



**PROPOSED
AMENDMENT TO THE CITY OF DORAL
COMPREHENSIVE PLAN, FUTURE LAND USE
MAP (FLUM)
(FIRST READING)**

Prepared By:

**City of Doral
Planning and Zoning Department**

May 27, 2020

Transmittal Package



May 27, 2020

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

RE: Transmittal of an amendment to the City of Doral Comprehensive Plan, Future Land Use Map (FLUM) to include and graphically display the "Downtown Arts Reuse District" overlay boundaries referenced in Policy 2.1.2 entitled "Industrial" category of the Future Land Use Element (First Reading)

Dear Mr. Eubanks:

The City of Doral (the "City") is hereby submitting an approved amendment to the City of Doral Comprehensive Plan, Future Land Use Map (FLUM), referenced above, in accordance with Sec. 163.3184(3) of the Florida Statutes, Expedited State Review Process for Adoption of Comprehensive Plan Amendments.

On May 13, 2020, the City Council approved on first reading via Ordinance No. 2020-06 the transmittal of an amendment to the City of Doral Comprehensive Plan, Future Land Use Map (FLUM) to include and graphically display the "Downtown Arts Reuse District" overlay boundaries referenced in Policy 2.1.2 entitled "Industrial" category of the Future Land Use Element to the Department of Economic Opportunity (DEO) and reviewing agencies consistent with the requirements set forth in Sec. 163.3184 of the Florida Statutes. The subject amendment application to the City of Doral Comprehensive Plan, Future Land Use Map (FLUM) was also considered by City's Local Planning Agency on May 13, 2020, and Resolution No. 20-87 is provided herein documenting the Agency's action. In addition, enclosed is a copy of the public hearing notice published in the Daily Business Review, on April 29, 2020, informing the residents and interested stakeholders of this amendment to the City of Doral Comprehensive Plan, Future Land Use Map (FLUM) to include and graphically display the "Downtown Arts Reuse District" overlay boundaries referenced in Policy 2.1.2 entitled "Industrial" category of the Future Land Use Element.

The proposed Downtown Arts Reuse District is to be located to the north of Downtown Doral and is to provide expanded uses to support artistic/ craft manufacturing, display, retail, warehousing, and distribution within a mixed use industrial/retail area of the city. This area will generally allow a greater mix of uses than is currently allowable in either

Industrial or Commercial zoning districts. In order to facilitate this mix, the City must create an overlay district to layer these uses on the Future Land Use Map (FLUM).

The proposed Future Land Use Map overlay would amend the city's FLUM to include the "Downtown Arts Reuse District". This FLUM amendment will only pertain to the area within this District's boundaries and will not affect any other area of the city or any other properties zoned Industrial within the City of Doral. The purpose of the FLUM amendment is to allow a greater mix of uses than is typically allowable within the Industrial Land Use category. State law allows for small scale amendments to the City's Comprehensive Plan pursuant to FSS Section 163.3184.

Complete copies of the proposed amendment have been transmitted to the following reviewing agencies:

1. Florida Department of Education
2. Florida Department of Environmental Protection
3. Florida Department of State
4. Florida Department of Transportation – District Six
5. South Florida Regional Planning Council
6. South Florida Water Management District
7. Miami-Dade County Planning & Zoning Department
8. United States Southern Command Military Installation
9. Miami-Dade County Public Schools Facilities Planning

In addition, a complete copy of the proposed Comprehensive Plan amendment package has also been sent to the Miami-Dade County Public Schools, in accordance with the "Interlocal Agreement for Public School Facility Planning in Miami-Dade County."

Staff anticipates the adoption of these amendments to occur September 2020 or October 2020. I'm the contact person for Doral on this application and my contact information is provided below.

Alexander Adams, AICP, CNU-A
Planning & Zoning Director
City of Doral
8401 NW 53 Terrace
Doral, FL 33166
T (305) 593-6630
Alexander.Adams@cityofdoral.com

Please feel free to contact me directly or Javier Gonzalez, Assistant Planning & Zoning Director at (305-593-6630) if you have any questions regarding this transmittal. Thank you in advance for the Department's review of this amendment.

Sincerely,



Alexander Adams, AICP, CNU-A
Planning and Zoning Director
City of Doral
Enclosures: Amendment Package

Cc: Albert Childress, City Manager
Mari Gallet, Deputy City Manager
Luis Figueredo, City Attorney
Elizabeth Alvarez, Senior Planner
Michael Lauer, Michael Lauer Planning
Mark Weigly, Department of Education
Plan Review, Florida Department of Environmental Protection
Robin Jackson, Florida Department of State
Shereen Yee Fong, Florida Department of Transportation District Six
Isabel Cosio Carballo, South Florida Regional Planning Council
Terry Manning, AICP, South Florida Water Management District
Jerry Bell, Miami-Dade County Planning & Zoning Dept.
Adm. Craig S. Faller, United States Southern Command
Ivan Rodriguez, Miami-Dade County Public Schools Facilities Planning

SECTION A

RESOLUTION No. 20-87

LOCAL GOVERNMENT ORDINANCE No. 2020-06

STAFF REPORT

RESOLUTION No. 20-87

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 AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM), TO INCLUDE AND GRAPHICALLY DISPLAY THE "DOWNTOWN ARTS REUSE DISTRICT" OVERLAY BOUNDARIES REFERENCED IN POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY OF THE FUTURE LAND USE ELEMENT; AUTHORIZING THE TRANSMITTAL OF THE FLUM AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on April 26, 2006, the City Council of the City of Doral (the "City") adopted its Comprehensive Plan consistent with Florida Statutes Chapter 163, Part II; and

WHEREAS, the Comprehensive Plan guides the future economic, social, physical, environmental, and fiscal development of the City; and

WHEREAS, the City should regularly update its Comprehensive Plan to reflect changes in local conditions; 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 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, City Staff has prepared a Future Land Use Map (FLUM) amendment to the City's Comprehensive Plan to include and graphically display the "Downtown Arts Reuse District" overlay boundaries referenced in the Future Land Use Element Section 2.1.2 entitled "Industrial" category; and

WHEREAS, the proposed Future Land Use Map (FLUM) amendment is being submitted concurrently with a proposed Comprehensive Plan text amendment modifying

Policy 2.1.2 entitled "Industrial" category of the Future Land Use Element to include the "Downtown Arts Reuse District" provisions for all properties designated "Industrial" within the area bounded by NW 87th Avenue on the west, NW 58th street on the North, NW 79th avenue on the east and NW 54th street on the south; and

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed comprehensive plan amendment are provided in Section 53-213 of the City's Land Development Code and that the proposed Future Land Use Map amendment has met those criteria and standards; and

WHEREAS, on May 13, 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 Future Land Use Map amendment to the City's Comprehensive Plan 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) of a Future Land Use Map amendment to the City's Comprehensive Plan to include and graphically display the "Downtown Arts Reuse District" overlay boundaries referenced in the Future Land Use Element Section 2.1.2 entitled "Industrial" category as provided in "Exhibit A" which is attached hereto and made part thereof (located within the area bounded by NW 87th avenue on the west, NW 58th street on the north, NW 79th avenue on the east and NW 54th street on the south).

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 Cabral 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:



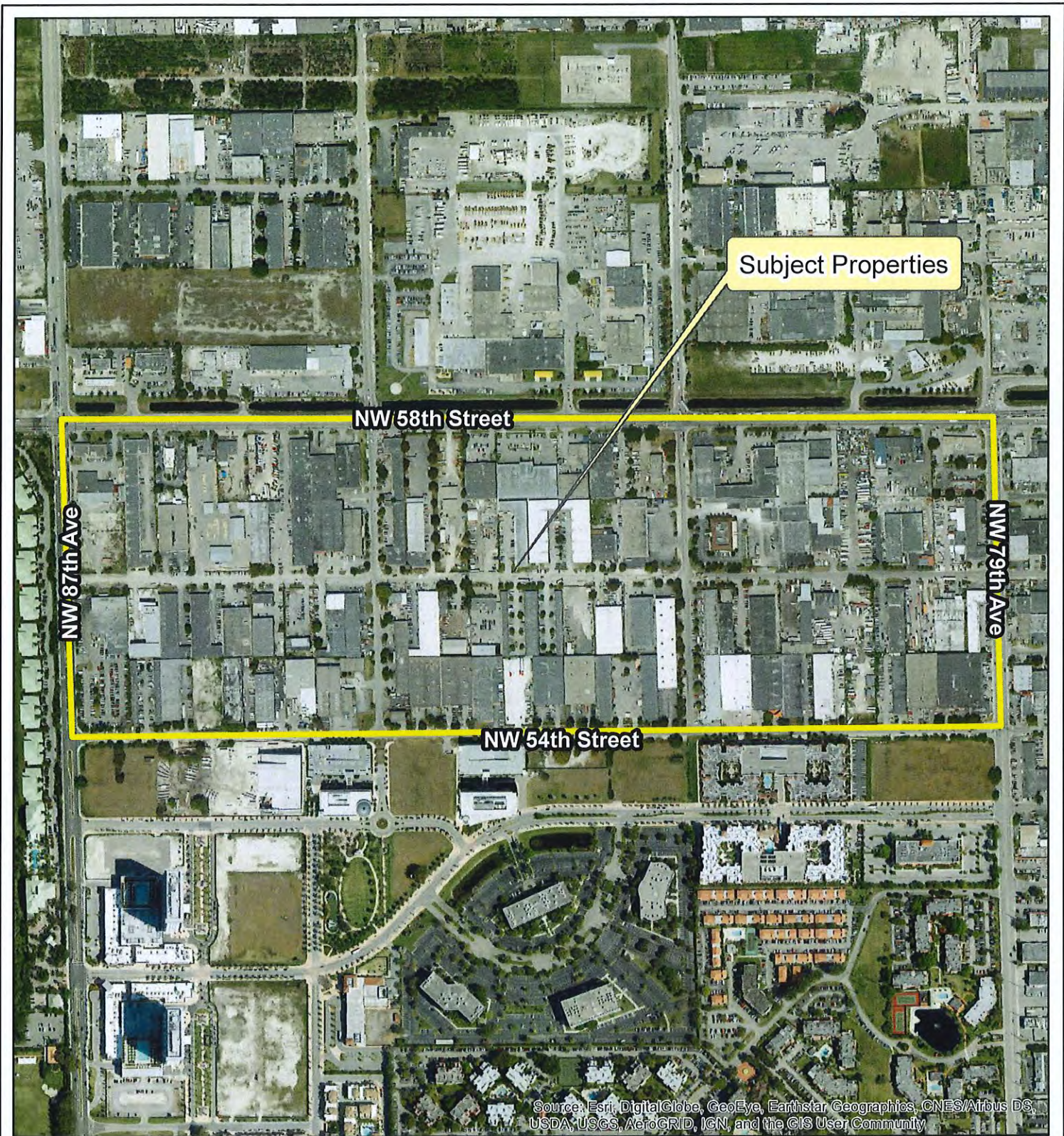
CONNIE DIAZ, MMC
CITY CLERK

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



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT "A"



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Doral

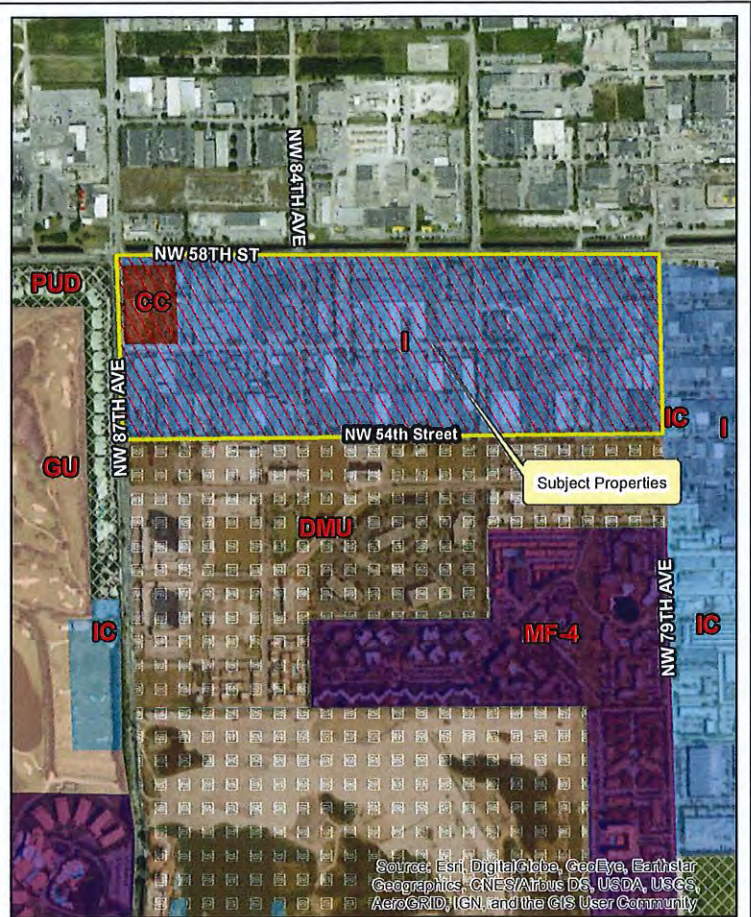
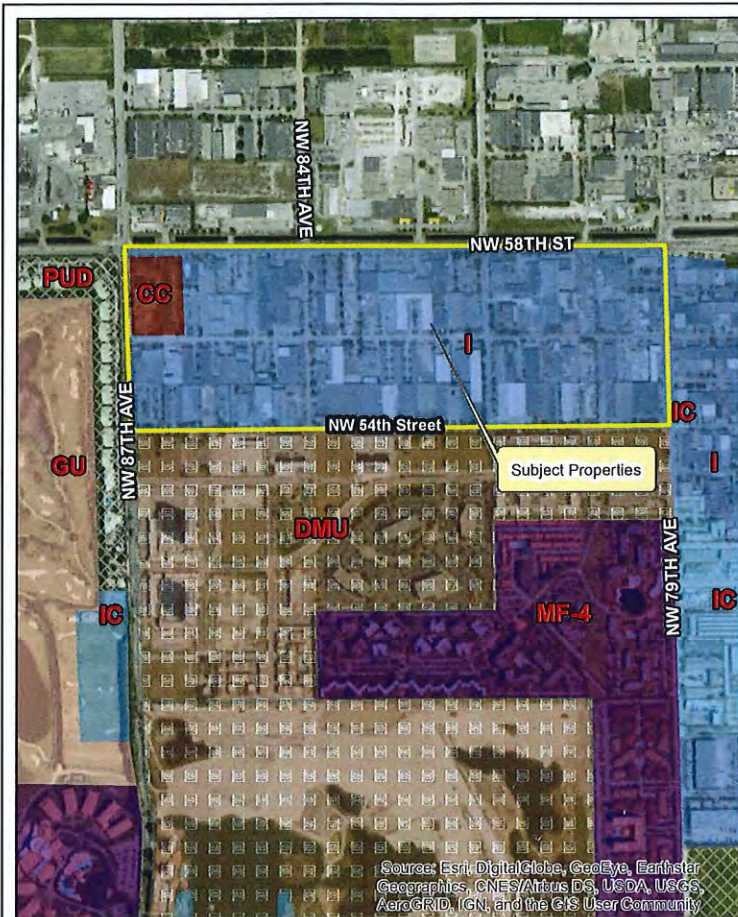










Planning & Zoning Department

Aerial Map



Map created by: Janelle Guzman
03/05/2020



- Current Zoning Overlay**
-  Adaptive Reuse Area
 -  Multi Family 4 (MF-4)
 -  Downtown Mixed Use (DMU)
 -  Planned Unit Development (PUD)
 -  Corridor Commercial (CC)
 -  Industrial Commercial (IC)
 -  Industrial (I)
 -  General Use (GU)

City of Doral



Planning & Zoning Department
Doral Arts Reuse District Overlay

Proposed Zoning Overlay



Map designed by Janelle Guzman
 02/21/2020

ORDINANCE No. 2020-06

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN, FUTURE LAND USE MAP (FLUM) TO INCLUDE AND GRAPHICALLY DISPLAY THE “DOWNTOWN ARTS REUSE DISTRICT” OVERLAY BOUNDARIES REFERENCED IN POLICY 2.1.2 ENTITLED “INDUSTRIAL” CATEGORY OF THE FUTURE LAND USE ELEMENT; AND AUTHORIZING THE TRANSMITTAL OF THE MAP AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on April 26, 2006, the City Council of the City of Doral (the “City”) adopted its Comprehensive Plan consistent with Florida Statutes Chapter 163, Part II; and

WHEREAS, the Comprehensive Plan guides the future economic, social, physical, environmental, and fiscal development of the City; and

WHEREAS, the City should regularly update its Comprehensive Plan to reflect changes in local conditions; 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 heavy industrial and

commercial area north of Downtown Doral into an active, diverse and mixed-use neighborhood, without residential encroachment, while preserving the industrial urban design character; and

WHEREAS, City Staff has prepared a Future Land Use Map (FLUM) amendment to the City's Comprehensive Plan to include and graphically display the "Downtown Arts Reuse District" overlay boundaries referenced in Policy 2.1.2 of the Future Land Use Element entitled "Industrial" category; and

WHEREAS, the proposed Future Land Use Map (FLUM) amendment is being submitted concurrently with a proposed text amendment to the City's Comprehensive Plan modifying Policy 2.1.2 entitled "Industrial" category of the Future Land Use Element to include the "Downtown Arts Reuse District" provisions for all properties designated "industrial" located north of Downtown Doral within the area bounded by NW 87th Avenue on the west, NW 58th street on the North, NW 79th avenue on the east and NW 54th street on the south; and

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed comprehensive plan amendment are provided in Section 53-213 of the City's Land Development Code and that the proposed Future Land Use Map amendment has met 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 Future Land Use Map amendment to the City's Comprehensive Plan as required by state law and local ordinances.

WHEREAS, the City Council of the City of Doral held a public hearing on March 18, 2020 at which hearing all interested persons were afforded an opportunity to be heard and this amendment to the City's Comprehensive Plan Future Land Use Map was approved on first reading.

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

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

Section 2. The proposed amendment to the City’s Comprehensive Plan Future Land Use Map, attached hereto as “Exhibit A” and incorporated herein are hereby approved by the Mayor and the City Council.

Section 3. The City Manager or his/her designee is hereby authorized to transmit the amendment to the City’s Comprehensive Plan Future Land Use Map to the State Land Planning Agency in the Florida Department of Economic Opportunity and other required governmental agencies for their review consistent with Section 163.3184, Florida Statutes.

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

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

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

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

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

PASSED AND ADOPTED on FIRST READING this 13 day of May, 2020.

PASSED AND ADOPTED on SECOND READING this ___ day of _____, 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 FIGUEROA, ESQ.
CITY ATTORNEY



Memorandum

Date: May 13, 2020

To: Honorable Mayor and City Council Members
Members of the City Council

From: Albert P. Childress
City Manager

Via: Alexander Adams, AICP, CNU-A
Planning & Zoning Director

Javier Gonzalez, CFM
Assistant Planning & Zoning Director

Subject: An amendment to the City of Doral Comprehensive Plan, Future Land Use Map (FLUM) to include and graphically display the “Downtown Arts Reuse District” overlay boundaries referenced in Policy 2.1.2 entitled “Industrial” category of the Future Land Use Element (First Reading)

PROPOSAL:

The proposed Downtown Arts Reuse District is to be located to the north of Downtown Doral and is to provide expanded uses to support artistic/ craft manufacturing, display, retail, warehousing, and distribution within a mixed use industrial/retail area of the city. This area will generally allow a greater mix of uses than is currently allowable in either Industrial or Commercial zoning districts by combining certain aspects of each. In order to facilitate this mix, the city must create an overlay district to layer these uses on the Future Land Use Map (FLUM).

RECOMMENDATION:

Staff is recommending approval.

BACKGROUND INFORMATION:

The evolution of Doral to create a downtown environment with a mix of residential, commercial retail, offices, restaurants, entertainment venues, and other destinations has allowed Doral to develop their live, work, play vision. The city has seen a rapid expansion in the eastern portion of the city focused around the 36th St corridor. This tremendous growth of much denser development patterns has led to a new population living in and visiting Doral. To continue and be able to expand Doral's arts and culture, the City is creating a district for creative arts and

crafts to be allowable from manufacturing through retail sales of these specialty items. This may include metalworking, painting, neon or other specialty signs, furniture making, pottery, blown glass, stained glass, creating architectural details, and other skilled trades and crafts. This non-residential entertainment, retail, and crafts oriented business district will serve to complement the central business district and downtown area. The city has identified an area north of downtown as an appropriate location for this vision.

PROPERTY INFORMATION

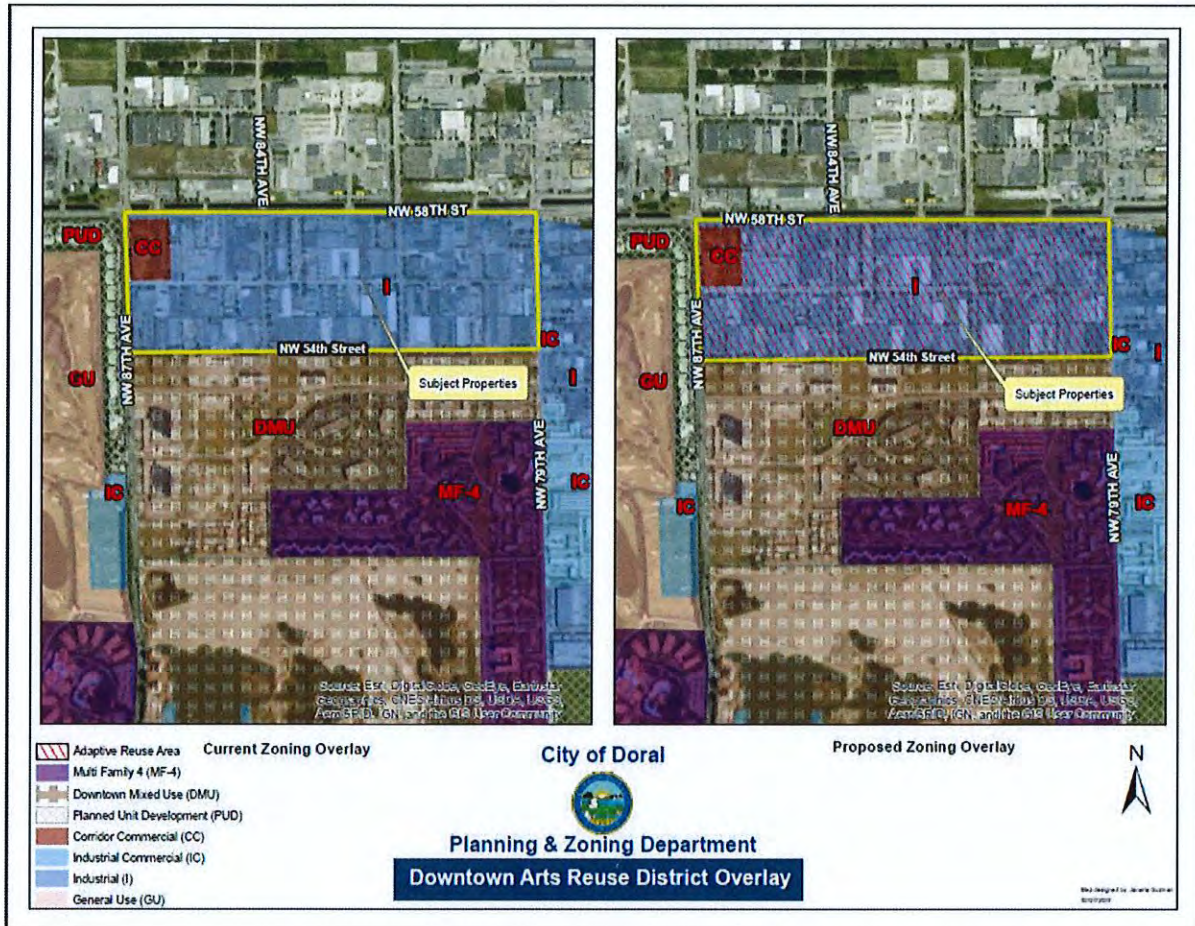
Table I provides a brief overview of the subject area.

Table I		
Downtown Arts Reuse District		
Property Information		
	General Information	Responses
1	Project Name	Downtown Arts Reuse District
2	Applicant	City of Doral
3	Acres	Approximately 113 acres
4	Location	Generally located north of Downtown Doral within the area bounded by NW 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south.
6	Future Land Use Map Category	Industrial
	Proposed Future Land Use Map Overlay	Adaptive Reuse Area
7	Existing Zoning District	Industrial (I) and Corridor Commercial (CC)
8	Proposed Zoning District	Downtown Arts Reuse Overlay District

Table II provides the adjacent land use categories and zoning districts surrounding the subject property. An aerial map depicting the subject area and surrounding zoning districts is provided in “Figure A.”

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Figure A



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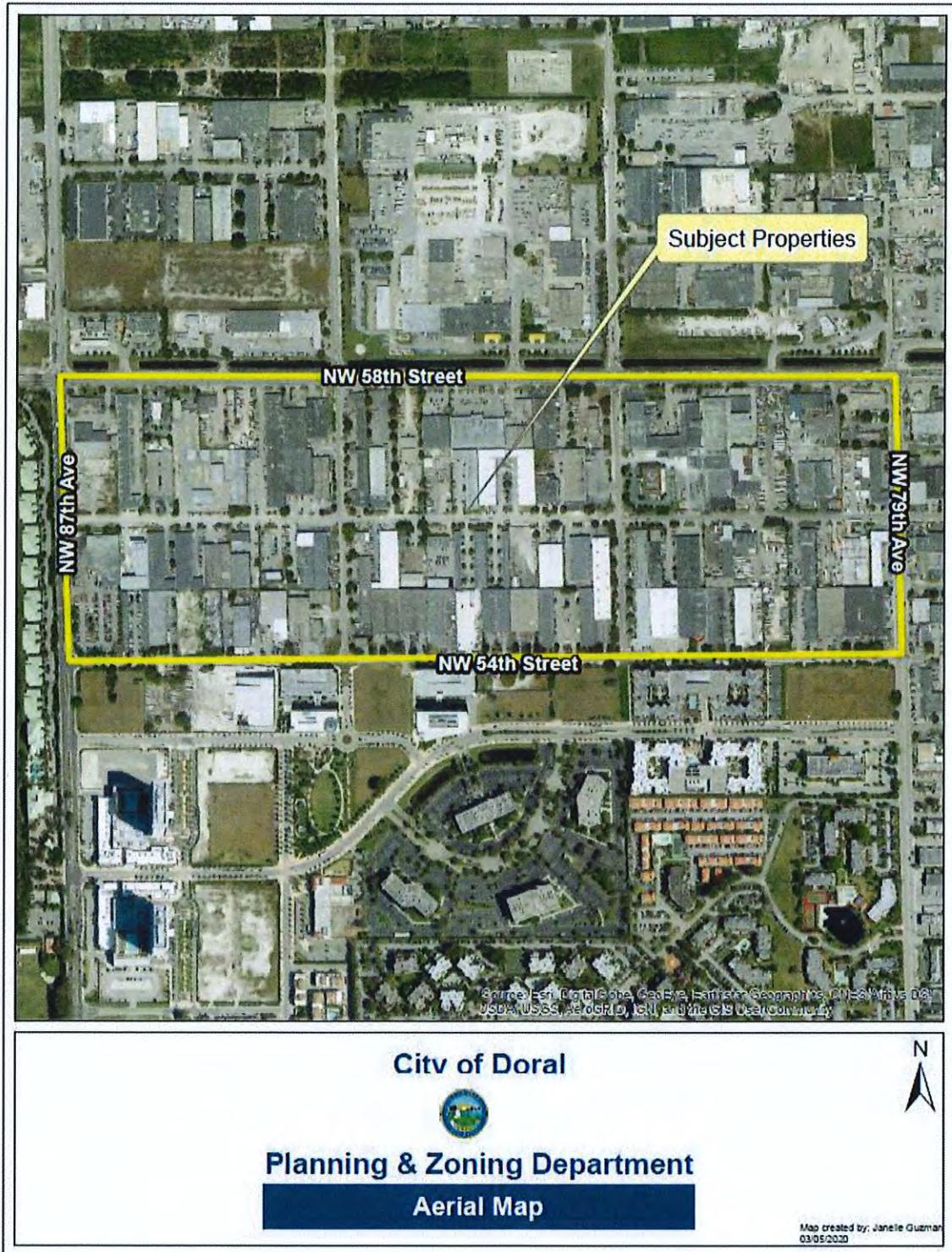
Table II				
Downtown Arts Reuse District				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Industrial	Unincorporated Miami-Dade County	Unincorporated Miami-Dade County	N/A
South	Mixed Use	Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)	Urban Central Business District (UCBD)
East	Industrial	N/A	Industrial (I) & Industrial Commercial (IC)	None
West	Residential & Commercial	Low Density Residential	Planned Unit Development (PUD)	None

Table III provides the existing subject site characteristics.

Table III			
Downtown Arts Reuse District			
Existing Subject Site Characteristics			
	Industrial	Commercial	Vacant
Existing Land Use (acres)	107.66	5.34	6
Future Land Use Category (acres)	108.3	4.7	N/A
Existing Zoning (acres)	108.3	4.7	N/A

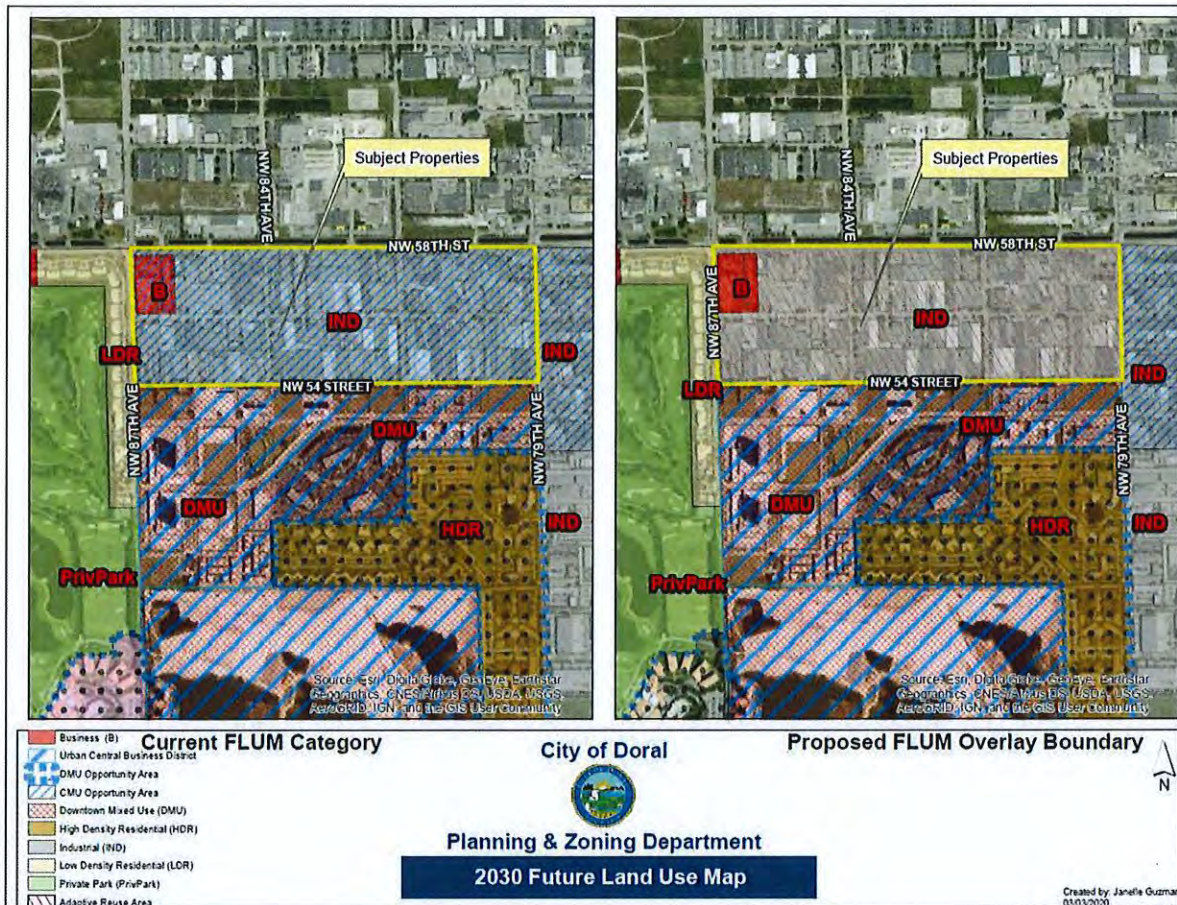
STAFF ANALYSIS

The proposed district is bounded by 87th Av to the west, 58th St to the north, 79th Av to the east, and 54th St to the south. (See map below)



A. COMPREHENSIVE PLAN

The proposed Future Land Use Map overlay would amend the city's FLUM to include the "Downtown Arts Reuse District". This FLUM amendment will only pertain to the area within this District's boundaries and will not affect any other area of the city or any other properties zoned Industrial within the City of Doral. The purpose of the FLUM amendment is to allow a greater mix of uses than is typically allowable within the Industrial Land Use category. State law allows for small scale amendments to the City's Comprehensive Plan pursuant to FSS Section 163.3184. A copy of the proposed FLUM is provided below.



B. LAND DEVELOPMENT CODE

The proposed ordinance would amend the city's Future Land Use Map (FLUM) by graphically depicting the proposed Downtown Arts Reuse District.

The City of Doral contracted Tindale-Oliver and Michael Laurel Design to create a series of regulations that will implement the City Council's vision for this adaptive reuse area. The city has spent over 18 months working with the public, stakeholders, and the consulting team to bring forward this proposed ordinance. While working with the public we heard a lot of concerns that the current code limits the ability of artistic craft makers, retail, and expositions from being able to develop a thriving experiential place like no other in the City of Doral. Due

to this area's proximity to the city's center and the vision for additional density and mix of uses within the proximity to the south, this district is envisioned for small unique businesses. The public/ stakeholders agreed that this area should remain void of residential uses in order to maintain existing grandfathered operations and to allow for night life and arts manufacturing within the proposed district.

The city recognizes that there is currently a net deficit of parking and that employees are parking illegally across the public right of ways. The Public Works Department has created incentives for future reuse projects to provide public parking either within city right-of-ways, offsite nearby, or paying into a city trust fund for future construction of public parking facilities. In order to incentivize reuse vs redevelopment of the existing buildings and sites, the consultant has devised a series of parking options. Future options would envision centralized valet, parking garages, and lease agreements with parking garages in Downtown Doral. Micro mobility will be encouraged and pedestrian walking through the introduction of sidewalks and mid-block cross passages.

This area is uniquely situated away from current residential areas and centrally located in the larger region to offer areas for food halls, beer gardens, farmers market or other type recurring events that may not be permanent in nature or construction. These events will help to spur activity at night and on the weekends. The area is also envisioned as a place where artist of all kinds can create their crafts, repair crafts, sale crafts, and store crafts. This will enable an all in one location that will be unique in all of South Florida. This ability will continue to diversify Doral's small business environment and create a unique opportunity in the region.

The public/stakeholders wanted to allow greater flexibility of artistic signage, wall murals, and other public facing artistic elements. The city has recently re-established its Arts Advisory Board that will be tasked with making recommendations to the Planning and Zoning Director regarding any artistic elements within the district.

At this time the Planning and Zoning staff is ready to request the review and approval of the Downtown Adaptive Reuse District.

PUBLIC ADVERTISEMENT

Pursuant to Sec. 53-211 of the City Land Development Code, notices of this First Reading of the proposed FLUM amendment to the City's Comprehensive Plan was provided to City residents and interested stakeholders at least 14 calendar days prior to the proceeding (Council Zoning Meeting). This public notice was advertised (legal advertisement) in the *Daily Business Review*, on Wednesday, April 29, 2020 (First Reading). A copy of the legal advertisement is provided in Attachment A. Additionally, a copy of the legal advertisement was sent to all property owners within 500 feet of the subject property.

SECTION B

LEGAL ADVERTISEMENT

**LOCAL PLANNING AGENCY DRAFT MINUTES
(VIRTUAL MEETING)**

**COUNCIL ZONING MEETING DRAFT MINUTES
(VIRTUAL MEETING)**

BANKING/ FINANCE

Tech Companies, Like College Athletes, Eager to Cash In



SHUTTERSTOCK

The National Collegiate Athletic Association is trying to figure out the details of how college athletes can be compensated for the use of their name, image or likeness.

by Eric Olson

Imagine a major-college quarterback with a sizable social media following who posts entertaining and informative updates about his life on and off the field.

Now imagine a restaurant hiring him as its pitchman and paying him \$500 or \$1,000 each time he posts content with its messaging.

That scenario could become reality as soon as 2021 as the NCAA figures out the details of how college athletes can be compensated for the use of their name, image or likeness.

Blake Lawrence crunched the numbers on earning potential for that imaginary quarterback based on the QB having 40,000 followers on Twitter and 50,000 on Instagram. The co-founder and CEO of athlete marketing platform Opendorse based his projection on a popular college athlete having a market value approximate to that of a retired, well-known pro athlete; active pros command higher fees.

Lawrence said it would be reasonable to assume the quarterback would sign separate deals with 10 local businesses and post a total of 60 to 120 sponsored content messages a year on one of his social media accounts.

"So quickly it's \$60,000 to \$120,000 a year," Lawrence said. "You can see how the math adds up pretty quick in terms of opportunities for high level student-athletes to earn a significant sum of money from activating their social and digital media presence on behalf of sponsors in the local community."

While autograph signing and public appearances have been traditional ways for professional athletes to make extra money, most opportunities now are tied to social media. The bridge between athlete and sponsor will likely be content delivery platforms — a cottage industry of sorts eager to link the two and cash in. And having those platform relationships in place will almost surely be a recruiting tool for schools.

"There's going to be a whole industry springing up around NIL," or name, image and likeness, Lawrence said. "There is an ecosystem forming, and the incumbents are jostling and developing

different types of tools and technology, and it's going to be wild."

Opendorse and INFLCR (pronounced "Influencer") will be major players to start, and another company, Greenfly, plans to establish more of a presence in the college market.

All three have contracts with pro teams and leagues as well as college athletic departments. They store and manage content — game photos and videos, for example — that athletes can share on their personal social media accounts. The photos and videos are provided by the teams themselves and through agreements with media organizations.

Athletes can access the content and share it with their followers. The pros use it to promote brands and supplement their income; college athletes will be able to do the same once they get the green light.

"Will some athletes make less than \$1,000 [per year]? Yes. Can some athletes make more than \$100,000? Yes," INFLCR founder and CEO Jim Cavale said. "Are any millionaires going to be made off this? Very few, if any."

Opendorse, based in Lincoln, Nebraska, has contracts with 75 colleges in addition to deals with the PGA Tour and players' unions for the NFL and Major League Baseball, among other entities. INFLCR, based in Birmingham, Alabama, has 100-plus colleges as clients as well as NBA and NFL players, NASCAR drivers and other pro athletes. Greenfly, based in Santa Monica, California, has worked mostly with professional sports, notably baseball.

Once NIL rules go into effect, athletic departments will be under pressure to go all in with opportunities for their athletes or risk watching recruits go elsewhere. The delivery platforms will need to provide transaction management technology that meets NCAA standards for oversight amid concerns about abuses, sham deals and play-for-pay schemes.

An athlete wouldn't necessarily have to use the platform provided by their school, but going elsewhere would mean paying for it and there could be technical obstacles in reporting transactions to their school.

Eric Olson reports for the Associated Press.



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a VIRTUAL LOCAL PLANNING AGENCY MEETING on **Wednesday, May 13, 2020** beginning at 11:00 AM, to consider the following amendment to the City of Doral's Comprehensive Plan, Future Land Use Map. The meeting will be held with the elected officials, administration and City staff participating via video conferencing.

Governor DeSantis' Executive Order Number 20-69 suspended the requirements of Section 112.286, Florida Statutes and the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

Public Comment: members of the public that wish to provide comments may do so by emailing the City Clerk at cityclerk@cityofdoral.com. Comments must be submitted with your name and full address by **Tuesday, May 12, 2020**. The comments will be circulated to the elected officials and administration, as well as remain as a part of the record for the meeting.

The meeting will be broadcasted live for members of the public to view on the City of Doral's website (<https://www.cityofdoral.com/government/city-clerk/council-meetings>) as well as Channel 77 and Facebook Live.

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 20-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL/DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION, TO TRANSMIT TO THE LOCAL GOVERNING BODY AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN, FUTURE LAND USE MAP (FLUM) TO INCLUDE AND GRAPHICALLY DISPLAY THE "DOWNTOWN ARTS REUSE DISTRICT" OVERLAY BOUNDARIES REFERENCED IN POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY OF THE FUTURE LAND USE ELEMENT; AND AUTHORIZING THE TRANSMITTAL OF THE FLUM AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY, THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

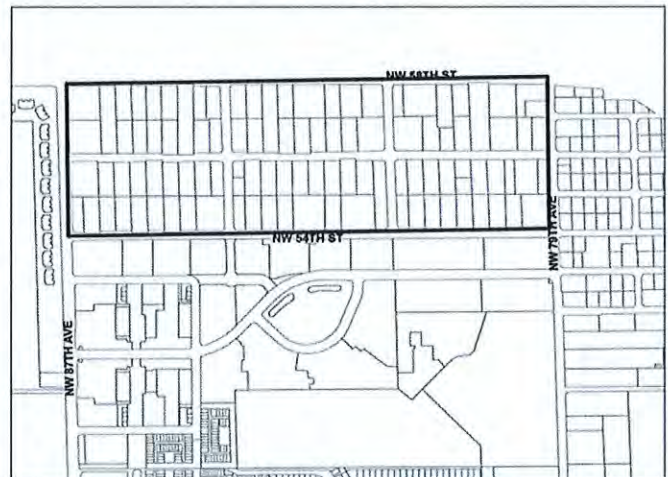
HEARING NO.: 20-05-DOR-01

APPLICANT: City of Doral

LOCATION: Area located north of Downtown Doral, bounded by NW 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south.

REQUEST: The City of Doral (the "Applicant") is requesting Mayor and City Council approval for an amendment to the City of Doral Comprehensive Plan Future Land Use Map (FLUM) to include and graphically display the "Downtown Arts Reuse District" overlay boundaries referenced in Policy 2.1.2 of the Future Land Use Element.

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes If a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, any person who is disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

Connie Diaz, MMC
City Clerk
City of Doral



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **VIRTUAL COUNCIL ZONING MEETING** on **Wednesday, May 13, 2020** beginning at 11:30 AM, to consider the following amendment to the City of Doral's Comprehensive Plan, Future Land Use Map. The City Council will consider this item for **FIRST READING**. The meeting will be held with the elected officials, administration and City staff participating via video conferencing.

Governor DeSantis' Executive Order Number 20-69 suspended the requirements of Section 112.286, Florida Statutes and the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

Public Comment: members of the public that wish to provide comments may do so by emailing the City Clerk at cityclerk@cityofdoral.com. Comments must be submitted with your name and full address by **Tuesday, May 12, 2020**. The comments will be circulated to the elected officials and administration, as well as remain as a part of the record for the meeting.

The meeting will be broadcasted live for members of the public to view on the City of Doral's website (<https://www.cityofdoral.com/government/city-clerk/council-meetings>) as well as Channel 77 and Facebook Live.

The City of Doral proposes to adopt the following Ordinance:

ORDINANCE No. 2020-06

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) TO INCLUDE AND GRAPHICALLY DISPLAY THE "DOWNTOWN ARTS REUSE DISTRICT" OVERLAY BOUNDARIES REFERENCED IN POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY OF THE FUTURE LAND USE ELEMENT; AND AUTHORIZING THE TRANSMITTAL OF THE MAP AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

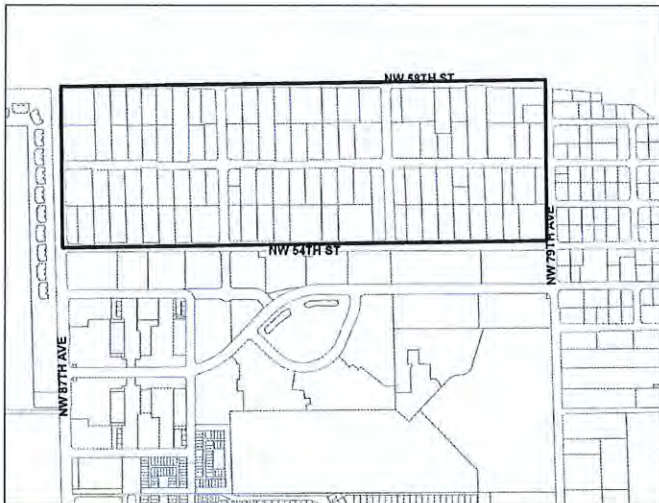
HEARING NO.: 20-05-DOR-07

APPLICANT: City of Doral

LOCATION: Area located north of Downtown Doral, bounded by NW 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south.

REQUEST: The City of Doral (the "Applicant") is requesting Mayor and City Council approval of an amendment to the City of Doral Comprehensive Plan, Future Land Use Map (FLUM) to include and graphically display the "Downtown Arts Reuse District" overlay boundaries referenced in Policy 2.1.2 entitled "Industrial" category of the Future Land Use Element.

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes If a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, any person who is disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

Connie Diaz, MMC
City Clerk
City of Doral

FROM THE COURTS

Attorneys Seek MDL Over COVID-19 Business Interruption Insurance Denials



SHUTTERSTOCK

Podhurst Orseck in Miami is among the law firms suing Lloyd's of London underwriters for denying claims, and the flow of new cases is growing.

by Amanda Bronstad

Anticipating growth in the number of business-interruption lawsuits being filed against insurance companies in the wake of COVID-19, two groups of lawyers are seeking a multidistrict litigation proceeding to coordinate all the cases.

Many plaintiffs firms accustomed to the MDL arena are piling into new cases. Chicago and Philadelphia have been nominated to host consolidated cases.

Dozens of small businesses are suing their insurers, including Lloyd's of London underwriters, Chubb and Admiralty Indemnity Co., alleging they rejected claims for economic losses caused by government shutdowns over the coronavirus pandemic.

"This issue — whether business interruption insurance policies will cover losses incurred by businesses forced to shutter their business as a result of the governmental orders—is one of national importance and great significance to the ultimate survival of many businesses," plaintiffs attorney Richard Golomb wrote in a motion filed Monday before the U.S. Judicial Panel on Multidistrict Litigation. "This is a monumental issue."

Podhurst Orseck filed a lawsuit Monday against Lloyd's underwriters, Axis Specialty Europe SE and HDI Global Specialty SE in the Southern District of Florida, and the firm combined with Boies Schiller Flexner on another case filed in Miami federal court last week against Chubb Ltd. and Westchester Surplus Lines Insurance Co.

Podhurst Orseck managing partner Steven Marks said Tuesday that the firm has not adopted a formal position on an MDL but would oppose locations in Pennsylvania and New Jersey, a major insurance headquarters state.

"Given the volume of these claims and the differences in the policies, even for the same insurer, we think that an MDL will be unmanageable," he said by email. "While a nationwide MDL against all insurers seems unlikely, it is conceivable that the MDL panel could have multiple MDLs in several locations" by insurer.

Overall, Marks said this is "not an easy one to predict."

Golomb's firm, Golomb & Honik, and Levin Sedran & Berman, which joined in the motion, represent Philadelphia eateries River Twice and Chops in two lawsuits. They want to coordinate all the cases in the Eastern District of Pennsylvania and have suggested Judge Timothy Savage, who has not handled MDLs before.

"The Covid-19 business interruption litigation is obviously a complex case that has national ramifications and requires a national solution," Golomb said in an email. "As a result, we believe there is no better method than multi-district litigation to efficiently work toward a fair and timely resolution for all small businesses involved."

On Tuesday, attorneys Adam Levitt of Chicago's DiCello Levitt Gutzler and Mark Lanier of The Lanier Law Firm, who filed six class actions against insurers, suggested an MDL in the Northern District of Illinois before Judge Matthew Kennelly, who sits on the MDL panel. Joining them were Burns Bowen Bair in Madison, Wisconsin, and Daniels & Tredennick in Houston.

Cases have been filed in federal courts in Illinois, Florida, Pennsylvania, New York, Wisconsin, Ohio, California, Oregon and Texas. One motion references another nine state court lawsuits filed in Oklahoma, Louisiana, California, Texas, Indiana, Wisconsin and Washington, D.C.

The motions focused on 16 cases filed in federal courts against eight insurers, but Golomb predicted an "avalanche of cases." Tuesday's motion referenced statements from The Hartford and Travelers, not defendants as yet, insisting their business-interruption coverage included losses from physical damage caused by hurricanes, fires, winds or theft — not a virus. They also noted Allstate, Zurich and Allianz, also not defendants, have headquarters in Illinois.

Acknowledging the potentially large number of MDL defendants, both motions said the cases were all about the common issue of business-interruption insurance policies. They referenced other cases, like those brought against more than a dozen companies that distribute and manufacture opiate pharmaceuticals. More than 2,700 lawsuits over the opioid crisis are coordinated in an MDL in the Northern District of Ohio.

"While there is a multiplicity of parties across these litigations, the panel — in cases like Opioids, Chinese Drywall, TVM and the like — has repeatedly demonstrated its belief that, even in the most sprawling actions, coordinating pretrial processes in a single court, before a single judge, is preferable to any alternative approach," Levitt said in an email. He prefers Chicago because it's "a major U.S. insurance hub, as well as its central location, which is needed for this nationwide litigation."

Insurance defendants are due to respond to the MDL panel next month.

Amanda Bronstad is the ALM staff reporter covering class actions and mass torts nationwide. She writes the email dispatch Critical Mass. She is based in Los Angeles.

DRAFT MINUTES
CITY OF DORAL
LOCAL PLANNING AGENCY - VIRTUAL

WEDNESDAY, MAY 13, 2020 11:00 A.M.

CITY HALL COUNCIL CHAMBERS
8401 N.W. 53rd TERRACE, 3rd FLOOR
DORAL, FL 33166

The City of Doral Local Planning Agency Meeting will be held as a VIRTUAL MEETING with the elected officials, administration and City staff participating via video conferencing. Governor DeSantis' Executive Order Number 20-69 and Extension 20-112 suspended the requirements of Section 112.286, Florida Statutes and the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings. Public Comments: members of the public that wish to provide comments may do so by emailing the City Clerk at cityclerk@cityofdoral.com. Comments must be submitted with your name and full address by Tuesday, May 12, 2020. The comments will be circulated to the elected officials and administration, as well as remain as a part of the record for the meeting. The meeting will be broadcasted live for members of the public to view on the City of Doral's website (<https://www.cityofdoral.com/government/city-clerk/council-meetings>) as well as Channel 77 and Facebook Live.

1) Call to Order / Roll Call of Members

Meeting was called to order at 11:55. All members were present. (00:00:01)

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

Also present were:

- Albert Childress, City Manager
- Connie Diaz, City Clerk
- Luis Figueredo, City Attorney

2) Pledge of Allegiance (00:01:18)

3) Agenda / Order of Business (00:01:34)

By Consensus, Agenda / Order of Business was approved. (00:01:43)

4) **Public Comments (Via Email)** (00:01:48)

There were no public comments received.(00:01:53)

5) **Public Hearings**

- A) **20-3747 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT TO THE LOCAL GOVERNING BODY AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM), TO INCLUDE AND GRAPHICALLY DISPLAY THE "DOWNTOWN ARTS REUSE DISTRICT" OVERLAY BOUNDARIES REFERENCED IN POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY OF THE FUTURE LAND USE ELEMENT; AUTHORIZING THE TRANSMITTAL OF THE FLUM AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE** (00:02:01)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Exhibit A - Proposed FLUM Amendment

10 Attachment A - Legal Advertisement

10 Res. No. 20-Comp Plan Amendment Downtown Arts Reuse District

Public Hearing: There were no comments received for public hearing.

Motion to transmit without a recommendation made by Councilman Cabrera and seconded by Councilwoman Cabral. Roll call vote - motion passes unanimously.(00:02:47)

- B) **20-3671 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT TO THE LOCAL GOVERNING BODY A TEXT AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY TO INCLUDE THE "DOWNTOWN ARTS REUSE DISTRICT" PROVISIONS FOR ALL PROPERTIES DESIGNATED "INDUSTRIAL" IN THE CITY'S FUTURE LAND USE MAP (FLUM), LOCATED NORTH OF DOWNTOWN DORAL WITHIN THE AREA 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; AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY, THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES, PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE** (00:03:17)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Exhibit A - Location Map

10 Attachment A - Legal Advertisement

10 Res. No. 20-Text Amendment FLUE Industrial Dtown Arts Reuse Area

Public Hearing: There were no comments received for public hearing.

Motion to transmit without a recommendation made by Councilman Cabrera and seconded by Councilwoman Cabral. Roll call vote - motion passes unanimously.(00:04:03)

- C) 20-3673 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT TO THE LOCAL GOVERNING BODY AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DORAL; DESIGNATING A NEW VOLUNTARY OVERLAY DISTRICT ENTITLED "DORAL ARTS REUSE DISTRICT" LOCATED NORTH OF DOWNTOWN DORAL CONSISTING OF 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; AND PROVIDING FOR AN EFFECTIVE DATE (00:05:10)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Exhibit A - Location Map

10 Exhibit A - Proposed Zoning Map Amendment Reso

10 Attachment A - Legal Advertisement

10 Res. No. 20-Zoning Map Amendment Dtown Arts Reuse District

Public Hearing: There were no comments received for public hearing.

Motion to transmit without a recommendation made by Councilman Cabrera and seconded by Councilwoman Mariaca. Roll call vote - motion passes unanimously.(00:05:40)

- D) 20-3672 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR 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 (00:06:28)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Presentation

10 Exhibit A - Location Map

10 Attachment A - Legal Advertisement

10 Res. No. 20-Land Development Code Text Amendments Dwnt Arts Reuse District

Public Hearing: There were two comments received for public hearing.

Motion to transmit without a recommendation made by Councilman Cabrera and seconded by Councilwoman Mariaca. Roll call vote - motion passes unanimously.(00:07:14)

- E) **20-3712 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT TO THE LOCAL GOVERNING BODY AN AMENDMENT TO THE CITY OF DORAL LAND DEVELOPMENT CODE, AMENDING CHAPTER 75 "PUBLIC ARTS PROGRAM", SECTION 75-103, "ADMINISTRATION OF THE PROGRAM", SECTION 75-104, "MEMBERSHIP IN THE PUBLIC ART PROGRAM ADVISORY BOARD", SECTION 75-107, "APPLICABILITY", SECTION 75-108.1, "CERTIFICATE OF OCCUPANCY"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (00:08:26)**

10 Legislation Text

10 Planning and Zoning Staff Report

10 Attachment A - Legal Advertisement

10 Res. No. 20-Text Amendment to Chapter 75 Public Arts Program

Public Hearing: There were no comments received for public hearing.

Motion to transmit without a recommendation made by Councilman Cabrera and seconded by Councilwoman Mariaca. Roll call vote - motion passes unanimously.(00:08:58)

- F) **20-3718 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT TO THE LOCAL GOVERNING BODY A TEXT AMENDMENT TO THE CITY OF DORAL LAND DEVELOPMENT CODE, AMENDING CHAPTER 83 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "SUBDIVISIONS"; PROVIDING CLARIFICATION FOR CITYWIDE PLATTING PROCESSES AND REQUIREMENTS; PROVIDING A REVISION TO THE LANGUAGE CONFORMING TO THE CITY PROCESSES**

AND A REVISION TO THE APPROVAL PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (00:10:08)

10 Legislation Text

10 Memo

10 Attachment A - Legal Advertisement

10 Res. No. 20-Text Amendment to Chapter 83 Subdivisions

Public Hearing: There were no comments received for public hearing.

Motion to transmit without a recommendation made by Councilman Cabrera and seconded by Councilwoman Cabral. Roll call vote - motion passes unanimously.(00:10:37)

6) Adjournment (00:11:16)

Meeting adjourns at 12:06 pm.(00:11:19)

Respectfully submitted,

Connie Diaz, MMC
City Clerk

Motion to approve the minutes of the May 13, 2020 Local Planning Agency made by ____ and seconded by ____.

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

APPROVED and ADOPTED this 10 day of June, 2020.

JUAN CARLOS BERMUDEZ, MAYOR

DRAFT MINUTES
CITY OF DORAL
COUNCIL ZONING MEETING - VIRTUAL

WEDNESDAY, MAY 13, 2020 11:30 A.M.

CITY HALL COUNCIL CHAMBERS
8401 N.W. 53rd TERRACE, 3rd FLOOR
DORAL, FL 33166

The City of Doral Council Zoning Meeting will be held as a VIRTUAL MEETING with the elected officials, administration and City staff participating via video conferencing. Governor DeSantis' Executive Order Number 20-69 and Extension 20-112 suspended the requirements of Section 112.286, Florida Statutes and the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings. Public Comments: members of the public that wish to provide comments may do so by emailing the City Clerk at cityclerk@cityofdoral.com. Comments must be submitted with your name and full address by Tuesday, May 12, 2020. The comments will be circulated to the elected officials and administration, as well as remain as a part of the record for the meeting. The meeting will be broadcasted live for members of the public to view on the City of Doral's website (<https://www.cityofdoral.com/government/city-clerk/council-meetings>) as well as Channel 77 and Facebook Live.

1) Call to Order / Roll Call of Members

Meeting was called to order at 12:16 pm. All members were present.

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

Also present were:

- Albert Childress, City Manager
- Connie Diaz, City Clerk
- Luis Figueredo, City Attorney

2) Pledge of Allegiance (00:00:22)

3) Invocation (00:01:38)

Albert Childress, City Manager gave the invocation. (00:01:41)

4) **Agenda / Order of Business** (00:02:23)

By consensus, Agenda / Order of Business was approved.(00:02:24)

5) **Public Comments (Via Email)** (00:02:32)

There were no public comments received.(00:02:33)

6) **Public Hearings** (00:02:45)

A) **20-3715 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR HD DORAL, A ±4.1327 ACRE PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NW 58 STREET AND NW 97 AVENUE, DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE** (00:02:57)

Legislation Text

Memo

Approval Letter

Exhibit A - Letter of Intent and Application

Exhibit B - Miami-Dade County Approval Letter

Exhibit C - Surveyor Approval Letter

Exhibit D - HD Doral Final Plat

Exhibit E - T-Plat Approval

Opinion of Title

Attachment A - Legal Advertisement

Res. No. 20-HD Doral Final Plat

Public Hearing: there were no comments received for public hearing.

Motion to approve made by Councilman Cabrera and seconded by Councilwoman Mariaca. Roll call vote - motion passes unanimously.(00:03:16)

B) **20-3716 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR CANARIAS CENTRAL, A ±2.54 ACRE PARCEL OF LAND LOCATED WEST OF NW 82 AVENUE BETWEEN NW 47 TERRACE AND NW 46 TERRACE DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE** (00:04:18)

Legislation Text

Memo

Approval Letter

- 10 Exhibit A - Letter of Intent and Application
- 10 Exhibit B - Miami-Dade County Approval Letter
- 10 Exhibit C - Surveyor Approval Letter
- 10 Exhibit D - Final Plat
- 10 Exhibit E - T-Plat Approval
- 10 Opinion of Title
- 10 Attachment A - Legal Advertisement
- 10 Res. No. 20-Canarias Central Final Plat

Public Hearing: there were no comments received for public hearing.

Motion to approve made by Councilman Cabrera and seconded by Councilwoman Cabral. Roll call vote - motion passes unanimously.(00:04:35)

First Reading

- C) **20-3677 Ordinance #2020-06 "Comprehensive Plan Amendment Downtown Arts Reuse District" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN, FUTURE LAND USE MAP (FLUM) TO INCLUDE AND GRAPHICALLY DISPLAY THE "DOWNTOWN ARTS REUSE DISTRICT" OVERLAY BOUNDARIES REFERENCED IN POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY OF THE FUTURE LAND USE ELEMENT; AND AUTHORIZING THE TRANSMITTAL OF THE MAP AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (00:05:31)**

- 10 Legislation Text
- 10 Planning and Zoning Staff Report
- 10 Exhibit A - Proposed FLUM Amendment Ord
- 10 Attachment A - Legal Advertisement
- 10 Ord. No. 2020-06 Comprehensive Plan Amendment Downtown Arts Reuse District

Public Hearing: there were no comments received for public hearing.

Motion to approve Ordinance 2020-06 on First Reading with the changes discussed made by Councilwoman Mariaca and seconded by Vice Mayor Fraga. Roll call vote - motion passes unanimously.(00:06:11)

- D) **20-3676 Ordinance #2020-05 "Text Amendment FLUE Industrial Downtown Arts Reuse Area" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A TEXT AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY, TO INCLUDE THE "DOWNTOWN ARTS REUSE DISTRICT" PROVISIONS FOR**

ALL PROPERTIES DESIGNATED "INDUSTRIAL" IN THE CITY'S FUTURE LAND USE MAP (FLUM) LOCATED NORTH OF DOWNTOWN DORAL WITHIN THE AREA 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; AND AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (01:09:31)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Attachment A - Legal Advertisement

10 Ord. No. 2020-05 Text Amendment FLUE Industrial Downtown Arts Reuse Area

Public Hearing: there were no comments received for public hearing.

Motion to approve Ordinance 2020-05 on First Reading made by Councilman Cabrera and seconded by Councilwoman Cabral. Roll call vote - motion passes unanimously.(01:10:24)

E) **20-3679 Ordinance #2020-08 "Zoning Map Amendment Doral Arts Reuse District" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DORAL, DESIGNATING A NEW VOLUNTARY OVERLAY DISTRICT ENTITLED "DORAL ARTS REUSE DISTRICT" LOCATED NORTH OF DOWNTOWN DORAL, CONSISTING OF 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; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (01:11:30)**

10 Legislation Text

10 Planning and Zoning Staff Report

10 Exhibit A - Location Map

10 Exhibit A - Proposed Zoning Map Amendment Ord

10 Attachment A - Legal Advertisement

10 Ord. No. 2020-08 Zoning Map Amendment Doral Arts Reuse District

Public Hearing: there were no comments received for public hearing.

Motion to approve Ordinance 2020-08 on First Reading made by Councilman Cabrera and seconded by Vice Mayor Fraga. Roll call vote - motion passes unanimously.(01:12:00)

F) **20-3678 Ordinance #2020-07 "Land Development Code Text Amendment Downtown Arts Reuse District" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING**

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 AREA DOMINATED BY HEAVY COMMERCIAL AND INDUSTRIAL USES TO A MORE VIBRANT MIX OF USES THAT CAPITALIZE ON ITS PROXIMITY TO THE DOWNTOWN CORE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (01:13:11)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Presentation

10 Exhibit A - Location Map

10 Exhibit A - Location Map Ord

10 Attachment A - Legal Advertisement

10 Ord. No. 2020-07 Land Development Code Text Amendment Downtown Arts Reuse District

Public Hearing: there were two comments received for public hearing.

Alexander Adams, Planning and Zoning Director, addressed the Council and presented the item.

Motion to approve Ordinance 2020-07 on First Reading made by Councilwoman Mariaca and seconded by Councilman Cabrera. Roll call vote - motion passes unanimously. (01:14:05)

- G) **20-3713 Ordinance #2020-10 "Text Amendment Chapter 75 Public Arts Program" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A TEXT AMENDMENT TO THE CITY OF DORAL LAND DEVELOPMENT CODE, AMENDING CHAPTER 75 "PUBLIC ARTS PROGRAM", SECTION 75-103, "ADMINISTRATION OF THE PROGRAM", SECTION 75-104, "MEMBERSHIP IN THE PUBLIC ARTS PROGRAM ADVISORY BOARD", SECTION 75-107, "APPLICABILITY", SECTION 75-108.1, "CERTIFICATE OF OCCUPANCY"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE (01:15:12)**

10 Legislation Text

10 Planning and Zoning Staff Report

10 Attachment A - Legal Advertisement

10 Ord. No. 2020-10 Text Amendment Chapter 75 Public Arts Program

Public Hearing: there were no comments received for public hearing.

Alexander Adams, Planning and Zoning Director, addressed the Council and presented the item.

Motion to approve Ordinance 2020-10 on First Reading made by Councilman Cabrera and seconded by Councilwoman Mariaca. Roll call vote - motion passes unanimously.(01:15:46)

- H) **20-3717 Ordinance #2020-11 "Text Amendment to Chapter 83 Subdivisions" AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 83 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "SUBDIVISIONS"; PROVIDING CLARIFICATION FOR CITYWIDE PLATTING PROCESSES AND REQUIREMENTS; PROVIDING A REVISION TO THE LANGUAGE CONFORMING TO THE CITY PROCESSES; PROVIDING A REVISION TO THE APPROVAL PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE** (01:19:10)

10 Legislation Text

10 Memo

10 Attachment A - Legal Advertisement

10 Ord. No. 2020-11 Text Amendment to Chapter 83 Subdivisions

Public Hearing: there were no comments received for public hearing.

Motion to approve Ordinance 2020-11 on First Reading made by Councilman Cabrera and seconded by Councilwoman Mariaca. Roll call vote - motion passes unanimously.(01:19:36)

Second Reading

- I) **20-3598 Ordinance #2020-01 "Text Amendment to Section 53-128 "Marijuana Treatment Dispensaries" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 53, ARTICLE II, DIVISION 5, SECTION 53-128, ENTITLED "USE COMPATIBILITY TABLE", OF THE CITY OF DORAL LAND DEVELOPMENT CODE; PROHIBITING MEDICAL MARIJUANA TREATMENT CENTER DISPENSARIES WITHIN ALL ZONING DISTRICTS IN THE CITY OF DORAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE** (01:26:55)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Exhibit A - OMMU Weekly Update

10 Attachment A - Legal Advertisement

10 Ord. No. 2020-01 Marijuana Treatment Dispensaries

Public Hearing: there were no comments received for public hearing.

Motion to approve Ordinance 2020-01 on Second Reading made by Councilman Cabrera and seconded by Councilwoman Cabral. Roll call vote - motion passes unanimously. (01:27:26)

7) **Adjournment** (01:28:59)

Meeting adjourns at 1:46 pm(01:29:02)

Respectfully submitted,

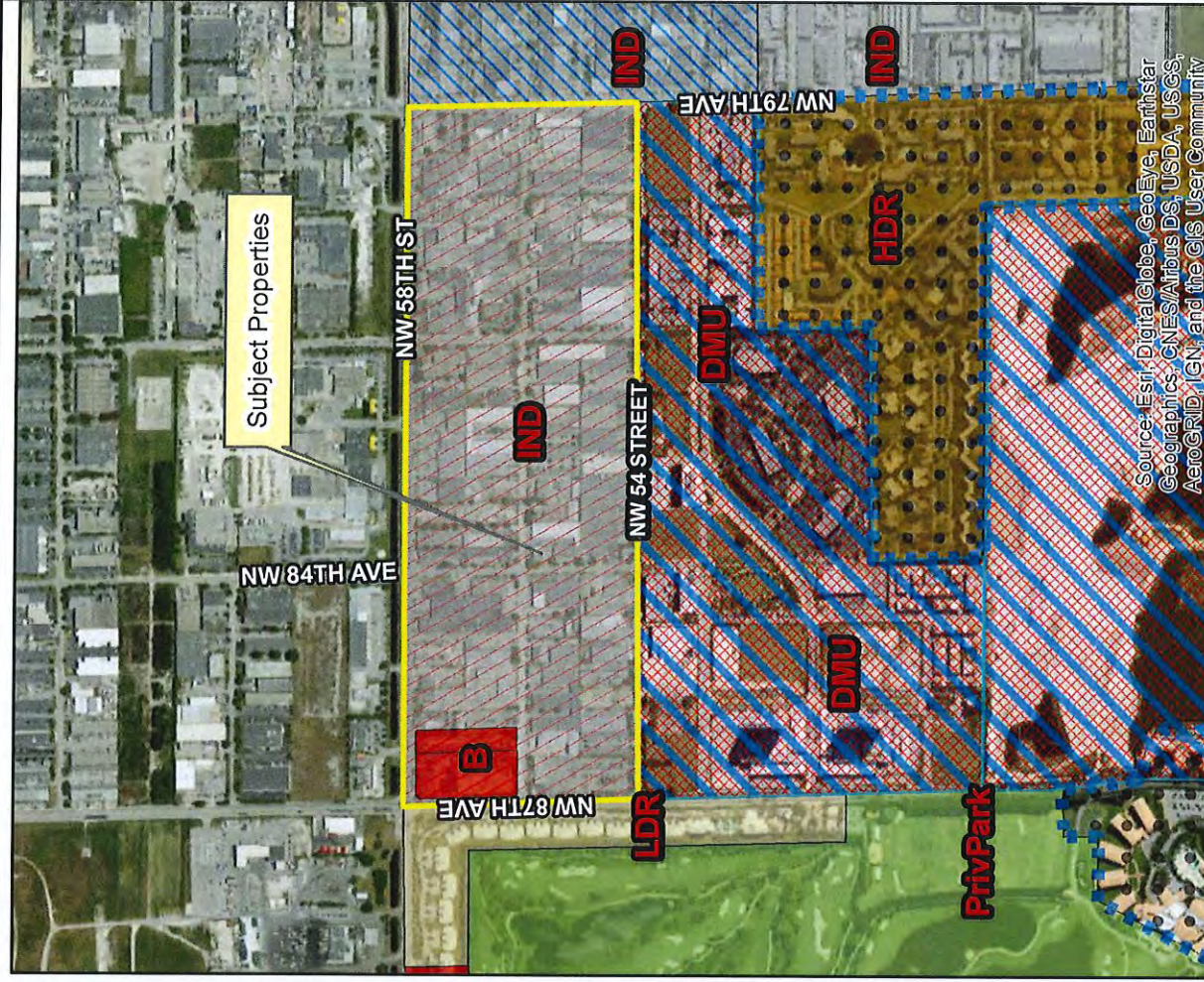
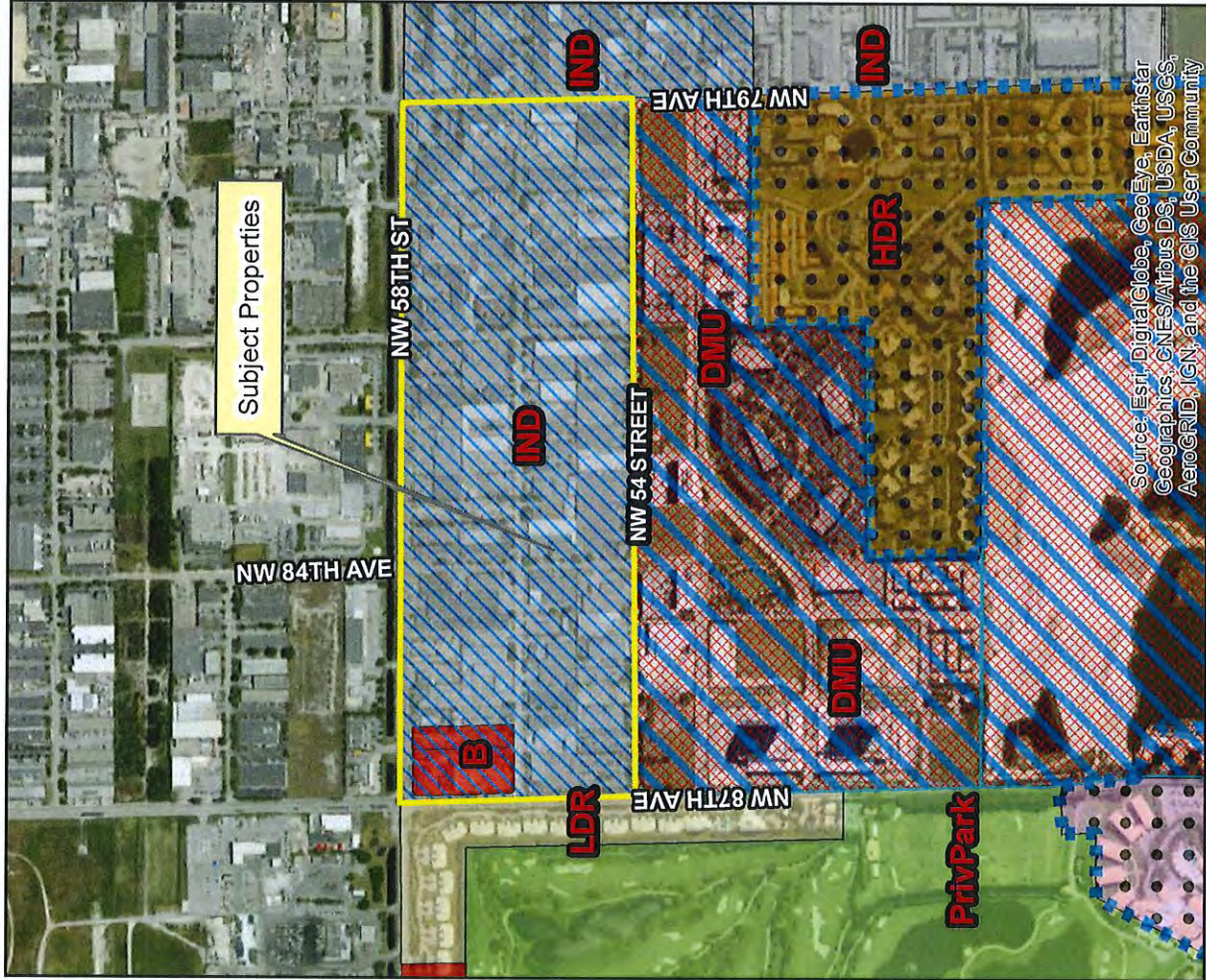
Connie Diaz, MMC
City Clerk

Motion to approve the minutes of the May 13, 2020 Council Zoning Meeting made by _____ and seconded by _____.

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

APPROVED and ADOPTED this 10 day of June, 2020.

JUAN CARLOS BERMUDEZ, MAYOR



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Current FLUM Category

- Business (B)
- Urban Central Business District
- DMU Opportunity Area
- CMU Opportunity Area
- Downtown Mixed Use (DMU)
- High Density Residential (HDR)
- Industrial (IND)
- Low Density Residential (LDR)
- Private Park (PrivPark)
- Adaptive Reuse Area

City of Doral



Proposed FLUM Overlay Boundary



Planning & Zoning Department
2030 Future Land Use Map