



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 "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS" OF THE CITY CODE OF ORDINANCES, CREATING ARTICLE XIX "CERTIFIED RECOVERY RESIDENCES", TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

The proposed ordinance seeks to modify Chapter 74, "Miscellaneous and Supplementary Regulations," to establish a clear procedure for requesting reasonable accommodations from the City's land use regulations to operate a certified recovery residence. This amendment is required pursuant to Senate Bill 954 (2025), which requires that municipalities enact an ordinance establishing said procedures that are consistent with the Fair Housing Act and the Americans with Disabilities Act.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
11/12/2025	2025-42	

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:	\$0		
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$_____			

STRATEGIC PLAN ALIGNMENT:

The proposed ordinance supports the City's Strategic Plan vision to be the premier city to live, work, learn, and play by creating a fair, lawful, and transparent pathway for individuals in recovery to live in certified residential environments, while safeguarding neighborhood compatibility and regulatory clarity.

ATTACHMENT(S):

A. Ordinance



Memorandum

Date: November 12, 2025

To: Honorable Mayor and Councilmembers

Via: Zeida Sardinas
City Manager

From: Michelle M. Lopez
The Corradino Group
Interim Planning and Zoning Director

Subject: **Text Amendment to City of Doral Land Development Code, Chapter 74, “Miscellaneous and Supplementary Regulations”**

Introduction

The Planning and Zoning Department is requesting that the Mayor and the City Council approve the proposed text amendment to the City of Doral (the “City”) Code of Ordinances (the “Code”), amending Chapter 74 “Miscellaneous and Supplementary Regulations” to establish procedures for the review and approval of certified recovery residences as required under newly enacted Chapter 2025-182, Laws of Florida.

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.”

Background

On May 15, 2025, Governor Ron DeSantis signed into law Senate Bill 954, now codified as Chapter 2025-182, Laws of Florida, amending Section 397.487, Florida Statutes. This law mandates that, by January 1, 2026, all counties and municipalities in the State of Florida adopt a local ordinance establishing procedures for the review and approval of Certified Recovery

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Residences, that must be consistent with federal Fair Housing and Americans with Disabilities Act (ADA) requirements.

A recovery residence is a residential dwelling unit or other form of group housing that provides a peer-supported, alcohol-free, and drug-free living environment. Certified Recovery Residences are recovery residences that hold a valid certificate of compliance and is actively managed by a certified recovery residence administrator. Under state law, these residences must be certified by a credentialing entity approved by the Florida Department of Children and Families (DCF).

Staff Analysis

The proposed ordinance responds to the statutory mandate set forth in Senate Bill 954 / Chapter 2025-182, Laws of Florida, which amends Section 397.487, Florida Statutes, and requires municipalities to adopt, by January 1, 2026, a local ordinance establishing procedures for the review and approval of certified recovery residences. The statute also mandates the inclusion of a process for requesting reasonable accommodation from any local land use regulation that may serve to prohibit the establishment of such residences.

Staff has reviewed the new state requirements and developed an ordinance that is compliant with state law while maintaining consistency with the City's land development framework. The ordinance provides a structured application and review process, clear timeframes for review and response, and the opportunity for applicants to request reasonable accommodation for the establishment of a certified recovery residence.

The ordinance strikes a balance between protecting the rights of individuals in recovery and ensuring compatibility with surrounding land uses. By aligning the City's procedures with Chapter 2025-182, Laws of Florida, the ordinance avoids unnecessary barriers to housing while maintaining oversight of certification status and site compliance. Key components of the ordinance include:

- Establishing a new Article XIX under Chapter 74 of the City Code to review and approve certified recovery residences and provide for a process for requesting reasonable accommodation from the City's land use regulations.
- Requiring proof of certification by a Florida Department of Children and Families (DCF)-approved credentialing entity as a condition of recognition under this ordinance.
- Requiring the City to respond to reasonable accommodation requests within 60 days of receiving a complete application, with clear standards for approval or denial.
- Allowing for the revocation of previously granted accommodations for cause, including non-compliance or failure to maintain certification.
- Prohibiting public hearings beyond those minimally required by law, thereby ensuring a non-discriminatory and streamlined approval process in conformance with state statute.

The ordinance does not change underlying zoning districts, nor does it expand the range of areas in which group homes or recovery residences may operate. Rather, it ensures that recovery

residences located in residential zoning districts are evaluated and approved based on clear, consistent, and legally compliant criteria, and that they are treated as a residential use.

Staff has coordinated internally with the City Attorney's Office and Planning and Zoning staff to ensure that the ordinance is both legally defensible and administratively manageable. The proposed framework can be incorporated into the City's existing development review processes with minimal impact on staff resources.

Comprehensive Plan Consistency Review

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

***Goal 2:** 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.

***Goal 4:** A wide range of housing options and prices that meet the needs of present and future residents and workers of the City of Doral.*

Objective 4.1: Land Use and Site Design

Ensure a sufficient, well-distributed housing inventory and a variety of residential densities are available within the City to accommodate projected housing needs.

***Policy 4.1.13:** By January 2017, ensure that permitted uses and density provisions allow for very low-, low-, and moderate-income households, mobile homes, manufactured homes, group homes and foster care facilities, and households with special housing needs to be adequately dispersed throughout the City. This will be accomplished through land development regulations allowing higher densities in appropriate areas like downtown, smaller dwelling unit sizes, expedited permitting for such uses, and provision of public facilities and services to viable sites.*

Objective 4.6: Special Needs Housing

Provide opportunities for appropriate assisted living facilities within the City. Evaluation Measure: Number of assisted care facilities constructed in Doral.

Policy 4.6.1: *Provide for group homes, foster homes, and assisted living facilities (ALFs) within residential neighborhoods while regulating their distribution to minimize potential adverse impacts.*

This proposed amendment will have no adverse impact on the City of Doral Comprehensive Plan. On the contrary, it establishes a consistent and transparent process for the review and accommodation of certified recovery residences that aligns with the Plan's objectives for land use compatibility, housing diversity, and community well-being. Further supporting the City's long-term vision of an inclusive, livable community by ensuring that recovery residences are handled in a manner that promotes neighborhood stability and complies with both state mandates and federal fair housing laws.

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 directly supports the goals of the City of Doral Comprehensive Plan by formalizing procedures to ensure that considerations and accommodation requests for recovery residences are handled in a manner that promotes neighborhood stability and complies with both state mandates and federal fair housing laws. By establishing clear and consistent review criteria, the ordinance contributes to the City's overall livability, promotes equitable access to housing, and supports the economic and social vitality of the community, in alignment with the City's land use and housing policies.

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

The proposed amendment is consistent with the City of Doral Land Development Code and complements the regulatory framework established for residential and special needs housing uses. While certified recovery residences may not always fall squarely within conventional residential classifications, the ordinance provides a structured, objective, and transparent process to evaluate such uses within the context of existing zoning districts.

The ordinance is designed to function within the existing land development framework without requiring rezoning or code amendments for each application. By providing clarity and consistency, the amendment strengthens the City's ability to respond to state and federal requirements while preserving local regulatory authority.

- (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 requests that the Mayor and City Councilmembers approve the proposed text amendment to Chapter 74, “Miscellaneous and Supplementary Regulations” of the City Code, creating Article XIX, “Certified Recovery Residences,” to establish a formal and transparent process for the approval and accommodation of certified recovery residences in the City.