

RESOLUTION No. 25-278

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 THE CITY'S LAND DEVELOPMENT CODE, BY AMENDING CHAPTER 74 "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS" OF THE CITY'S CODE OF ORDINANCES, CREATING ARTICLE XIX "CERTIFIED RECOVERY RESIDENCES", TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Florida Legislature adopted Senate Bill 954, codified as Chapter 2025-182, Laws of Florida, which amended Section 397.487, Florida Statutes, to require counties and municipalities to adopt procedures for the review and approval of certified recovery residences by January 1, 2026; and

WHEREAS, the proposed ordinance creates a new Article XIX within Chapter 74 of the City Code, titled "Certified Recovery Residences," to establish a formal process for review, approval, and reasonable accommodation requests related to certified recovery residences; and

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 ordinance aligns with the City of Doral Comprehensive Plan, particularly the goals and policies related to housing diversity, land use compatibility, public health, and regulatory compliance; and

WHEREAS, the ordinance ensures consistency with the City's Land Development Code by providing a structured and transparent process for evaluating uses that may be appropriate in specific contexts but require case-by-case review; and

WHEREAS, on November 12, 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 ordinance; 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 2025-42 be approved/denied/or goes forward to the local governing body 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 Councilmember Pineyro and upon being put to a vote, the vote was as follows:

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

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 12 DAY OF NOVEMBER, 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, PLLC
CITY ATTORNEY