



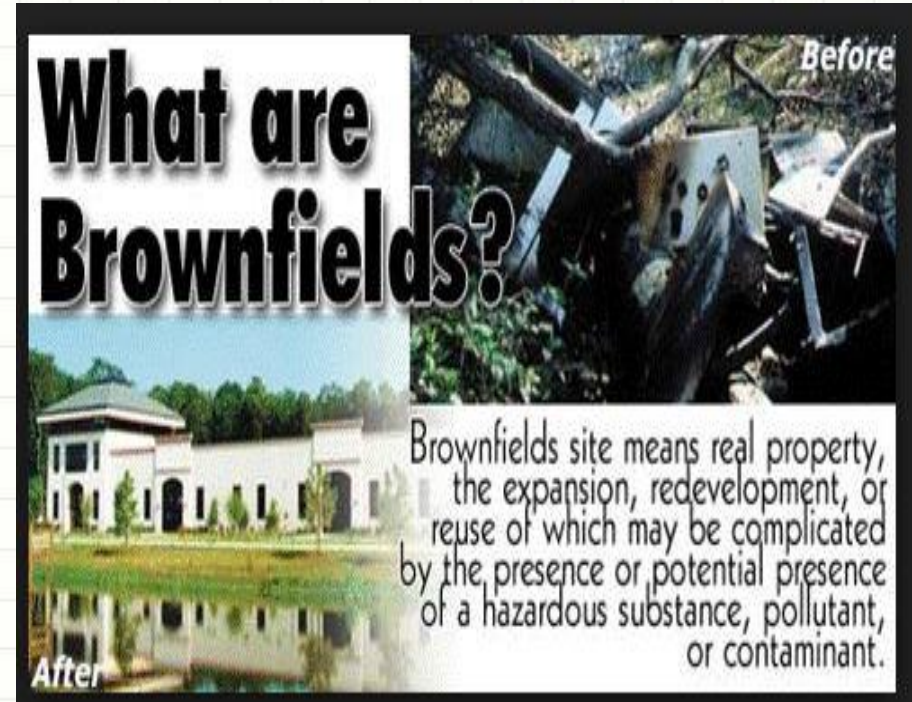
# **CITY OF DORAL NW 58<sup>TH</sup> STREET CORRIDOR GREEN REUSE “BROWNFIELD” AREA DESIGNATION**

Council Zoning Meeting  
Planning & Zoning Department  
October 25, 2017



# NW 58<sup>TH</sup> STREET CORRIDOR GREEN REUSE “BROWNFIELD” AREA DESIGNATION Purpose of the Brownfield Program

- ❖ The purpose of the Brownfield Program is to support environmental rehabilitation, job creation and promote economic redevelopment in “Environmentally Challenge Areas” with perceived or actual contamination.





# NW 58<sup>TH</sup> STREET CORRIDOR GREEN REUSE “BROWNFIELD” AREA DESIGNATION Background Information

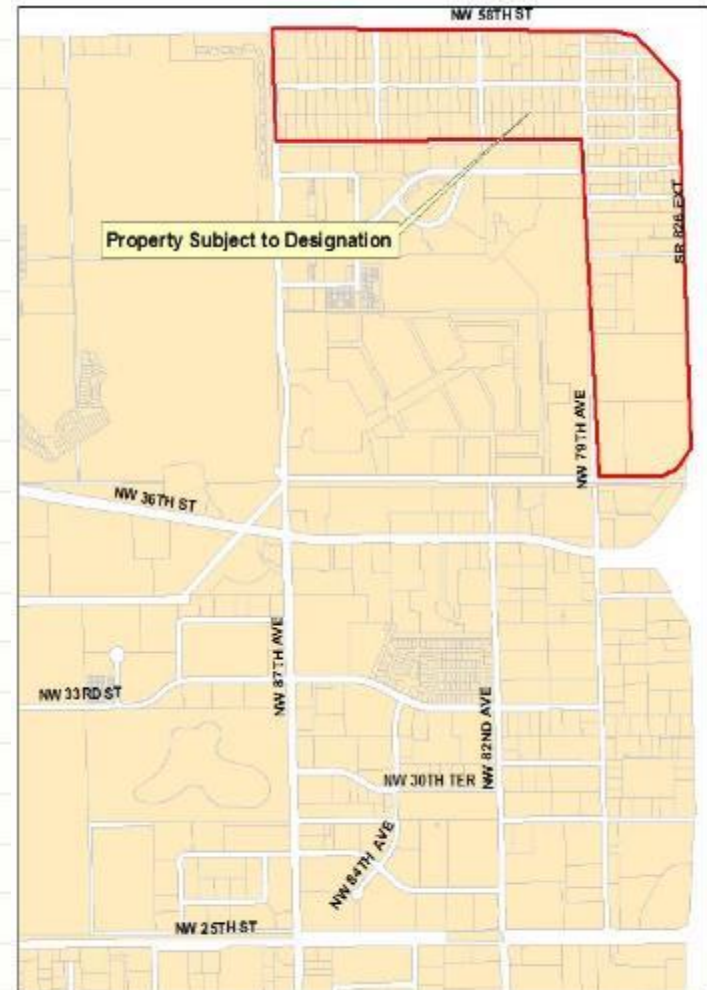
- ❖ **Area Current Condition.** Industrial/Office/Commercial
- ❖ **Property Size.** Approximately 260 acres of land with over 220 light industrial and commercial properties.
- ❖ **Unique Features of the Area.** Located within close proximity to major regional highways, Miami International Airport, Metro-Rail station, residential uses and Downtown Doral.





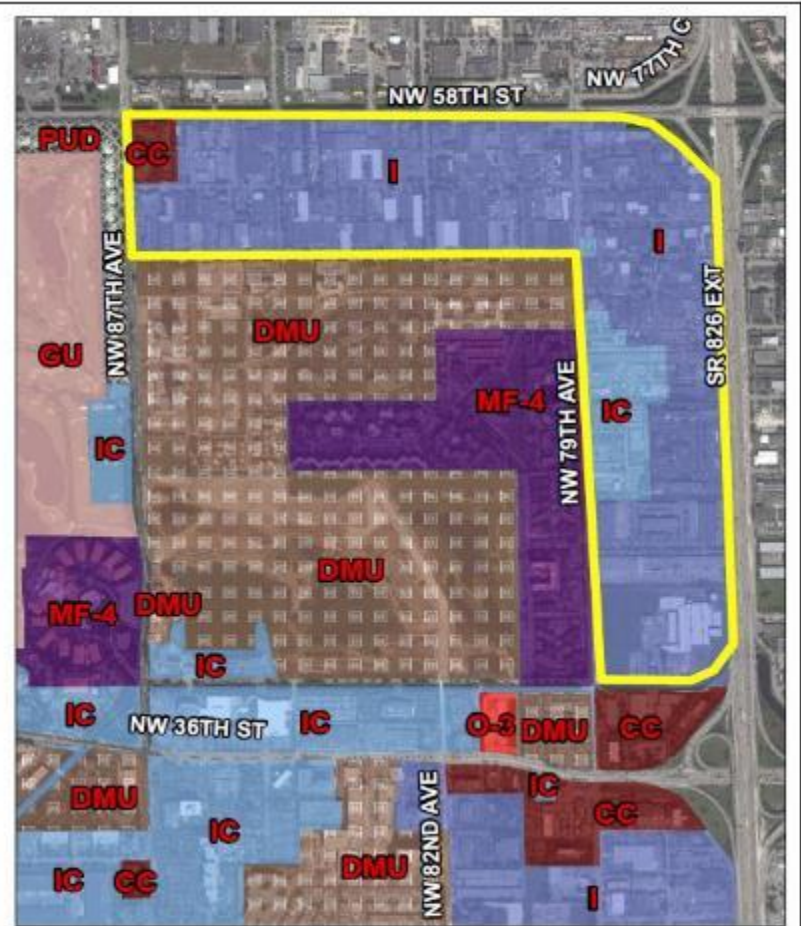
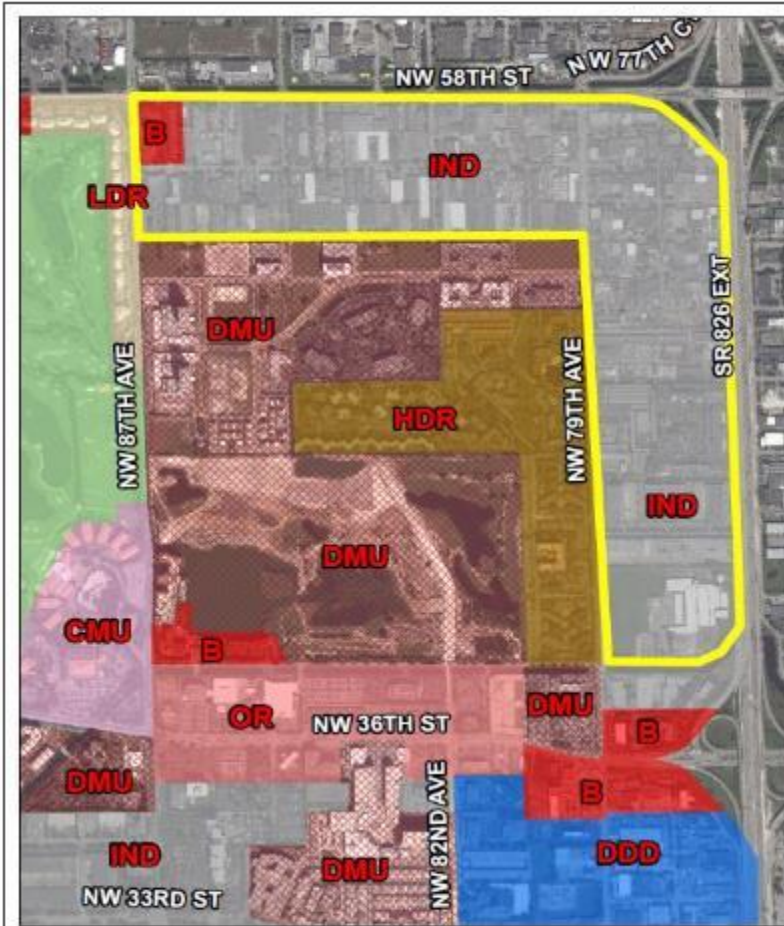
# NW 58<sup>TH</sup> STREET CORRIDOR GREEN REUSE “BROWNFIELD” AREA DESIGNATION Background Information

- ❖ **Potential Redevelopment.** The City anticipates that the buildout of Downtown Doral and several other mixed-use redevelopment projects under construction along Doral Boulevard (NW 36<sup>th</sup> Street), and potential redevelopment development of the Pepsi property will be catalyst to initiate the redevelopment of this area in the future consistent with the development pattern already in-place in downtown Doral and surrounding areas.
- ❖ **Recommendation.** Approval of NW 58<sup>th</sup> Street Corridor Green Reuse “Brownfield” Area Designation Pursuant to Florida’s Brownfields Redevelopment Act





# NW 58<sup>TH</sup> STREET CORRIDOR GREEN REUSE "BROWNFIELD" AREA DESIGNATION LAND USE CATEGORIES/ ZONING DISTRICT



- Land Use**
- Business (B)
  - Community Mixed Use (CMU)
  - Doral Design District
  - Downtown Mixed Use (DMU)
  - High Density Residential (HDR)
  - Industrial (IND)
  - Low Density Residential (LDR)
  - Office Residential (OR)
  - Private Park (PRV/PARK)

## Land Use

City of Doral



Planning & Zoning Department

Land Use & Zoning Map

## Zoning

- Zoning Districts**
- Multi Family 4 (MF-4)
  - Office 3 (O-3)
  - Community Mixed Use (CMU)
  - Downtown Mixed Use (DMU)
  - Planned Unit Development (PUD)
  - Corner Commercial (CC)
  - Industrial Commercial (IC)
  - Industrial (I)
  - General Use (GU)



## **NW 58<sup>TH</sup> STREET CORRIDOR GREEN REUSE “BROWNFIELD” AREA DESIGNATION STATE OF FLORIDA BROWNFIELD PROGRAM**

- ❖ Florida’s Brownfield Redevelopment Act provides the public and private sectors with an array of regulatory and financial benefits to facilitate the environmental cleanup and reuse of properties with environmental challenges.
- ❖ Most incentives are available pursuant to adoption by a local government of a Resolution that complies with the applicable procedural and substantive criteria.
- ❖ Incentives are only available to parties who enter into a Brownfield Site Remediation Agreement (BSRA) with the environmental regulatory agency responsible for administering the Florida Brownfields Redevelopment Program.



## NW 58<sup>TH</sup> STREET CORRIDOR GREEN REUSE “BROWNFIELD” AREA DESIGNATION BENEFITS TO PROPERTY OWNERS

- ❖ In the proposed brownfield area, property owners with environmental challenges will be able to recoup a portion of the environmental cleanup cost and, potentially, a portion of their redevelopment costs by entering into a Brownfield Rehabilitation Agreement (BSRA) with Miami-Dade County under the Brownfield Program.
- ❖ With a BSRA the property owner will be eligible to receive Voluntary Cleanup Tax Credits (VCTC), in the amount of 75% to 100% of all costs incurred to assess and remediate the Subject Property in the form of Florida corporate income tax credits.
- ❖ The execution of a BSRA would also trigger an important liability incentive, which protects the property owners and their lenders from claims for environmental cost recovery, property damage, and injunctive relief arising out of contamination conditions at the subject property.



## **NW 58<sup>TH</sup> STREET CORRIDOR GREEN REUSE “BROWNFIELD” AREA DESIGNATION DESIGNATION CRITERIA**

- ❖ Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
- ❖ Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
- ❖ Whether the area has potential to interest the private sector in participating in rehabilitation; and
- ❖ Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural or historical preservation purposes.