

**RESOLUTION No. 19-154**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A WORK ORDER BETWEEN THE CITY OF DORAL AND TINDALE-OLIVER AND ASSOCIATES, INC., A PREQUALIFIED CITY VENDOR, TO PROVIDE PROFESSIONAL PLANNING SERVICES TO PREPARE THE DORAL ADAPTIVE REUSE STUDY AREA DISTRICT OVERLAY IN AN AMOUNT NOT TO EXCEED \$34,909.00; AUTHORIZING THE CITY MANAGER TO EXECUTE THE WORK ORDER AND EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on March 22, 2017, the Mayor and City Council approved the selection of Tindale-Oliver & Associates, Inc. and Iler Planning, the two (2) highest ranking proposers to provide general planning and zoning consulting services for a three (3)-year period, with two (2) one (1) year renewals for a total of five (5) years; and

**WHEREAS**, the Tindale-Oliver & Associates is a national recognized planning consulting firm specializing in transportation, community planning and design, transit and public financing; and

**WHEREAS**, the City of Doral Planning and Zoning Department wishes to secure Tindale-Oliver & Associates, Inc. to provide professional planning services to prepare the "Doral Adaptive Reuse Study Area" District Overlay to provide authorized uses, site development standards, building development standards and other regulations applicable in the District; and

**WHEREAS**, the District Overlay will facilitate the transition of the study area north of Downtown Doral from an area dominated by a mix of heavy commercial and industrial uses to a more vibrant community mixed-use center that fosters establishment of creative office, restaurant, entertainment, and live/work uses that remains an active economic center that

provides opportunities for live, work, and play; and

**WHEREAS**, staff respectfully requests that the Mayor and City Council Members approve the Work Order with Tindale-Oliver & Associates, Inc., a copy of which is attached hereto as Exhibit A, to provide professional planning services to prepare the “Doral Adaptive Reuse Study Area” District Overlay, in an amount not to exceed \$34,909.00.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL AS FOLLOWS:**

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Approval.** The Work Order for Tindale-Oliver & Associates, Inc., for the provision of professional planning services to prepare the “Doral Adaptive Reuse Study Area” District Overlay in an amount not to exceed \$34,909.00, attached hereto as Exhibit A, which is incorporated herein and made a part hereof by this reference, is hereby approved.

**Section 3. Authorization.** The City Manager is authorized to execute the Work Order and expend budgeted funds on behalf of the City in furtherance hereof.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Fraga who moved its adoption. The motion was seconded by Councilmember Cabrera 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

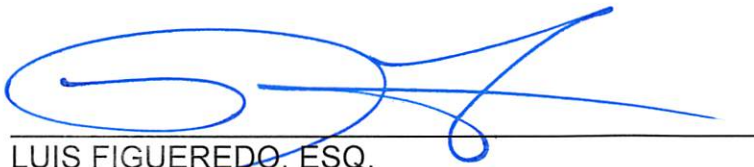
PASSED AND ADOPTED this 19 day of June, 2019.

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

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
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”

## WORK ORDER FOR PROFESSIONAL SERVICES

TO: Tindale-Oliver & Associates, Inc.  
1000 N. Ashley DR.  
Suite 400  
Tampa, FL 33602  
(813) 224-8862

DATE: June 19, 2019  
Budget Acct. No.  
00140005.500310  
Project: Overlay District  
Project Budget \$34,909.00

The City of Doral authorizes the firm of Tindale-Oliver & Associates, Inc. to provide planning services to prepare an overlay district for the "Doral Adaptive Reuse Study Area". The purpose of the overlay district is to facilitate the transition of the adaptive reuse study area north of Downtown Doral from an area dominated by a mix of heavy commercial and industrial uses to more vibrant community mixed-use center that fosters establishment of creative office, restaurant entertainment, and live work uses that remains an active economic center that provides opportunities for live, work, and play. At a minimum the overlay district will address purpose, authorized land uses, site development standards, building development standards and other applicable regulations. The work should be performed in accordance with attached Proposal dated June 10, 2019 submitted by your firm for the above referenced project.

### SCOPE OF SERVICES AND SCHEDULE:

The scope of the project will be as described in the attached proposal from Tindale-Oliver & Associates, Inc. The schedule requires the work to be performed within 6 months from the notice to proceed. All limitations of time set forth in this Work Order are of the essence. The performance of services associated with this Work Order will be executed based on a lump sum with a not to exceed amount of \$34,909.00.

You are required to begin work subsequent to the execution of this Work Order, or as directed otherwise. If you fail to begin work subsequent to the execution of this Work Order, the City of Doral will be entitled to disqualify the proposal and revoke the award.

Work Order incorporates the terms and conditions set forth in the Professional Services Agreement approved on May 24, 2017 between the parties as though fully set forth herein. If any terms or conditions of this Work Order conflict with the Professional Services Agreement, the provisions of this specific Work Order shall prevail and apply.

Work Order is not binding until the City of Doral agrees and approves this Work Order.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and date first above written, in three (3) counterparts, each of which shall, without proof or accounting for the other counterpart be deemed an original Contract.

(Signature page follows)

CONSULTANT: Tindale-Oliver & Associates, Inc.

WITNESSES:

SEAL:

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

1. \_\_\_\_\_  
2. \_\_\_\_\_

OWNER: City of Doral

AUTHENTICATION:

BY: \_\_\_\_\_  
NAME: Albert P. Childress  
TITLE: City Manager

BY: \_\_\_\_\_  
NAME: Connie Diaz  
TITLE: City Clerk

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
NAME: Luis Figueredo, Esq.  
TITLE: City Attorney

**Doral Adaptive Reuse Study Area District Overlay**  
**Revised Scope of Services**  
**June 10, 2019**

**Purpose:** To prepare an overlay district to facilitate the transition of the adaptive reuse study area north of Downtown Doral (see attached map) from an area dominated by a mix of heavy commercial and industrial uses to a more vibrant community mixed-use center that fosters establishment of creative office, restaurant, entertainment, and live/work uses that remains an active economic center that provides opportunities for live, work, and play.

**Work Program:** The following scope anticipates that the Consultant will work in collaboration with City Staff, drafting ordinances, preparing graphics and facilitating a stakeholder workshop that will result in the preparation of an overlay district that City Staff will guide through the public hearing and adoption process.

**Task 1: Outline Regulatory Changes.** Prepare an annotated outline of proposed regulatory changes that identifies applicable sections of the City's land development regulations for amendment and describes the substance of proposed changes to create and implement a new overlay zoning district. The outline will identify key regulatory decisions and options available to the City.

**Task 2: Review/Revise Outline.** Review the annotated outline with Staff and revise the outline as necessary to ensure that Consultant and City Staff concur on the substance and organization of procedures and standards to be incorporated in the proposed overlay district. This review will be an in-person meeting with staff at their offices. It is assumed that there will be one member of the Tindale Oliver Team in attendance.

**Task 3: Prepare Working Draft.** Prepare a working draft of the overlay district that will, at a minimum, include text, tables and graphics addressing the:

- Purpose of Overlay District
- Applicability
- Authorized Land Uses
- Arrangement of Land Uses
- Site Development Standards
- Building Development Standards
- Conditions Applicable to Specific Uses in the District

In addition to the draft code changes prepared as part of this task, draft strikethrough/underline changes will be prepared for the Comprehensive Plan. These changes will be focused on additional language that refines allowable uses and articulates the desired flexibility within the proposed overlay. This language is expected to be limited to the Future Land Use Element, and will be prepared for the working draft under this task and provided to staff for their review/use. It is assumed that staff will complete the formal amendment process.

**Task 4: Review/Revise Working Draft.** Review the draft in a teleconference with City Staff to identify potential changes and supplements required to adequately address the City's objectives for changing

uses and development within the overlay district. Following the teleconference, Consultant will prepare a public review draft ordinance and summary for review by stakeholders in task 5.

**Task 5: Facilitate Stakeholder Workshop.** Prepare for and facilitate a workshop with stakeholders to discuss proposed provisions and identify potential refinements that will better achieve the City’s project objectives. As an option, Consultant can meet with elected and appointed officials to discuss the proposed overlay district provisions on the same day as the stakeholder workshop. City Staff will be responsible for securing meeting facilities and inviting stakeholders to the workshop.

**Task 6: Prepare Public Hearing Draft.** Based on task 5 input, revised the public review draft to prepare a public hearing draft for consideration during the adoption process. A Tindale Oliver Team member will attend one Planning Commission or City Council Public Hearing for a presentation and to answer any questions.

**Task 7: Revise Public Hearing Draft.** Following adoption by the City, incorporate any changes proposed during the hearing and adoption process and provide a clean, adopted copy of the overlay district.

**Milestone Schedule:** The overall project timeline is six months from Notice to Proceed (NTP). The milestone schedule below is dependent upon successful scheduling of public hearings as required.

- Estimated NTP – June 21<sup>st</sup>
- Task 1 – June 21<sup>st</sup> – July 31<sup>st</sup>
- Task 2 – First week of August
- Task 3 – August 12<sup>th</sup> – September 30<sup>th</sup>
- Task 4 – First week of October
- Task 5 – Week of October 14<sup>th</sup>
- Task 6 – Draft completed by First week of November
  - o Public Hearing date TBD
- Task 7 – Completed by December 21<sup>st</sup>



**Doral Adaptive Reuse Code Overlay  
Revised Project Budget - 06/07/2019**

<b>Task Description</b>		<b>Total Hours by Task</b>	<b>Fee By Task</b>
<b>1.0</b>	<b>Outline Regulatory Changes</b>	<b>11.00</b>	<b>\$1,531.00</b>
<b>2.0</b>	<b>Review Outline with City Staff</b>	<b>17.00</b>	<b>\$2,431.00</b>
<b>3.0</b>	<b>Prepare Working Draft</b>	<b>136.00</b>	<b>\$16,477.00</b>
<b>4.0</b>	<b>Review Working Draft with Staff/Revise</b>	<b>20.00</b>	<b>\$2,812.00</b>
<b>5.0</b>	<b>Facilitate Stakeholder Workshop</b>	<b>42.00</b>	<b>\$5,298.00</b>
<b>6.0</b>	<b>Prepare Public Hearing Draft</b>	<b>36.00</b>	<b>\$4,536.00</b>
<b>7.0</b>	<b>Revise Public Hearing Draft as Needed</b>	<b>16.00</b>	<b>\$1,824.00</b>
<b>Totals</b>		<b>278.00</b>	<b>\$34,909.00</b>