



March 8th, 2023

Christi Fraga

Mayor
City of Doral

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Honorable Miami-Dade County Commissioner

Juan Carlos Bermudez, District 12

Stephen P. Clark Center
111 NW 1st Street
Suite 320
Miami, FL 33126

Dear Honorable Commissioner Juan Carlos Bermudez,

I hope this letter finds you well and I appreciate your consideration of the following request on behalf of the City of Doral (“City”).

As you are aware, Doral Central Park, formerly known as Miami West Park (the “Park”), is a City park situated along a Miami-Dade County (“County”) major thoroughfare— 87th Ave/Galloway Road. The Park serves as a regional park to both the City’s residents and visitors, as well as residents and visitors from surrounding municipalities and unincorporated areas of the County. In light of the above, and for the reasons more particularly set forth below, the City is seeking additional funding and support from the County to complete the redevelopment of the Park, consistent with the types and amounts of funding the County has provided to other municipalities for their respective parks, such as City of Sweetwater in 2022 and the Village of Virginia Gardens in 2023. The City is further requesting that the County consider eliminating a deed restriction encumbering the Park, limiting the City’s ability to vary the fee structure for the Park’s use.



By way of background, in 2003, when the City incorporated, the City’s leadership envisioned a world-class park system filled with multi-generational, multi-purpose and multi-seasonal amenities (the “Vision”). Since then, the City has worked proactively to provide additional park space, facilities, and amenities to meet the needs of both current and future residents. In furtherance of the above stated Vision, and the City’s 2010 Parks System Master Plan, the City’s leadership decided to place a \$150 Million General Obligation Parks Bond Referendum (the “Parks Bond”) on the ballot in 2018.

Thereafter, the design for the Park’s redevelopment began in 2019, before the start of the COVID-19 pandemic. As we are all aware, the pandemic had significant impacts on the construction industry including rapidly increasing materials, goods, and labor costs, as well as prolonged supply chain issues which could not have possibly been foreseen by the 2018 Parks Bond estimates and/or contingencies for the Park’s redevelopment project. To attempt to offset some of these cost increases, the City worked with industry professionals to value engineer the project while it also attempted to minimize impacts to the amenities, programs, and services identified in the City’s 2010 Parks System Master Plan. Nevertheless, the City will require additional funding for the successful completion of the Park’s redevelopment project. For these reasons, the City is respectfully requesting that the County provide the City funding for said purposes.

In addition to providing additional funding, the City also requests that the County consider eliminating a deed restriction contained in the deed conveying the Park from the County to the City, preventing the City from collecting any non-resident fees regarding Park program registration, pricing, and/or other policies (“Deed Restriction”). The Deed Restriction not only negatively impacts the Park’s future operational revenues but also places an undue hardship on the City’s residents, who in 2018 committed to bear the bond referendum’s tax burden for the Park’s redevelopment as well as for its on-going operations and maintenance. It is therefore the City’s position that its residents should be allowed to pay lesser “resident-only” fee for the use of the Park’s amenities, programs, and services.



By way of this letter, the City therefore respectfully requests that the County provide additional concessions to the City in the form of funding for the completion of the Park's redevelopment project and remove the non-resident restrictions placed on the City pursuant to the deed conveying the Park from the County to the City. The City also asserts that this additional funding and the removal of the Deed Restriction allows for the County to partner with the City once again and ensures that the City's residents are treated fairly and commensurate with the commitment that they have already agreed to make when they approved the Parks Bond. As partners, both the City and the County would also ensure that upon the completion of its redevelopment in 2024, the Park becomes a successful regional recreational destination for the City's residents, as well as for all County residents and visitors.

We thank you in advance for your consideration and look forward to working with you on this important issue. Please know that I am available at your convenience if you would like to discuss this matter further.

Respectfully,

Christi Fraga,
Mayor, City of Doral

CC:

Honorable Miami-Dade County Mayor Daniella Levine Cava,
Office of the Mayor
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