

RESOLUTION No. 20-90

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT TO THE LOCAL GOVERNING BODY TEXT AMENDMENTS TO THE CITY OF DORAL LAND DEVELOPMENT CODE, CHAPTER 68 "LAND USES AND ZONING DISTRICTS", ARTICLE VI "INDUSTRIAL DISTRICTS", CREATING DIVISION 5, "DOWNTOWN ARTS REUSE DISTRICT" TO ALLOW FOR MODIFIED REQUIREMENTS WITH DEVELOPMENT STANDARDS THAT MODIFY AND SUPPLEMENT THE EXISTING INDUSTRIAL DISTRICT STANDARDS AND CRITERIA FOR APPROXIMATELY 113 ACRES, BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH, TO ALLOW THE REUSE OF BUILDINGS AND TRANSITION OF THE AREA NORTH OF DOWNTOWN DORAL FROM AN AREA DOMINATED BY HEAVY COMMERCIAL AND INDUSTRIAL USES TO A MORE VIBRANT MIX OF USES THAT CAPITALIZE ON ITS PROXIMITY TO THE DOWNTOWN CORE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 22, 2007, the City Council of the City of Doral (the "City") adopted its Land Development Regulations consistent with Section 163.3202, Florida Statutes; and

WHEREAS, the City has experienced significant recent population growth and development including the evolution of the city's arts and culture into a dynamic city center with office, restaurant, retail, civic and residential uses; and

WHEREAS, the growth of Doral and the Downtown Urban Central Business District as well as, the desire to have a diverse central city downtown is driving interest in development and adaptive redevelopment of surrounding areas, such as the commercial and industrial area directly to the north; and

WHEREAS, the City Council of the City of Doral has expressed a strong interest in the adaptive reuse and enhancement of the industrial area located north of Downtown Doral; and

WHEREAS, on June 19, 2019, the City Council of the City of Doral via Resolution No. 19-153 adopted the "Adaptive Reuse Study Area Action Plan" with recommendations and guidance on how to facilitate the transition of the existing commercial and industrial

area north of Downtown Doral into an active, diverse and mixed-use neighborhood while preserving the industrial urban design character; and

WHEREAS, City Staff has proposed text amendments to the City's Land Development Code, Chapter 68 "Land Uses and Zoning Districts", Article VI "Industrial Districts", creating Division 5, "Downtown Arts Reuse District" to allow for modified requirements with development standards that modify and supplement the existing Industrial District standards and criteria for approximately 113 Acres; and

WHEREAS, the proposed "Downtown Arts Reuse Overlay District" regulations have been developed through City Council and neighborhood involvement and feedback, including a City Council Workshop in August 2019 and the Adaptive Reuse Stakeholder Meeting and Public Workshop in December 2019; and

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed text amendment to the City's Land Development Code are provided in Section 53-213 of the City's Land Development Code and that this text amendment to the City's Land Development Code meets those criteria and standards; and

WHEREAS, on March 18, 2020 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 text amendment to the City's Land Development Code as required by state law and local ordinances.

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

Section 1. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. The Local Planning Agency hereby recommends going forward without a recommendation to the Local Governing Body (City Council) a text amendment to the City Of Doral Land Development Code, Chapter 68 "Land Uses And Zoning Districts", Article VI "Industrial Districts", creating Division 5, "Downtown Arts Reuse District" to allow for modified requirements and expanded uses with development standards that modify and supplement the existing Industrial District standards and criteria for approximately 113 acres. The City of Doral Land Development Code is hereby amended as follows:

CHAPTER 68 LAND USES AND ZONING DISTRICTS

ARTICLE VI. – INDUSTRIAL DISTRICTS

DIVISION 5. – DOWNTOWN ARTS REUSE DISTRICT

Sec. 68-845. – Applicability.

The Downtown Arts Reuse District is an overlay district that applies to the area bounded by NW 58th St to the north, NW 87th Av to the west, NW 54th St to the south and NW 79th Av to the east. This area is further depicted in the illustration below:



Sec. 68-846. – Intent and Purpose.

The intent and purpose of the Downtown Arts Reuse District (“Reuse District”) is to facilitate the adaptive reuse of buildings in this district from a heavy commercial/industrial district to a more vibrant mix of light industrial and commercial uses that promote the City’s arts, culture and wellness, and capitalizes on its proximity to the Downtown City Core by providing:

- (a) Greater flexibility for the establishment of retail and service uses;
- (b) Design guidance to create more active street-frontages while retaining the industrial urban design character of the area; and
- (c) Creative parking alternatives that foster a safe, walkable neighborhood.

Sec. 68-847. – Definitions.

The following terms shall have the following meanings when used in this Division:

- (a) **Adaptive Reuse.** A change of use of an existing structure from one authorized use to another authorized use for which the structure was not originally designed. Any use that does not trigger the thresholds for the definition of Redevelopment shall be considered Adaptive Reuse.

- (b) **Development** - Process or result of construction, reconstruction, site improvement, installation of improvements, establishment of a temporary or accessory improvement or structure or other modification to land or a body of water. Development includes but is not limited to new Development and Redevelopment.
- (c) **Green Roof** – a roof of a building that is partially or completely covered with living vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier, drainage, and irrigation systems.
- (d) **Green Wall** – A wall that is partially or completely covered with live greenery that includes a growing medium, such as soil or a substrate. (Most green walls also feature an integrated water delivery system. Green walls are also known as living walls or vertical gardens.)
- (e) **Mechanical Parking Facility** – Also called an Automated (car) Parking System (APS), this is a mechanical system designed to minimize the ground area and/or volume required for parking cars. Like a multi-story parking garage, an APS provides parking for cars on multiple levels stacked vertically to maximize the number of parking spaces while minimizing land usage.
- (f) **Mural** – Artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natural, social, cultural, or historic significance. Murals determined to be advertisement shall be considered a sign and shall be included in the calculation of allowable sign area.
- (g) **New Development** – Development of essentially vacant land, regardless of whether preexisting improvements have been removed from such land.
- (h) **Redevelopment** – Development of pre-existing buildings or other improvements that in aggregate will equal or exceed the applicable threshold set forth below:
 - (1) For a parcel containing one or more pre-existing buildings consisting of less than a total of 2,000 square feet, aggregate expansion equal to or exceeding twenty percent of the total square footage of buildings or
 - (2) For a parcel containing one or more pre-existing buildings consisting of a total of 2,000 square feet or more, aggregate expansion equal to or exceeding ten percent of the total square footage of the building.
 - (3) If there are multiple buildings on a site, the combined square footage of all buildings shall be used.

Sec. 68-848. - Permitted Uses.

- (a) **Generally.** This section modifies the provisions relating to the establishment of land uses in the Reuse district. In addition to the conditions established in this Division for the Reuse district, 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 underlying zoning districts. Adaptive Reuse Projects shall be exempt from the requirements for Site Plan Review set forth in Chapter 53, Article III of the LDC.

(b) **Permitted uses.** Except as modified in this Division, the following uses shall be permitted in the Reuse district:

- (1) Uses authorized in the applicable underlying zoning districts under Section 53-128, except as modified by section 68-848.
- (2) Alcoholic beverage service establishments.
- (3) Cultural activities and exhibitions.
- (4) Entertainment establishments.
- (5) Indoor pet daycare.
- (6) Office uses.
- (7) Retail services without underlying district area limitations of section 68-820 (a).
- (8) Retail services for fitness/sports services, including health/exercise centers.
- (9) Parking structures, including mechanical parking facilities.
- (10) Studios, workshops, offices, and display areas for artists and artisans.
- (11) Theaters, music venues, art museums and history museums.
- (12) Antique stores.
- (13) Manufacturing, warehousing, sales, and distribution of hand-made works of artists, artisans, and craftspeople, such as pottery, metal works, wood working, furniture, shoemaking, artistic signage, neon, or repair of these types of uses that are unique and not mass produced.
- (14) Transit facilities.
- (15) Indoor/outdoor food halls and farmers markets.
- (16) Similar uses as determined by the Planning and Zoning Director.

Sec. 68-849. Supplemental Use Conditions and Limitations.

(a) **Prohibited uses.** The following uses are prohibited in the Reuse District regardless of the provisions of Chapter 53 and the underlying zoning districts in Chapter 68.

- (1) All residential, hotels, or overnight lodging.
 - (2) All medical uses, including low intense medical categories.
 - (3) Assisted living facilities, elderly care facilities.
 - (4) Eating establishments, subject to the limitations in section 68-849(b).
 - (5) Education facilities other than those listed in paragraph (c) of this section.
 - (6) Funeral homes or taxidermy.
 - (7) Tattoo parlors, piercings, and body modification.
 - (8) Indoor places of assembly accommodating 100 or more people (One-time events can obtain a Special Event Permit).
 - (9) Kennels, outdoor.
 - (10) Flea markets or other outdoor markets not listed in Section 68-848(b) on private property.
 - (11) New manufacturing, heavy uses (this prohibition does not include manufacturing of hand-made works of artists, artisans, and craftspeople, such as pottery, metal works, wood working, furniture, shoemaking, artistic signage, neon, or repair of these types of uses that are unique and not mass produced).
- (b) **Special exception uses.** The following uses may be approved as special exception uses in the Reuse district:
- (1) Personal non-commercial self-storage facilities.
 - (2) Drive-in and drive-through services other than facilities with access to NW 58th Street that are authorized in the underlying zoning district.
- (c) **Uses subject to supplemental conditions.** In addition to any supplemental conditions established for base zoning districts, the following uses shall be subject to the supplemental conditions listed below:
- (1) Uses in the auto/truck/van sales, rental, storage and repairs are limited to indoor repairs, storage and display only.
 - (2) Educational facilities are limited to facilities providing training in crafts, trades, and performing or display arts (including, but not limited to martial arts, dance, painting, sculpture, photography, film, woodworking, metalworking and other similar uses as determined by the Planning and Zoning Director).

- (3) Parking structures shall be located behind buildings fronting on streets or shall include ground floor spaces for an authorized use along its street frontage or frontages.
- (4) Mechanical parking facilities shall be located in a rear or internal side yard and shall be screened from abutting right-of-way.
- (5) Commercial use of rooftops shall be subject to the following conditions:
 - a. Use of rooftops for gardening producing electricity using photovoltaic panels, or producing hot water using solar thermal panels is allowed by right.
 - b. Commercial use of rooftops may be approved subject to site plan approval.
 - c. Commercial use of rooftops of buildings that are adjacent to or abut a residential or mixed-use residential building shall require a special use permit prior to the establishment of the use.
 - d. The design of rooftop areas that are put to commercial use must take all reasonable efforts to minimize the effect of noise, light, and odor on nearby properties.
 - e. Amplified sounds shall not be permitted on rooftops within 150 feet of NW 54th Street.
 - f. Rooftop use design and construction shall comply all applicable building codes (including plumbing codes with respect to rooftop vents), prior to use for commercial purposes.

Sec. 68-850. Development standards and additional regulations

- (a) **Development standards.** The general development standards of Chapter 53, the applicable underlying district standards of this chapter shall apply to development and redevelopment except that:

- (1) Front and exterior (street) side setbacks along NW 54th Street, NW 56th Street, NW 82nd Avenue, and NW 84th Avenue may be reduced to ten (10) feet where:
 - a. Parking spaces are provided off-site or on-site to the interior side or rear of buildings on the parcel or either parallel or reverse angle parking as approved by the City is provided along the street frontage; and
 - b. The front and exterior side setback area is retained for any combination of pedestrian access to the building, driveway access, publicly accessible courtyards, and planting areas for street trees as required by section 71-102.

- (2) The minimum setback along NW 79th Avenue shall be ten (10) feet.
- (b) **Landscaping.** The provisions of Chapter 71 are modified for the Reuse District as follows:
- (1) Street trees shall be provided pursuant to Section 71-102
 - (2) Bufferyard requirements of Article 5 of Chapter 71 are not required within the Reuse District.
 - (3) Parking lot landscaping requirements of Sections 71-213 and 77-193 do not apply to the adaptive reuse of an existing structure in the Reuse District.
- (c) **Parking and loading.** The parking and loading provisions of Article IV of Chapter 77 shall apply unless specifically modified as follows for the Reuse District:
- (1) **Parking Required.** Provision of parking is required in accordance with this paragraph (c)(1) unless reduced pursuant to paragraph (c)(2):
 - a. **Parking for New Development and Redevelopment.** New development shall provide parking spaces in accordance with section 77-139, except as provided below:
 1. Authorized commercial, gallery, fitness and sports facilities, educational facilities, and office uses other than those listed below shall provide one space per 400 square feet of gross leasable area.
 2. Authorized restaurants, lounges, nightclubs or similar places dispensing food, drink or refreshments shall provide one space per 100 square feet of patron seating area, including indoor, outdoor, rooftop seating areas, and the area adjacent to a bar. The provisions of Section 77-139 shall apply to any drive-through facility.
 3. Authorized industrial uses, including studios for artists and artisans shall provide 1 space per 1,000 square feet of operational spaces plus 1 space per 400 square feet of uses listed in paragraph (c)(1)a.1. of this Section.
 - b. **Parking for Adaptive Reuse of existing buildings.**
 1. Any adaptive reuse of a building other than uses specifically identified in this paragraph (c)(1) shall only be required to provide seventy (70) percent of the parking required by Section 77-139.
 2. Parking shall be based on the requirements in paragraph (a), except that the parking ratios for uses in paragraph (c)(1)a.1. of this Section may be reduced by twenty (20) percent, the parking

ratios for uses listed in paragraph (c)(1)a.2. of this Section may be reduced by thirty (30) percent.

3. If the use is an outdoor dining area accessory to a restaurant, the first 200 square feet of the outdoor dining area is exempt and the outdoor dining areas should not exceed twenty five percent (25%) of the primary building's ground level gross floor area.
4. Tandem parking may be used for employee or valet parking only.
5. For purposes of this section, any use that increases parking demands by fewer than ten (10) percent of existing parking demands shall not be required to provide additional parking. When calculating parking demands, all units in a multi-tenant site or building shall be counted and the cumulative parking requirements for the site or building shall be met.

(2) Parking Reductions.

- a. **Shared parking.** Shared parking may be applied using the ULI/ITE standard ratios to satisfy the requirements of paragraph (c)(1) of this Section subject to the following requirements:
- b. **Cross-block connections.** The total on-site parking requirement, after deducting any other authorized parking reductions may be reduced by twenty-five (25) percent where the applicant has secured, dedicated and improved a publicly accessible cross-block connection for pedestrians that measures at least ten (10) feet in width and at least eighteen (18) feet tall or has secured, dedicated and improved a cross-block driveway satisfying the City's minimum driveway standards. This provision applies to north-south connections across private property that bisect the existing long blocks fronting on 54th, 56th, or 58th Streets.

(3) Additional Parking Options.

- a. **Off-site Private Parking.** An off-site parking agreement may be executed in accordance with paragraph (c)(3) of this section and shall be located within 1,000 feet of the use generating demand for the parking.
- b. **Off-site Public Parking.** An off-site parking agreement may be executed with a public parking facility located within 1,000 feet of the use generating demand for the parking.
- c. **On-street parking.** On-street reverse angle, or parallel parking, whether existing or funded for construction that abuts the site may be counted towards the on-site parking requirement if it meets the requirements of paragraph (a)(1) of this section.

- d. Valet parking. The use has secured off-site valet parking that complies with City standards for valet parking.
- e. Payment-in-lieu of parking. [reserved]

(4) Parking agreements.

- a. Off-site parking agreement. When the required off-street parking is to be provided on a site at a location different from the site which will be served by the parking, the owner of the off-site parcel of land and the owner of the land intended to be served by such off-site parking (if different than the owner of the parcel to be used for parking) shall enter into an agreement between the owners in a form approved by the City Attorney. The off-site parking area shall never be sold or transferred except in conjunction with the sale of the parcel served by the off-site parking facilities unless:
 - 1. The parcel to be sold will continue to be used as provided in the off-site parking agreement and the new owner executes a consent to assume and be bound by the obligations of the owner of the parcel used for parking as provided in the agreement. The consent shall be in a form approved and executed by the department and recorded in the public records of the county at the expense of the owner. A copy of the recorded document shall be provided by owner to the department; or
 - 2. A different parcel complying with the provisions of this code and subject to a recorded off-site parking agreement as specified herein may be substituted for the parcel of land subject to the off-site parking agreement; or
 - 3. The parcel being served by the off-site parking no longer requires the parking as evidenced by a written statement executed by the parties executing the off-site parking agreement and as approved by the Planning and Zoning Director and a termination of the off-site parking agreement is executed by the owners and recorded in the public records of the county at owner's expense.
 - b. Valet parking. When an owner of a parcel wishes to provide valet parking services, the owner must obtain City approvals and permits pursuant to City Code.
 - c. Agreement required. An off-site parking or valet parking agreement shall be executed by the parties on a form provided by and approved by the City Manager. The agreement shall be recorded in the public records at owner's expense. The agreement shall be considered a restriction running with the land and shall bind the heirs, successors and assigns of said owner.

- d. Owner defined. For purposes of this section, "owner" shall be deemed to include lessees of property under long term leases wherein the lessee's right to possession of the property is for a period of not less than fifty (50) years from the date of the off-street parking agreement and where the fee simple owner has joined in the execution of the owner's agreement for the purposes of consenting to the terms of the agreement. Owner shall also include the owner of an exclusive easement for parking purposes as long as the fee simple owner of the property consents to the parking agreement.
- e. Parking space design.
 - 1. Parking spaces shall be designed in accordance with the provisions of Chapter 77 unless otherwise provided herein or the Planning and Zoning Director finds that site constraints mean that adjustments to the parking space and parking aisle width are necessary to make efficient use of available parking areas.
 - 2. For purposes of this Reuse District, parking aisles may be reduced by up to two (2) feet with a parking space width being increased by six (6) inches for every one (1) foot of parking aisle width reduction.
 - 3. Up to forty (40) percent of required on-site parking may be designed and constructed to serve compact vehicles. Compact spaces shall measure seven and one-half (7.5) feet by fifteen (15) feet with a clear backup space of twenty (20) feet.
 - 4. Tandem parking spaces authorized by this section shall have dimensions measuring a minimum of nine feet (9') feet wide by eighteen (18') long feet for each parking space. Tandem parking spaces shall be signed for employee use only.
- (5) **Parking structures.** Parking structures shall comply with the following standards:
 - a. Free-standing parking structures shall be limited to four (4) levels of parking.
 - b. Parking Structures shall provide a lining of retail, office uses, or window displays at the street level along street frontages within 100 feet of any street intersection measured from the nearest right-of-way boundaries.
 - c. When the parking structure includes a commercial use lining the building on the street level, the retail or commercial liner shall provide a usable depth of no less than fifteen (15) feet. At least forty (40) percent of the ground floor wall area between two (2) Feet and seven (7) feet shall be glazed and shall have a minimum transparency of seventy (70) percent.

- d. When the parking structure includes window displays lining the building on the street level, window displays shall provide a usable depth of no less than three (3) feet. At least forty (40) percent of the ground floor wall area between two (2) feet and seven (7) feet shall be glazed and shall have a minimum transparency of seventy (70) percent.
- e. No less than sixty (60) percent of the upper stories of any parking garage wall facing a public right-of-way shall consist of exposed openings. The opening shall be designed with one or more of the following treatments, shown below:
1. **Landscaped opening.** Planter boxes shall be installed within or in front of the openings. Planter boxes shall be maintained with live plants. A lattice with a maximum of fifty (50) percent opacity may be installed to cover the opening.

Landscaped Opening



2. **Fenced opening.** A rail shall be installed across the opening to give the appearance of a balcony.

Fenced Opening



3. **Windowed opening.** The openings shall be framed, and mullions added to give the appearance of large windows.

Windowed Opening



(6) **Mechanical parking facilities.** Mechanical parking facilities may be used to satisfy all or a portion of parking requirements as follows:

- a. A loading area for convenient transfer of goods and passengers shall be provided for mechanical parking facilities serving ten or more automobiles.
- b. Mechanical parking facilities shall not park more than three levels of cars and no additional vehicle(s) shall park so as to limit access to the lift.
- c. Mechanical parking facilities shall be operated by a valet or attendant at all times such that the parking is accessible to users.
- d. At least one parking lift level shall have a minimum unobstructed clearance height of six feet, six inches. All other levels shall have a minimum unobstructed clearance height of five feet.
- e. A mechanical parking facility installed on existing surface lot shall be covered on top and screened on all sides by a wall extending the entire height of the facility.
- f. Parking spaces in mechanical parking facilities shall comply with the parking space dimensional provisions of Chapter 77 with not more than thirty (30) percent of spaces designed for compact car spaces.
- g. Mechanical parking facilities shall provide a manual override to access or remove vehicles from the parking lift in the event of a power outage.
- h. Mechanical parking facilities that cannot be operated manually shall be equipped with a stand-by generator with sufficient capacity to store and retrieve cars if or when the electrical power is down.
- i. Mechanical parking facilities shall be designed to prevent vehicle liquids and/or debris from spilling onto other vehicles or building surfaces.

(7) **Bicycle Parking.** Each site shall provide bicycle parking at a ratio of one bicycle space for every five (5) required automobile parking spaces in racks that comply with the provisions of Chapter 77.

(8) **Loading.**

- a. New development and redevelopment. Loading spaces shall be provided in accordance with the provisions of chapter 77.
- b. Adaptive reuse. Existing loading spaces shall be retained to the extent that Chapter 77 requires such spaces. No new loading spaces are required.
- c. **Loading operations. [reserved]**

(d) **Stormwater Management.** At least fifty (50) percent of stormwater from new development or redevelopment sites shall be managed through low impact design (LID) techniques pursuant to Section 74-881. This requirement does not apply to adaptive reuse projects. Landscape areas for adaptive reuse projects shall be designed to function as LID stormwater management facilities.

(e) **Creative Signs.** The sign regulations of Chapter 80 shall apply within the Reuse District except that creative signs may be approved by the City's Public Arts Committee.

(1) **Purpose.** Creative signs are approved signs that do not comply with the provisions of Chapter 80, but merit relief from the strict provisions of that Chapter due to their exceptional design that achieves the following purposes:

- a. To encourage signs of high-quality materials and workmanship;
- b. To encourage signs of unique design that exhibit a high degree of imagination, inventiveness; and
- c. To make a positive visual contribution to the overall image of the City, while mitigating the impacts of large or unusually designed signs.

(2) **Application.** Any property owner or business owner in the Reuse that is not otherwise subject to an approved privately-enforced sign program is eligible to apply for a Creative Sign permit. Such application shall be made on the form(s) prescribed by the City and shall be accompanied by any required fees.

(3) **Review of the Application.** A creative sign permit application shall be subject to review and approval by the Planning and Zoning Director where the cumulative area of the proposed sign(s) does not exceed the square footage allocation. For those proposed sign(s) exceeding this allotment,

such sign(s) shall be subject to review and approval by the Public Art Program Advisory Board . The burden is on the applicant to demonstrate substantial compliance with the applicable creative sign design standards as set forth herein.

- (4) **Hearings.** All hearings of the Public Art Program Advisory Board shall be open to the public. An advertisement shall be published in a public newspaper and courtesy notice shall be mailed to property owners within 500-foot radius of the property at least five (5) days prior to the day of the hearing. The cost of publishing an advertisement and courtesy notices for the hearing shall be paid by the Applicant. Any person may appear at the hearing and present information or comment to the Advisory Board.
- (5) **Decision.** The decisions of the Public Art Program Advisory Board shall be based upon the application and the evidence received at the hearing, using the criteria provided herein. The decisions of the Planning and Zoning Director shall be based upon the criteria established herein. The Planning and Zoning Director or Advisory Board shall issue a written finding of approval or denial of the application within ten calendar days of the final review.
- (6) **Appeal.** A decision of the Public Art Program Advisory Board may be appealed to City Council by the applicant or an abutting property owner. Such appeal must be filed within ten days of a decision by the Advisory Board.

(7) Creative Design Criteria.

- a. **Architectural Criteria.** The sign(s) should utilize or enhance the architectural elements of the building;
1. The sign(s) should be placed in a logical location in relation to the overall composition of the building façade;
 2. The sign(s) should be integrated within and not cover any key architectural features and details of the building façade; and
 3. In no event shall a sign be larger than 100 square feet.
- b. **Wall Signs.** Wall signs should be centered within an area uninterrupted by doors, windows, or architectural details.
- c. **Architectural Style.** Each sign should be designed to be compatible with and relate to the architectural style of the main building or buildings upon the site where such sign is located.
- d. **Color.** The color(s) of a sign should be harmonious and complementary to the colors of the building on or near which it is to be located.

- e. **Contextual Criteria.** The sign(s) should contain at least one of the following elements:
1. Historic design style.
 2. Positive and creative image reflecting current character of the business.
 3. Inventive representation of the use, name, or products of the business.
- f. **Design Quality.** The sign(s) should:
1. Constitute a substantial aesthetic improvement to the site and should have a positive visual impact on the surrounding area;
 2. Be of unique design, and exhibit imagination, inventiveness;
 3. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, proportion and form; and
 4. Contribute to the image of the city by conveying a distinctive character that conveys a strong sense of place.
- g. **Illumination.** To convey a subtle appearance, the use of back-lit or reverse channel letters with halo illumination rather than internally lit signs are encouraged.
- h. **Multiple Signs.** Where more than one sign is proposed, all signs should have designs that incorporate the following design elements in a compatible and coordinated fashion:
1. Letter style of copy; components;
 2. Type of construction materials;
 3. Lighting; and
 4. Method used for supporting sign (e.g., wall or ground base).
- i. **Neighborhood Impacts.** The sign(s) should:
1. Be located and designed not to create adverse impacts on neighboring uses;
 2. Constitute a substantial aesthetic improvement to the site and should have a positive visual impact on the surrounding area; and
 3. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
- j. **Sign Materials.** The goal of sign design is to maintain attractive and compatible styling so as not to conflict or distract from the architectural character of the area.

The choice of materials and the workmanship in the use of the materials should convey both a sense of quality and creativity.

(f) **Murals.** Murals are artistic designs etched, tiled, painted, or drawn on a public or private structures.

a. Murals may be approved in the Reuse by the Public Art Program Advisory Board through the process described in paragraph (e) of this section.

b. Applicants proposing a mural must submit the following documents to the Public Art Program Advisory Board for review and approval:

a. A written consent from the property owner.

b. If the mural is in a highly visible area, a letter of support from the neighboring property owners is encouraged.

c. A draft of the artwork.

d. A description of the media to be used and the surface on which the mural will be applied.

e. A maintenance plan for who will be maintaining the mural.

c. If approved, the applicant is given written permission to move forward with the mural project.

d. Noncompliance: Any unapproved mural is considered graffiti and shall be required to be removed.

(g) **Urban design and architectural standards.** The urban design and architectural standards of Chapter 86 shall apply in the Reuse district as follows:

(1) **Adaptive reuse.** The provisions of Chapter 86 shall not apply to adaptive reuse projects, with the exception that that where building facades are modified, the provisions of sections 86-28 and 86-29 shall apply. For any retail or food service uses, building façades shall incorporate windows and doors shall comprise not less than forty (40) percent of the street facing walls between two and eight feet above sidewalk grade.

(2) **New development and redevelopment.** The provisions of Chapter 86 shall apply to new development and redevelopment projects with the clarification that building materials and façade designs for one- and two-story structures shall be consistent with the character of nearby development, retaining the industrial character of the LODO.

(3) **Plan consistency.** All development, redevelopment and adaptive reuse of buildings within the District shall comply with the land use, urban design and

transportation & connectivity regulations recommended in "Adaptive Reuse Study Area Action Plan" (Amended by final ordinance to restrict no residential, hotels, elderly care or other overnight accommodations for people.)

Section 3. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 13 DAY OF MAY, 2020.



JUAN CARLOS BERMUDEZ, 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