



Memorandum

Date: September 11, 2024

To: Honorable Mayor and Councilmembers

From: Rey Valdes
City Manager

Department: Michelle M. Lopez
The Corradino Group
Interim Planning & Zoning Director

Subject: **Harborgenix, LLC Zoning Map Amendment – Second Reading**

Introduction

Harborgenix, LLC (the “Applicant”) is requesting a rezoning approval for the property located at 10450 Northwest 33 Street (the “Property”), in the City of Doral, Florida (the “City”), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3029-118-0001. The Applicant is proposing a rezoning for the “Property” from Industrial (I) to Industrial Commercial (IC). A copy of the letter of intent and application is provided in “Exhibit A.”

Public Advertisement

The public notice was advertised (legal advertisement) in the Miami Herald, on August 28, 2024, at least 14 calendar days prior to the proceeding (Council Meeting). A copy of the legal advertisement is provided in “Attachment A.”

Property Information

Table I provides a brief overview of the subject project.

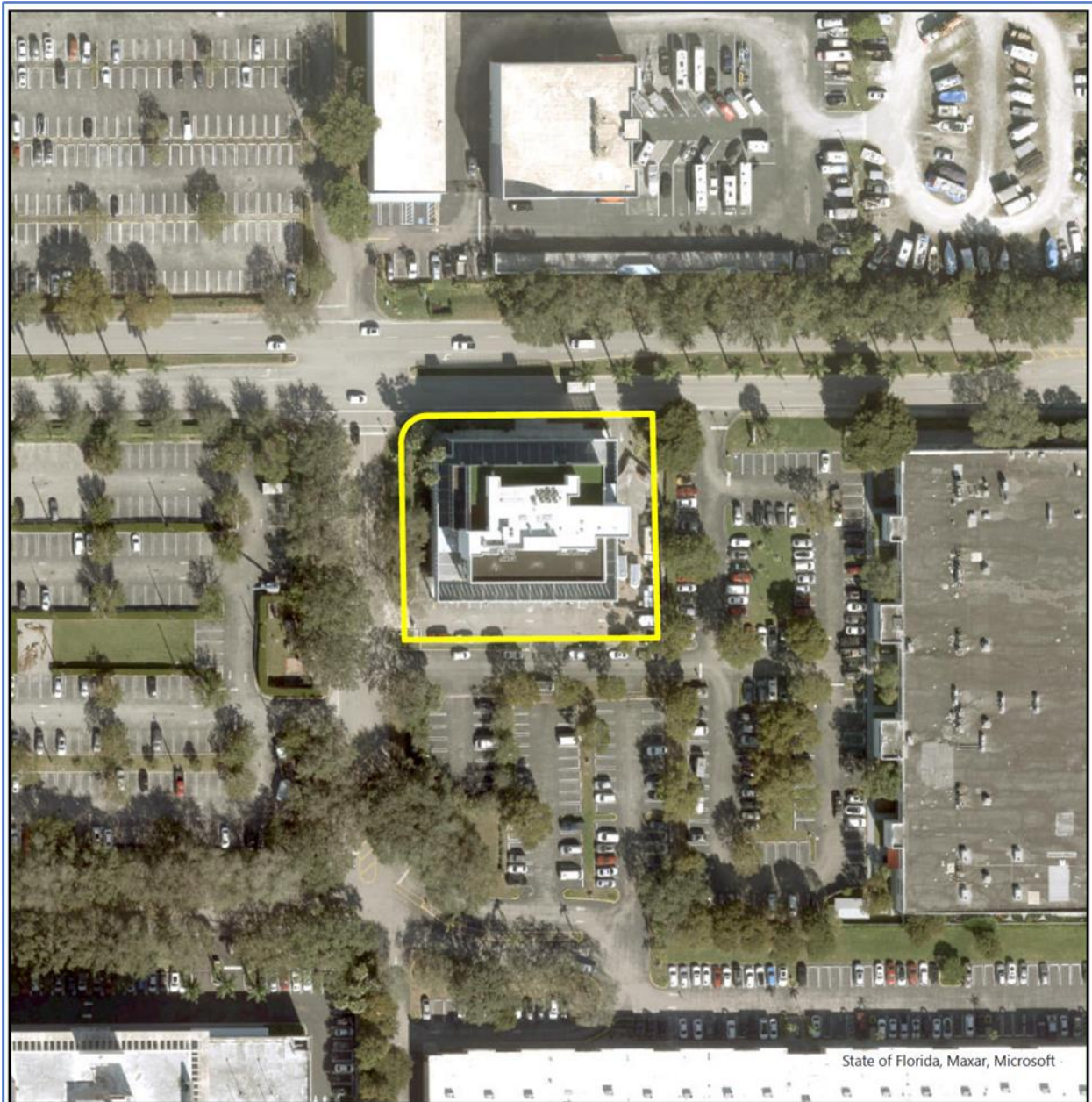
Table I		
Harborgenix, LLC - Rezoning		
Property Information		
	General Information	Responses
1	Project Name	Harborgenix, LLC - Rezoning
2	Applicant	Harborgenix, LLC
3	Acres	± 0.028
4	Location	10450 NW 33 ST, Doral, Florida
5	Folio Numbers	35-3029-118-0001
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial (I)
8	Code Compliance Violation	N/A

Zoning/Land Use/Neighborhood Analysis


Table II provides an overview of the land uses surrounding the property.

Table II				
Harborgenix, LLC - Rezoning – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses	Industrial	Industrial	None
South	Offices & Warehouses	Industrial	Industrial	None
East	Offices & Warehouses	Industrial	Industrial	None
West	Hotel & Restaurant	Office	Office-3 (O-3)	None

The Retail Parcel's location is depicted on the following aerial map:



Legend

 Subject Property

City of Doral



Planning & Zoning Department
Harborgenix, LLC Rezoning Aerial Map

4/8/2024

Existing conditions of the subject site are depicted on the following images:

Image I. View towards the south



Image II. View towards the southeast



Image III. View towards the southwest



Image IV. View towards the northeast



Background

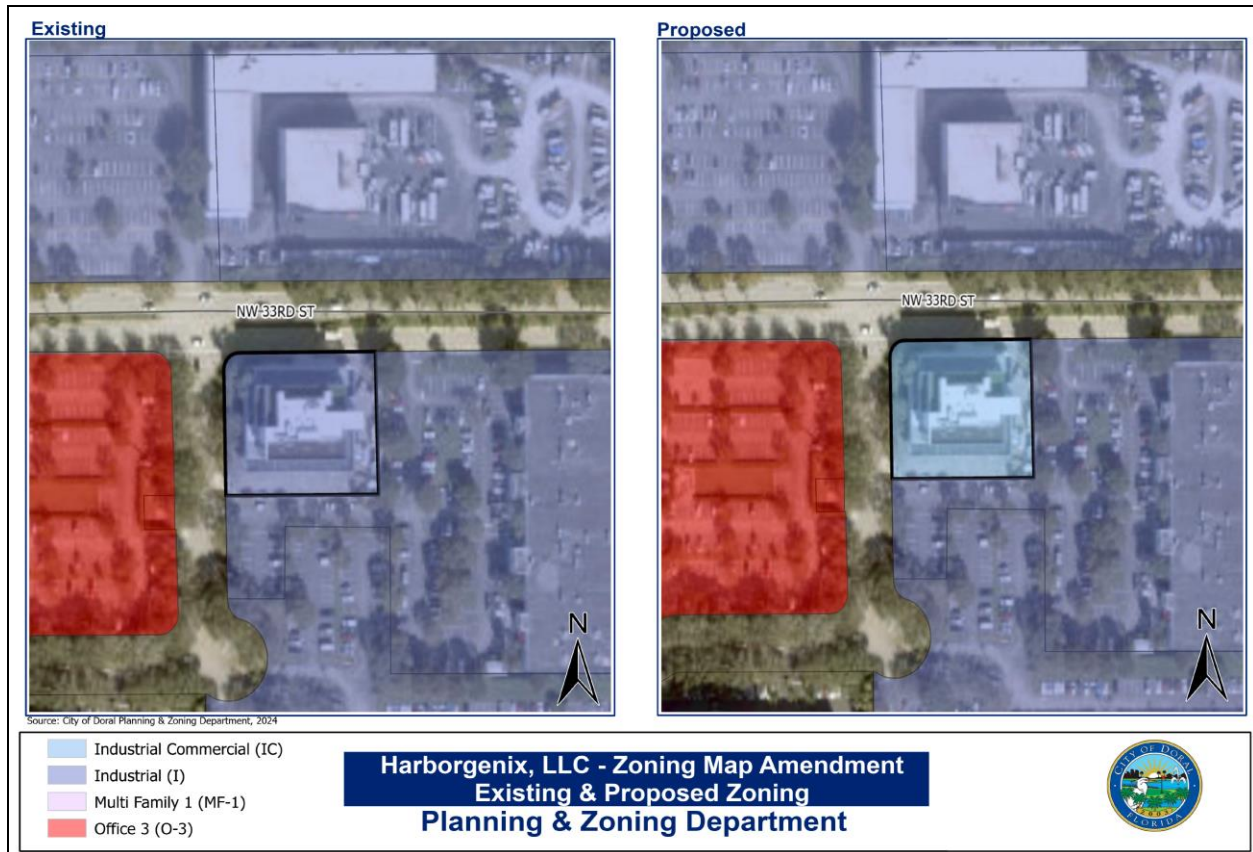
The Property, located at 10450 Northwest 33 Street, consists of a ±0.028-acre parcel of land that is currently zoned Industrial (I) with an Industrial (I) future land use category designation.

The Applicant is requesting an amendment to the City's Official Zoning Map from Industrial (I) to an Industrial Commercial (IC) district. The Applicant presented the rezoning application at a properly noticed zoning workshop held on April 17, 2024. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project. The Applicant has concurrently filed a companion application for a Text Amendment to the City of Doral land development code, sections 53-128, 68-786, & 68-820, to allow "academies" in the IC zoning district.

On June 12, 2024, the Application was deferred to a date certain of August 12, 2024 by the City Council. The Applicant send certified mailer return receipt to all pf the property owners of records. No objections were received prior to preparation of this agenda item.

The rezoning of the Property from I to IC, in conjunction with the proposed text amendment, would permit uses that are more suitable and compatible with the character of the surrounding area. Specifically, the proposed rezoning would allow for the existence of a small-scale martial arts academy on the Property. The size, operation, number of clientele and sound levels for the proposed use are no different from a neighborhood spa, beauty salon or barbershop. The anticipated hours of operation are Mondays through Fridays 2p.m–7p.m, with 45-minute sessions of 8–15 students and one instructor.

The existing/proposed zoning map amendment for the Property is depicted on the following map:



Staff Analysis

Existing zoning districts surrounding the Property consist of Industrial (I) on the north, east, and south, with Office-3 (O-3) on the west. The IC zoning district permits a variety of retail/commercial related uses that already exist in the vicinity. Indeed, the current development on the Property already accommodates thriving commercial tenants, rendering it well-suited for a zoning modification from the more intensive (I) zoning district to the IC district, which is more neighborhood-friendly and conducive to commercial activity.

Comprehensive Plan Consistency Review

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.*

Overall, the proposed rezoning of the Property from I to IC will allow for uses that are compatible with and suitable for the neighboring residential areas, consistent with the Comprehensive Plan.

Land Development Code Consistency Review

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code. City staff has reviewed the application and provides the following responses to each criterion:

(I) Consistency with the Comprehensive Plan

The Property is designated Industrial (I) by the City’s Comprehensive Plan Future Land Use Map (FLUM). The Industrial (I) category accommodates allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise, and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control)

in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

Staff deems the proposed rezoning is consistent with the standards for developments in the Industrial future land use category and furthers the goals, objectives and policies of the city's comprehensive plan.

(2) Consistency with Applicable Sections of the Land Development Code

Staff deems the proposed rezoning application consistent with the applicable sections of the Land Development Code.

(3) Additionally, as to rezoning amendments:

- a. Whether justified by changed or changing conditions.

The IC zoning district permits a variety of retail/commercial related uses that already exist in the vicinity. Indeed, the current development on the Property already accommodates thriving commercial tenants, rendering it well-suited for a zoning modification from the more intensive (I) zoning district to the IC district, which is more neighborhood-friendly and conducive to commercial activity.

- b. Whether adequate sites already exist for the proposed district use.

According to the City's Geographic Information System (GIS) software, only 9.2 percent of the City's land is zoned Industrial Commercial (IC) district. A rezoning of the property to IC will provide additional commercial opportunities for a transitioning industrial area with a growing need for commercial uses.

- c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Existing uses in the area consist of office & warehouses in the north, east, and south, along with some hotels and a restaurant on the west. The existing zoning districts of the surrounding area consist of Industrial on the north, east, and south, with Office-3 (O-3) on the west. Overall, the area is predominantly characterized by warehouses and some commercial uses. The proposed rezoning is compatible with the surrounding properties.

Public Facilities Levels-of Service (LOS)

Pursuant to Objective 10.4 of the City's Comprehensive Plan, the City shall base decisions regarding the issuance of development orders or permits, on the availability of infrastructure facilities and essential services. Table III provides information on public facilities, LOS standards and applicable agency reviews.

Table III Public Facilities Levels-of Service (LOS)

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	WASD Memo (see Exhibit B)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department	WASD Memo (see Exhibit B)
Stormwater Drainage	Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration	Miami-Dade Department of Regulatory & Economic Resources	DERM Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	2.25 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)
Transportation	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour.	Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County Schools	Miami-Dade County Public Schools (not applicable)

Potable Water, Sanitary Sewer, and Solid Waste

Miami-Dade County Water and Sewer Department is responsible for providing potable water and sanitary sewer facilities, and Miami-Dade County Solid Waste Management provides waste collection services needed to support the development at adopted LOS. WASD and Solid Waste Management have reviewed the application and have no objections to the rezoning. A copy of WASD and Solid Waste Disposal Concurrency Determination memorandums are provided in “Exhibit B” and “Exhibit D,” respectively.

Recreation and Open Space

The proposed Industrial Commercial (IC) does not permit residential uses. Therefore, the recreation and open space LOS standard does not apply.

Transportation

The City of Doral Public Works Department recommends traffic approval of the application along with the following advisory comments:

- Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards, and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.
- Modifications to the approved site plan and/or land use will require traffic submission that will provide the change in vehicles to/from the site and within the roadway network.

Public Schools

The proposed Industrial Commercial (IC) does not permit residential uses. Therefore, the public schools LOS standard does not apply.

Fiscal Impact

The ordinance has no fiscal impact on city revenues or expenditures.

Strategic Plan Alignment

The proposed project is going to further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city’s property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP).

Recommendation

Staff recommends that the Mayor and City Councilmembers authorize approval of the proposed zoning map amendment from Industrial (I) to Industrial Commercial (IC) district for the property at 10450 Northwest 33 Street in the City of Doral, Florida.