

**ORDINANCE #2011- 35**

**AN ORDINANCE OF THE CITY OF DORAL, FLORIDA, AMENDING SECTION 53-127 OF THE CIT'S LAND DEVELOPMENT CODE; AMENDING THE DORAL BOULEVARD MASTER PLAN, PROVIDING FOR RENUMBERING, CODIFICATION, CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the City of Doral approved the Doral Boulevard Master Plan pursuant to Resolution #07-13; and

WHEREAS, at its meeting of August 22, 2007, the City Council of the City of Doral adopted its first Land Development Code; and

WHEREAS, Section 53-127 of the City's Land Development Code reference the Doral Boulevard Master Plan; and

WHEREAS, in order to promote development along Doral Boulevard, it is in the City's best interest to provide deign alternatives without compromising the intent of the Doral Boulevard Master Plan; and

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

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

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

Section 2. The City Council of the City of Doral hereby adopts amendments to the Doral Boulevard Mater Plan Development attached as “Exhibit A”:

Section 3. Renumbering. To the extent necessary, the sections of the Land Development Regulations, as well as provisions of previously approved Ordinances to be included within the codified Land Development Regulations, may be renumbered or re-lettered to accomplish the codification authorized herein.

Section 4. Severability. That if any section, subsection, sentence, clause, phrase, word or amount of this ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the ordinance shall not be affected thereby, and shall remain in full force and effect.

Section 5. Repeal of Conflicting Provisions. That all ordinances or parts of ordinances or resolutions of the County Code made inconsistent or in conflict herewith shall be and they are hereby repealed in their entirety as there is conflict or inconsistency.

Section 6. Inclusion in Code. It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the City of Doral Code; that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Section “ or other appropriate word.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

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

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

PASSED AND ADOPTED on FIRST READING this 9 day of November, 2011.

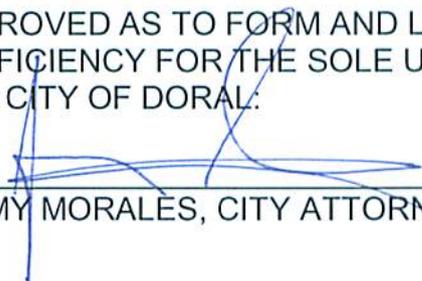
PASSED AND ADOPTED on SECOND READING this 11 day of January, 2011.

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

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

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

  
\_\_\_\_\_  
JIMMY MORALES, CITY ATTORNEY

# EXHIBIT “A”

# DORAL BOULEVARD

NW 36<sup>th</sup>/41<sup>st</sup> STREET

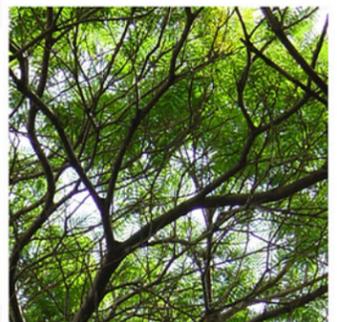
## STREET BEAUTIFICATION MASTER PLAN FRONTAGE LANDSCAPE BUFFER AMENDMENTS

November 2011

Prepared for  
THE CITY OF DORAL



Prepared by  
CALVIN, GIORDANO & ASSOCIATES, INC.



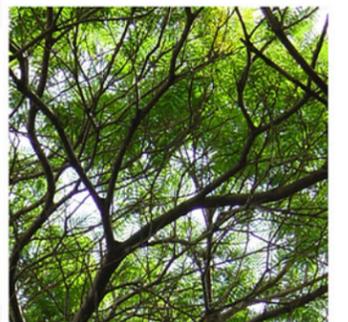
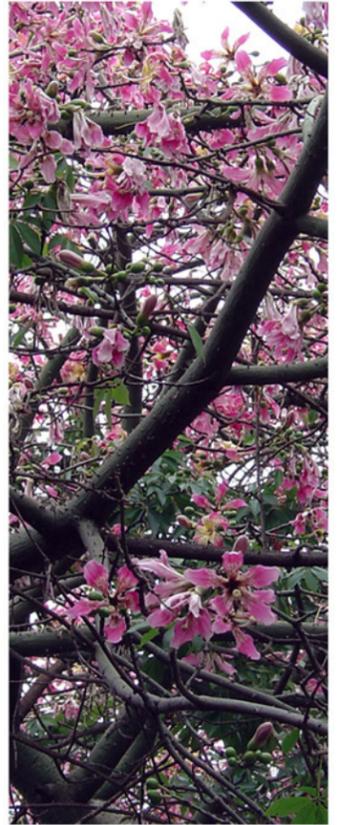
**Acknowledgements.**

**The City of Doral**

Mayor	Juan Carlos Bermudez
Vice Mayor	Michael DiPietro
Councilman	Luigi Boria
Councilman	Pete Cabrera
Councilwoman	Ana Maria Rodriguez
City Manager	Yvonne Soler-McKinley
Asst. City Manager	Mark Taxis
City Clerk	Barbara Herrera
City Attorney	Jimmy L. Morales
Planning & Zoning Director	Nathan Kogon, AICP
Public Works Director	Eric T. Carpenter, P.E.

**Calvin, Giordano & Associates, Inc.**

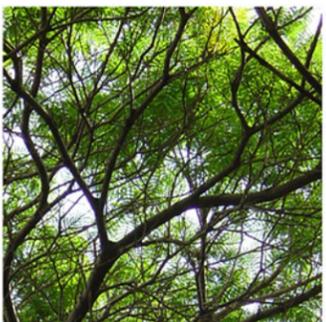
Master Plan Team	
President	Dennis Giordano
Associate-In-Charge	Tammy Cook-Weedon, RLA
Project Manager	Gianno Antonio Feoli, ASLA AIA Landscape Urbanism

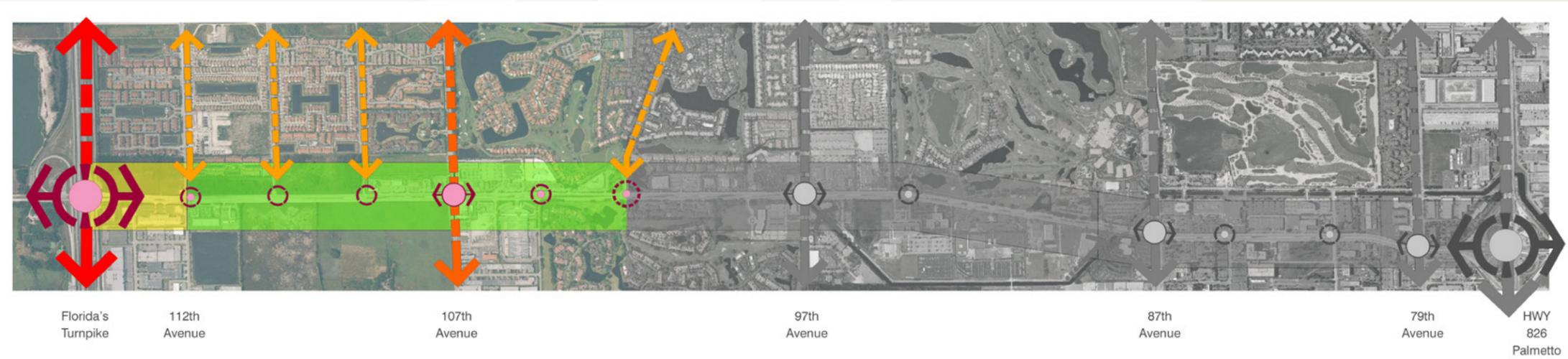


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Streetscape Character Districts – Frontage Amendments

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Aerial View – Alternate Frontage Allowances (Semi-Suburban District and a portion of the Semi-Urban District west of 112 Avenue)

### Character Districts – Alternate Frontage Allowances.

#### Description.

Developments and improvements in the western-most areas of the Boulevard, previously defined as the Semi-suburban and including a portion of the Semi-urban west of 112 Avenue, may be subject to alternate variations in design of the frontage landscape buffer requirements, contingent upon prior approval of the Planning and Zoning Director and/or City Council. The purpose of making these variation allowances are to provide for flexibility in the utilization and development of parcels abutting Doral Boulevard in response to spatial or market variants uniquely affecting the property.

While these alternate frontage designs are being provided for, their intent and purpose is to promote continuity and cohesiveness throughout the Boulevard, despite their variation of the foundational norm. As such, in opting for use of an alternative frontage design developers and property owners shall ensure that continuity, consistency and cohesiveness of proposals meet the intent and purpose of these alternates. In order to make allowances for these variations, plans shall consider frontage uses in abutting properties, both west and east, and plan for design transition so as to not interrupt either the continuity of the street trees, the pedestrian walkways, nor the designated recreational path (intended as a recreational path).

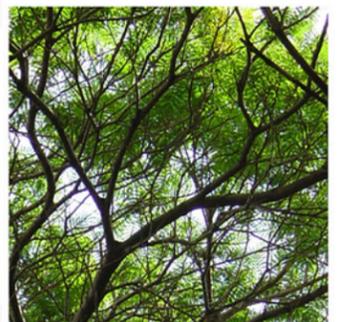
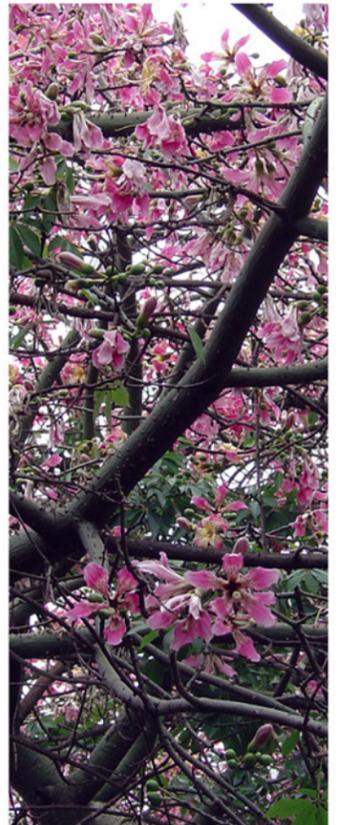
Principally, these alternate frontage designs are provided where properties wish to locate parking between the property's frontage onto Doral Boulevard and their building. Therefore, these alternate designs are applicable only to the buffers between the parking and the Boulevard, and all dimensions shown shall be considered minimum. Additionally, property's site design shall conform to all other

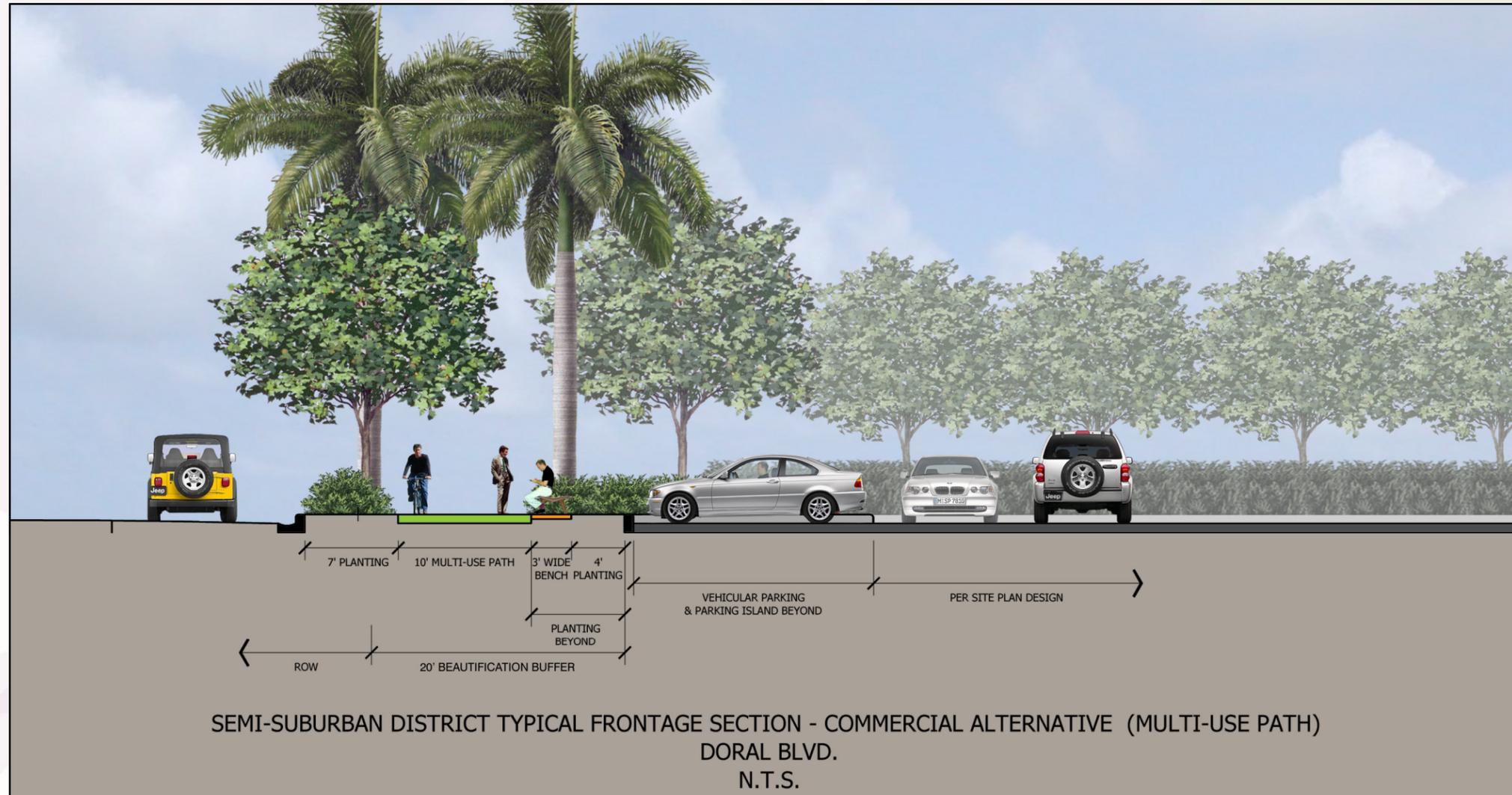
applicable design criteria, where applicable, including:

- Parking areas design and landscape requirements
- Vehicle use areas design and landscape requirements
- Building perimeter design and landscape requirements,
- as well as any other site design criteria as considered applicable by the Planning and Zoning Department or their representative agents.

#### Boundaries.

These design alternates shall only be applicable to properties west of 102<sup>nd</sup> Avenue and east of the Florida's Turnpike.





Section View – Alternate Frontage for properties with Commercial Uses

### Alternate Frontage – Commercial Alternative.

#### Description.

The purpose of the Commercial alternate is to provide a means for continued connectivity of the recreational path fronting Doral Boulevard through the provision of a multi-use path with a minimum consistent width of 10 feet. The multi-use path should be offset from the existing roadway's back-of-curb no less than 7 feet, in order to allow for adequate street tree clearances, in accordance to ruling design standards. Furnishings should be placed between the Multi-use path and the provided parking.

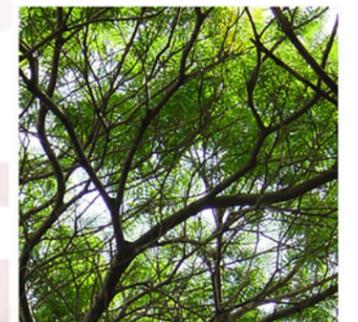
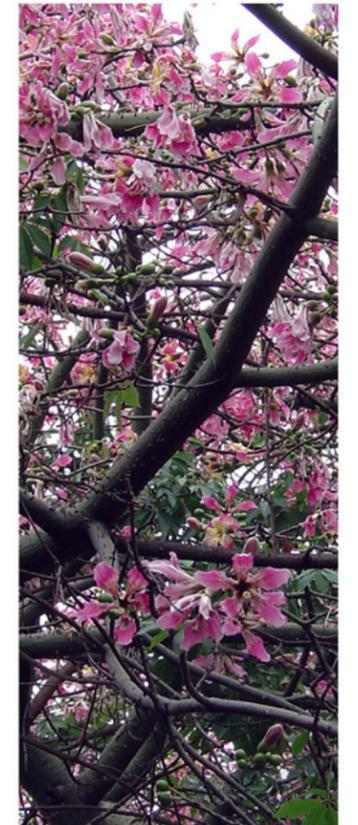
#### Street Tree Planting Requirements:

The multi-use path shall provide street trees consistent with the following:

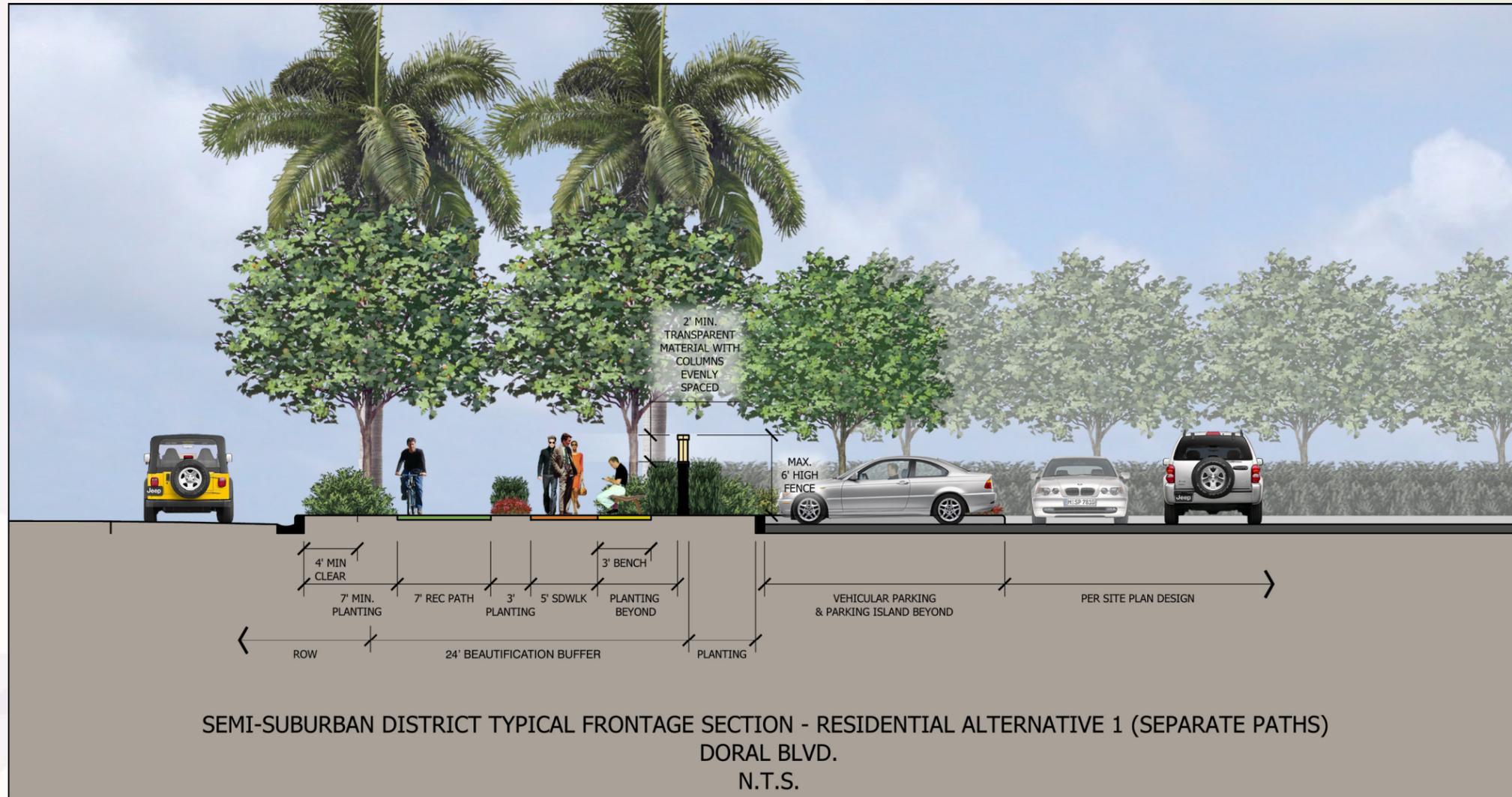
- 1 shade tree (Preferred Southern Live Oak) per 50Lf or part thereof of frontage, located between the multi-use path and the ROW;
- 2 Palms (Preferred Royal Palms) for every 50 LF or part thereof of frontage, located on both sides of the multi-use path

Tree specifications and shrub requirements shall be consistent with the standards established in the landscape portion of this Master Plan or other applicable code.

Benches shall be provided, spaced consistent with the standards of this master plan, installed on 3-ft wide concrete pads extending from the path's edge. City may determine bench style and specifications.



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Section View – Preferred Alternate Frontage for properties with Residential Uses

### Alternate Frontage – Residential Alternative 1.

#### Description.

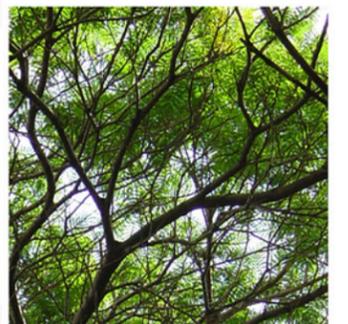
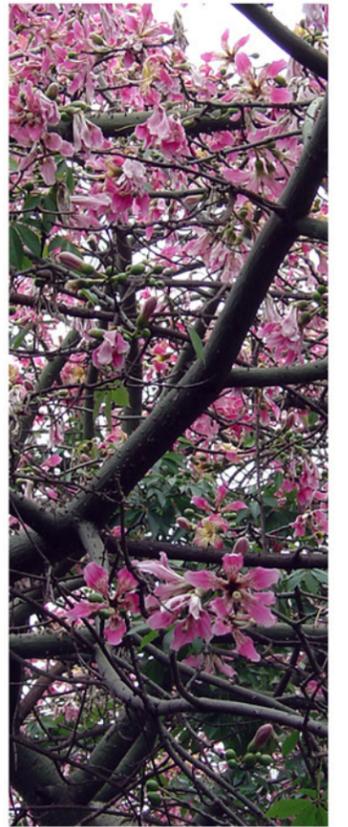
The purpose of this first of two Residential alternates is to provide a preferred frontage where parking is provided fronting the Boulevard with residential uses. It provides two paths: a dedicated recreational trail and a dedicated pedestrian sidewalk separated by a 3-foot wide landscaped separator, with shrubs to be maintained between 18 and 24 inches. This provides the least conflict between shared users and establishes an upgraded quality along the corridor. The recreational path fronting Doral Boulevard shall have a minimum consistent width of 7 feet and should be offset from the existing roadway's back-of-curb no less than 7 feet, in order to allow for adequate street tree clearances, in accordance to ruling design standards. Furnishings should be placed between the pedestrian sidewalk and the provided parking.

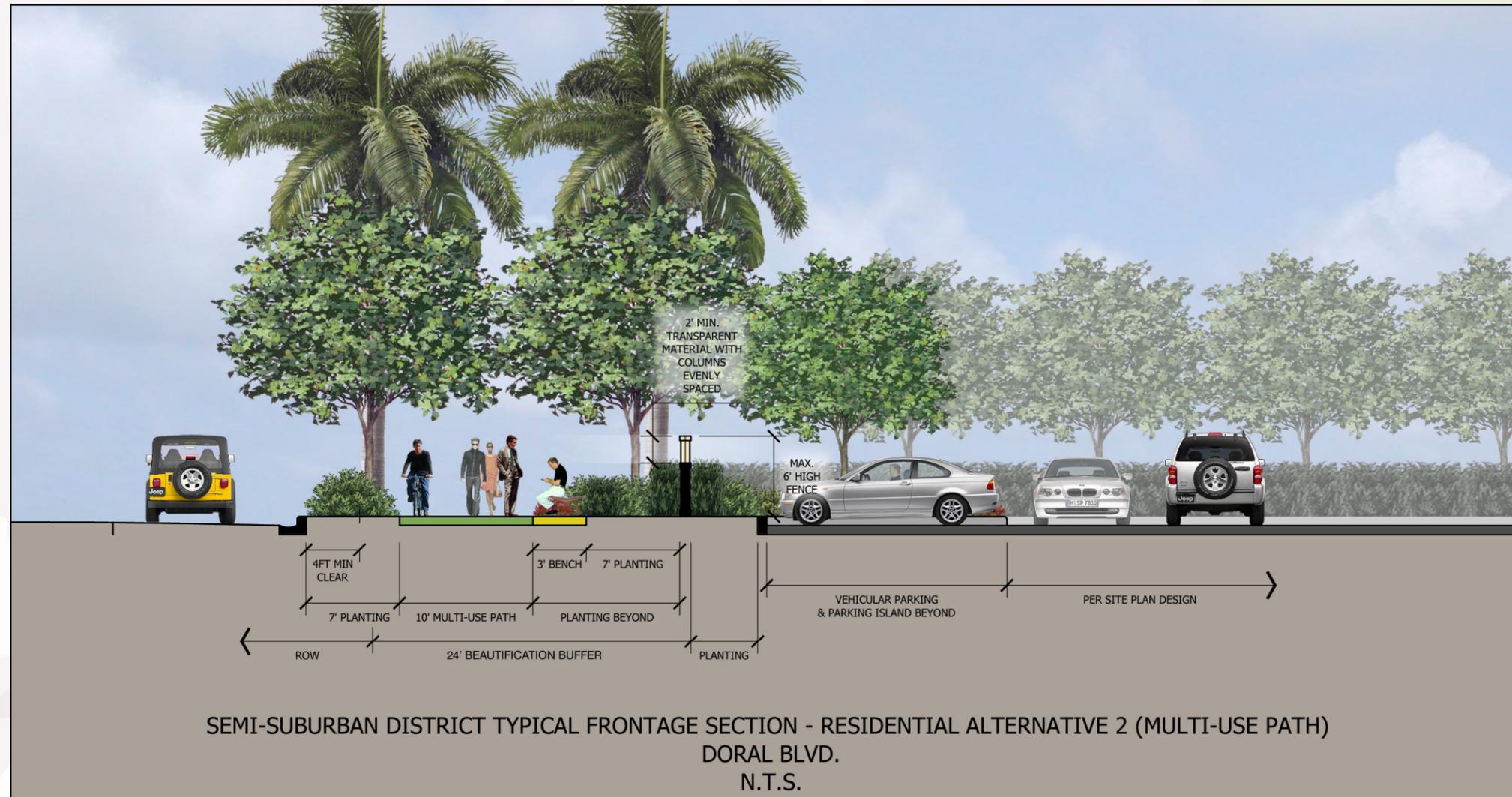
#### Street Tree Planting Requirements:

The path and sidewalk assembly shall be lined on both sides with matched shade trees of the same species. Tree and shrub size and specifications and requirements shall be consistent with the standards established in the landscape portion of this Master Plan or other applicable code. The preferred tree specie for use as a street tree is Southern Live Oak.

Benches shall be provided, spaced consistent with the standards of this master plan, installed on 3-ft wide concrete pads extending from the path's edge. City may determine bench style and specifications.

Where ornamental fences are provided for security, they shall not exceed 6-feet in height. If constructed of an opaque material, such as wood or masonry, the top 24" shall provide a metal component with no less than 70% transparency; otherwise a decorative metal fence is preferred. Chain link is forbidden and shall not be permitted.





Section View – Multi-use Path Alternate Frontage for properties with Residential Uses

### Alternate Frontage – Residential Alternative 2.

#### Description.

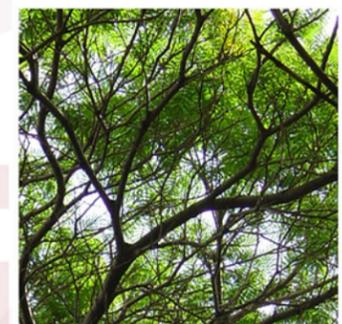
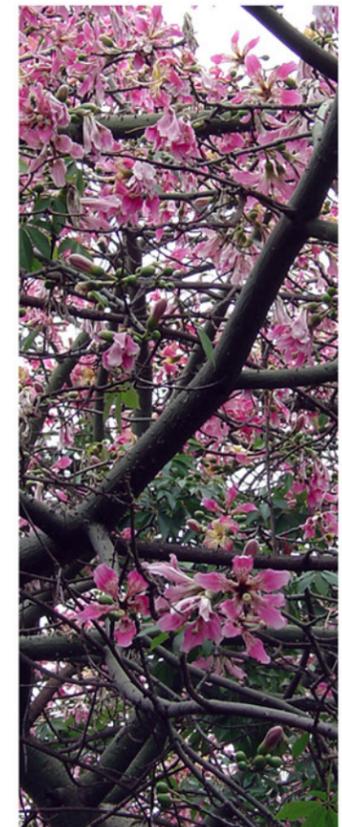
The purpose of this second of two Residential alternates is to provide a secondary option for frontage where parking is provided fronting the Boulevard with residential uses, and it may be used only when conflicts with utilities or other impede the provision of the preferred Residential Alternative 2. It provides a multi-use path with a minimum consistent width of 10 feet. The multi-use path should be offset from the existing roadway's back-of-curb no less than 7 feet, in order to allow for adequate street tree clearances, in accordance to ruling design standards. Furnishings should be placed between the Multi-use path and the provided parking.

#### Street Tree Planting Requirements:

The multi-use path shall be lined on both sides with matched shade trees of the same species. Tree and shrub size and specifications and requirements shall be consistent with the standards established in the landscape portion of this Master Plan or other applicable code. The preferred tree specie for use as a street tree is Southern Live Oak.

Benches shall be provided, spaced consistent with the standards of this master plan, installed on 3-ft wide concrete pads extending from the path's edge. City may determine bench style and specifications.

Where ornamental fences are provided for security, they shall not exceed 6-feet in height. If constructed of an opaque material, such as wood or masonry, the top 24" shall provide a metal component with no less than 70% transparency; otherwise a decorative metal fence is preferred. Chain link is forbidden and shall not be permitted.



## Transition Plaza

### Description:

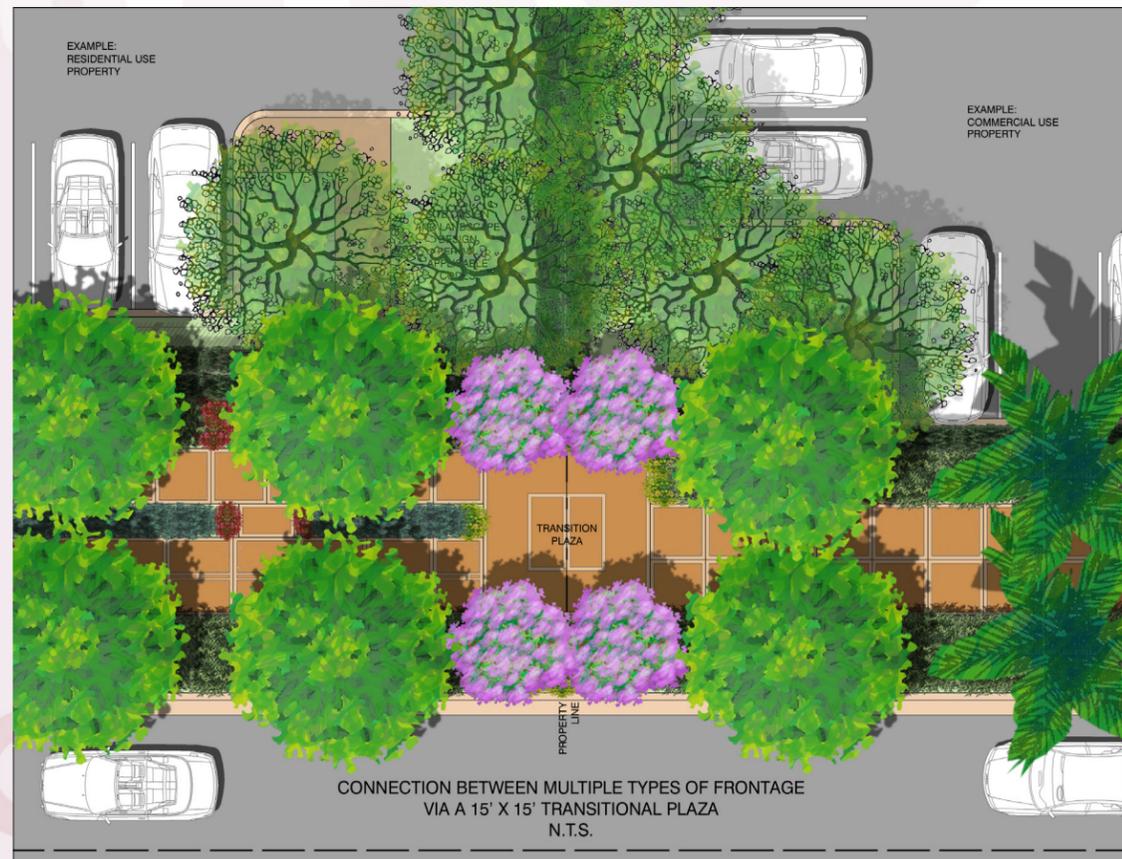
Because various options are being provided for the frontage alternate designs, it is imperative and important that continuity of the required amenities is kept consistent, continuous and uninterrupted between abutting properties. For this purpose, a 15'x15' Transition Plaza shall be provided only when dissimilar frontages are abutting the property lines or if there is no provided buffer enhancement as stipulated herein present on the abutting side property line. The preferred location for the Transition Plaza should be centered on the side property lines, where each property shall be responsible for providing at a minimum a 7.5'x15' half of the plaza along both side property lines fronting Doral Boulevard, consistent with the dimensions provided herein.

In the event that there are conditions along the property line that impede the provision of the 7.5'x15' portion of the transitional plaza, the transition plaza may be allowed to be setback from the side property line up to 50 feet. If not centered along the side property line, then the project must provide the transitional plaza in its entirety at dimensions of 15'x15'.

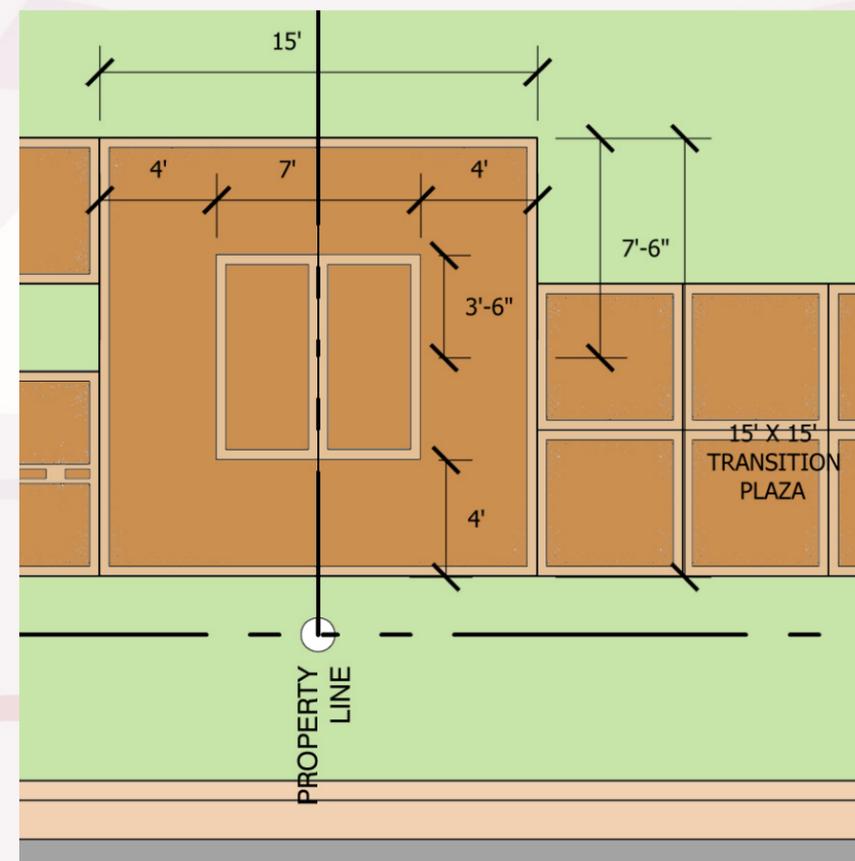
### Landscape Requirements:

Because the Transitional Plazas will function as nodes along the Boulevard's frontage, they should be consistently and uniquely planted providing at a minimum the following for each per property:

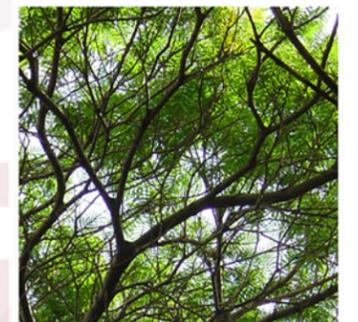
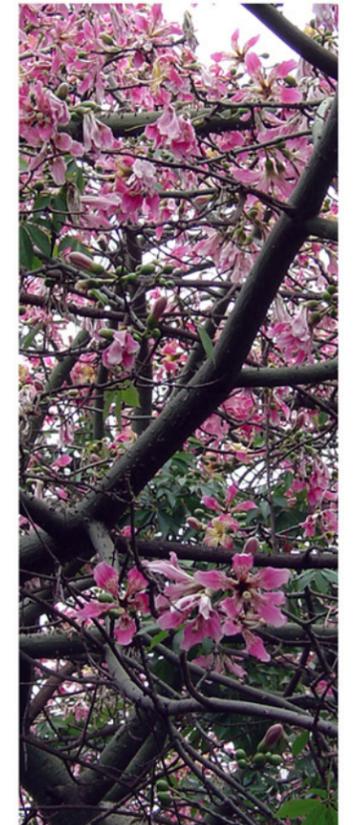
- 2 Crepe Myrtles (*Lagerstroemia indica* var. Nanchez)
  - Standard, 15' Ht., 4.5' C.T., Florida No. 1
- 2 Southern Live Oaks (*Quercus virginiana*)
  - 4" Min. DBH, 18' Min. OAH, 4.5' C.T., Florida No. 1

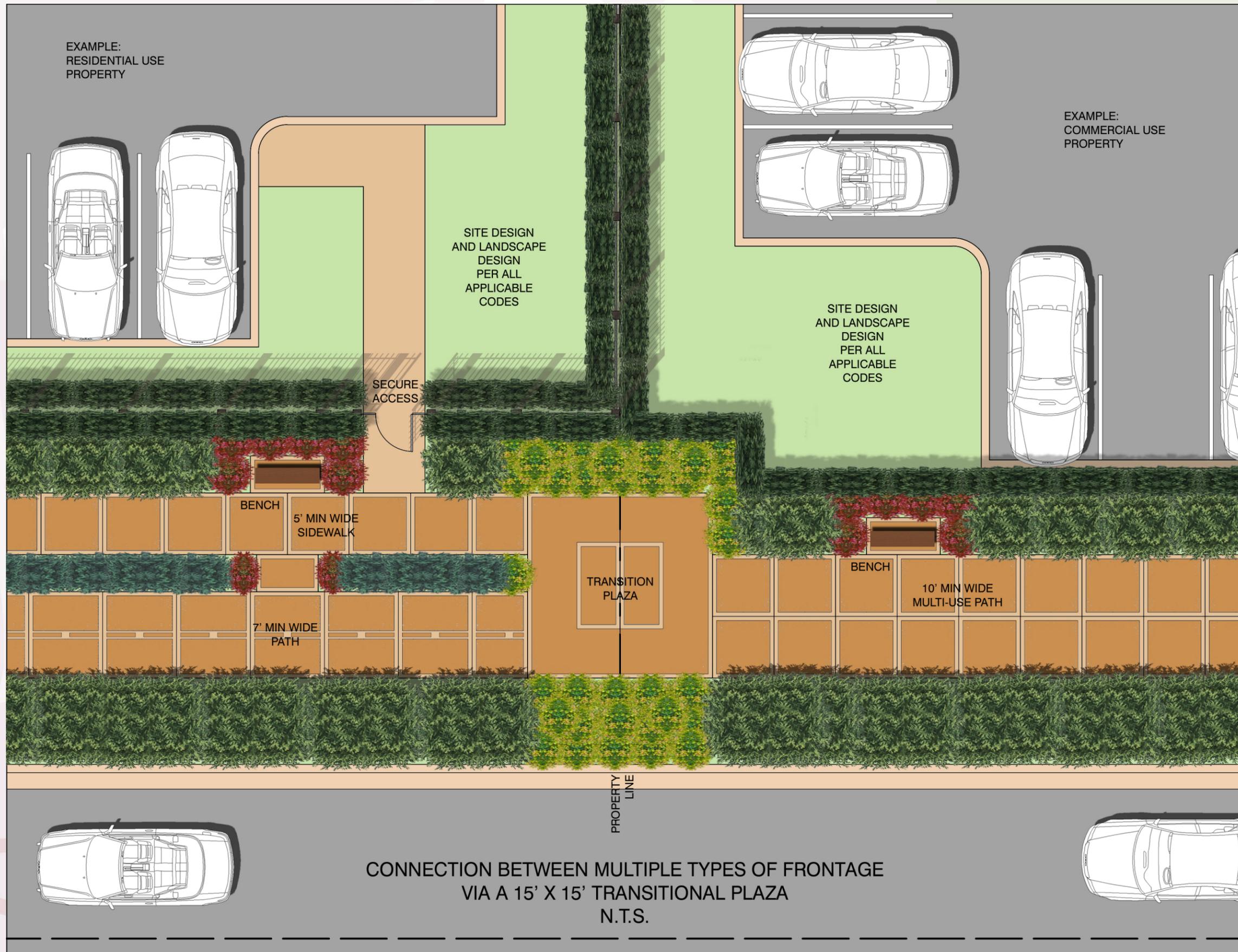


Plan View – Transition Strategy between Alternate Frontage Options (Canopy View)

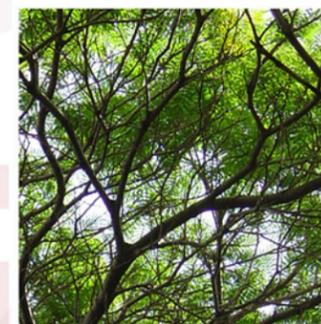


Plan View – Transition Plaza Dimensional Diagram





Plan View – Transition Strategy between Alternate Frontage Options



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