

ORDINANCE No. 2022-21

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A TEXT AMENDMENT TO THE CITY OF DORAL LAND DEVELOPMENT CODE, CHAPTER 77, "ROADS AND VEHICULAR USE AREAS," ARTICLE III, "ACCESS CONTROL," DIVISION 1, "GENERALLY," SECTION 77-85, "SINGLE-FAMILY AND DUPLEX DRIVES," TO UPDATE SINGLE-FAMILY RESIDENTIAL DRIVEWAY REGULATIONS; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 77, "Roads and Vehicular Use Areas," of the City of Doral Land Development Code (the "City's Code") provides regulations for single-family driveways; and

WHEREAS, the City's Code restricts single-family driveways to a minimum width of 10 feet and a maximum width of 20 feet; and

WHEREAS, the Mayor and City Council seek to modify section 77-85 of the City's Code to allow an alternative to standard driveway regulations through the use of permeable paving surfaces and eco-friendly grid systems; and

WHEREAS, on October 26, 2022, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the proposed text amendment to the City's Land Development Code as required by state law and local ordinances; and

WHEREAS, on October 26, 2022, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed text amendment to the City's Land Development Code as required by state law and local ordinances; and

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WHEREAS, on January 25, 2023, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed text amendment to the City’s Land Development Code as required by state law and local ordinances; and

WHEREAS, the Mayor and City Council finds that the adoption of the text amendment to the City’s Land Development Code is in the best interest of the health, safety and welfare of the residents of the City of Doral.

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

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

Section 2. Code Amended. The City Council of the City of Doral hereby approve the text amendment to the City’s Land Development Code modifying Chapter 77, “Roads and Vehicular Use Areas,” Article III, “Access Control,” Division 1, “Generally,” Section 77-85, to update single-family residential driveway regulations. The Land Development Code of the City of Doral, Florida, is hereby amended to read as follows:

* * *

CHAPTER 77. ROADS AND VEHICULAR USE AREAS

ARTICLE III. – ACCESS CONTROL

DIVISION 1. – Generally

Sec. 77-85. Single-family and duplex drives.

- (a) Dimensions. The following dimensions shall apply to drives within the front yard setback of all single-family and duplex dwellings.

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Driveways	Width (in feet)		Minimum Lot Frontage (in feet)
	Min.	Max.*	
Standard drive	10	20	N/A
Circular drive	10	12	75
Standard drive with circular drive	10	20**	75
<u>Additional driveway parking space</u>	<u>7.5</u>	<u>8.5</u>	<u>N/A</u>

*Driveways in excess of the maximum width may be approved by the administrative official when such driveway width is proportional to the size of the residence, the number of garage parking spaces, and the size of the lot. To mitigate the impact of a driveway in excess of the maximum width stated in the table in this section, the administrative official may require alternative paving surfaces, landscaping, screening, or other devices necessary to achieve the intent of this article. Applications for one or more additional parking spaces shall comply with the applicable standards in subsection (d).

**Maximum width shall only be permitted for the portion of the circular drive which diverges to create a standard drive.

(b) Maximum coverage. Driveway and parking coverage within the front yard area shall not exceed ~~60~~70 percent. Both pervious and impervious surfaces shall be considered in calculating whether the foregoing standard has been exceeded.

(c) Visual screening. Any parking or driveway area which is not perpendicular to the right-of-way and located within the building setback shall be screened from view with a minimum of three-foot high hedge or berm. This requirement shall not apply to second drives for corner lots.

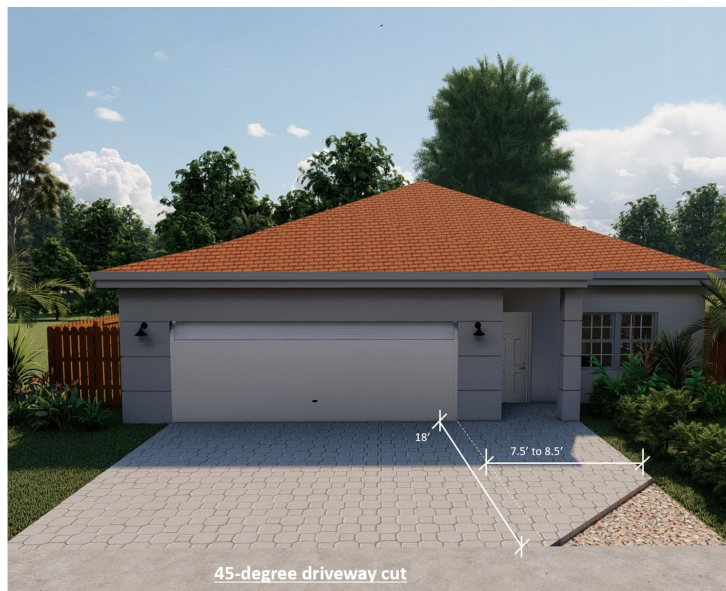
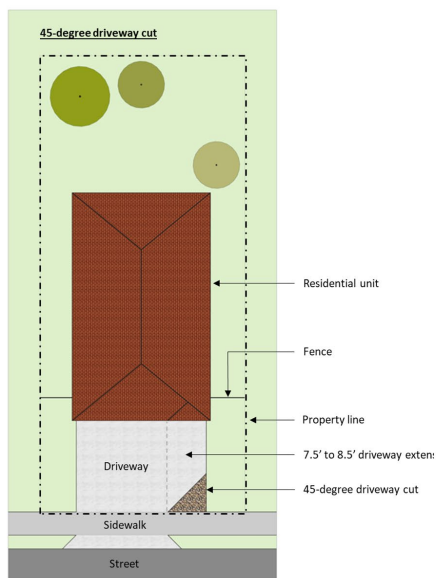
(d) Paving surfaces for additional driveway parking space(s) must protect and enhance the aesthetic character of the single-family residential district to the greatest extent possible, and meet the following conditions:

1. Building permit plans shall be provided with paving surface specifications, sections and details for review and approval by the city's building and public works departments.
2. Additional parking space(s) must be adjacent to an existing driveway.
3. Additional parking space(s) shall be a minimum of 8.5 feet wide by 18 feet long.
4. Paving surface is required to be permeable using either open cell paver blocks, gravel grids, porous concrete, permeable pavers, permeable asphalt, concrete vehicle tire strips (2 to 3 feet in width) and sod or artificial turf in between, or concrete slabs separated by a minimum of 3" of artificial turf or nonliving landscape material comprising of a minimum

twenty (20) percent of the driveway expansion area. See figure 77-85A, *Additional Parking Space Options*.

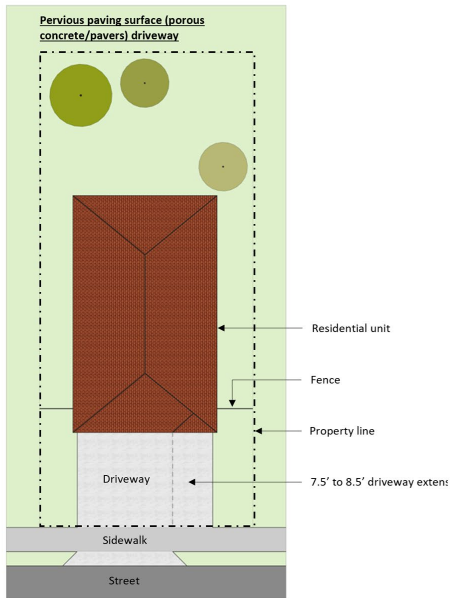
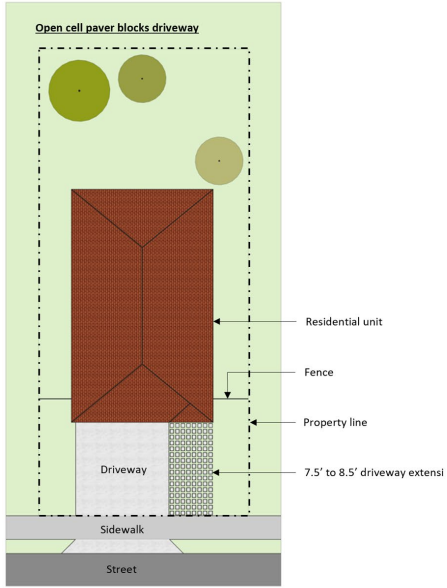
5. A native hedge (maintained at a minimum height of 36 inches) must be installed along the outside border of the additional driveway parking space or along the nearest interior property line. Corner lots must install a hedge along the outside border of the additional driveway parking space or along the side street property line to adequately screen the driveway expansion. See Figure 77-85B, *Required Hedge*.
6. Outer edge of the additional space must be a minimum of 5 feet from the nearest interior or side street property line.
7. Damage to the sidewalk and/or swale resulting from the use of the additional driveway parking space shall be corrected by the property owner.

Figure 77-85A
Additional Parking Space Options



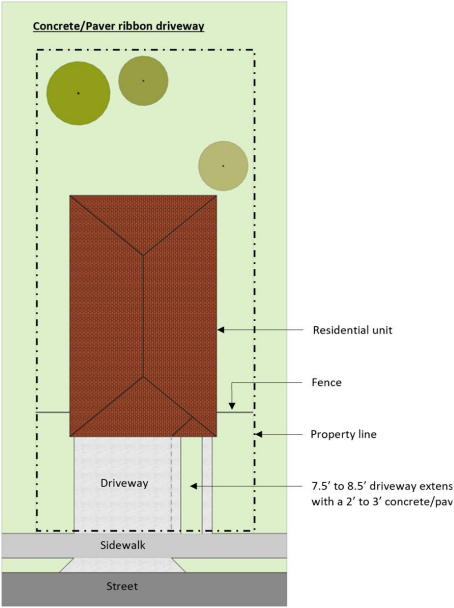
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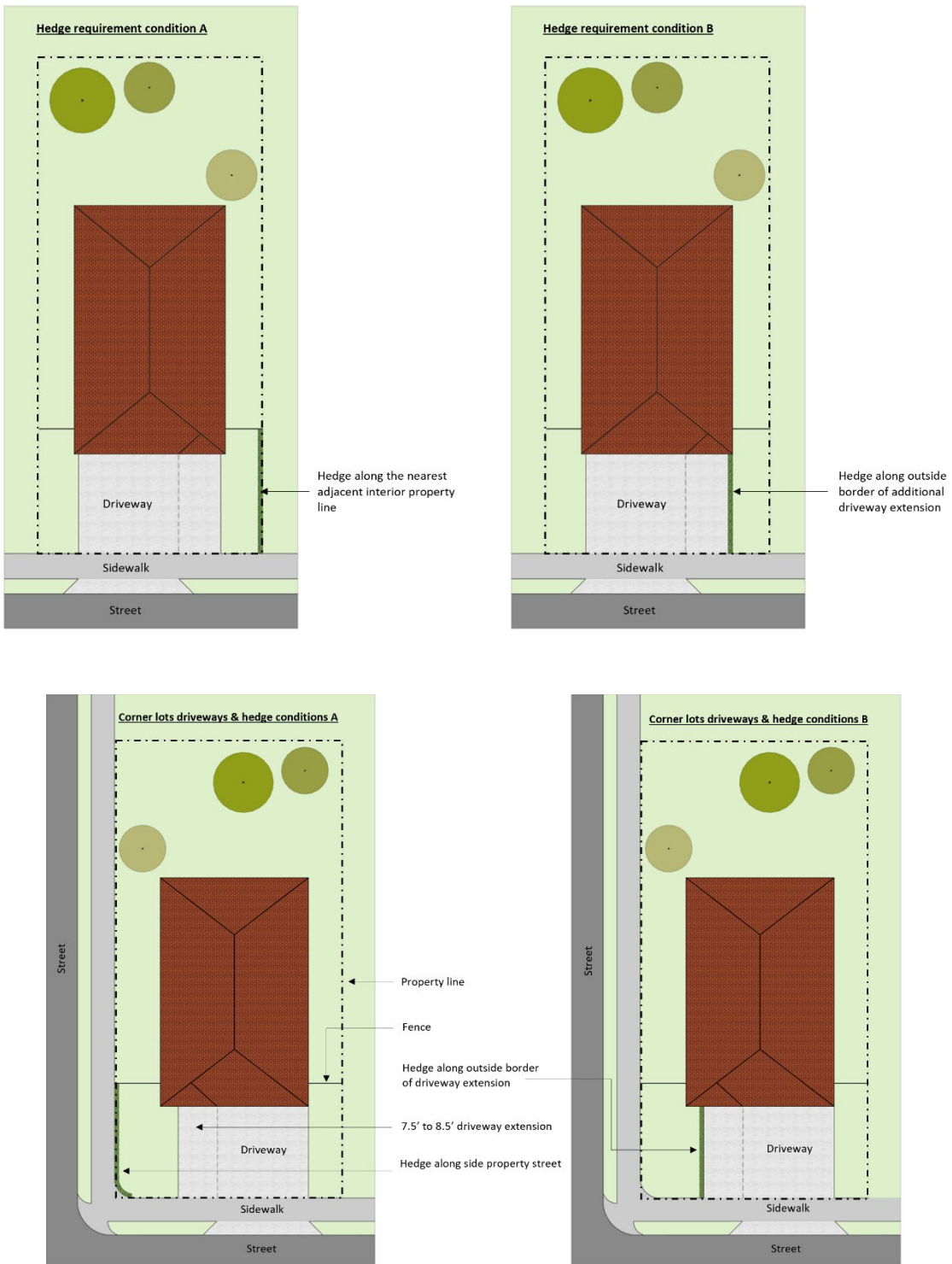


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Figure 77-85B
Hedge Requirement



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* * *

Section 3. Codification. It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and made part of the City of Doral Code; 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 4. Severability. That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by Councilmember Cabral who moved its adoption.

The motion was seconded by Councilmember Puig-Corve upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Rafael Pineyro	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Maureen Porras	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED on FIRST READING this 26 day of October, 2022.

PASSED AND ADOPTED on SECOND READING this 25 day of January, 2023.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

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