriate:

- Emergency points of contact;
- Emergency access protocols;
- Procedures for communication between the association and the Doral Police Department;
- Responsibilities of association management before, during, and after an emergency;
- Procedures for providing first responders with timely access to the community;
- Coordination during evacuations, shelter-in-place orders, or other emergency directives;
- Procedures for requesting City assistance;
- Post-emergency welfare and safety coordination; and
- Annual updating of emergency information.

The MOU shall expressly recognize that the City does not assume the private responsibilities, liabilities, or obligations of an association or property manager and that nothing within the MOU shall expand the City’s legal responsibilities beyond those established by applicable law.

In consideration for the City’s cooperation and assistance in the event of an emergency, each Association, at the time of the MOU’s execution and each successive calendar year thereafter, shall deliver to the City an Annual Emergency Preparedness Plan as detailed and in Section IV of this policy.

IV. ANNUAL EMERGENCY PREPAREDNESS PLAN

To the extent permitted by applicable law, every condominium association, homeowners’ association, and other residential community association within the City subject to this policy shall provide the City with an updated Community Emergency Preparedness Plan no later than June 1st of each calendar year, in advance of the Atlantic hurricane season.

The plan should include, at a minimum:

1. Association and property management emergency contact information, including primary and secondary contacts available before, during, and immediately following an emergency;
2. Twenty-four-hour emergency contact information when available;
3. Identification of the individual or individuals authorized to make emergency decisions on behalf of the association;
4. Procedures for emergency access by police, fire-rescue, public works, emergency management personnel, and other authorized responders;

5. Gate, guardhouse, access-control, and other relevant entry procedures necessary for emergency response;
6. Identification of private streets, restricted-access areas, buildings, facilities, or infrastructure that may create challenges for emergency responders;
7. The association's hurricane and severe-weather preparation procedures;
8. Available evacuation procedures and designated assembly or staging areas, if applicable;
9. Information concerning emergency generators serving common areas, elevators, gates, life-safety equipment, or other critical community infrastructure, where applicable;
10. Procedures for communicating emergency information to residents;
11. Procedures for post-storm damage assessment and communication with the City;
12. Identification, where voluntarily provided and legally permissible, of programs or procedures maintained by the association to assist residents who may require additional assistance during an emergency; and
13. Any additional information reasonably necessary for emergency response coordination and protection of residents.

The City shall develop a standardized form or electronic portal to make annual compliance as straightforward as possible for associations.

V. CODE COMPLIANCE COORDINATION

The Code Compliance Department shall work collaboratively with the Doral Police Department and Emergency Management personnel to conduct outreach to residential associations and facilitate annual submission of required information.

Code Compliance shall maintain or assist in maintaining an updated inventory of residential associations and property management contacts and shall provide reminders sufficiently in advance of the June 1 annual deadline.

The emphasis of the program shall initially be education, preparation, cooperation, and voluntary corrective compliance, rather than punitive enforcement, except where otherwise required by law or where repeated noncompliance presents a legitimate public-safety concern.

VI. EDUCATION AND OUTREACH

The City shall establish an annual outreach and education campaign for condominium associations, homeowners' associations, property managers, board members, and residents.

The program may include an annual HOA and Condominium Emergency Preparedness Workshop conducted before hurricane season with representatives from Doral Police, Emergency Management, Code Compliance, Miami-Dade Fire Rescue, and other appropriate agencies.

Educational efforts should address hurricane preparation, evacuation and shelter procedures, emergency communications, generator and carbon-monoxide safety, emergency access, post-storm procedures, debris and roadway issues, and other community-specific preparedness matters.

The City should also provide associations with a standardized emergency preparedness checklist and encourage associations to distribute City emergency information to their residents.

VII. CENTRALIZED EMERGENCY CONTACT DATABASE

The Administration shall establish and maintain a secure, centralized database containing the emergency contact and preparedness information submitted by residential associations.

Information intended for emergency-response purposes shall be made readily accessible to appropriate City emergency personnel while being maintained and protected consistently with applicable public-records, privacy, and security laws.

The objective is to ensure that during an emergency, City personnel are not attempting for the first time to determine:

Who manages the community? Who has authority? Who can open the gate? Who has access to critical areas? And who can immediately communicate with residents?

Those relationships and procedures should be established before an emergency occurs.

VIII. ANNUAL REVIEW

Following each hurricane season, or following any significant emergency affecting the City, the Administration should review the effectiveness of the program and identify opportunities for improvement.

The City Manager or designee shall provide the Mayor and City Council with an annual update regarding association participation, preparedness outreach, and recommended improvements to the program.