

From: Javier Gonzalez \ (PZ\) <Javier.Gonzalez@cityofdoral.com>

Sent on: Friday, February 17, 2023 1:52:31 PM

To: edward@apollocompanies.com

CC: Joseph.Goldstein@hklaw.com; Vanessa.Madrid@hklaw.com; Julian Perez \ (CM\) <Julian.Perez@cityofdoral.com>; Zafar Ahmed \ (PZ\) <Zafar.Ahmed@cityofdoral.com>

Subject: Pre-App. Redevelopment of Doral Costa

Good morning, Edward,

Here are PZD preliminary comments following the subject meeting:

1. Comp plan land use designation and zoning district must allow proposed density and height.
2. Project must meet LOS standards, specially the parks LOS. Project must align with city's comp plan vision.
3. Project must comply with Doral Blvd. Master Plan.
4. Reduce building heights. The proposed heights are not compatible with surrounding buildings. Retail buildings fronting Doral Blvd. must be setback according to Doral Blvd Master Plan. Gradually step back apartment buildings (wedding cake effect) and concentrate height in center, away from existing residential communities. A shadow analysis would be requested.
5. Project must include a wide buffer all around property from golf course.
6. Consider shifting some residential units to top of retail buildings fronting Blvd. in order to reduce height.
7. Design of buildings, roads, and open spaces should incorporate natural shapes and forms.
8. Active uses should line street frontage.
9. Pedestrian bridge across NW 41 street would be a good idea.

Please let us know if you have any questions.

Respectfully,

Javier Gonzalez, AICP, CFM

Planning & Zoning Director

City of Doral

8401 NW 53 Terrace

Doral, FL 33166

T (305) 593-6630