

**ORDINANCE NO. 04-12**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA RELATED TO ZONING, AMENDING SECTIONS 33-284.47, 33-284.48, 33-284.50 AND 33-284.51 OF THE MIAMI-DADE COUNTY CODE AS APPLICABLE TO THE CITY OF DORAL PURSUANT TO SECTIONS 8.03 OF THE CITY CHARTER TO MODIFY THE DEVELOPMENT STANDARDS AND APPROVAL PROCEDURES FOR A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (“TND”); PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE.**

**WHEREAS**, the Miami-Dade County Code currently operates as the Zoning Code for the City of Doral;

**WHEREAS**, the Miami-Dade County Zoning Code includes multiple regulations governing Traditional Neighborhood Developments (“TND”s);

**WHEREAS**, the TND regulations are intended to encourage the development of communities in which neighborhoods are limited in size, residences, shops, workplaces, and civic buildings are interwoven within a neighborhood, and the architecture and landscape respond to the unique character of the region;

**WHEREAS**, it has been determined that certain portions of the TND regulations do not facilitate the development of traditional neighborhoods but instead require property developers to request multiple variances of the code;

**WHEREAS**, the current Miami-Dade County Code also includes provisions for the approval of TND developments that do not reflect the City of Doral’s policies and procedures;

**WHEREAS**, this Council has determined that revisions to the TND regulations will make the development of traditional neighborhoods a more attractive option and therefore encourage more developers to build in that manner;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA AS FOLLOWS:**

**Section 1.** Section 33-284.47(A) of the Miami-Dade County Code is hereby amended, as it applies to the City of Doral, to read as follows:

**Sec. 33-284.47 Design Criteria.**

(A) The following design criteria and requirements shall be applicable in the TND District. Terms used throughout this ordinance shall take their commonly accepted meaning unless otherwise defined in Chapter 33 or Chapter 28 of the Code of Miami-Dade County. Terms requiring interpretation specific to this ordinance are as follows:

...

- (11) *Front porch:* A front porch is an unairconditioned roofed structure attached to the front of the unit. A front porch may consist of up to two (2) floors, with the second floor equal or lesser in size to the first. A front porch Each floor of a porch shall have a minimum depth of six (6) feet and a minimum width of twelve (12) feet and, except for insect screening, shall only have supporting columns visible above forty-two (42) inches from the finished porch floor level. Side and rear porches are not subject to these requirements. All or a portion of the a first floor front porch may encompass a ramp providing access for people with disabilities.

...

- (23) *Outbuilding:* An accessory use building or portion of a building, for residential, parking, or storage use only, ~~contiguous with the rear lot line,~~ of a maximum of twenty-four (24) feet in height and having a maximum building footprint of five hundred (500) gross square feet. No residential shall occupy first floor.

**Section 2.** Section 33-284.50 of the Miami-Dade County Code is hereby amended, as it applies to the City of Doral, to read as follows:

**FROM:**

**~~Sec. 33-284.50 Review Procedure~~**

~~The TND review procedures are divided into four (4) steps: (A) preapplication conference; (B) initial TND review; (C) intermediate site plan review; and (D) final review.~~

- ~~(A) *Preapplication conference.* It shall be the responsibility of the Developmental Impact Committee to coordinate with other affected departments, and where applicable, representatives of adjacent municipalities to a joint meeting for the purposes of participating in the~~

~~review of the TND. Prior to said joint meeting, the applicant may confer with the Department, other affected departments and, where applicable, representatives of adjacent municipalities, in connection with the preparation of the TND District application. The applicant shall provide a general outline of the proposal through schematics and sketch plans including narrative information sufficient for the understanding of the proposed development. Thereafter and within ten (10) working days after the preapplication conference, the Developmental Impact Committee shall furnish the applicant with all written comments resulting from such conference including appropriate recommendations to inform and assist the applicant in the preparation of the components of the TND District application. The applicant shall have the right to apply for an additional preapplication conference prior to filing a formal application with the Department. The same procedure as above shall be followed.~~

~~(B) — Initial TND review.~~

~~(1) — Following the preapplication conference(s), the total development plan reviews shall be initiated by the applicant. Required exhibits listed below together with an application for public hearing shall be submitted to the Department in accordance with the requirements of Section 33-304, Code of Miami Dade County.~~

~~(a) — Required exhibits — Written documents. The following written documents shall be submitted to the Developmental Impact Committee for review prior to the public hearing.~~

~~1. — Recordable agreement guaranteeing the development in accordance with promises made in the written and graphic documents listed below as approved by the Community Zoning Appeals Board. A draft of said agreement shall be submitted to the Developmental Impact Committee twelve (12) days prior to Developmental Impact Committee Executive Council review with final executed agreement received fifteen (15) days prior to Community Zoning Appeals Board review and action.~~

~~2. — A development schedule indicating the approximate date(s) when construction of the TND and phases thereof including the mix of residential and commercial, will be initiated and completed.~~

~~3. — Quantitative data in a table format indicating the intensity of the land uses proposed in the TND and the total maximum number of units.~~

~~(b) — Required exhibits — Graphic documents. Map, site plans and drawings, depicting the proposed TND shall be submitted as part of the development plan and shall contain the following minimum information:~~

1. ~~A certificated survey indicating the existing site characteristics including any major variations of elevations, watercourse(s), unique natural historical and archeological features, existing buildings and vegetation.~~
2. ~~A plan at a scale of 1"=300' indicating all land uses on perimeter lots greenbelts, existing and proposed circulation systems for arterial, (i.e. through streets), and major points of ingress and egress to the development.~~
3. ~~Adequate information on land areas adjacent to the proposed TND at a scale of 1"=300' to indicate the relationships between the proposed development and adjacent areas, including existing land uses, zoning districts, densities, vehicular, pedestrian and equestrian circulations systems, access for people with disabilities, and public facilities, as well as unique natural features of the landscape.~~
4. ~~The proposed treatment of the perimeter of the TND including materials and techniques to be used to provide transition to other developments.~~
5. ~~Any additional information required by the Developmental Impact Committee to evaluate the character and impact of the proposed TND.~~

~~It is provided, however, that the requirements of Subsections 33-284.50(B)(1)(a)(1) and (2), and 33-284.50(B)(1)(b)(4) shall not apply to applications of the Director or Zoning Official.~~

- (2) ~~Upon the filing of a complete application, the Department shall submit the required exhibits for the TND to the Developmental Impact Committee for review in accordance with standards and review procedures of the Developmental Impact Committee as provided in Section 33-303.1. At a public hearing held by the Community Zoning Appeals Board, the applicant shall present the proposal. The Community Zoning Appeals Board shall have the recommendations of the Developmental Impact Committee. The Community Zoning Appeals Board shall consider the information presented by the applicant, the recommendations of the Developmental Impact Committee and viewpoints of the public expressed at the hearing. The Community Zoning Appeals Board shall take formal action either approving the plan as presented, approving it subject to certain specified modifications, and/or conditions disapproving it, or a combination of the foregoing. Upon approval, plans, documents and recordable development agreements shall be filed with the Department and recorded in the official records and shall thereby constitute the TND District. If the TND is approved with specific modifications, as incorporated in the Community Zoning Appeals Board's resolution, those modifications shall be made by the applicant on all applicable documents and plans prior to filing the same with the Department. Such filing shall be completed within sixty (60) calendar days from date the decision becomes final including all appeals. Failure to do so shall nullify the Community Zoning Appeals Board's action unless waived by the Community Zoning appeals Board or if appealed, by the County Commission. The Director shall review all modifications in accordance~~

with the Community Zoning Appeals Board's decision. The approved TND shall be indicated on the zoning maps as would any other district boundary change. Intermediate site plan review shall not be initiated until the above requirements have been met.

(C) ~~Intermediate site plan review.~~

- (1) ~~Following final approval of the TND zoning district by the Community Zoning Appeals Board or the Board of County Commissioners, the following plans and documents shall be submitted for Developmental Impact Committee review and approval together with any other relevant information required by said Committee.~~

~~The site plan(s) to be reviewed and approved administratively by the Developmental Impact Committee shall include:~~

- (a) ~~A master plan at a scale of no less than 1"=100' which shall include the following information:~~

- ~~1. All land use categories, blocks, squares and parks, greenbelts, greens, civic and/or public/semi public building footprints, parking, and landscaped open space. In addition, the plan shall indicate existing and proposed circulation systems, including streets, alleys and major points of access.~~

- ~~2. Drawings of typical street sections.~~

- ~~3. A table shall be provided as part of the site plan in accordance with the following:~~

TABLE INSET:

Areas	Quantity (Acreage, sq. linear ft.)	Percent of <del>Area</del> Gross Neighborhood Proper
Total Gross Acres TND	Ac/sq.ft.	N/A
Greenbelt	Ac/sq.ft.	N/A
Gross Acres Neighborhood Proper	Ac/sq.ft.	N/A
Public Use Tracts	Ac/sq.ft.	
Civic Use Lots	Ac/sq.ft.	
Shopfront Use Lots	Ac/sq.ft.	
Rowhouse Use Lots	Ac/sq.ft.	
House Use Lots	Ac/sq.ft.	

Workshop Use Lots	Ac/sq.ft.	
Average block perimeter	linear ft.	N/A
Parking Areas (with more than 6 spaces)	Ac/sq.ft.	
Parking Spaces	quantity	N/A
Trees	quantity	N/A
Total Dwelling Units	quantity	N/A

~~(2) Following administrative site plan approval by the Developmental Impact Committee, subsequent substantial modifications to the site plan with regard to land use including but not limited to the location of streets, parks and squares, civic use lots, greenbelts, greens and parking shall be required to be approved after a public hearing in accordance with the procedures contained in Section (B) herein.~~

~~(D) Final review~~

~~(1) Final review for all or a portion of the TND shall be by the Department of Planning and Zoning in accordance with all plans and documents as approved by the Community Zoning Appeals Board or the Board of County Commissioners, the Developmental Impact Committee, and as filed with the Department. Said final review shall be completed prior to tentative plat approval. Upon approval by the Department, the applicant may proceed to develop any portion of the TND as approved under final review. The Building Department shall issue building permits in accordance with all previously approved plans and documents and in accordance with applicable requirements of the Florida Building Code and other applicable State and Miami-Dade County requirements. The following information shall be submitted to the Department of Planning and Zoning.~~

~~(a) Master plan at a scale of not less than 1"=100' which shall include the following information:~~

- ~~1. All land use categories, blocks, squares and parks, greenbelts, greens, civic and/or public/semi-public building footprints, parking, and landscaped open space. In addition, the plan shall indicate existing and proposed circulation systems, including streets, alleys and major points of access.~~
- ~~2. Footprint and height of existing and proposed civic use buildings, fences and walls.~~
- ~~3. Building lots.~~
- ~~4. Pedestrian, equestrian and vehicular circulation systems.~~

5. ~~Drawings of typical street sections at 1"=20'.~~
6. ~~Drawings indicating the type of street furniture, signage, and street lights proposed for the TND.~~
7. ~~Parking layouts and drives.~~
8. ~~Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.~~
9. ~~Building design control which will establish the design criteria for the TND referring to materials and methods of construction, proportions and conformance to regional environmental and design issues including the general use of roof overhangs, colonnades, porches, pergolas, trellises and the maximization of cross ventilation.~~
10. ~~A calculation of maximum potential lot coverage for stormwater drainage engineering purposes.~~

TO:

#### Sec. 33-284.50 Review Procedures

No TND may be established or amended in the City except as provided herein.

The TND review procedures are divided into two (2) steps: (A) preapplication conference and initial City Council review; and (B) City Council site plan review.

(A) *Preapplication Conference and Initial Review.*

- (1) All applicants seeking approval of a TND must meet with Department of Planning and Zoning staff to discuss the proposed development prior to the filing of an application. It shall be the responsibility of the Department to coordinate with other affected departments to a joint meeting for the purposes of participating in the review of the TND. Prior to said joint meeting, the applicant may confer with the Department, other affected departments in connection with the preparation of the TND District application. The applicant shall provide a general outline of the proposal through schematics and sketch plans including narrative information sufficient for the understanding of the proposed development. Thereafter and within ten (10) working days after the preapplication conference, the Department shall furnish the applicant with all written comments resulting from such conference including appropriate recommendations to inform and assist the applicant in the preparation of the components of the TND District application. The applicant shall have the right to apply for an additional preapplication conference prior to filing a formal

application with the Department. The same procedure as above shall be followed.

(2) Following the preapplication conference(s), the total development plan reviews shall be initiated by the applicant. Required exhibits listed below together with an application for public hearing shall be submitted to the Department of Planning and Zoning in accordance with the requirements of Section 33-304, Code of Miami-Dade County.

(a) Required exhibits--Written documents. The following written documents shall be submitted to the Department for review prior to the public hearing.

1. Recordable agreement guaranteeing the development in accordance with commitments made in the written and graphic documents listed below as approved by the City Council. A final executed agreement shall be submitted to the Department fifteen (15) days prior to the City Council review and action along an opinion of title covering the entire proposed TND area.

2. A development schedule indicating the approximate date(s) when construction of the TND and phases thereof including the mix of residential and commercial, will be initiated and completed.

3. Quantitative data in a table format indicating the intensity of the land uses proposed in the TND and the total maximum number of units.

(b) Required exhibits--Graphic documents. Map, site plans and drawings, depicting the proposed TND shall be submitted as part of the development plan and shall contain the following minimum information:

1. A certificated survey indicating the existing site characteristics including any major variations of elevations, watercourse(s), unique natural historical and archeological features, existing buildings and vegetation.

2. A plan at a scale of 1"=300' indicating all land uses on perimeter lots greenbelts, existing and proposed circulation systems for arterial, (i.e. through streets), and major points of ingress and egress to the development.

3. Adequate information on land areas adjacent to the proposed TND at a scale of 1"=300' to indicate the relationships between the proposed development and adjacent areas, including existing land uses, zoning districts, densities, vehicular, pedestrian and equestrian circulations systems, access for people with disabilities, and public facilities, as well as unique natural features of the landscape.



4. The proposed treatment of the perimeter of the TND including materials and techniques to be used to provide transition to other developments.
5. Master development plan, including but not limited to, proposed land use mix, density and intensity overall and for individual development pods, general landscape features and palette, internal vehicle, bicycle and pedestrian circulation, civic uses, park and recreation areas, and public open space.
6. Environmental analysis including any wetlands, native uplands and endangered/threatened/special concern wildlife and/or plant species present on the site.
7. Architectural renderings of typical buildings, streetscapes and other key project elements.
8. Analysis of roadway, water, sewer, drainage and parks level-of-service (LOS) impacts and improvements necessary to maintain City's LOS standards. Delineation of any rights-of-way required to be dedicated for future road improvements.
- 9.) Analysis of school impacts and improvements proposed to address educational needs.
10. Any additional information required by the Department to evaluate the character and impact of the proposed TND.

It is provided, however, that the requirements of Subsections 33-284.50(A)(2)(a)(1) and (2), and 33-284.50(A)(A)(a)(4) shall not apply to applications of the Director or Zoning Official.

- (3) Upon the filing of a complete application, the Department shall schedule a public hearing before the City Council. At the public hearing, the applicant shall present the proposal. The City Council shall have the recommendations of the Department. The City Council shall consider the information presented by the applicant, the recommendations of the Department and viewpoints of the public expressed at the hearing. The City Council shall take formal action either approving the application as presented, approving it subject to certain specified modifications, and/or conditions, disapproving it, deferring the matter or a combination of the foregoing. Upon approval, plans, documents, recordable development agreements, and an opinion of title covering the entire application area shall be filed with the Department and recorded in the official records and shall thereby constitute the TND District.

(B) Site plan review.

- (1) Following final approval of the TND zoning district by the City Council, the following plans and documents shall be submitted for City Council site plan review and approval together with any other relevant information required by the Department.

The site plan(s) to be reviewed and approved by the City Council shall be drawn at a scale of no less than 1" = 100' and shall include the following information:

- (a) All land use categories, blocks, squares and parks, greenbelts, greens, civic and/or public/semi-public building footprints, parking, and landscaped open space. In addition, the plan shall indicate existing and proposed circulation systems, including streets, alleys and major points of access.
- (b) Drawings of typical street sections at 1" = 20'.
- (c) Footprint and height of existing and proposed civic use buildings, fences and walls.
- (d) Building lots.
- (e) Pedestrian, equestrian and vehicular circulation systems.
- (f) Drawings indicating the type of street furniture, signage, and street lights proposed for the TND.
- (g) Parking layouts and drives.
- (h) Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.
- (i) Building design control which will establish the design criteria for the TND referring to materials and methods of construction, proportions and conformance to regional environmental and design issues including the general use of roof overhangs, colonnades, porches, pergolas, trellises and the maximization of cross ventilation.
- (j) A calculation of maximum potential lot coverage for stormwater drainage engineering purposes.
- (k) Typical building elevations and floor plans.
- (l) A table shall be provided as part of the site plan in accordance with the following:
- (m) Detailed project phasing plan.

TABLE INSET:

<u>Areas</u>	<u>Quantity (Acreage, sq. ft. linear ft.)</u>	<u>Percent of Area Neighborhood Proper</u> <span style="float: right;"><u>Gross</u></span>
<u>Total Gross Acres TND</u>	<u>Ac/sq.ft.</u>	<u>N/A</u>
<u>Greenbelt</u>	<u>Ac/sq.ft.</u>	<u>N/A</u>
<u>Gross Acres Neighborhood Proper</u>	<u>Ac/sq.ft.</u>	<u>N/A</u>
<u>Public Use Tracts</u>	<u>Ac/sq.ft.</u>	
<u>Civic Use Lots</u>	<u>Ac/sq.ft.</u>	
<u>Shopfront Use Lots</u>	<u>Ac/sq.ft.</u>	
<u>Rowhouse Use Lots</u>	<u>Ac/sq.ft.</u>	
<u>House Use Lots</u>	<u>Ac/sq.ft.</u>	
<u>Workshop Use Lots</u>	<u>Ac/sq.ft.</u>	
<u>Average block perimeter</u>	<u>linear ft.</u>	<u>N/A</u>
<u>Parking Areas (with more than 6 spaces)</u>	<u>Ac/sq.ft.</u>	
<u>Parking Spaces</u>	<u>Quantity</u>	<u>N/A</u>
<u>Trees</u>	<u>Quantity</u>	<u>N/A</u>
<u>Total Dwelling Units</u>	<u>Quantity</u>	<u>N/A</u>

- (2) Upon the filing of a complete site plan review application, the Department of Planning and Zoning shall schedule a public hearing before the City Council. At the public hearing, the applicant shall present the proposed plan. The City Council shall have the recommendations of the Department. The City Council shall consider the information presented by the applicant, the recommendations of the Department and viewpoints of the public expressed at the hearing. The City Council shall take formal action either approving the plan as presented, approving it subject to certain specified modifications, and/or conditions, disapproving it, deferring the matter, or a combination of the foregoing.

(C) Modifications to Approved Site Plans.

- (1) Upon approval of a site plan, subsequent substantial modifications to the site plan with regard to land use including but not limited to the location of streets,

parks and squares, civic use lots, greenbelts, greens and parking shall be required to be approved after a City Council public hearing in accordance with the procedures contained in this subsection.

- (2) Any minor revisions to an approved site plan may be approved administratively by the Director. The Director shall have the authority to determine whether any proposed modification to an approved plan is either minor or substantial. Applicant must submit any proposed modifications to the Director for said determination

(D) Platting and Permitting.

- (1) No tentative plat may be approved for a TND parcel until the City Council has reviewed and approved a site plan.
- (2) Upon approval of a site plan by the City Council, the applicant may proceed to develop any portion of the TND as approved pursuant to the approved phasing plan. The Building Department shall issue building permits in accordance with all previously approved plans and documents and in accordance with applicable requirements of the Florida Building Code and other applicable State, Miami-Dade County, and City requirements.

**Section 3.** Section 33-284.51 of the Miami-Dade County Code is hereby amended, as it applies to the City of Doral, to read as follows:

**Sec. 33-284.51 Land use categories.**

...  
(B) *Civic Use.*

...  
(2) *Land allocation*

- ...  
(d) ~~The developer shall designate a minimum of one (1) civic use lot, a minimum of one (1) acre in size, if requested by the City at the time of pre-application review. reserved for a day care center. The developer shall covenant that a building for said use shall be constructed when building permits have been obtained for fifty percent (50%) of the residential units. Day care centers shall be in accordance with sections 33 122 through 33 132 of this Code. The developer shall have the option of selling, leasing or transferring title of the lot and building reserved for day care center.~~

(C) *Shopfront use.*

...  
(2) *Land allocation.*

...

(b) A maximum of three (3) shop front use lots may be consolidated for the purpose of constructing a single building. Adjacent buildings may share a lobby area and elevator cores.

(c) ~~A maximum of fifty (50.0) percent of all shopfront use lots may be consolidated.~~

(d) ~~A minimum of two (2) shopfront use lots shall front on a mandatory square or be placed within two hundred (200) feet of a mandatory green.~~

...

(3) *Lots and buildings.*

(h) ~~At least twenty five percent (25%) of the net lot area shall be reserved for private open space.~~

(4) *Streets and alleys.*

(e) Shop front use lots ~~shall~~ may have their rear or side lot lines coinciding with an alley twenty-four (24) feet wide, containing a vehicular pavement width of at least nine (9) feet one-way and a maximum of eighteen (18) feet two-way. It must also be demonstrated that adequate provision is made for delivery trucks to service the shop front uses from the alley.

...

(D) *Row house use.*

...

(2) *Land allocation*

...

(b) ~~A maximum of five (5) Rowhouse use lots may be consolidated for the purpose of constructing a single building containing multifamily dwellings. Each group of such consolidated lots must feature a different façade treatment to avoid the appearance of a single monolithic building.~~

...

(3) *Lots and buildings.*

...

(d) Buildings on row house use lots shall be set back from eight (8) ~~or to~~ fifteen (15) feet from the frontage line. Buildings at street intersections shall be set back eight (8) feet from the frontage line and six (6) feet from the side street line. Setback requirements shall apply to the enclosed portion of the buildings only.

...

(f) Outbuildings shall have no required setbacks and may be attached to the main building by a loggia, covered walkway or other connecting structure. ~~not exceeding twelve (12) feet in width.~~

...

(h) Buildings on rowhouse use lots shall cover no more than ~~fifty percent (50%)~~ sixty percent (60%) of the net lot area. Outbuildings shall not count against lot coverage.

...

(j) Buildings on rowhouse use lots shall have a minimum first floor front elevation eighteen (18) inches above finished sidewalk grade. This requirement shall not apply when rowhouse use lots have been consolidated for the purpose of constructing a single building for multifamily dwellings. Rear entrance(s) shall be accessible for people with disabilities by grading or ramping. Space shall be provided in the front yard area for possible construction of a ramp.

(k) A minimum of ~~thirty percent (30%)~~ twenty percent (20%) of the net lot area shall be developed as private open space.

...

(E) *House use.*

...

(3) *Lots and Buildings*

(a) Houses on house use lots shall be raised a minimum of eighteen (18) inches from finished exterior sidewalk grade. ~~At least one (1) entrance shall be accessible for people with disabilities either by grading or ramping, and the other entrance shall have sufficient space to construct a possible future ramp.~~

...

(f) Buildings on house use lots shall be set back no less than five (5) feet from the rear lot line. Outbuildings on house use lots shall have a setback no less than five (5) feet from the rear lot line ~~except on an alley where it shall have a zero-foot setback.~~

(F) *Workshop use.*

...

(3) *Lots and Buildings*

...

(d) A minimum of fifteen percent (15%) of a block or grouping of workshops the ~~net lot area~~ shall be developed as landscaped open space.

(e) Buildings on workshop use lots shall not exceed ~~thirty-five (35)~~ forty (40) feet in height.

...

**Section 4. Severability.** The provisions of this ordinance are declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any part.

**Section 5. Inclusion in the Code.** It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida, as it applies to the City of Doral. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**Section 6. Conflict with Other Code Provisions.** In the event that this ordinance conflicts with any other provisions of the Miami-Dade County Code, as it applies to the City of Doral, this ordinance shall take precedence over the conflicting code provisions.

**Section 7. Effective Date.** This ordinance shall be effective ~~ten (10) days after the date of enactment~~ immediately upon adoption.

The foregoing Ordinance was offered by Councilwoman Ruiz, who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	absent
Vice Mayor Pedro Cabrera	yes
Councilman Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilman Robert Van Name	yes

PASSED AND ADOPTED on First Reading this 23<sup>rd</sup> day of June, 2004.

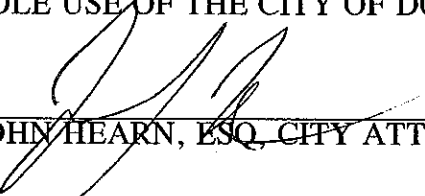
PASSED AND ADOPTED on Second Reading this 28<sup>th</sup> day of July, 2004.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
SHEILA PAUL, CMC, CITY CLERK

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

  
\_\_\_\_\_  
JOHN HEARN, ESQ, CITY ATTORNEY