

ORDINANCE #2012-26

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER'S 52, 53, 68, 71, 77 AND 86 OF THE CITY'S LAND DEVELOPMENT CODE, INCORPORATING REGULATIONS IMPLEMENTING THE DORAL DESIGN DISTRICT PLAN; PROVIDING FOR INCLUSION; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Doral Design District Master Plan was adopted pursuant to Ordinance 2010-28; and

WHEREAS, the Doral Design District Master Plan contemplates amendments to the City's Land Development Code to implement said plan; and

WHEREAS, the Doral Design District Core Land Use Designation was adopted pursuant to Ordinance 2012-07 which provides a basis for these Land Development Code amendments; and

WHEREAS, the City Council has reviewed the proposed amendment to the Land Development Regulations and find the amendment to be in the best interest and welfare of the City and its residents; and

WHEREAS, the City Council of the City of Doral has reviewed the proposed revisions to the Land Development Regulations to confirm consistency with the City's Comprehensive Plan, and has conducted all necessary public hearings for the adoption by the City of the Land Development Regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL:

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. Chapter’s 52, 53, 68, 71 and 77 of the City of Doral Land Development Code, shall be and is hereby amended as appropriate by the following:

Sec. 52-5. - Definitions.

Doral Design District Core (District Core). The term “Doral Design District Core or district core” is the area bound by NW 36 Street, NW 82nd Avenue, NW 25th Street and SR 826. The area is graphically depicted in Section 53-127(k) of this Land Development Code.

Sec. 53-127. - Zoning district development standards.

The development standards for each zoning district are as follows:

Development Standards Table ^a									
Residential									
	SF-1	SF-2	SF-3	SF-4	SF-5	MF-1 _b	MF-2	MF-3	MF-4
Comparison to old district	-	-	-	-	RU-1M ^a	RU-TH	RU-3M	RU-4L	RU-4M, RU-4A
Density	Pursuant to respective future land use category of the parcels								
Floor area ratio (FAR) ^c	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.5 & 0.20
Maximum height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.	2s/35 ft.	6s/75 ft.	4s
Minimum lot area	20,000	10,000	8,000	7,500	5,000	1 acre	16,884	10,000	10,000
Minimum lot width (ft.)	100	90	80	75	50	b	100	100	75
Maximum building coverage (pct.)	30	35	35	35	45	b	40	35	50
Minimum open space (pct.)	60	45	40	40	30	30/50	25	25/35 ^e	20
Minimum Front	30	30	30	25	25	25	25	25	25

Notes.

- a. All developments fronting Doral Boulevard Blvd. shall ~~meet the urban design, architecture and landscaping standards as recommended by~~ be consistent with the Doral Boulevard Master Plan Blvd Study.
- b. All developments in MF-1 shall refer to chapter 68, article II, division 7 for more detailed requirements. Requirements on this table are given only to demonstrate nature of the zoning district and shall not be construed for development approval purposes.
- c. First number indicates FAR for first floor while the second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for maximum number of floors and/or maximum height calculations.
- d. Seventy-five feet width for corner lots and 50 feet width for all other lots.
- d(1). Up to eight stories permitted if the property is located in the office and residential land use designation.
- e. Twenty-five percent for lots with structures not exceeding four stories and 35 percent for lots exceeding four stories.
- f. Twenty-five percent for lots with structures not exceeding four stories in height and 30 percent for lots with structures ranging from four to six stories in height and 35 percent for lots with structures exceeding six stories in height.
- g. Where a setback is in conflict with the state building code and/or landscape bufferyard requirements as per chapter 71, the more restrictive regulations shall apply.
- h. Fifteen feet for structures not more than two stories or 24 feet height; and 20 feet for structures more than two stories or 24 feet in height.
- i.

Five feet setback where the adjacent property is either commercial, business and/or office district; 15-foot setback when abutting a residential district.

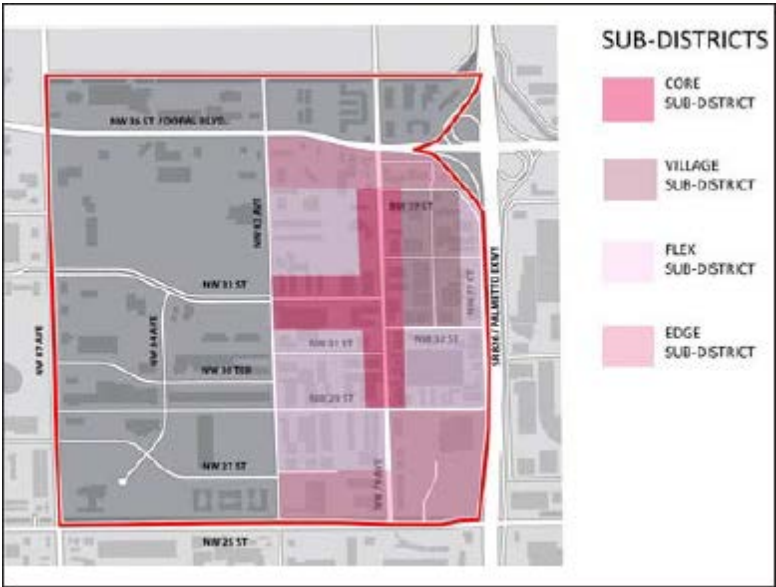
j.

Five feet setback where the adjacent property is either commercial, business and/or office district; 15-foot setback when abutting a residential district.

k. If located in a Sub-District of the District Core pursuant to the Doral Design District Master Plan, the following table of development standards shall apply (If the property is zoned DMU or CMU, this provision does not apply) The district map is pursuant to the Doral Design District Plan:

		development standards for the district core			
		<u>core sub-district</u>	<u>village sub-district</u>	<u>flex sub-district</u>	<u>edge sub-district</u>
<u>Floor area ratio (Far)</u>		<u>0.85 & 0.65</u>	<u>0.75 & 0.5</u>	<u>0.75 & 0.5</u>	<u>0.85 & 0.65</u>
<u>Maximum height</u>		<u>R-O-W Width</u>	<u>R-O-W Width</u>	<u>R-O-W Width</u>	<u>R-O-W Width</u>
<u>Minimum lot area</u>		<u>7,500</u>	<u>7,500</u>	<u>7,500</u>	<u>7,500</u>
<u>Minimum lot width (ft.)</u>		<u>75</u>	<u>75</u>	<u>75</u>	<u>75</u>
<u>Maximum building coverage (pct.)</u>		<u>85</u>	<u>75</u>	<u>75</u>	<u>85</u>
<u>Minimum open space (pct.)</u>		<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
<u>Minimum Building Setback (ft.)</u>	<u>Front</u>	<u>8 to 15</u>	<u>0 to 10</u>	<u>0 to 10</u>	<u>0 to 10</u>
	<u>Side street</u>	<u>8 to 15</u>	<u>0 to 10</u>	<u>0 to 10</u>	<u>0 to 10</u>
	<u>Interior side</u>	<u>0 to 10</u>	<u>0 to 10</u>	<u>0 to 10</u>	<u>0 to 10</u>
	<u>rear</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Doral Design District Core



Sec. 53-128. - Use compatibility table.

Notes. (Pertaining to percentage of retail uses for industrial and industrial commercial zoning. a. pertains to the Industrial District and b. pertains to the Industrial Commercial District)

- a. Only 15 percent of the entire development is permitted as an ancillary use to principal use. Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than 10 percent retail and service uses. Refer to Section 68-820 (6a) calculation methodology and exemptions.
- b. Only 15 percent of the entire development is permitted. Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than 10 percent retail and service uses. Refer to Section 68-785 (6a) for calculation methodology and exemptions.
- c. Only 5 percent of the total floor area is permitted. If the property's future land use designation is office and residential, up to ten percent of the floor are may be permitted.

Sec. 68-386. - Illustration of district.

The following is the graphic description of the corridor commercial district (CC). If property is located in the district core pursuant to the Doral Design District Plan, then Section 53-127 shall apply:

Sec. 68-785. - Permitted uses—Generally.

Refer to [chapter 53](#), article II, division 5 for a detailed list of various types of uses and development standards. Refer to [chapter 74](#) for special development requirements for the following uses permitted in the industrial commercial district (IC):

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

(1a) Residential, maximum 20 units per acre if located within the district core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts.

(2) Professional offices.

(3) Medical office.

(4) Restaurants.

(5) Hotels and motels with a maximum density of 75 units per acre.

(6) Retail and services, only 15 percent of the entire development and could be independent from the principal use.

(6a) Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than 10 percent retail and service uses.

(a) Exceptions:

1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the 10 percent retail District Core maximum.
2. In the event that the District Core reaches its 10 percent retail and services maximum, retail and services are still permitted on an individual site up to 15 percent of the development.

- (b) Calculations:
1. Only retail and services uses pursuant to (6a) shall be calculated toward the maximum 10 percent based on all building square footage within the District Core.
 2. Retail and services pursuant to (6a) shall not be added to the overall building square footage of the District Core in which retail and services, pursuant to (6a), is calculated.
 3. The City's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the District Core.
 4. Retail and service uses that are located within either a Mixed Use or Commercially zoned property and that fall within the District Core, shall not contribute to the overall 10 percent maximum retail and services allocation. Additionally, building area within these zoning districts shall not contribute to the overall square footage within the District Core for the purposes of the aforementioned calculations.

(7)Educational facilities.

(8)Public schools.

(9)Trade schools.

(10)Religious facilities.

(11)Day care facilities.

(12)Warehouses.

(13>Showrooms.

(14)Manufacturing, light (see [section 52-5](#) for definitions).

(15)Places of assembly (banquet halls, private clubs, convention and auditoriums).

(16)Recreation facilities.

(17)Automotive rental.

(18)Miniwarehouses.

(19) Motion picture production studios.

(20) Parking lots.

(21) Bars.

(22) Nightclubs.

(23) Wine cafes.

(24) Kennels.

(25) Banks.

Sec. 68-819. - Illustration of district. The following is a graphic description of the industrial district (I) If property is located in the district core pursuant to the Doral Design District Plan, then Section 53-127 shall apply:

Sec. 68-820. - Permitted uses—Generally.

Refer to [chapter 53](#), article II, division 5 for a detailed list of various types of uses and development standards. Refer to [chapter 74](#) for special development requirements for the following uses permitted in the industrial district (I):

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

(1a) Residential, maximum 20 units per acre if located within the district core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts.

(2) Professional offices.

(3) Medical office.

(4) Restaurants.

(5) Hotels and motels with a maximum density of 75 units per acre.

(6) Retail and services, only 15 percent of the entire development in conjunction with the principal use.

(6a) Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than 10 percent retail and service uses.

(c) Exceptions:

1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the 10 percent retail District Core maximum.
3. In the event that the District Core reaches its 10 percent retail and services maximum, ancillary retail and services are still permitted on an individual site up to 15 percent of the development pursuant to (6).

(d) Calculations:

5. Only retail and services uses pursuant to (6a) shall be calculated toward the maximum 10 percent based on all building square footage within the District Core.
6. Retail and services pursuant to (6a) shall not be added to the overall building square footage of the District Core in which retail and services, pursuant to (6a), is calculated.
7. The City's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the District Core.
8. Retail and service uses that are located within either a Mixed Use or Commercially zoned property and that fall within the District Core, shall not contribute to the overall 10 percent maximum retail and services allocation. Additionally, building area within these zoning districts shall not contribute to the overall square footage within the District Core for the purposes of the aforementioned calculations.

(7) Educational facilities.

(8) Public schools.

(9) Trade schools.

(10) Religious facilities.

- (11) Day care facilities.
- (12) Warehouses.
- (13) Showrooms.
- (14) Manufacturing, light (see [section 52-5](#) for definitions).
- (15) Places of assembly (banquet halls, private clubs, convention and auditoriums).
- (16) Recreation facilities.
- (17) Automotive rental.
- (18) Miniwarehouses.
- (19) Motion picture production studios.
- (20) Parking lots.
- (21) Kennels.
- (22) Banks.

Sec. 68-821. - Illustration of district. The following is a graphic description of the industrial district (I) If the property is located in the district core pursuant to the Doral Design District Plan, then Section 53-127 shall apply:

Sec. 71-105. - Minimum number of trees.

- (a) Within the city, the minimum number of required trees, in addition to street trees, is referenced in the following table. Properties located in the District Core must meet 50% of the tree planting requirement. (See subsection (b) of this section regarding street trees.)

Sec. 77-139. - Required off-street parking spaces.

- (a) Minimum requirements. The matrix below specifies the required minimum number of off-street motor vehicle and bicycle parking spaces, the percentage of motor vehicle spaces that must be allotted for compact vehicles, and in the notes, any special requirements that may apply. Parking requirements for each development in the district core must meet 70% of the requirement for the specific use with the exception of the residential uses listed in the matrix. Within the District Core, on-street parking may be counted toward the number of spaces required for a development. Within the District Core, off-site parking may be counted toward the number of spaces required for a development.

(b) *Matrix.* The minimum off-street parking requirements are as follows:

Use	Minimum Off-Street Parking Requirement	Required Bicycle Spaces
Single-family detached	1, 2 and 3 bedrooms: 2 spaces per unit (a), (b)	0
	4+ bedrooms: 3 spaces per unit (a), (b)	
	(a) If on-street parking is not permitted or is restricted on the unit's street frontage, then one visitor parking shall be required. The visitor parking shall be located 100 feet from the unit's street frontage.	
	(b) Resident parking spaces may be tandem.	
Multifamily	1 and 2 bedrooms: 2 spaces per unit. <u>If located in the District Core 1 bedroom: 1 space per unit. 2 or more bedrooms: 2 spaces per unit.</u>	0.10
	3 or more bedrooms: 3 spaces per unit	
District Core Live-Work	<u>1 bedroom: 2 spaces per unit, 2 or more bedrooms: 3 spaces per unit. If on-street parking is not permitted or is restricted on the unit's street frontage, then one visitor parking shall be required. The visitor parking shall be located 100 feet from the unit's street frontage.</u>	

Sec. 77-185. - Size.

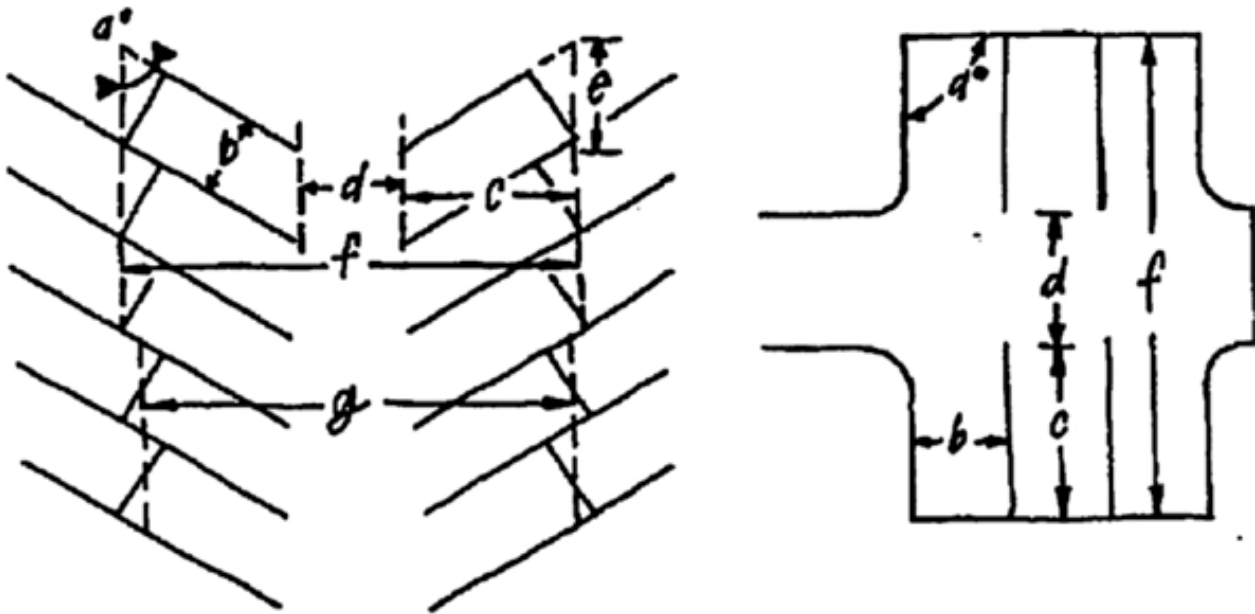
(a) *Parking spaces.*

- (1) A standard parking space shall be nine feet wide and 19 feet long. Standard parking spaces within the District Core shall be eight feet wide by 18 feet long.
- (2) A standard parking space located in a structured parking facility shall be 8½ feet wide and 18 feet long for structured parking.
- (3) Parallel parking spaces shall be a minimum of ten feet wide, or if located in the Design Core, eight feet wide, and 22 feet long.
- (4) A tandem parking space is a parking space that abuts a second parking space in such a manner that vehicular access to the second space can be made only through the abutting, tandem space. Tandem parking spaces shall be a minimum of ten feet wide, of if located in the Design Core, nine feet wide, and 20 feet long, and may only be used for residential uses in accordance with requirements of this article.

Sec. 77-186. - Layout.

(b) *Dimensions.* The following table and illustration prescribe the required minimum dimensions of all parking spaces:

Minimum Dimensions for Parking Spaces



Minimum dimensions for parking spaces

Parking Lot Dimensions						
a	b	c	d	e	f	g
(degrees)	(feet)					
20	9	16.2	11.0	29.2	43.4	43.0
30	9	18.7	11.0	20.0	48.4	39.7
40	9	20.5	12.0	15.6	53.0	45.3
45	9	21.2	13.0	14.1	55.4	48.3
50	9	21.8	12.0	13.1	55.6	49.2
60	9	22.4	18.0	11.5	62.8	57.8
70	9	22.1	18.0	10.6	62.2	58.8
80	9	21.5	24.0 (22.0 if in the Design Core)	10.2	67.0 (65.0 if located in the Design Core)	65.3(63.4 if located in the Design Core)

90	9	19.0 (18.0 if located in the Design Core)	24.0 (22.0 if in the Design Core)	10.0	62.0 (58.0) if in the Design Core)	—
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ARTICLE III. - TILE DISTRICT OVERLAY ARCHITECTURE REGULATIONS

~~Sec. 86-51. - Purpose.~~

~~The purpose of the tile overlay district is to achieve and maintain a unified and pleasing aesthetic/visual quality of built environment and to create an unique identity to the well-known businesses in the area.~~

~~Sec. 86-52. - Boundary.~~

~~This section is applicable for all developments in the tile district, which is an area bound by NW 82nd Avenue, NW 36th Street, Palmetto Expressway, NW 25th Street, NW 29th Street, NW 87th Avenue, NW 25th Street and NW 97th Avenue.~~

~~Sec. 86-53. - Applicability.~~

~~Whenever the requirements of the tile district overlay impose a more or less restrictive standard than the provisions of any other statute or covenant, the requirements of the tile district shall govern.~~

~~Sec. 86-54. - Building architectural regulations.~~

~~(a) To accent the character of tile district, for every 50 linear feet of walls visible from roadways or parking areas, changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront shall be incorporated.~~

~~(b) No detached ground signs other than monument signs are permitted in tile district. The following design elements shall be incorporated:~~

~~(1) Twenty five percent of the sign area shall include any kind of tile to signify the business in the area.~~

~~(2) No use of florescent colors shall be permitted.~~

~~(3) Sign design shall unify with building architectural elements and material.~~

~~(c) All on-site service areas, loading zones and outdoor storage areas, waste storage, disposal facilities, and similar activities shall be, wherever practical, located in an area not visible from a public street or open space. If this is not practical, then such areas must be screened from public view. Acceptable forms of screening include a masonry or wood enclosure compatible with the building design.~~

~~(d) Provisions shall be made on each lot or parcel for any necessary vehicle loading. No on-street loading maneuvering shall be permitted.~~

Sec. 86-32. – District Core

The City encourages the application the architectural styles and massing as described in Chapter 6 of the Doral Design Master Plan for properties located in the District Core.

Section 3. Repeal of Conflicting Provisions. To the extent any provisions of the Code conflict with this Ordinance, those provisions are repealed in its entirety.

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 shall become and be made a part of the Code of City of Doral, Florida; that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Section” or other appropriate word.

Section 8. Effective Date. This Ordinance shall be effective upon adoption on second reading.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Peter Cabrera	Yes
Councilman Luigi Boria	Yes
Councilwoman Ana-Maria Rodriguez	Yes

PASSED AND ADOPTED on first reading this 19th day of September, 2012.

PASSED AND ADOPTED on second reading this 30th day of October, 2012.



Juan Carlos Bermudez, Mayor

ATTEST:



Barbara Herrera, City Clerk

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY:



Jimmy Morales, City Attorney