

ORDINANCE No. 2016-06

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AMENDING CHAPTER 68, "LAND USES AND ZONING DISTRICTS," OF THE LAND DEVELOPMENT CODE OF ORDINANCES BY MODIFYING STANDARDS ASSOCIATED WITH GOLF COURSES; AMENDING CHAPTER 71, "LANDSCAPING AND BUFFERS," OF THE LAND DEVELOPMENT CODE OF ORDINANCES BY ESTABLISHING MINIMUM DESIGN AND MAINTENANCE STANDARDS FOR LANDSCAPING GENERALLY AND GOLF COURSE PERIMETER LANDSCAPING; AMENDING CHAPTER 74, "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS," OF THE LAND DEVELOPMENT CODE BY REQUIRING SPECIAL REGULATIONS FOR THE DEVELOPMENT AND/OR REDEVELOPMENT OF GOLF COURSES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in 2007, the City of Doral (the "City") adopted its own Land Development Code, after having depended on Miami-Dade County's land development regulations in the initial years following incorporation; and

WHEREAS, the "Land Development Code" included, in part, provided for regulations that pertained to golf courses and set minimum landscape standards for the community; and

WHEREAS, the City's "Doral Landscape Ordinance" was specifically passed as part of the Land Development Code with the intent of: improving the aesthetic appearance of commercial, industrial, and residential developments thereby protecting and increasing property values and protecting designated historic landscape; promoting xeriscape principles; defining the hierarchy of roadways; providing shade and visual edge along roadways; protecting and advancing the City's tree canopy; contributing to the

improvement of the environment; reducing the negative impacts of exotic, invasive plants; and avoiding plantings that damage infrastructure; and

WHEREAS, the Land Development Code also included regulations applicable to golf courses, which predated the incorporation of the City; and

WHEREAS, the City desires to update and improve certain landscape standards and golf course regulations with the same intent with which the City Landscape Ordinance was first adopted; and

WHEREAS, the Mayor and City Council believe that adoption and implementation of this Ordinance will promote the general public health, safety, and welfare, and be in the best interest of, the community.

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

Section 1. Recitals. The above Recitals are confirmed, adopted, and incorporated herein and made a part of hereof by this reference.

Section 2. Code Amended. The Code of Ordinances of the City of Doral is hereby amended as follows:

Chapter 68 – LAND USE AND ZONING DISTRICT

* * *

ARTICLE II. – RESIDENTIAL DISTRICTS

* * *

DIVISION 2. – SINGLE-FAMILY RESIDENTIAL-1 DISTRICT

* * *

Sec. 68-41. - Permitted uses—Generally.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

The following uses are permitted in the single-family residential-1 district (SF-1), while all other uses are conditional or prohibited:

- (1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.
- (2) Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government.
- ~~(3) Golf Courses~~
- (34) Public schools.

Sec. 68-42. - Same—With special development requirements.

The following shall be the permitted uses with special development requirements in the single-family residential-1 district (SF-1):

- (1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at the time of site plan approval or plat.
- (2) Family day care and after-school care for children pursuant to section 74-155.
- (3) A group home in a dwelling unit pursuant to section 74-156.
- (4) Houses of worship pursuant to section 74-160.
- (5) Golf courses pursuant to section 74-165.
- ~~(65)~~ Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to chapter 74, article II, division 3.
- (76) Ancillary uses to residential uses pursuant to section 74-146:
 - a. Small doctors office.
 - b. Fitness center.
 - c. Private education.
 - d. Child care.
 - e. Dance and karate studios.
 - f. Therapy for elderly.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

- g. Assembly halls.
- h. Art instruction.
- i. Convenience stores.
- j. Government uses.

(87) Small-scale public facilities and utilities less than one acre in size.

(98) All other related and/or similar uses.

Sec. 68-43. - Development standards and additional regulations.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping and buffers;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards

* * *

DIVISION 3. - SINGLE-FAMILY RESIDENTIAL-2 DISTRICT (SF-2)

* * *

Sec. 68-63. - Permitted uses—Generally.

The following uses are permitted in the single-family residential-2 district (SF-2), while all other uses are conditional or prohibited:

- (1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.
- (2) Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government.
- ~~(3) Golf courses.~~
- (34) Public schools.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

Sec. 68-64. - Same—With special development requirements.

The following shall be the permitted uses with special development requirements in the single-family residential-2 district (SF-2):

- (1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at the time of site plan approval or plat.
- (2) Family day care and after-school care for children pursuant to section 74-155.
- (3) A group home in a dwelling unit pursuant to section 74-156.
- (4) Houses of worship pursuant to section 74-160.
- (5) Golf courses pursuant to section 74-165.
- ~~(65)~~ Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to chapter 74, article II, division 3.
- ~~(76)~~ Ancillary uses to residential uses pursuant to section 74-146:
 - a. Small doctors office.
 - b. Fitness center.
 - c. Private education.
 - d. Child care
 - e. Dance and karate studios.
 - f. Therapy for elderly.
 - g. Assembly halls.
 - h. Art instruction.
 - i. Convenience stores.
 - j. Government uses.
- ~~(87)~~ Small-scale public facilities and utilities less than one acre in size.
- ~~(98)~~ All other related and/or similar uses.

Sec. 68-65. - Development standards and additional regulations.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping ~~and buffers~~;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards

* * *

DIVISION 4. - SINGLE-FAMILY RESIDENTIAL-3 DISTRICT (SF-3)

Sec. 68-90. - Permitted uses—Generally.

The following uses are permitted in the single-family residential-3 district (SF-3), while all other uses are conditional or prohibited:

- (1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.
- (2) Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government.
- ~~(3) Golf courses.~~
- (34) Public schools.

Sec. 68-91. - Same—With special development requirements.

The following shall be the permitted uses with special development requirements in the single-family residential-3 district (SF-3):

- (1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at the time of site plan approval or plat.
- (2) Family day care and after-school care for children pursuant to section 74-155.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

- (3) A group home in a dwelling unit pursuant to section 74-156.
- (4) Houses of worship pursuant to section 74-160.
- (5) Golf courses pursuant to section 74-165.
- (65) Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to chapter 74, article II, division 3.
- (76) Ancillary uses to residential uses pursuant to section 74-146:
 - a. Small doctors office.
 - b. Fitness center.
 - c. Private education.
 - d. Child care.
 - e. Dance and karate studios.
 - f. Therapy for elderly.
 - g. Assembly halls.
 - h. Art instruction.
 - i. Convenience stores.
 - j. Government uses.
- (87) Small-scale public facilities and utilities less than one acre in size.
- (98) All other related and/or similar uses.

Sec. 68-92. - Development standards and additional regulations.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping ~~and buffers~~;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

* * *

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

DIVISION 5. - SINGLE-FAMILY RESIDENTIAL-4 DISTRICT (SF-4)

* * *

Sec. 68-116. - Permitted uses—Generally.

The following uses are permitted in the single-family residential-4 district (SF-4), while all other uses are conditional or prohibited:

- (1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.
- (2) Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government.
- ~~(3) Golf courses.~~
- (34) Public schools.

Sec. 68-117. - Same—With special development requirements.

The following shall be the permitted uses with special development requirements in the single-family residential-4 district (SF-4):

- (1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at the time of site plan approval or plat.
- (2) Family day care and after-school care for children pursuant to section 74-155.
- (3) A group home in a dwelling unit pursuant to section 74-156.
- (4) Houses of worship pursuant to section 74-160.
- (5) Golf courses pursuant to section 74-165.
- ~~(65)~~ Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to chapter 74, article II, division 3.

(~~76~~) The ancillary uses to residential uses pursuant to section 74-146 are as follows:

- a. Small doctors office.
- b. Fitness center.
- c. Private education.
- d. Child care.
- e. Dance and karate studios.
- f. Therapy for elderly.
- g. Assembly halls.
- h. Art instruction.
- i. Convenience stores.
- j. Government uses.

(~~87~~) Small-scale public facilities and utilities less than one acre in size.

(~~98~~) All other related and/or similar uses.

Sec. 68-118. - Development standards and additional regulations.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping and buffers;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

* * *

DIVISION 6. - SINGLE-FAMILY RESIDENTIAL-5 DISTRICT (SF-5)

* * *

Sec. 68-138. - Permitted uses—Generally.

The following uses are permitted in the single-family residential-5 district (SF-5), while all other uses are conditional or prohibited:

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

- (1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.
- (2) Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government.
- (3) ~~Golf courses.~~
- (34) Public Schools

Sec. 68-139. - Same—With special development requirements.

The following shall be the permitted uses with special development requirements in the single-family residential-5 district (SF-5):

- (1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at the time of site plan approval or plat.
- (2) Family day care and after-school care for children pursuant to section 74-155.
- (3) A group home in a dwelling unit pursuant to section 74-156.
- (4) Houses of worship pursuant to section 74-160.
- (5) Golf courses pursuant to section 74-165.
- (65) Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to chapter 74, article II, division 3.
- (76) Ancillary uses to residential uses pursuant to section 74-146:
 - a. Small doctors office.
 - b. Fitness center.
 - c. Private education.
 - d. Child care.
 - e. Dance and karate studios.
 - f. Therapy for elderly.
 - g. Assembly halls.
 - h. Art instruction.
 - i. Convenience stores.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

j. Government uses.

~~(87)~~ Small-scale public facilities and utilities less than one acre in size.

(98) All other related and/or similar uses.

Sec. 68-140. - Development standards and additional regulations.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping ~~and buffers~~;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

* * *

ARTICLE VII. - INSTITUTIONAL, PARKS, RECREATION AND PUBLIC FACILITIES DISTRICTS

* * *

DIVISION 2. - INSTITUTIONAL, PUBLIC PARKS AND PUBLIC FACILITIES DISTRICT (IPF)

* * *

Sec. 68-898. – Same – With special development requirements.

The following shall be the permitted uses with special development requirements in the Institutional, Public Parks and Public Facilities District (IPF):

- (1) Golf courses pursuant to section 74-165.

Sec. 68-899. – Development standards and additional regulations.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscored type are additions.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping ~~and buffers~~;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

* * *

DIVISION 3. - PRIVATE PARKS AND RECREATION DISTRICT

* * *

Sec. 68-931. - Permitted uses.

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 private parks and recreation district:

- (1) Private parks and recreational areas.
- (2) Public schools.
- (3) Cemeteries.
- ~~(4) Golf courses.~~
- ~~(5) Golf-oriented resorts.~~
- (46) Ancillary uses for golf courses such as clubhouses, pro shops, other recreational facilities, administrative facilities, maintenance facilities, meeting rooms, lounge, small gift shop, private restaurant (owner-operated) and ballrooms.
- (57) Golf-oriented hospitality facilities reasonably related to the resort use such as health spas and hotel rooms.

* * *

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscoring type are additions.

Chapter 71 – LANDSCAPING AND BUFFERS

ARTICLE I. – IN GENERAL

* * *

Sec. 71-1. - Short title and applicability.

- (a) Short title. This chapter shall be known and may be cited as the “City of Doral Landscape Ordinance.” Any reference to the “Landscape Manual” shall mean the Miami-Dade County Landscape Manual, codified in Section 18A-10 of the Miami-Dade County Code of Ordinances, as amended landscape manual adopted by the board of county commissioners.

* * *

Sec. 71-2. - Purpose and intent.

It is the intent of this chapter to establish minimum landscape standards for the city that enhance, improve and maintain the quality of the landscape, and to:

* * *

- ~~(8) Promote the use of trees to protect and buffer the effects of high winds on structures.~~
- (89) Promote the concept of planting the right tree or plant in the right place to avoid problems such as clogged sewers, cracked sidewalks, damage to homes, buildings, and other structures, and power services interruptions.

Sec. 71-3. - Definitions.

* * *

Buffer, or Buffering, means the use of any man-made or natural materials or open space in any fashion designed to limit the effects of one land use upon adjoining land uses.

~~Bufferyard: perimeter landscape,~~ means an area of land which is set aside along the perimeter of a parcel of land in which landscaping is required to provide an aesthetic transition between different land uses and to eliminate or reduce the adverse environmental impact, and incompatible land use impacts.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscored type are additions.

* * *

Hedge means a landscape ~~feature barrier~~ consisting of a continuous, dense ~~plantings of shrubs~~, not necessarily of the same species. A wide variety of plants can function as a hedge. A hedge may form a border or a boundary or be used as a Buffer or along the perimeter of a property.

* * *

Landscape material means any plants such as, without limitation, grass, ground cover, forbs, shrubs, vines, hedges, and trees, and nonliving material such as rocks, pebbles, sand, mulch, or pervious decorative paving materials.

* * *

Undesirable vegetation means plantings that: are identified as invasive, exotic species in the Florida Friendly Landscaping Guide; displace native species and/or disrupt natural process such as, without limitation, waterflow; and/or are known to cause to damage to public and/or private infrastructure.

Sec. 71-8. - Landscape maintenance.

(1a) It shall be unlawful for any person owning or having possession or control of a property subject to the provisions of this Chapter to fail to maintain any landscaping on such a property in accordance with this Chapter. An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter or the ordinances which were in effect prior to the effective date of the ordinance from which this chapter is derived is:

(2) All landscaping shall be:

(a1) Installed in compliance with the landscape requirements of this Chapter and additional, applicable regulations found in this Code, as well as supplemental conditions imposed as a result of approvals obtained through processes established in Chapter 53 and 68 of this Code, if any;

(b2) Maintained, in accordance with this Chapter and additional, applicable regulations found in this Code, as well as professional trimming standards, as to present a healthy, vigorous, and neat appearance and kept free from refuse, and debris, litter, dead/dying plant material, infestation of rodents, insects, and/or other pests, and/or Undesirable

Vegetation, so as to foster the shape and size, and ensure the health, of the corresponding species of planting; and

(c3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.

(3b) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.

(4e) ~~All plants:~~ Trees shall be pruned in the following manner:

(a1) In accordance with the current American National Standards Institute (ANSI) A300 standards, as amended. ~~All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.~~

(b2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker growth shall be accomplished simultaneously with any tree pruning ~~reduction in crown.~~

(c3) Cutting of lateral branches that results in the removal of more than one-third of all branches on one side of a tree shall only be allowed if required for hazard reduction or clearance pruning.

(d4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds of the tree.

(e5) No more than one-third of a tree's living canopy shall be removed within a one-year period.

~~(6) Trees shall be pruned according to the current ANSI A300 standards and the landscape manual.~~

Sec. 71-9. - Landscape maintenance plans required

(1) This section shall apply to all commercial or industrial properties larger than 10 acres, properties regulated under Chapter 74 of this Code, residential properties with more than 100 units, and/or properties developed as mixed use projects under Chapter 68 of this Code.

(2) The owner(s), developer(s), corresponding property owners' association, or duly authorized representative(s) thereof, or a property/unit owner association(s), of a property regulated under this section shall submit landscape maintenance plans and as-

built plans along with landscape plans as defined in Sec. 71-4. The landscape maintenance plan shall include:

- (a) Fertilization product information and application procedures;
- (b) Pruning requirements;
- (c) Weed and pest control product information and application procedures;
- (d) Turf management; and
- (e) Irrigation operation and maintenance procedures.

(3) Nuisance Abatement

(a) The failure of a property covered by this section to maintain landscaping in accordance with the subject property's corresponding maintenance plan shall be deemed to be in violation of this section. If such a violation continues in a manner as to create a condition that, according to the Code Compliance Department, constitutes a nuisance, the City shall have the authority to abate such a nuisance, after notice to the property owner, in accordance with this section. For purposes of this section, a nuisance shall be defined as conditions of landscaping on properties covered by this section that constitute:

- (1) New growth of Undesirable Vegetation;
- (2) Excessive accumulation of untended growth of plants, trees, weeds, trash and dead trees, standing or fallen;
- (3) Continued growth of plantings that are damaging or may damage public infrastructure;
- (4) Any infestation or condition that may reasonable lead to an infestation of rodents, vermin, insects, pests, and/or wild animals, including, but not limited to, breeding places for mosquitos; and
- (5) Any threat, risk of harm or danger to the public health, safety or welfare.

(b) If the Code Compliance Department finds and determines that a public nuisance as defined in this Section exists, the City shall notify the record owner of the offending property in writing and demand that such owner cause the condition to be remedied. The notice shall be given by certified mail, addressed to

the owner or owners of the property described, as their names and addresses are shown upon the county tax records, and shall be deemed complete and sufficient when so addressed and deposited in the United States mail with proper postage prepaid. If such notice is returned by postal authorities the director shall cause a copy of the notice to be personally served upon the owner thereof if the owner can be found within the city. If personal service upon the owner thereof cannot be performed in the city after reasonable search the notice shall be accomplished by physical posting on the property. The notice shall be in substantially the following form:

NOTICE OF PUBLIC NUISANCE

Name of Owner _____

Address of Owner _____

following property in Doral, Florida

(describe property)

An inspection of this property discloses, and I have found and determined, that a public nuisance exists thereon so as to constitute a violation of Chapter 71, of the Code of Ordinances of the City of Doral, Florida, in that:

(describe here the condition which places the property in violation)

You are hereby notified that unless the condition above described is remedied so as to make it nonviolative of Chapter 71 of the Code of Ordinances of the City of Doral, Florida, within seven (7) days from the date hereof, the City of Doral will proceed to remedy this condition and the cost of the work, including advertising costs and other expenses, will be imposed as a lien on the property if not otherwise paid within thirty (30) days after receipt of billing.

(c) Within three (3) days (seventy-two (72) hours) after the mailing of notice to the property owner, the owner of the property may make written request to the Code Compliance Director for a hearing before the Special Magistrate, pursuant to Chapter 11 of the City Code, to show that the condition alleged in the notice does not exist or that such condition does not constitute a public nuisance.

(d) If within three (3) days (seventy-two (72) hours) after mailing of the notice, no hearing has been requested and the condition described in the notice has not been remedied, the City, by and through the Code Compliance Department, is authorized to cause the condition to be remedied by the City or its agents at the expense of the property owner. If a hearing has been held and has concluded adversely to the property owner, the Code Compliance Director shall

cause the condition to be remedied by the City or its agents at the expense of the property owner.

(e) After causing the condition to be remedied, the Code Compliance Department shall certify to the Finance Department and the City Clerk the expense incurred in remedying the condition and shall include a copy of the notice above described and a copy of the decision to the City Manager, if any, whereupon such expense shall become payable within thirty (30) days after which a lien and charge will be made upon the property, which shall be payable with interest at the rate of six (6) percent per annum from the date of such certification until paid. Such lien shall be enforceable as permitted by law and and may be satisfied at any time by payment thereof including accrued interest. Notice of such lien may be filed in the office of the clerk of the circuit court and recorded among the public records of the county. The lien shall become void twenty (20) years after the date of the execution of the notice of lien.

Sec. 71-~~10~~-9. - Prohibitions.

* * *

Sec. 71-~~11~~-10. - Conflicts with other ordinances or regulations.

* * *

Sec. 71-~~12~~ 14. - Enforcement.

* * *

DIVISION 3. - TREES

* * *

Sec. 71-107. – Shade.

Trees shall be planted to provide shade to residential structures of a height of 35 feet or less. At least two required lot trees shall be positioned in the energy conservation zone as defined herein. All exterior air conditioning units, except for air conditioning units placed on the roof, shall be shaded by trees and/or shrubs as referenced in the landscape manual. The foregoing notwithstanding, trees should be planted in such a manner as to pose minimal risk of damage to the residential structure in the event of a windstorm or other weather event.

* * *

Sec. 71-111. – Minimum Requirements ~~Native species.~~

- (1) ~~Fifty~~ Thirty percent of the required trees and/or palm trees shall be native species.
- (2) No more than thirty (30) percent shall be palms.
- (3) Eighty (80) percent shall be listed in the Miami-Dade Landscape Manual, Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design and South Florida Water Management District Waterwise: South Florida Landscapes publication or as approved by the City Arborist. Plantings must adhere to Florida-Friendly™ landscaping principles.

* * *

Sec. 71-115. - Problems.

Consideration shall be given to the selection of trees, plants and planting site to avoid serious problems such as clogged sewers, cracked sidewalks, power service interruptions, damage to structures, the creation of a nuisance(s), and/or dangerous visual or movement impairments.

* * *

DIVISION 4. - SHRUBS, VINES, GROUND COVER, MULCH

Sec. 71-144. – Shrubs Height.

All shrubs shall be a minimum of 18 inches in height when measured immediately after planting. Shrubs shall be provided at ratio of ten per required tree. ~~Fifty (50%)~~ Thirty percent of the shrubs shall be native species.

- (1) Eighty (80) percent shall be listed in the Miami Dade County Landscape Manual, Doral Boulevard Master Plan, Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design, South Florida Water Management District Waterwise: South Florida Landscapes publication or as approved by the City Arborist. Plantings must adhere to Florida-Friendly™ and Miami-Dade County Landscape Manual landscaping principles.

Sec. 71-145. - ~~Visual screen, buffer or h~~Hedge.

When used as a ~~visual screen, buffer, or hedge~~, plantings ~~shrubs~~ shall be planted at a maximum average spacing of 30 inches on center or, if planted at a minimum height

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscored type are additions.

of 36 inches, shall have a maximum average spacing of 48 inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one year after time of planting. ~~Shrubs used as a buffer, visual screen, or hedge need not be of the same species.~~ This shall apply to any hedge without regard to the type and/or variety of planting which comprise it. Where applicable, hedges shall otherwise comply with other supplemental regulations found in this Code.

Sec. 71-146. - Vines.

Vines shall be a minimum of 12 inches in length immediately after planting and may be used in conjunction with fences, screens, or walls. ~~to meet physical barrier requirements as specified in this chapter.~~ Planting of perimeter walls with vines is recommended as a deterrent to painting of graffiti.

* * *

Sec. 71-148. - Mulch.

(1) Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards and Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscape/FYN-Handbook.pdf>.

(2a) Weed-free mulch shall be applied and maintained in a minimum three-inch layer under and around all trees and shrubs, and in a minimum two-inch layer under and around all ground cover.

(3b) The use of mulch shall be restricted to planting areas.

(4e) Cypress mulch shall not be used because its harvest degrades cypress wetlands.

DIVISION 5. - BUFFERYARDS

Sec. 71-180. - Bufferyards between dissimilar land uses.

~~Landscape b~~ Buffers between dissimilar uses shall be established and maintained in accordance with this section.

* * *

Sec. 71-183 – Same – requirements.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscored type are additions.

Bufferyard requirements shall be determined by subtracting the land use intensity factor of the less intense use from that of the more intense use. The various land uses and corresponding intensity factors are shown in the following table. Once the applicable bufferyard calculations have been completed, the resulting number indicates the appropriate bufferyard design type, as shown by the table in section 71-184. Bufferyard requirements shall prevail even if the setback requirements for a building and/or structure are less than the requirements of the zoning district.

* * *

Note:

(1) ISR refers to impervious surface ratio, or the ratio of impervious (building and paved) surface to total surface area. The impervious surface ratio measurement shall not include ~~landscape buffers~~ bufferyards along rights-of-way as described in section 71-183.

* * *

Sec. 71-188. - Parking lot.

All parking lots adjacent to a right-of-way or private street shall be buffered ~~screened~~ by a continuous planting and/or three-foot-high wall with a seven-foot landscaped strip incorporating said planting and/or wall on private property. Planting material at time of planting shall be either a minimum height of 18 inches with a maximum average spacing of 30 inches on center, or a minimum height of 36 inches with a maximum average spacing of 48 inches on center.

* * *

DIVISION 6. - LANDSCAPING

* * *

Sec. 71-216. - Visual screening for decorative walls.

In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:

(1) Wall with landscaping. The wall shall be set back 2½ feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or, where applicable, by the condominium, homeowners' or similar association. The landscape buffer shall contain one or more of the following planting materials:

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in underscored type are additions.

(a) Shrubs. Shrubs shall be a minimum of three feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one year after time of planting

~~(b) Hedges. Hedges shall be a minimum of three feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one year after time of planting.~~

(b) Vines. Climbing vines shall be a minimum of 36 inches in height immediately after planting.

* * *

Chapter 74 - MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS

* * *

ARTICLE III. - SPECIAL SETBACKS AND USES

* * *

DIVISION 4. - SPECIAL DEVELOPMENT REGULATIONS FOR CERTAIN USES

Sec. 74-165. - Golf Courses

(1) This section applies to new and existing golf courses. Golf courses, where permitted under Chapter 68 of this Code, are subject to the following requirements:

(a) *Site plan.* Site plan review criteria set forth in Chapter 53 and Chapter 71;

(b) *Maintenance plan.* Landscape maintenance plan requirements set forth in Chapter 71;

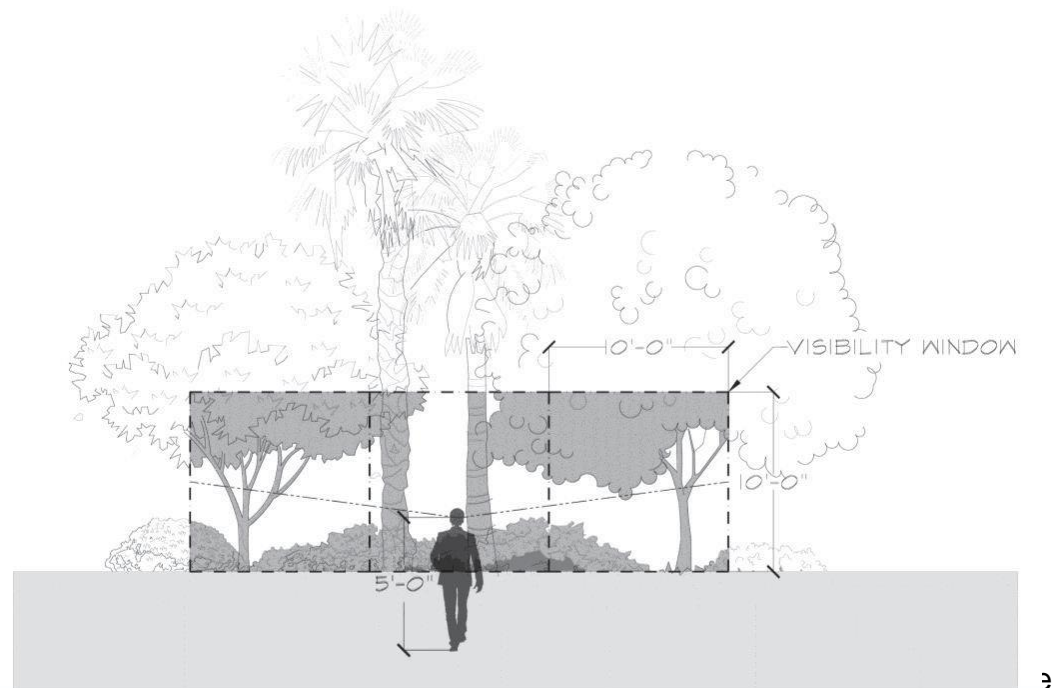
(c) *Bufferyards.* The width of bufferyard shall be a minimum of twenty-five (25) feet from the property line. Bufferyards shall be landscaped following the Florida Friendly plant material principles, with fifty percent (50%) of plants being Florida native species. The landscaping in bufferyards shall be approved by the City Council as part of site plan review;

(d) *Fences.* Fences may be located on the perimeter or within a bufferyard of a golf course. Where a golf course is secured by a fence

around the perimeter boundary of the course, the fence shall not exceed six (6) feet. Solid walls and/or fences along the perimeter of golf courses that completely obstruct views onto the golf course are prohibited, unless approved by the City Council. Fences must comply with sections 74-697 and 74-723 and be approved by the Planning and Zoning Department consistent with the city's architectural standard;

(e) *Along public rights-of-way.* Where a golf course abuts a public right-of-way, and is not secured by a fence, all landscaping, including, but not limited to, hedges and shrubs, shall be planted and maintained in such a way as to provide four-foot breaks in the plantings, at regular or random intervals, with no more than thirty (30) feet of continuous plantings between breaks. Where a golf course is secured by a fence, this section shall not apply.

(f) *Abutting residential districts.* Where a golf course abuts a residential district, all landscaping planted on the golf course within the Bufferyad, without regard to the type and/or variety of plantings, shall be planted and maintained in such a manner as to provide an average of fifty percent (50%) visibility through the plantings, as viewed within a ten by ten (10 x 10) foot visibility window from any point on the abutting residential property line.⁽¹⁾ Any plantings located on an abutting residential property(ies) shall not be factored into the evaluation and analysis of visibility through the golf plantings, as required by this section.



of visibility of landscaping through a ten by ten (10 x 10) foot visibility window

commencing on the ground. This illustration is not intended and does not constitute a part of this ordinance but is included herein for explanation and clarification purposes only.

(g) *Not Applicable to Residential Property Landscaping.* This section shall otherwise not be applicable to plantings located on a residential property abutting a golf course.

(2) Timeframe for compliance.

(a) New; redeveloped golf courses. Golf courses newly created and/or redeveloped after adoption of this ordinance shall be required to conform fully to the provisions of this ordinance. For purposes of this section, a “new golf course” is defined as a new golf use on a property or properties that did not host that use prior to adoption of this ordinance. For purposes of this section, any substantial improvements which consist of any combination of repair, reconstruction, rehabilitation, addition or other improvements to the building environment taking place during a 5 year period, the cumulative cost of which equals or exceed fifty percent (50%) of the total fair market value of the property as per their respective folio number. a “redeveloped golf course” is defined as a golf course in existence on or before the effective date of the ordinance for which fifty percent (50%) of any playable area is remodeled, reconfigured, renovated and/or reconstructed.

(b) Existing golf courses.

1. Golf courses in existence prior to adoption of this ordinance with elements which conflict the requirements of this section shall be legal non-confirming and, except as otherwise specified herein, shall be required to conform fully to this section upon an effort to redevelop same.

2. Golf courses in existence prior to adoption of this ordinance shall nevertheless be required to comply with section (1)(b) and (1)(e) within one (1) year of adoption of this ordinance.

* * *

Section 3. Implementation. The City Manager, City Clerk, and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to

take any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Ordinance.

Section 4. Incorporation into the Code. The provisions of this Ordinance, to the extent appropriate, shall become and be made a part of the Code of Ordinances of the City of Doral. The City Clerk is authorized to take all actions necessary to incorporate the provisions of this Ordinance into the Code of Ordinances, including, but not limited to, renumbering or relettering sections and to change and that the word “ordinance” may be changes to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention.

Section 5. 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 6. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

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

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilman Pete Cabrera	Not Present at the Time of the Vote
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED on first reading this 18 day of May, 2016.

PASSED AND ADOPTED on second reading this 22 day of June, 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, & BIERMAN, PL
CITY ATTORNEY

The foregoing Ordinance was offered by ~~Councilmember Cabrera~~ ^{Mayor Boria} who moved its adoption. The motion was seconded by ~~Councilmember Rodriguez~~ ^{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	Not Present at the Time of the Vote
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED on first reading this 18 day of May, 2016.

PASSED AND ADOPTED on second reading this 22 day of June, 2016.

LUIGI BORIA, MAYOR

ATTEST:

CONNIE DIAZ, GMC
CITY CLERK

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

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

FINAL MINUTES
CITY OF DORAL
COUNCIL ZONING MEETING

WEDNESDAY, JUNE 22, 2016 06:00 P.M.
CITY HALL COUNCIL CHAMBERS
8401 N.W. 53rd TERRACE, 3rd FLOOR
DORAL, FL 33166

1) Call to Order / Roll Call of Members

Meeting was called to order at 6:11 pm. All members were present.
(00:00:01)

Mayor Luigi Boria	Present
Vice Mayor Christi Fraga	Present
Councilman Pete Cabrera	Present
Councilwoman Ana Maria Rodriguez	Present
Councilwoman Sandra Ruiz	Present

Also present were:

- Edward Rojas, City Manager
- Connie Diaz, City Clerk
- Weiss, Serota, Helfman et.al., City Attorney

2) Pledge of Allegiance (00:00:32)

3) Invocation (00:00:55)

Rabbi Brashavitzky gave the invocation.(00:01:06)

4) Agenda / Order of Business (00:03:58)

The applicant requested to defer item 8F to the August 23, 2016 Council Zoning Meeting.

Councilman Cabrera pulled item 6B for discussion and requested to move items 8L and 8M before item 8I.

Motion to approve the Agenda / Order of Business made by Councilwoman Ruiz and seconded by Councilman Cabrera. By consensus, motion passes unanimously. (00:03:58)

5) **Public Comments** (00:07:26)

A resident addressed the Council and read into the record a letter regarding Ordinance #2016-06.(00:07:44)

6) **Consent Agenda** (00:13:05)

Motion to approve item 6A on Consent made by Councilwoman Rodriguez and seconded by Vice Mayor Fraga. By consensus, motion passes unanimously.(00:13:11)


A) **16-1753 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MONTH-TO-MONTH EXTENSION OF THE CURRENT CONTRACT WITH RED COATS TO CONTINUE TO PROVIDE CUSTODIAL SERVICES FOR THE CITY'S OFFICES PENDING ISSUANCE OF A COMPETITIVE SOLICITATION; AUTHORIZING THE CITY MANAGER TO EXPEND AVAILABLE BUDGETED FUNDS IN FURTHERANCE HEREOF; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

 Legislation Text

 Staff Report 16-1753

 Memo

 Staff Memorandum

 Exhibit B - ITB 2012-11



 Exhibit C - 2012-07-10 Agreement

 Exhibit D - 2015-10-15 Red Coats First Amendment

 Res. No. 16-Extension to Custodial Services

(Item was approved on Consent)

B) 16-1752 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE AWARD OF REQUEST FOR PROPOSALS #2016-10 "YOUTH SOCCER PROGRAM MANAGEMENT" TO THE TOP RANKED FIRM; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DORAL SOCCER CLUB FOR A TERM OF THREE (3) YEARS WITH THE OPTION FOR TWO (2) ADDITIONAL ONE (1) YEAR TERMS FOR A POSSIBLE TOTAL OF FIVE (5) YEARS AND TO EXPEND BUDGETED FUNDS IN FURTHERANCE HEREOF; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH THE NEXT RANKED FIRM SUCCESSIVELY IF AN AGREEMENT CAN NOT BE NEGOTIATED WITH DORAL SOCCER CLUB; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE (00:35:06)

 Legislation Text

 Staff Report 16-1752

 Memo


 Staff Memorandum


 RFP 2016-10 Doral Soccer Club Bid Submittal

 RFP 2016-10 US Champions Soccer Academy, LLC Bid Submittal


 Exhibit A - RFP 2016-10 Youth Soccer Program Management Amended II

 Exhibit B - Sign in Sheet Actual

 Exhibit C - Score Sheets

 Exhibit D - Tab Sheet

 2016-03-21 Renewal Agreement with Doral Soccer Club for Summer Camp

 Res. No. 16-Youth Soccer Program Management Doral Soccer Club

(Item was pulled from the Consent Agenda and placed as a Discussion Item by Councilman Cabrera under Agenda / Order of Business)

Councilman Cabrera addressed the Council and elaborated on the item.

Motion to approve for a period of one year and hold a community/Council workshop prior to issuing the solicitation made by Councilman Cabrera and seconded by Councilwoman Rodriguez. By consensus, motion passes unanimously.(00:35:43)

The City Clerk swore in the witnesses.(00:41:43)

7) Discussion Items

A) **16-1754 Discussion: Support for the City of Orlando (Requested by Mayor Boria)** (00:13:24)

 Legislation Text

 Letter from City of Orlando Mayor

Motion to approve a letter of support to the City of Orlando on behalf of the City made by Councilman Cabrera and seconded by Councilwoman Rodriguez. By consensus, motion passes unanimously.(00:13:50)

B) **16-1736 Discussion: Penalties for Unauthorized and/or Improper Use of the City of Doral Logo, Seal, and/or Images (Requested by Vice Mayor Fraga)** (00:14:29)

 Legislation Text

 Res. No. 13-141 Guidelines for City Seal and Logo


Vice Mayor Fraga addressed the Council and presented the item.


By consensus, Council agreed to support bringing back an ordinance and mechanism for enforcement.(00:14:39)


C) 16-1755 Discussion: Bicycle / Pedestrian Bridge over Doral Boulevard (00:20:52)


 Legislation Text

 Memo

 Attachment A

 Attachment B

 Attachment C

 Attachment D

 Pedestrian Bridge Schemes

Edward Rojas, City Manager, addressed the Council and presented APCT who provided renderings of the design.

Motion to approve the proposed design made by Councilwoman Ruiz and seconded by Councilman Cabrera. By consensus, motion passes unanimously. (00:21:13)

8) Public Hearings (00:21:14)

The City Clerk swore-in all the witnesses.(00:21:14)

A)

16-1745 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SUPPORTING THE ESTABLISHMENT OF A DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT (CDD) PURSUANT TO SECTION 190.005 OF THE FLORIDA STATUTES; THE DISTRICT COMPRISES OF +/- 130 ACRES GENERALLY LOCATED NORTH OF NW 41 STREET BETWEEN NW 80 AVENUE AND NW 87 AVENUE; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE (00:42:11)

 Legislation Text

 Staff Report 16-1745

 Memo



 Planning and Zoning Staff Report

 Exhibit A - Map

 Exhibit B- Letter of Intent and Application

 Opinion of Title

 Petition to Establish CDD

 Attachment A - Notice

 Exhibit A - Legal Description (Resolution)

 Res. No. 16-Downtown Doral South Community Development District

Julian Perez, Planning and Zoning Director, addressed the Council and presented the item.

Tracy Slavens, representing the applicant, addressed the Council and also elaborated on the item.

Public hearing: there were no comments made during public hearing.

Motion to approve made by Councilman Cabrera and seconded by Councilwoman Rodriguez. Roll call vote - motion passes unanimously. (00:42:45)


- B) 16-1746 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SUPPORTING THE ESTABLISHMENT OF A DOWNTOWN DORAL SOUTH SPECIAL TAXING DISTRICT PURSUANT TO CHAPTER 18, ARTICLE I OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; THE DISTRICT COMPRISES OF +/- 130 ACRES GENERALLY LOCATED NORTH OF NW 41 STREET BETWEEN NW 80 AVENUE AND NW 87 AVENUE; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE (01:05:23)**


 Legislation Text

 Staff Report 16-1746

 Memo

 Planning and Zoning Staff Report

 Exhibit A - Map

 Exhibit B - Letter of Intent and Application

 Opinion of Title

 Attachment A - Notice

 Exhibit A - Legal Description (Resolution)

 Res. No. 16-Downtown Doral South Special Taxing District

Julian Perez, Planning and Zoning Director, addressed the Council and presented the item.

Tracy Slavens, representing the applicant, addressed the Council and further elaborated on the item.

Public hearing: there were no comments made during public hearing.


Motion to approve with the condition that the special taxing district documents are brought back to the City for appropriate review by the Council prior to approval of the final plat made by Councilman Cabrera and seconded by Councilwoman Rodriguez. Roll call vote - motion passes unanimously.(01:05:46)


- C) **16-1747 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR LEHMAN DORAL, LOCATED AT NW 102 AVENUE AND NW 12 STREET, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE** (01:40:44)

 Legislation Text

 Staff Report 16-1747

 Memo

 Planning and Zoning Staff Report

 Exhibit A - Letter of Intent & Application




 Exhibit B - MDC Approval


 Exhibit C - Surveyor Approval

 Exhibit D - Land Use


 Exhibit E - Final Plat


-  Exhibit F - Approved Tentative Plat

-  Opinion of Title - Doral - 5-20-16

-  Attachment A - Notice of Public Hearing

-  Exhibit A - Land Use (Resolution)

-  Exhibit B - LEGAL DESCRIPTION (Resolution)

-  Res. No. 16-Lehman Doral Final Plat


Julian Perez, Planning and Zoning Director, addressed the Council and presented the item.


Elizabeth Alvarez, Planning and Zoning, addressed the Council and presented the item.


Public hearing: there were no comments made during public hearing.


Motion to approve made by Councilman Cabrera and seconded by Councilwoman Rodriguez. Roll call vote - motion passes unanimously. (01:40:57)


- D) **16-1748 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR RITA GARDENS MEDICAL OFFICE, LOCATED AT NW 58 STREET AND NW 102 AVENUE, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE** (01:42:27)


-  Legislation Text


-  Staff Report 16-1748


-  Memo


-  Planning and Zoning Staff Report


-  Exhibit A - Letter of Intent & Application


-  Exhibit B - MDC Approval


-  Exhibit C - Surveyor Approval


-  Exhibit D - Land Use Map


-  Exhibit E - Final Plat


-  Exhibit F - Approved Tentative Plat

-  Opinion of Title

-  Attachment A - Notice of Public Hearing

-  Exhibit A - Land Use Map (Resolution)

-  Exhibit B - LEGAL DESCRIPTION (Resolution)

-  Res. No. 16-Rita Gardens Medical Center Final Plat

Julian Perez, Planning and Zoning Director, addressed the Council and presented the item.


Elizabeth Alvarez, Planning and Zoning, addressed the Council and presented the item.


Public hearing: there were no comments made during public hearing.


Motion to approve made by Councilman Cabrera and seconded by Councilwoman Rodriguez. Roll call vote - motion passes unanimously. (01:42:44)


E) 16-1749 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT


FOR CITY PLACE DORAL, LOCATED AT NW 36 STREET AND NW 84 AVENUE, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE (01:43:49)


-  Legislation Text


-  Staff Report 16-1749


-  Memo


-  Planning and Zoning Staff Report - City Place Final Plat


-  Exhibit A - Letter of Intent & Application


-  Exhibit B - MDC Approval


-  Exhibit C - Surveyor Approval


-  Exhibit D - City Place Land Use


-  Exhibit E - Final Plat


-  Exhibit F - Approved Tentative Plat

-  Opinion of Title

-  Attachment A - Notice of Public Hearing

-  Exhibit A - City Place Land Use (Resolution)

-  Exhibit B - LEGAL DESCRIPTION (Resolution)

-  Res. No. 16-City Place Doral Final Plat

Julian Perez, Planning and Zoning Director, addressed the Council and presented the item.

Elizabeth Alvarez, Planning and Zoning, addressed the Council and presented the item.

Public hearing: there were no comments made during public hearing.

Motion to approve made by Councilman Cabrera and seconded by Councilwoman Ruiz. Roll call vote - motion passes unanimously.(01:44:02)

- F) **16-1604 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A VARIANCE APPLICATION FOR HYATT PLACE MIAMI AIRPORT WEST/DORAL HOTEL TO WAIVE THE 200 FEET DISTANCE REQUIREMENT FROM OTHER PREVIOUSLY PERMITTED DETACHED, FREESTANDING OR MONUMENT SIGNS PER SECTION 80-259(a)(1) OF THE CITY OF DORAL LAND DEVELOPMENT CODE ON THE PROPERTY LOCATED AT 3655 NW 82 AVENUE, DORAL, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 2.74 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE**

 Legislation Text

 Staff Report 16-1604

 Memo



 Planning and Zoning Staff Report


 Exhibit A - Letter of Intent and Application with exhibits


 Exhibit B - location

 Exhibit C - Legal Description

 Exhibit D

 Hyatt Easement Encroachment

 Exhibit A

 Res. No. 16-Hyatt Sign Variance

(Item was deferred to the August 23, 2016 Council Zoning Meeting by the applicant during Agenda / Order of Business)

First Reading

- G) 16-1728 Ordinance #2016-20 "Maintenance of Traffic Permits (M.O.T.)" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 38 ARTICLE I OF THE CITY CODE OF ORDINANCES ENTITLED "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES / IN GENERAL", PROVIDING FOR REGULATIONS REQUIRING A MAINTENANCE OF TRAFFIC (M.O.T.) PERMIT FOR WORK THAT OBSTRUCTS OR CLOSES A STREET, SIDEWALK OR IMPEDES TRAFFIC; PROVIDING FOR FEES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PENALTIES; PROVIDING FOR INCORPORATION INTO THE CITY CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (Sponsored by Vice Mayor Fraga and Co-Sponsored by Mayor Boria and Councilwoman Ruiz) (01:45:20)**

 Legislation Text

 Staff Report 16-1728

 Cover Memo

 Staff Memo

 Vice Mayor Memo

 Ord. No. 2016-20 Maintenance of Traffic Permits (M.O.T.)

Jorge Gomez, Interim Public Works Director, addressed the Council and presented the item.

Vice Mayor Fraga addressed the Council and further elaborated on the item.

Public hearing: there were no comments made during public hearing.

Motion to approve Ordinance #2016-20 on First Reading made by Vice Mayor Fraga and seconded by Mayor Boria. Roll call vote - motion passes unanimously.(01:45:54)

- H) **16-1744 Ordinance #2016-21 "2016 Capital Improvements Element Update" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, ADOPTING THE 2016 CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE OF THE COMPREHENSIVE PLAN CONSISTENT WITH CHAPTER 163, PART II OF THE FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE** (01:55:10)

 Legislation Text

 Staff Report 16-1744

 Memo

 Planning and Zoning Staff Report

 Attachment A Public Advertisement

 Exhibit A - 2016 Capital Improvements Element Annual Update

 Ord. No. 2016-21 2016 Capital Improvements Element Update

Julian Perez, Planning and Zoning Director, addressed the Council and presented the item.

Henry Iler, addressed the Council and further elaborated on the item.

Public hearing: there were no comments made during public hearing.

Motion to approve Ordinance #2016-21 on First Reading made by Councilwoman Ruiz and seconded by Councilwoman Rodriguez. Roll call vote - motion passes unanimously.(01:55:37)


- I) **16-1610 Ordinance #2016-12 "Sanctuary at Doral Rezoning" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A REZONING FROM THE INDUSTRIAL COMMERCIAL (IC) DISTRICT TO THE COMMUNITY MIXED USE (CMU) DISTRICT FOR 7.3± ACRES OF LAND FOR THE PROPERTY GENERALLY LOCATED SOUTH OF NW 41 STREET AND BETWEEN NW 94 AVENUE AND THEORETICAL NW 95 AVENUE, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE** (02:47:55)

 Legislation Text

 Staff Report 16-1610

 Memo

 Planning and Zoning Staff Report Sanctuary at Doral Rezoning

 Exhibit A - Letter of Intent and Application

 Exhibti B - Aerial Photograph of Site Area


 Exhibit C - Area Zoning Pattern

 Exhibit D and E- Miami Dade County letter

 Exhibit F - Master Development Agreement 5.3.16

 Exhibit G - Draft Pattern Book (Comments and Responses)

 Attachment A - Notice

 Ord. No. 2016-12 Sanctuary at Doral Rezoning

Ex-parte disclosures: All members of the Council disclosed ex-parte communications.

Henry Iler addressed the Council and elaborated on the item.

Felix Lasarte, representing the applicant, addressed the Council and elaborated on the item.

Alex David, Alex David and Associates, addressed the Council and further elaborated on the item.

Tim Plummer, David Plummer and Associates, addressed the Council and spoke on the traffic study for the project.

Public hearing:

A resident addressed the Council and expressed disapproval.

W Tucker Gibbs, representing Doral Common Corporation and Doral Estates HOA, addressed the Council and expressed concern over the item.

Motion to approve Ordinance #2016-12 on First Reading made by Councilman Cabrera and seconded by Councilwoman Ruiz . Roll call vote - motion passes 4-1 (*Councilwoman Rodriguez voted "no"*)(02:48:36)


Second Reading


J) **16-1607 Ordinance #2016-13 "Workforce Housing" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE CITY OF DORAL LAND DEVELOPMENT CODE ADDRESSING WORKFORCE HOUSING; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE** (03:37:42)


 Legislation Text

 Staff Report 16-1607

 Memo

 Planning and Zoning Staff Report

 Attachment A - Notice

 Ord. No. 2016-13 Workforce Housing

Public hearing:

Ms. Trudy Burton, representing the Builder's Association of South Florida, addressed the Council and express support.

A resident addressed the Council and also expressed support.

Motion to approve Ordinance #2016-13 on Second Reading made by Councilman Cabrera and seconded by Councilwoman Rodriguez. Roll call vote - motion passes unanimously 4-1 (***Vice Mayor Fraga voted "no"***).

(03:38:03)

- K) **16-1544 Ordinance #2016-06 "Text Amendment Update to Landscape Standards and Permitted Uses" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING / DENYING AMENDING CHAPTER 68, "LAND USES AND ZONING DISTRICTS," OF THE LAND DEVELOPMENT CODE OF ORDINANCES BY MODIFYING STANDARDS ASSOCIATED WITH GOLF COURSES; AMENDING CHAPTER 71, "LANDSCAPING AND BUFFERS," OF THE LAND DEVELOPMENT CODE OF ORDINANCES BY ESTABLISHING MINIMUM DESIGN AND MAINTENANCE STANDARDS FOR LANDSCAPING GENERALLY AND GOLF COURSE PERIMETER LANDSCAPING; AMENDING CHAPTER 74, "MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS," OF THE LAND DEVELOPMENT CODE BY REQUIRING SPECIAL REGULATIONS FOR THE DEVELOPMENT AND/OR REDEVELOPMENT OF GOLF COURSES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE** (03:51:10)

 Legislation Text

 Staff Report 16-1544

 Memo




 Planning and Zoning Staff Report

 EXHIBIT A - Doral Landscape Code Revisions -23Dec2015

 Exhibit B -GCMaintGuid

 Attachment A - NOTICE OF PUBLIC HEARING

 Ord. No. 2016-06 Text Amendment Update to Landscape Standards and Permitted Uses

Public hearing: there were no comments made during public hearing.

Motion to approve Ordinance #2016-06 on Second Reading made by Councilman Cabrera and seconded by Councilwoman Rodriguez. Roll call vote - motion passes unanimously.

Councilman Cabrera withdraws his motion.


Motion to approve Ordinance #2016-06 on Second Reading inclusive of an increase on visibility by 50 % made by Mayor Boria and seconded by Vice Mayor Fraga. Roll call vote - motion passes 4-0 (Councilman Cabrera was not present at the time of the vote).(03:52:00)


- L) **16-1608 Ordinance #2016-10 "CMU Text Amendment - Section 68-581" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AMENDMENTS TO THE LAND DEVELOPMENT CODE PERTAINING TO MINIMUM SITE AREA IN THE COMMUNITY MIXED USE (CMU) DISTRICT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE** (02:00:31)


 Legislation Text

 Staff Report 16-1608

 Memo

 Planning and Zoning Staff Report

 Exhibit A - Letter of Intent and Application

 Figure 1 Current CMU

 Attachment A - Notice

 Ord. No. 2016-10 CMU Text Amendment Section 68-581

Julian Perez, Planning and Zoning Director, addressed the Council and presented Henry Iler to elaborate on the item.

Public hearing:

A resident addressed the Council and expressed concern over the item.

A resident addressed the Council and expressed support for the text amendment.


Motion to approve Ordinance #2016-10 on Second Reading made by Councilwoman Ruiz and seconded by Councilman Cabrera . Roll call vote - motion passes 4-1 (*Councilwoman Rodriguez voted "no"*)(02:00:57)


- M) 16-1609 Ordinance #2016-11 "Sanctuary at Doral Small-Scale Land Use Amendment" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APROVING/DENYING A SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP FROM "OFFICE RESIDENTIAL" TO "COMMUNITY MIXED USE" FOR 7.3± ACRES OF LAND FOR THE PROPERTY GENERALLY LOCATED SOUTH OF NW 41 STREET AND BETWEEN NW 94 AVENUE AND THEORETICAL NW 95 AVENUE, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE (02:12:50)**


 Legislation Text


 Staff Report 16-1609

 Memo

 Planning and Zoning Staff Report

 Exhibit A - Letter of Intent and Application

 Exhibti B - Aerial Photograph of Site Area

 Exhibit C - Area Land Use Pattern

 Exhibits D&E - Miami Dade County letter

 Exhibit F - Traffic - Sanctuary at Doral Report April 2016

 Attachment A - Notice

 Ord. No. 2016-11 Sanctuary at Doral Small Scale Amendment

Julian Perez, Planning and Zoning Director, addressed the Council and presented Henry Iler to elaborate on the item.

Public hearing:

A resident addressed the Council and expressed concern over the item.

A resident addressed the Council and expressed disapproval for the item.

A resident addressed the Council and supported the growth and the item.

Felix Lasarte, representing the applicant, addressed the Council and presented the item.

Alex David, Alex David and Associates, addressed the Council and elaborated on the item.

Tim Plummer, Plummer and Associates, addressed the Council and further

elaborated on the item.

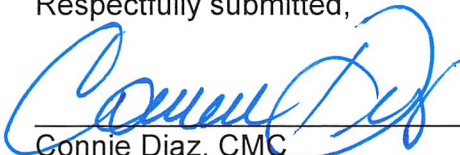
W Tucker Gibbs, representing Doral Common Corporation and Doral Estates HOA, addressed the Council and expressed concern over the item.

Motion to approve Ordinance #2016-11 on Second Reading made by Councilman Cabrera and seconded by Councilwoman Ruiz . Roll call vote - motion passes 4-1 (Councilwoman Rodriguez voted "no").(02:13:33)

9) **Adjournment** (04:03:00)

Meeting adjourns at 10:30 pm.(04:03:02)

Respectfully submitted,



Connie Diaz, CMC
City Clerk

Motion to approve the minutes of the June 22, 2016 Council Zoning Meeting made by Councilwoman Rodriguez and seconded by Vice Mayor Fraga.

Councilman Pete Cabrera Yes
Councilwoman Ana Maria Rodriguez Yes
Councilwoman Sandra Ruiz Yes
Vice Mayor Christi Fraga Yes
Mayor Luigi Boria Yes

APPROVED and ADOPTED this 10 day of August, 2016.



LUIGI BORIA, MAYOR