



# Doral Parks Bond Program



## Doral Central Park

February 17<sup>th</sup>, 2025



# Doral Parks Bond Program

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# Doral Parks Bond Program

## Program Overview

On June 13, 2018, the City unanimously adopted Resolution No. 18-112 by the City Council authorizing the City to hold a bond referendum election for the purpose of determining whether most qualified electors voting in the election would approve the issuance of the City's general obligation bonds to finance the cost of the Parks and Recreation Projects.

On November 6, 2018, the City of Doral residents voted to approve the referendum authorizing the City to issue general obligation bonds in an amount not to exceed \$150,000,000. These bonds are to be utilized for upgrading and building a system of world class parks, natural areas and recreational facilities.

The Bond Referendum authorized the financing of the construction and improvement of parks and recreational facilities with safety features, including, but not limited to, green spaces, community centers, cultural amenities, aquatic facility, playgrounds , sports fields and approximately five miles of walking/cycling trails.

The General Obligation Bond includes the following projects: the redevelopment of Doral Central Park, Doral Meadow Park renovation, the construction of the Doral Cultural Arts Center, the construction of Doral White Course Park , Morgan Levy Park improvements, lighting improvements for Trails and Tails Park, and bikeways/lighting improvements for various Trails Networks.



# Doral Parks Bond Program

## Projects Completed



### **Morgan Levy Park**

Completed – May 2021

Morgan Levy Park is located at 5300 NW 102nd Avenue, Doral, FL. This project involved the removal and replacement of existing flooring, new millwork, painting, addition of a grease interceptor, and ADA accessible routes to picnic areas. In addition, the project also included the transition to high-efficiency LED fixtures in the parking area as well as adding and enhancing security cameras.



### **Doral Meadow Park**

Completed – Aug 2021

The park is located at 11555 NW 58th Street, Doral, FL. The project included the enclosure of an existing outdoor patio space to provide 800 square feet of indoor recreation area with a new HVAC system. In addition, the existing building renovation included a high-tech conference room, a kitchenette, façade treatments, an indoor trophy case, modernized bathrooms, and a multi-purpose outdoor plaza.



### **Doral White Course Park**

Completed – July 2022

This Park is located at 8425 NW 41st Street in Doral, FL. This new park includes a shaded playground, waterfront plaza, outdoor fitness stations, a multi-purpose green space area, fenced-off dog area, restrooms, and shelters. The park has landscape lighting with general overhead and walkway lighting and security cameras. A new boardwalk will connect this park to the Downtown Doral area.



### **Trails & Tails Park**

Completed – July 2022

The park is located at 11645 NW 50th Street, Doral FL. This project included the installation of light fixtures in dog areas, parking lot, and playground to increase security and provide for expanded park hours. In addition, additional security cameras will be added to the facility.



### **Doral Cultural Arts Center**

Completed – January 2024

The Doral Cultural Arts Center site is located at 8363 NW 53 St. Doral FL 33166, adjacent to the City of Doral Government Center. This facility serves to celebrate the variety of cultures, arts, and experiences that make Doral so unique. Features include a large art gallery space, multi-purpose room, rooftop plaza, outdoor courtyard, catering room, and public restrooms.

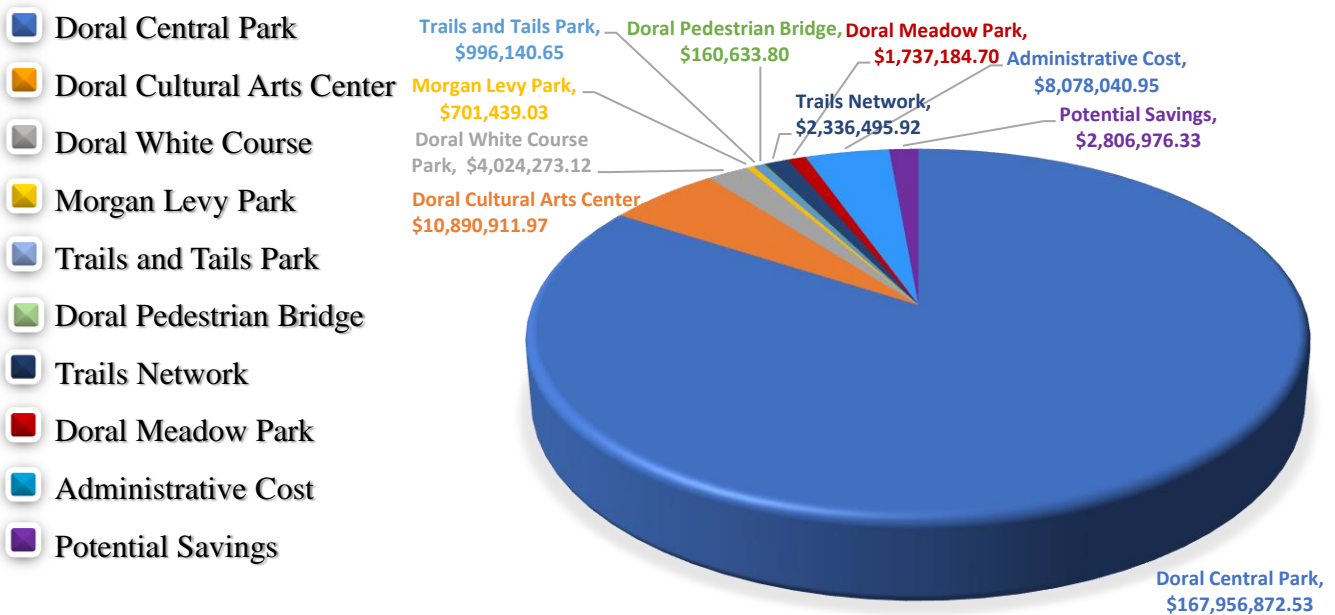


# Doral Parks Bond Program

## Program Progress Report

| <div> <b>DORAL PARKS BOND BUDGET SUMMARY</b> </div> |                                     |                    |                   |                  |                   |
|---|-------------------------------------|--------------------|-------------------|------------------|-------------------|
| February 2025                                       | A                                   | B                  | C                 | D                | E                 |
| Projects  | Original Program Budgets (NOV 2019) | Budgeted Sub-Total | Expended to Date  | Encumbered       | Available (B-C-D) |
| Doral Central Park                                  | \$ 119,000,000.00                   | \$ 167,956,872.53  | \$ 151,122,992.21 | \$ 9,635,314.70  | \$ 7,198,565.62   |
| Doral Cultural Arts Center                          | \$ 9,800,000.00                     | \$ 10,890,911.97   | \$ 10,859,546.51  | \$ (0.00)        | \$ 31,365.46      |
| Doral White Course Park                             | \$ 4,100,000.00                     | \$ 4,024,273.12    | \$ 3,975,871.07   | \$ 6,600.00      | \$ 41,802.05      |
| Morgan Levy Park                                    | \$ 143,000.00                       | \$ 701,439.03      | \$ 704,037.55     | \$ -             | \$ (2,598.52)     |
| Trails and Tails Park                               | \$ 926,000.00                       | \$ 996,140.65      | \$ 956,857.33     | \$ 5,910.51      | \$ 33,372.81      |
| Doral Pedestrian Bridge (Canceled)                  | \$ 3,500,000.00                     | \$ 160,633.80      | \$ 160,633.80     | \$ -             | \$ -              |
| Trails Network                                      | \$ 3,900,000.00                     | \$ 2,336,495.92    | \$ 534,927.29     | \$ 52,257.60     | \$ 1,749,311.03   |
| Doral Meadow Park                                   | \$ 1,500,000.00                     | \$ 1,737,184.70    | \$ 1,607,384.70   | \$ 0.00          | \$ 129,800.00     |
| Administrative Cost                                 | \$ 6,900,000.00                     | \$ 8,078,040.95    | \$ 7,256,830.59   | \$ 307,733.10    | \$ 513,477.26     |
| Potential Savings                                   | \$ -                                | \$ 2,806,976.33    | \$ -              | \$ -             | \$ 2,806,976.33   |
|   | Original Program Budgets (NOV 2019) | Budgeted Sub-Total | Expended to Date  | Encumbered       | Available (B-C-D) |
| <b>TOTALS:</b>                                      | \$ 149,769,000.00                   | \$ 199,688,969.00  | \$ 177,179,081.05 | \$ 10,007,815.91 | \$ 12,502,072.04  |

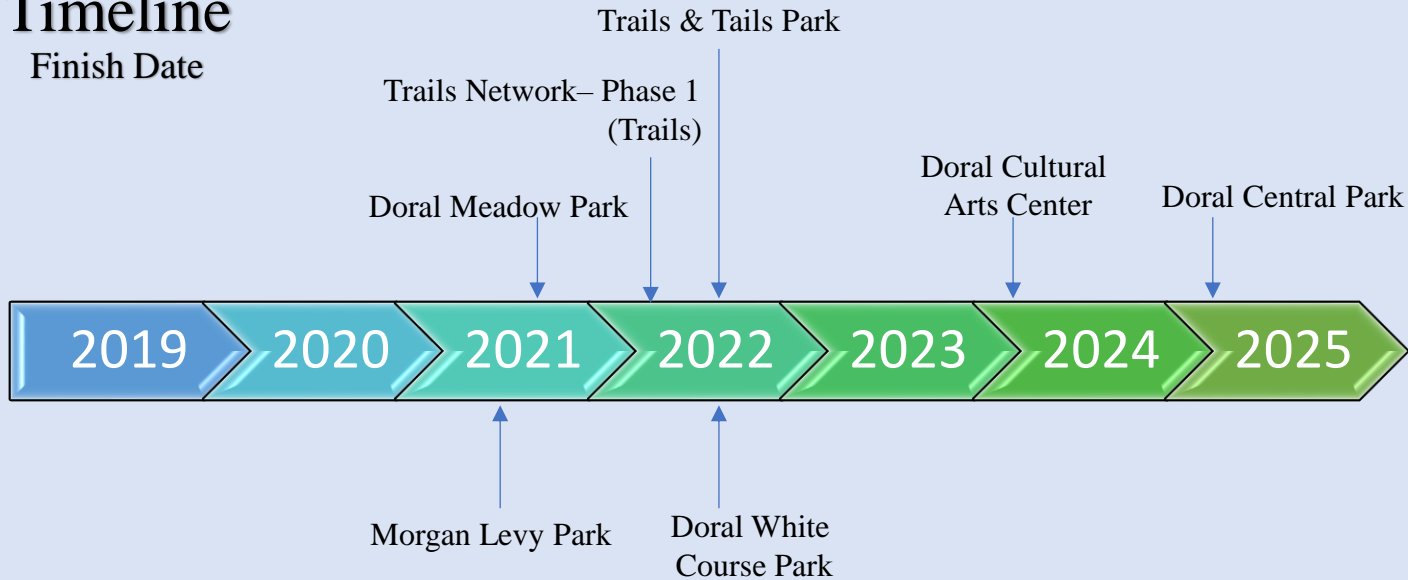
Budget Sub-Total



# Doral Parks Bond Program

## Timeline

Finish Date



| Project                             | Start Date | Finish Date |
|-------------------------------------|------------|-------------|
| Doral Central Park                  | Feb 2020   | Q1 2025     |
| Doral Cultural Arts Center          | Jul 2019   | Jan 2024    |
| Doral Meadow Park                   | Nov 2019   | Aug 2021    |
| Doral White Course Park             | Sep 2019   | Jul 2022    |
| Morgan Levy Park                    | Nov 2019   | May 2021    |
| Trails & Tails Park                 | Dec 2019   | Jul 2022    |
| Trails Network – Phase 1 (Trails)   | Apr 2020   | Mar 2022    |
| Trails Network – Phase 2 (Lighting) | Jul 2023   | TBD         |



# Doral Parks Bond Program

## Doral Central Park

### Project Information & Status

**Location:** 3005 NW 92<sup>nd</sup> Ave.  
Doral FL 33172

**Budget:** \$167,956,872.53

**Status:** Under Construction

### Program Overview

Doral Central Park is located at 3005 NW 92nd Avenue. The site is situated on 78 acres of which approximately 21 are the lake. It will be the largest park in the City, and one of the largest in the region. The park includes an 80,000 SF Community Center, Aquatics Center, meandering paved paths connecting tennis and basketball courts, picnic pavilions, playgrounds, beach volleyball courts, multi-purpose fields, skatepark and pump track, as well as an open-air Amphitheater for community and large-scale events. The lake will also have a canoe/kayak/paddleboard launch and boardwalk. Landscaping will add to the enjoyment of the park adding more shaded areas and pleasant views.



| Project Phase            | Start Date | Finish Date |
|--------------------------|------------|-------------|
| Procurement Process      | Feb 2020   | May 2020    |
| Design                   | Apr 2020   | Mar 2022    |
| Phase 2 & 3 Construction | Aug 2022   | Summer 2024 |
| Phase 4 Construction     | Mar 2023   | Winter 2024 |
| Closeout Project         | Jan 2025   | Q1 2025     |





# Doral Parks Bond Program

## Doral Central Park

Work completed in February 2025



### Phase 1 –99% Complete

- Thermoplastic striping at parking lot completed.
- Final grading at overflow parking lot in progress.
- Contractor working on addressing punch list items.
- Removal of temporary roundabouts at Phase 2/3 in progress.



# Doral Parks Bond Program

## Doral Central Park

Work completed in February 2025



### **Phase 2/3 - 100% Complete**

- Opened to public in August 2024.

# Doral Parks Bond Program

## Doral Central Park

**Work completed in February 2025**



### **Phase 4**

#### **Community Center (Interior Spaces) - 99% Complete**

- Kitchen hood work being finalized.
- Punchlist items being addressed.
- Delivery and installation of appliances completed.
- Finalizing work addressing comments by Authorities Having Jurisdiction (AHJ's).



# Doral Parks Bond Program

## Doral Central Park

**Work completed in February 2025**



### **Phase 4**

#### **Community Center (Exterior Spaces) - 99% Complete**

- Punchlist items being addressed.
- Exterior signage installation completed.
- Exterior site furnishings installed.



# Doral Parks Bond Program

## Doral Central Park

**Work completed in February 2025**



### **Phase 4 – Aquatics Center 99% Complete**

- Punchlist items being addressed.
- TCO for Aquatic Center obtained.
- Department of Health inspection scheduled.
- Coordination ongoing for Department of Agriculture inspection.

# Doral Parks Bond Program

## Doral Central Park

### Upcoming Work



#### **Phase I**

- Complete removal of temporary roundabouts at Phase 2/3.
- Continue addressing punch list items.

#### **Phase 4 Community Center (Interior Spaces)**

- Continue addressing punch list items.
- TCO inspection.

#### **Phase 4 Community Center (Exterior Spaces)**

- Continue addressing punch list items.

#### **Phase 4 – Aquatics Center**

- Continue addressing punch list items.
- Department of Health inspection.
- Department of Agriculture inspection.

# Doral Parks Bond Program

## Trails Network

### Project Information & Status

**Location:** Construction of multi-purpose trails throughout the City of Doral

**Budget:** \$2,336,495.92

**Status:** Design Development (Phase 2)

### Program Overview

The project includes improvements and adding approximately 5 miles of multi-purpose trails around the City of Doral. Existing segments enhancements will include trail lighting, pavement markings, and signage.

**Trails Network  
Budget Status**



**Phase 1 (Trails)**



**Phase 2 (Lighting)**



| Project Phase       | Start Date | Finish Date |
|---------------------|------------|-------------|
| Procurement Process | Apr 2020   | May 2020    |
| Design              | May 2021   | Oct 2020    |
| Construction        | Jul 2021   | Mar 2022    |
| Closeout            | Feb 2022   | Mar 2022    |

| Project Phase       | Start Date | Finish Date |
|---------------------|------------|-------------|
| Procurement Process | Jun 2023   | Jul 2023    |
| Design              | Jul 2023   | Jul 2024    |
| Construction        | TBD        | TBD         |
| Closeout Project    | TBD        | TBD         |



## Trails Network - Phase 2 (Lighting)

### Phase 2 - Program Overview

It was determined to re-allocate approximately \$2,000,000 to the Trails Network project in order to complete lighting enhancements to existing trails as part of the Trails Network Project.

The current improvements include approximately 2.7 miles of bike trails. The trail lighting scope of work is being moved from the Pedestrian Bridge scope to the Trails Network scope, and additional improvements will be studied to reach the 5 miles of improvements.



In process  
Current Status

- Kick-off meeting with awarded contractor for Greenway Trail was held.
- Agreement review and approval for Greenway Trail in progress.
- Pending response from Miami-Dade County on additional survey information provided for remaining trail segments.

