



## CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Hearing** meeting on **Wednesday, March 27, 2019 beginning at 6:00 PM**, to consider the following amendment to the future land use map of City of Doral Comprehensive Plan. The City Council will consider this item for **FIRST READING**. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166**.

The City of Doral proposes to adopt the following Ordinance:

### ORDINANCE No. 2019-11

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF DORAL COMPREHENSIVE PLAN, CONSISTENT WITH THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES FROM INDUSTRIAL (I) TO PUBLIC PARKS AND RECREATION (PPR) FOR A +/- 5 ACRE PARCEL LOACTED AT 6255 NW 102 AVENUE, DORAL, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND AN PROVIDING FOR AN EFFECTIVE DATE**

**HEARING NO.:** 19-01-DOR-06

**APPLICANT:** City of Doral

**PROJECT NAME:** Small-Scale Comprehensive Plan Amendment to the Future Land Use Map of the City of Doral

**PROJECT OWNERS:** City of Doral

**LOCATION:** 6255 NW 102<sup>ND</sup> Avenue, Doral, Florida

**FOLIO NUMBER:** 35-3017-001-0360

**SIZE OF PROPERTY:** ± 5 Acres

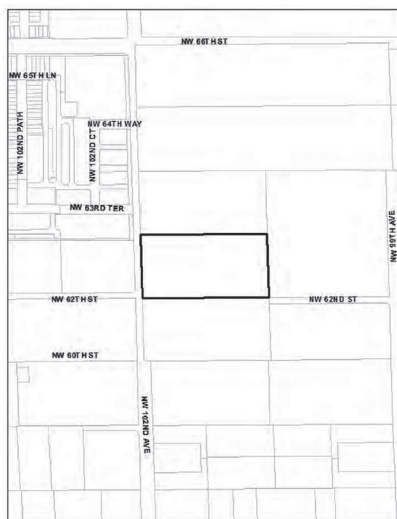
**PRESENT LAND USE:** Industrial

**PRESENT ZONING:** General Use

**REQUEST:** An amendment to the Future Land Use Map of the City of Doral Comprehensive Plan from Industrial (I) to Public Parks and Recreation (PPR) consistent with the procedures in Section 163.3187 Florida Statutes for a +/-5-acre parcel located at 6255 NW 102<sup>ND</sup> Avenue. This location will serve as the future site for Glades Park.

**LEGAL DESCRIPTION:** 17 53 40 5 AC, FLA FRUIT LANDS CO SUB NO 1, PB 2-17, TR 61 LESS E1/2, F/A/U 30-3017-001-0360.

Location Map



Information relating 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 interpretation 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 durante el proceso de solicitudes de zonificación.

Connie Diaz, MMC  
City Clerk  
City of Doral

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# COMMERCIAL REAL ESTATE

## SOUTH FLORIDA TRANSACTIONS

### DEAL OF THE DAY

## North Palm Beach Office Building Trades for \$1.8M

**Address:** 742 U.S. Highway 1 in North Palm Beach

**Property type:** This is a 10,570-square-foot office building constructed in 1975 on a half-acre lot, according to the Palm Beach County Property Appraiser's office.

**Price:** \$1,805,000

**Seller:** Capital 742 LLC

**Buyer:** 1501 Broadway LLC

**Past sale:** \$620,000 in May 2014



GOOGLE

These reports are based on public records filed with the clerks of courts. Building area is cited in gross square footage, the total area of a property as computed for assessment purposes by the county appraiser.

## Vanderbilt-Barron Collier JV Expands Presence in South Florida

by John Jordan

The joint venture of Chicago-based investment management firm Vanderbilt Office Properties and Barron Collier Companies of Naples has acquired its second office building in the Sawgrass International Corporate Park here.

The partnership purchased Corporate Center II, a nearly fully-leased 91,221-square-foot, Class A office building, from the U.S. real estate business of UBS Asset Management in a deal valued at \$20.8 million.

Commercial brokerage firm Cushman & Wakefield reported the property sale. The Cushman & Wakefield investment sales team of vice chairman Mike Davis, managing director Dominic Montazemi, executive director Scott O'Donnell and executive director Rick Brugge represented the seller in the transaction.

Last October, the partnership of Vanderbilt Office Properties and Barron Collier acquired Sawgrass Pointe II, a 95,800 square-foot office building, also located within the Sawgrass International Corporate Park.

According to a report in the Real Deal, the Sawgrass Point II office building was sold by a partnership led by Starwood Capital Group for approximately \$27.25 million. At the time, Vanderbilt and Barron Colliers stated at the time that the deal marked their third joint venture in a commercial property investment.

The Sawgrass International Corporate Park consists of more than 3 million square feet of office and industrial space and serves as the regional

headquarters to a number of national and global organizations.

Corporate Center II at 1571 Sawgrass Corporate Parkway is situated on 6.2 acres and is located adjacent to Interstate 75. Constructed in 1998, the property features vaulted ceilings, polished Italian tiles throughout a two-story lobby, an on-site cafe, landscaping and a market-leading parking ratio of 4.4 spaces per 1,000 square feet.

At the time of sale, the property was 98 percent leased to such tenants as Cigna Insurance, Heritage Insurance and Synchro. The park is located adjacent to Sawgrass Mills Shopping Center, the largest single-story outlet mall in the nation.

"Sawgrass International Corporate Park is the premier suburban office park in Broward County," says C&W's Davis. "The amenity-rich setting, high visibility and exceptional parking ratio make Corporate Center II an attractive asset to a wide variety of corporate tenants."

"This asset garnered tremendous interest from the investment community, and ultimately, Vanderbilt Office Properties was selected for their strong presence in the South Florida market and proven track record with suburban office," adds C&W's Montazemi.

Vanderbilt Office Properties and Barron Collier Companies are doubling down on a very tight commercial office market. C&W reports that the West Broward office submarket, which includes Sunrise, ended 2018 with an overall vacancy rate of 7.8 percent — the lowest in Broward County.

John Jordan reports for GlobeSt.com.