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June 25, 2024

VIA ELECTRONIC DELIVERY

Ms. Michelle Lopez
Director, Community Development &
Planning and Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

**RE: Harborgenix, LLC – Amended and Restated Letter of Intent
Text Amendment to City of Doral Land Development Code**

Dear Mr. Perez:

On behalf of Harborgenix, LLC (the “Applicant”), please accept this letter in support of its request for a text amendment to the City of Doral (the “City”) Land Development Code (the “LDC”) Sections 53-128, 68-786, and 68-820 (the “Application”). The Application seeks approval of proposed modifications to the Use Compatibility Table, Industrial Commercial District (IC) Permitted Uses with Special Development Requirements, and Industrial District (I) Prohibited Uses.

Specifically, the proposed text amendment introduces “academies” as a use category to be permitted with special requirements in the IC district, and expressly prohibited in the I district, as follows:

Sec. 53-128. Use compatibility table.

(a) *Category definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Academies. Education and instruction facilities engaged in the offering or providing instruction of dance, fine arts, martial arts, music, painting, photography, or theater. Academies shall not include early childhood or adult care facilities, public schools, private schools, charter schools, exceptional learning centers or trade schools.

* * *

(b) The uses for each district are as stated in the following table:

- (1) P means permitted use;
- (2) S means permitted with special regulations;
- (3) E means special exception use;
- (4) (-) means not permitted.

Category	Description	O-1	O-2	O-3	NC	CC	IC	I	I-R
<i>Educational/Training</i>	Public schools	P	P	P	P	P	—	—	—
	Schools	S	S	S	S	P	—	—	—
	University	S	S	S	S	P	P	P	P
	Tutoring/instructions (up to five students)	S	S	S	S	P	P	P	P
	Trade Schools	S	S	S	S	P	P	P	P
	<u>Academies</u>	—	—	—	<u>P</u>	<u>P</u>	<u>S</u>	—	—
<i>Retail Services</i>									
	<i>Fitness/Sports</i>								
		Fitness center (gyms)	P	P	P	P	P	—	—
		Sports membership	P ^c	P ^c	P ^c	P	P	—	—
		Sports rental	P ^c	P ^c	P ^c	P	P	—	—
		Indoor sports club	P ^c	P ^c	P ^c	P	P	—	—
		Health/exercise centers (karate, dancing, aerobics, gymnastics, etc.)	—	—	—	P	P	—	—

Sec. 68-786. Same—With special development requirements.

* * * *

(12) Academies with a maximum of 30 students at any given time and operations between the hours of 9:00 a.m. and 9:00 p.m.

Sec. 68-820. Permitted uses—Generally.

* * * *

(b) *Prohibited uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial district (I):

- (1) Amusement centers.
- (2) Entertainment centers.
- (3) Health/exercise centers.
- (4) Sport facilities.
- (5) Schools.
- (6) Academies.

Pursuant to LDC Section 53-213(c), Criteria for review of amendments, the City Council, planning agency, and construction regulation board, when considering an amendment to the comprehensive plan or the LDC shall consider the following criteria:

- (1) Consistency with the comprehensive plan, or in the case of a plan amendment, consistency with the remainder of the plan and its goals, objectives, and policies.

The proposed text amendment is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

Policy 2.1.1: *Doral’s future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with “#1 Great Cities” around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology, environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of these ‘#1 Great City’ features and facilities.*

Policy 2.1.12: *By 2018, develop a Cultural Resources Development Plan which lays out a strategy and implementation program to encourage private developers, non-profit groups, and/or governmental agencies, in partnership with the City where feasible, to build a range of cultural facilities in Doral such as museums, public gardens, art galleries/festivals, amphitheater, indoor theater and cultural center. Consider the creation of an “Arts” District.*

Policy 2.1.18: *Code enforcement and other available regulatory measures shall be used to prevent incompatible land uses from locating adjacent to or near otherwise stable and viable uses, especially residential neighborhoods. The rezoning process may be used to discourage residential development in close proximity to industrial zoned areas and areas with unacceptable noise and/or odor levels. Incompatible non-residential land uses within established residential neighborhoods may be given incentives to adaptively reuse or replace structures to uses that are compatible with the residential area. Where it is physically not feasible to separate incompatible land uses such as residential and non-residential, buffering shall be required to promote a smooth land use transition. Buffering shall be specified in the Land Development Code and may include the following:*

a) Physical barriers, including berms, hedges or other landscaping, as well as walls or fences aesthetically designed for screening purposes. Physical barriers may also include densely vegetated open space; and/or

b) The development of a transitional use between the incompatible uses. For example, a low intensity office development could be used to buffer a retail commercial center and a residential area.

The proposed text amendment is intended to increase the supply of focused creative spaces in the City for performing (including martial), music, or visual arts in strategic areas where

commercial uses are suitable. This amendment will help diversify the small-scale businesses serving the growing number of families in the City.

(2) Consistency with applicable sections of the Land Development Code.

Notably, educational facilities (i.e., universities, tutoring/instruction schools) and trade schools are already permitted uses in the Industrial Commercial zoning districts; therefore, the proposed amendments to allow “academies” will complement the intent of the City’s Comprehensive Plan and Code, while placing necessary safeguards to ensure minimal impacts related to traffic, parking, noise, and safety.

As noted above, the introduction of “academies” in the IC district will facilitate serving the needs of the residential community and increasing the supply of focused creative spaces in the City for dance, fine arts, martial arts, music, painting, photography, and theater. The size, operation, number of clientele and sound levels for the proposed use are no different from a neighborhood spa, beauty salon or barbershop—with limited hours of operation (Monday through Friday 2 p.m. to 7 p.m.), and maximum number of 30 students at any given time.

(3) Additionally, as to rezoning amendments:

- a. Whether justified by changed or changing conditions.
- b. Whether adequate sites already exist for the proposed district uses.
- c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

Not Applicable. The request specifically contemplated herein pertains to a text amendment rather than a rezoning.

Based on the foregoing, we ask for your favorable review of this Application. Should you have any questions or require additional information, please contact me directly.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Vanessa Madrid, Esq.

Enclosures

Cc: Erica Adams, Esq.

Sec. 53-128. Use compatibility table.

- (a) *Category definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

[Academies. Education and instruction facilities engaged in the offering or providing instruction of dance, fine arts, martial arts, music, painting, photography, or theater. Academies shall not include early childhood or adult care facilities, public schools, private schools, exceptional learning centers or trade schools.](#)

Auto, truck, and van sales. The term "auto, truck and van sales" means the sale or lease of new or used automobile, trucks or vans to the general public or private entity.

Carwash. The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

Commercial vehicle storage. The parking and storage for a fee of operable, non-disabled, licensed commercial motor vehicles as defined in F.S. § 320.01, construction equipment, agricultural equipment, and incidental temporary parking of operable, non-disabled, licensed passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities).

Educational facility. An institution devoted solely to tutoring and test preparation, vocational or professional education or training, an institution of higher education, a community college, junior college and a four-year college or university.

Hotels. The term "hotel" means a building in which lodging, or boarding and lodging, are provided as the more or less temporary residence of individuals who are lodged therein and in which ingress and egress to and from all rooms are made through an inside lobby supervised by a person in charge at all times. As such, it is open to the public in contradistinction to a boardinghouse, lodginghouse or an apartment building. Keys to the rooms and mail for the occupant of the hotel are received and generally kept by the attendant at the desk in the lobby. Daily linen service and other normal and customary hotel services shall be offered to the individuals lodged therein. No more than five percent of the individual hotel units shall be occupied for more than six months. Kitchen facilities in individual units may be offered.

Manufacturing. The transformation of materials or substances into new products, including the assembly of component parts, and the production or refining of goods, materials, or substances into new products, including the assembly of component parts, but not including research and technology production uses.

Medical marijuana treatment center dispensing facilities. Refers to the building or structure where low-THC cannabis or medical cannabis, as well as cannabis delivery devices, are dispensed at retail.

Medical use. Those uses concerned with the diagnosis, treatment, and care of human beings. These include hospitals; dental services; medical services or clinics; nursing, convalescent homes; orphan's homes; rest homes; sanitariums.

Manufacturing, heavy. The term "heavy manufacturing" means the manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

Manufacturing, light. The term "light manufacturing" means the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and custom manufacturing.

Manufacturing, medium. The term "medium manufacturing" means the processing and manufacturing of materials or products predominately from extracted or raw materials. These activities may include outdoor assembly and storage of products. Outdoor manufacturing of raw materials into compost, primarily for commercial

resale, is a medium manufacturing activity. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process.

Professional offices. Office means a use involving a business, profession, service or government activity including laboratories which do not involve retail activities on site.

Religious institution. The term religious institution means a church or house of worship with related facilities such as the following in any combination; rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult daycare, playground, cemetery.

School. An elementary, middle, or high school, and exceptional learning center.

Warehouse. A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment,

(b) The uses for each district are as stated in the following table:

- (1) P means permitted use;
- (2) S means permitted with special regulations;
- (3) E means special exception use;
- (4) (-) means not permitted.

Category	Description	O-1	O-2	O-3	NC	CC	IC	I	I-R
<i>Educational/Training</i>	Public schools	P	P	P	P	P	—	—	—
	Schools	S	S	S	S	P	—	—	—
	University	S	S	S	S	P	P	P	P
	Tutoring/instructions (up to five students)	S	S	S	S	P	P	P	P
	Trade Schools	S	S	S	S	P	P	P	P
	Academies	—	—	—	<u>P</u>	<u>P</u>	<u>S</u>	—	—
<i>Retail Services</i>									
	<i>Fitness/Sports</i>								
		Fitness center (gyms)	P	P	P	P	P	—	—
		Sports membership	P ^c	P ^c	P ^c	P	P	—	—
		Sports rental	P ^c	P ^c	P ^c	P	P	—	—
		Indoor sports club	P ^c	P ^c	P ^c	P	P	—	—
		Health/exercise centers (karate, dancing, aerobics , gymnastics, etc.)	—	—	—	P	P	—	—

Notes: (Pertaining to percentage of retail uses for industrial and industrial commercial zoning. a. pertains to the Industrial District and b. pertains to the Industrial Commercial District.)

- a. Only 15 percent of the entire development is permitted as an ancillary use to principal use. For parcels within the Doral Décor Overlay District, see section 68-862.
- b. Only 15 percent of the entire development is permitted. For parcels located within the Doral Décor Overlay District, see section 68-862.
- c. Only five percent of the total floor area is permitted. If the property's future land use designation is office and residential, up to ten percent of the floor area may be permitted.

(Ord. No. 2007-12, exh. A(ch. II, § 2), 8-22-2007; Ord. No. 2008-01, exh. A(amds. 1, 8), 2-27-2008; Ord. No. 2012-26, § 2, 10-30-2012; Ord. No. 2015-45, § 2, 11-18-2015; Ord. No. 2017-04, § 2, 3-22-2017; Ord. No. 2019-13, § 2, 4-24-2019; Ord. No. 2020-01, § 2, 5-13-2020; Ord. No. 2021-17, § 2, 6-23-2021; Ord. No. 2021-40, § 2, 3-23-2022)

DIVISION 2. INDUSTRIAL COMMERCIAL DISTRICT (IC)

Sec. 68-785. Permitted uses—Generally.

- (a) *Permitted uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial commercial district (IC).
- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
 - (2) Residential uses, subject to the provisions of section 68-862(a).
 - (3) Professional offices.
 - (4) Medical office.
 - (5) Restaurants.
 - (6) Hotels and motels with a maximum density of 75 units per acre.
 - (7) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.
 - (8) Retail and services, only 15 percent of the entire development and could be independent from the principal use.
 - (9) Retail and services, subject to the provisions of 68-862(b) up to 100 percent of the parcel if located within the district core of the Doral Design District Plan. The district core shall contain no more than ten percent retail and service uses.
 - (10) Educational facilities.
 - (11) Trade schools.
 - (12) Religious facilities.
 - (13) Day care facilities.
 - (14) Warehouses.
 - (15) Showrooms.
 - (16) Manufacturing, light (see section 52-5 for definitions).
 - (17) Places of assembly (banquet halls, private clubs, convention and auditoriums).
 - (18) Recreation facilities.
 - (19) Automotive rental.
 - (20) Mini warehouses or self-storage facility.
 - (21) Motion picture production studios.
 - (22) Parking lots.

- (23) Bars.
- (24) Nightclubs.
- (25) Wine cafes.
- (26) Kennels.
- (27) Banks.
- (28) Brewpubs.
- (29) Vertical indoor farms.
- (b) *Prohibited uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial commercial district (IC):
 - (1) Amusement centers.
 - (2) Entertainment centers.
 - (3) Health/exercise centers.
 - (4) Sport facilities.
 - (5) Schools.

(Ord. No. 2007-12, exh. A(ch. V, § 17(b)), 8-22-2007; Ord. No. 2012-26 , § 2, 10-30-2012; Ord. No. 2016-19 , § 2, 6-8-2016; Ord. No. 2017-04 , § 2, 3-22-2017; Ord. No. 2021-17 , § 2, 6-23-2021; Ord. No. 2021-40 , § 2, 3-23-2022)

Sec. 68-786. Same—With special development requirements.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial commercial district (IC):

- (1) Auto dealerships and truck sales for new and/or used vehicles, including ancillary uses such as auto and truck rentals, wholesale distribution and auto repair; only 40 percent of total gross building area is allowed for repair/service bays.
- (2) Auto repair, painting, top and body works pursuant to section 74-148.
- (3) Hotels and motels pursuant to section 74-157.
- (4) Manufacturing, medium (see section 52-5 for definition) pursuant to section 74-158.
- (5) Pharmaceutical storage pursuant to section 74-159.
- (6) Sales rooms and show rooms pursuant to section 74-161.
- (7) Telecommunications hubs pursuant to section 74-162.
- (8) Membership warehouses pursuant to section 74-163.
- (9) Retailing of secondhand items and pawnshops pursuant to section 74-164.
- (10) Micro-brewery pursuant to section 74-168.
- (11) Assisted living facilities pursuant to section 74-147.
- (12) Academies with a maximum of 30 students at any given time and operations between the hours of 9:00 a.m. and 9:00 p.m.

(Ord. No. 2007-12, exh. A(ch. V, § 17(c)), 8-22-2007; Ord. No. 2008-01, exh. A(amd. 8), 2-27-2008; Ord. No. 2019-13, § 2, 4-24-2019)

DIVISION 3. INDUSTRIAL DISTRICT (I)

Sec. 68-819. Intent and purpose.

The intent and purpose of the industrial district (I) is to allow for industrial uses in the city, which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city.

(Ord. No. 2007-12, exh. A(ch. V, § 18(a)), 8-22-2007)

Sec. 68-820. Permitted uses—Generally.

- (a) *Permitted uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial district (I).
- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
 - (1a) Residential uses, subject to the provisions of section 68-862(a).
 - (2) Professional offices.
 - (3) Medical offices.
 - (4) Restaurants.
 - (5) Hotels and motels with a maximum density of 75 units per acre.
 - (6) Retail and services, permitted only as an ancillary use with only 15 percent of the entire development in conjunction with principle uses.
 - (6a) Retail and services, subject to the provisions of section 68-86(b).
 - (7) Educational facilities.
 - (8) Trade schools.
 - (9) Religious facilities.
 - (10) Day care facilities.
 - (11) Warehouses.
 - (12) Showrooms.
 - (13) Manufacturing, light.
 - (14) Places of assembly (banquet halls, private clubs, convention and auditoriums).
 - (15) Recreation facilities.
 - (16) Automotive rental.
 - (17) Mini warehouses or self-storage facility.
 - (18) Motion picture production studios.

- (19) Parking lots.
 - (20) Kennels.
 - (21) Banks.
 - (22) Brewpubs.
 - (23) Vertical indoor farms.
- (b) *Prohibited uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial district (I):
- (1) Amusement centers.
 - (2) Entertainment centers.
 - (3) Health/exercise centers.
 - (4) Sport facilities.
 - (5) Schools.
 - (6) [Academies.](#)

(Ord. No. 2007-12, exh. A(ch. V, § 18(b)), 8-22-2007; Ord. No. 2012-26 , § 2, 10-30-2012; Ord. No. 2017-04 , § 2, 3-22-2017; Ord. No. 2021-17 , § 2, 6-23-2021; Ord. No. 2021-40 , § 2, 3-23-2022)

Sec. 68-821. Same—With special development requirements.

The following uses are permitted in the industrial (I) district, under the special development requirements and/or specified herein. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for these uses permitted in the industrial district (I).

- (1) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.
- (2) Bars pursuant to chapter 74, article IV.
- (3) Nightclubs pursuant to chapter 74, article IV.
- (4) Auto dealerships and truck sales pursuant to section 74-152.
- (5) Auto repair, painting, top and body works pursuant to section 74-148.
- (6) Manufacturing, heavy pursuant to section 74-158.
- (7) Manufacturing, medium pursuant to section 74-158.
- (8) Membership warehouses pursuant to section 74-163.
- (9) Micro-brewery pursuant to section 74-168.
- (10) Noncommercial parking lots pursuant to section 74-169.
- (11) Assisted living facilities pursuant to section 74-147.

(Ord. No. 2007-12, exh. A(ch. V, § 18(c)), 8-22-2007; Ord. No. 2016-19 , § 2, 6-8-2016; Ord. No. 2019-13 , § 2, 4-24-2019)

Sec. 68-822. Special exception uses.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74, article VIII, division 6, for special development regulations for adult uses in the industrial district (I).

(Ord. No. 2007-12, exh. A(ch. V, § 18(d)), 8-22-2007)



8401 NW 53rd Terrace, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION PLANNING AND ZONING DEPARTMENT

/ Administrative Review Application

- Please check one:
- CITY COUNCIL
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: LAND-2402-0012

Date Received: **RECEIVED**
By Stephanie Puglia at 11:47 am, Feb 26, 2024

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- Change in Zoning District
- Variance
- Appeal of Decision
- Conditional Use
- Plat
- Entry Feature
- Site Plan
- Other LDC Text Amendment

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owners affidavit)		
Harborgenix, LLC, C/o Vanessa Madrid, Esq., Attorney for the Applicant		
Mailing Address: Holland & Knight LLP 701 Brickell Avenue, Suite 3000	City, State, Zip Miami, Florida 33131	Telephone 305-789-7453 Fax Email: Vanessa.madrid@hklaw.com
Name of Owner Harborgenix, LLC		
Mailing Address 19076 NE 29 Ave	City, State, Zip Aventura, FL, 33180	Telephone Fax Email:

PROPERTY INFORMATION

A. **LEGAL DESCRIPTION.** (If subdivided - lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description - Complete description, including section, township and range).

Folio Numbers: N/A

Address N/A

Lot(s) _____ Block _____ Section __ Plat Book No. ____ Page No. ____

FINISHED FLOOR ELEVATION (if applicable): _____ FLOOD ZONE: _____

B. **ADDRESS** (If number has been assigned) _____

C. **SIZE OF PROPERTY** _____ ft. X _____ ft. = _____ sq. ft.; _____ acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

N/A

E. **DATE SUBJECT PROPERTY WAS ACQUIRED** _____

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

The Applicant is seeking a LDC Text Amendment of Sec. 53-128, 68-786, and 68-820. For further information and details relating to the specifics of this request, please see the Letter of Intent filed in connection with this Application.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

For further information and details relating to this request, please see the Application Letter of Intent.

[Handwritten signature]

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No
If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) N/A

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development and how the proposal meets the applicable Code criteria. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8½ x 11)
- Letters from Area Residents
- Other _____

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

Date 2/9/24 Applicant Signature [Signature] Print Name Sang Koo Kang

PUBLIC HEARING APPLICATION

Page 3

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Harborgenix, LLC, as Owner (s) of Lot (s) N/A Block _____ Section _____ PB/PG _____ of property which is located at _____ desires to file an application for a public hearing before the City Council Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, legal fees, surveys, and technical reports.

I/We as the developer of the subject property (check one):

do hereby authorize Holland and Knight LLP to act on my/our behalf as the applicant.
 will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

Owner's Name: Harborgenix, LLC

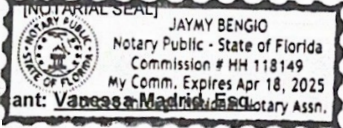
Signature [Signature] Print Name: Sang Koo Kang Date sang 2/9/24

Notary to Owner:

STATE OF FLORIDA)

COUNTY OF Miami-Dade) ss:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of February 24 by Sang Koo Kang who is personally known to me or who has produced FL DL as identification



Print Name: Jaymy Bengio
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

Attorney for Applicant: Vanessa Madrid

Signature [Signature] Date 2/21/2024

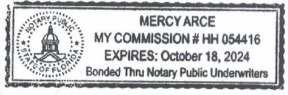
Notary to Attorney:

STATE OF FLORIDA)

COUNTY OF Miami-Dade) ss:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of Feb 2024 by Vanessa Madrid who is personally known to me or who has produced _____ as identification

[NOTARIAL SEAL]



[Signature]

Print Name: Mercy Arce
Notary Public, State of Florida
Commission #: HH 054416
My Commission Expires: 10/18/2024

DISCLOSURE OF INTEREST*

If a **COMPANY** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Harborgenix, LLC

NAME AND ADDRESS	Percentage of Stock
Harborgenix, LLC	100%
19076 NE 29 Ave, Aventura, FL 33180	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

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Date of contract: 2/13/24

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Harborgenix, LLC

Signature: [Handwritten Signature]

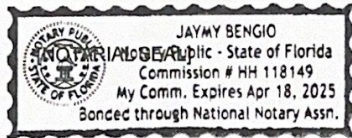
Print Name: Sang Koo Kang

Title: President

STATE OF FLORIDA)

COUNTY OF Miami-Dade) ss:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of February, 24, by Sang Koo Kang who is personally known to me or who has produced FL DC as identification



Print Name: Jaymy Bengio
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.