



**PROPOSED  
TEXT AMENDMENT TO THE CITY OF DORAL  
COMPREHENSIVE PLAN, FUTURE LAND USE  
ELEMENT  
(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 a text amendment to the City of Doral Comprehensive Plan, Future Land Use Element for the implementation of the Downtown Arts Reuse District**

Dear Mr. Eubanks:

The City of Doral (the "City") is hereby submitting an approved text amendment to the City of Doral Comprehensive Plan, Future Land Use Element, for the implementation of the Downtown Arts Reuse District, in accordance with Sec. 163.3184, Florida Statutes, Expedited State Review Process for Adoption of the text amendment to the City of Doral Comprehensive Plan.

On May 13, 2020, the City Council approved on first reading via Ordinance No. 2020-05 the transmittal of an amendment to the City of Doral Comprehensive Plan, Future Land Use Element for the implementation of the Downtown Arts Reuse District 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 text amendment application to the City of Doral Comprehensive Plan, Future Land Use Element was also considered by City's Local Planning Agency on May 13, 2020, and Resolution No. 20-88 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 text amendment to the City of Doral Comprehensive Plan, Future Land Use Element for the implementation of the Downtown Arts Reuse District.

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).

The following provides an overview of the proposed text amendment to the City of Doral Comprehensive Plan, Future Land Use Element:

### **Future Land Use Element**

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**Policy 2.1.2:** The following future land use categories contained in the City's Future Land Use Map are identified, and the use and development standards for each are defined below. Important features and special areas are also described.

\* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

The adaptive reuse of existing buildings is encouraged in this category within the "Downtown Arts Reuse District" area bounded by NW 58th Street on the north, NW 54th Street on the south, NW 79th Avenue on the east, and NW 87th Avenue on the west; that retail and service uses shall be permitted up to 100 percent of the total floor area and farmers market, food halls, entertainment, health/exercise and small scale recreational indoor/outdoor sports facilities are allowed in this area. Where landscaped open space or floor area ratio is nonconforming to the requirements of this Future Land Use Element or the City's Land Development Code, the adaptive reuse of an existing building shall not require the provisions of additional landscaped open space or decrease in floor area ratio. The installation of on-street parking and sidewalks shall be encouraged to the greatest extent possible or as required by Public Works in connection with any adaptive reuse of existing buildings within this district.

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Deletions are indicated by strikethrough. Insertions are indicated by underline

Complete copies of the proposed text 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, Future Land Use Element 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 text 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. 20-88**

**LOCAL GOVERNMENT ORDINANCE No. 2020-05**

**STAFF REPORT**

**RESOLUTION No. 20-88**

**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 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**

**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**, 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**, 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**, City Staff has proposed a Comprehensive Plan text amendment modifying Policy 2.1.2 entitled "Industrial" category to include the "Downtown Arts Reuse District", consisting of approximately 113 acres, including provisions for all properties designated "Industrial" located within the area bounded by NW 87<sup>th</sup> Avenue on the west, NW 58<sup>th</sup> Street on the North, NW 79<sup>th</sup> Avenue on the east and NW 54<sup>th</sup> Street on the south, as depicted on "Exhibit A"; 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 a proposed comprehensive plan amendment are provided in Section 53-213 of the City's Land Development Code and that the proposed text amendment to the City's Comprehensive Plan 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 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) a text amendment to the



City's 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" located north of Downtown Doral within the area bounded by NW 87<sup>th</sup> Avenue on the west, NW 58<sup>th</sup> Street on the north, NW 79<sup>th</sup> Avenue on the east and NW 54<sup>th</sup> Street on the south. The Comprehensive Plan of the City of Doral is hereby amended as follows:

### **Future Land Use Element**

\*\*\*

**Policy 2.1.2:** The following future land use categories contained in the City's Future Land Use Map are identified, and the use and development standards for each are defined below. Important features and special areas are also described.

\* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

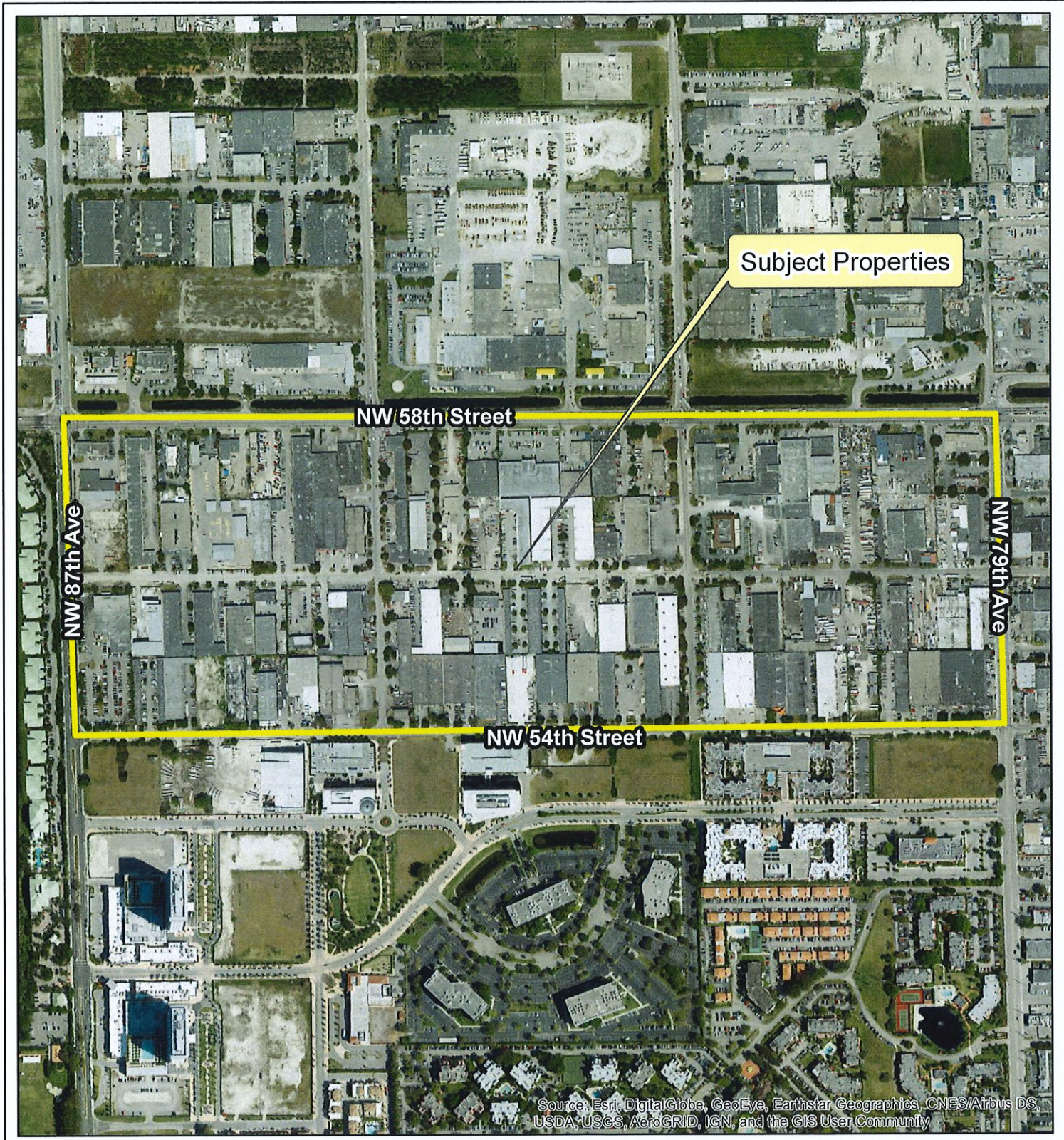
The adaptive reuse of existing buildings is encouraged in this category within the "Downtown Arts Reuse District" area bounded by NW 58th Street on the north, NW 54th Street on the south, NW 79th Avenue on the east, and NW 87th Avenue on the west; that retail and service uses shall be permitted up to 100 percent of the total floor area and farmers market, food halls, entertainment, health/exercise and small scale recreational indoor/outdoor sports facilities are allowed in this area. Where landscaped open space or floor area ratio is nonconforming to the requirements of this Future Land Use Element or the City's Land Development Code, the adaptive reuse of an existing building shall not require the provisions of additional landscaped open space or decrease in floor area ratio. The installation of on-street parking and sidewalks shall be encouraged to the greatest extent possible or as required by Public





# 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





**ORDINANCE No. 2020-05**

**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<sup>TH</sup> AVENUE ON THE WEST, NW 58<sup>TH</sup> STREET ON THE NORTH, NW 79<sup>TH</sup> AVENUE ON THE EAST AND NW 54<sup>TH</sup> 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 CONFLICT; 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**, 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 character; and



**WHEREAS**, City Staff has proposed a text amendment to the City's Comprehensive Plan, Future Land Use Element, modifying Policy 2.1.2 entitled "Industrial" category to include the "Downtown Arts Reuse District", consisting of approximately 113 acres, including provisions for all properties designated "Industrial" located north of Downtown Doral within the area bounded by NW 87<sup>th</sup> Avenue on the west, NW 58<sup>th</sup> Street on the north, NW 79<sup>th</sup> Avenue on the east and NW 54<sup>th</sup> Street on the south; and

**WHEREAS**, the proposed "Downtown Arts Reuse District" provisions 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 comprehensive plan amendment are provided in Section 53-213 of the City's Land Development Code and that the proposed text amendment to the City's Comprehensive Plan 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 text 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 May 13, 2020 at which hearing all interested persons were afforded an opportunity to be heard and this text amendment to the City's Comprehensive Plan was approved on first reading.

**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 City Council of the City of Doral hereby approve/deny a text amendment to the City's 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" located north of Downtown Doral within the area bounded by NW 87<sup>th</sup> avenue on the west, NW 58<sup>th</sup> street on the north, NW 79<sup>th</sup> avenue on the east and NW 54<sup>th</sup> street on the south. The Comprehensive Plan of the City of Doral is hereby amended as follows<sup>1</sup>:

### **Future Land Use Element**

\*\*\*

**Policy 2.1.2:** The following future land use categories contained in the City's Future Land Use Map are identified, and the use and development standards for each are defined below. Important features and special areas are also described.



\* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

The adaptive reuse of existing buildings is encouraged in this category within the "Downtown Arts Reuse District" area bounded by NW 58th Street on the north, NW 54th Street on the south, NW 79th Avenue on the east, and NW 87th Avenue on the west; that retail and service uses shall be permitted up to 100 percent of the total floor area and farmers market, food halls, entertainment, health/exercise and small scale recreational indoor/outdoor sports facilities are allowed in this area. Where landscaped open space or floor area ratio is nonconforming to the requirements of this Future Land Use Element or the City's Land Development Code, the adaptive reuse of an existing building shall not require the provisions of additional landscaped open space or decrease in floor area ratio. The installation of on-street parking and sidewalks shall be encouraged to the greatest extent possible or as required by Public Works in connection with any adaptive reuse of existing buildings within this district.

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**Section 3.** The City Manager or his/her designee is hereby authorized to transmit the text amendment to the City's Comprehensive Plan 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 \_\_\_ day of \_\_\_, 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 FIGUEREDO, ESQ.  
CITY ATTORNEY





## Memorandum

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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: Text Amendment to the City of Doral Comprehensive Plan, Future Land Use Element  
for the implementation of the Downtown Arts Reuse District (First Reading)

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### **PROPOSAL:**

The proposed Downtown Arts Reuse District is to be located to the north of Downtown Doral and is to provide an eclectic mixed use industrial/retail arts 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 and allow them in our Comprehensive Plan and City Code of Ordinances.

### **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 places 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 and visiting in Doral. To continue and be able to expand Doral's arts culture, allow creative arts as a specialty small scale manufacturing, and to create an area that is a non-residential entertainment, retail, arts and crafts-oriented district. The

city has identified this area north of downtown to create a dynamic district complementary to the center city.

On September 26, 2018, the City Council approved a contract with Tindale-Oliver and Associates to assist the Planning and Zoning staff in creating a plan that would enable a diverse mix of uses focusing on the arts and artistic/ craft related companies. The area is bounded by 87<sup>th</sup> Av to the west, 58<sup>th</sup> St to the north, 79<sup>th</sup> Av to the east, and 54<sup>th</sup> St to the south.

On December 12, 2018, the City hosted a public workshop and focus group meeting to engage public involvement and stakeholder input. Following these meetings city staff and the consultant has continued to refine the parameters of the proposed ordinance. At this time, we are ready to submit the accompanying ordinance, map amendments, and comprehensive plan changes in order to implement the desired Doral Arts Reuse District.

**PROPERTY INFORMATION**

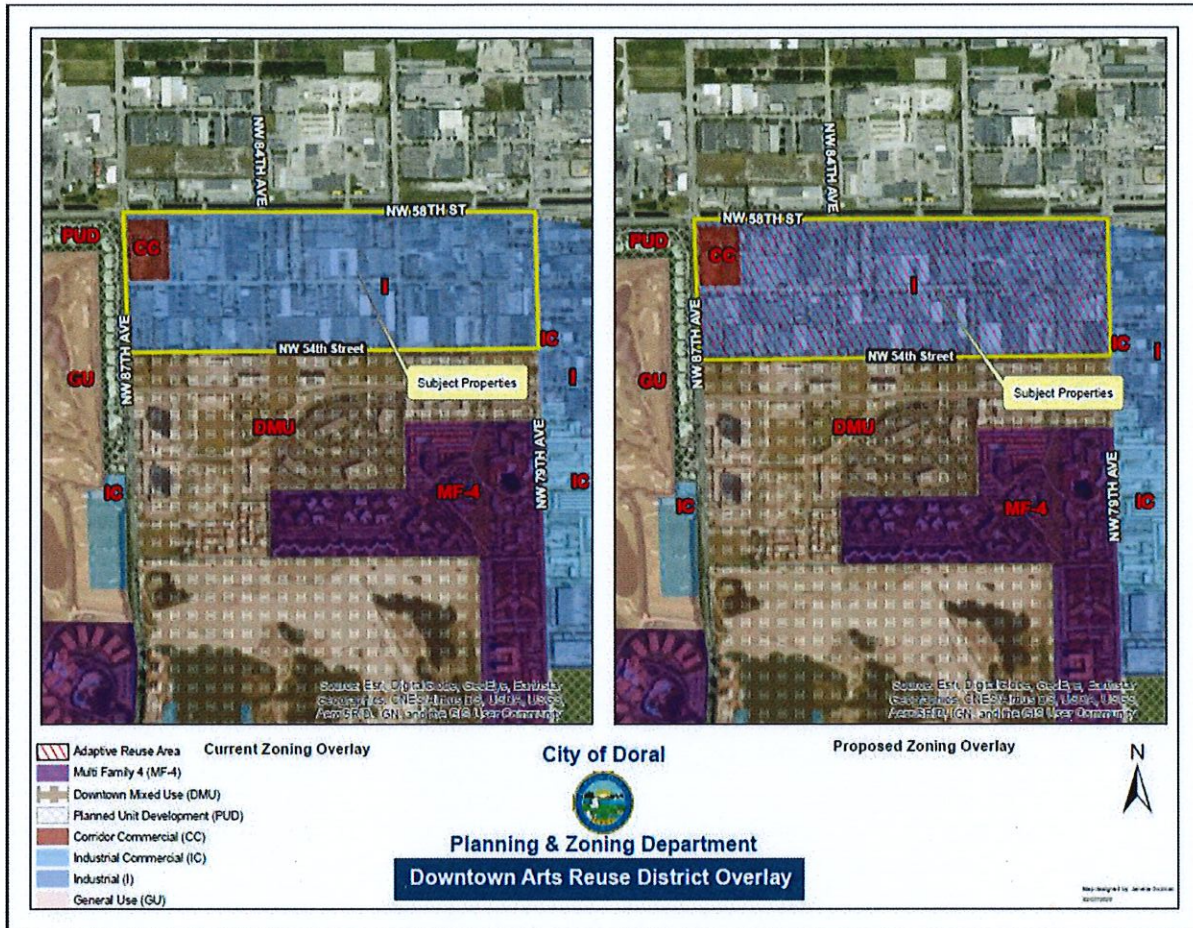
Table I provides a brief overview of the subject area.

<b>Table I</b>		
<b>Downtown Arts Reuse District</b>		
<b>Property Information</b>		
	<b>General Information</b>	<b>Responses</b>
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.”



Figure A



<b>Table II</b>				
<b>Downtown Arts Reuse District</b>				
<b>Adjacent Land Uses and Zoning Districts Matrix</b>				
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

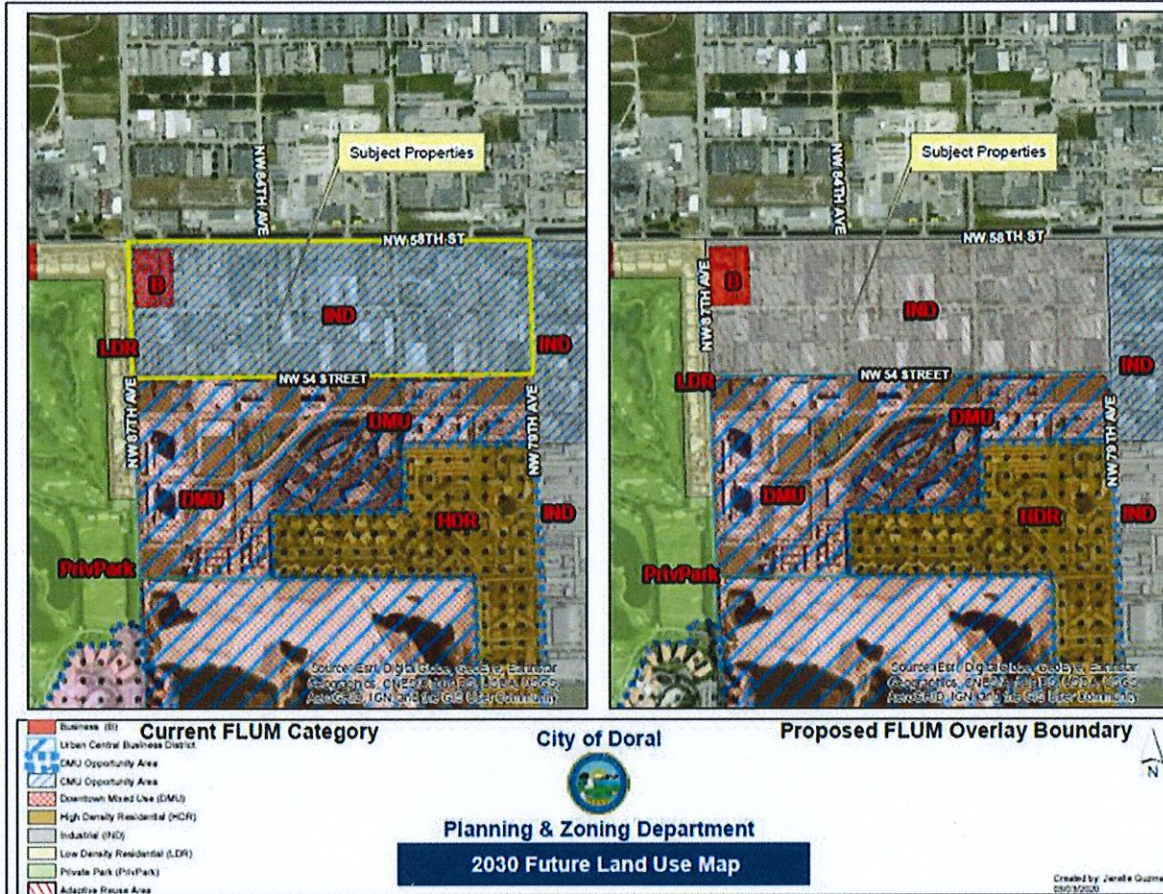
Table III provides the existing subject site characteristics.

<b>Table III</b>			
<b>Downtown Arts Reuse District</b>			
<b>Existing Subject Site Characteristics</b>			
	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 ordinance would amend the city’s Comprehensive Plan Policy 2.1.2, “Industrial” category to include the “Downtown Arts Reuse District”. This text 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. The purpose of the text 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.

**B. LAND DEVELOPMENT CODE**

The proposed ordinance would amend the City’s Land Development Code of Ordinances by amending Chapter 68, Article 5, Division 5, establishing allowable uses specific to the area within 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 6 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 areas 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 a 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 text 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**

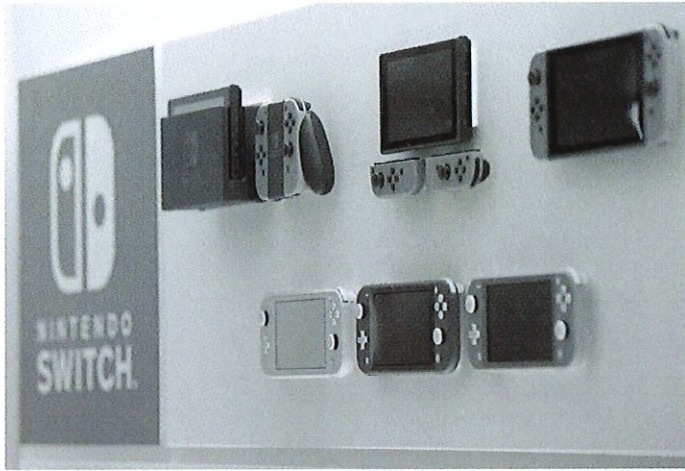
**LOCAL PLANNING AGENCY DRAFT MINUTES  
(VIRTUAL MEETING)**

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



**BANKING/ FINANCE**

# Nintendo Switch in High Demand, and There Aren't Enough of Them



KIYOSHI OTA/BLOOMBERG NEWS

Thanks to best-selling (and surprisingly therapeutic) games such as Animal Crossing: New Horizons, the Nintendo Switch has become a massive hit during the pandemic.

by Austin Carr

I was late to the whole Animal Crossing thing, but a few days ago I, too, decamped for a virtual island utopia, where I can breathe fresh digital air, chase butterflies, plant bright tulips and fish for sea bass (so many sea bass). Thanks to best-selling (and surprisingly therapeutic) games such as Animal Crossing: New Horizons, the Nintendo Switch has become a massive hit during the pandemic. There's just one problem for Nintendo Co.: It can't make them fast enough.

The inventory crunch serves as a reminder of how crucial supply chain management is in the COVID-19 era. The disease has decimated many industries, cost millions of jobs and taken thousands of lives, but the companies that sell equipment to enable people to work from or pass idle hours at home have benefited. From PCs and smartphones to tablets and wearables, the current batch of winners and losers of the hardware market will likely be decided by which companies can build enough products to meet demand from sheltered populations.

Nintendo was unprepared for the sales surge and is now said to be scrambling to ramp up production and procure key electronic parts. The big question: Will the Japanese company be able to fix its supply chain woes before demand wanes?

Back in February, as the coronavirus was spreading around the globe, Nintendo started to see early indications of supply constraints. Component shortages in China were reportedly affecting factory output in Vietnam. Switch shipments to Nintendo's home country of Japan were delayed due to supplier bottlenecks, an alarming prospect for the hits-driven business, which had potential blockbuster games like Animal Crossing and Minecraft Dungeons coming out in the spring.

"We do not see any major impact on the shipment to the U.S. currently, but we will remain vigilant and take steps if necessary," a Nintendo spokesperson told Bloomberg at the time. "It's possible

the supply would be affected by the virus if it becomes more widespread and prolonged."

Spoiler: It did. By the following month, the hardware shortages followed the virus's spread around the world. The Switch was nowhere to be found in North America at Amazon, Best Buy, Target or Walmart. Unscrupulous Switch scalpers, with the aid of bots, began hawking the console on Amazon.com Inc.'s and eBay Inc.'s reseller marketplaces at aggressive markups of 55% or far more. Some crafty gamers even started to build their own knock-off Switch systems from scratch.

Still, sales climbed skyward. Last month's sales outpaced rivals', according to research firm NPD Group, and purchase volume more than doubled from last year. The device is sold out practically everywhere.

Nintendo is now purportedly aiming to boost its production to 22 million units this fiscal year, a remarkable uptick considering the Switch is already 3 years old. That's more than Nintendo sold in the U.S., its biggest market, from the console's debut in 2017 to last year. Yet, these efforts may not sate demand anytime soon: One analyst suggested retail stock might not catch up to demand until June.

While sold-out inventory is a good problem for Nintendo to have, it could fail to fully capitalize on the moment. Many people bored at home may opt instead to purchase a PlayStation from Sony Corp. or Xbox from Microsoft Corp., which said it has managed to resolve its supply chain challenges. Nintendo's Switch constraints raises questions, too, about what impact these issues are having on its online subscription service, which is substantially smaller than rival internet multiplayer portals and currently a target of hackers. And what does this mean for the company's newer and less expensive console, the handheld-only Switch Lite, which is still available in spite of so much public demand for its sister console?

**Austin Carr reports for Bloomberg News.**



## 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 text amendment to the City of Doral's Comprehensive Plan, Future Land Use Element. 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](mailto: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 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, 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**

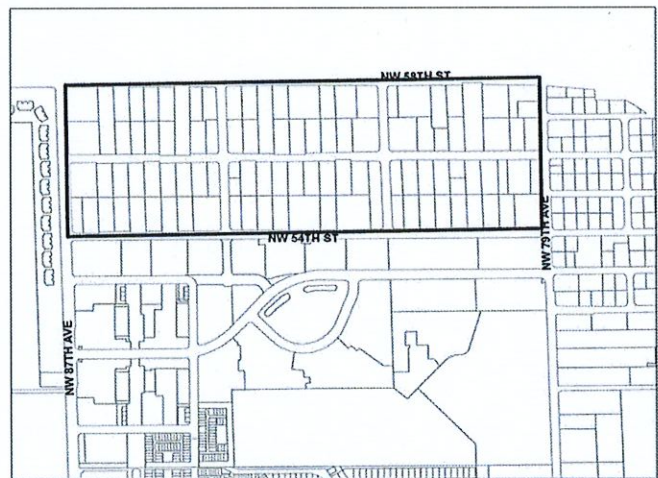
HEARING NO.: 20-05-DOR-02

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 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" 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 (as shown in the Location Map below).

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 text amendment to the City of Doral Comprehensive Plan, Future Land Use Element. 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](mailto: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. 2020-05

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 CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

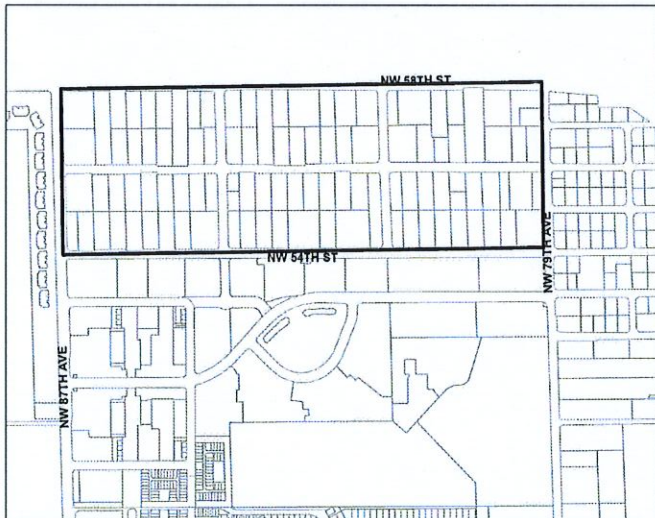
HEARING NO.: 20-05-DOR-08

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 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" 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.

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

# Justices Restore Insurers' \$12B Claims in Key Obamacare Dispute



JOHN DISNEY

"These holdings reflect a principle as old as the nation itself: The government should honor its obligations," Justice Sonia Sotomayor wrote for the 8-1 majority.

by Marcia Coyle and Mike Scarcella

The U.S. Supreme Court revived claims from insurers for billions of dollars in payments under a provision of the Affordable Care Act that established risk management protections to encourage companies to participate in the market.

The justices, ruling 8-1 against the Trump administration, said the U.S. government had an obligation to make \$12 billion in payments under the so-called risk corridor program, a scheme that was designed to provide protections for insurers who claimed losses for participating in the centerpiece health exchanges set up by the ACA.

Congress established an obligation for the government to make those payments, and that obligation was not later repealed, Justice Sonia Sotomayor said for the majority on Monday.

"These holdings reflect a principle as old as the nation itself: The government should honor its obligations," Sotomayor wrote. "Soon after ratification, Alexander Hamilton stressed this insight as a cornerstone of fiscal policy."

The court overturned a decision by the U.S. Court of Appeals for the Federal Circuit and said the insurance companies can sue the government for damages.

"Insurance carriers had many reasons to participate in these new exchanges. Through the Affordable Care Act, they gained access to millions of new customers with tax credits worth 'billions of dollars in spending each year,'" Sotomayor wrote. "But the exchanges posed some business risks, too—including a lack of 'reliable data to estimate the cost of providing care for the expanded pool of individuals seeking coverage.'"

Justice Samuel Alito Jr. dissented, writing that the majority's decision had "the effect of providing a massive bailout for insurance companies that took a calculated risk and lost. These companies chose to participate in an Affordable Care Act program that they thought would be profitable."

Alito wrote that his main objection to the majority's opinion was its creation of a private right of action for damages sought by the insurers under the federal Tucker Act. That act, he wrote, "provides a waiver of sovereign immunity and a

grant of federal-court jurisdiction, but it does not create any right of action."

At the Supreme Court, the Justice Department argued that any obligation to make risk corridor payments was scrapped when Congress "expressly prohibited" the U.S. Health and Human Services Department from continuing to make payments using certain funds.

Paul Clement of Kirkland & Ellis argued for insurers at the Supreme Court. The carriers contended that the U.S. government executed a massive "bait and switch," promising payments under the risk corridor program but not making them.

"Like numerous other insurers, petitioners responded exactly as Congress intended, participating in the exchanges and charging lower premiums than they would have absent the government's commitment to share some of the risk," Clement, representing Oregon-based Moda Health Plan Inc., said in his petition in February at the Supreme Court.

Moda's lawyers argued that "the net effect was a bait-and-switch of staggering dimensions in which the government has paid insurers \$12 billion less than what was promised."

The court's decision in *Maine Community Health Options v. United States* came in four consolidated cases, including *Moda Health Plan v. United States*, *Blue Cross and Blue Shield of North Carolina v. United States* and *Land of Lincoln Mutual Health Insurance v. United States*.

The dispute attracted substantial friend-of-the-court briefing from health insurers across the country.

Lawyers from O'Melveny & Myers filed an amicus brief on behalf of Blue Cross Blue Shield Association, which advocates for the interests of 36 locally operated companies that provide insurance to nearly 106 million people.

"Blue Plans were disproportionately injured by the government's bait-and-switch. Of the \$12.3 billion in risk corridors obligations that the government has failed to pay, 40%—or nearly \$5 billion—is owed to Blue Plans," O'Melveny partner K. Lee Blalock II wrote in the friend-of-the-court brief.

Marcia Coyle covers the U.S. Supreme Court. Contact her at [mcoyle@alm.com](mailto:mcoyle@alm.com). On Twitter: @MarciaCoyle. Mike Scarcella is a senior editor on ALM Media's regulatory desk. Contact him at [mscarcella@alm.com](mailto:mscarcella@alm.com). On Twitter: @MikeScarcella.



**DRAFT MINUTES**  
**CITY OF DORAL**  
**LOCAL PLANNING AGENCY - VIRTUAL**

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**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](mailto: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 Dtnw 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 Dtnw 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,

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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.

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JUAN CARLOS BERMUDEZ, MAYOR



**DRAFT MINUTES**  
**CITY OF DORAL**  
**COUNCIL ZONING MEETING - VIRTUAL**

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**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](mailto: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

**RESOLUTION No. 19-153**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF  
THE CITY OF DORAL, FLORIDA, ADOPTING THE CITY OF  
DORAL ADAPTIVE REUSE STUDY AREA ACTION PLAN;  
PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN  
EFFECTIVE DATE**

**WHEREAS**, the City of Doral (the "City") has experienced significant population growth and development since its incorporation in 2003; and

**WHEREAS**, the evolution of Downtown Doral into a dynamic city center with restaurants, retail, and residential uses is driving interest in development and redevelopment of surrounding areas, such as the commercial and industrial area directly to the north; and

**WHEREAS**, on September 26, 2018, the Mayor and City Council approved a Work Order for Professional Services authorizing Tindale-Oliver & Associates to provide planning services to develop the Adaptive Reuse Study Area Action Plan (the "Plan") for the area generally described as bounded by NW 54<sup>th</sup> Street on the south, NW 58<sup>th</sup> Street on the north, NW 87<sup>th</sup> Avenue on the west and NW 79<sup>th</sup> Avenue on the east (the "Study Area"); and

**WHEREAS**, on December 12, 2018, the City of Doral hosted three (3) stakeholder meetings and one (1) public workshop to engage the community in the planning process; and

**WHEREAS**, staff has worked diligently with Tindale-Oliver & Associates on the Plan to provide recommendations and guidance on how to transition the existing commercial and industrial area north of Downtown Doral into an active, diverse and mixed-use neighborhood while preserving the industrial character; and



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

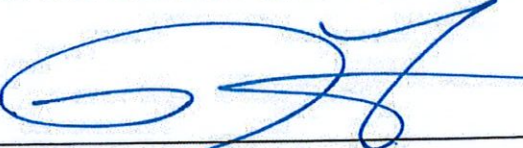
Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED this 19 day of June, 2019.

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

ATTEST:  
  
\_\_\_\_\_  
CONNIE DIAZ, EMC  
CITY CLERK

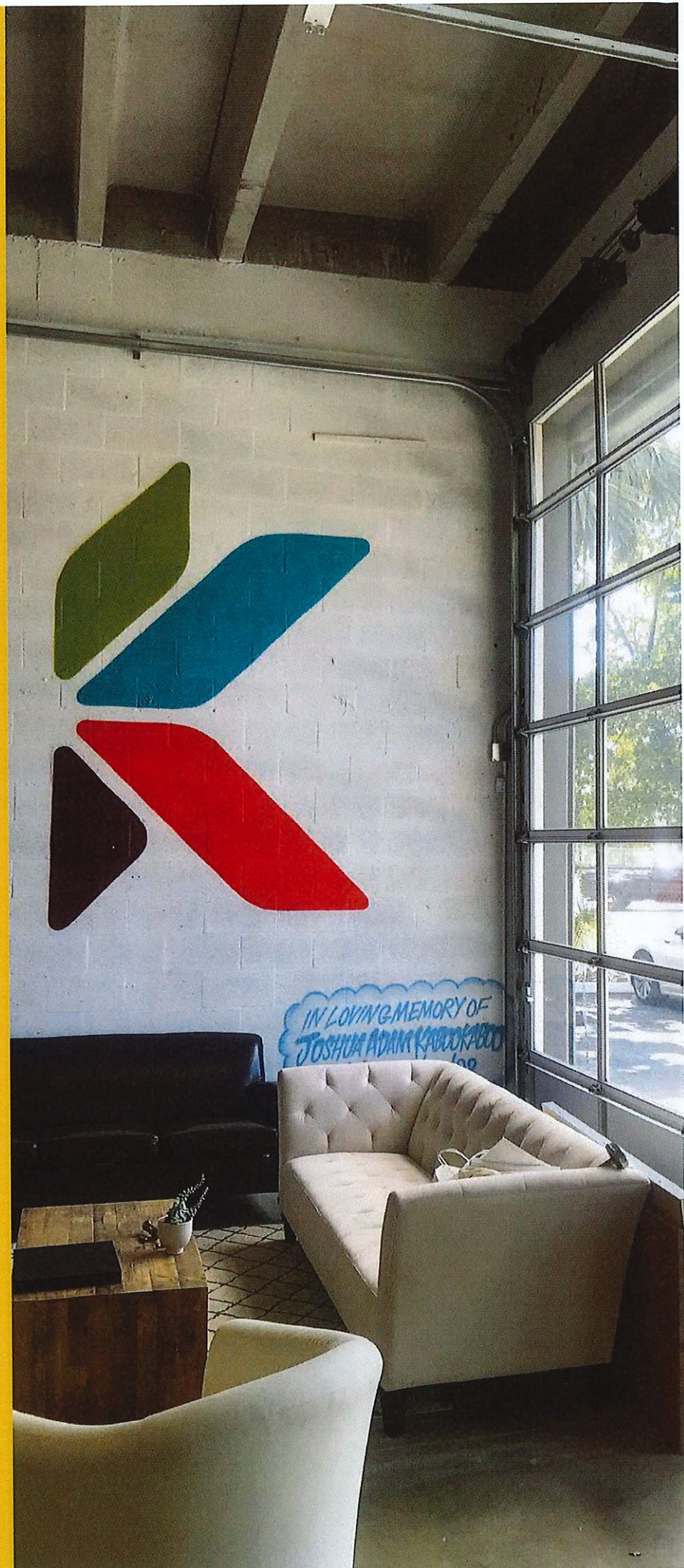
APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
LUIS FIGUEREDO, ESQ.  
CITY ATTORNEY



CITY OF DORAL  
ADAPTIVE REUSE  
STUDY AREA  
ACTION PLAN  
FINAL

MAY 2019





# TABLE OF CONTENTS

<b>Executive Summary</b>	<b>E-1</b>
<b>1.0 Introduction</b>	<b>1</b>
1.1 Plan Purpose and Process	2
1.2 Context Takeaways	8
1.3 Vision & Future Scenarios	11
<b>2.0 Key Takeaways &amp; Recommendations</b>	<b>13</b>
2.1 Land Use	14
2.2 Urban Design	24
2.3 Transportation & Connectivity	28
2.4 Economic Development	36
2.5 Organizational Structures	38
<b>3.0 Project Planning and Funding Strategies</b>	<b>39</b>
3.1 Capital & Non Capital Plan	40
3.2 Funding Strategies	44
3.3 Conclusion	46



POPULATION GROWTH 2010-2018

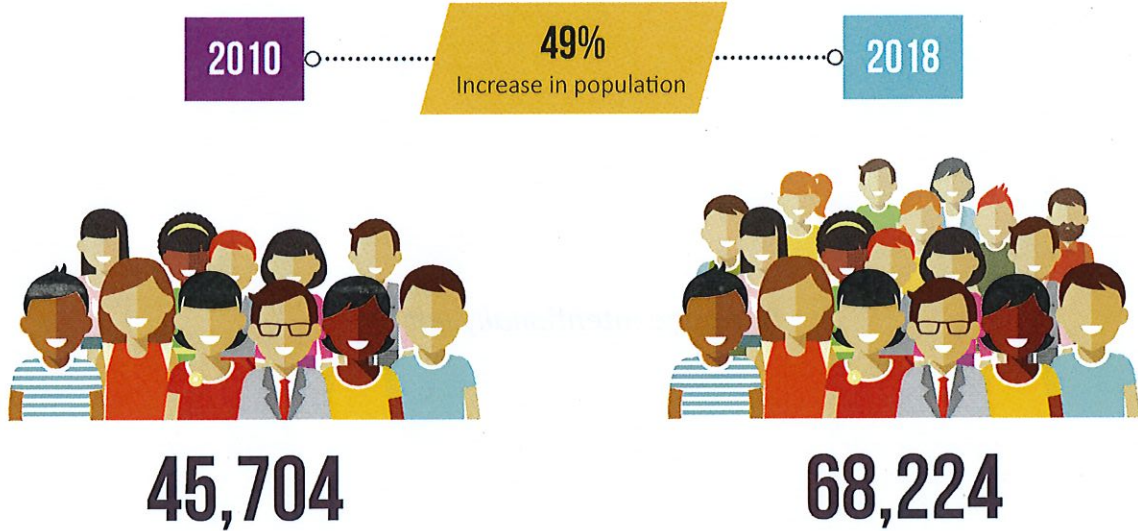


Figure E-1: Population Change from 2010 to 2018. Source: US Census, Bureau of Economic and Business Research.

PERCENT SQUARE FOOTAGE BY DECADE

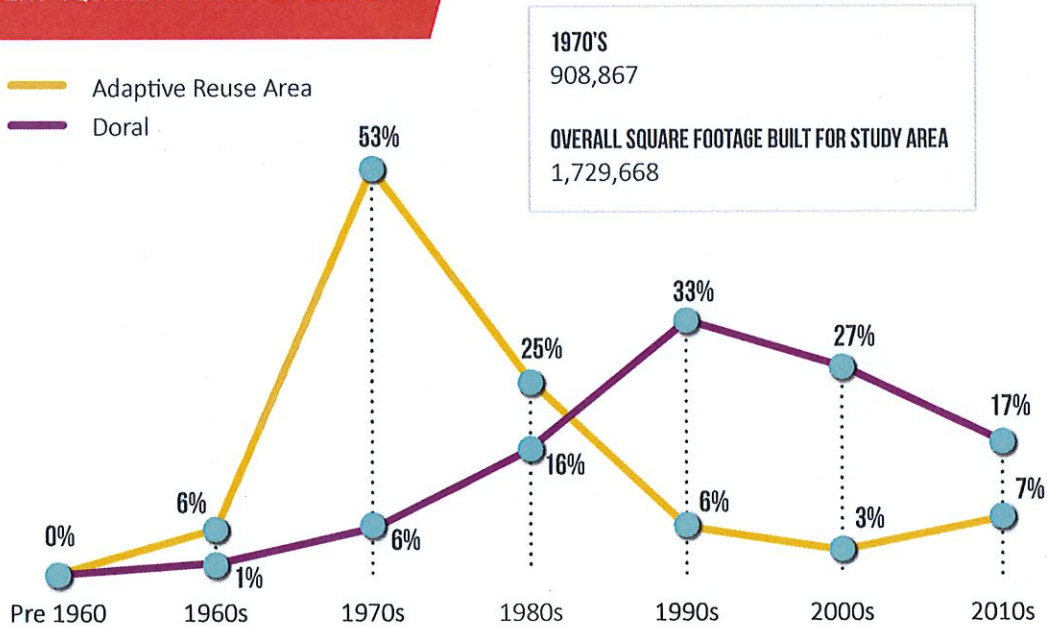
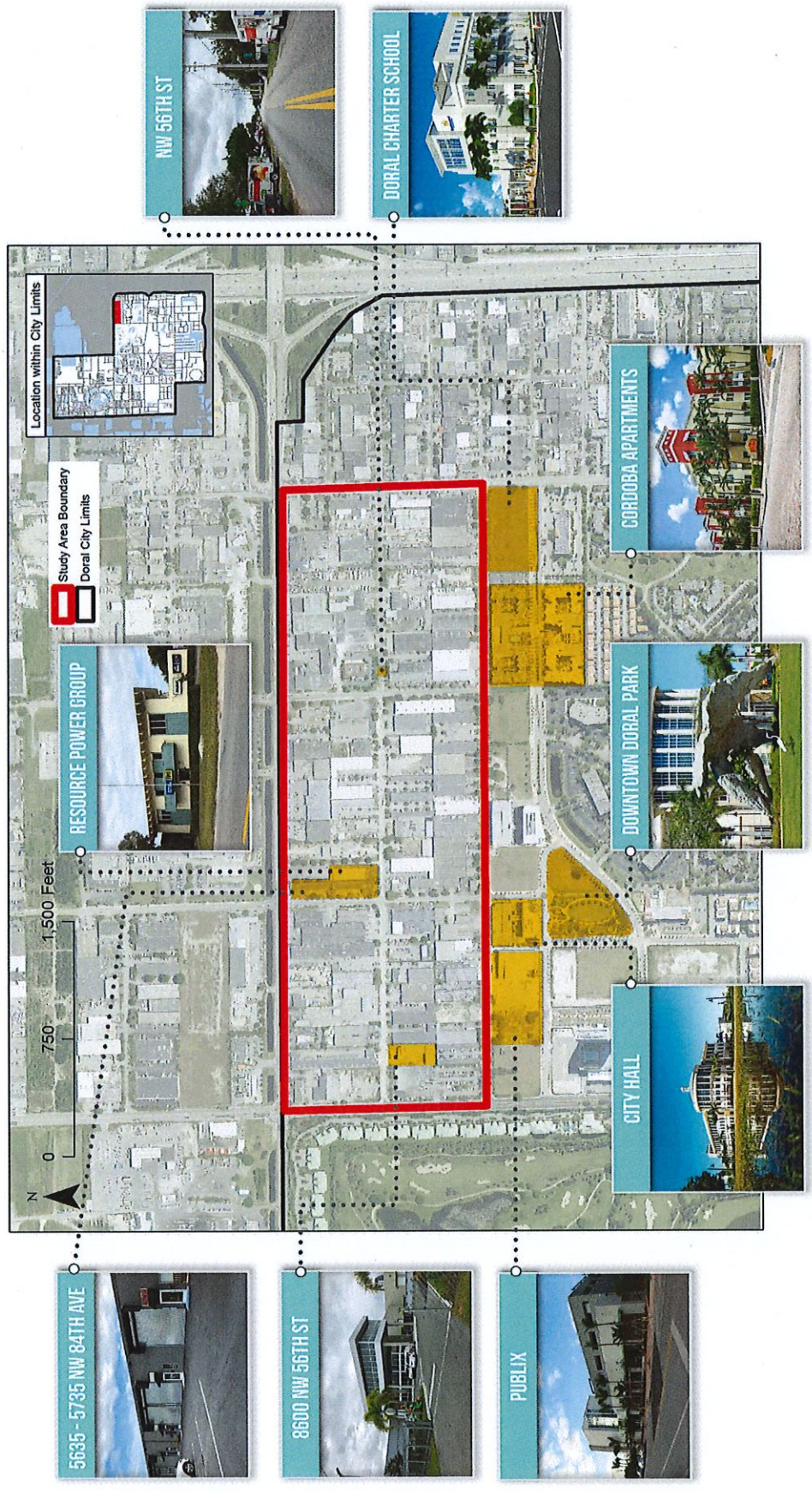


Figure E-2: Square Footage Built by Decade. Source: Florida Department of Revenue, 2018.





Map E-1: Study Area





The Plan provides key takeaways from an existing conditions analysis, case study research, and public outreach to guide redevelopment efforts (Figure E-3 illustrates the plan development and public outreach process); these takeaways are paired with recommendations for improvements and are followed by a capital improvements plan and funding strategies for implementation. This Executive Summary highlights recommendations by theme with a summary of associated implementation costs.

## LAND USE

- Expand allowable uses in the Study Area to include uses such as creative office, food and beverage, entertainment, assembly, expanded retail, and live/work uses.
- Modify the Community Mixed Use (CMU) Comprehensive Plan requirements, zoning requirements, and development review process to promote mixed-use and workforce housing in the Study Area.
- To maintain a unique local character as reuse and redevelopment occurs, institute permitting and design criteria that would make the Study Area less attractive to chain stores.
- Establish design and operating criteria to enhance compatibility between uses as the Study Area transitions towards the redevelopment vision of the Plan.

- Collaborate with Miami-Dade County to develop a land use vision for the unincorporated land immediately north of the Study Area, which has been subject of an annexation request by the City.

## URBAN DESIGN

- Evaluate and adjust site design requirements in the LDC for adaptive reuse of buildings; items to consider include provision of windows in building facades, allowance of murals, and allowance of creative signage.
- Evaluate and adjust site design requirements in the LDC for redevelopment projects in the Study Area to promote more urban-style development; items to consider include building height, reducing setbacks and requiring stepbacks, on-site parking location and design requirements, and active first floor requirements.
- The City should provide basic streetscape and infrastructure improvements to support adaptive reuse and redevelopment in the Study Area; improvements may include those related to permeable pavement, basic lighting, and reconstruction of the roadway between the curbs.
- Establish streetscape and infrastructure improvements or funding required of private redevelopment projects, which may include sidewalk additions, lighting in an updated style, landscaping, curb and gutter design, wayfinding and gateway signage, and placement of utility lines underground. Adjust the existing green

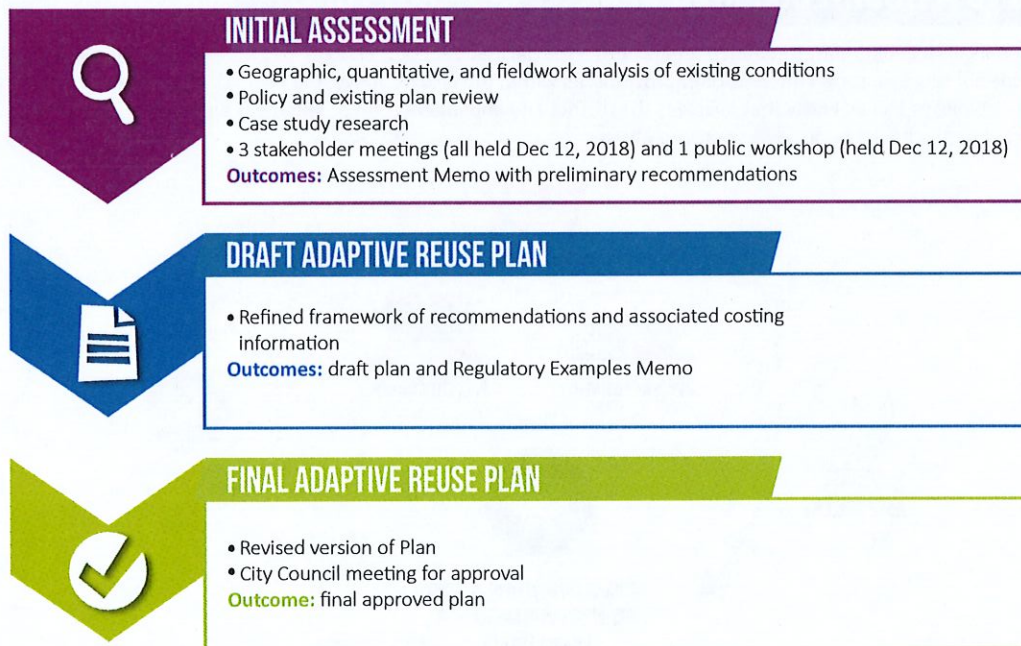


Figure E-3: Overview of Plan Development and Public Outreach Process



## CAPITAL AND NON-CAPITAL FUNDING SUMMARY

Figures E-5, E-6, and E-7 show the break-down of proposed project and program expenditures associated with the recommendations (including capital and non-capital). Note that recommended projects and programs require further evaluation and approval prior to implementation. See Section 3.0 for more information. Potential funding sources include:

- General Fund
- State Brownfield Program Incentives
- Special Assessment District Funds (e.g., BID)
- Impact Fees
- Stormwater Utility
- In-Lieu Parking Fee and Parking Trust Fund

### SHORT-TERM AND LONG-TERM COSTS

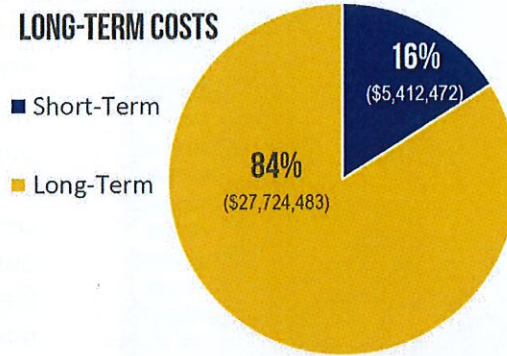


Figure E-5: Short-Term & Long-Term Costs

### CAPITAL AND NON-CAPITAL COSTS

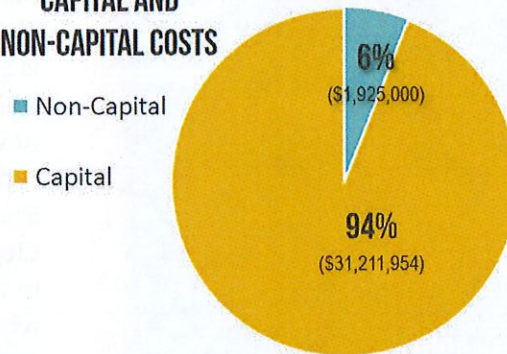


Figure E-6: Capital & Non-Capital Costs

### PROJECT COSTS BY TYPE

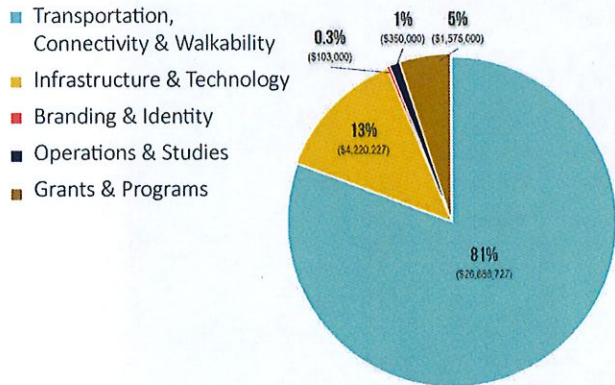


Figure E-7: Project Costs by Type



## 1.1 PLAN PURPOSE AND PROCESS

The recommendations in this Plan are based on an existing conditions analysis, case study research, and public outreach to guide redevelopment efforts. Figure 1-3 provides an overview of the plan development and public outreach process, and Figure 1-4 provides an overview of the case studies used to inform recommendations; more details can be found in the separate Assessment Memo document.

Note that in addition to serving as one of the case studies used to develop recommendations for the Plan, the Wynwood Arts District in Miami was further analyzed during the initial assessment for peer comparison to the Study Area given its proximity, and its artistic and industrial design character. Like the Study Area, Wynwood was previously zoned industrial. Then in 2015, the district was rezoned to facilitate its transition mainly to commercial uses with an arts focus. More details can be found in the Assessment Memo document.

The remainder of this section provides insights on Study Area context from the initial assessment and a discussion of potential types of redevelopment that could occur in the Study Area. The following summarizes information in each section of the Plan:

- **Section 2.0: Key Takeaways & Recommendations** – summarizes takeaways from the initial assessment and public outreach, as well as recommendations for redevelopment, by theme: Land Use, Urban Design, Transportation & Connectivity, Economic Development, and Organizational Structures
- **Section 3.0: Capital Planning & Funding Strategies** – suggests a capital and non-capital project plan in support of recommendations with recommended phasing and potential funding sources; concludes the plan with next steps for implementation.

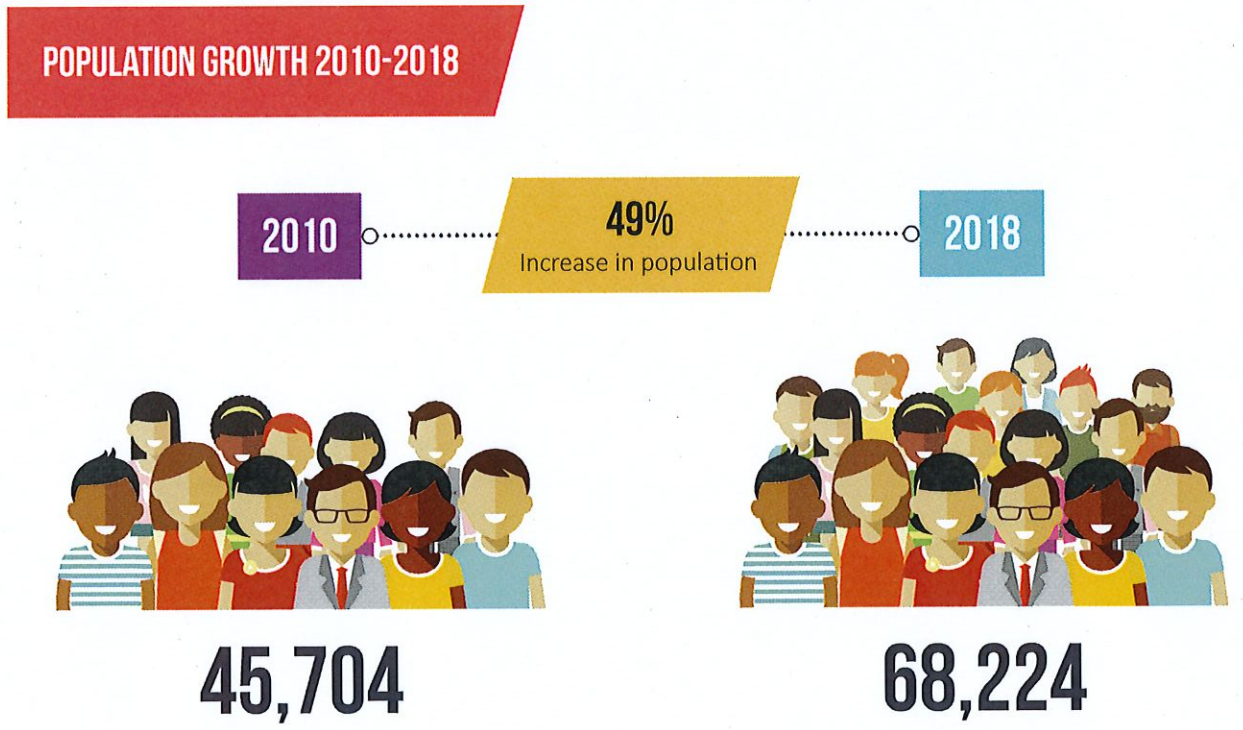
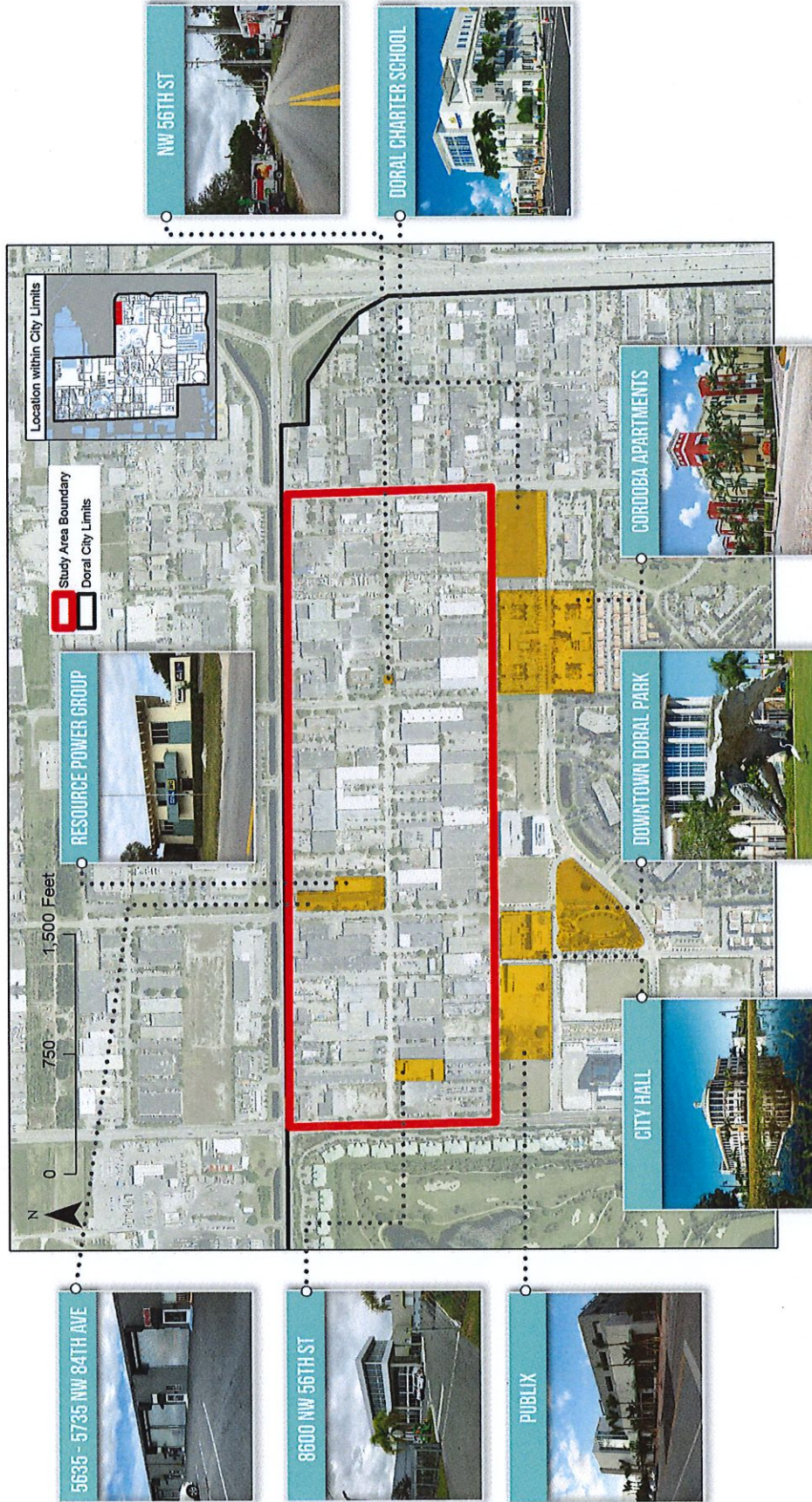


Figure 1-1: Population Change from 2010 to 2018. Source: US Census, Bureau of Economic and Business Research.



# 1.0 INTRODUCTION



Map 1-1: Study Area





PERCENT SQUARE FOOTAGE BY DECADE

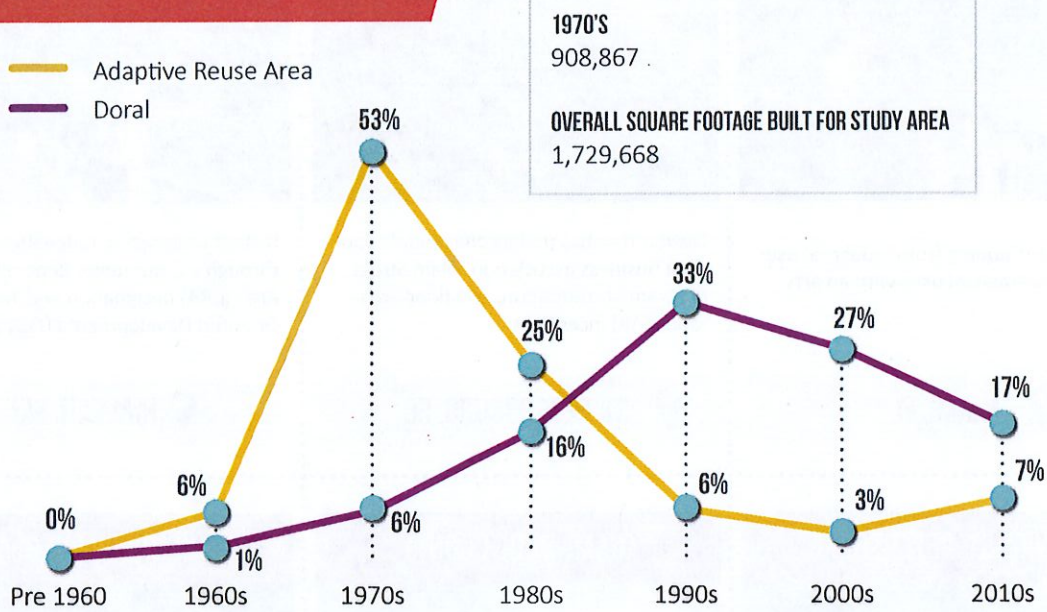


Figure 1-2: Square Footage Built by Decade. Source: Florida Department of Revenue, 2018

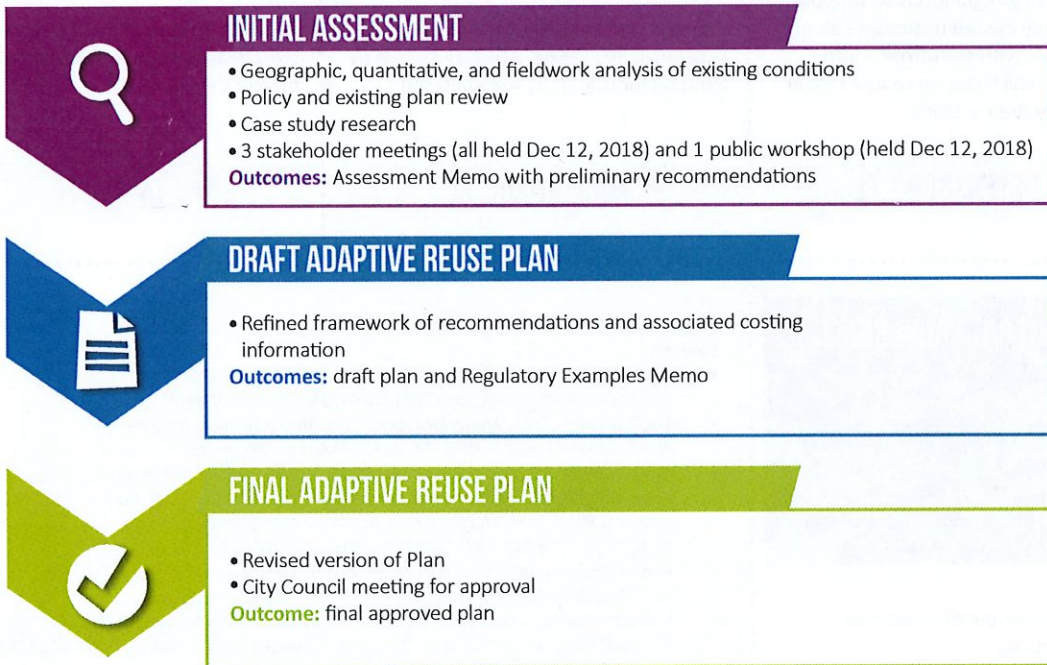


Figure 1-3: Overview of Plan Development and Public Outreach Process

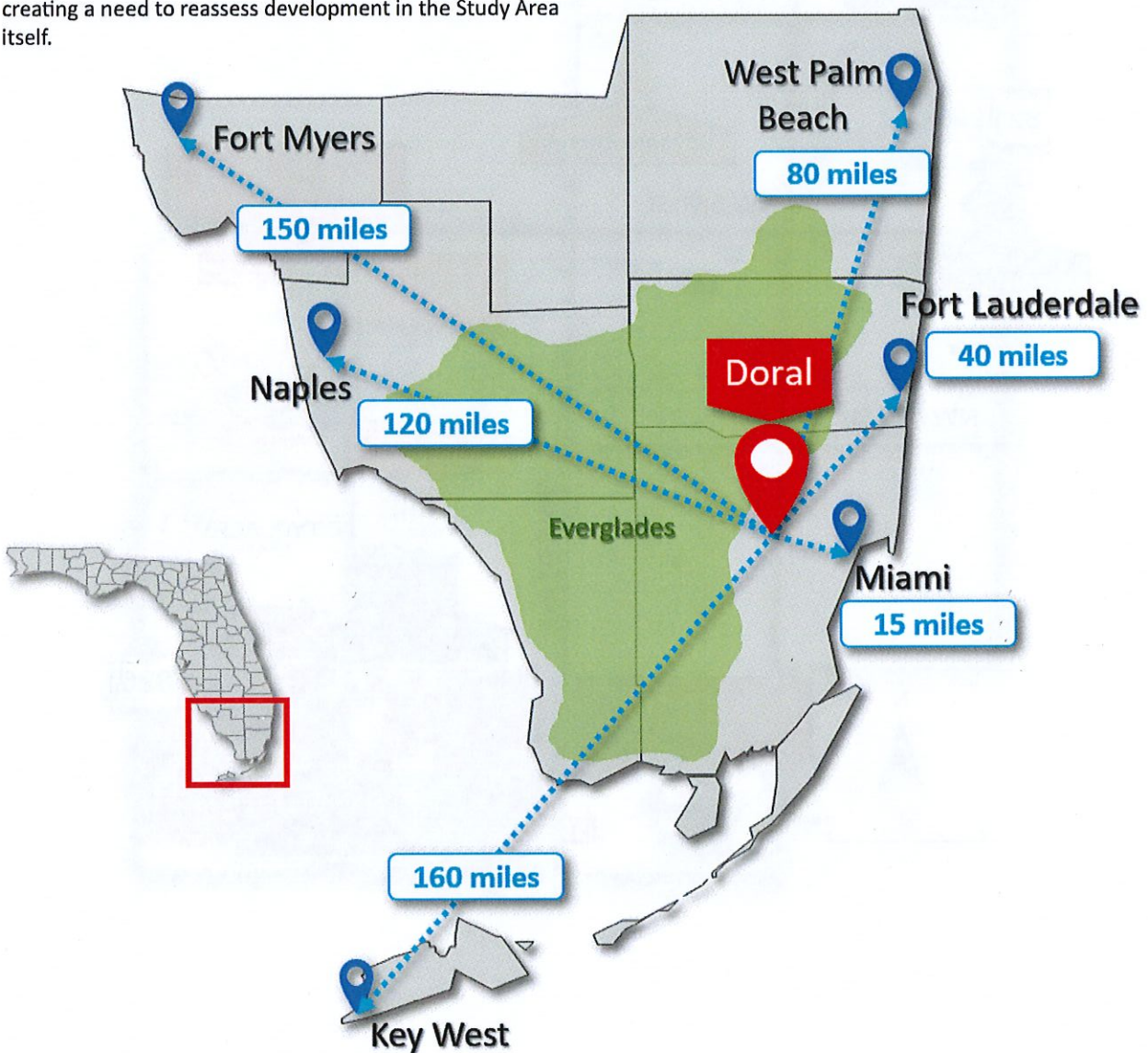


## 1.2 CONTEXT TAKEAWAYS

Doral's proximity to major population centers such as Miami and transportation/economic development infrastructure (see Map 1-2), as well as its sizable population growth and economic development activity, make it an attractive area for development and redevelopment efforts. This development and redevelopment can in turn support further growth and economic activity.

Major development with a mix of residential, commercial, office, and civic uses has been occurring south of the Study Area in Downtown Doral (see Map 1-3 and Figure 1-5), creating a need to reassess development in the Study Area itself.

As summarized in Figure 1-6, the taxable values in the Study Area have not seen as widespread positive change as have the rest of Doral and its other industrial areas. Redevelopment may help bring the taxable value increases in closer alignment with the city as a whole.



Map 1-2: Regional Context



Use	Downtown Doral Development Program (First Amendment Approval)
Retail/Commercial <sup>1</sup>	213,895 sq. ft.
Office	1,509,901 sq. ft. (upon final build-out and existing sq. ft. to remain)
Residential	2,840 dwelling units
Municipal/Civic	100,000 sq. ft.
School	800 students
Height	Between 4 and 18 stories; an area equal to 80% of the 18th story may rise from 19 to 20 stories

1. Retail/commercial may include offices.
2. Municipal/civic use that is not assigned to the development of a City Hall within the project may be converted by the Developer at its option to office use.



Figure 1-5: Downtown Doral Office at 8333 NW 53rd St. Sources: [www.loopnet.com/Listing/8333-NW-53rd-St-Doral-FL/6475964/](http://www.loopnet.com/Listing/8333-NW-53rd-St-Doral-FL/6475964/); Downtown Doral Urban Regulations (Revision approved: January 10, 2014)

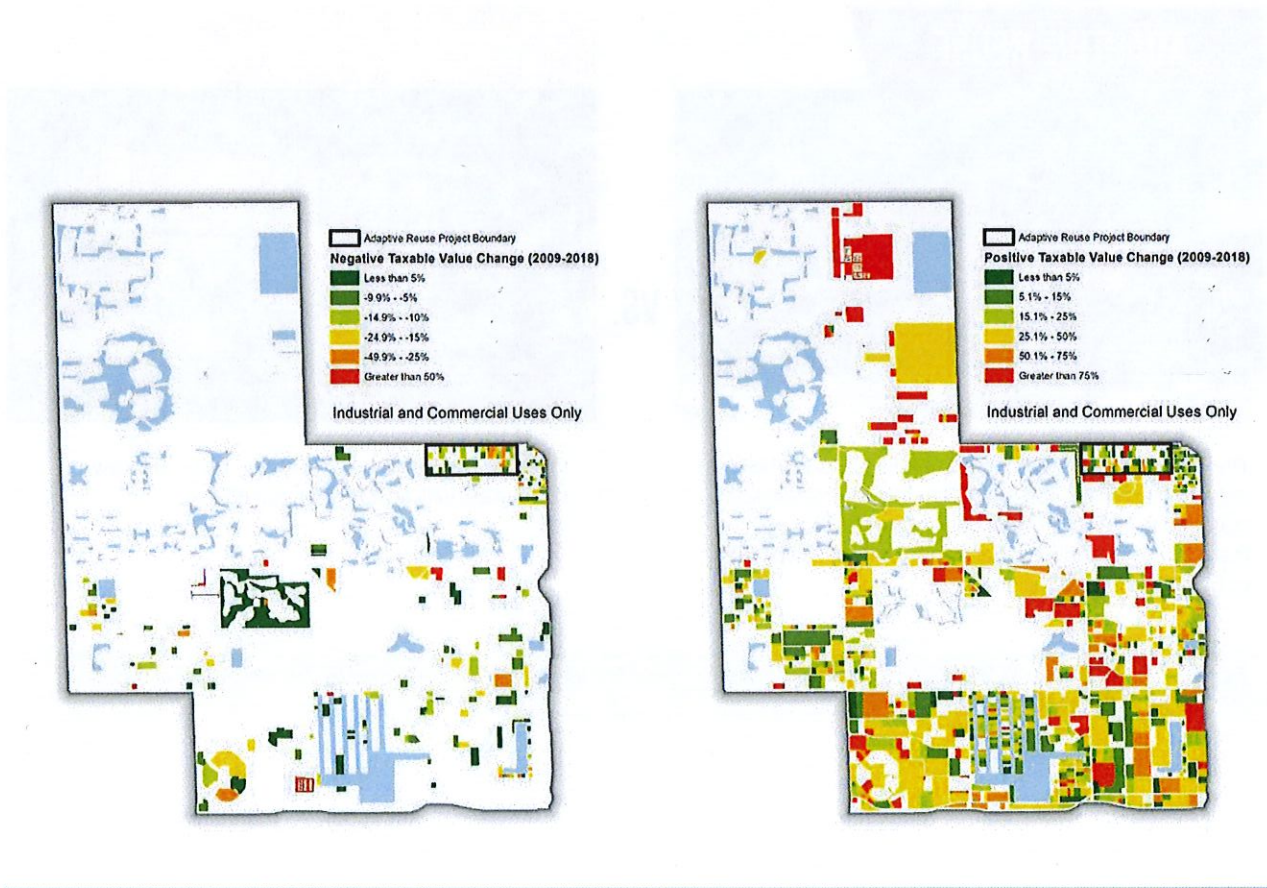
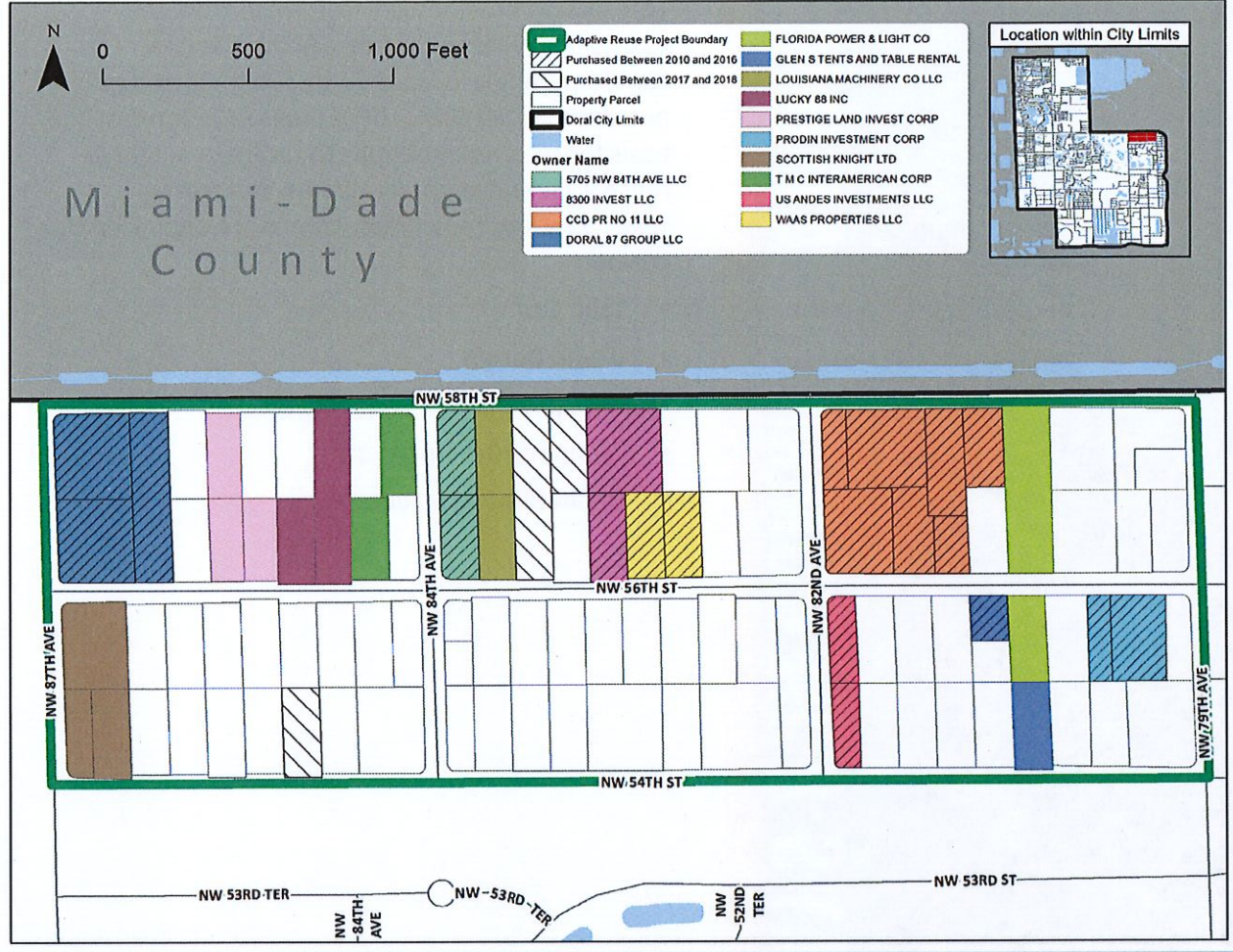


Figure 1-6: Taxable Value Change for Industrial and Commercial Uses. Source: Florida Department of Revenue, 2018





Map 1-4: Multiple Parcel Ownership by Single Owner

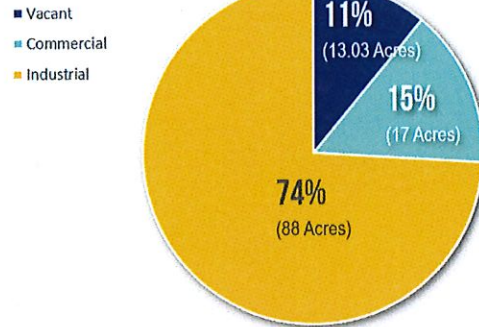


## 2.1 LAND USE

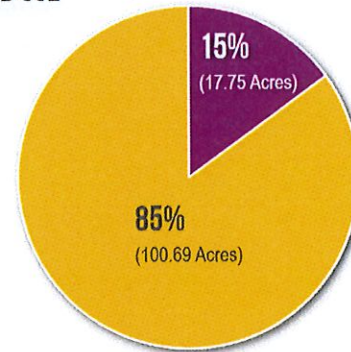
### RELATED ASSESSMENT MEMO TAKEAWAYS

- The Study Area is bordered by residential and commercial uses to the south and could evolve towards these uses as it redevelops; any infill and redevelopment efforts will also need to account for land use transitions between any incompatible uses, including coordination with the proposed annexation area to the north and any needed land use transitions (see future land use, zoning, and existing land use in Maps 2-1 and 2-2 and Figure 2-1).
- The current redevelopment project located at NW 87th Avenue and NW 58th Street is primarily retail in nature and signals a market desire to transition uses in the area away from industrial and heavy commercial in the Study Area (see Figure 2-2). However, allowable uses should be expanded to incorporate the full range of desired uses, which will ultimately facilitate adaptive reuse and redevelopment. The dimensional and design standards should also be evaluated for compatibility with the ultimate redevelopment vision of the Plan.
- Public and stakeholder input indicated that there is demand for creative office, restaurant, and other related space in the Study Area. The zoning code does not currently allow for many of these uses and should be updated.
- Public and stakeholder input indicated that there is currently little appetite for new-build residential development (apartments, condos, etc.), although building conversions to allow for live/work are supported. The Doral Housing Master Plan also identifies the Study Area as a location to target workforce housing initiatives, which may be coupled with residential in mixed-use projects.
- The Community Mixed Use Opportunity Area Overlay can facilitate the transition of the Study Area to include CMU, which incorporates commercial and residential uses. The City can modify the CMU category to incentivize mixed-use projects.
- Allowable uses in the Hialeah Market District case study that may serve as an example for uses in the Study Area include co-retail spaces, manufacturing-enabled retail, live/work units (conditional use), retail businesses, service businesses, mixed-use commercial/residential, parking structures, parks and recreational/cultural facilities.
- Allowable uses in Wynwood Arts District case study that serve as an example for those in the Study Area include manufacturing-enabled retail, art gallery, privately-owned public open spaces.

#### EXISTING LAND USE



#### FUTURE LAND USE



#### EXISTING ZONING

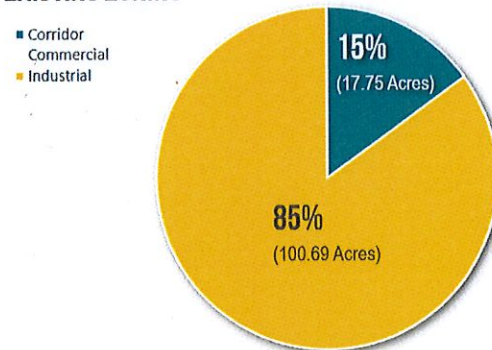
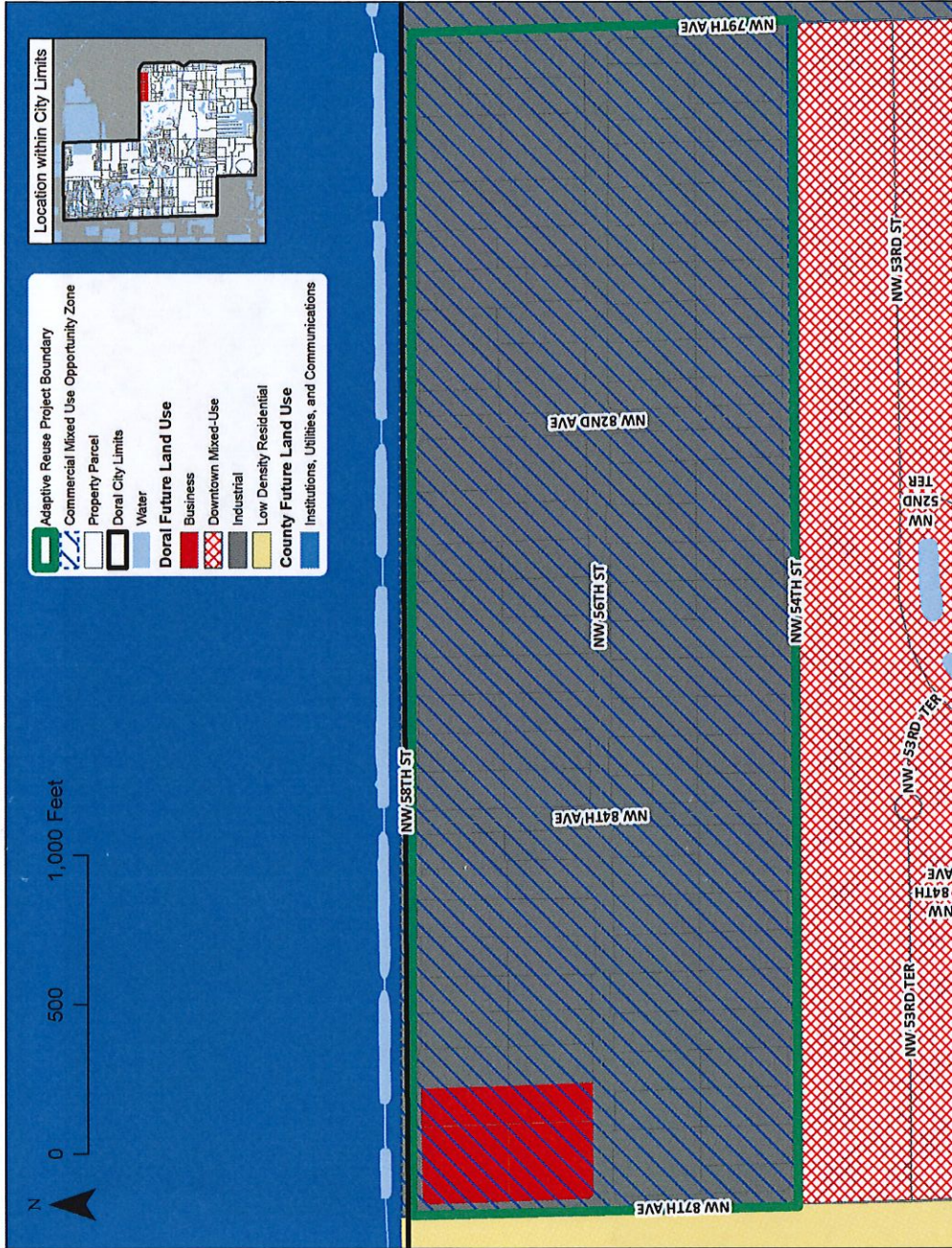


Figure 2-1: Existing Land Use, Zoning, and Future Land Use





Map 2-1: Future Land Use





Doral 87th Retail Development Details	
Height	2 stories (maximum of 6 allowed)
Retail Space	46,840 sq. ft.

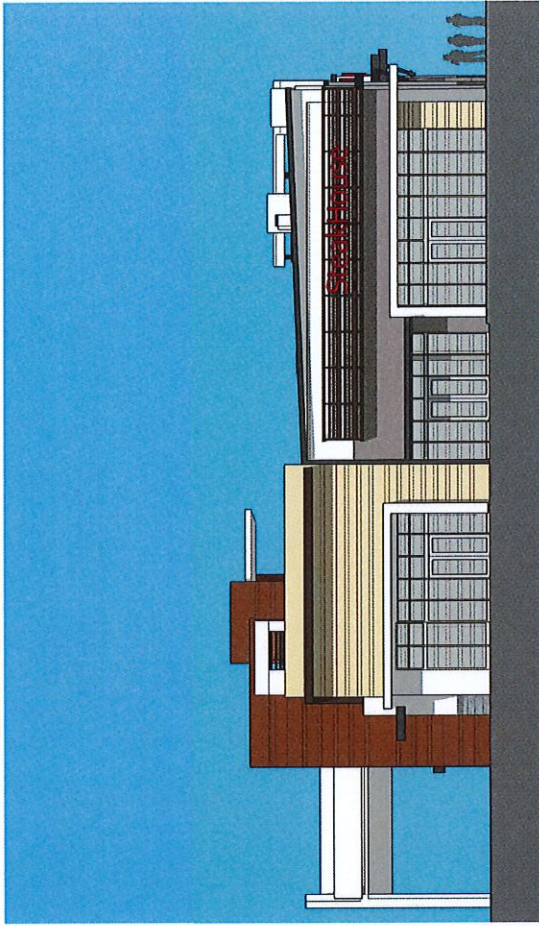


Figure 2-2: New Commercial Development at SE corner of NW 87th Ave and NW 56th St. Source: Modis Architects application package for site plan review (August 24, 2018)





- Storefront width limitations and other design requirements in the Study Area can support independently owned businesses, limit chain stores, and help maintain a more unique mix of establishments and character in the area.

**RECOMMENDATIONS**

Expand allowable uses in the Study Area to include uses such as creative office, food and beverage, entertainment, assembly, expanded retail, and live/work uses.

Remove current percentage restrictions on retail and services in the Study Area. Allow the following uses in addition to the uses currently permitted:

-  Creative studios, creative office
-  Breweries (see Figure 2-3)
-  Brewpubs
-  Restaurants
-  Entertainment establishments
-  Alcohol beverage service establishments
-  Places of assembly
-  Retail (see Figure 2-4)
-  Live/work units

Modify the Community Mixed Use (CMU) Comprehensive Plan requirements, zoning requirements, and development review process to promote mixed-use and workforce housing in the Study Area.

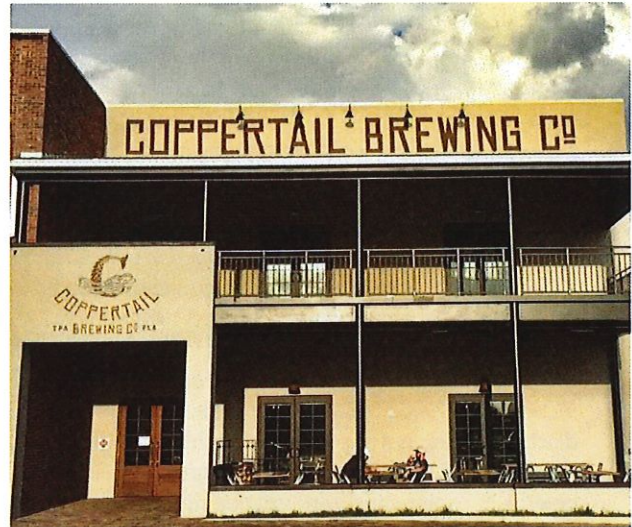


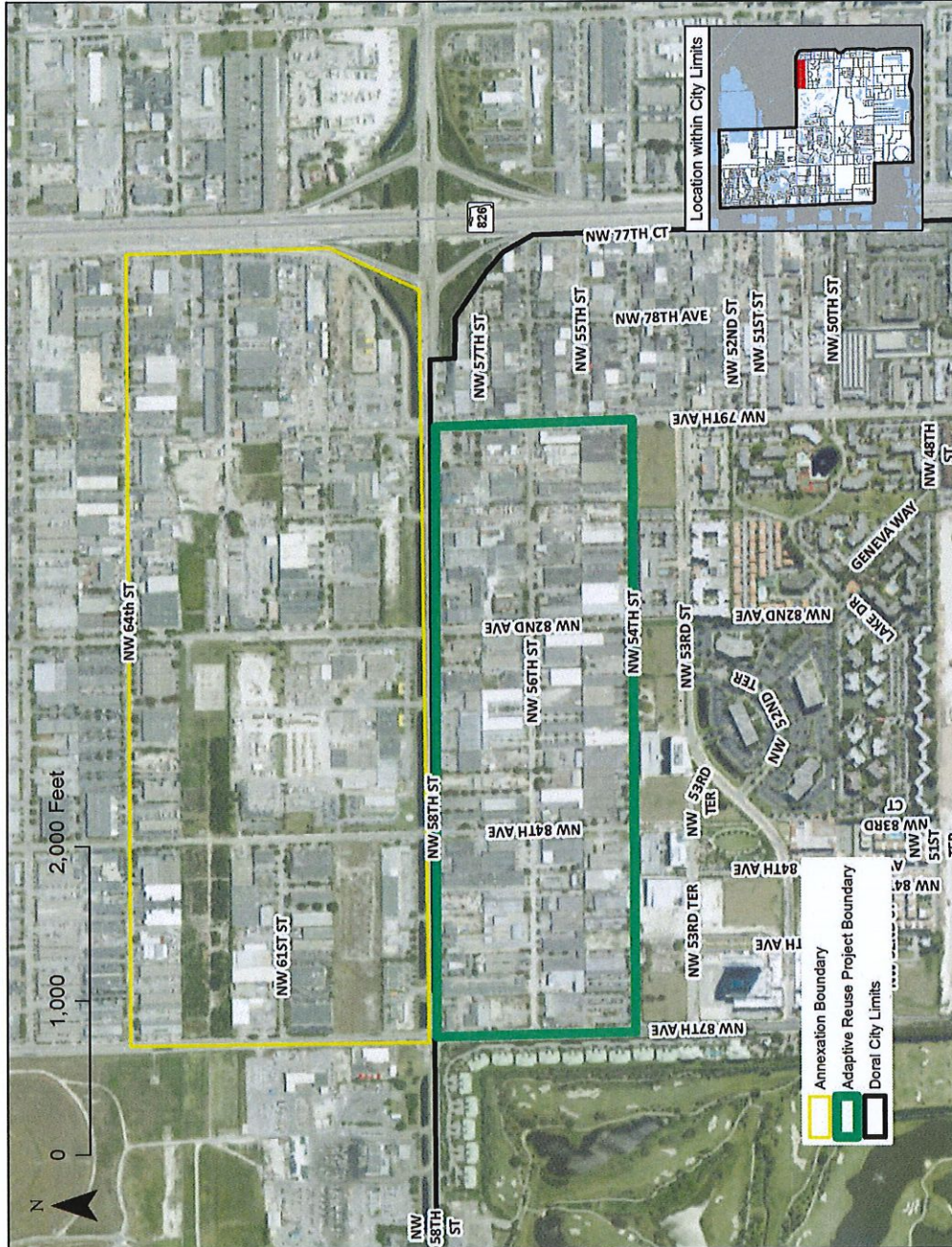
Figure 2-3: Coppertail Brewing, Tampa, FL is an example of an adaptive reuse brewery development. Source: The Trot Line: [www.sethetrotline.com/2015/04/14/start-your-tampa-brewery-tour-at-coppertail-brewing-co/](http://www.sethetrotline.com/2015/04/14/start-your-tampa-brewery-tour-at-coppertail-brewing-co/)



Figure 2-4: Wynwood Arcade in the Wynwood Arts District of Miami is an example of adaptive reuse retail. Source: Wynwood Arcade Facebook: [www.facebook.com/wynwoodarcade/photo/a.1529742854004789/1699320110380395/?type=3&theater](https://www.facebook.com/wynwoodarcade/photo/a.1529742854004789/1699320110380395/?type=3&theater)

The Housing Master Plan identifies the Study Area as a target location for workforce housing, aimed at households earning between 60 and 150% Area Median Income (AMI). Mixed-use projects would help bring a more urban-style development to the area and provide an opportunity for residential that can include workforce housing (note that mixed-use project in the CMU category must include residential according to the Comprehensive Plan). The City should create a special district in the Comprehensive Plan CMU category and an overlay in the CMU zoning district that matches the Study Area boundaries; the following provisions should apply to this Study Area district/overlay:





Map 2-3: Potential Annexation Area





## 2.2 URBAN DESIGN

### RELATED ASSESSMENT MEMO TAKEAWAYS

- Evaluate opportunities to coordinate needed roadway and right-of-way improvements, such as the addition of sidewalks, new lighting, curbs and gutters, landscaping, on-street parking, and paving, as part of the City's general capital improvement and maintenance planning process and off-site improvements completed by developers. See Figure 2-6 for example of existing streetscape where these elements should be considered and Figure 2-7 where some new improvements have been made in the Study Area.
- Street lighting, where it is present, is more utilitarian in style; an evaluation of the style in terms of aesthetics can be integrated into the Adaptive Reuse & Redevelopment planning process.
- Evaluate site design guideline modifications or additions based on whether redevelopment will take the form of adaptive reuse or redevelopment. Adaptive reuse design guidelines may focus more on superficial design improvements, such as the addition of windows. More comprehensive redevelopment design guidelines may include more robust changes to the site, including greater building heights, the addition of step back requirements, reduced setback requirements, and limits on on-site parking in front of buildings. See Figure 2-8 for a character image of recent development in the area that illustrates current standards.
- Landscaping, paving, and other roadway/right-of-way standards and improvements provide opportunities to coordinate with green infrastructure and low-impact development practices that can help address stormwater and flooding issues.
- Evaluate and modify existing development incentives and programs, based on the review of the following regulations, plans, and programs, in support of the vision developed for the Plan:
  - Green building incentives in the Land Development Code
  - Green Master Plan (2008)
  - Low Impact Development Master Plan (2016)
  - Doral Façade Improvement Grant Program
- The Wynwood Arts District and Hialeah Market District provide examples of desired built form; their zoning provisions can inform an evaluation and any modifications to the Study Area zoning (see the separate Assessment Memo document case study information and recommendations discussion in following section).



Figure 2-6: Existing Streetscape



Figure 2-7: Example of Recent Streetscape Improvements



Figure 2-8: Example of Recent Development



the width of the right-of-way, which ranges from 60 to 100 feet, while commercial zoning currently allows six stories. The Study Area would thus see a decrease in maximum allowable heights with re-zoning. There may be an opportunity to allow for increased heights in the Study Area, particularly given that the Downtown Doral development and MF-4 designations are nearby, with maximum heights of 18 stories (with an area equal to 80% of the 18th story able to rise from 19 to 20 stories) and 9 stories, respectively. Furthermore, the case studies of the Wynwood and Hialeah Market Districts indicate heights of up to 12 stories in certain areas (which includes allowed density bonuses specific to these zoning districts), with Hialeah allowing a maximum of 15 stories along certain frontage of CSX right-of-way. See more details in the separate Regulatory Examples document.

- **Setbacks and setbacks** – given the presence of 10-foot minimum in the case study areas and the possibility of enhancing the urban feel of the Study Area with reduced setback requirements, allow 10-foot setback minimums in the Study Area for those currently exceeding 10 feet. Current setbacks for Industrial and Commercial Corridor districts in Doral have the following minimums:
  - Front: 20 ft.
  - Side Street: 15 ft.
  - Interior Side: 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.
  - Rear: 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.
  - Hialeah Market District setbacks range from 10 to 100 feet depending on the location; Wynwood Arts District setbacks range from a minimum of zero to 10 feet.

Pedestrian-friendly uses may also be encouraged in the setback area; amenities to encourage may include the following, compliant with certain safety standards such as those preserving sight lines:

- Landscaping
- Balconies, windows, or overhangs
- Street furniture such as benches, trash cans, and bicycle racks
- Outdoor dining areas

Many of these elements may be incentivized as described later in this section.

If allowable heights in the area are allowed as described previously in this section, an additional setback is recommended for upper floors to maintain the openness of the streetscape and avoid a “canyon” feel. There is also a 10- to 46-foot minimum for setbacks starting at the sixth story or above in certain cases, depending on the zoning district and abutting district. In some cases, there is a minimum of 10% of lot depth. See more details in the separate Regulatory Examples document.

- **On-Site Parking Location and Design Requirements** – prohibiting front parking, in conjunction with reduced front setbacks to bring building facades closer to the street, will enhance the streetscape and interest for sidewalk users in the Study Area. The Wynwood case provides alternative design requirements, which include screened parking that could apply to secondary frontage areas such as side parking. See the separate Regulatory Examples document for more details.

Summary of Proposed Site Design Standards Changes	
Commercial Heights in Study Area	Evaluate increase from 6-story maximum to 9 stories, perhaps as an incentive for amenities (see recommendations in remainder of this section).
Setbacks and Stepbacks	<ul style="list-style-type: none"> <li>• Allow 10-foot minimum setbacks in the Study Area for those currently over 10 feet (front, side street, and interior side/rear setbacks that abut residential)</li> <li>• For any stories potentially allowed above 6, add a 26-foot minimum setback</li> <li>• Encourage pedestrian-friendly amenities in setback (see incentivizes in remainder of this section)</li> </ul>
On-Site Parking	<ul style="list-style-type: none"> <li>• Prohibit parking in front setback</li> <li>• Require screening of side parking on a secondary frontage</li> </ul>
Active First Floor Requirement	<ul style="list-style-type: none"> <li>• Prohibit less active uses (e.g., parking, storage)</li> <li>• Require lighting</li> <li>• Require windows, faux window treatments, artistic treatments on the façade</li> </ul>

Figure 2-11: Summary of Proposed Site Design Standards Changes





## 2.3 TRANSPORTATION & CONNECTIVITY

### RELATED ASSESSMENT MEMO TAKEAWAYS

- Evaluate opportunities to coordinate needed roadway and right-of-way improvements, such as the addition of sidewalks, new lighting, curbs and gutters, landscaping, on-street parking, and paving, as part of the City's general capital improvement and maintenance planning process.
- There is sizable right-of-way allowing for a range of improvements, but these improvements will have to conform to the available space and variation of right-of-way widths unless the City makes them uniform.
- The limited multi-modal facilities within the Study Area will hamper future redevelopment; improvements can be made to fill these gaps and connect to existing walking, biking, and transit facilities bordering and near the Study Area, including a possible north/south connection between the proposed shared-use/multi-use paths along NW 58th Street and in the Downtown Doral area south of NW 53rd Street. The Freebee shuttle service is also available for a six-month pilot period in the Downtown Doral area.
- Improvements can be made to connect to existing transit facilities bordering and near the Study Area (Map 2-4). The consistent growth in ridership of Route 2 may warrant upgrades to existing trolley stops and facilities; developers may also construct transit shelters.
- Stakeholder and staff discussions identified parking as a major issue and indicated that there is not enough existing parking if uses change. Currently, there is formal/informal parking along street and in the right-of-way (Figure 2-13); on-street parking spaces on 54th Street and inside Downtown Doral are often used by construction workers and visitors for the entire day. Recommendations from stakeholder discussions included improvements to the right-of-way to allow for on-street parking (particularly reverse-angle parking) throughout the Study Area. Additional recommendations included developing shared parking arrangements with owners of buildings with large garages that are generally empty at night, establishing parking enforcement throughout the Study Area and Downtown Doral, and developing a parking in-lieu fee. The City is currently conducting a parking study to evaluate the issue in more detail.
- Ensure that transportation/infrastructure improvements in the Study Area connect or allow for connections in the future to surrounding transportation infrastructure and improvements (e.g., proposed trails south of the Study Area, express



Figure 2-13: Existing Parking Conditions

trolley proposed for 87th Avenue), as well as parks improvements at the Downtown Doral Park site. Ensure that any improvements in the Study Area are coordinated with improvements already programmed, such as the intersection and sidewalk improvements in the Doral Transportation Master Plan and Transit Mobility Plan.

- The Wynwood District and Hialeah Market District Parking Improvement Trust Funds and in-lieu parking fees (which can be used for land, construction, shuttling, public information, and other needs related to parking) can serve as examples for the Study Area (see the separate Assessment Memo document for more details).

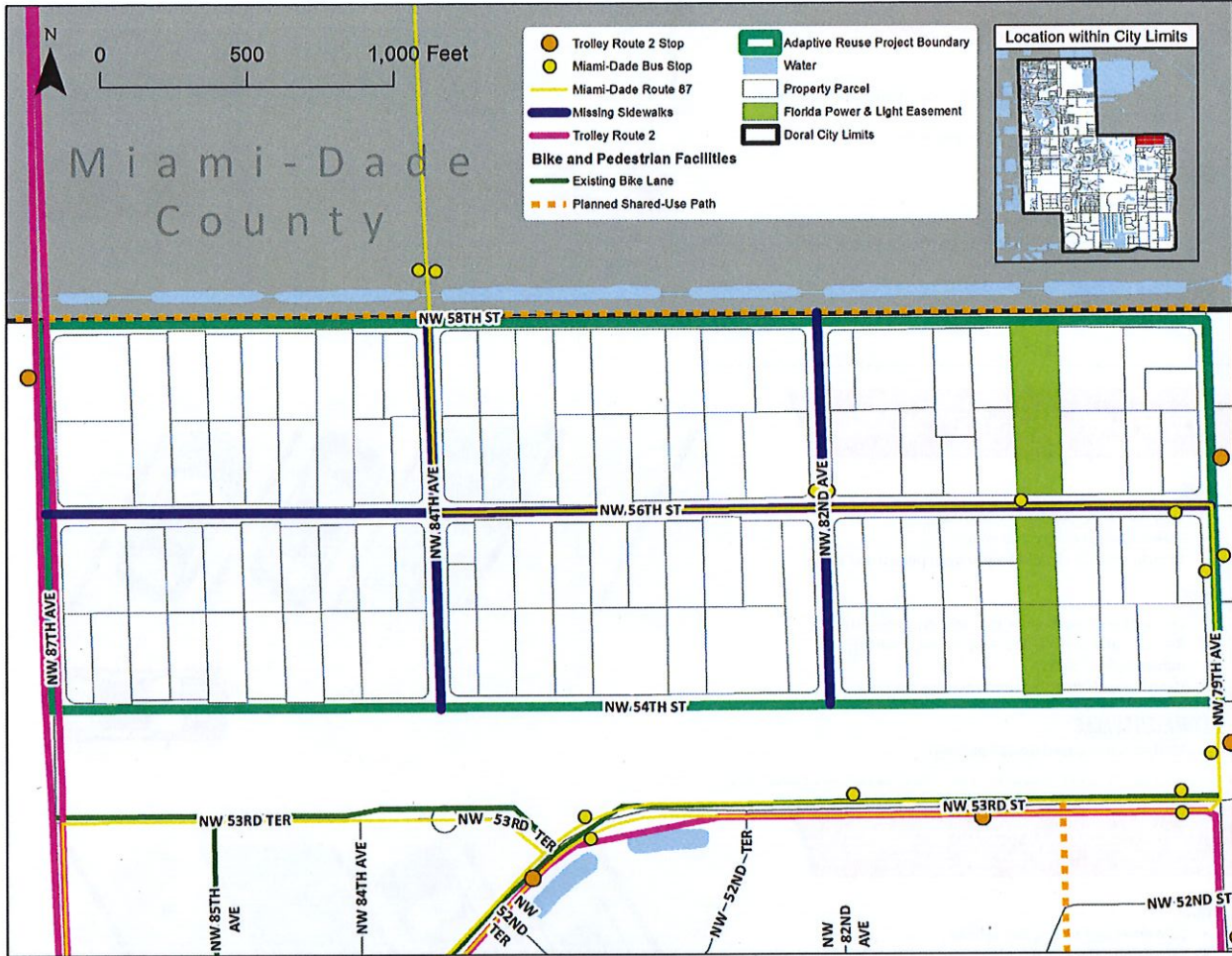
### RECOMMENDATIONS

#### Add bicycle parking design standards to the LDC.

The LDC already includes a required number of bicycle space by use in Section 77-139. The City may consider additional design requirements for the provision of bicycle parking, including the following:

- Use of bicycle rack that supports bicycle at two points on the frame (such as the "Inverted U" design, see Figure 2-14) as a minimum standard; covered parking or parking that protects the entire bicycle (such as bike lockers that can accommodate employee bicycles) may be incentivized through the expanded façade improvement program described in section 2.4.
- Bicycle racks should be located no closer than 3 feet from any wall to allow for access and maneuvering
- Racks for customers and visitors should be located along a major building approach line and no more than 50 feet from building entrance or not further than closest vehicles parking space (whichever closer) for





Map 2-4: Existing Transit, Bicycle, and Pedestrian Facilities and Planned Improvements

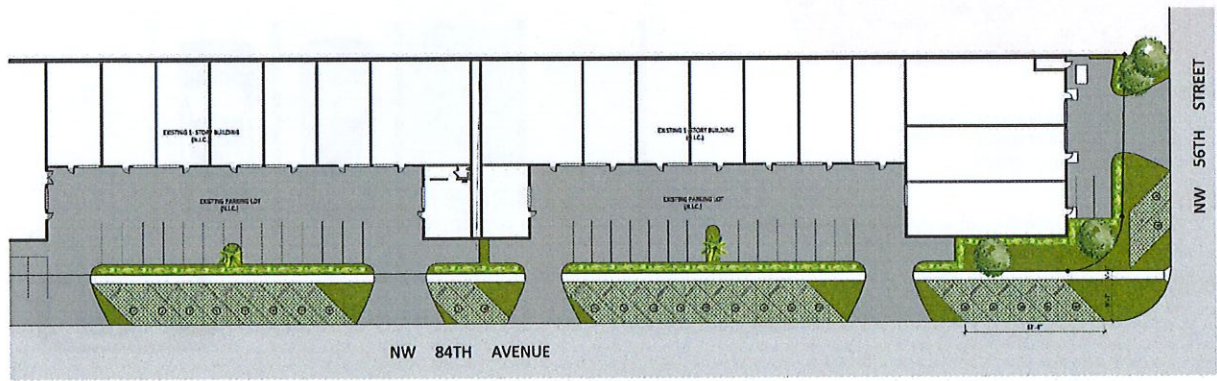


Figure 2-16: Proposed Parking Concept for 84th Avenue. Source: DNB Design Group.



- **Parking requirement reductions** – evaluate the option of allowing reduced off-street parking requirements for developments, such as the reduction allowed in the Doral Design District which is 70% of the required minimum off-street parking spaces for cars in the code (note that the required amount of bicycle parking remains unchanged). Remote parking, such as those strategies discussed below, may provide a way of meeting these off-street parking requirements.
- **Off-site/off-street parking alternatives** – identify a location for a parking garage to serve the Study Area. Create a parking trust fund mechanism and adopt an in-lieu fee as an alternative to the provision of on-site parking to fund the development of the garage. See the separate Assessment Memo document for more details on parking trust funds and in-lieu fees used in the Hialeah Market District and Wynwood.
- **Shared parking** – evaluate options for shared parking for uses operating at different times of day/night; Map 2-5 shows existing parking garages, lots, and spaces (including the Florida Power & Light easement area) whose owners should be approached to identify shared parking opportunities.
- **Coordination with shuttling, transit, micromobility (e.g., dockless scooters, shared bikes), etc.** – planning and implementation of all these parking strategies should take into consideration available or potential future shuttle, transit, and micromobility (Figure 2-18) options that might facilitate remote and/or shared parking options or replacement of car trips. For example, increased use of shuttling may increase demand for curb and loading/unloading space; use of dockless scooters may affect need for sidewalk and/or roadway lane space and buffers.
- **Parking enforcement** – ensure parking enforcement in the Study Area to address current parking in the unmarked right-of-way and parking for extended periods of time.

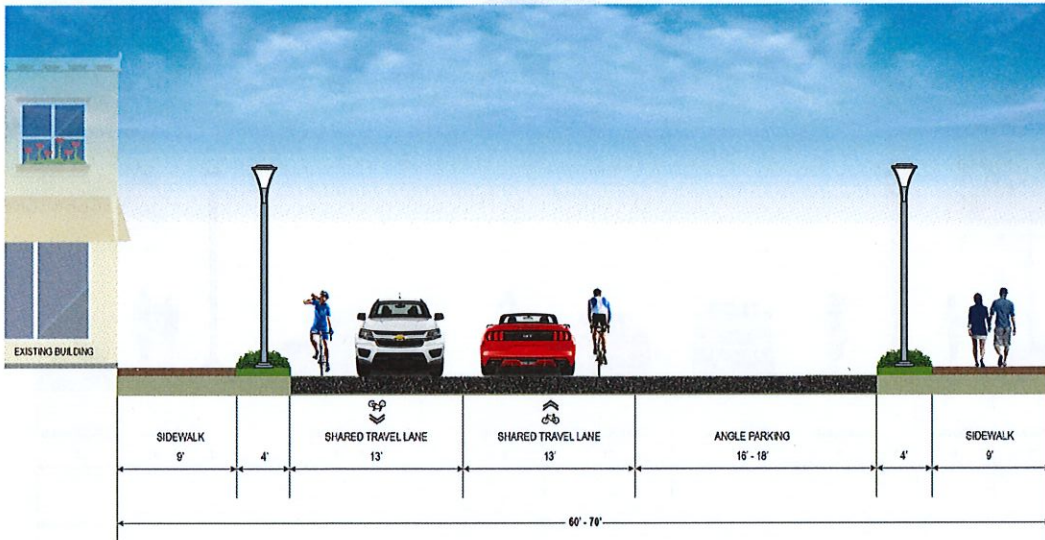
See Figure 2-19 illustrating potential configuration of parking and parking alternative recommendations alongside recommendations from the urban design section.

Evaluate options for a shuttle (e.g., Freebee) to serve the Study Area and surroundings, including marketing efforts to highlight connections to transit and remote parking. Note that in March, City Council approved an agreement for a six-month pilot program with Freebee in Downtown Doral.

All improvements should accommodate potential retrofits for micromobility options that may come online in the future.

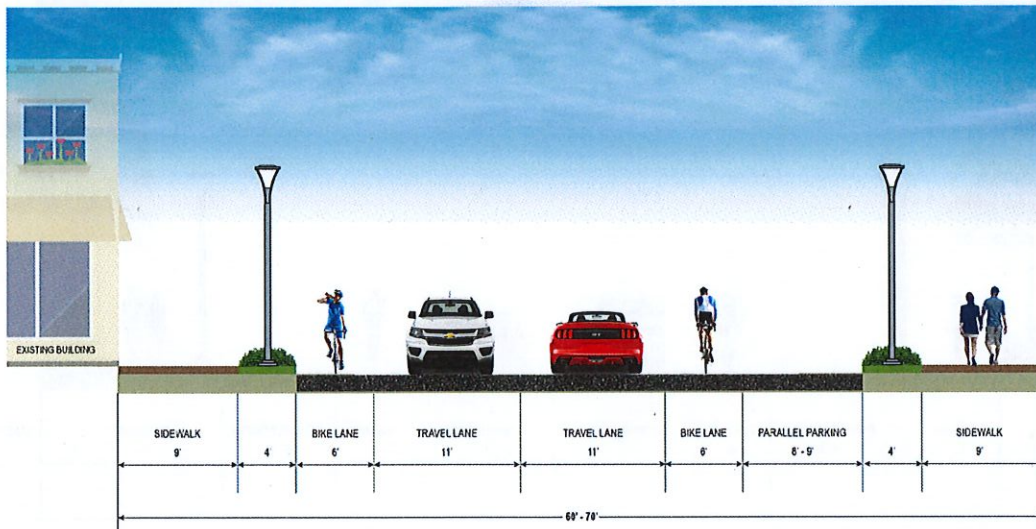
These considerations are evolving along with the technology becoming available and may affect use of transportation infrastructure (e.g., sidewalks and bike lanes), amount of on-street parking needed, ease of access to remote parking and transit, etc. For example, Fort Lauderdale authorizes use and parking of dockless scooters on the sidewalks, with certain stipulations (see the City's website and enabling ordinance C-18-16).





NW 56th Street - Angle Parking  
05/31/19

\* Right of way width is approximate and proposed dimensions are meant as guidance. Final roadway design may require modifications to the cross section.



NW 56th Street - Parallel Parking  
05/31/19

\* Right of way width is approximate and proposed dimensions are meant as guidance. Final roadway design may require modifications to the cross section.



Figure 2-19: Proposed Street Sections. Note: These sections are meant as general design guidance; changes may be required upon more detailed design and engineering evaluations.



## 2.4 ECONOMIC DEVELOPMENT

### RELATED ASSESSMENT MEMO TAKEAWAYS

- There are still several industrial-oriented uses (primarily distribution and heavy commercial) active in the Study Area, and stakeholder discussions indicated that demand for these uses remains strong. Additionally, workers in these fields primarily have lower wages (62% make less than \$40,000), although this percentage is still in alignment with the city overall (63%). Relocation assistance can help transition these uses and workers to similar activities in other locations in the city and region, such as southeastern Doral.
- Evaluate and modify existing development incentives and programs, based on the review of the following regulations, plans, and programs, in support of the vision developed for the Plan:
  - Green building incentives in the Land Development Code
  - Green Master Plan (2008)
  - Low Impact Development Master Plan (2016)
  - Doral Façade Improvement Grant Program
- Wynwood provides an example of a public benefit program tied to incentives, and Miami-Dade County provides an example of a targeted business incentive fund.

### RECOMMENDATIONS

Provide and promote existing relocation guidance/ assistance for existing industrial uses to move to other industrial areas of the city.

This effort may be coordinated through the Business Improvement District discussed in Section 2.5. Approaches to consider include:

- Promote the Miami-Dade Beacon Council inventory of vacant industrial lots in the City to industrial uses interested in re-location.
- Provide referrals between companies looking to relocate and owners of vacant lots; provide referrals between displaced industrial workers from the Study Area and industrial companies seeking to hire in the City.

Establish targeted business funding and/or incentives for the Study Area, with a focus on small, local, and/or innovative businesses.

Establish eligibility guidelines that may include the following considerations: targeted industries based on desired uses in the Study Area (e.g., creative or arts-oriented endeavors), small size, adherence to living wage

standards, local designation, innovative business concept, etc. Standards may also be established to guide how the money is used; expenditure types may include: interior capital improvements (those that will not move if the tenant or property owner relocate), relocation costs, structure demolition/site cleanup, marketing support, insurance, technical assistance, training, professional services for business development, etc.

Expand the façade improvement grant program to apply to general desired public realm improvements.

The grant program currently reimburses up to 50% of costs, with a \$10,000 cap per property, for façade improvements. Update the program criteria to include public realm and streetscape improvements above and beyond baseline improvements, which may relate to topics and improvements listed below mentioned in the 2008 Green Master Plan and 2016 Low Impact Development Master Plan (see Figures 2-20, 2-21, and 2-22 for examples). Note that these topics and improvements are suggestions for further vetting by City staff, and code adjustments may be needed to allow for these options. Additionally, maintenance would be the responsibility of the property owner, assured through a tool such as a maintenance agreement. Include general guidelines for these improvements in the program description.

- Bioretention Basins or Rain Gardens
- Tree plantings, Tree Box Filters or Infiltration Planters
- Vegetated Swales
- Filter Strips or Vegetated Buffers
- Infiltration Trench
- Exfiltration Trench or French Drains
- Green Roofs/“Cool” Roofs/Rain Barrels or Cisterns
- Permeable Pavement
- Detention Ponds
- Parking Chambers (for stormwater)
- Resource-efficient fixtures (e.g., LED lights)
- Urban garden
- Bike parking/infrastructure
- Public art
- Solar energy infrastructure
- Native landscaping
- Shade structures
- Street furniture
- Outdoor dining amenities





## 2.5 ORGANIZATIONAL STRUCTURES

### RELATED ASSESSMENT MEMO

#### TAKEAWAYS

- Associations and funding mechanisms, an example of which are a Business Improvement District (BID, see Figure 2-23), could help oversee and fund the implementation of the vision and land use transition. Committees can be tailored to specific aims of the area, such as design review. Wynwood and the EDGE District in St. Petersburg provide example of BID-driven redevelopment.
- Stakeholder discussions indicated a need to more clearly establish an identity, including a name.

### RECOMMENDATIONS

Encourage formation of a BID to help implement improvements in the Study Area and provide additional funding for improvements.

See case studies in the Assessment Memo in Section 4.1 for more information. The BID may help administer the following:

- A design review board or committee for the Study Area as part of the broader area association.
- A branding, marketing, and communication strategy to establish a name and identity for the association and Study Area.
- Relocation assistance initiatives (see Section 2.4)

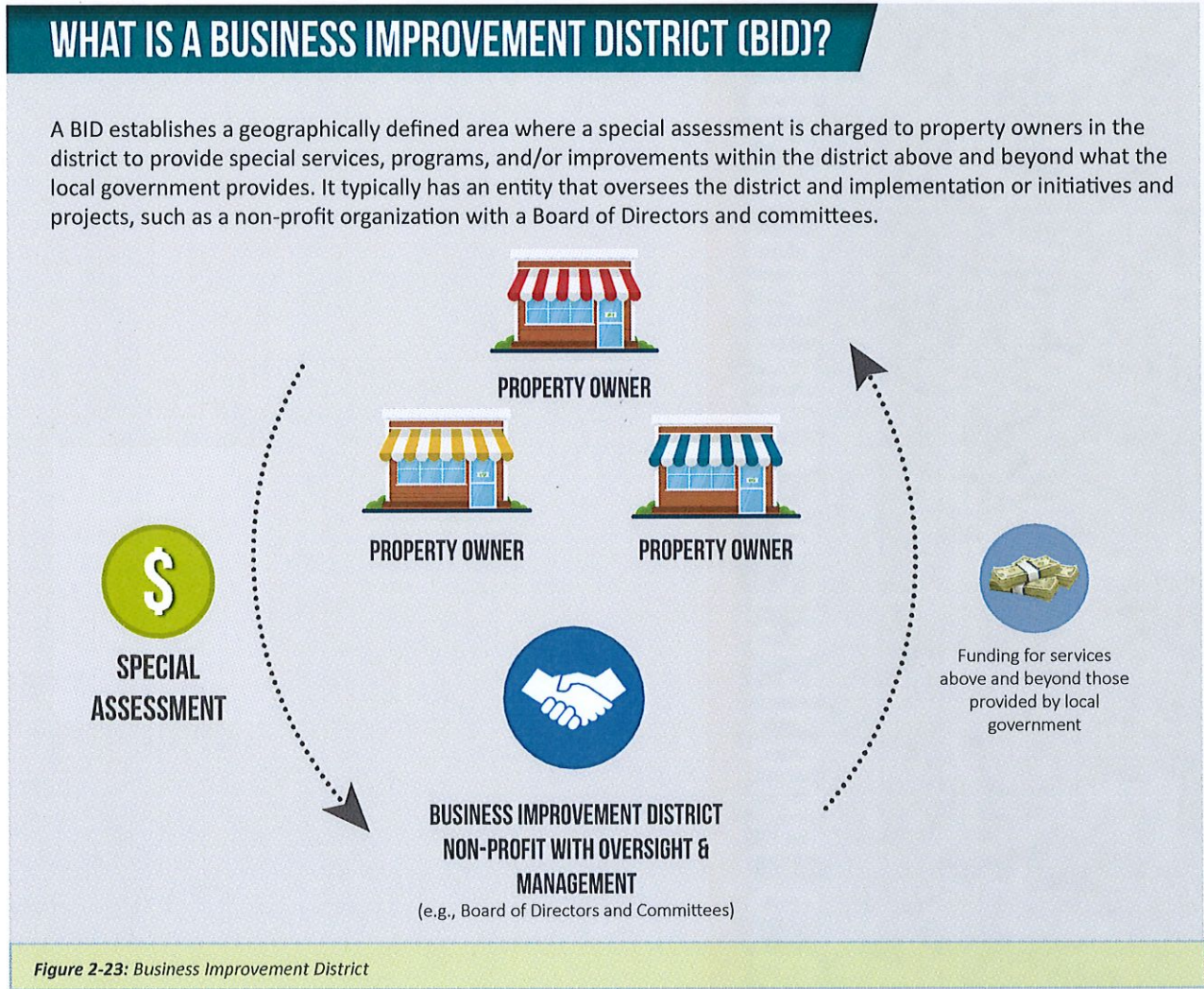


Figure 2-23: Business Improvement District



### 3.1 CAPITAL & NON-CAPITAL PLAN

Figures 3-1 and 3-2 show capital and non-capital projects and programs recommended to implement the Adaptive Reuse Plan. More details on each project and program can be found in the associated referenced Plan sections. Total capital costs are estimated at \$31.2 million and total non-capital at \$1.9 million, for an overall total of \$33.1 million. Figure 3-3 indicates that most of the costs are suggested for long-term programming (between year 6 and year 15 of plan implementation). Figure 3-4 indicates that the majority of costs are capital costs (94%), with most costs

associated with transportation, connectivity, and walkability improvements (81% compared to other project types; see Figure 3-5).

Capital Expenditures				
Transportation, Connectivity & Walkability				
Project	Reference Section	Total	Short-Term (1-5 Years)	Long Term (6-15+ Years)
Complete Street on NW 56th Street	2.2 Urban Design and 2.3 Transportation & Connectivity	\$4,607,441	\$0	\$4,607,441
Complete Street on NW 82nd Avenue	2.2 Urban Design and 2.3 Transportation & Connectivity	\$1,498,067	\$0	\$1,498,067
Sidewalk, Landscaping, Lighting - North Side of NW 54th St	2.2 Urban Design and 2.3 Transportation & Connectivity	\$2,100,961	\$0	\$2,100,961
Complete Street on NW 84th Avenue	2.2 Urban Design and 2.3 Transportation & Connectivity	\$1,302,667	\$1,302,667	\$0
Bicycle Parking	2.3 Transportation & Connectivity	\$2,200	\$2,200	\$0
Intersection Improvements - NW 54th Street and NW 84th Avenue	2.3 Transportation & Connectivity	\$354,000	\$354,000	\$0
Enhance Transit Stops	2.3 Transportation & Connectivity	\$16,000	\$16,000	\$0
North/South Trail Connection between NW 53rd St and NW 56th St	2.3 Transportation & Connectivity	\$133,160	\$0	\$133,160
Land Acquisition for Parking Garage	2.3 Transportation & Connectivity	\$2,644,074	\$2,644,074	\$0
Parking Garage Structure - 650 Spaces	2.3 Transportation & Connectivity	\$14,230,158	\$0	\$14,230,158
<b>Total</b>		<b>\$26,888,727</b>	<b>\$4,318,941</b>	<b>\$22,569,786</b>

Figure 3-1: Capital Projects





Non-Capital Expenditures (Studies, Plans, Other)				
Operations & Studies				
Project	Reference Section	Total	Short-Term (1-5 Years)	Long Term (6-15+ Years)
Land Development Code Updates- based on recommendations from Adaptive Reuse Plan	2.1 Land Use 2.2 Urban Design 2.3 Transportation & Connectivity 2.5 Organizational Structures	\$125,000	\$100,000	\$25,000
Marketing, Branding and Communication Strategy – website update, e-blast templates, marketing materials, etc.	2.5 Organizational Structures	\$175,000	\$75,000	\$100,000
Vision Plan - for potential annexation area currently in Miami-Dade County north of Study Area	2.1 Land Use	\$50,000	\$50,000	\$0
Grants & Programs				
Project	Reference Section	Total	Short-Term (1-5 Years)	Long Term (6-15+ Years)
Façade & Public Realm Improvement Grant	2.4 Economic Development	\$450,000	\$150,000	\$300,000
Targeted Business Fund – funding for economic development incentives focusing on small, local and/or innovative businesses	2.4 Economic Development	\$1,125,000	\$375,000	\$750,000
<b>Total</b>		<b>\$1,925,000</b>	<b>\$750,000</b>	<b>\$1,175,000</b>

Figure 3-2: Non-Capital Projects and Programs



### 3.2 FUNDING STRATEGIES

Aside from exploring options to program certain improvements through the City's typical capital improvement planning process and operational budgeting, the City and stakeholders will also likely need to rely on other processes and funding tools to implement projects and initiatives. These efforts may include necessary preliminary improvements, such as any brownfield remediation. Figure 3-6 describes potential funding sources or tools to explore further for Study Area improvements.

List/Description of Potential Funding Sources	
Fund	Description
General Fund	Used to account for all financial resources except those required to be accounted for in another fund; the major operating fund of the City of Doral but also can be used for capital costs as well
State Brownfield Program Incentives	Administered locally by Miami-Dade County, allows for Brownfield Site Rehabilitation Agreements (BSRAs) with accompanying eligibility for benefits and cleanup incentives. Miami-Dade County's website highlights some of the program benefits, including the State-sponsored Voluntary Cleanup Tax Credit (VCTC), "... cleanup liability protection for lenders and developers, application of Risk-Based Corrective Action principles to site rehabilitation ... and a streamlined and expedited development, permitting and technical review process." According to the Miami-Dade County Brownfields Program 2018 Annual Report, the county had more than 30 sites with executed BSRAs. The BSRAs executed in the Wynwood District and their related documentation, including applications for VCTCs, can provide a guide for taking advantage of the state brownfield program in the Study Area.
Special Assessment District Funds (e.g., BID)	Option undertaken by property owners in the area to agree to pay additional taxes for area improvements (see potential revenue estimate if this option is adopted in Figure 3-7).
Impact Fees	Relate to parks and recreation, law enforcement, and roadway improvements (roadway improvements eligible for funds include those from City's Capital Improvement Plan, Transportation Master Plan, and unfunded projects list from Miami-Dade MPO's adopted LRTP); note that the City's impact fees are currently under evaluation for potential amendments.
Stormwater Utility	Fees on developed property to be used to plan, control, operate, and maintain the city's stormwater management system
In-Lieu Parking Fee and Parking Trust Fund	As discussed in section 2.3, an in-lieu parking fee may be offered as an alternative to providing required parking spaces to support development of a parking garage for the Study Area. Fees are collected in a parking trust fund. See case studies in the Assessment Memo document for more details.
Private Development	As part of code requirements, negotiated development agreements, and/or incentive and grant programs, private development may provide certain amenities as part of individual projects.

Figure 3-6: List/description of potential funding sources



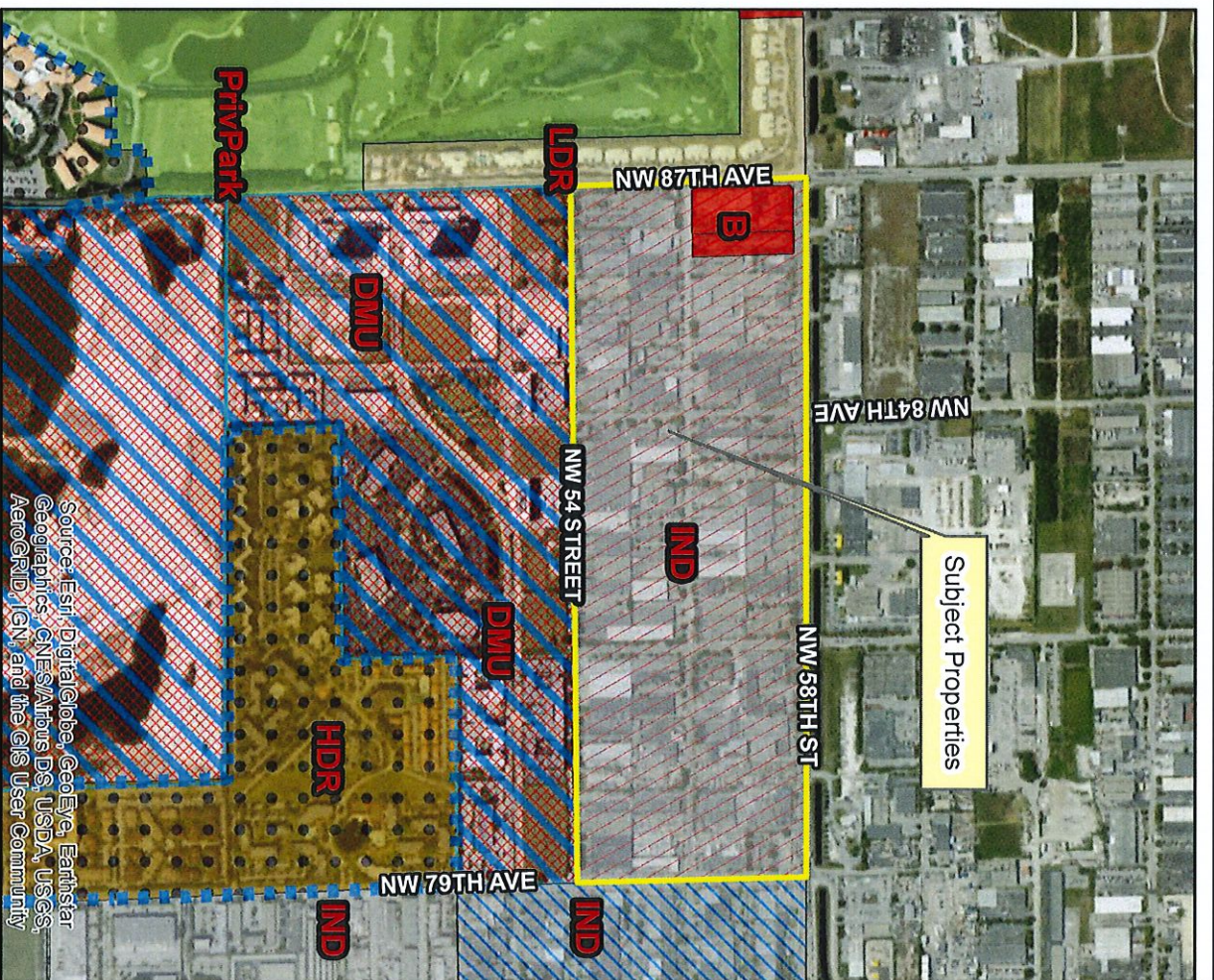
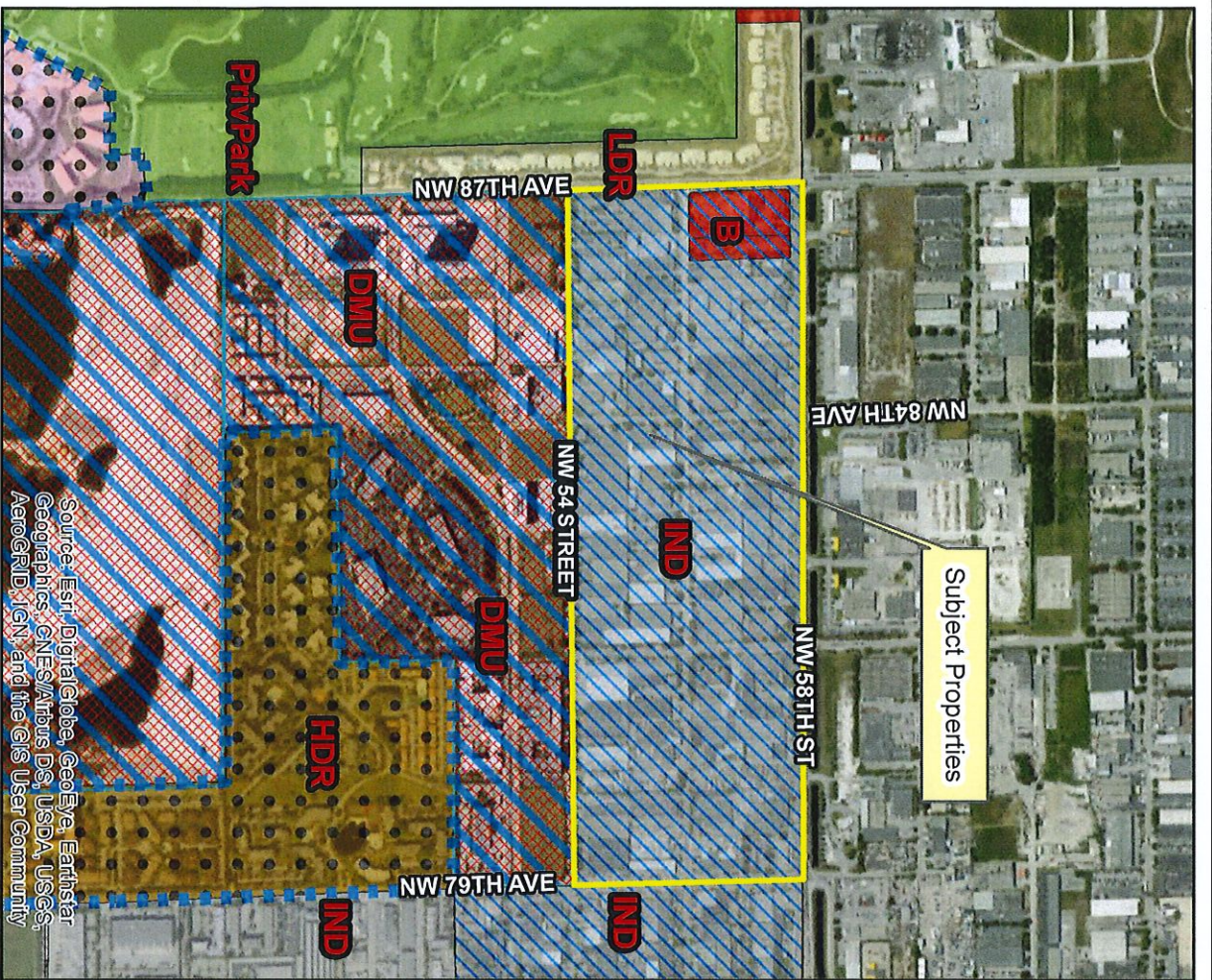


### 3.3 CONCLUSION

This Plan provided an initial step in identifying recommendations for supporting adaptive reuse and redevelopment in the Study Area. Next steps include further vetting, approval, and implementation of the capital and non-capital improvements and association efforts. These steps, along with the continued engagement of stakeholders, can help achieve the vision for the Study Area.







- 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

**Current FLUM Category**

City of Doral

**Proposed FLUM Overlay Boundary**



**Planning & Zoning Department**

**2030 Future Land Use Map**

