

RESOLUTION No. 26-184

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, A TEXT AMENDMENT TO CHAPTER 53, "ADMINISTRATION," ARTICLE III, "DEVELOPMENT PROCEDURES," DIVISION 2, "DEVELOPMENT ORDER AND DEVELOPMENT PERMIT," OF THE CITY'S LAND DEVELOPMENT CODE; AMENDING SECTION 53-183, "REQUIREMENTS; EXCEPTIONS," TO PROVIDE FOR LIMITED DEVELOPMENT APPROVAL FOR CERTAIN DEVELOPMENT ACTIVITIES THAT DO NOT REQUIRE A BUILDING PERMIT; AMENDING SECTION 53-184, "APPROVAL OF DEVELOPMENT PLANS," TO ESTABLISH LIMITED DEVELOPMENT AS A STREAMLINED ADMINISTRATIVE DEVELOPMENT APPROVAL AND TO PROVIDE FOR APPLICABILITY, APPLICATION REQUIREMENTS, REVIEW, AND APPROVAL; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral (the "City") is authorized by Article VIII, Section 2(b) of the Florida Constitution, Chapter 166, Florida Statutes, and the City Charter to exercise municipal home-rule powers and regulate the use and development of land within its jurisdiction; and

WHEREAS, the Florida Legislature adopted House Bill 803 during the 2026 Regular Session, which was approved by the Governor and enacted as Chapter 2026-63, Laws of Florida ("HB 803"); and

WHEREAS, HB 803 became effective on July 1, 2026, and amended Section 553.79, Florida Statutes, to require a local government that issues building permits to exempt the owner of a single-family dwelling, or the owner's contractor, from obtaining a building permit for qualifying work valued at less than \$7,500; and

WHEREAS, HB 803 does not exempt improvements from otherwise applicable zoning, land-use, drainage, easement, setback, or other lawfully adopted development regulations that are independent of the Florida Building Code and building-permitting process; and

WHEREAS, on September 9, 2026, the City Council of the City of Doral, sitting as the Local Planning Agency (LPA), reviewed the proposed amendment at a duly noticed public hearing and received testimony and evidence related to the proposed amendment, and forwarded a recommendation of approval to the City Council; 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 Exhibit “A” 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 Reinoso who moved its adoption. The motion was seconded by Vice Mayor Cabral 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

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) 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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, September 9, 2026, at 5:30 p.m.** the City of Doral City Council will hold a Local Planning Agency Meeting. The meeting will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166**.

The City of Doral proposes to adopt the following Resolution:

Resolution No. 26-

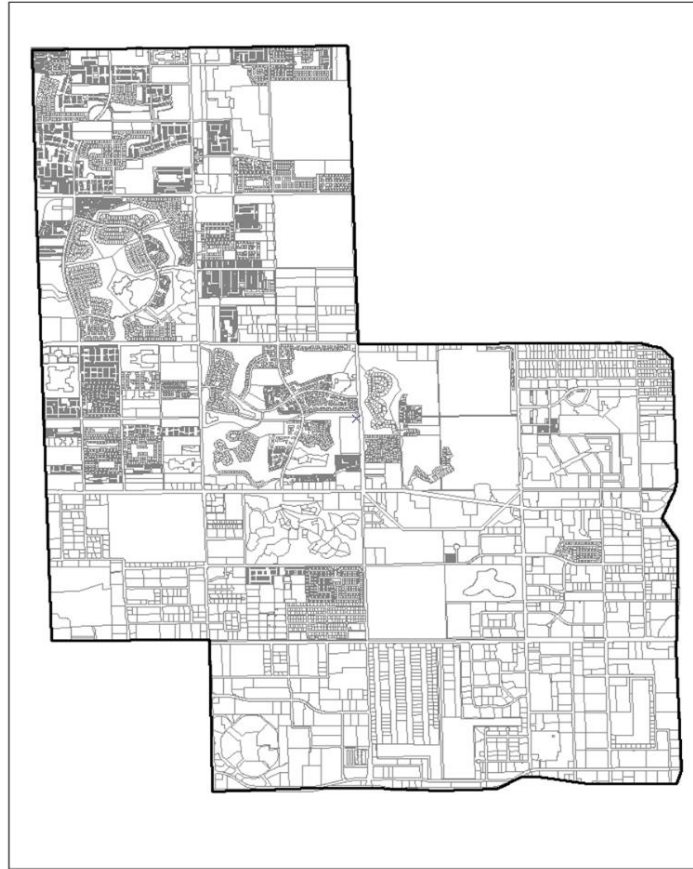
A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A TEXT AMENDMENT TO CHAPTER 53, "ADMINISTRATION," ARTICLE III, "DEVELOPMENT PROCEDURES," DIVISION 2, "DEVELOPMENT ORDER AND DEVELOPMENT PERMIT," OF THE CITY'S LAND DEVELOPMENT CODE; AMENDING SECTION 53-183, "REQUIREMENTS; EXCEPTIONS," TO PROVIDE FOR LIMITED DEVELOPMENT APPROVAL FOR CERTAIN DEVELOPMENT ACTIVITIES THAT DO NOT REQUIRE A BUILDING PERMIT; AMENDING SECTION 53-184, "APPROVAL OF DEVELOPMENT PLANS," TO ESTABLISH LIMITED DEVELOPMENT AS A STREAMLINED ADMINISTRATIVE DEVELOPMENT APPROVAL AND TO PROVIDE FOR APPLICABILITY, APPLICATION REQUIREMENTS, REVIEW, AND APPROVAL; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 26-09-DOR-02

APPLICANT: City initiated

REQUEST: The Planning and Zoning Department respectfully recommends approval of the proposed Land Development Code Text Amendment to Chapters 53, "Administration", establishing a Limited Development approval framework, as an administrative category of development approval for certain improvements and installations exempt from building-permit requirements under Florida law but otherwise subject to the City's applicable zoning and land development regulations

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

Connie Diaz, MMC
City Clerk, City of Doral