

ORDINANCE No. 2020-07

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING 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 DORAL ART 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

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

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

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

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

WHEREAS, on June 19, 2019, the City Council of the City of Doral via Resolution No. 19-153 adopted the “Adaptive Reuse Study Area Action Plan” with recommendations and guidance on how to facilitate the transition of the existing heavy industrial and commercial area north of Downtown Doral into an active, diverse and mixed-use

neighborhood, without residential encroachment, while preserving the industrial urban design character; and

WHEREAS, City Staff has proposed a text amendment to the City's Land Development Code, Chapter 68 "Land Uses and Zoning Districts", Article VI "Industrial Districts", creating Division 5, "Downtown Doral Art District" to allow for modified requirements with development standards that modify and supplement the existing Industrial District standards and criteria for approximately 113 Acres, as depicted on Exhibit A; and

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

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed text amendment to the City's Land Development Code are provided in Section 53-213 of the City's Land Development Code and that this text amendment to the City's Land Development Code 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 this text amendment to the City's Land Development Code 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 Land Development Code was approved on first reading.

WHEREAS, the City Council of the City of Doral held a public hearing on September 22, 2020 at which hearing all interested persons were afforded an opportunity to be heard and this text amendment to the City's Land Development Code was approved on second reading.

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

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 Land Development Code, Chapter 68 “Land Uses And Zoning Districts”, Article VI “Industrial Districts”, creating Division 5, “Downtown Doral Art District” to allow for modified requirements with development standards that modify and supplement the existing Industrial District standards and criteria for approximately 113 acres, 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. The City of Doral Land Development Code is hereby amended as follows:

CHAPTER 68 LAND USES AND ZONING DISTRICTS

ARTICLE VI. – INDUSTRIAL DISTRICTS

DIVISION 5. – DOWNTOWN DORAL ART DISTRICT

Sec. 68-845. – Applicability.

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



Sec. 68-846. – Intent and Purpose.

The intent and purpose of the Downtown Doral Art District (“District”) is to facilitate the adaptive reuse of buildings in this district from a heavy commercial/industrial district to a more vibrant mix of light industrial and commercial uses that promote the City’s arts, culture and wellness capitalizing on its proximity to the Downtown Urban Central Business District to:

- (a) Expand uses beyond those defined in typical Industrial Land Use and Zoning districts;
- (b) Promote greater flexibility for the establishment of retail and service uses;
- (c) Promote local arts and artisan crafts;
- (d) Create a non-residential mixed-use district that compliments the Downtown area;
- (e) Provide design guidance to create new active street-frontages while retaining the industrial urban design character of the area;
- (f) Foster a safe, walkable neighborhood;
- (g) Enable creative parking solutions, micro-mobility, walking, biking, and street connectivity.

Sec. 68-847. – Definitions.

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

- (a) **Adaptive Reuse.** A change of use of an existing structure from one authorized use to another authorized use for which the structure was not originally designed. Any use that does not trigger the thresholds for the definition of Redevelopment shall be considered Adaptive Reuse.
- (b) **Development** - Process or result of construction, reconstruction, site improvement, installation of improvements, establishment of a temporary or accessory improvement or structure or other modification to land or a body of water. Development includes but is not limited to new Development and Redevelopment.
- (c) **Green Roof** – a roof of a building that is partially or completely covered with living vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier, drainage, and irrigation systems.
- (d) **Green Wall** – A wall that is partially or completely covered with live greenery that includes a growing medium, such as soil or a substrate. (Most green walls also feature an integrated water delivery system. Green walls are also known as living walls or vertical gardens.)
- (e) **Mechanical Parking Facility** – Also called an Automated (car) Parking System (APS), this is a mechanical system designed to minimize the ground area and/or volume required for parking cars. Like a multi-story parking garage, an APS provides parking for cars on multiple levels stacked vertically to maximize the number of parking spaces while minimizing land usage.

- (f) **Mural** – Artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natural, social, cultural, or historic significance. Murals determined to be advertisement shall be considered a sign and shall be included in the calculation of allowable sign area.
- (g) **New Development** – Development of essentially vacant land, regardless of whether preexisting improvements have been removed from such land.
- (h) **Redevelopment** – Development of pre-existing buildings or other improvements that in aggregate will equal or exceed the applicable threshold set forth below:
 - (1) For a parcel containing one or more pre-existing buildings consisting of less than a total of 2,000 square feet, aggregate expansion equal to or exceeding twenty percent of the total square footage of buildings or
 - (2) For a parcel containing one or more pre-existing buildings consisting of a total of 2,000 square feet or more, aggregate expansion equal to or exceeding ten percent of the total square footage of the building.
 - (3) If there are multiple buildings on a site, the combined square footage of all buildings shall be used.

Sec. 68-848. - Permitted Uses.

- (a) **Generally.** This section modifies the provisions relating to the establishment of land uses in the District. In addition to the conditions established in this Division for the District, refer to Chapter 53, Article II, Division 5 for a detailed list of various types of uses and development standards. Refer to Chapter 74 for special development requirements for the following uses permitted in the underlying zoning districts.
- (b) **Permitted uses.** Except as modified in this Division, the following uses shall be permitted in the District:
 - (1) Uses authorized in the applicable underlying zoning districts under Section 53-128, except as modified by Section 68-849.
 - (2) Alcoholic beverage service establishments.
 - (3) Cultural activities and exhibitions.
 - (4) Eating establishments, except as modified by Section 68-849(a)(4).
 - (5) Entertainment establishments.
 - (6) Indoor pet care center.
 - (7) Office uses.
 - (8) Retail services without the limitations of Section 68-820 (a)(6).
 - (9) Retail services for fitness/sports services, including health/exercise centers, as limited by Section 68-849(c)(5).
 - (10) Parking structures, including mechanical parking facilities.
 - (11) Dance, arts, office and similar studios, workshops, galleries, offices, and display areas for artists and artisans.

- (12) Theaters, music venues, art and artisan museums and history museums.
- (13) Fitness/sports services, including health/exercise centers, subject to Section 68-849.
- (14) Antique stores,
- (15) Manufacturing, warehousing, sales, distribution and repair of hand-made, unique, not mass-produced products of artists, artisans, and craftspeople, such as pottery, metal works, wood working, furniture, shoemaking, artistic signage, neon, or similar trades.
- (16) Transit facilities.
- (17) Indoor/outdoor food halls and farmers markets.
- (18) Indoor/outdoor halls for hire
- (19) Indoor places of assembly
- (20) Similar uses as determined by the Planning and Zoning Director.

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

- (a) **Prohibited uses.** The following uses are prohibited in the District regardless of the provisions of Chapter 53, the underlying Land Use district and zoning districts in Chapter 68.
 - (1) All residential, hotels, or overnight lodging.
 - (2) All medical uses, including low intense medical categories.
 - (3) Assisted living facilities, elderly care facilities.
 - (4) Drive-in and drive through eating establishments, as limited by Section 68-849(b)(2).
 - (5) Education facilities, except those specified in paragraph (c)(2) of this section.
 - (6) Funeral homes or taxidermy.
 - (7) Tattoo parlors, piercings, and body modification.
 - (8) Kennels.
 - (9) Religious facilities.
 - (10) Flea markets or other outdoor markets not listed in Section 68-848(b) on private property.
 - (11) New manufacturing, heavy uses (this prohibition does not include manufacturing of hand-made works of artists, artisans, and craftspeople, such as pottery, metal works, wood working, furniture, shoemaking, artistic signage, neon, or repair of these types of uses that are unique and not mass produced.
- (b) **Special exception uses.** The following uses may be approved as special exception uses in the District following the special exception process of the LDR:

- (1) Personal non-commercial self-storage facilities.
 - (2) Drive-in and drive-through services other than facilities abutting and taking access from NW 58th Street, 79th Avenue, or 87th Avenue that are authorized in the underlying zoning district.
 - (3) Indoor places of assembly that accommodate groups of more than 150 people.
 - (4) Indoor/outdoor halls for hire that accommodate groups of more than 200 people
 - (5) Fitness/sports services, including health/exercise centers that are larger than 5,000 gross square feet.
- (c) **Uses subject to supplemental conditions.** In addition to any supplemental conditions established for base zoning districts, the following uses shall be subject to the supplemental conditions listed below:
- (1) Uses in the auto/truck/van sales, rental, storage, and repairs are limited to indoor repairs, storage and display only.
 - (2) Educational facilities are limited to facilities providing training in crafts, trades, and performing or display arts (including, but not limited to martial arts, dance, painting, sculpture, photography, film, woodworking, metalworking and other similar uses as determined by the Planning and Zoning Director). No PK-12 schools.
 - (3) Parking structures shall be located behind buildings fronting on streets or shall include ground floor spaces for an authorized use along its street frontage or frontages.
 - (4) Mechanical parking facilities shall be located in a rear or internal side yard and shall be screened from abutting right-of-way.
 - (5) Fitness/sports services, including health/exercise centers shall be limited to 5,000 square feet.
 - (6) Commercial use of rooftops shall be subject to the following conditions:
 - a. Use of rooftops for gardening, producing electricity using photovoltaic panels, or producing hot water using solar thermal panels is allowed by right.
 - b. Commercial use of rooftops shall be approved subject to site plan approval.
 - c. Commercial use of rooftops of buildings that are adjacent to or abut a residential or mixed-use residential building shall require a special use permit prior to the establishment of the use.
 - d. The design of rooftop areas that are put to commercial use shall take all reasonable efforts to minimize the effect of noise, light, and odor on nearby properties.

- e. All outdoor commercial uses are subject to City noise ordinances.
- f. Rooftop use, design and construction shall comply all applicable building codes (including plumbing codes with respect to rooftop vents), prior to use for commercial purposes.

(7) Indoor/outdoor places of assembly shall accommodate groups of no more than 150 people. The City may authorize individual larger events pursuant to a special event permit. (8) Indoor/outdoor halls for hire shall accommodate groups of no more than 200 people or as allowed by 68-849b by special exception. The City may authorize individual larger events pursuant to a special event permit.

Sec. 68-850. Development standards and additional regulations

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

(1) Front and exterior (street) side setbacks along NW 54th Street, NW 56th Street, NW 82nd Avenue, and NW 84th Avenue may be reduced to ten (10) feet where:

- a. Parking spaces are provided off-site or on-site to the interior side or rear of buildings on the parcel or either parallel or reverse angle parking as approved by the City is provided along the street frontage; and
- b. The front and exterior side setback area is retained for any combination of pedestrian access to the building, driveway access, publicly accessible courtyards, and planting areas for street trees as required by Section 71-102.

(2) The minimum setback along NW 79th and 87th Avenue may be reduced to ten (10) feet where a five (5) foot right of way dedication for expanded sidewalks is provided by the property owner.

(b) **Landscaping.** The provisions of Chapter 71 are modified for the District as follows:

- (1) Street trees shall be provided pursuant to Section 71-102
- (2) Buffer yard requirements of Article 5 of Chapter 71 are not required within the Reuse District.
- (3) Parking lot landscaping requirements of Sections 71-213 and 77-193 do not apply to the adaptive reuse of an existing structure in the Reuse District.

(c) **Parking and loading.** The parking and loading provisions of Chapter 44 and Article IV of Chapter 77 shall apply unless specifically modified as follows for the District:

(1) **Parking Required in District** shall be required in accordance with this paragraph (c)(1) unless reduced pursuant to subsequent paragraphs in this section of the LDC.

- a. Required parking spaces shall include spaces required for accessory uses in addition to spaces required for principal uses.
- b. When calculating parking demands, all units in a multi-tenant site or building shall be counted and the cumulative parking requirements for the site or building shall be met.
- c. When calculating required parking spaces, any fraction of a parking space shall be rounded down when less than .5 and rounded up when .5 or more.
- d. Parking reductions may be calculated cumulatively as applicable in this section (68-850(c)).
- e. Authorized commercial/retail, gallery, fitness and sports facilities, educational facilities, and office uses other than those listed below shall provide one space per 400 square feet of gross leasable area.
- f. Authorized restaurants, lounges, nightclubs or similar places dispensing food, drink or refreshments shall provide one space per 100 square feet of patron seating area, including indoor, outdoor, rooftop seating areas, and the area adjacent to a bar. The provisions of Section 77-139 shall apply to any drive-through facility.
- g. Authorized industrial uses, including studios for artists and artisans shall provide 1 space per 1,000 square feet of operational spaces plus 1 space per 400 square feet of uses listed in paragraph (c)(1)a.1. of this Section.

(2) Additional reduced parking for Adaptive Reuse of existing buildings is authorized as provided below non-cumulatively:

- a. Any adaptive reuse of an existing building shall only be required to provide fifty (50) percent of the parking required in paragraph (c)(1) or Section 77-139; or,
- b. Any outdoor dining area that is accessory to an eating establishment, may exempt the first three hundred (300) square feet of outdoor dining area from the minimum parking requirements. The outdoor dining areas should not exceed twenty five percent (25%) of the primary building's ground level gross floor area; or,
- c. Any use that increases parking demands by fewer than twenty (20) percent of the existing parking demands, as established in the current Land Development Code, shall not be required to provide additional parking.

(3) Parking Reductions.

- a. Shared parking. A shared parking ratio may be applied using the ULI/ITE standard ratios to satisfy the parking requirements in mixed-use buildings or sites.

- b. **Cross-block connections.** The total on-site parking requirement, after deducting any other authorized parking reductions may be reduced by twenty (20%) percent and Floor Area Ratio (FAR) may be increased by twenty percent (20%) where the applicant has secured, dedicated and improved, and maintains a publicly accessible cross-block connection for pedestrians that complies with the provisions of Section 68-850(d).
 - c. **Electric Vehicle (EV) Parking.** Required parking spaces may be reduced by substituting electric vehicle charging/ parking spaces at a ratio of 2:1, up to 2 EV spaces per site. All electric vehicle charging/ parking spaces must comply with Chapter 44 and Miami-Dade County Sec 30-423 and Sec 33-122.5 for signage, markings, types of EV chargers, locations, parking spaces, definitions, and other relevant sections of MDC Code pertaining to electric vehicles.
- (4) **Other Parking Options.**
- a. **Off-site Private Parking.** Public parking required within the District may be provided off-site per Chapter 44 and Chapter 77. An off-site parking agreement may be executed in accordance with paragraph (c)(3) of this section and shall be located within one-quarter (1/4) mile of the use generating demand for the parking, measured from property line to property line along streets and/or cross-block passages.
 - b. **Off-site Public Parking.** Public parking required within the District may be provided off-site per Chapter 44 and Chapter 77. An off-site parking agreement may be executed with a public or private parking facility located within one-quarter (1/4) mile of the use generating demand for the parking, measured from property line to property line along streets and/or cross-block passages.
 - c. **On-street parking.** Public parking along the right of way and within the frontage of a business in the District, may be counted towards the business' required parking. All parking on the right of way must be consistent with Chapter 44 of the City of Doral Land Development Code. If a business or development is going to fund or construct public parking in the right of way, these spaces may count towards the business or development's total spaces required and must be coordinated with the Public Works department and meets the requirements of paragraph (a) of this section.
 - d. **Valet parking.** The use of valet parking is allowed in the District per Chapter 44, Article V, Division 3- Valet Parking. All associated regulations and requirements are specified within Chapter 44 of the Land Development Code.
 - e. **Payment-in-lieu of parking.** Payment-in-lieu of parking fees are allowed in the District per Chapter 44, Article V, Division 6- Payment-in-lieu fees. All associated regulations and requirements are specified within Chapter 44 of the Land Development Code.

(5) Parking agreements. Parking agreements are required whenever the property owner is not able to park the required parking spaces within their lot or public right-of-way frontage. All parking agreements shall follow the following requirements:

- a. **Agreement required.** An off-site parking or valet parking agreement shall be executed by the parties on a form provided by and approved by the City Attorney and pursuant to Section 77-140(c). The agreement shall be recorded in the public records at the owner's expense.
- b. **Owner defined.** For purposes of this section, "owner" shall be deemed to include lessees of property under long term leases wherein the lessee's right to possession of the property is for a period of not less than fifty (50) years from the date of the off-street parking agreement and where the fee simple owner has joined in the execution of the owner's agreement for the purposes of consenting to the terms of the agreement. Owner shall also include the owner of an exclusive easement for parking purposes as long as the fee simple owner of the property consents to the parking agreement.
- c. **Off-site parking agreement.** When the required off-street parking is to be provided on a site at a location different from the site which will be served by the parking, the owner of the off-site parcel of land and the owner of the land intended to be served by such off-site parking (if different than the owner of the parcel to be used for parking) shall enter into an agreement between the owners in a form approved by the City Attorney, and pursuant to Section 77-140(c).
- d. **Valet parking.** When an owner of a parcel wishes to provide valet parking services, the owner must obtain City approvals, licenses, and permits pursuant to City Code.

(6) Parking space design.

- a. Parking spaces shall be designed in accordance with the provisions of Chapter 77 unless otherwise provided herein or the Planning and Zoning Director finds that site constraints mean that adjustments to the parking space and parking aisle width are necessary to make efficient use of available parking areas.
- b. For purposes of this District, parking spaces may be eight 8 feet wide by eighteen (18) feet length and parking aisles may be twenty-two (22) feet in width. Parking aisles may be reduced by up to one (1) foot with a parking space width being increased by six (6) inches.
- c. Up to twenty-five (25) percent of required on-site parking may be designed and constructed to serve compact vehicles. Compact spaces shall measure seven and one-half (7.5) feet by sixteen (16) feet with a clear backup space of twenty-one (21) feet.

- d. Tandem parking spaces may be authorized by this section for valet and employee parking only and may be reduced to sixteen (16) feet in length where a two (2) foot overhang is provided.
- e. Valet parking spaces may use the standards for compact size parking spaces.
- (7) **Parking structures.** Parking structures shall comply with the following standards:
 - a. Free-standing parking structures shall be limited to four (4) levels of parking.
 - b. Parking Structures shall provide a lining of retail, office uses, window displays, security, bicycle storage, or combination thereof at the street level along all street frontages.
 - c. When the parking structure includes a commercial use lining the building on the street level, the retail or commercial liner shall provide a usable depth of no less than fifteen (15) feet. At least forty (40) percent of the ground floor wall area between two (2) Feet and seven (7) feet shall be glazed and shall have a minimum transparency of seventy (70) percent.
 - d. When the parking structure includes window displays lining the building on the street level, window displays shall provide a usable depth of no less than three (3) feet. At least forty (40) percent of the ground floor wall area between two (2) feet and seven (7) feet shall be glazed and shall have a minimum transparency of seventy (70) percent.
 - e. All structured parking facilities shall provide a minimum of five (5) electric vehicle charging/parking spaces on the first level of parking and five (5) bicycle racks within the parking structure at the ground level.
 - f. **Artistic parking garage opening designs.** The applicant may propose an artistic design, subject to the recommendation of the Planning and Zoning Director, and approval by the Public Art Program Advisory Board. Alternative designs for parking garage openings shall be compatible with the purposes and intent of the District.

Parking garage openings shall be designed so that vehicles and garage lighting are not visible from abutting streets.

- (8) **Mechanical parking facilities.** Mechanical parking facilities may be used to satisfy all, or a portion of parking requirements as follows:
 - a. A loading area for convenient transfer of goods and passengers shall be provided for mechanical parking facilities serving ten or more automobiles.

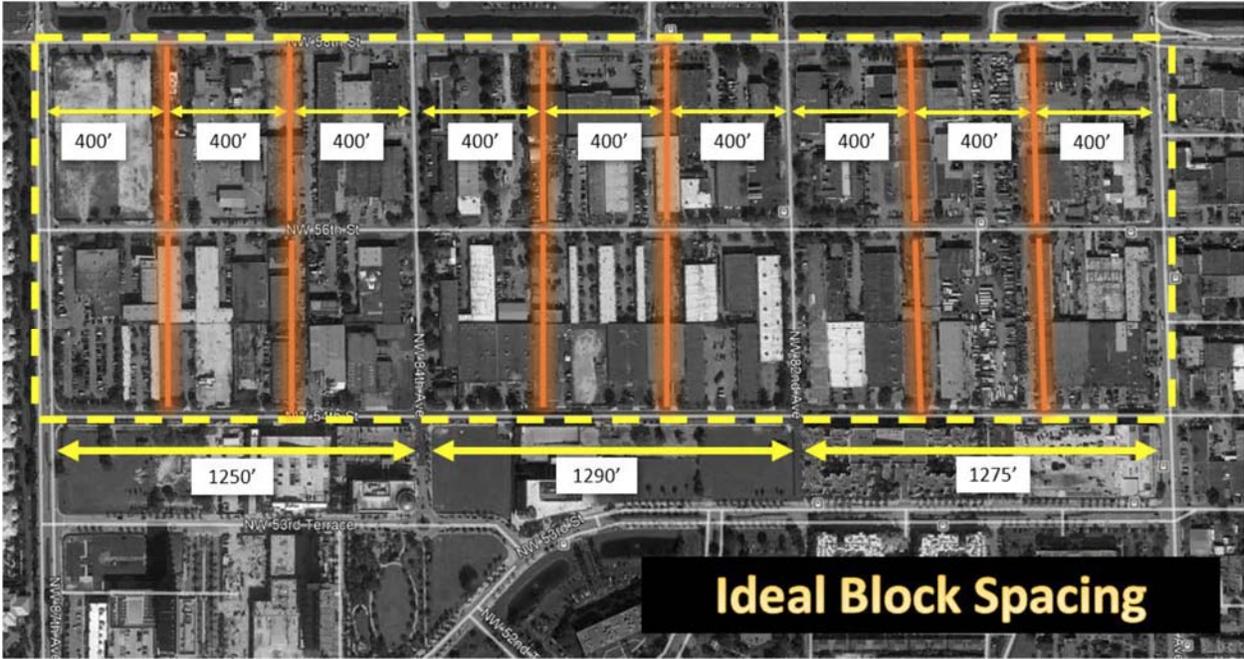
- b. Mechanical parking facilities shall not park more than three levels of cars and no additional vehicle(s) shall park so as to limit access to the lift.
 - c. Mechanical parking facilities shall be operated by a valet or attendant at all times such that the parking is accessible to users.
 - d. At least one parking lift level shall have a minimum unobstructed clearance height of six feet, six (6) inches. All other levels shall have a minimum unobstructed clearance height of five feet.
 - e. A mechanical parking facility installed on existing surface lot shall be covered on top and screened on all sides by a wall extending the entire height of the facility.
 - f. Mechanical parking facilities shall provide a manual override to access or remove vehicles from the parking lift in the event of a power outage.
 - g. Mechanical parking facilities shall be designed to prevent vehicle liquids and/or debris from spilling onto other vehicles or building surfaces.
- (9) **Bicycle Parking.** Each site shall provide bicycle parking at a ratio of one bicycle space for every five (5) required gross (pre-reductions) automobile parking spaces in racks that comply with the provisions of Chapter 77.

(10) **Loading.**

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

(d) **Cross-block Connections.** Pursuant to the recommendations of “The Mayor’s Institute on City Design” (March 20-22, 2019), the City will seek to obtain north-south cross-block connections to facilitate mobility throughout the District and connectivity to Downtown Doral, as seen below:

Ideally cross-block connections would be spaced approximately four hundred (400) feet apart.



Potential cross-block connections between Doral Downtown Art District and Downtown Doral.

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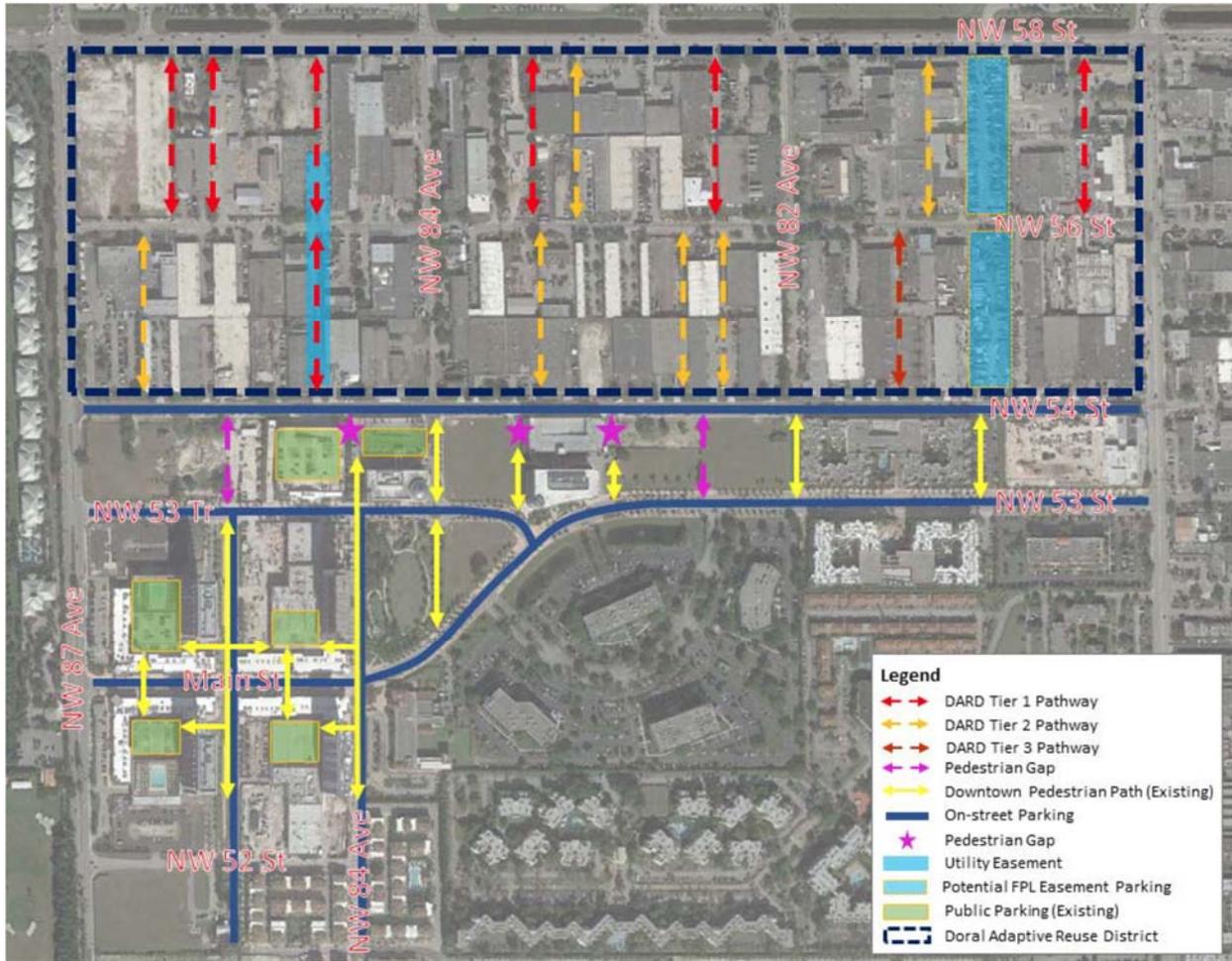
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Analysis of existing conditions and possible locations connecting both areas.

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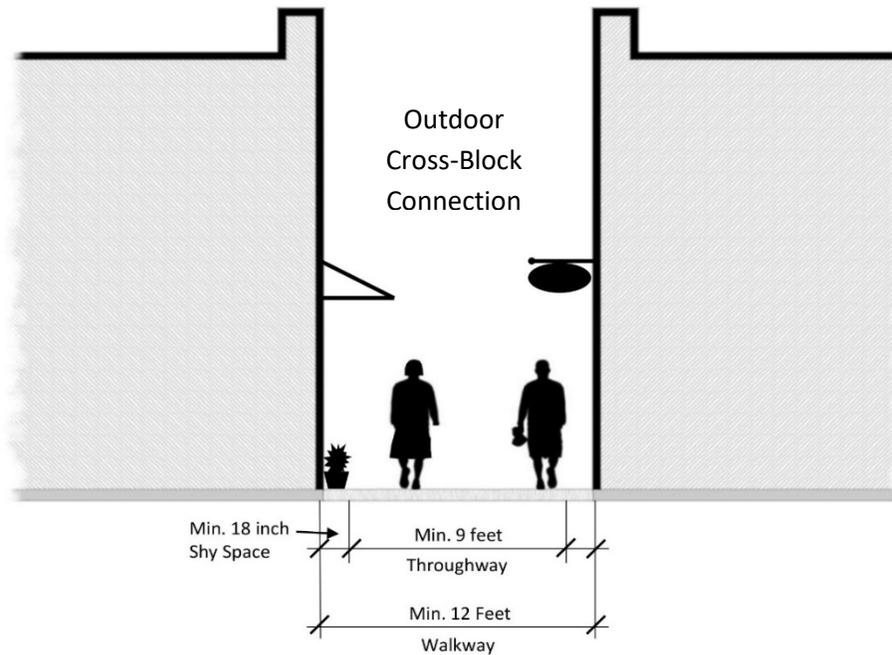
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These cumulative paseos or mid-block pathways will expand upon existing pedestrian connections south of 54th St. One of the City’s strategies for securing these connections is to provide an additional 20% parking reduction and a 20% FAR bonus, in exchange for private property owners building and maintaining the cross-block connections and shall comply with the guidelines in this section:

- (1) These provisions apply to north-south connections across private property that bisect the existing long blocks fronting on 53rd, 54th, 56th, or 58th Streets.
- (2) Cross-block connections shall be located at least 300 feet from a north-south avenue.
- (3) **Outdoor Cross-block Connections.**
 - a. Outdoor cross-block connections shall be at least twelve (12) feet in width (total), which includes: (See following illustration)
 1. At least eighteen (18) inches of shy space adjacent to buildings for window watchers and decorative features (i.e., planters, displays, menu boards, and trash receptacles)

2. At least nine (9) feet of unobstructed throughway for pedestrian travel
Typical Outdoor Cross-Block Connection Section



- b. Outdoor cross-block connections shall be concrete walkways with medium broom finish, control joints and min. four (4) inch thickness or other surface with equivalent durability approved by the Public Works Director.
- c. Trash receptacles shall be placed at each cross-street intersection and mid-point of the outdoor cross-block connection and shall not obstruct pedestrian throughways.
- d. Bicycle racks shall be located within a dedicated bicycle parking area at each cross-street intersection and shall not obstruct pedestrian throughways. (This requires additional width.)
- e. For new development or redevelopment, buildings fronting the outdoor cross-block connections shall have a zero-lot line with the following design elements:
 - 1. Primary entrance facing the outdoor cross-block connections;
 - 2. At least forty (40) percent of ground floor wall area between 2 and 10 feet shall be comprised of windows or entries;
 - 3. At least twenty-five (25) percent of upper floor(s) wall area between the finished floor and ceilings shall be comprised of windows;

4. Awnings or canopies shall be provided above the ground floor doors and windows; and
5. All other urban design and architectural standards shall comply with Chapter 86.
- f. Projecting signs shall be erected perpendicular to the outdoor cross-block connections and shall not to extend more than four (4) feet from the building wall, and not be less than seven feet above grade or exceed fifteen (15) feet above the finished walkway. All other signs shall comply with Chapter 80.

(4) Enclosed Cross-block Connections

- a. Enclosed cross-block connections shall be at least twelve (12) feet in width;
 - b. Interior floor to ceiling height shall be at least twelve (12) feet;
 - c. Storefront doorway openings shall be nine (9) feet in height;
 - d. For new development and redevelopment at least forty (40) percent of ground floor wall area between two (2) and ten (10) feet shall be comprised of windows or entries;
 - e. The flooring shall include, but not limited, to the following:
 1. Large vitrified/ceramic tiles;
 2. Natural stones; or
 3. Other materials of equivalent durability and aesthetic quality as approved by the Planning and Zoning Director.
 - f. Projecting signs shall be erected perpendicular to the outdoor cross-block connections, not to extend more than four (4) feet from the building wall, and not be less than seven feet above grade. All other signs shall comply with Chapter 80.
 - g. Bicycle racks shall be located at dedicated bicycle parking areas at each cross-street entrance and shall not obstruct pedestrian throughways. (This requires additional width.)
 - h. Trash receptacles shall be placed at each cross-street entrance and mid-point of the enclosed cross-block connection and shall not obstruct pedestrian throughways.
- (e) **Stormwater Management.** At least fifty (50) percent of stormwater from new development or redevelopment sites shall be managed through Low Impact Design (LID) techniques pursuant to Section 74-881. This requirement does not apply to adaptive reuse projects. Landscape areas for adaptive reuse projects shall be designed to function as LID stormwater management facilities.

- (f) **Artistic Signs.** The applicant may propose an artistic designed sign, subject to the recommendation of the Planning and Zoning Director and approval by the Public Art Program Advisory Board.
- (1) **Purpose.** Creative signs are approved signs that do not comply with the provisions of Chapter 80, but merit relief from the strict provisions of that chapter due to their exceptional design that achieves the following purposes:
 - a. To encourage signs of high-quality materials and workmanship;
 - b. To encourage signs of unique design that exhibit a high degree of imagination, inventiveness; and
 - c. To make a positive visual contribution to the overall image of the City, while mitigating the impacts of large or unusually designed signs.
 - (2) **Application.** Any property owner or business owner in the District that is not otherwise subject to an approved privately enforced sign program is eligible to apply for a Creative Sign permit. Such application shall be made on the form(s) prescribed by the City and shall be accompanied by any required fees.
 - (3) **Review of the Application.** A creative sign permit application shall be subject to review and approval by the Planning and Zoning Director where the cumulative area of the proposed sign(s) does not exceed the square footage allocation. For those proposed sign(s) exceeding this allotment, such sign(s) shall be subject to review and approval by the Public Art Program Advisory Board . The burden is on the applicant to demonstrate substantial compliance with the applicable creative sign design standards as set forth herein.
 - (4) **Hearings.** All hearings of the Public Art Program Advisory Board shall be open to the public. An advertisement shall be published in a public newspaper and courtesy notice shall be mailed to property owners within 500-foot radius of the property at least five (5) days prior to the day of the hearing. The cost of publishing an advertisement and courtesy notices for the hearing shall be paid by the Applicant. Any person may appear at the hearing and present information or comment to the Advisory Board.
 - (5) **Decision.** The decisions of the Public Art Program Advisory Board shall be based upon the application and the evidence received at the hearing, using the criteria provided herein. The decisions of the Planning and Zoning Director shall be based upon the criteria established herein. The Planning and Zoning Director or Advisory Board shall issue a written finding of approval or denial of the application within ten calendar days of the final review.
 - (6) **Appeal.** A decision of the Public Art Program Advisory Board may be appealed to City Council by the applicant or an abutting property owner.

Such appeal must be filed within ten days of a decision by the Advisory Board.

(7) **Creative Design Criteria.**

- a. **Architectural Criteria.** The sign(s) should utilize or enhance the architectural elements of the building;
 1. The sign(s) should be placed in a logical location in relation to the overall composition of the building façade;
 2. The sign(s) should be integrated within and not cover any key architectural features and details of the building façade; and
 3. In no event shall a sign be larger than 100 square feet.
- b. **Wall Signs.** Wall signs should be centered within an area uninterrupted by doors, windows, or architectural details.
- c. **Architectural Style.** Each sign should be designed to be compatible with and relate to the architectural style of the main building or buildings upon the site where such sign is located.
- d. **Color.** The color(s) of a sign should be harmonious and complementary to the colors of the building on or near which it is to be located.
- e. **Contextual Criteria.** The sign(s) should contain at least one of the following elements:
 1. Historic design style.
 2. Positive and creative image reflecting current character of the business.
 3. Inventive representation of the use, name, or products of the business.
- f. **Design Quality.** The sign(s) should:
 1. Constitute a substantial aesthetic improvement to the site and should have a positive visual impact on the surrounding area;
 2. Be of unique design, and exhibit imagination, inventiveness;
 3. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, proportion and form; and
 4. Contribute to the image of the city by conveying a distinctive character that conveys a strong sense of place.
- g. **Illumination.** To convey a subtle appearance, the use of back-lit or reverse channel letters with halo illumination rather than internally lit signs are encouraged.

- h. **Multiple Signs.** Where more than one sign is proposed, all signs should have designs that incorporate the following design elements in a compatible and coordinated fashion:
 - 1. Letter style of copy; components;
 - 2. Type of construction materials;
 - 3. Lighting; and
 - 4. Method used for supporting sign (e.g., wall or ground base).
 - i. **Neighborhood Impacts.** The sign(s) should:
 - 1. Be located and designed not to create adverse impacts on neighboring uses;
 - 2. Constitute a substantial aesthetic improvement to the site and should have a positive visual impact on the surrounding area; and
 - 3. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - j. **Sign Materials.** The goal of sign design is to maintain attractive and compatible styling so as not to conflict or distract from the architectural character of the area. The choice of materials and the workmanship in the use of the materials should convey both a sense of quality and creativity.
- (g) **Murals.** Murals are artistic designs etched, tiled, painted, or drawn on a public or private structure.
- a. Murals may be approved in the District by the Public Art Program Advisory Board through the process described in paragraph (e) of this section.
 - b. Applicants proposing a mural must submit the following documents to the Public Art Program Advisory Board for review and approval:
 - a. A written consent from the property owner.
 - b. If the mural is in a highly visible area, a letter of support from the neighboring property owners is encouraged.
 - c. A draft of the artwork.
 - d. A description of the media to be used and the surface on which the mural will be applied.
 - e. A maintenance plan for who will be maintaining the mural.
 - c. If approved, the applicant is given written permission to move forward with the mural project.
 - d. Noncompliance: Any unapproved mural is considered graffiti and shall be required to be removed.

- (h) **Urban design and architectural standards.** Chapter 86- Urban Design and Architectural Standards shall apply in the District, except as follows:
- (1) **Adaptive reuse.** Where building facades are modified building façades shall incorporate windows and doors covering not less than forty (40) percent of the street facing walls between two and eight feet above sidewalk grade.
 - (2) **New development and redevelopment.** New buildings may recreate the industrial character of the Reuse District.
- (i) **Consistency with Adaptive Reuse Study Area Action Plan.** All development, redevelopment and adaptive reuse of buildings within the District shall comply with the land use, urban design and transportation & connectivity regulations recommended in “Adaptive Reuse Study Area Action Plan” (Amended by final ordinance to restrict no residential, hotels, elderly care or other overnight accommodations for people.)

Section 3. 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 4. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and made part of the City of Doral Land Development Code; that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Section” or other appropriate word.

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

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

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

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

PASSED AND ADOPTED on SECOND READING this 22 day of September, 2020.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”



**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

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.

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 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 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 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south. The Comprehensive Plan of the City of Doral is hereby amended as follows:

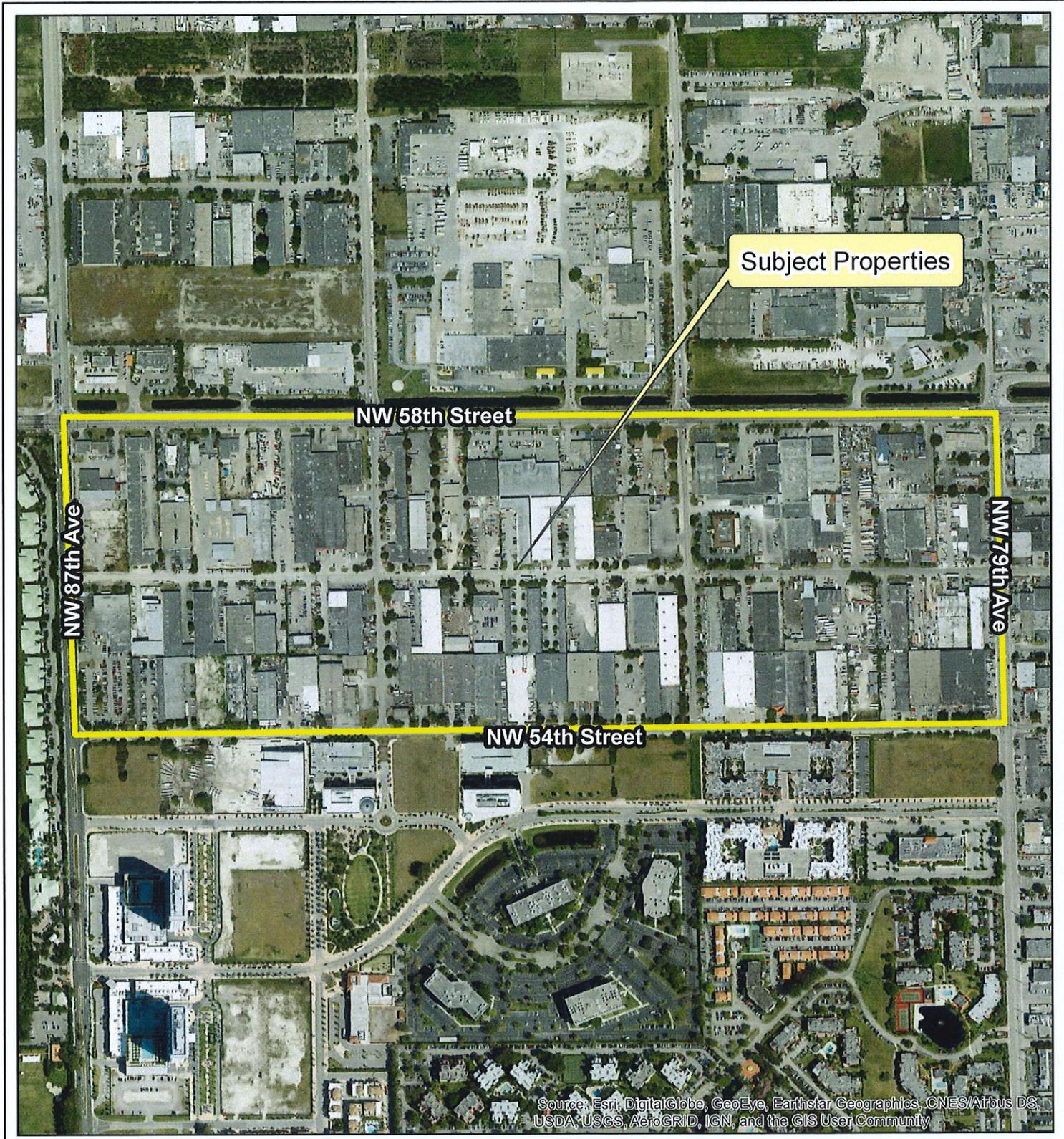
Future Land Use Element

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 87TH AVENUE ON THE WEST, NW 58TH STREET ON THE NORTH, NW 79TH AVENUE ON THE EAST AND NW 54TH STREET ON THE SOUTH; AND 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 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south; and

WHEREAS, 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 87th avenue on the west, NW 58th street on the north, NW 79th avenue on the east and NW 54th street on the south. The Comprehensive Plan of the City of Doral is hereby amended as follows¹:

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.

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

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)

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 87th Av to the west, 58th St to the north, 79th Av to the east, and 54th 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.

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

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

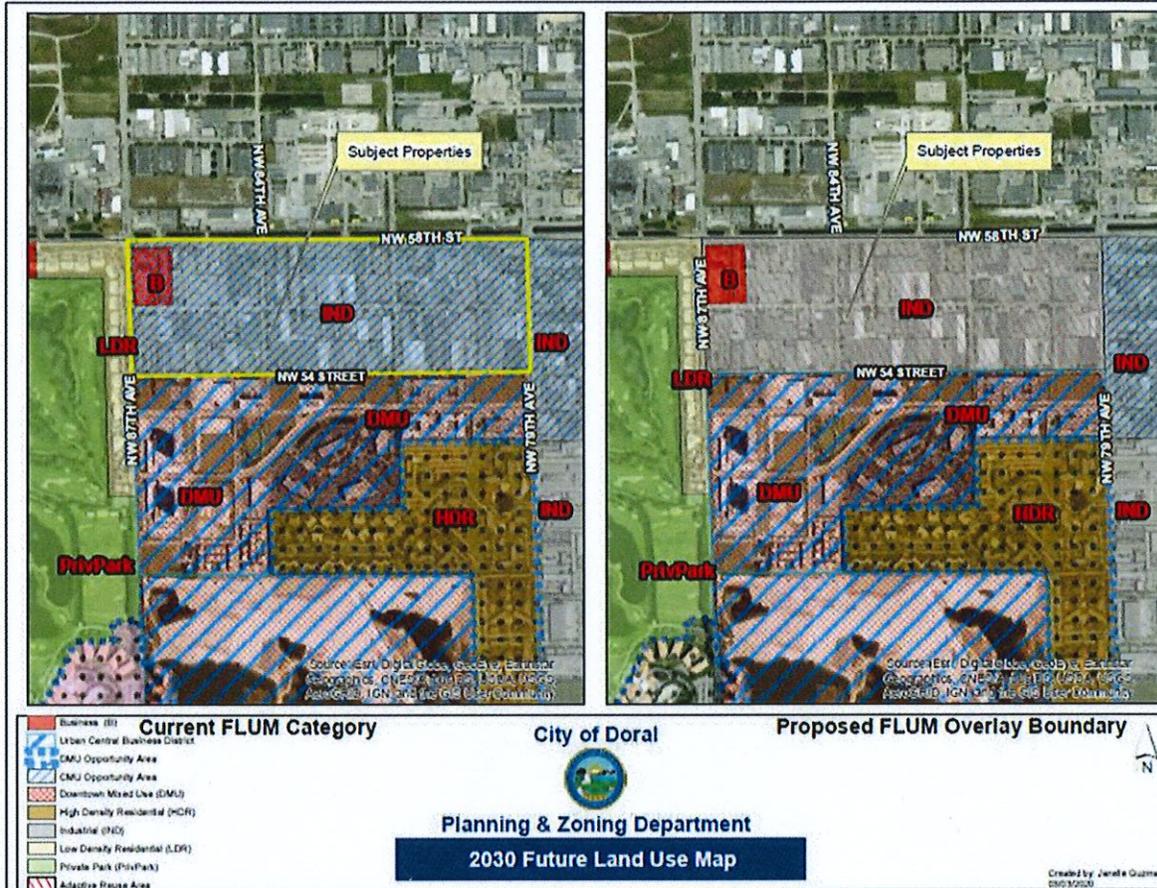
Table II				
Downtown Arts Reuse District				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Industrial	Unincorporated Miami-Dade County	Unincorporated Miami-Dade County	N/A
South	Mixed Use	Downtown Mixed Use (DMU)	Downtown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

Table III provides the existing subject site characteristics.

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

STAFF ANALYSIS

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



A. COMPREHENSIVE PLAN

The proposed 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

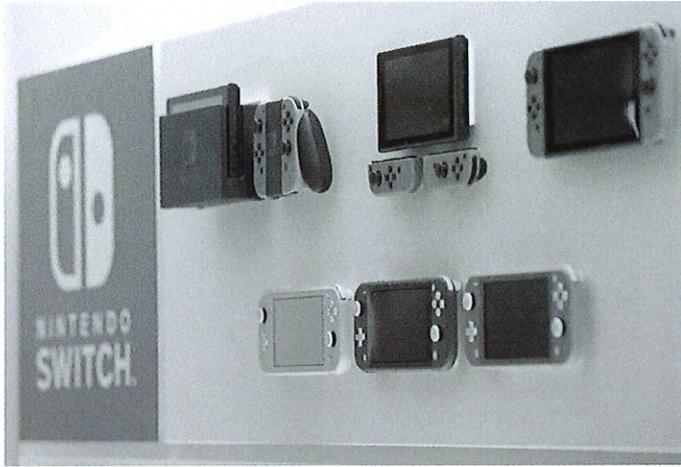
LEGAL ADVERTISEMENT

**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. 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

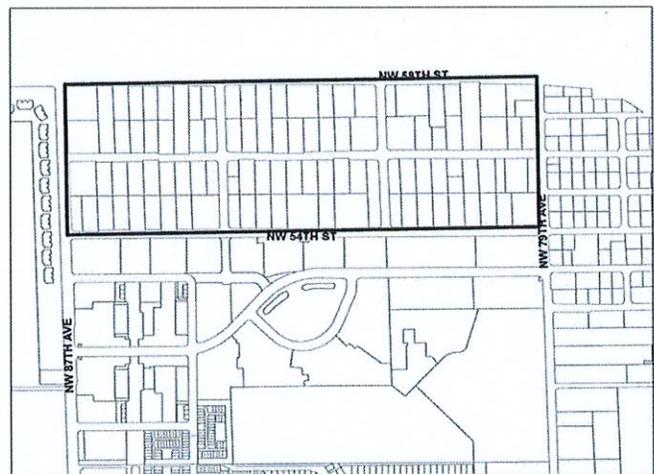
HEARING NO.: 20-05-DOR-02

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. 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

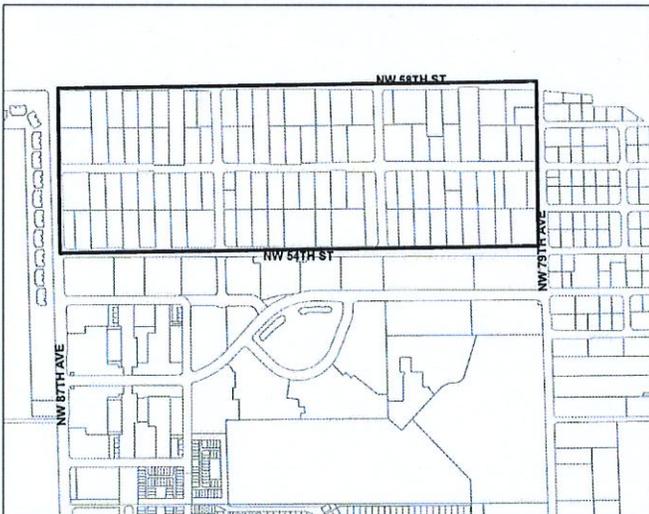
HEARING NO.: 20-05-DOR-08

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 are 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. On Twitter: @MarciaCoyle. Mike Scarcella is a senior editor on ALM Media's regulatory desk. Contact him at mscarcella@alm.com. On Twitter: @MikeScarcella.

DRAFT MINUTES
CITY OF DORAL
LOCAL PLANNING AGENCY - VIRTUAL

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

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

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

1) Call to Order / Roll Call of Members

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

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

Also present were:

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

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

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

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

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

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

5) **Public Hearings**

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

10 Legislation Text

10 Planning and Zoning Staff Report

10 Exhibit A - Proposed FLUM Amendment

10 Attachment A - Legal Advertisement

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

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

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

- B) **20-3671 A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT TO THE LOCAL GOVERNING BODY A TEXT AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY TO INCLUDE THE "DOWNTOWN ARTS REUSE DISTRICT" PROVISIONS FOR ALL PROPERTIES DESIGNATED "INDUSTRIAL" IN THE CITY'S FUTURE LAND USE MAP (FLUM), LOCATED NORTH OF DOWNTOWN DORAL WITHIN THE AREA BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH; AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY, THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES, PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE** (00:03:17)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Exhibit A - Location Map

10 Attachment A - Legal Advertisement

10 Res. No. 20-Text Amendment FLUE Industrial 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,

Connie Diaz, MMC
City Clerk

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

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

APPROVED and ADOPTED this 10 day of June, 2020.

JUAN CARLOS BERMUDEZ, MAYOR

DRAFT MINUTES
CITY OF DORAL
COUNCIL ZONING MEETING - VIRTUAL

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

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

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

1) Call to Order / Roll Call of Members

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

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

Also present were:

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

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

3) Invocation (00:01:38)

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

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

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

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

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

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

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

Legislation Text

Memo

Approval Letter

Exhibit A - Letter of Intent and Application

Exhibit B - Miami-Dade County Approval Letter

Exhibit C - Surveyor Approval Letter

Exhibit D - HD Doral Final Plat

Exhibit E - T-Plat Approval

Opinion of Title

Attachment A - Legal Advertisement

Res. No. 20-HD Doral Final Plat

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

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

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

Legislation Text

Memo

Approval Letter

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

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

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

First Reading

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

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

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

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

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

ALL PROPERTIES DESIGNATED "INDUSTRIAL" IN THE CITY'S FUTURE LAND USE MAP (FLUM) LOCATED NORTH OF DOWNTOWN DORAL WITHIN THE AREA BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH; AND AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (01:09:31)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Attachment A - Legal Advertisement

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

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

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

- E) **20-3679 Ordinance #2020-08 "Zoning Map Amendment Doral Arts Reuse District" AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DORAL, DESIGNATING A NEW VOLUNTARY OVERLAY DISTRICT ENTITLED "DORAL ARTS REUSE DISTRICT" LOCATED NORTH OF DOWNTOWN DORAL, CONSISTING OF APPROXIMATELY 113 ACRES, BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (01:11:30)**

10 Legislation Text

10 Planning and Zoning Staff Report

10 Exhibit A - Location Map

10 Exhibit A - Proposed Zoning Map Amendment Ord

10 Attachment A - Legal Advertisement

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

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

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

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

TEXT AMENDMENTS TO THE CITY OF DORAL LAND DEVELOPMENT CODE, CHAPTER 68 "LAND USES AND ZONING DISTRICTS", ARTICLE VI "INDUSTRIAL DISTRICTS", CREATING DIVISION 5, "DOWNTOWN ARTS REUSE DISTRICT" TO ALLOW FOR MODIFIED REQUIREMENTS WITH DEVELOPMENT STANDARDS THAT MODIFY AND SUPPLEMENT THE EXISTING INDUSTRIAL DISTRICT STANDARDS AND CRITERIA FOR APPROXIMATELY 113 ACRES, BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH, TO ALLOW THE REUSE OF BUILDINGS AND TRANSITION OF THE AREA NORTH OF DOWNTOWN DORAL FROM AREA DOMINATED BY HEAVY COMMERCIAL AND INDUSTRIAL USES TO A MORE VIBRANT MIX OF USES THAT CAPITALIZE ON ITS PROXIMITY TO THE DOWNTOWN CORE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (01:13:11)

10 Legislation Text

10 Planning and Zoning Staff Report

10 Presentation

10 Exhibit A - Location Map

10 Exhibit A - Location Map Ord

10 Attachment A - Legal Advertisement

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

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

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

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

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

10 Legislation Text

10 Planning and Zoning Staff Report

10 Attachment A - Legal Advertisement

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

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

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

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

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

⑩ Legislation Text

⑩ Memo

⑩ Attachment A - Legal Advertisement

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

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

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

Second Reading

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

⑩ Legislation Text

⑩ Planning and Zoning Staff Report

⑩ Exhibit A - OMMU Weekly Update

⑩ Attachment A - Legal Advertisement

⑩ Ord. No. 2020-01 Marijuana Treatment Dispensaries

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

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

7) Adjournment (01:28:59)

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

Respectfully submitted,

Connie Diaz, MMC
City Clerk

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

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

APPROVED and ADOPTED this 10 day of June, 2020.

JUAN CARLOS BERMUDEZ, MAYOR

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 54th Street on the south, NW 58th Street on the north, NW 87th Avenue on the west and NW 79th 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

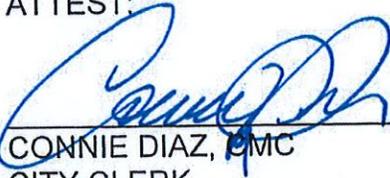
The foregoing Resolution was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Vice Mayor Mariaca and upon being put to a vote, the vote was as follows:

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

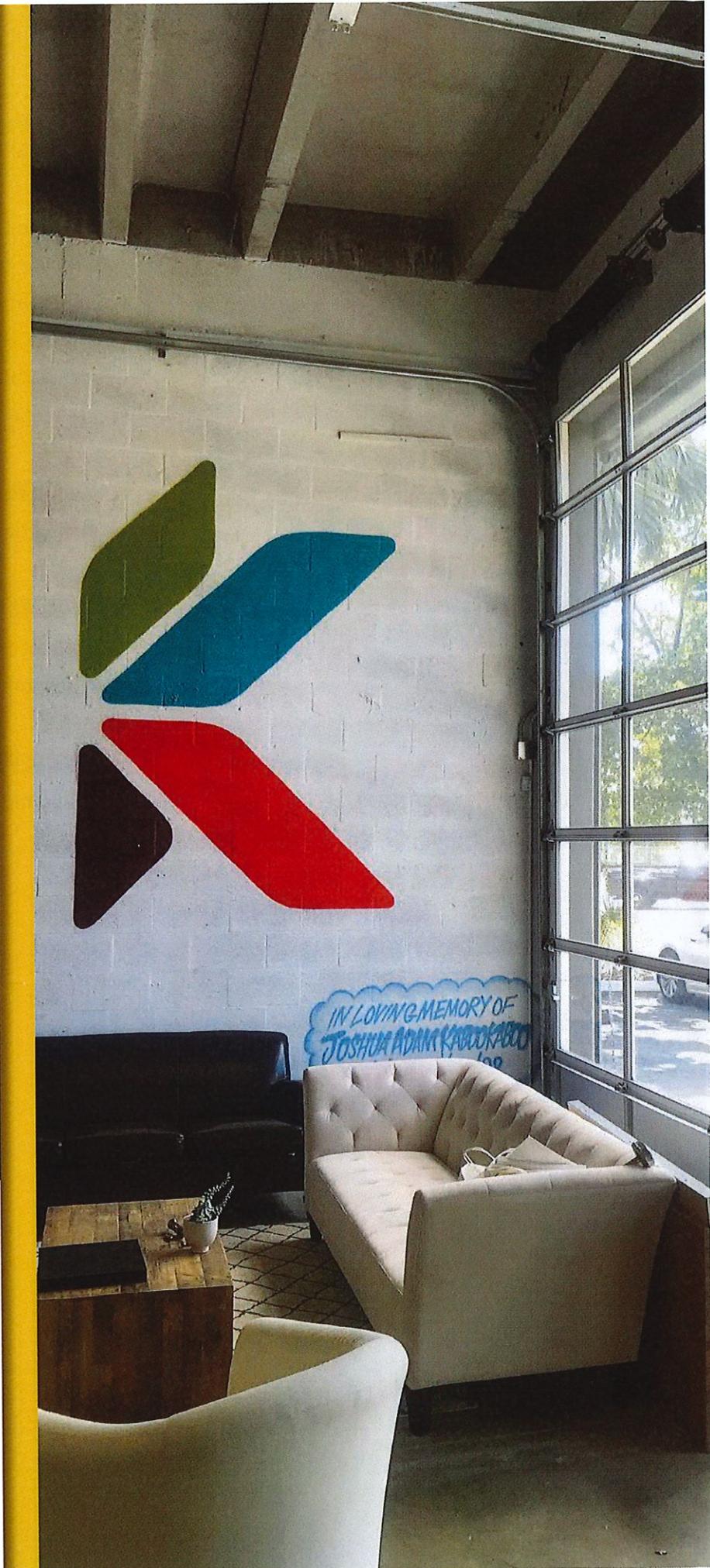


TABLE OF CONTENTS

Executive Summary	E-1
1.0 Introduction	1
1.1 Plan Purpose and Process	2
1.2 Context Takeaways	8
1.3 Vision & Future Scenarios	11
2.0 Key Takeaways & Recommendations	13
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
3.0 Project Planning and Funding Strategies	39
3.1 Capital & Non Capital Plan	40
3.2 Funding Strategies	44
3.3 Conclusion	46

POPULATION GROWTH 2010-2018

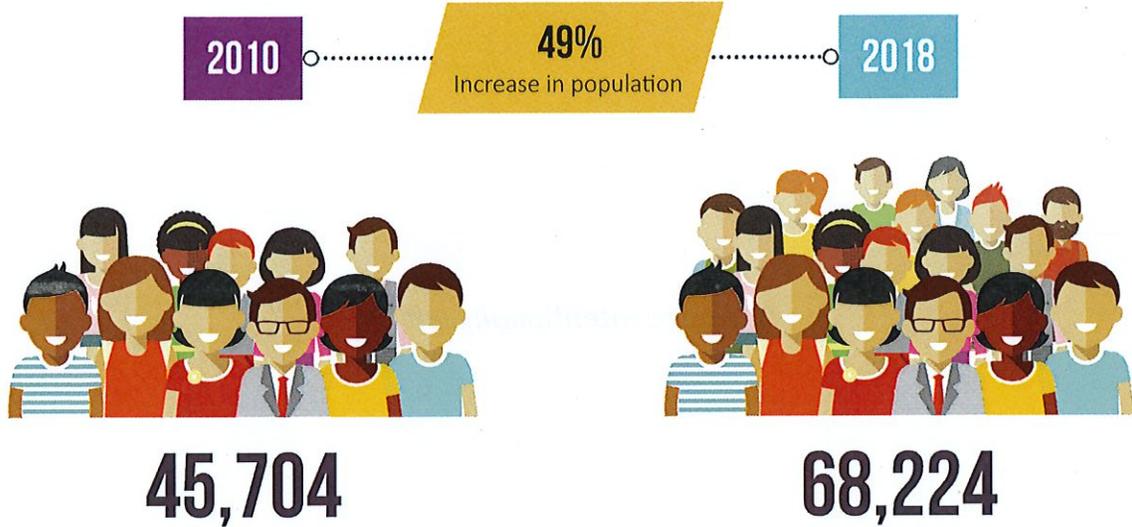


Figure E-1: Population Change from 2010 to 2018. Source: US Census, Bureau of Economic and Business Research.

PERCENT SQUARE FOOTAGE BY DECADE

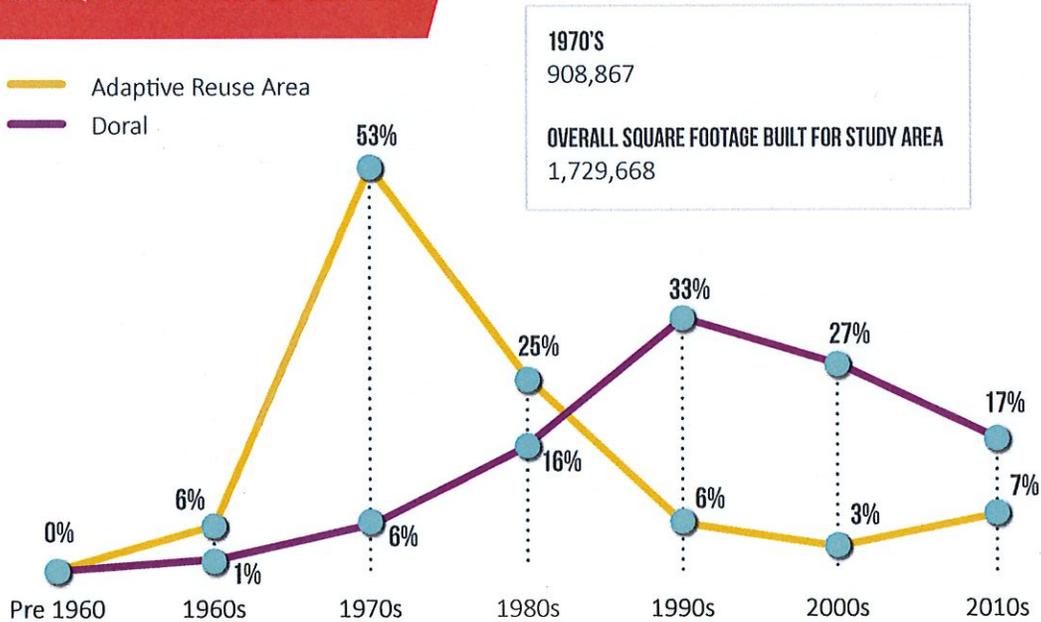
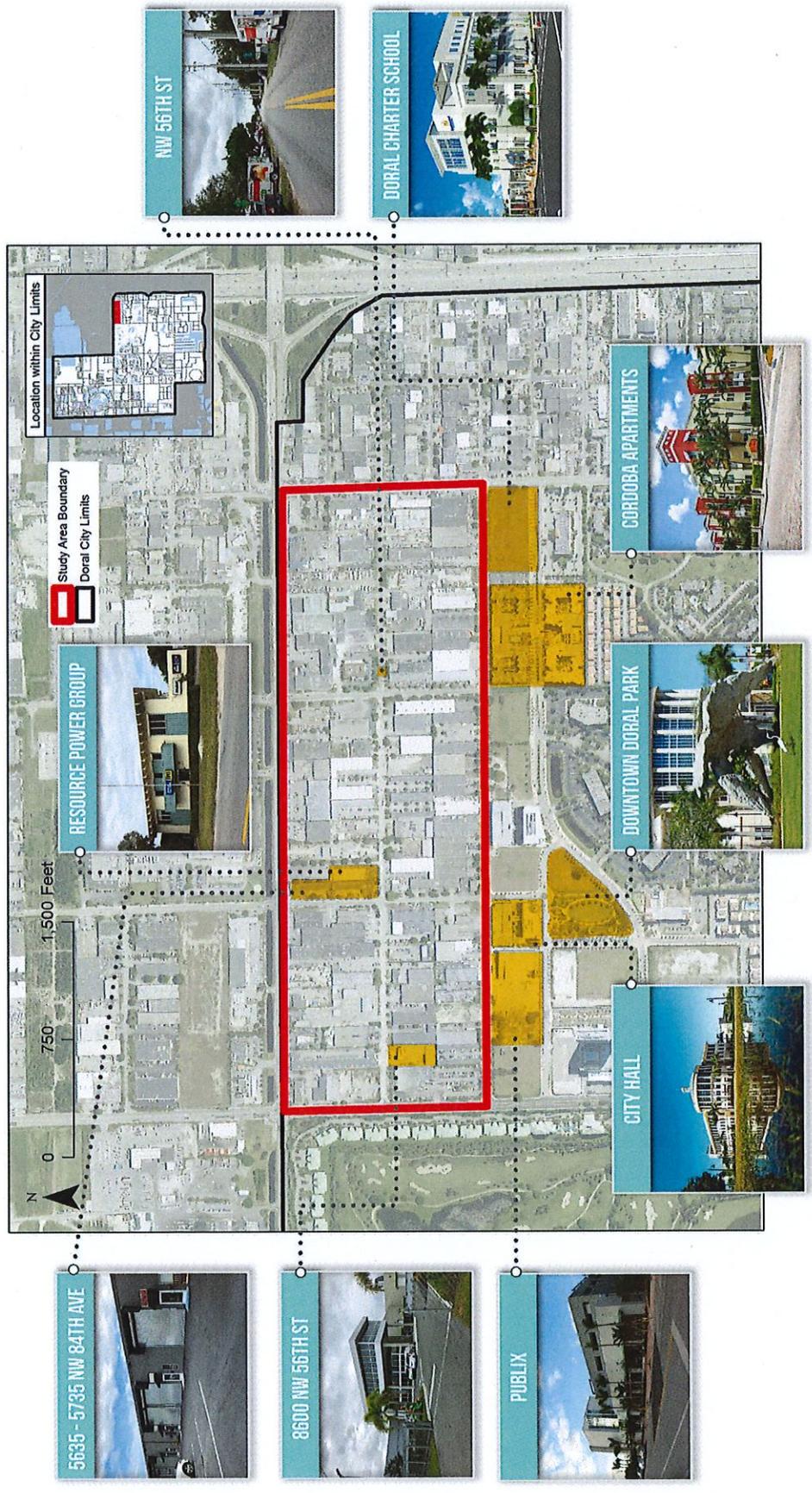


Figure E-2: Square Footage Built by Decade. Source: Florida Department of Revenue, 2018.



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

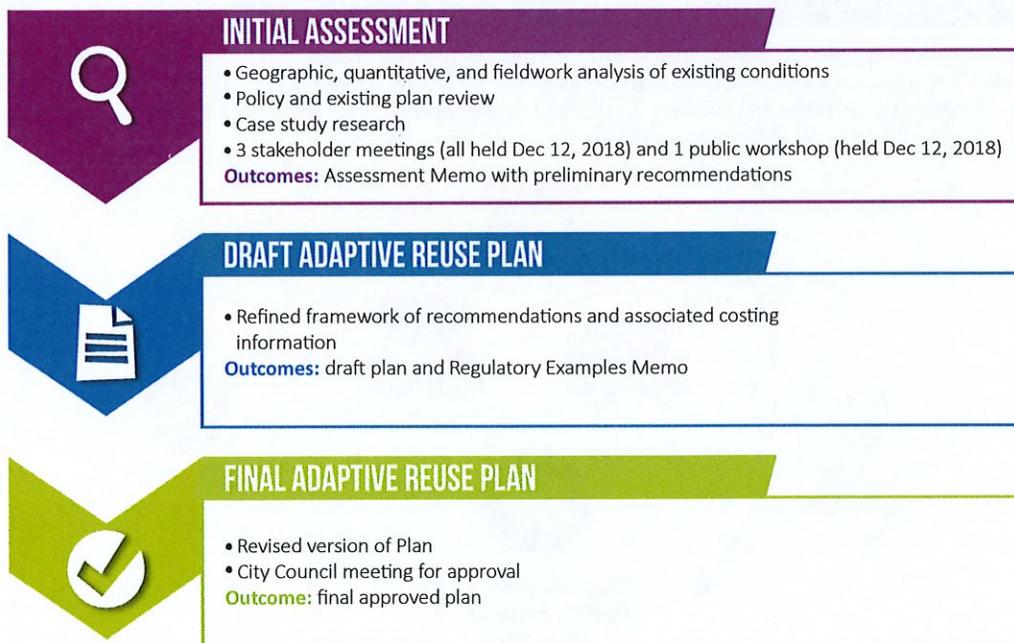


Figure E-3: Overview of Plan Development and Public Outreach Process

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

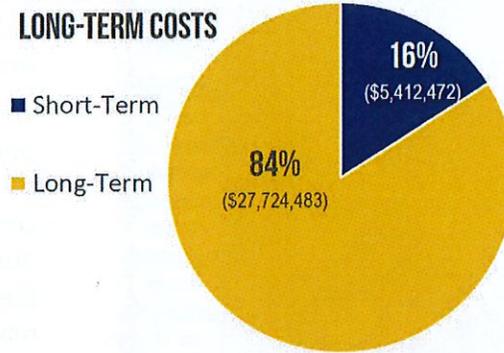


Figure E-5: Short-Term & Long-Term Costs

CAPITAL AND NON-CAPITAL COSTS

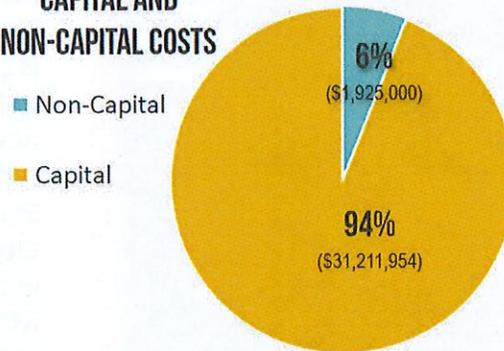


Figure E-6: Capital & Non-Capital Costs

PROJECT COSTS BY TYPE

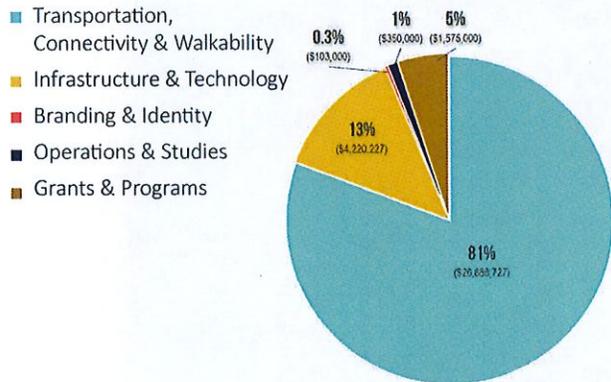


Figure E-7: Project Costs by Type

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.

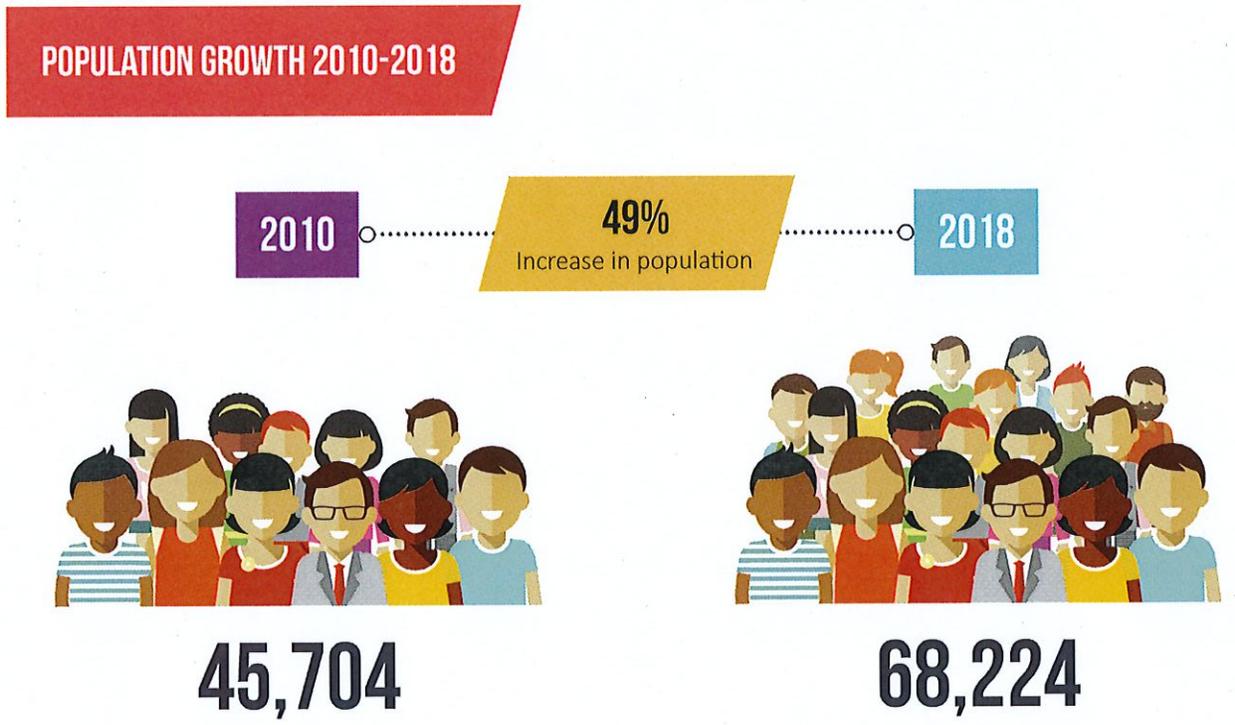
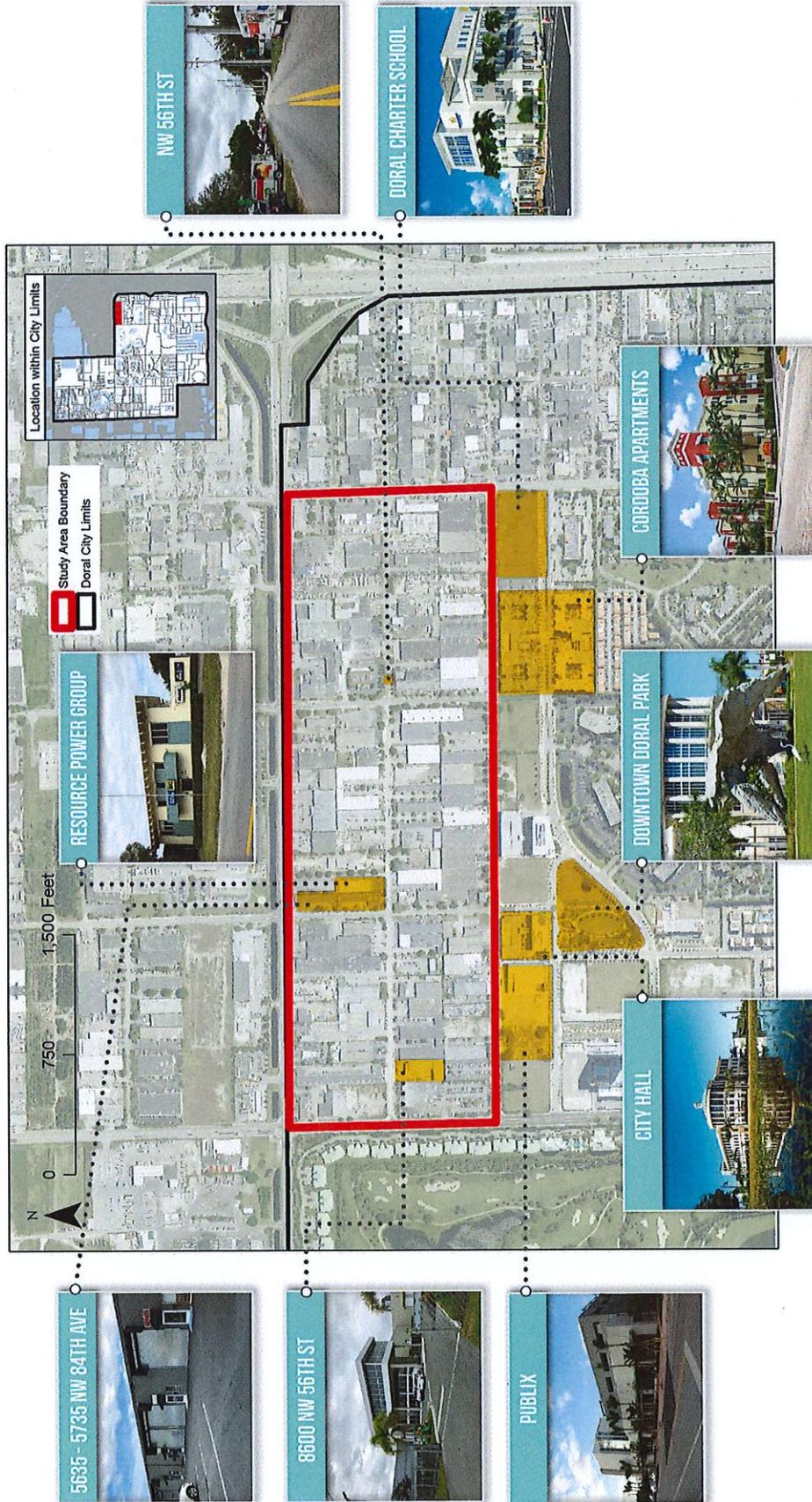


Figure 1-1: Population Change from 2010 to 2018. Source: US Census, Bureau of Economic and Business Research.



1.0 INTRODUCTION



Map 1-1: Study Area



PERCENT SQUARE FOOTAGE BY DECADE

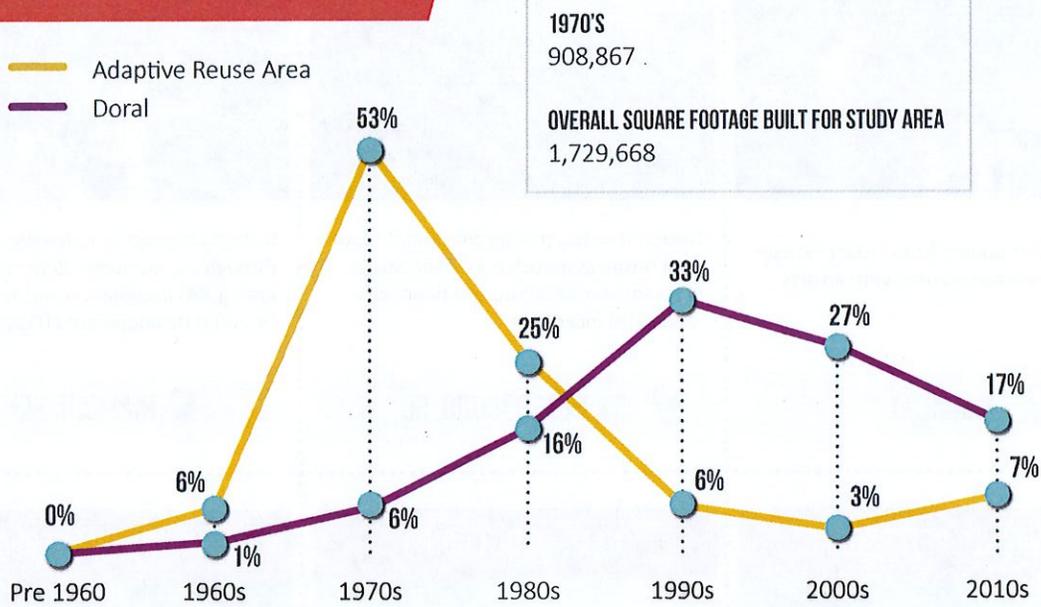


Figure 1-2: Square Footage Built by Decade. Source: Florida Department of Revenue, 2018

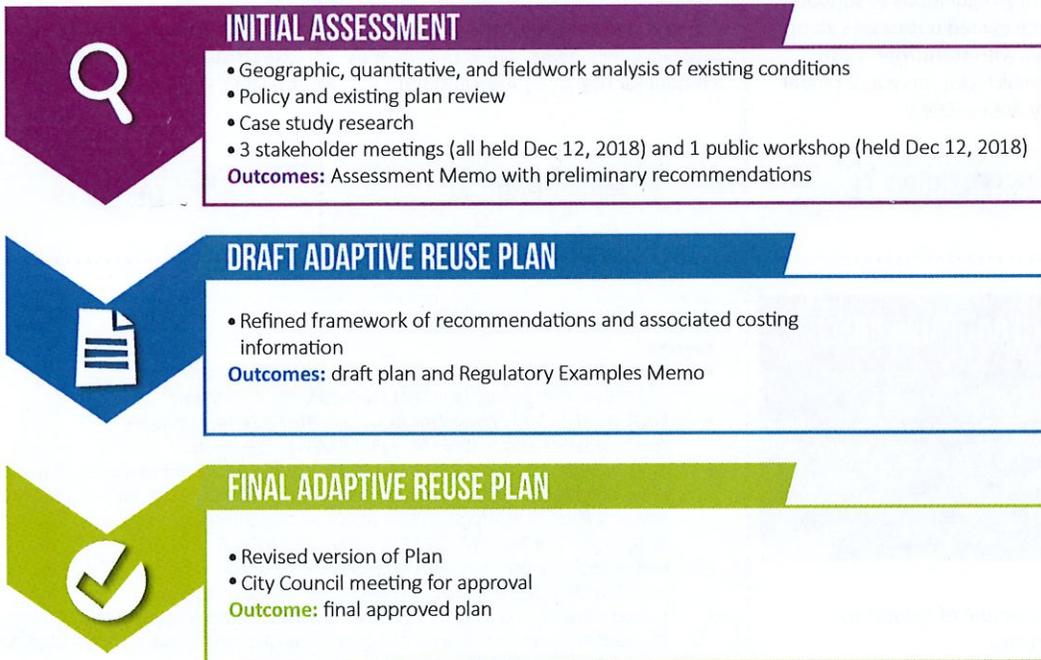


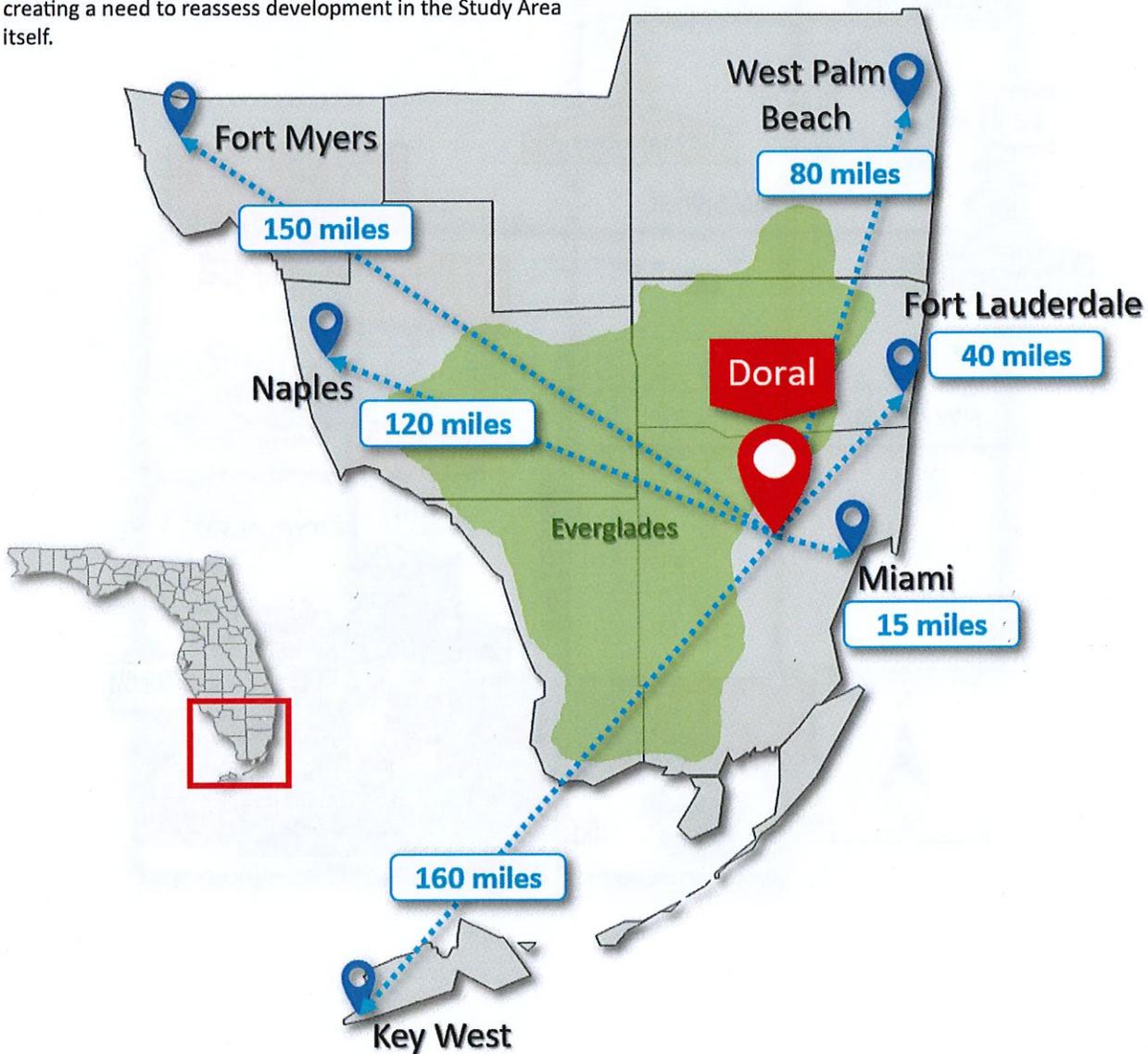
Figure 1-3: Overview of Plan Development and Public Outreach Process

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 ¹	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/; Downtown Doral Urban Regulations (Revision approved: January 10, 2014)

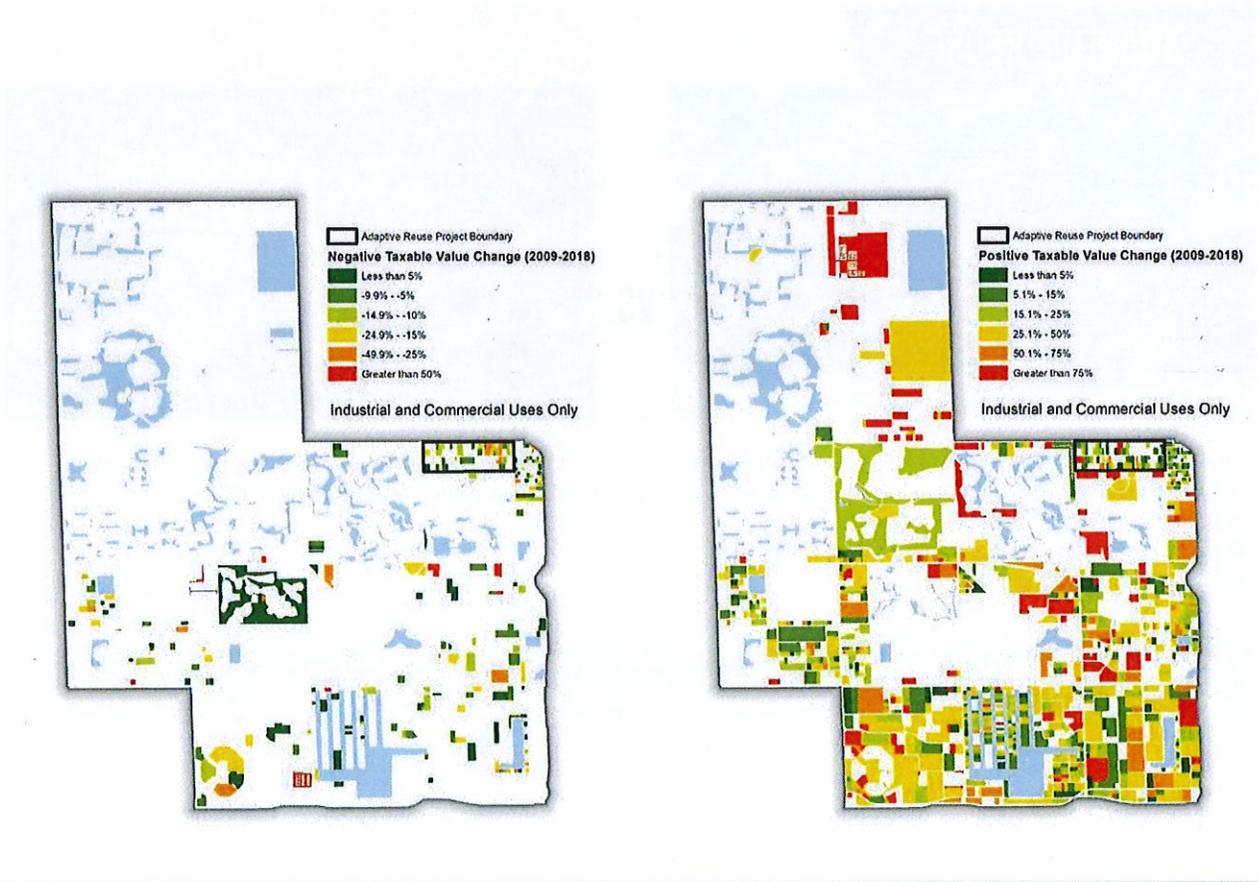
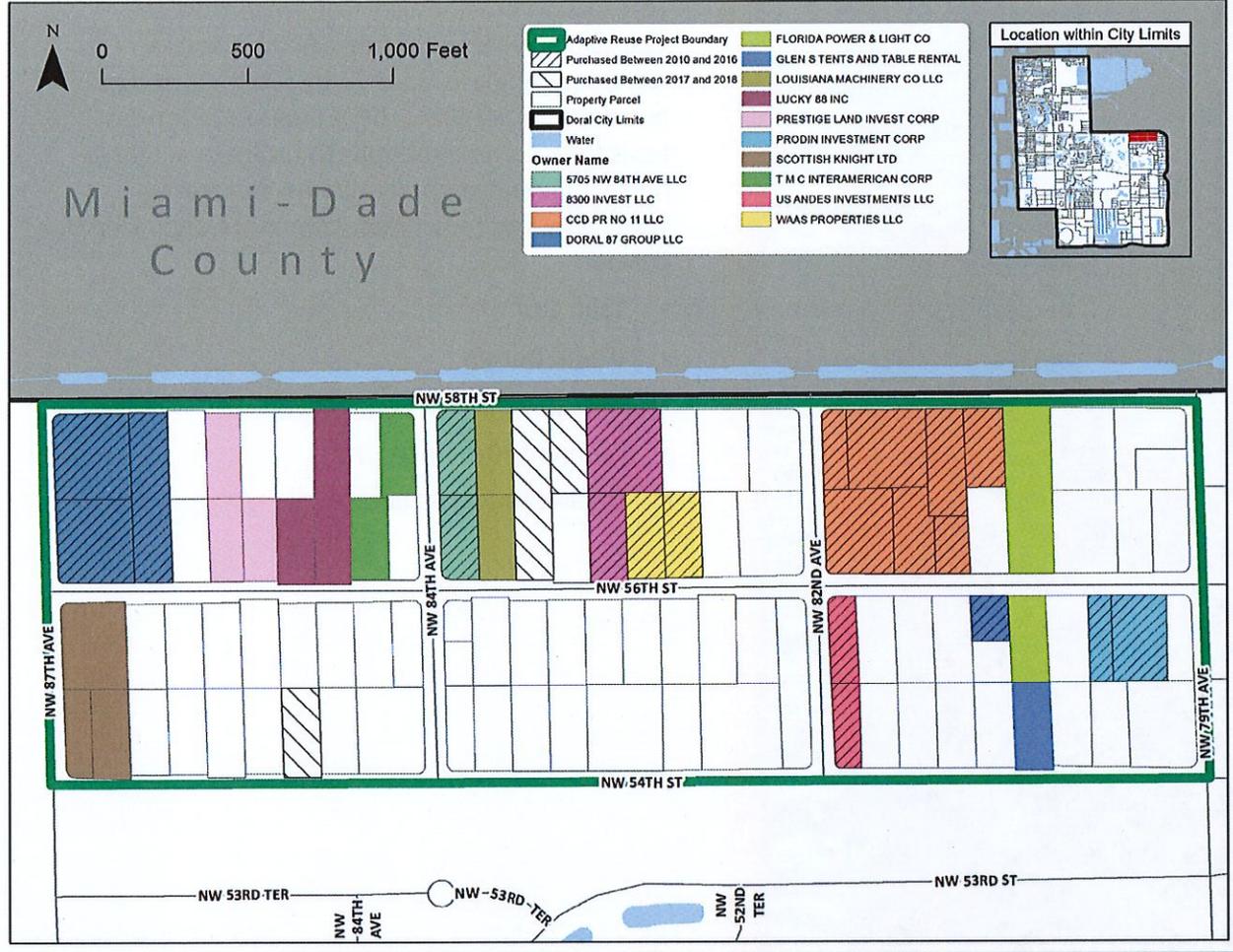


Figure 1-6: Taxable Value Change for Industrial and Commercial Uses. Source: Florida Department of Revenue, 2018



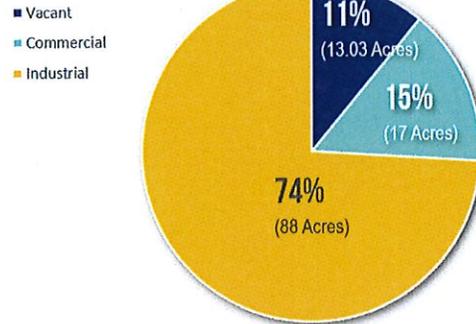
Map 1-4: Multiple Parcel Ownership by Single Owner

2.1 LAND USE

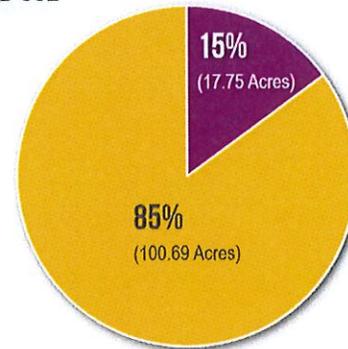
RELATED ASSESSMENT MEMO TAKEAWAYS

- 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

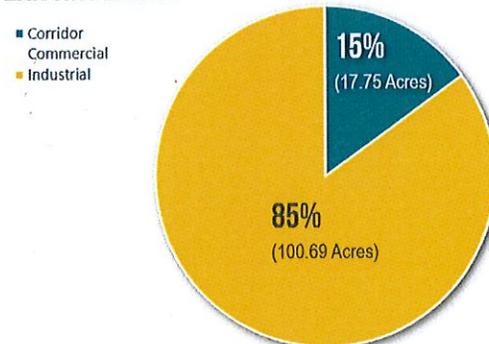
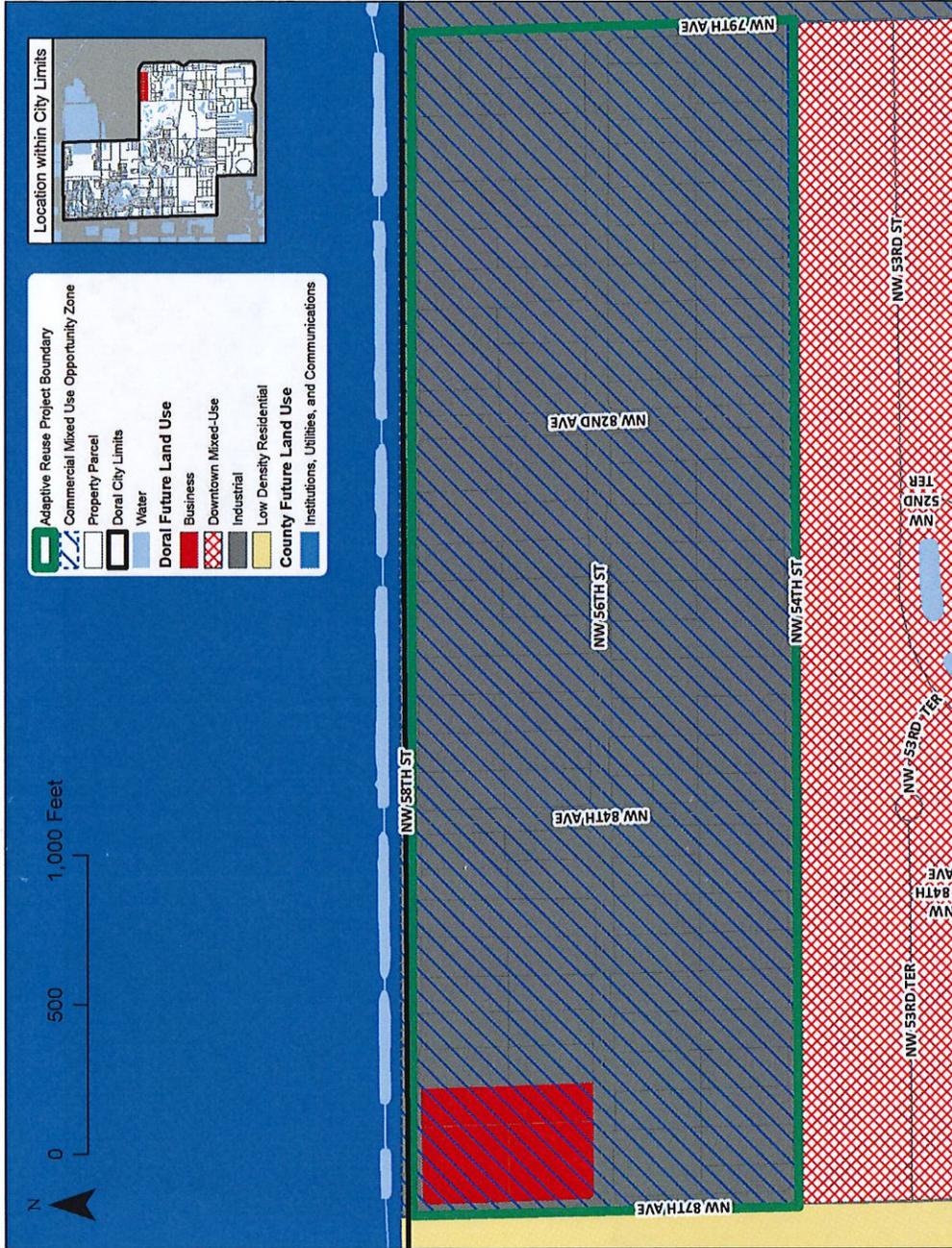


Figure 2-1: Existing Land Use, Zoning, and Future Land Use



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.

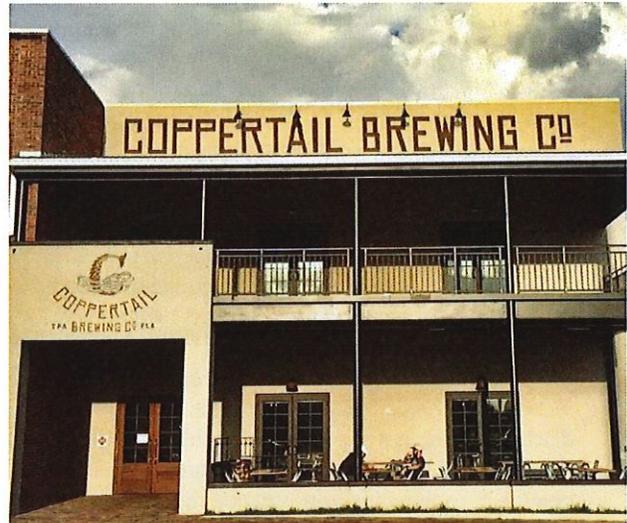
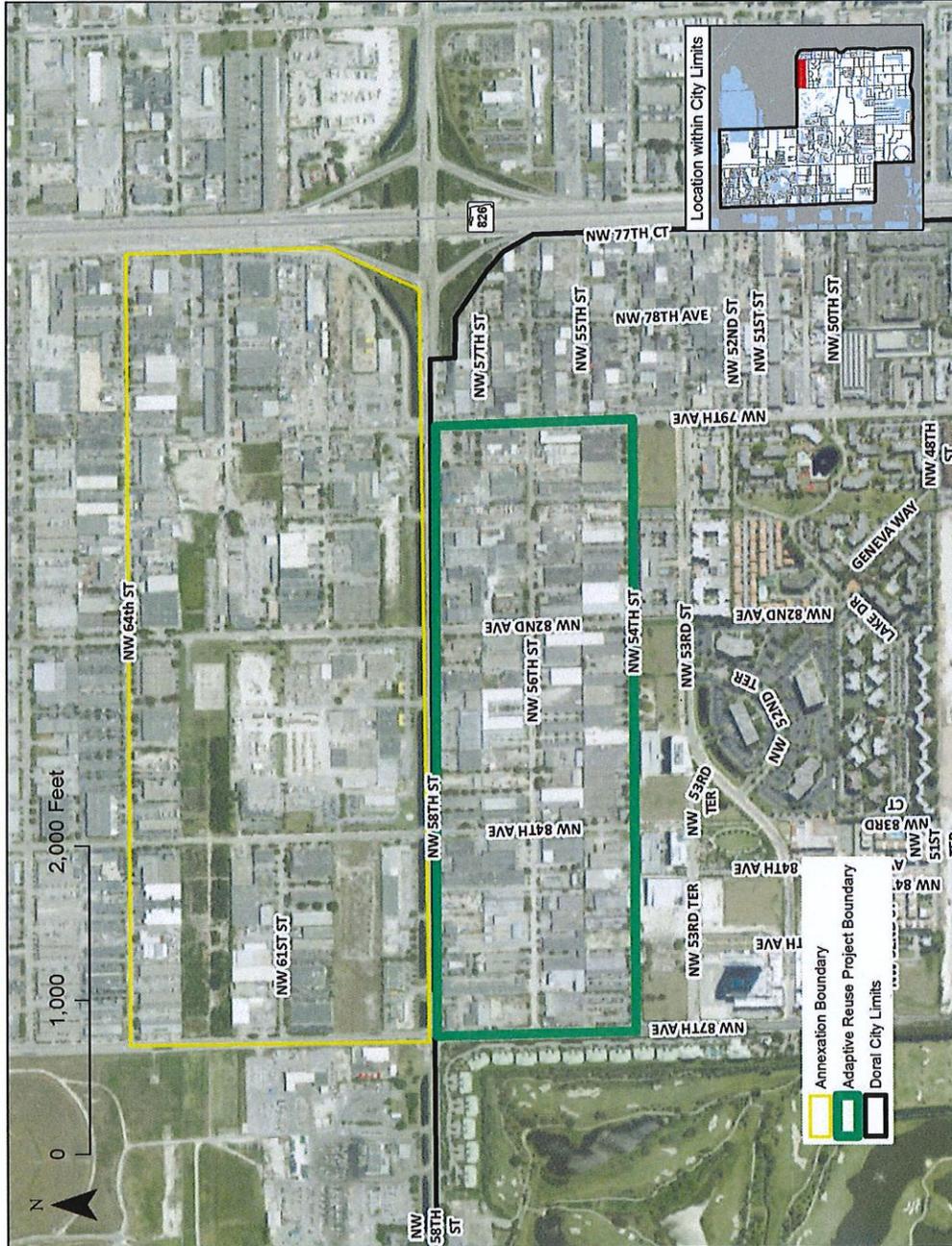


Figure 2-3: Coppertail Brewing, Tampa, FL is an example of an adaptive reuse brewery development. Source: The Trot Line: www.sethetrotline.com/2015/04/14/start-your-tampa-brewery-tour-at-coppertail-brewing-co/



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

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"> • 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) • For any stories potentially allowed above 6, add a 26-foot minimum setback • Encourage pedestrian-friendly amenities in setback (see incentivizes in remainder of this section)
On-Site Parking	<ul style="list-style-type: none"> • Prohibit parking in front setback • Require screening of side parking on a secondary frontage
Active First Floor Requirement	<ul style="list-style-type: none"> • Prohibit less active uses (e.g., parking, storage) • Require lighting • Require windows, faux window treatments, artistic treatments on the façade

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.

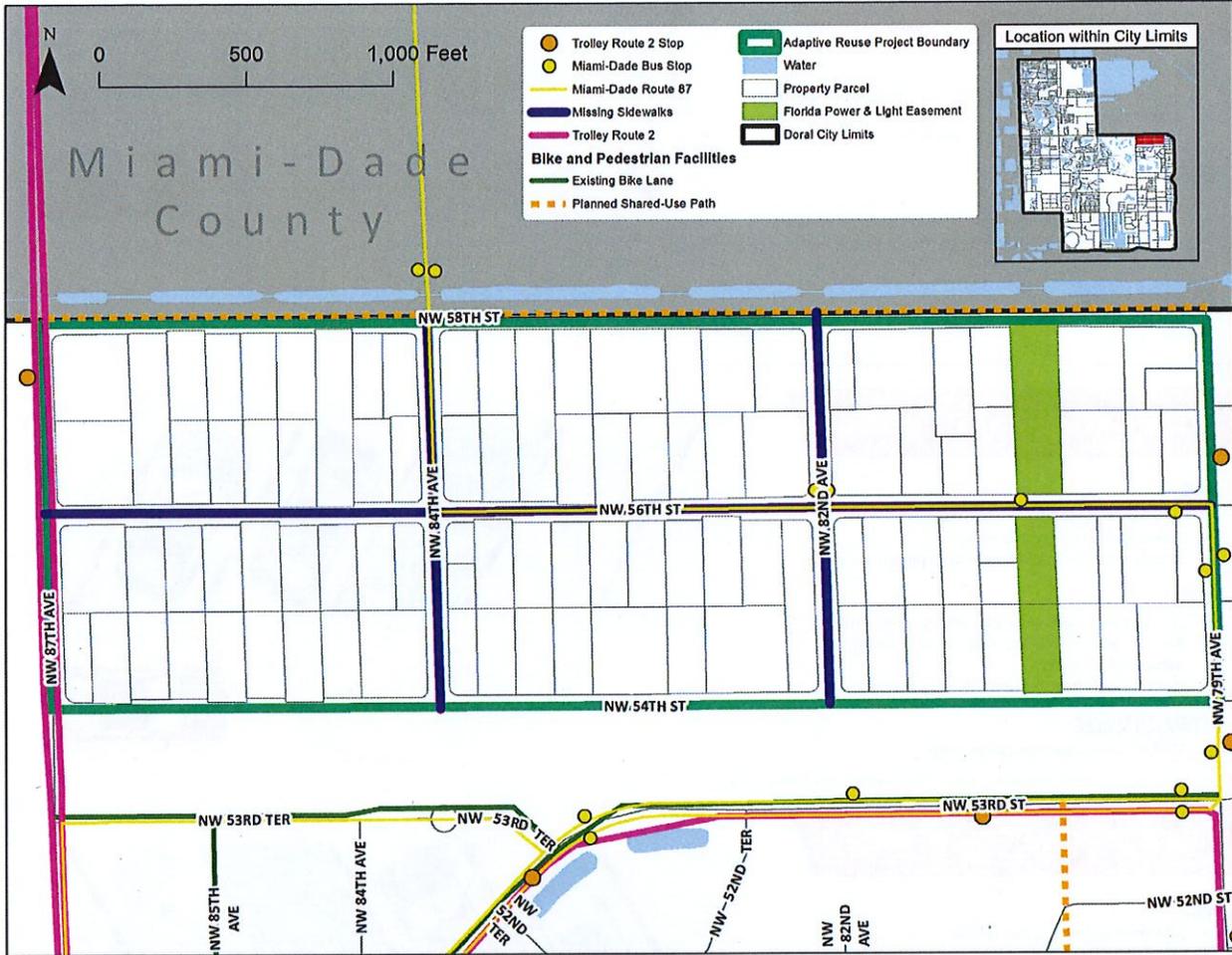
- The Wynwood District and Hialeah Market District Parking Improvement Trust Funds and in-lieu parking fees (which can be used for land, construction, shuttling, public information, and other needs related to parking) can serve as examples for the Study Area (see the separate Assessment Memo document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

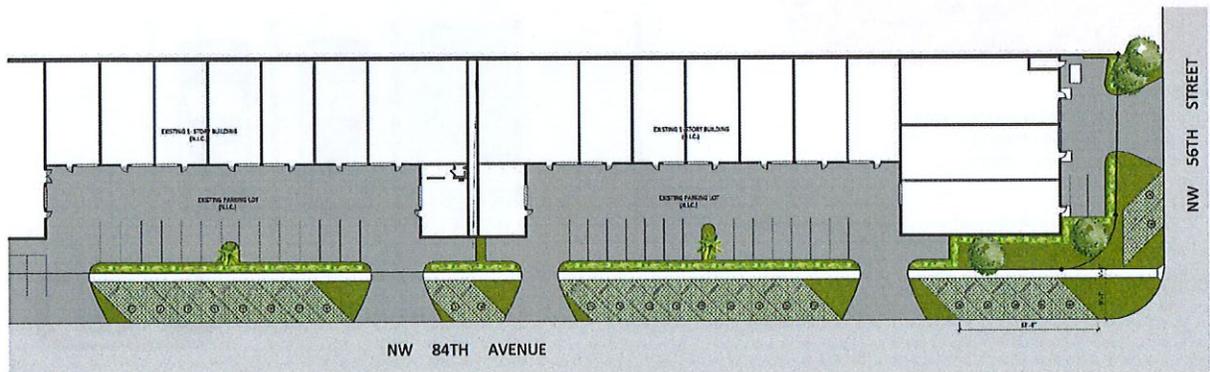


Figure 2-16: Proposed Parking Concept for 84th Avenue. Source: DNB Design Group.

- **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.

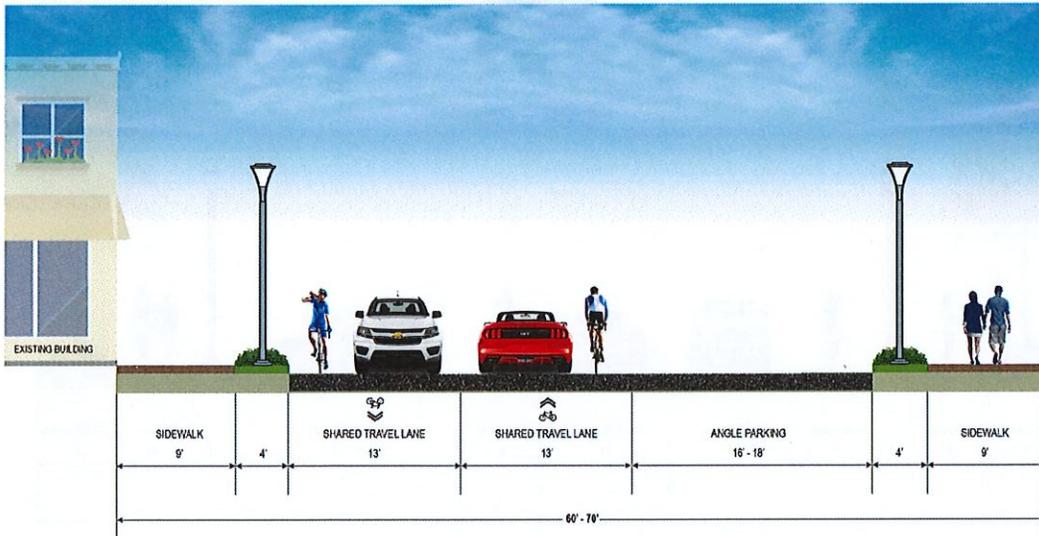
See Figure 2-19 illustrating potential configuration of parking and parking alternative recommendations alongside recommendations from the urban design section.

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.

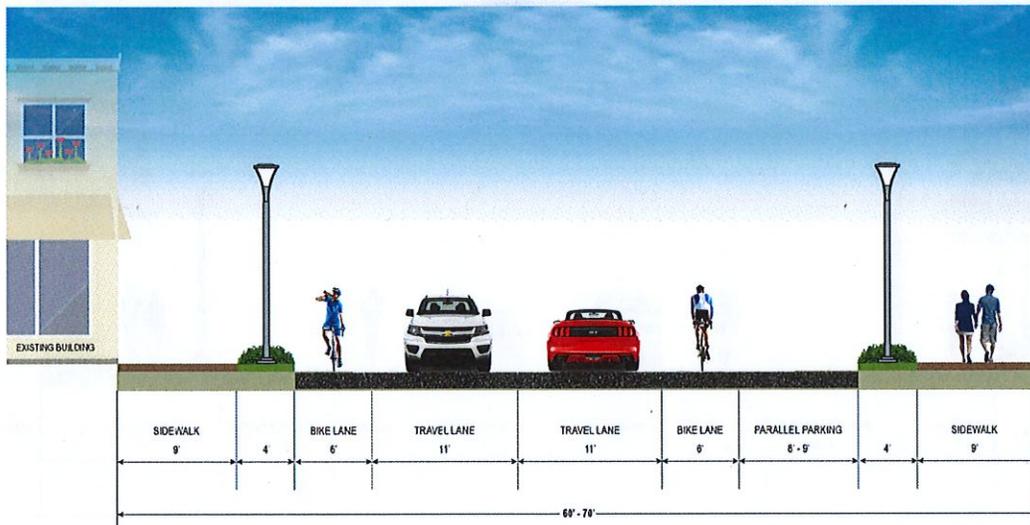
These considerations are evolving along with the technology becoming available and may affect use of transportation infrastructure (e.g., sidewalks and bike lanes), amount of on-street parking needed, ease of access to remote parking and transit, etc. For example, Fort Lauderdale authorizes use and parking 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)

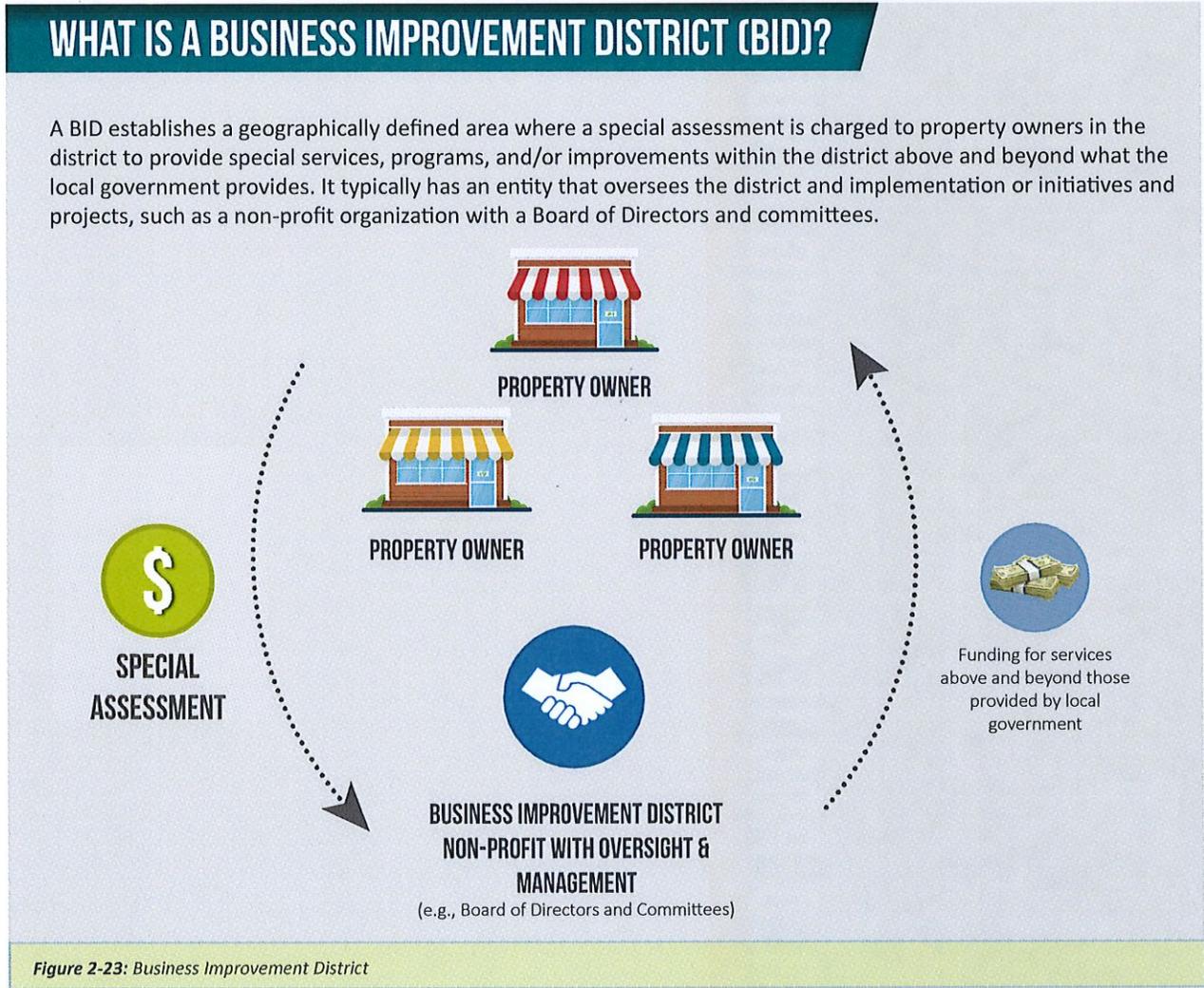


Figure 2-23: Business Improvement District

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
Total		\$26,888,727	\$4,318,941	\$22,569,786

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
Total		\$1,925,000	\$750,000	\$1,175,000

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.

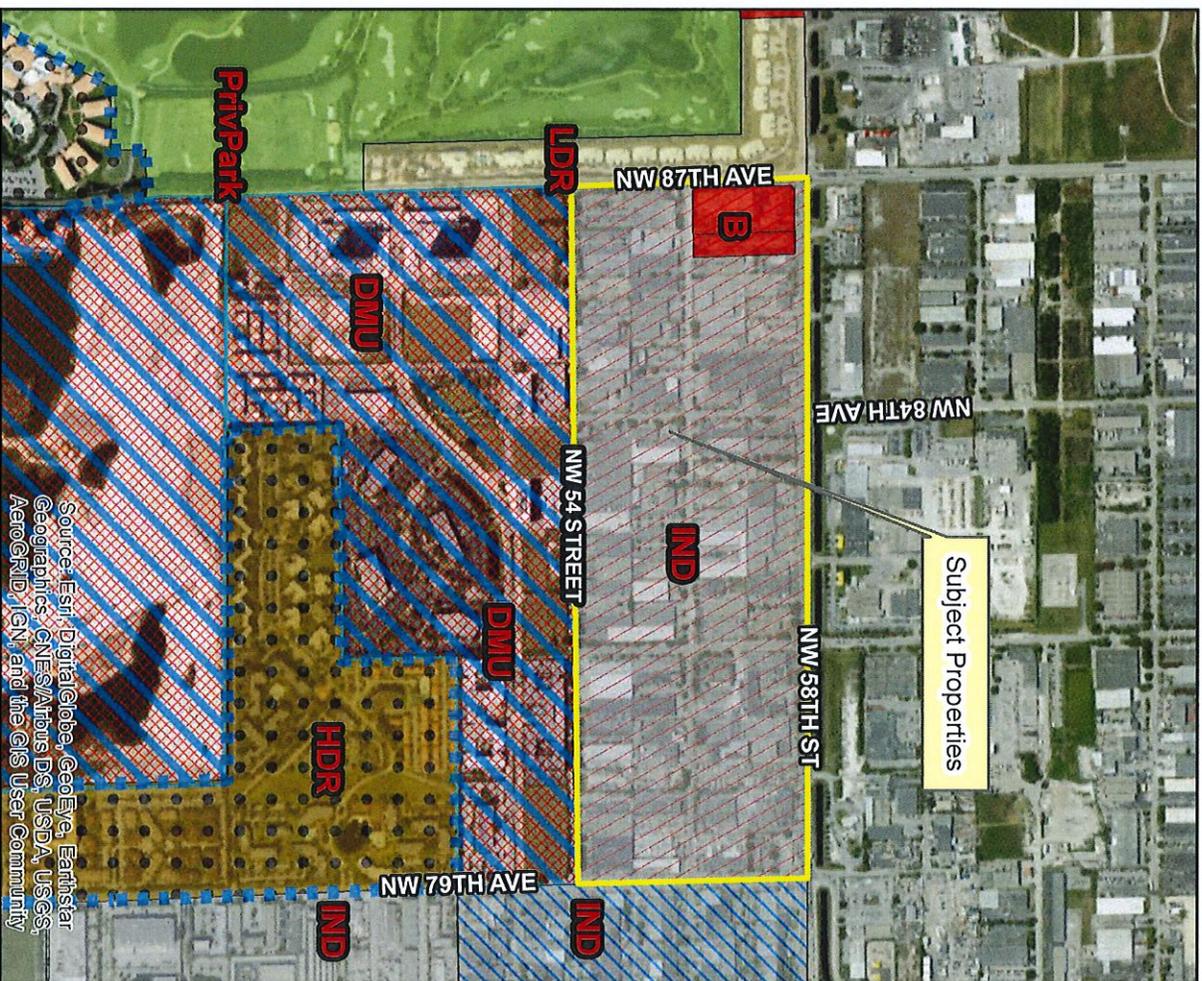
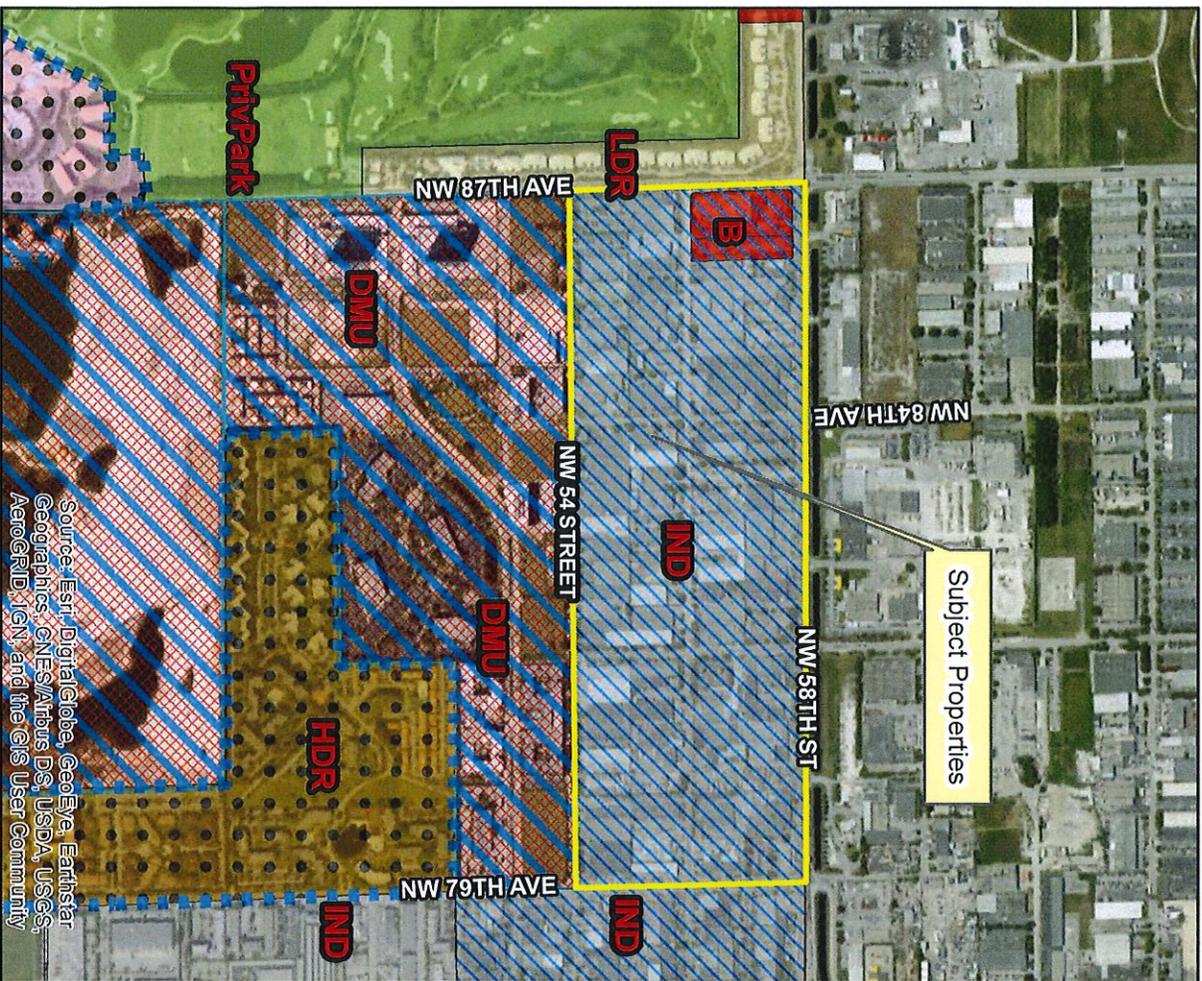
Figure 3-6: List/description of potential funding sources



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)
- DMU 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



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

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