

RESOLUTION No. 16-45

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE CITY OF DORAL LAND DEVELOPMENT CODE CREATIVE EXCELLENCE AND LOW IMPACT DEVELOPMENT STANDARDS INVOLVING ADDITIONAL REVIEW CRITERIA TO FURTHER THE CITY'S CREATIVE EXCELLENCE DENSITY AND HEIGHT BONUSES IN THE COMPREHENSIVE PLAN IN AN ENVIRONMENTALLY AND COST-EFFECTIVE MANNER; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral (the "City") has identified the need to strengthen its Land Development Code with respect to the evaluation of "creative excellence" pursuant to Section 86-83 for development projects seeking the density and height bonuses contained in the Downtown Mixed Use ("DMU") and Community Mixed Use ("CMU") land use categories in the adopted Comprehensive Plan; and

WHEREAS, pursuant to the Local Government Comprehensive Planning Act in accordance with all of its terms and provisions, the City has reviewed the additional Code review criteria and standards proposed; and

WHEREAS, the City Council has been designated as the Local Planning Agency ("LPA") for the City pursuant to Section 163.3174, Florida Statutes, and has held a duly advertised public hearing to consider the proposed amendment to Section 86-83 of the City's Code; and

WHEREAS, after careful review and deliberation, staff has determined that this Resolution is in compliance with the City's Comprehensive Plan and consistent with Sec. 163.3184 of the Florida Statutes; and

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Words in underscored type are additions.

WHEREAS, on February 24, 2016, the City Council conducted a duly advertised public hearing on the amendment to the City's Land Development Code and considered all evidence and comments received concerning the proposed amendment as required by State law and local ordinances; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains information supporting the amendment to the City's Land Development Code; and

WHEREAS, the City Council, sitting as the LPA, finds that the proposed Code amendment, as recommended by staff, is consistent with the City's Comprehensive Plan as adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, AS FOLLOWS: ¹

Section 1. Recitals. The above recitals are true, correct, and incorporated herein by this Ordinance upon adoption hereof.

Section 2. Recommendation. The proposed change to the City's Land Development Code, is incorporated herein as follows:

Chapter 68 - URBAN DESIGN AND ARCHITECTURAL STANDARDS

* * *

ARTICLE IV. - CREATIVE EXCELLENCE

* * *

Sec. 86-83. Creative excellence standards

In order for development proposals to obtain the aforementioned density and height bonuses, the project must exhibit and comply with the following standards, which

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shall be demonstrated by the applicant at the time of ~~rezoning or~~ original and revised site plan approval.

(1) *Urbanism.*

- a. The project shall contribute to creating a neighborhood that is diverse, compact and pedestrian friendly.
- b. The project shall create opportunities for daily living activities within walking distance.
- c. The project shall include a civic and/or cultural component reinforcing the community identity.
- d. Within one-quarter (¼) mile of major intersections, buildings six (6) stories or higher are strongly encouraged in order to preserve as much of the site as possible for ground level spaces and activities, active and passive recreation, community agriculture and leisure.

(2) *Design excellence.*

- a. Design and material must be selected that fit with South Florida's natural and urban climate. Building architecture shall be creative and distinctive with site development incorporating sustainable design concepts. Buildings on public streets must have an inviting frontage conducive to pedestrian interaction and activities with no expanse of solid wall surface greater than sixteen (16) feet in length unbroken by a functional window or doorway.
- b. Materials must contribute to the longevity of the project.
- c. The project shall contribute to the encouragement of public art in some manner and incorporate at least one (1) significant piece of outdoor artwork clearly visible from each adjacent and/or interior public street, consistent with the City's Art in Public Places Ordinance.
- d. The project must demonstrate innovation with respects to architecture, green design, landscaping and urban form. All buildings shall be designed and constructed to the meet, at a minimum, the 'LEED Silver' building standard or an equivalent green building rating certification approved by the Building Official. Owner will install and maintain well-designed landscaping, approved by the City, in rights-of-way and easements along all internal and adjacent public streets to the project at no cost to the City.

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e. Project shall contain recreation, health and fitness areas equal in size to at least fifty percent (50%) of the City's park acreage level-of-service standard, and a minimum of one-half (½) of this area must be located outside. The outside area is over and above the minimum open space requirement contained in the City Code for the applicable zoning district.

f. If a project contains retail uses, they must be located on, and serve to activate, the public street.

g. Projects shall utilize Low Impact Development design principles and standards in compliance with City Code Section 74-881.

(3) *Scale, connections and context.*

a. The project must integrate into the existing neighborhood by providing vehicular, bicycle and pedestrian connections. At no cost to the City, dedicate rights-of-way and/or easements, and construct bicycle and/or pedestrian facilities contained in approved City plans to be located within the project or nearby. Facilities located on project property or on a nearby easement or right-of-way dedicated by the property owner shall be properly maintained by the owner at no cost to the City.

b. The project must incorporate opportunities for public transportation enhancement and connections. At no cost to the City or Miami-Dade County, dedicate easements and right-of-ways, as necessary, and/or construct and maintain a spacious, lighted, weather-resistant and architecturally pleasing transit shelter at or near the subject project, if requested by Miami-Dade Transit or the City of Doral.

c. The overall scale of the development shall be consistent with the existing land use patterns or future land uses for the neighborhood.

d. To the greatest extent possible, the project shall connect to the existing ecology, and provide for logical interconnections.

e. Dedicate, free-of-charge to the City, any roadway, transit, and/or beautification rights-of-way or easements requested by the City.

* * *

Section 3. Effective Date. This Resolution shall be effective upon adoption.

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

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Absent/Excused
Councilwoman Sandra Ruiz	No

PASSED AND ADOPTED this 24 day of February, 2016.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CMC
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL



WEISS, SEROTA, HELFMAN, COLE, & BIERMANN, PL
CITY ATTORNEY

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