



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Hearing** on **Wednesday, October 23, 2019, beginning at 6:00 PM**, to consider the following final plat application. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166**. The proposed final plat application applies to the property shown on the map below.

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 19-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR ATRIUM DORAL, A ±9.6 ACRE PARCEL OF LAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF DORAL BOULEVARD AND NW 79 AVENUE, DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 19-10-DOR-04

APPLICANT: Doral Atrium Retail Investments, LLC and Avalon Doral, LLC

PROJECT NAME: Atrium at Doral

LOCATION: The subject property is generally located at the northwest corner of the intersection of Doral Boulevard and NW 79th avenue

SIZE OF PROPERTY: ±9.6 acres

Folio No.: 35-3027-001-0120, 35-3027-001-0112, 35-3027-001-0127

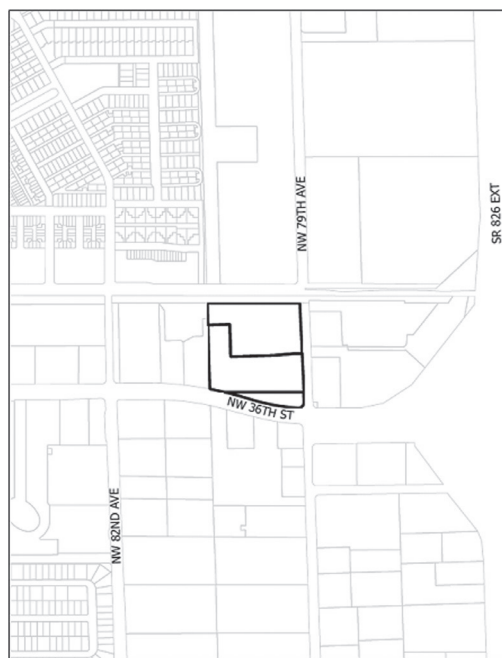
PRESENT LAND USE CATEGORY: Downtown Mixed Use

PRESENT ZONING DISTRICT: Downtown Mixed Use

REQUEST: Doral Atrium Retail Investments, LLC and Avalon Doral, LLC., is requesting approval of a final plat for Atrium at Doral.

LEGAL DESCRIPTION: TRACT "A": A PORTION OF TRACTS 15 AND 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE RUN N 89°58'38"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 FOR 33.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE; THENCE RUN S 01°44'43" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR 40.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A CANAL AS PER OFFICIAL RECORD BOOK 7067, PAGE 553, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S 01°44'43" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 352.95 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 51.73 FEET TO A POINT; THENCE S 84°42'52" W A DISTANCE OF 130.92 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 298.36 FEET TO A POINT; THENCE N 01°44'43" W A DISTANCE OF 222.19 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 148.05 FEET TO A POINT ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 01°43'54" W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 A DISTANCE OF 158.25 FEET TO A POINT ALONG THE SOUTH LINE OF THE AFORESAID 40' CANAL RIGHT OF WAY AS PER OFFICIAL RECORD BOOK 7067, PAGE 553 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 89°58'38" E ALONG THE SAID SOUTH LINE OF SAID 40' CANAL RIGHT OF WAY FOR A DISTANCE OF 629.07 FEET TO THE POINT OF BEGINNING; TRACT "B": A PORTION OF TRACTS 14, 15 AND 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE RUN N 89°58'38" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 FOR 33.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 79TH AVENUE; THENCE RUN S 01°44'43" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79TH AVENUE FOR 392.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE S 88°15'17" W A DISTANCE OF 51.73' TO A POINT; THENCE S 84°42'52" W A DISTANCE OF 130.92' TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 298.36 FEET TO A POINT; THENCE N 01°44'43" W A DISTANCE OF 222.19 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 148.05 FEET TO A POINT ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 01°43'54" E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT'S 16 AND 15 FOR A DISTANCE OF 439.07 FEET TO A POINT ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIAL BEARING OF N 12°56'43" E, WITH AN ARC LENGTH OF 40.24 FEET, WITH A RADIUS OF 1200.92 FEET, WITH A DELTA ANGLE OF 01°55'12" TO A POINT; THENCE S 74°25'35" E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION A DISTANCE OF 40.95 FEET TO A POINT; THENCE CONTINUE S 74°25'53" E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION FOR DISTANCE OF 293.30 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG A TANGENT CURVE TURNING TO THE LEFT, ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION, HAVING A RADIUS OF 1090.92 FEET, THROUGH A DELTA ANGLE OF 14°23'57", FOR AN ARC DISTANCE OF 274.16 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE; THENCE N 01°44'43" W ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 118.50 FEET TO A POINT; THENCE CONTINUE S 89°59'30" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 2.00 FEET TO A POINT; THENCE CONTINUE N 01°44'43" W ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 265.35 FEET TO THE **POINT OF BEGINNING**;

Location Map



Information relating to the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department located at **8401 NW 53rd Terrace, Doral, FL. 33166**. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, **8401 NW 53rd Terrace, Doral, FL. 33166**. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

Connie Diaz, MMC
City Clerk
City of Doral