



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 74 ENTITLED "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS", ARTICLE III ENTITLED "SPECIAL SETBACKS AND USES." DIVISION 3 ENTITLED "REGULATIONS FOR USES UNDER POWER LINES.", SPECIFICALLY SECTION 74-123 ENTITLED "PERMITTED USE CONDITIONS", OF THE CODE OF ORDINANCES OF THE CITY OF DORAL; ADDING SUBSECTION 74-123.1 ENTITLED "NURSERIES"; 74-123.2 ENTITLED "DEFINITIONS"; 74-123.3 ENTITLED "PERMITTING AND APPROVALS"; 74-123.4 ENTITLED "PERMITTED FACILITY TYPES AND PORTABLE STRUCTURES."; 74-123.5 ENTITLED "SETBACKS, BUFFERS, AND STREET DISTINCTION."; 74-123.6 ENTITLED "ADA AND ACCESSIBILITY REQUIREMENTS."; 74-123.7 ENTITLED "STRUCTURAL STANDARDS."; 74-123.8 ENTITLED "PAVING AND DRAINING STANDARDS"; 74-123.9 ENTITLED "ENVIRONMENTAL AND SANITARY REQUIREMENTS."; AND 74-123.10 ENTITLED "CITY INSPECTION AND ENFORCEMENT." ; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Section 74-123, of the City of Doral (the "City") Code of Ordinances provides that nurseries are a permitted use under powerlines. However, the City's Code does not provide for the definition of what a nursery is, what structures may be placed on a nursery or the manner in which it should be regulated. Accordingly, the proposed Ordinance provides a framework for the permitting of nurseries, provides for set regulations regarding their use, the structures that may be affixed and the City's regulative authority.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
6/10/2026	Ordinance No. 2026-16	
6/10/2026	Resolution No. 26-XXXX	LPA

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:	\$0		

STRATEGIC PLAN ALIGNMENT:

The proposed text amendment supports the City's Strategic Plan by enhancing communication methods available to Public Institutions for dissemination of emergency notifications, public safety information, civic announcements, and other time-sensitive information, thereby promoting public health, safety, and welfare

ATTACHMENT(S):

A. Ordinance



Memorandum

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

Via: Zeida Sardinas
City Manager

From: Alexander J. Magrisso, Esq.
Planning and Zoning Director

Subject: **Land Development Code (LDC) text amendment adding regulations for Nurseries under Chapter 74, Section 74-123**

Introduction

The Planning and Zoning Department is requesting that the Mayor and City Council approve the proposed text amendment to Chapter 74 of the Code of Ordinances, specifically Section 74-123, to establish a new subsection entitled “Nurseries.” The proposed amendment introduces definitions and development standards applicable to nursery uses within the City to provide clarity regarding permitted operations, applicable regulations, and compatibility with surrounding properties.

The purpose of the amendment is to establish clear standards governing nursery uses and ensure such uses are appropriately regulated consistent with the City’s planning objectives, development patterns, and land use compatibility considerations.

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting). A copy of the legal advertisement is provided in “Attachment A.”

***Council Meeting
August 12, 2026***

Background

The City periodically reviews and updates provisions of the Land Development Code to improve clarity, addresses emerging land use issues, and ensures consistency with planning objectives and development trends.

At present, the Code may not contain sufficiently detailed definitions or standards specifically addressing nursery uses. The proposed amendment is intended to establish regulatory guidance regarding such uses and provide predictable standards for administration and review.

The amendment supports implementation of the City's broader goals related to orderly growth, compatibility of land uses, and effective land development regulation.

Staff Analysis

The purpose of this review is to evaluate the proposed amendment for consistency with the City of Doral Comprehensive Plan, applicable planning principles, and the intent of the Land Development Code.

Comprehensive Plan Consistency Review

The proposed text amendment is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

Goal: *Transform Doral's Future Land Use Plan into a clear and creative visionary blueprint to effectively guide the City's residents, businesses and civic leaders in the important on-going challenge of shaping Doral into THE premier place to live, work and play in Southeast Florida.*

Policy 2.1.1: *Doral's future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with "#1 Great Cities" around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology, environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of these '#1 Great City' features and facilities.*

Objective 2.2: *Land Development Code Maintain, and revise as necessary, an effective Land Development Code (LDC) that clearly implements the goals, objectives and policies of this Element, and the adopted Comprehensive Plan as a whole, and regulates development quality and impacts.*

The proposed amendment will not adversely affect the City of Doral Comprehensive Plan, including applicable goals, objectives, and policies related to public health, safety, welfare, governmental services, and orderly development.

Land Development Code Consistency Review

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code.

- (1) Consistency with the comprehensive plan, or in the case of a plan amendment, consistency with the remainder of the plan and its goals, objectives, and policies.

The proposed amendment supports implementation of Comprehensive Plan objectives promoting:

- Orderly development patterns;
- Compatible land use relationships;
- Clear and predictable regulatory standards;
- Protection of community character and quality of life.

Staff finds the proposed amendment to be generally consistent with the goals, objectives, and policies of the Comprehensive Plan.

- (2) Consistency with applicable sections of this Land Development Code.

The proposed amendment establishes definitions and specific regulations governing nursery uses, providing clearer standards regarding permitted operations, development requirements, and applicable regulations. The amendment is intended to promote predictability and consistency in the administration and interpretation of the Land Development Code while reducing ambiguity during development review processes.

Additionally, establishing regulations for nursery uses supports appropriate siting and operation of such uses and helps minimize potential conflicts with adjacent properties and surrounding land uses. The proposed standards provide a regulatory framework intended to promote compatibility, orderly development, and mitigation of potential impacts associated with nursery operations.

Accordingly, Staff finds that the proposed amendment is consistent with the applicable provisions, intent, and overall framework of the Land Development Code, and supports effective implementation and administration of the City's development regulations.

- (3) Additionally, as to rezoning amendments:
 - a. Whether justified by changed or changing conditions.
 - b. Whether adequate sites already exist for the proposed district uses.
 - c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

This review criteria do not apply to the proposed text amendment. This review criteria are only applicable to rezoning applications.

Recommendation

Staff recommends that the Mayor and City Council approve the proposed ordinance amending Chapter 74, specifically Section 74-123, of the Code of Ordinances, to add a subsection entitled “Nurseries,” including definitions and specific regulations governing nursery uses.