

A MODEL CITY FOR SUSTAINABILITY, RESILIENCY AND SMART GROWTH

CITY OF DORAL
MARCH 1, 2018



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Section 1: Introduction to the City of Doral

City of Doral

"A Model City for Sustainability, Resiliency and Smart Growth."



The City of Doral is one of thirty-four municipalities in Miami-Dade County, Florida. It occupies over 15 square miles in the northwest area of the County, and is within the boundaries of the Miami Metropolitan Area also known as the Greater Miami Area or South Florida. (See: Figure 1.1) In 2017, the estimated population of the city is over 60,000 residents. The city regularly hosts approximately 80,000 people from different parts of Miami-Dade and Broward Counties who either work or transact business in the city. The city is also bordered by three (3) major highways (SR 826 (east), SR 836 (south) and the Florida Turnpike or Ronald Regan Turnpike (west)) and one international transportation hub (Miami International Airport). Miami International Airport (MIA) is located one mile from the eastern border of the city or the industrial, and less than three miles from Downtown Doral. MIA is among the busiest airports in the world. There are over 80 airlines serving MIA to approximately 150 destinations around the globe and domestic cities. In 2016, over 21 million international passenger and 23.2 million domestic passengers, respectively, used MIA as either a departure or an arrival port to the Miami area. In 2015, MIA ranked as the tenth busiest airport in the United States for total passengers, and the second busiest airport in the United States for international passengers. MIA cargo operations are ranked the third busiest airport in the United States for total cargo, and the number one in the United States for international freight.



LOCATION
LOCATION
LOCATION

The City is the fastest growing municipality in the Miami-Fort Lauderdale-West Palm Beach, Florida Metropolitan Statistical Area (MSA), which ranks in the top ten MSA in the United States with over 6 million inhabitants as of 2016. The Miami metropolitan area is considered to be the most populous in Florida (2,712,945 = 2016 Est.) and the second largest in the southeastern United States. The Miami MSA is also considered to be longer than any other urbanized area in the United States except for the New York metropolitan area.

The City has one of the fastest growing economies in the region. The scale and diversity of its leading companies make Doral a nationally significant mid-size city economy with considerable global reach. The City of Doral is home to 6,802 business establishments employing 102,235 workers, with 2016 total sales revenue estimated at over \$69.4 Billion. This total volume of sales revenue, concentrated in such a small geographic area, represents \$679,634 per worker, or over \$1.35 Million per resident, and as such is one of South Florida's, and the State's, most productive local economies. In addition, the City is home to 28 company headquarters. Many of these companies are global leaders in their respective industries, including Carnival Cruiseline, Hellmann Worldwide Logistics, World Fuel, Perry Ellis International and Magaya. The city is best known for its important concentration of trade and logistics leaders, but Doral has rapidly grown into a major jobs center for the region, attracting international corporations across a wide array of industry clusters.



The City of Doral is a resilient municipality with many unique features that complement the Miami MSA build environment.

- One of the Fastest Growing City in the United States with a Progressive Local Government Offering Sustainable Economic Development through Mixed-Use Development, Streamline Government Functions and a Business Friendly Environment.
- City of Doral is one of the resilient municipalities in the region in terms of planning new development, implementation of the building code, post-disaster preparation (one of the leading communities in the United States in floodplain management) and is recognized as one of several Storm Ready Communities in Miami-Dade County.
- Young Multi-Cultural and Highly Skilled Educate Population.
- New Downtown Area over 50 acres of Undeveloped and Developed Land for mixed-use development.



- Over 5,000 new residential units programmed for Downtown Doral by 2020.
- Over 10,000 new residential units will be available within less than a five-mile radius of Downtown Doral.
- Between 10-15 new hotels will be available within a five-mile radius of Downtown Doral by 2020.

- Young Professional Housing Stock in Downtown Doral and surrounding areas to accommodate the labor force.
- One of the fast growing economies in the State of Florida with a diverse labor pool, and business clusters led by technology and logistics companies.
- Home to the U.S. Southern Command Military Installation. This Military Installation has generated directly and indirectly over 53,000 regional jobs, \$5.4 billion in sales, \$5.1 billion in gross product and 4% of total gross product since 2011. This installation is located within walking distance to major mixed-use development, commercial centers, entertainment, hotels, residential communities, and within less than two miles from Downtown Doral.
- City of Doral is a regional employment center. Approximately 80,000 people come into the city everyday to work or transact business in the industrial and commercial areas of the city.



Section 2: Business Environment and Economic Advantages

Business Environment

"Recognized Nationally & Internationally for its Progressive and Sustainable Business Environment."



The City of Doral is the fastest growing city in Florida and one of Miami-Dade County's most important and significant economies. Although Doral's population represents less than 2% of the County's total population, its employment base is a full 7.3% of the County's total jobs base. In fact, the growth of Doral's total employment — 13,535 jobs since 2002 — represents over 17% of all new net jobs created in the County during the same period. Its post-recession growth also played a significant role in driving total employment in the County — the 9,472 net jobs added in Doral represent nearly 8% of all net job growth in the County from 2010 to 2014.

The scale and diversity of its leading companies make Doral a nationally significant, small city economy with considerable global reach. The City of Doral is home to 6,802 business establishments employing 102,235 workers, with 2016 total sales revenue estimated at over \$69.4 billion. This total volume of sales revenue, concentrated in such a small geographic area, represents \$679,634 per worker, or over \$1.35 million per resident, and as such is one of South Florida's, and the State's, most productive local economies.

Doral has a high proportion of business establishments earning more than \$1 million in annual sales., Forty percent or 2,720 of all business establishments earn more than \$1 million in sales annually. The Doral economy is characterized by a large number of single location establishments, with 6,152, or 90 percent of all establishments in the City. This is typical of communities across the region; however, Doral is differentiated significantly by its concentration of 28 headquarter locations, many of which are global leaders in their respective industries. Notable headquarter locations include:

- World Fuel Svc Corp
- Carnival Corp
- DHL Global Forwarding
- Perry Ellis Intl Inc.
- Kelly Tractor Co
- Roca Tile Group
- Sea Freight Agencies Inc.
- Pas Cargo USA Inc.
- US Century Bank



Many of these companies are global leaders in their respective industries, including Carnival Cruise Line, Hellmann Worldwide Logistics, World Fuel, Perry Ellis International and Magaya. As a result, the City of Doral has a significant, globally interconnected economy. The city is best known for its important concentration of trade and logistics leaders, but Doral has rapidly grown into a major jobs center for the region, attracting international corporations across a wide array of industry clusters.

According to the most recent data, Doral's most profitable industry cluster includes Distribution and Electronic Commerce, boasting \$42 billion in annual sales. Top subcategories in this industry cluster include petroleum, professional and commercial equipment, durable goods and machinery. Another major contributor to the local economy is the Hospitality and Tourism industry, accounting for \$16 billion in annual sales. Business Services add \$1.3 billion, while the broader Transportation and Logistics industry accounts for more than \$1 billion in annual sale. Doral hosts such international communications leaders as Univision and The Miami Herald, adding \$148 million to the bottom line, with strong showings from Financial Services, Apparel, Marketing, Communications Equipment and Information Technology. The City of Doral dominates in several other targeted industries; it boasts one of the main tile districts in the United States, a roughly one-square mile swath that has more than 100 interior decor businesses, and it serves as the main importing and distribution hub for flowers in the United States. Such important institutions as the Federal Reserve and US Southern Command also call the city home.



Doral is a uniquely competitive location for Advanced Industries. The City is home to 775 establishments and firms within the Advanced Industries Sector, including manufacturing, pharmaceuticals, advanced metals, industrial machinery, medical equipment manufacturing, energy development and distribution, software design, data processing and hosting, and medical and diagnostic labs. These businesses employ 11,727 workers, or just over 11% of the City's employment base, and generate over \$2 billion in local sales, and more globally. The City of Doral has an exceptionally high proportion of business firms and establishments in the Advanced Industries sector, establishing its growing potential as a leading, high-concentration Florida location for the Advanced Industry Sector.

City of Doral, Largest Traded Industry Clusters			
Industry Cluster	Establishments	Employees	Sales Revenue
Distribution and Electronic Commerce	852	16,906	\$42,144,266,000
Business Services	832	9,786	\$1,350,741,000
Transportation and Logistics	541	7,997	\$1,026,555,000
Hospitality and Tourism	186	7,560	\$16,181,413,000
Local Entertainment and Media	15	4,841	\$148,393,000
Marketing, Design, and Publishing	154	2,883	\$200,520,000
Apparel	9	2,870	\$878,242,000
Information Technology and Analytical Instruments	70	1,721	\$285,312,000
Financial Services	173	1,490	\$460,554,000
Insurance Services	117	1,146	\$266,578,000
Aerospace Vehicles and Defense	27	798	\$98,813,000
Communications Equipment and Services	99	730	\$422,227,000
Education and Knowledge Creation	100	637	\$11,892,000
Construction Products and Services	50	486	\$176,762,000
Performing Arts	42	422	\$36,504,000
Metalworking Technology	22	404	\$52,956,000
Printing Services	33	379	\$51,196,000
Downstream Chemical Products	11	259	\$158,954,000
Food Processing and Manufacturing	20	241	\$92,206,000
Water Transportation	25	193	\$42,687,000
Medical Devices	15	190	\$29,278,000
Downstream Metal Products	11	177	\$20,085,000
Paper and Packaging	11	175	\$37,922,000
Jewelry and Precious Metals	24	157	\$21,423,000
Automotive	13	125	\$34,754,000
Video Production and Distribution	17	113	\$44,833,000
Total	3,469	62,686	64,275,066,000
City of Doral Totals	6,802	102,235	69,482,379,000
Top 30 Clusters, Percent of City Total	51%	61%	93%

Source: InfoUSA 2016. Analysis performed by the FIU Metropolitan Center



The City of Doral offers many advantages to companies, resulting in one of the most robust job centers in the region. Boasting the second lowest millage rate in Miami-Dade County, Doral offers one of the lowest tax burdens in the state. Through the Property Assessed Clean Energy (PACE) program, Doral offers access to a state program that incentivizes property owners to finance energy-saving property upgrades by accessing the equity in their homes or businesses. Eligible improvements include new impact windows and doors, solar panels and efficient air conditioners. Property owners can choose terms between 15-25 years and pay off their investment through an add-on to their yearly tax bill.

Doral maintains an excellent relationship with county, state and regional governments and economic development organizations, sitting on the boards of the Beacon Council, the Miami-Dade Transportation Planning Organization (TPO) and the Miami-Dade City and County Management Association.

Many regional partnerships are maintained and strengthened through the participation of Doral's Economic Development Division. Under the direction of the City Manager, the Economic Development Division plans, organizes, implements economic development programs to promote the growth and development of the City's economic base, assists in the retention and expansion of existing businesses, and vigorously seeks out new businesses for the City. This division is devoted to elevating Doral as a world-class, international and domestic destination for trade and commerce.

The Economic Development Division assists with the planning, analysis, implementation and development of projects relating to revitalization, community development and the creation of redevelopment areas in the City of Doral. In addition, it capitalizes on the City's opportunities and assets in partnership with the business community. It promotes the city to the local and international business community through trade shows, partnerships, presentations to business groups and investors, trade missions, Sister Cities relationships; activates partnerships with Beacon Council, Miami-Dade County, Greater Miami Convention and Visitors Bureau, Miami International Airport, Port Miami, the Small Business Administration and others. The division hosts and sponsors workshops, conferences, events, FAMs, educational activities for small businesses, and encourages start-ups through grants, information, education and events.

The Economic Development Division fosters innovation in the city. It participates at eMerge Americas, a cutting-edge technology expo designed to serve as a catalyst for South Florida's rapid evolution into a global tech hub, and has partnered with Microsoft to create its unique Smart City platform, a program that garnered international attention when it was featured in a panel discussion at eMerge Americas. The division is collaborating with the Beacon Council, Miami-Dade County, Miami-Dade College West, the International Air Transport Association (IATA) and other partners on the creation and launch of the Global Trade & Logistics Accelerator (GTLA). This incubator and accelerator program will seek to spur innovation in the logistics & trade industries and help existing firms in Doral to modernize & grow.



Section 3: Resilient and Sustainable Build Environment and Supporting Infrastructure

Build Environment

"Building a City that is Resilient and Sustainable."



The City of Doral's current growth pattern is primarily along major roadway networks such as Doral Boulevard (NW 36th Street/NW 41st Street) from the Palmetto Expressway to Florida Turnpike, north of NW 58th Street/NW 107th Avenue to NW 90th Street, and within a three-mile radius of Downtown Doral. (See: Figure 3.1) The development pattern is comprised of mixed-use development, commercial mixed-use, residential and hotel uses, which is consistent with the City's future vision of development highlighted in our comprehensive Plan. This plan provides guidance and strategies to encourage sustainable and smart growth for new and redevelopment projects. The Plan's adopted goal, objectives and policies ensure that all developments are resilient and sustainable, and provide for balanced economic, social, physical, environmental and fiscal development.



There are over twenty (20) active development projects in the City of Doral that will generate a significant number of well-paying jobs.

The following provides an existing land use profile of the City.

Table 2.1. Existing Land Use Profile for the City of Doral		
Land Use	2006 Acres	2015 Acres
Residential:		
Single-Family Density (up to 6 units/acre)	492	809
Low-Medium Density (7 to 25 units/acre)	448	1098
High-Density (25+ units/acre)	38	130
Subtotal - Acres (Residential)	978	2037
Non-Residential:		
Shopping Centers, Commercial	385	551
Office	402	447
Hotels and Motels	87	87
Communications, Utilities, Terminals	648	648
Industrial	1460	1617
Industrial Extraction	127	127
Institutional	165	270
Parks (Including Preserve & Conservation)	919	986
Agriculture	301	176
Cemeteries	126	126
Vacant - Private	1861	288
Vacant - Government	85	162
Streets	1430	1430
Water	924	946
Subtotal - Acres	8920	7861
Total Acres	9898	9898
Source: 2006 acres - Kimley-Horn and Associates; 2015 acres City of Doral		



One of the most significant mixed-use developments in the City and Miami-Dade County is Downtown Doral. This mixed-use development is within walking distance to similar developments such as CityPlace, regional transportation networks, hospitals, parks, schools, restaurants and commercial centers. The area is connected to the rest of the city via a Trolley system with frequent stops in residential areas, commercial centers, institutions of higher learning, hospitals, employment centers and county facilities. The entire basic infrastructure to accommodate the businesses is already in-place, including but not limited to, connection to Miami-Dade Water and Sewer Services, underground electrical utilities, fire stations within less than one mile, police substation on-site, library on-site, grocery store, A-rated schools and over 3,000 residential units on-site. The development environment in the city is guided by “Smart Growth” and “Low Impact Development” principles. This means that developments in the city are designed to be sustainable, resilient and respectful of the environment while stimulating economic growth. It is anticipated that, at final buildout, this development will be a truly pedestrian-friendly, urban downtown with a mixture of residences, shops, offices and public spaces. The development program includes, but is not limited to, retail/commercial (213,895 SF), Office (1,800,000 SF), residential (3,340 units), municipal/civic (60,000 SF) and two-language school with a total capacity of 1,800 students.



The City is recognized by the Florida Floodplain Managers Association for having the most “Certified Floodplain Managers” (CFMs) in the United States per square mile (1.13). This group of certified professionals are responsible for participating in the review of site plan, building permit application, public outreach activities and prior and post-disaster activities to minimize the loss of property and life in times of natural disasters. The City has adopted several ordinances and resolutions such as an amendment to the City Comprehensive Plan adopting the Green Element. The purpose of this element is to further the City’s commitment to sustainable development through the Comprehensive Plan Goals, Objectives and Policies (GOPs).

The City has also expanded its commitment to resiliency and sustainability to other aspects of its operations in order to minimize the loss of property and life in times of natural disasters. The City is collaborating with Miami-Dade County, State of Florida, Federal Emergency Management Agency (FEMA), National Weather Services and Non-Government Organizations to develop effective, resilient and sustainable policies to minimize any natural or man-made disaster’s disruptions to everyday life, economic activities, loss or damage to property, environmental impacts and loss of human life. In 2015, the City of Doral was certified by the National Services as a Storm Ready Community.

The intent of this program is to prepare our city for extreme weather and water events. The essence of the program is to ensure the entire warning system performs properly when severe weather strikes. The City is one of three (3) cities including Miami-Dade County that are certified as a “Storm Ready Community” by the National Weather Services.

The City has also developed a Low Impact Development (LID) Master and updated its Stormwater Master Plan to ensure that integrated best management practices are implemented to treat stormwater on-site through natural percolation and minimize the use of engineering structures. These integrated best management practices have helped the City minimize the impacts of flooding during severe weather events in our residential and commercial areas. In addition, in March of 2014, the City of Doral adopted the Stormwater Master Plan to minimize flooding in the community and protect public and private property. The planning level engineering document helped the City analyze its existing stormwater drainage infrastructure and helped the City to identify and prioritize areas where major drainage systems were deficient. The City also complements the stormwater improvements with ongoing maintenance programs such as the street sweeping, catch basin maintenance, canal maintenance, and canal floating debris removal programs. These programs are essential in reducing the likelihood of flooding, maintaining the level of service of the stormwater drainage infrastructure, and helping to lengthen the useful life of the systems.



Section 4: Transportation and Connectivity to Regional Network

Transportation & Connectivity

"Committed to Building a Cost-Effective Smart Transportation System that promotes different Transportation Modes"



Once largely undeveloped agricultural land with a variety of light industrial occupants in close proximity to the Miami International Airport, and the Miami Urbanized Area, Doral has now established itself as one of the nation's largest centers for international trade along with a major center of office, retail, industrial and residential uses. It is conveniently located in the west central part of the county and is one of the most accessible locations in the region bordered on the west by the Homestead Extension of Florida's Turnpike (SR 821), to the east by the Palmetto Expressway (SR 826), to the south by the Dolphin Expressway (SR 836), and to the north by the Town of Medley. The city's location, accessibility, land use mix and proximity to Miami International Airport has provided Doral with the opportunity to become a primary economic engine in Miami-Dade County. In recent years, the City has incorporated mixed use developments to establish an urban core and minimize the dependency of the automobile.



In the last three years, the City has constructed 2.0 miles of missing roadway grid, including:

- NW 97 Avenue between NW 70 Street and NW 74 Street
- NW 109 Avenue between NW 41 Street and NW 50 Street
- NW 92 Avenue between NW 25 Street and NW 33 Street
- NW 66 Street between NW 102 Avenue and NW 97 Avenue

The City of Doral is conveniently located one mile west of Miami Internal Airport, seven miles south of Opa-Locka Airport, and is 30 miles from Fort Lauderdale-Hollywood International Airport. Home to 57,947 residents (2016 US Census), Doral has seen exponential growth since incorporation when the population was 20,000.

Like many formerly suburban areas, the City relies primarily on a vehicular roadway network for its transportation needs. Most roadways have been widened or expanded to the physical right-of-way limits and the City along with its transportation partners have several projects to accommodate future demand. Therefore, since incorporation in June 24, 2003, the City of Doral along with its regional transportation partners, has invested in numerous transportation projects to complete the missing roadway segments and improve the existing transportation infrastructure to facilitate the movement of people, goods, and services.

Another major transportation project completed in the City of Doral is the NW 25 Street Viaduct. In August 2016, the Florida Department of Transportation (FDOT) completed the NW 25 Street Viaduct at a cost of \$63 million. The viaduct is an elevated bridge over NW 25 Street that facilitates cargo traffic between the Miami International Airport (MIA) West Cargo Area at NW 22 Street and NW 68 Avenue and the warehouse district in Doral located on NW 25 Street at NW 82 Avenue.

The City has programmed to invest nearly \$29M on transportation infrastructure improvements in the next five years as part of the City's Capital Improvement Plan (CIP). The CIP transportation improvements include new roadway construction, intersection improvements, traffic calming, street lighting, traffic signals, and transit amenities.



Transit Mobility & Infrastructure	Bus Shelters / Sidewalks	\$1,120,000
NW 102 Avenue (NW 62 Street - NW 58 Street)	Roadway Widening	\$700,000
NW 82 Street & NW 112 Avenue Intersection	Traffic Signal	\$250,000
NW 99 Avenue (NW 64 Street – NW 66 Street)	New Road Construction	\$800,000
NW 82 Avenue (NW 27 Street – NW 33 Street) Includes Stormwater Improvements	Roadway Improvements	\$2,275,000
NW 112 Avenue & NW 114 Avenue (NW 41 Street – NW 58 Street)	Roadway Improvements	\$2,000,000
NW 112 Avenue (NW 25 Street – NW 34 Street)	Roadway Improvements	\$2,000,000
NW 114 Avenue (NW 34 Street – NW 39 Street)	Roadway Improvements	\$2,000,000
NW 34 Street (NW 117 Avenue – NW 112 Avenue)	Roadway Improvements	\$2,000,000
NW 117 Avenue (NW 58 Street - North)	New Road Construction	\$800,000
Citywide Sidewalks & NW 102 Avenue (NW 17 Street – NW 25 Street) Bike Path	Bicycle / Pedestrian Connectivity	\$1,640,000
Turnpike Trail Bridge Over Doral Boulevard (Design-Build)	Bicycle / Pedestrian Connectivity	\$2,800,000



Traffic Monitoring Cameras	Congestion Management	\$100,000
NW 33 Street Sidewalk (NW 104 Avenue - Torremolinos Avenue)	Roadway Improvements	\$75,000
NW 112 Avenue (NW 34 Street - NW 41 Street) - Roadway Construction and Land Acquisition	Roadway Improvements	\$7,000,000
NW 58 Street & NW 99 Avenue Traffic Signal	Traffic Signal	\$250,000
NW 82 Avenue & NW 84 Avenue Connection	Roadway Improvements	\$100,000
Intersection Improvements - Citywide	Roadway Improvements	\$1,150,000
NW 74 Street @ NW 102 Avenue & NW 97 Avenue	Traffic Signal	\$700,000
Do Not Block Box Intersections	Roadway Improvements	\$500,000
Street Lighting Segments	Roadway Improvements	\$500,000



Additionally, the City of Doral was awarded a \$1M grant from FDOT for the construction of a Single Span Bicycle/Pedestrian Bridge that will provide a needed connection along the Turnpike Trail over Doral Boulevard. The construction of the Bicycle/Pedestrian bridge is anticipated to commence in 2021.

The Transportation Planning Organization (TPO) developed the 2040 Miami-Dade Long Range Transportation Plan (LRTP) update which will guide the County through the next 20 years to achieve the best possible mobility connections in the transportation system. The funded capital improvements aspect of the plan are prioritized and included in a five-year plan called the Transportation Improvement Program (TIP).

Via the City's transportation partners such as the Florida Department of Transportation (FDOT), the Miami-Dade County Department of Transportation and Public Works (DTPW), the Miami-Dade Expressway Authority (MDX), and the Florida Turnpike Enterprise, the TIP identifies numerous major transportation improvements within and adjacent to the City of Doral in the next five years as follows:

- Construction of managed lanes on Palmetto Expressway (SR 826) between Flagler Street and NW 154 Street
- Turnpike widening between Dolphin Expressway (SR 836) to NW 74 Street
- NW 97 Avenue roadway widening between NW 52 Street and NW 70 Street
- NW 58 Street road reconstruction between NW 97 Avenue and Palmetto Expressway (SR 826)
- NW 82 Avenue roadway construction between NW 8 Street and NW 12 Street
- NW 87 Avenue roadway construction between NW 58 Street to Okeechobee Road
- NW 107 Avenue/NW 58 Street intersection improvements

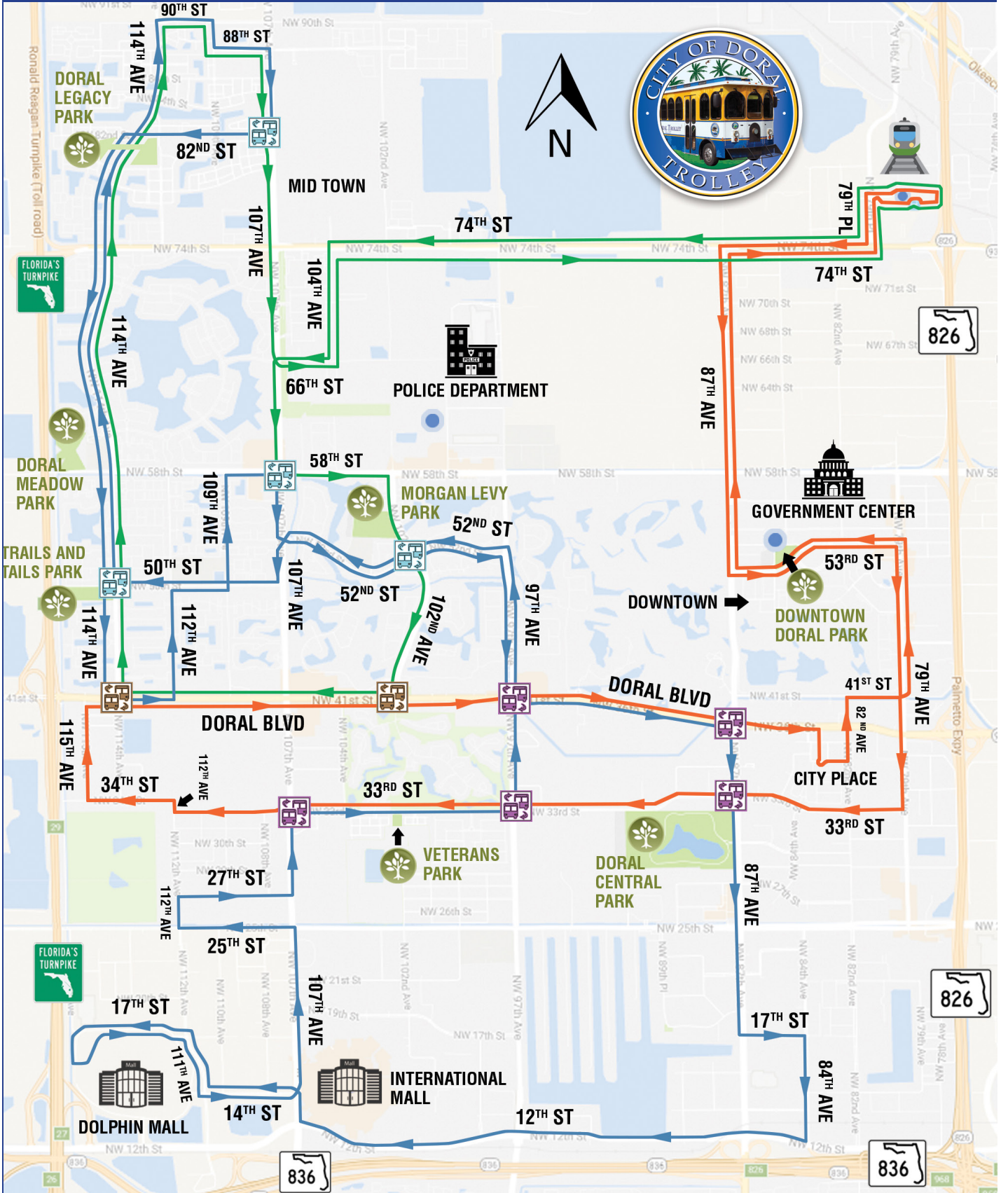


Similarly, the Miami-Dade TPO 2040 Long Range Transportation Plan (LRTP) was developed to establish a long-term strategy for transportation improvements within the county. The LRTP consists of multi-modal projects such as major roadways, airports and seaport surface access, transit, and intermodal facilities that function together as an integrated transportation system.

From a regional transit perspective, the City of Doral is served by Miami-Dade Transit (MDT) Bus Routes 7, 36, 71, 87, 132, 137, 238, and the 95-Express Earlington Heights Route (952). Additionally, the City of Doral operates a free of charge local circulator known as the Doral Trolley. The Doral Trolley operates three (3) routes via a fleet of twelve (12) trolley vehicles within the City of Doral and provides transfer points with Miami-Dade Transit and provides service to major destinations. Additionally, two of the three Doral Trolley Routes provide service to the Palmetto Metrorail Station. The Palmetto Metrorail station is the current northern terminus of the Metrorail system, the County's elevated rapid transit system and provides access to the MIA via the Miami Intermodal Center and Downtown Miami. The Doral Trolley operates 7-days a week and carries over 600,000 annual passengers.

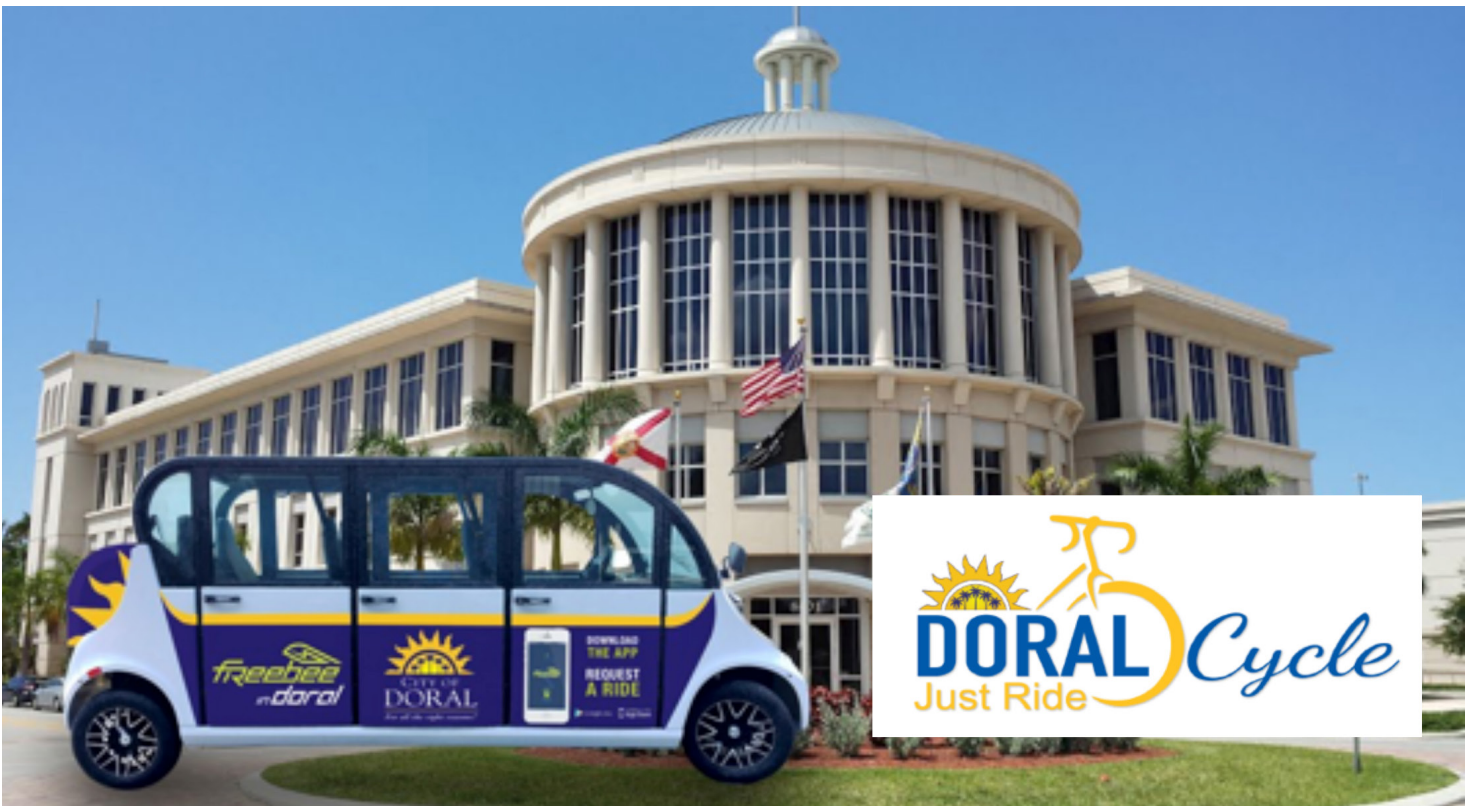
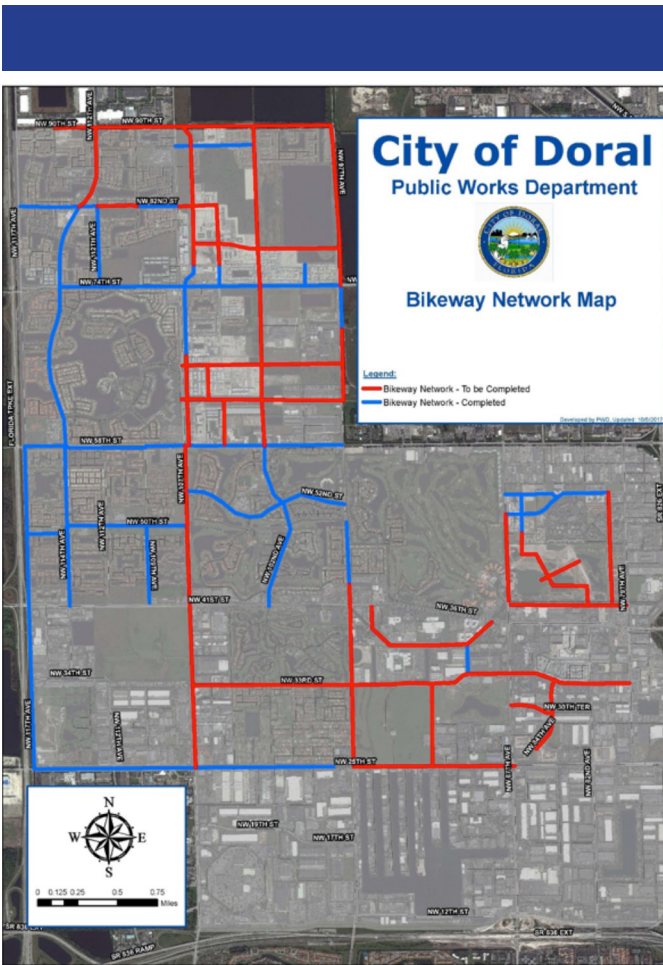
The City of Doral will be expanding the Doral Trolley to service Florida International University (FIU). The FIU trolley route will provide service to both the Modesto A. Maidique Campus and the engineering campus, which are just a few miles outside the City of Doral limits. Additionally, the City is proposing to expand the Doral Trolley to service the Dolphin Park-and-Ride terminal currently under construction just west of the City limits.

Trolley Map



In 2008 the City adopted a Bikeway Network Master Plan which identified eight (8) bicycle trails. To date the City has expanded the initial proposed bicycle trails and had constructed a total of 17.81 miles of bicycle lanes throughout the City. The City of Doral is working to complete its bikeway network map which calls for another 24.53 miles of bicycle lanes.

Additionally, the City of Doral is working to enhance alternative modes of transportation via Freebee and a Bicycle Sharing Program. Freebee is a shared short distance, on-demand free of charge, electric transportation system that provides first and last mile connections within the urban core. The City of Doral is also working to implement a Bicycle Sharing program to provide an alternative mode of travel and an amenity that encourages the use of the City's Bicycle





Section 5: Development Program Review and Approval Process

Approval Process

"Committed to an Environment of Cooperation and Trust between Developers, Residents and Reviewers."



The development programs submitted to the City of Doral are reviewed and approved by Planning and Zoning and Building Departments to ensure compliance with Land Development Code and Florida Building Code, respectively. These departments work in conjunction with each other, as well as county and state regulatory agencies to ensure an expeditious and thorough review of all development programs. In addition, directors or senior personnel are assigned to large development programs to serve as point of contact between the developer and in-house review team. This process creates an environment of cooperation and trust between developers and reviewers.



The Planning and Zoning Department is responsible for implementing land use, zoning, and subdivision regulations. This includes the implementation of the Comprehensive Plan and Land Development Regulations, and review of tentative and final plat applications, land use and zoning request, comprehensive plan amendments, variance requests, building permits, site plan, sign permits, special event permits, and evaluation of development of regional impacts project. The department also provides in-house technical support to other city departments engaged in citywide initiatives such as transportation planning, parks and recreation master planning, economic development and floodplain management. Figure 5.1 provides a systematic explanation of the department's development review process.

The City of Doral Building Department is a knowledgeable team comprised of flexible, customer-oriented, and accessible professionals committed to the protection of the health, safety and welfare of building users through efficient and effective permitting and inspection processes. Once the site plan development process is completed with the Planning and Zoning Department, we encourage the developer to schedule a pre-submittal meeting with the Building Department staff to review the building permit submittal process. This meeting will go over concurrent with plan reviews by outside jurisdictions (e.g. County Fire, Environmental, Water/Sewer, etc.), early-start permitting, foundation only permits, virtual plan review and more. Figure 5.2 provides a systematic explanation of the Building Department review process.

Pre-submittal meetings and design professional meetings are encouraged and available at no charge. Our team will meet with the development team so that we are clear on your submittal, project nuances and any other special conditions that we should be aware of on your project. All green and sustainable projects in the city are offered expedited processing at no charge. This means you can expect your submittal to take approximately 10 days for review within the building department.

Once the permit is issued, the applicant may begin calling inspections. Near the end of the project, we also offer "temporary certificates of occupancy" as you wrap up any late submittals, revisions or shop drawings. We work with Miami-Dade County Fire Rescue to get the business open and operating safely while these loose ends are completed.



Section 6: Cultural and Community Environment

Cultural and Community Environment

"Respect for Cultural Diversity."



The City of Doral is a comparatively young municipality and one of the most diverse cities in the country. US Census (2016) data indicates that 91% of the population is multilingual, with the majority of residents identifying as Hispanic. The most significant demographic shifts have been: 1) the growth of residents aged 55 and over (73.6% increase), 2) growth of residents aged 5 to 17 (46.4% increase) and residents aged 35 to 54 (37% increase). More than 62% of the city's population is of Caribbean and South American descent. As such, the city is a thriving center of Latin American culture, boasting a robust international dining scene, a growing arts community and a well-educated workforce that is accustomed to doing business in multiple languages.



Using current US Census (2016) data from InfoUSA, which represents a more complete count of all establishments and establishment types than the U.S. Census, the City is home to 6,802 establishments employing 102,235 workers with 2016 total sales revenues estimated at over \$69.4 billion. This total volume of sales revenue, concentrated in such a small geographic area, represents \$679,634 per worker, or over \$1.35 million per resident, and as such is one of South Florida's, and the State's, most productive local economies.



Section 7: Educational Institutions and Academic Opportunities

Academic Opportunities

"Committed to Academic Excellence, Opportunities and Accessibility to All Residents."



The high educational attainment of the residents of Doral makes it one of Miami-Dade's most educated communities. The percentage of residents without a high school diploma decreased from 2007 to 2015, while the number of residents with a high school degree or more increased considerably during the same period.

Most significantly, Doral's proportion of residents with bachelor's and graduate degrees are among the highest in the nation for small and medium-sized cities. According to 2015 ACS estimates, more than 95% of residents have earned a high school diploma, while 54.3% hold a bachelor's degree. This is 1.8 times the rate for the rest of the U.S. More than 20% have earned an advanced post-graduate degree.

The Doral area is home to a large number of highly ranked educational institutions, colleges and universities. The municipality maintains close ties with its public and charter schools, such as the new multilingual Downtown Doral Charter Academy and Doral Academy of Technology, and institutions of higher learning like Miami Dade College, Carlos Albizu University and Kaiser University, as well as nearby institutions such as Florida International University, the University of Miami and Florida Atlantic University.



Colleges/Universities in or near Doral:

- Miami Dade College West Campus (in Doral)
- Carlos Albizu University (in Doral)
- Millennia Atlantic University (in Doral)
- West Coast University (in Doral)
- Rafael Belloso Chacin University (in Doral)
- San Ignacio University (in Doral)
- UAC School of Global Management (in Doral)
- Florida Career College-Miami (about 4 miles; Miami, FL; Full-time enrollment: 10,133)
- Florida International University (about 4 miles; Miami, FL; FT enrollment: 41,234)
- Florida National University-Main Campus (about 5 miles; Hialeah, FL; FT enrollment: 4,106)
- University of Miami (about 8 miles; Coral Gables, FL; FT enrollment: 13,674)
- St Thomas University (about 10 miles; Miami Gardens, FL; FT enrollment: 2,096)
- AI Miami International University of Art and Design (about 11 miles; Miami, FL; FT enrollment: 3,578)



Public Elementary/Middle Schools in Doral:

- Doral Academy Charter Middle School (Students: 962, Location: 2601 NW 112TH AVE, Grades: 6-8, Charter school)
- Doral Academy of Technology (Students: 801, Location: 2601 NW 112TH AVE, Grades: 6-8, Charter school)
- Eugenia B. Thomas K-8 Center (Students: 609, Location: 5950 NW 114TH AVE, Grades: PK-8)
- John I. Smith K-8 Center (Students: 582, Location: 10415 NW 52ND ST, Grades: PK-8)
- Doral Academy (Students: 371, Location: 2450 NW 97TH AVE, Grades: PK-5, Charter school)
- Renaissance Elementary Charter School (Students: 136, Location: 10651 NW 19TH ST, Grades: PK-5, Charter school)
- Renaissance Middle Charter School (Location: 8360 NW 33RD ST, Grades: 6-8, Charter school)
- Dr. Rolando Espinosa K-8 Center (Location: 11250 NW 86TH ST, Grades: PK-8)
- Just Arts and Management Charter Middle School (Location: 2450 NW 97 AVE, Grades: 6-8, Charter school)

Public High Schools in Doral:

- Doral Academy Charter High School (Students: 550, Location: 11100 NW 27TH ST, Grades: 9-12, Charter school)
- Doral Performing Arts & Entertainment Academy (Students: 61, Location: 11100 NW 27TH ST, Grades: 9-12, Charter school)
- Ronald W. Reagan/Doral Senior High School (Location: 8600 NW 107TH AVE, Grades: 8-12)

Private High School in Doral:

- Divine Savior Academy (Students: 420, Location: 10311 NW 58TH ST, Grades: PK-11)

Private Elementary/Middle School in Doral:

- Shelton Academy (Students: 69, Location: 11300 NW 41ST ST, Grades: PK-5)



Section 8: Quality of Life Environment

Quality of Life

"City Founded on the Well-being of its Residents and Business Community."



The City of Doral is home to a thriving cultural scene supported by a community and municipal administration focused on quality of life. The city's award-winning Parks and Recreation Department provides a year-round schedule of cultural and recreational events that reflect the city's diverse population and most of which are free to the public.

The Department oversees thriving competitive and recreational sports leagues, tournaments and programs for children, adults, and seniors of all abilities; plans, organizes and coordinates over 20 city-wide special and cultural events throughout the year with an estimated attendance of more than 80,000 each fiscal year.

The parks system serves as the "gatekeeper" for its community image and overall quality of life; two of the primary reasons so many people from all over the world call the City of Doral home. Over the last three years, the City has spent an average of \$180 per resident on parks and recreation, representing a level of investment more substantial than 85% of the top 100 most populous cities in the United States including such destinations as Portland, OR, Denver, CO, and New York, NY.

The City is working on a conceptual design for a proposed aquatic facility as part of the Doral Central Park expansion. Additionally, conceptual plans are being designed to build-out the Downtown Doral Triangle. The vision of this space is to build a cultural center where the community can gather to enjoy musical performances, dance, and much more.

Parks and Facilities



➤ Morgan Levy Park

Features include: 5,000 sq. ft. Community Center, five hard surface tennis courts, three regulation size and one junior size basketball court(s), two sand volleyball courts, four soccer fields, fitness walking/jogging trail, restroom facilities, four 20' x 20' pavilions available for rental, and one 20' x 40' pavilion available for rental.

➤ Doral Meadow Park

Ideal for youth and adult sports leagues; this park has a little bit of something for everyone. Built in 2006, this park features the following amenities within the 14 acres: one 30' x 30' pavilion available for rental, playground, concession building with covered pavilion, Vita Course exercise path, two lighted soccer/football fields, two baseball fields, fitness walking/jogging trail, batting cages, and bikeway access to Trails & Tails Park.

➤ Downtown Doral Park

Located adjacent to the City of Doral Government Center, encompasses 3 acres in the heart of the booming Downtown Doral area. This passive park is ideal for family picnics or an afternoon stroll through its elegant walkways and lush landscaping. Features include: playground, picnic tables, walking/jogging path and a large open lawn.

➤ Trails & Tails Park

An eight-acre facility where small and large dog off-leash areas offer residents the opportunity to play catch or run around with their four-legged best friends. Features include: Large and small dog play areas, multiple wash stations, playground for children, and bikeway access to Doral Meadow Park. – concept of park-

➤ Veterans Park

A neighborhood park that honors our veterans for their dedication and sacrifice in defending our freedoms at home and abroad. Pavers in the plaza are available for purchase with proceeds benefitting the Miami VAHS Fisher House. .

➤ Doral Legacy Park

A place in which the community can gather to enjoy sports, cultural arts, and nature in a safe environment that is representative of the beautiful City of Doral. This park encompasses 18+ acres in the section 7 of Doral. This facility is Doral's newest and largest place to play, which offers several amenities that will meet the community's needs. Amenities include: Indoor basketball gym, elevated exercise track, recreation room, teen room, senior citizens room, event hall, football/soccer field, tennis courts, bandshell/events lawn, and much more!

➤ MAU Park

One of Doral's newest parks is the MAU Park, which is a product of the public-private partnership between the City and Millennia Atlantic University. The conceptual design for the passive park includes eco-friendly and educational features such as: wetland preserves, rain gardens, plaza area, and an art sculpture, as well as bicycle and pedestrian paths with educational signage.

➤ Doral Glades Park

Conceived as a place in which the community can gather to enjoy nature in a safe environment. Covering about 25 acres, this park is located on NW 74th Street and 97 Avenue. The City has moved forward with the permitting process, finalizing the conceptual design, and working on construction documents. This will be the City's first park that offers several amenities such as, kayaking, fishing, nature trails and paths, educational nature center, electronic lab, and a wetland boardwalk.



In June of 2015, the City of Doral also adopted the Smart City initiative to enhance accessibility, sustainability, livability, and transparency. We achieved digital government transformation by providing people and business first services and solutions that span city administration and citizen services, enabling increased insight, service efficiency and improved citizen outcomes. The City of Doral is one of six cities in the State of Florida that has a Smart City Strategy. Our City is one of three cities in United States that has been certified by The World Council on City Data. As a result, the City has made a financial invested of over a million dollars in Smart City infrastructure and software. This initiative has been successfully deployed to Public Safety License Plate Reader (largest deployment in State of Florida), Microsoft Dynamic CRM platform and high-speed Internet fiber infrastructure. As indicated, the City has made significant investments in information technology as part of its commitment to resiliency, workability and sustainable environment.



Section 9: Safe City

Safe City

"The City of Doral is one of the safest places to live, work, learn and play in South Florida."



The Doral Police Department is an award-winning organization dedicated to providing the highest level of service and public safety. The Doral Police Department is committed to the concept of “21st Century Community Policing” and procedural justice. It is through a commitment to this philosophy that the police department provides excellent service to our residents, business, and visitors.

Community policing focuses on policing through initiatives aimed at problem solving, building relationships with residents and businesses, and organizational transformation. We recognize that a police department does not operate isolated from its community and that the community must be an active participant in public safety. The police department builds community relationships by promoting trust through transparency and through active involvement in community activities. By practicing procedural justice, we ensure a culture of fairness, impartiality, voice, and transparency. It is this joint effort —police and community, community and police— that has helped us achieve our goals and keep crime rates low.

Communication is an important component of public safety. Doral PD’s website offers in-depth information on programs and crime statistics. Kiosks throughout the city provide information and communication options for residents. The free In-telligent app allows the City to send alerts straight to your mobile device, keeping the public updated on urgent and emergency situations, such as city announcements, events, police news, traffic updates, extreme weather advisories, and more. And recurring programs such as the “Coffee With A Cop” events, corporate safety presentations, DARE outreach, “Chief For A Day” and the “Keep our Children Safe Program” keep the community engaged with friendly law enforcement officials in a positive and personal manner.



Smart City technology also plays a part in keeping citizens safe. The City's Crime Mapping program provides information regarding criminal activity that residents can use to help protect themselves and their property. Free for citizens to use, this new crime mapping service empowers the community by putting valuable public safety information at your fingertips. The Doral PD also uses license plate readers to gather real-time data on vehicles entering the city, allowing police to detect many stolen cars, individuals with warrants or other safety risks as soon as they enter our city limits.

Accolades

The City of Doral Police Department (DPD) was honored in 2016 by the U.S. Justice Department as one of just fifteen police departments nationwide selected by the Office of Community Oriented Policing Services (COPS) to participate in a new initiative that implements model programs from for the President's Task Force on 21st Century Policing. The goal of this 12-month project was to assess how our agency is implementing the 21st Century Task Force recommendations, provide guidance and technical assistance on how to implement additional recommendations, and to have our agency serve as a model to other agencies across the country. Through this project, we documented examples and/or systematic evidence of actual operational implementation, organizational transformation, and resulting impacts. The DPD prepared an Action Plan to address Task Force recommendations.

By continuing to emphasize 21st century community policing, communication, smart city technology, strategic growth and leadership training, the City of Doral will continue to work to ensure Doral remains a safe city to live, work, learn, and play with the lowest crime rate statistics in south Florida.



Exhibit A

City of Doral Economic Snapshot (2018)



Economic Snapshot

2018



Accolades

- Best city in Florida for business start-ups by *BusinessWeek*.
- Named #2 of America's Top 25 towns to live well for its pro-business environment, cultural amenities and highly educated workforce by *Forbes.com*.
- ISO 37120 Platinum certified by World Council on City Data- City of Doral became a Certified Smart City at the same level of Boston, San Francisco, Barcelona and Dubai.
- City of Doral ranks 51st in top 100 places to live and launch a business in the United States by *CNNMoney.com*.
- Named the third best place in the USA to retire by *US News & World Report*.



Workforce

- The city of Doral has a highly skilled, multilingual and multicultural workforce of 26,314.
- 96.8% have a High School Degree or Higher.²
- 55.8 % of residents have a bachelor's degree and 20 % have postgraduate studies.²
- The unemployment rate remains at less than 4.5 %.⁴



Resident's Characteristics

Population	Language Spoken	
Total population 64,167 ¹	English only	8% ¹²
Median age 34.7 ¹³	Language other than English	92% ¹²
Age 0-19 30.9% ²	Spanish	84.4% ¹²
Age 20-34 19.7% ²	Other	6% ¹²
Age 35-54 33.6% ²	Percent high school graduate or higher	96.8% ²
	Percent Bachelor's degree or higher	55.8% ²

For more census information go to <http://www.census.gov/>



Quality of Life

- Over 10 public, charter and private schools with "A" grade status in Florida⁵
- Over 10 colleges, universities and technical schools
- Housing options that fit any life-style are all available in the City of Doral
- Six parks with a combined 121 acres of green space and recreational facilities
- Awarded Playful City USA every year since 2010 and Tree City USA in 2008 and 2013.



Location, Location, Location

- Centrally located in NW Miami-Dade County
- It is bordered by three major highways.
- 1 mile from the #1 US airport in international freight (9th worldwide), Miami International Airport⁹
- 1 mile from the Hialeah Intermodal Rail Yard
- 10 miles from the Port of Miami¹⁰



Taxes

- Florida does not have personal income tax.
- 5.5% state corporate income tax
- 7% sales tax



Growth Projection

- Over 2 million square feet in approved commercial developments (Over 600,000 currently under construction)⁶
- More than 9,000 residential units approved (Over 3,000 currently under construction)⁶



Industry Highlights

- Over 2,600 trade and logistics related companies (transportation & warehousing and wholesale trade)⁶
- Over 250 company headquarters⁷
- Over 100 multinational companies⁸
- Over 50 banking & financial institutions⁶
- Home to the Miami Free Zone, one of the largest privately owned and operated general purpose foreign trade zones in North America.
- Thriving tourism industry with over 20 hotels, including properties by Hilton, Marriott, Westin, Intercontinental and Trump National Doral, home to the famous Blue Monster golf course & PGA Cadillac Championship.



Major Employers

- BE AEROSPACE INC
- BLUE CROSS AND BLUE SHIELD OF FLORIDA INC
- BOTTLING GROUP LLC (PEPSI)
- CARNIVAL CRUISE LINES
- PERRY ELLIS INTERNATIONAL INC
- TRUMP ENDEAVOR 12 LLC
- WORLD FUEL
- HELLMAN WORLDWIDE LOGISTICS
- TELEFUTURA NETWORK
- UNIVISION NETWORK LIMITED

Sources: ¹2017 U.S BEBR estimates; ²U.S. Census Bureau, Census 2016; ³City of Doral Comprehensive Plan; ⁴U.S. Department of Labor, Bureau of Labor Statistics, Not Seasonally Adjusted, April 2014 (Preliminary); ⁵Florida Department of Education, 2012-2013 School Accountability Reports, Basic Grade, Basic Information on Schools; ⁶City of Doral Planning and Zoning Department; ⁷Hoovers; ⁸WorldCity's 2014 Who's Here Multinational Directory; ⁹Miami International Airport; ¹⁰PortMiami; ¹¹Miami Free Zone; Figures may not add up due to rounding. US Census LANGUAGE SPOKEN AT HOME¹²; US Census AGE AND SEX¹³



Exhibit B

Current Development Projects (2018)

City of Doral

Overview of Current Development Projects



Planning and Zoning Department
February 6, 2018



City of Doral

General Statistical Information

	2003	2016-2017	Future (2020)
Population	26,438	59,302	78,668
Parks	109 Acres	134.1 Acres	344.5 Acres
City roads (Lane miles)	68 Miles	206 Miles	225 Miles
Bikeway Network	0 Miles	17.5 Miles	20 Miles
Public transit	0	56.2 Route Miles	60 - 70 Route Miles
Ad Valorem (not including proposed annexation areas)	\$ 13.2 Million	\$18.9 Million	\$20-\$25 Million
Assessed Value	\$ 4.9 Billion	\$ 11.1 Billion	\$ 12.1 Billion
Employees	24	417	430
Code Compliance	1 Officer (all of west Dade)	10 Officers & 1 Field Supervisor	12 Officers & 2 Field Supervisors
Police Officers	15 Sworn Officers	121 Sworn Officers	140 Sworn Officers



Downtown Doral

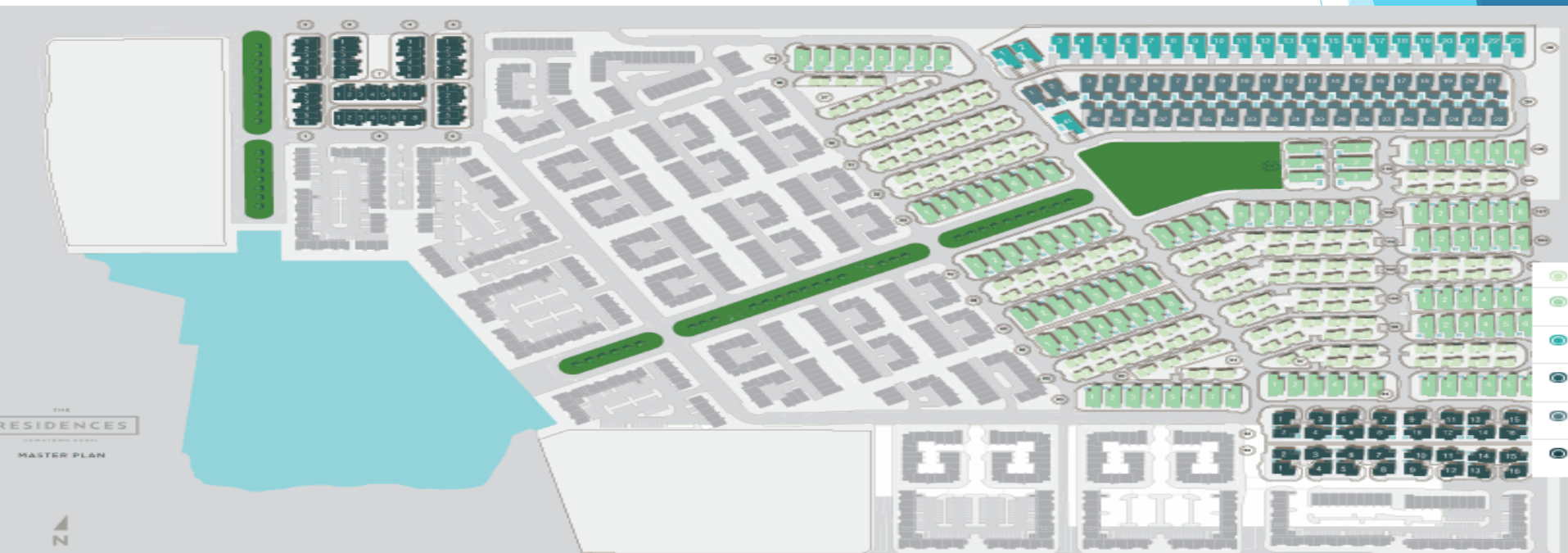
- Location: Between NW 87th Avenue and NW 79th Avenue, on both sides of 53rd Street, Doral, Florida
- 213,895 Square Foot of Retail
- 1,800,000 Square Foot of Office
- 3,340 Residential Units
- 60,000 Square Foot of Municipal/Civic
- Downtown Doral Charter Elementary
- Downtown Doral Charter Middle & High School





Downtown Doral South

- Location: North side of NW 41 Street between theoretical NW 80 Avenue and NW 87 Avenue, Doral, Florida
- 2,207 Residential Units
- 150,000 Square Foot of Office
- 30,000 Square Foot of Retail
- 164,790 Square Foot of Municipal Civil Space
- 7.6 acres of Public Recreational/Amphitheatre
- 7 Acres of School





Midtown Doral

- ✚ Location: East side of NW 107 Ave and west of the FP&L Easement, Doral, Florida
- ✚ 1,548 residential units
- ✚ 300,000 sf of commercial use
- ✚ 100,000 sf of office use
- ✚ Residential, retail, and office mix will allow residents to walk to cafes, boutiques, and to work
- ✚ Plazas
- ✚ Open spaces, amphitheaters
- ✚ Water features
- ✚ 47,000 sq. ft. clubhouse
- ✚ Grand Bay to the East
- ✚ Doral Commons to the South





Landmark at Doral

- 🏠 Townhomes North 479 Units
- 🏠 Multi-Family North 408 Units
- 🏠 Multi-Family South 631 Units
- 🏠 Total Number: 1518 Units





Landmark at Doral Commercial

- ✚ Location: Northwest 105th Court and Northwest 58th Street Doral, Florida
- ✚ 36,149 Square Foot single story retail project on the corner of Northwest 58 Street and Northwest 105 Court
- ✚ Retail shop
- ✚ Restaurants with interior and exterior dining
- ✚ A grocery store
- ✚ The project has been designed as a pedestrian friendly environment with large walking avenues
- ✚ Art in Public Places and Fountains





Atrium

- Location: West side of N.W. 79 Avenue and N.W. 36 Street, Doral, Florida
- Site plan consists of 350 multi-family dwelling units
- 80,465 sq. ft. of commercial leasable space
- 29 percent of landscaped open space
- Passive park & dog park
- Pool area
- Pedestrian friendly streetscape
- Demonstrates creative excellence in accordance with section 86-82 & 86-83 of the LDC
- Parking structure, roof top parking and FPL easement totaling 993 parking spaces





City Place

- Location: Northwest 36 Street and Northwest 84 Avenue, Doral, Florida
- Approximately 101,211 square feet of retail and restaurant space
- 27,620 square feet of entertainment uses
- 12,920 square feet of office space
- 668 multi-family residential units





Sanctuary at Doral

- Location: South of NW 41st Street and between NW 94th Avenue and theoretical NW 95th Avenue
- Approximately 29,400 Square Feet of retail and restaurant space
- 226 multi-family residential units





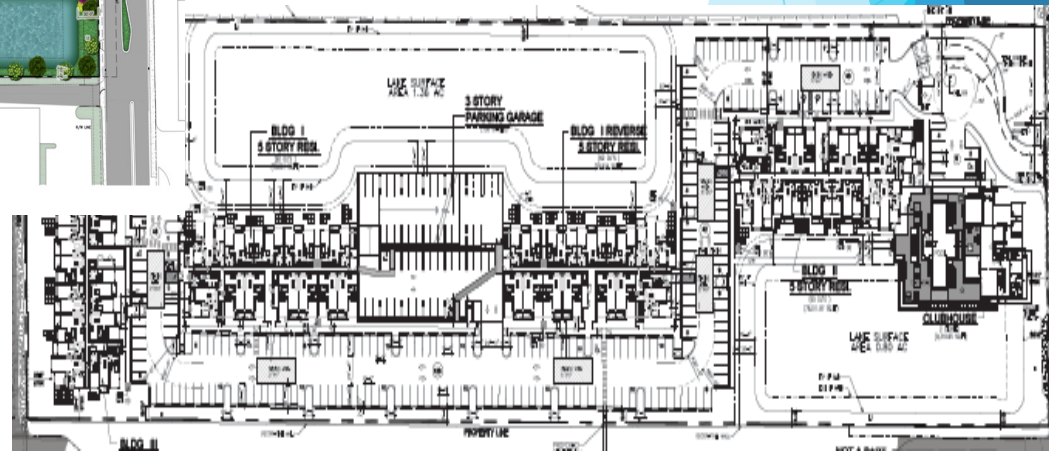
Doral Square

- Location: Southeast Corner of Doral Boulevard and NW 87 Avenue, Doral, Florida
- Approximately 145,000 Square Feet of retail
- 150,000 Square feet of office
- Urban environment in the heart of Doral



Doral 4200

- Location: North of NW 41st Street between NW 107th Avenue and NW 109th Avenue, Doral, Florida
- 250 Multi-family Dwelling Units
- 2.16 acres of lake surface area
- 7,500 sf. of amenities (clubhouse & fitness center)
- 30 percent of common open.





Holiday Inn Express

- Location: 1691 NW 107th Ave, in Doral, Florida (within the Miami International Mall DRI)
- “Holiday Inn Express” a five story hotel with 75 units



The Shoppes at 97 Avenue



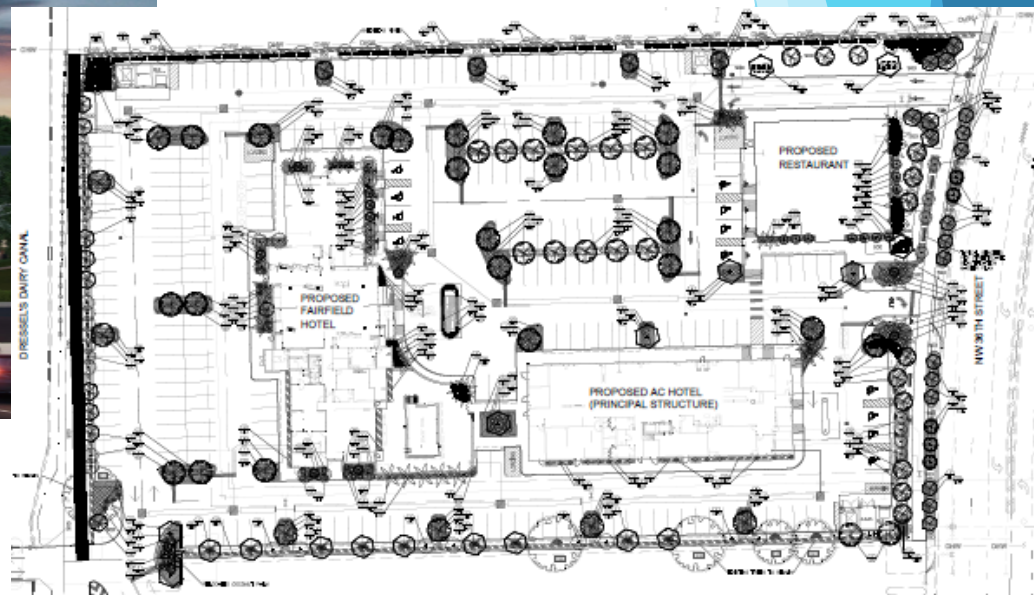
- Location: Southeast corner of NW 58 Street and NW 97 Avenue, in Doral, Florida
- 37,845 Square Feet of retail, service, and restaurant uses





Baywood 36th Street Hospitality

- Location: 8001 NW 36 Street, Doral, Florida
- AC Hotel (113 Units) 6 Stories
- Fairfield Inn Hotel (133 Units) 6 Stories
- Approximately 6,500 Square Feet of Restaurant





Jackson Health System

- Location: 7800 NW 29 Street, Doral, Florida
- Development Program: Overnight patient admission, stand-alone emergency room, pediatric outpatient clinic and other supporting facilities
- 100 bed hospital totaling 235,000 gross square feet
- 700-900 car parking garage
- 60,000 Square Foot Medical Clinic





Doral Medical Plaza

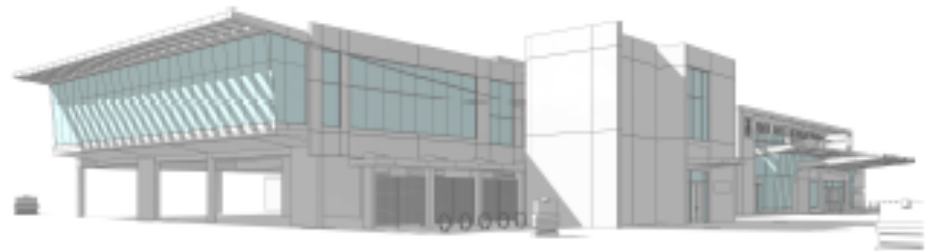
- Location: North Side of Northwest 41 Street and West of Northwest 109 Avenue, Doral, Florida
- Free-Standing Emergency Department
- Outpatient medical clinic staffed to treat most injuries including acute and life-threatening conditions
- 24 hour/365 day service
- Emergency medicine physician and trained staff on site at all times
- No overnight stays. Patient is stabilized and released or taken to hospital for further care





Baptist Health South Florida

- Location: South of NW 58 Street east of NW 97 Avenue, Doral, Florida
- 43,599 Square Foot of Medical Office consisting of a stand-alone Emergency Department on the ground floor and medical office on the second floor





Police Substation Facility

- ✚ Location: 3719 NW 97th Avenue, Doral, Florida
- ✚ Approximately 12,680 Police Facility





Doral Glades Park

- ✚ Location: 9775 NW 74th street, Doral, Florida
- ✚ Public Park
- ✚ Doral Glades Park features two basketball courts, beach sand volleyball court, multi-purpose field, two tennis courts, playground area, open pavilions, exterior auditorium, kayak launch area, and a 9,000 sq. ft. nature center



Doral Glades Park | Schematic Site Plan





Doral Legacy Park

- ✚ Location: 11400 NW 82 Street, Doral, Florida
- ✚ Public Park
- ✚ 2 story Recreational Building with indoor gym, running track, concession and multi-purpose rooms
- ✚ Pedestrian bridge with ramp and storage
- ✚ Concession / Restroom building
- ✚ Bandshell structure
- ✚ Small storage building for soccer and football equipment
- ✚ Softball / Baseball fields
- ✚ Soccer / Football fields
- ✚ Tennis, basketball and beach volleyball courts
- ✚ Splash pad
- ✚ Indoor and outdoor playground equipment
- ✚ Park shelters with tables and benches





Exhibit B.1

Approved Mixed-Use Development Projects (2018)

City of Doral



Planning & Zoning Department

Mixed Use Development Projects 2018

Legend

- City Boundary
- Mixed Use Project



Map designed by: Roger Miranda
2/26/2018

Project: Midtown Doral
Units: 1,548
Estimated Population: 3,870
300,000 sqft Retail
75,000 sqft Office
Status: Under Construction
Estimated Build Out: 2020
Original Approval: 2004

Project: Doral Commons Commercial
Area: Restaurant 7,500 sqft
Office Building 24,000 sqft
Outparcel Restaurant 4,037 sqft
Retail 104,810 sqft
Status: Under Construction
Estimated Build Out: 2017
Original Approval: 2007

Project: Landmark South
Units: 631
Estimated Population: 1,578
60,000 sqft Restaurant
Status: Approval process
Estimated Build Out: 2018
Original Approval: 2003

Project: Downtown Doral South
Units: 2,207
Estimated Population: 5,518
150,000 sqft Office
30,000 sqft Retail
164,790 sqft Municipal Civil Space
Public Recreation/Amphitheatre: 7.6 acres
School: 7 acres
Status: Approved
Estimated Build Out: 2021
Original Approval: 2013

Project: Downtown Doral
Area: 213,895 sqft retail
1,800,000 sqft office
Units: 3,340
Municipal/Civic: 60,000 sqft
School: 800 students
Estimated Population: 8,350
Status: Under Construction
Estimated Build Out: 2021
Original Approval: 2006

Project: Baywood
Units: 246 hotel rooms
Status: Pending Site Plan Approval
Estimated Build Out: 2018

Project: Doral Gateway
Units: 550 /150 Hotel Rooms
Estimated Population: 1,375
45,500 sqft Office
30,000 sqft Retail
Status: Under Construction
Estimated Build Out: 2018
Original Approval: 2015

Project: Park Square
Units: 1,600 / 180 Hotel Rooms
Estimated Population: 4,000
Area: 330,000 Retail/Entertainment
340,000 sqft Office
Estimated Build Out: 2020
Status: Under Construction
Original Approval: 2006/2010

Project: Atrium
Units: 350
Estimated Population: 875
Area: 260,000 sqft Retail
Estimated Build Out: 2020
Status: Permitting & Planning
Original Approval: 2015

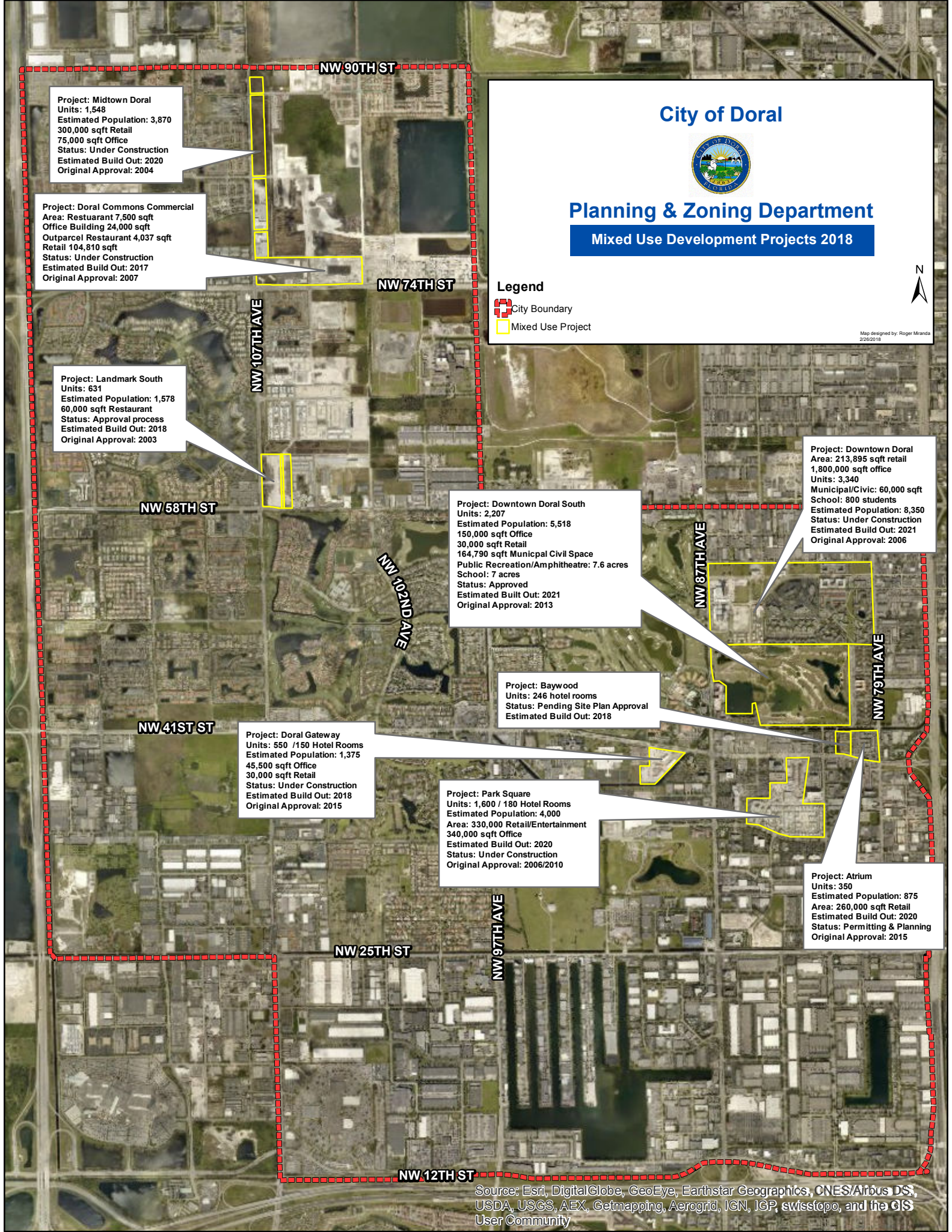




Exhibit B.2

Approved Non-Residential Projects (2018)

NW 90TH ST

NW 107TH AVE

Project: Doral Glades Park
Status: Under Construction
Estimated Build Out: 2018

NW 74TH ST

Project: Doral 10 LLC
Area: 31,800 sqft commercial
Status: Under Review
Estimated Built Out: 2019

Project: Carlos & Carlos Warehouse
Area: Semi-Retail 20,337 sqft
Status: Approved
Estimated Built Out: 2018

Project: Doral Professional Plaza
Status: Under Review
Estimated Built Out: 2019

NW 58TH ST

Project: Campanarello Properties Inc
Status: Under Review
Estimated Built Out: 2017

Project: 97 Property LLC
Status: Approved
Estimated Built Out: 2018

Project: Doral 87 Group
Status: Approved
Estimated Built Out: 2018

Project: Casonova Warehouse
Area: 4,330 sq ft office/13,650 sq ft warehouse
Status: Under Construction
Estimated Built Out: 2017

Project: Publix Supermarket
Status: Under Construction
Estimated Built Out: 2018

NW 41ST ST

NW 97TH AVE

Project: Doral Medical Plaza
Status: Approved
Area: 11,137 sq ft
Estimated Built Out: 2018

Project: Police Substation/MAU Park
Status: Under Construction
Estimated Built Out: 2017

Project: Hawthorne
Status: Approved
Units: 82
Estimated Built Out: 2019

NW 87TH AVE

NW 79TH AVE

NW 25TH ST

Project: Double Tree Hotel
Units: 150 hotel rooms
Status: Under Review
Estimated Built Out: 2017

Project: Jackson Health
Status: Approved
Units: 100 Hospital Beds
Area: 640, 759 sq. ft.
Estimated Built Out: 2020

City of Doral



Planning & Zoning Department

Non-Residential Development Projects 2018

Legend

- Non-Residential Project
- City Boundary

Map designed by: Roger Miranda
2/26/2018





Exhibit B.3

Approved Residential Projects (2018)

Project: Grand Bay North
Status: Under Construction
Units: 347
Estimated Population: 868
Estimated Build Out: 2018
Original Approval: 2004

NW 90TH ST

Project: Doral Grand 1 & 2
Units: 195
Estimated Population: 488
Estimated Build Out: 2020
Original Approval: 2015

Project: Grand Bay South
Units: 1,699
Estimated Population: 4,248
Status: Under Construction
Estimated Build Out: 2018
Original Approval: 2004

NW 114TH AVE

Project: Doral Modern
Units: 664
Estimated Population: 1,660
Status: Under Construction
Estimated Build Out: 2018
Original Approval: 2007

NW 74TH ST

Project: Neovita North
Status: Approval Process
Units: 147
Estimated Population: 368
Estimated Build Out: 2018
Original Approval: 2007

Project: Doral 10 LLC
Status: Under Review
Units: 64
Estimated Population: 160
Estimated Build Out: 2019
Original Approval: 2015

Project: Mansions at Doral
Status: Under Construction
Units: 66
Estimated Population: 165
Estimated Build Out: 2017
Original Approval: 2007

Project: Neovita South
Status: Approval Process
Units: 81
Estimated Population: 203
Estimated Build Out: 2018
Original Approval: 2007

Project: Landmark North
Status: Under Construction
Units: 785
Estimated Population: 1,963
Estimated Build Out: 2018
Original Approval: 2003

Project: Landmark East
Status: Under Construction
Units: 134
Estimated Population: 335
Estimated Build Out: 2018
Original Approval: 2003

NW 58TH ST

Project: Doral 4200
Status: Building Permit
Units: 250
Estimated Population: 625
Estimated Build Out: 2019
Original Approval: 2017

NW 107TH AVE

NW 102ND AVE

NW 41ST ST

NW 97TH AVE

NW 87TH AVE

NW 79TH AVE

NW 25TH ST

City of Doral



Planning & Zoning Department

Residential Projects 2018

Legend

- City Boundary
- Residential Project

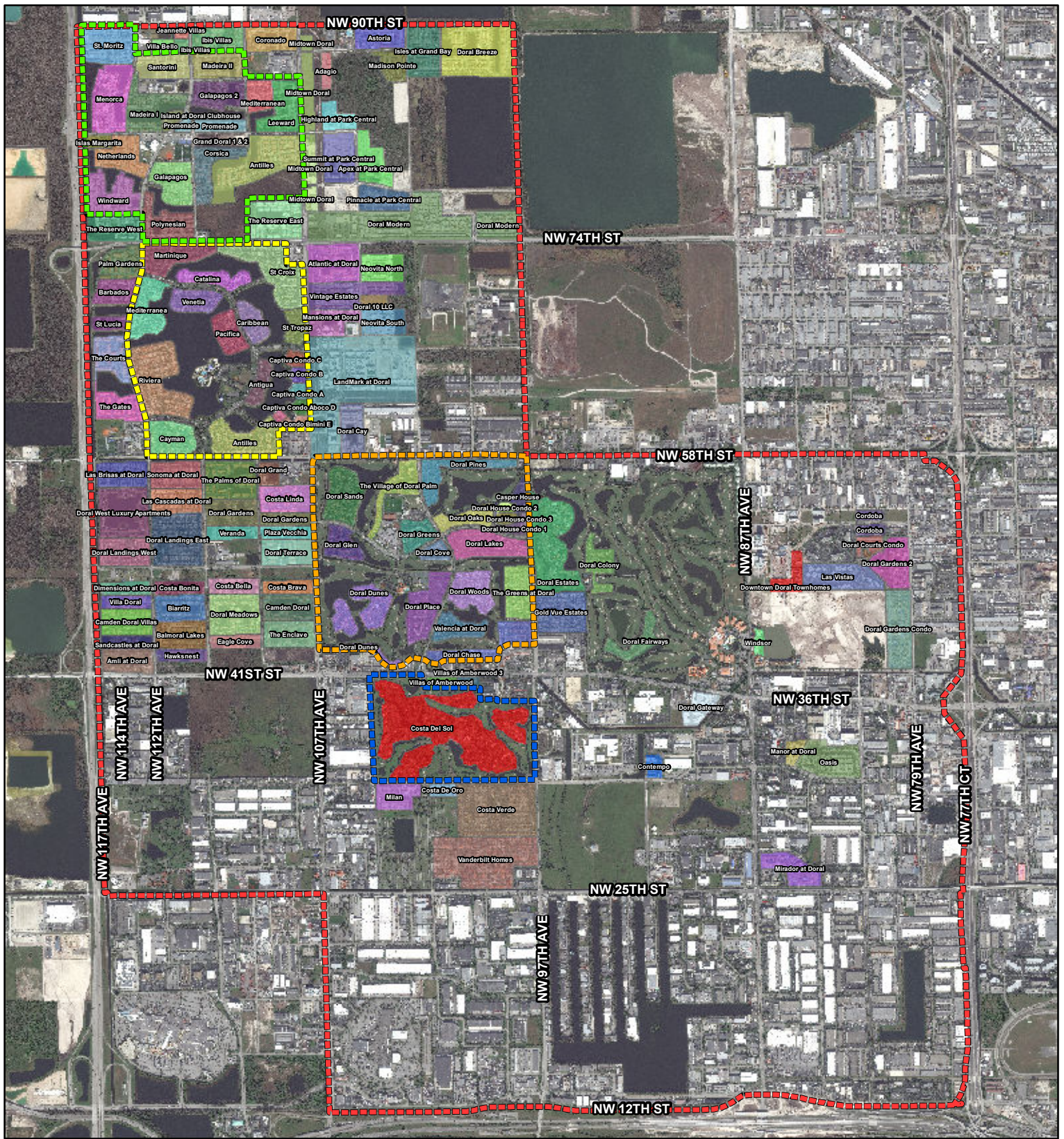


Map designed by: Roger Miranda
2/26/2018








Exhibit C

Neighborhood and Communities



Legend

Neighborhood

-  Costa Del Sol
-  Doral Isles
-  Doral Park
-  Islands of Doral
-  City Boundary

City of Doral



Planning & Zoning Department

Nearhoods and Communities





Exhibit D

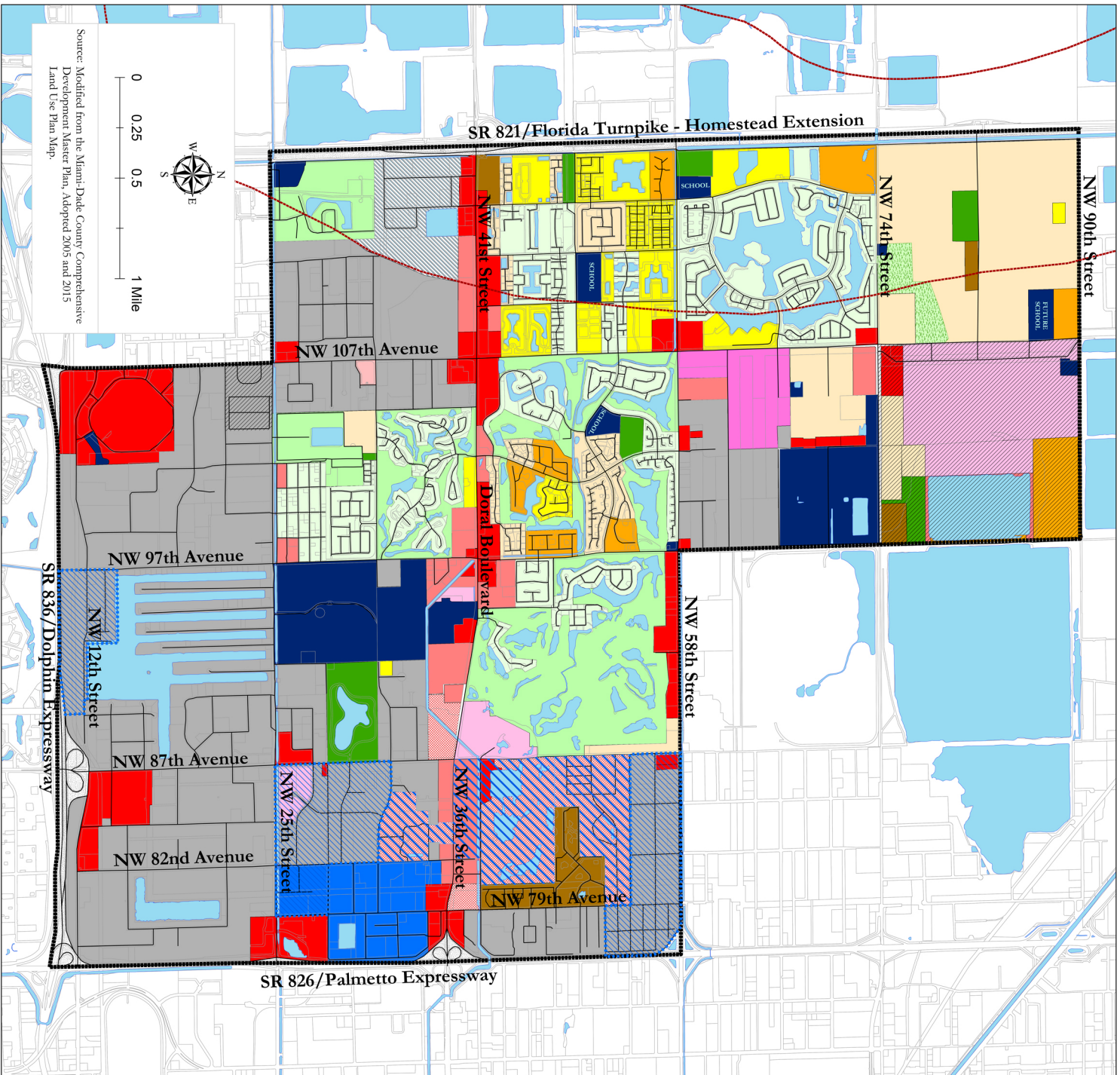
Future Land Use Map & Zoning Map



Comprehensive Plan Future Land Use Map 2030

Legend

- Land Use Categories**
- Doral Design District Core
 - Estate Density Residential (up to 6 D.U. per Gross Acre)
 - Low Density Residential (up to 10 D.U. per Gross Acre)
 - Moderate Density Residential (up to 13 D.U. per Gross Acre)
 - Medium Density Residential (up to 19 D.U. per Gross Acre)
 - High Density Residential (up to 25 D.U. per Gross Acre)
 - Downtown Mixed Use
 - Community Mixed Use
 - Traditional Neighborhood Development
 - Business
 - Office
 - Office/Residential
 - Industrial
 - Restricted Industrial
 - Institutional and Public Facility
 - Public Parks and Recreation
 - Private Parks and Open Space
 - Environmentally Protected Parks
- Other Features**
- Community Mixed Use Opportunity Area
 - Urban Central Business District (UCBD) designation
 - Regional Activity Center (RAC) designation
 - Expressway Right-of-Way
 - Water Bodies
 - Northwest Wetfield Protection Area
 - Doral City Limit
- Notes:**
D.U. = Dwelling Unit



Source: Modified from the Miami-Dade County Comprehensive Development Master Plan, Adopted 2005 and 2015 Land Use Plan Map.



