

CodinaPartners

June 2, 2026

City of Doral

Planning & Zoning Department
Attn: Special Events Division
8401 NW 53rd Terrace, 2nd Floor
Doral, Florida 33166

RE: Letter of Intent — Special Event Permit Application for the “Downtown Doral World Cup Watch Party at Pocket Park” (June 11 – July 19, 2026)

To the City of Doral Planning & Zoning Department and all reviewing City departments:

Please accept this letter of intent, submitted on behalf of Codina Partners (the “Applicant”), in support of our application for a Special Event Permit from the City of Doral to host a public, family-friendly community event titled the *“Downtown Doral World Cup Watch Party at Pocket Park”* (the “Event”).

The Event is a complimentary, open-to-the-public watch party celebrating the 2026 FIFA World Cup, presented at the Downtown Doral Pocket Park located at [street address / Folio No. 35-3022-036-0090], Doral, Florida (the “Venue”). The Applicant intends to screen live World Cup matches on a large-format LED screen in an outdoor, community-gathering setting, complemented by ambient programming and the surrounding Downtown Doral restaurants and retailers.

The Event is scheduled to take place at the Venue during the period of **June 11, 2026 through July 19, 2026**, coinciding with the tournament dates. Daily operating hours will follow the published FIFA World Cup match broadcast schedule and are anticipated to run approximately [10 a.m. to 10 p.m.] on match days, with set-up, tear-down, and clean-up periods scheduled outside of public operating hours.

The purpose of the Event is to provide a safe, welcoming, and well-managed community gathering space that activates the heart of Downtown Doral during a globally celebrated sporting moment, supports local restaurants and tenants, and reinforces the district as a premier destination for residents and visitors. Estimated attendance is approximately 250 guests per match day.

Anticipated Event elements will include audiovisual screening equipment, guest seating, food and beverage offerings on-site, and related community programming. Final operational details will be reflected in the accompanying Special Event Permit application and supporting site plan.

The Applicant acknowledges and agrees to comply with all applicable City of Doral codes, ordinances, and permit conditions in connection with the Event. The Applicant will secure all required building, electrical, plumbing, and related permits prior to the opening of the Event; provide a certificate of insurance naming the City of Doral as an additional insured; submit the


CodinaPartners

required hold harmless letter; and coordinate appropriate security, sanitation, traffic, parking, and clean-up measures as directed by the City and its reviewing departments.

The Venue is owned by Parcel E2 Property, LLC, which has provided its written authorization for the use of the Property for the Event, submitted herewith as the property owner's letter of approval.

We respectfully request the City's review and approval of this application and welcome the opportunity to coordinate with City staff on any additional requirements. Should you need further information, please contact the undersigned directly.

Sincerely,




Antuanet Alvarez
Authorize Representative
Downtown Doral Retail Holdings, LLC
Downtown Doral Retail Holdings II, LLC

STATE OF FLORIDA

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 2nd day of June, 2026, by Antuanet Alvarez, who is personally known to me or who has produced _____ as identification.



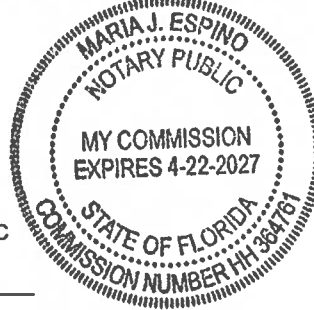
Signature of Notary Public - State of Florida

Maria Espino

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification _____

Type of Identification Produced: _____





City of Doral Special Event Permit Application Packet

What is considered a special event?

Special events are concerts, festivals, races, walks, circuses, carnivals, shows, exhibitions, grand opening promotions, concerts, and other similar activities or gatherings taking place in City venues or privately owned property, whether operated partially or totally indoors, outdoors, on stage, under tents or with the use of temporary buildings or structures, to which members of the general public are invited as participants or spectators. Special events shall not be permitted to be located or operated in the City except as provided in this article.

For demonstrations and assemblies, please contact the Police Department at 305-593-6699.

What you should know:

Please contact the planning and zoning department at pzspecialevents@cityofdoral.com for a brief pre-application meeting.

Special events that require city council approval:

- Events expecting 400 or more participants
- Events longer than three (3) consecutive days
- Events held on City property
- Events with significant impact on city services, impact on traffic, parking, noise, etc.
- Event application submitted less than 45 days prior to the event.

Fees

- \$350.00 plus \$15.00 technology fee
- Between 89 days - 60 days additional \$200.00
- Between 59 days - 45 days additional \$400.00
- Less than 45 days prior to the event \$1,000.00 fee and requires City Council approval

Please contact the **Building Department at 305-593-6700** for information about required building permits.

Permits Required for:

- Tents larger than 10 x 10
- Generators larger than 10 kw
- Stage
- Portable toilets

Exceptions to the special events regulations:

- A minor special activity, on private property which is defined as special event and is self-contained that has a total attendance of less than 100 persons, has a limited impact on traffic, parking and noise in surrounding neighborhoods, and does not alter the use, occupancy, occupant load, or facility count of the facility proposed to be used.
- Corporate events located on business premises that does not require any city services. The sponsor of the proposed special activity shall submit all details of such proposed activity to the planning and zoning department at least 30 days in advance of the event.
- Events by a self-insured governmental entity.
- Outdoor retail events in which the owner or lessee of the property used for a retail use is selling his/her/its merchandise on site may be exempt from the provisions of this article, provided that: such an outdoor retail event is contained wholly on the retail property (shall not occupy public sidewalks, rights-of-way, or property or other private property); event areas may not occupy any required parking spaces; four feet of clear passage is maintained in any occupied private sidewalks; adequate sanitary facilities are available in the subject retail business to accommodate patrons.

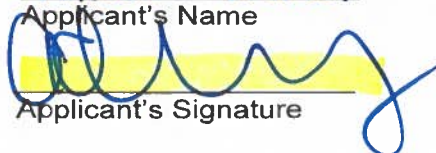
Submittal Requirements

- Special event permit application
- Fee (please see above fees information)
- Hold harmless letter
- Site plan with details required by section 35-48(7) of the city's code.
- Owner's letter of approval, if applicable.
- Certificate of Insurance (the applicant shall provide a certificate of insurance satisfactory to the city manager or designee, such insurance to be comprehensive general liability insurance in a minimum amount as may be determined by the city's risk management division, naming the city as an additional insured)
- Copy of State of Florida Division of Alcoholic Beverages & Tobacco permit or copy of current DBPR license, if selling alcoholic beverages.
- Parking plan identifying the location of vendor parking, volunteer parking, and guest parking (traffic circulation plan).
- Details regarding whether a road closure will be requested including, the proposed road area, proposed use of closure area, and proposed closure hours.

I hereby acknowledge that all required permits should be approved before to the opening of this event and fees due should be paid no later than fourteen (14) days prior to this event.

Antuanet Alvarez
Applicant's Name

6/1/2026
Date


Applicant's Signature

NOTARY:



City of Doral
Planning & Zoning Department
8401 NW 53 Terrace
Doral, FL 33166
Phone: (305) 593-6630

Location Type
Public Property Private Property

Special Event Permit Application

Special Event Name: World Cup Watch Party @ Pocket Park
Event Organizer: Codina Partners Event Address: 5275 NW 85th Avenue
Dates: From: 6/11/2026 To: 7/19/2026
Event Hours: From: _____ (am/pm) To: _____ (am/pm) Estimated Attendance: 250 Daily
Varies Daily - 10am to 11pm

Applicant Information

Applicant's Name: Antuanet Alvarez Title: Authorized Representative
Applicant's Address: 2020 Salzedo Street, Coral Gables, FL 33134
City: Coral Gables State: FL Zip Code: 33134
Phone: 305-815-4581 Email: lcasey@codina.com

Promoter/Company Information

Organizer's Name: Lee Casey ~~Parcel EZ Property, LLC~~ Parcel EZ Property, LLC
Organizer's Address: 2020 Salzedo St City: Coral Gables State: FL
Telephone: 305-815-4581 Email: lcasey@codina.com

General Event Information

TYPE OF EVENT:

Grand Opening Parade 5K Run/Walk Corporate/Business

Groundbreaking/New Project Athletic/Sports Holiday Themed

Store Anniversary

Other (specify): Watch Party

SPECIAL CONSIDERATIONS:

Animals Cooking Alcoholic Beverages Road Closures Firework

Food Trucks

Other (specify): _____

EVENT DESCRIPTION:

Large LED Screen playing World Cup Games
for the public to see.

PURPOSE OF EVENT:

To bring a world-class world cup viewing
experience to Downtown Doral.

Period of requested use (including set-up/ tear-down and clean-up time):

From: 6/11/2024 9:00am To: 7/19/2024 6:00pm

Yes No

Is this event open to the general public?

Will there be an admission fee? If yes, please provide amount(s):

Will alcoholic beverages be served? Type _____ Price _____

Will you have music? Live Recorded:

Will there be on-site registration?

Will there be sponsors or vendors on-site? If yes, please list the below:

↳ Snack Vendor (The Doral yard)

Special Event Budget Detailed Revenue

Source	Price	Total Amount of Income
Snack Package Sales	\$70	\$5,000
Total Revenue		\$89,000.-

Detailed Expenditures

Item	Total Amount of Expense
LED Screen	\$40,600.-
Snack Packages	\$40,000.-
Total Expenses	\$80,600.-
Net Income Expected	(\$600.-)

Outdoor Event History

List any events sponsored by your organization and where they were held. Please include, the event name, date, total attendance, and any incidents during the event (if any).

1. Premiere Day / Downtown Doral / Feb 21st, 2024
1,200 Attendees
2. Dia De Los Muertos / Downtown Doral / Nov 1st, 2025
800 Attendees
3. Merry and Bright Festival / Downtown Doral / Dec 6th, 2025
1,200 Attendees

Building Department

Will your event require tents? Yes No Size: _____ Quantity: _____

Will your event require a stage, or platform? Yes No Size: _____ Quantity: _____

Other temporary structure(s)? Please, explain:

Trusses For LED Screen

Electrical Trade

Will a generator be used? Yes No Size (Watts): _____ Quantity: _____

Will light towers be used? Yes No Quantity: _____

Any other electrical need(s) not specified? Yes No

Please, explain: All items will operate off shore power. (110v)

Plumbing Trade

What type of restroom facilities will be provided? Existing Building Portable Toilets

What is the distance of the path to the restrooms nearest the main event? 25 (ft.)

Public Works Department
Traffic Impact Initial Review

Will your event involve any partial or complete road/lane closures? Yes No
if yes, please provide additional information below.

Will your event involve any partial or complete sidewalk closures? Yes No

Proposed event will occupy: One lane Two Lanes Half Street Full Street

Street name _____

From _____ To _____

Beginning Date: _____ Time: _____

Ending Date: _____ Time: _____

2nd Street name _____

From _____ To _____

Beginning Date: _____ Time: _____

Ending Date: _____ Time: _____

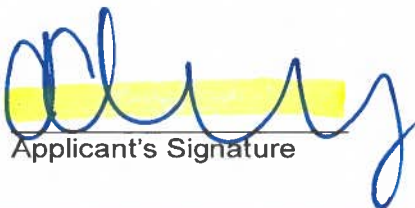
3rd Street name _____

From _____ To _____

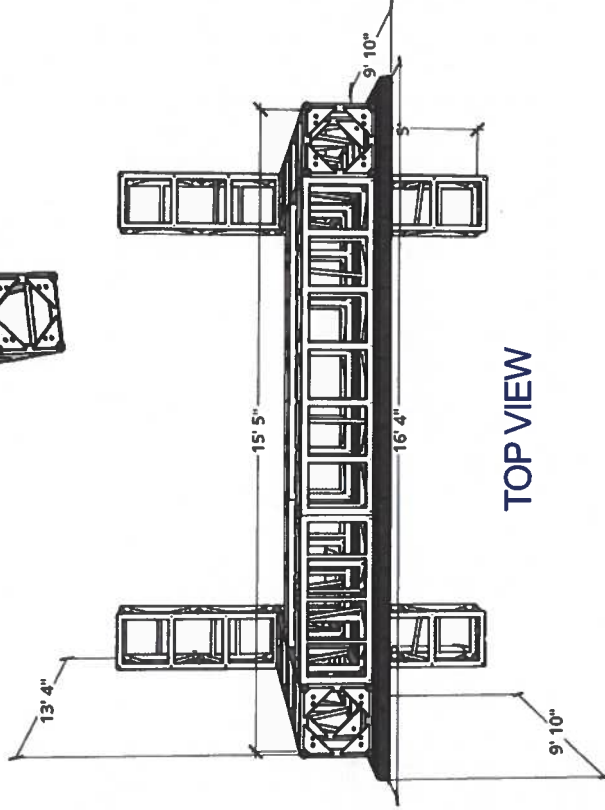
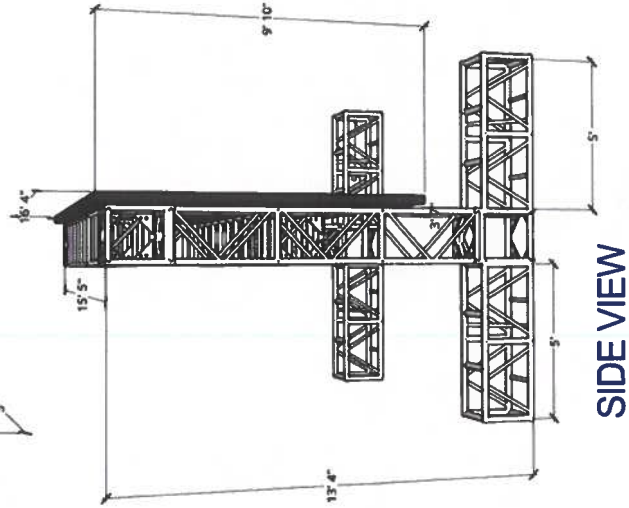
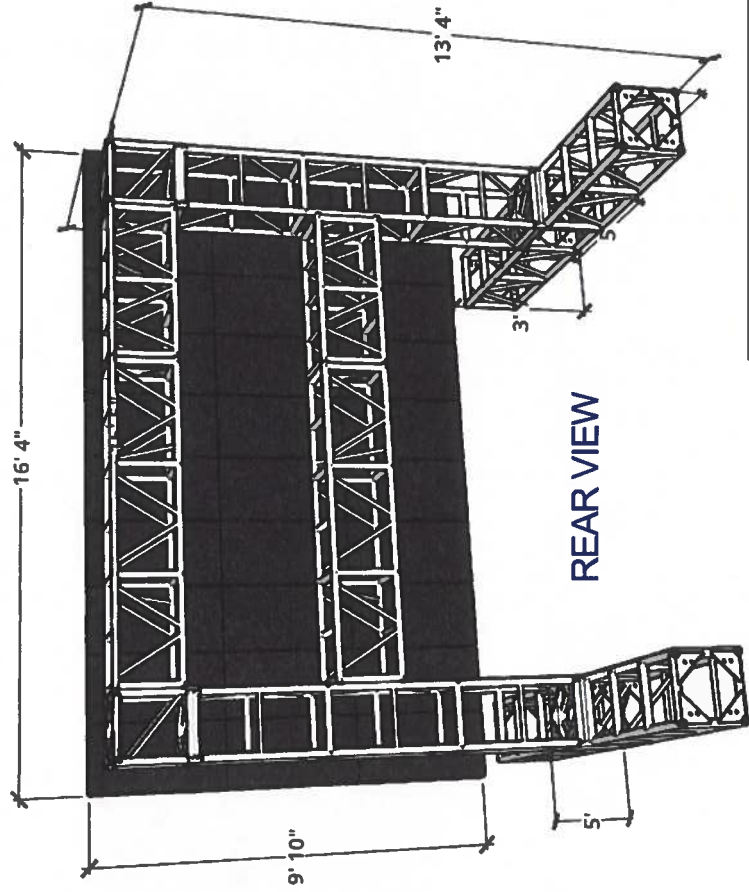
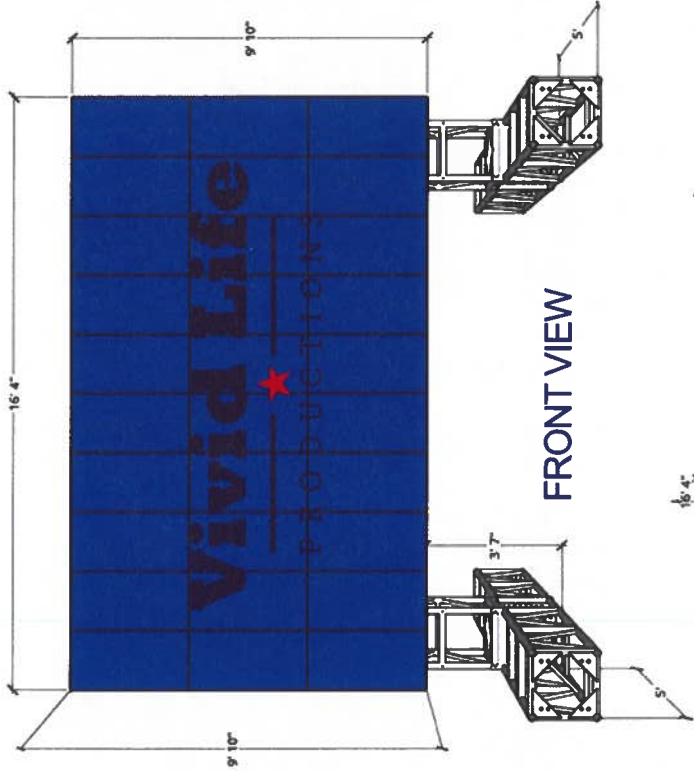
Beginning Date: _____ Time: _____

Ending Date: _____ Time: _____

You may be required to hire off-duty police officers for traffic control and ensure the safety of participants and/or spectators. Emergency vehicles must have access without delay.


Applicant's Signature

Date 6/1/2024



DETAILS

LED SCREEN:

16.4' W x 9.8' H (3m x 5m)
 1 Panel = 14kg (30.9 lbs)
 Total LED load Approx. weight = 1,000 lbs

TRUSS:

Heavy Duty 20.5" x 20.5"
 1 10' truss = 42kg (92 lbs)

OUTRIGGERS:

5' front & 5' rear

FLOOR TO BOTTOM OF SCREEN:

3'7" approx.

LED WALL + TRUSS STRUCTURE

Downtown Doral - World Cup Viewing

CodinaPartners

I (We) agree to hold The City of Doral, its agent and authorized personnel harmless and relieve them from any responsibility or liability for any legal action or damage, cost or expense (including attorney's fees) resulting from damage and/or personal injury that should occur on the premises.

Antuanet Alvarez

(Authorized personnel printed name)

[Handwritten Signature]

(Authorized personnel signature)

6/1/2024

Date

STATE OF FLORIDA

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 1st day of June, 2026, by Antuanet Alvarez, who is personally known to me or who has produced _____ as identification.

[Handwritten Signature]

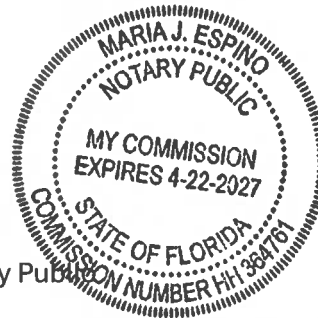
Signature of Notary Public - State of Florida

Maria Espino

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced: _____



Downtown Doral World Cup Watch Party Site Plan

Snack Bar



LED Screen

Downtown Doral World Cup Watch Party Site Plan

- 1. Restrooms
- 2. LED Screen
- 3. Snack Station
- 4. LED Screen
- 5. Parking Garage
- 6. Parking Garage
- 7. Parking Garage
- 8. Parking Garage



CodinaPartners

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Antuanet Alvarez

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(Authorized personnel signature)

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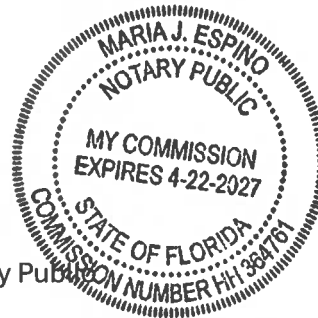
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PARCEL E2 PROPERTY, LLC

c/o Codina Partners | 3470 NW 82nd Avenue, Suite 700, Doral, Florida 33122

June 2, 2026

City of Doral

Planning & Zoning Department
Attn: Special Events Division
8401 NW 53rd Terrace, 2nd Floor
Doral, Florida 33166

RE: Property Owner's Letter of Authorization — Special Event Permit Application for the “Downtown Doral World Cup Watch Party at Pocket Park” (June 11 – July 19, 2026)

To the City of Doral Planning & Zoning Department and all reviewing City departments:

This letter serves as written authorization from Parcel E2 Property, LLC, a Florida limited liability company (the “Owner”), in its capacity as the legal owner of the real property commonly known as the Downtown Doral Pocket Park, located at [street address / Folio No. 35-3022-036-0090], Doral, Florida (the “Property”).

As the Owner of the Property, Parcel E2 Property, LLC hereby grants its full consent and authorization for the use of the Property as the site of a special event titled the “*Downtown Doral World Cup Watch Party at Pocket Park*” (the “Event”). The Event is scheduled to take place at the Property during the period of **June 11, 2026 through July 19, 2026**, inclusive of all associated set-up, tear-down, and clean-up activities.

The Owner further authorizes Antuanet Alvarez (the “Applicant”) to submit and pursue, on the Owner’s behalf, a Special Event Permit application with the City of Doral for the Event, and to execute and file any related documents, plans, and acknowledgments required by the City in connection with the Permit. This authorization includes the Applicant’s use of the Property for the dates and purposes described above, subject to all applicable City of Doral codes, ordinances, and permit conditions.

The Owner acknowledges that it is aware of the nature, location, and dates of the Event and consents to the Property being used for this purpose. This letter may be relied upon by the City of Doral and its reviewing departments as the Owner’s letter of approval in support of the Special Event Permit application.

Should you require any additional information or confirmation regarding this authorization, please do not hesitate to contact the undersigned.

Sincerely,



Antuanet Alvarez
Authorized Representative
Parcel E2 Property, LLC