



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, August 28, 2019 beginning at 6:00 PM**, to consider the following amendment to the Official Zoning Map of the City of Doral. The City Council will consider this item for **SECOND 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 #2019-17

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DORAL FROM INDUSTRIAL (I) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR A ±23.7 ACRE PARCEL OF LAND LOCATED NORTH OF NW 41 STREET AND BETWEEN NW 79 AVENUE AND STATE ROAD 826 DORAL, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 19-08-DOR-10

APPLICANT: 7777 Investment, LLC (the "Applicant")

PROJECT NAME: District 79

PROJECT OWNERS: 7777 Investment, LLC

LOCATION: North of NW 41 Street and between NW 79th Avenue and SR 826

FOLIO NUMBER: 35-3022-000-0090 and 35-3022-000-0101

SIZE OF PROPERTY: ±23.7 acres

PRESENT FUTURE LAND USE MAP CATEGORY: Industrial (I)

PRESENT ZONING DESIGNATION: Industrial (I)

REQUEST: The applicant is requesting the rezoning of the property from Industrial District (I) to Planned Unit Development (PUD) and the approval of a mixed-use PUD, consisting of a master development agreement, and pattern book of the property.

LEGAL DESCRIPTION:

PARCEL 1: For a Point of Beginning, commence at the Southwest corner of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East; thence run North 1°32'24" West along the West line of said East 1/2 of the Southeast 1/4 of Section 22, a distance of 85 feet to a Point; thence run South 89°37'40" East and parallel with the South line of the Southeast 1/4 of said Section 22 a distance of 400 feet to a Point; thence run North 1°32'24" West and parallel to the West line of the East 1/2 of the Southeast 1/4 of said Section 22, a distance of 861.55 feet to a Point; thence run South 89°51'50" East and parallel to the North line of the Southeast 1/4 of said Section 22 a distance of 822.02 feet to the right-of-way line of the Palmetto Road Expressway as recorded in Plat Book 67 at Page 39 of the Public Records of Dade County, Florida; thence South 1°30'40" East along said right-of-way line a distance of 407.82 feet to a Point; thence continuing along said right-of-way line South 4°11'58" West a distance of 201.00 feet to a point; thence continuing along said right of way line South 45°13'29" West a distance of 481.15 feet to the South line of the Southeast 1/4 of said Section 22; thence along the South line of said Section 22 a distance of 853.67 feet to the Point of Beginning. LESS AND EXCEPT:

Right of Way Deed to Dade County for Canal Purposes filed under CFN 64R-174653, recorded in Official Records Book 4363, Page 91, described as follows: The South 45 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, less the right of way for Palmetto Expressway as recorded in Plat Book 67, at Page 39, of the Public Records of Dade County, Florida. ALSO LESS AND EXCEPT: Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 7261, Page 992 and described as follows: The West 35 feet of the North 85 feet of the South 130 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida. ALSO LESS AND EXCEPT: Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 15247, Page 2055 and described as follows: The West 35.00 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida, LESS the North 1732 feet thereof AND LESS the South 45 feet thereof AND LESS that portion thereof previously obtained for road purposes. ALSO LESS AND EXCEPT: That portion within the Right of Way of Palmetto Expressway (State Road No. 826) according to the Right of Way Monumentation Map recorded in Plat Book 152, Page 65, of the Public Records of Miami-Dade County, Florida. PARCEL 2: The East 1/2 of the Southeast 1/4, of Section 22, Township 53 South, Range 40 East, Dade County, Florida, less the North 1732 feet and less the following described property: For a Point of Beginning, commence at the Southwest corner of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East; thence run North 1°29'17" West along the West line of said East 1/2 of the Southeast 1/4 of Section 22, a distance of 85 feet to a Point; thence run South 89°37'40" East and parallel with the South line of the Southeast 1/4 of said Section 22 a distance of 400 feet to a Point; thence run North 1°29'17" West and parallel to the West line of the East 1/2 of the Southeast 1/4 of said Section 22, a distance of 861.55 feet to a Point; thence run North 89°51'50" East and parallel to the North line of the Southeast 1/4 of said Section 22 a distance of 823.49 feet to the right-of-way line of the Palmetto Road Expressway as recorded in Plat Book 67 at Page 39 of the Public Records of Dade County, Florida; thence South 1°30'40" East along said right-of-way line a distance of 411.93 feet to a Point; thence continuing along said right-of-way line South 4°11'58" West a distance of 201.00 feet to a point; thence continuing along said right of way line South 45°13'29" West a distance of 481.15 feet to the South line of the Southeast 1/4 of said Section 22; thence along the South line of said Section 22 a distance of 853.67 feet to the Point of Beginning. LESS AND EXCEPT: Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 7261, Page 992 and described as follows: The West 35 feet of the North 85 feet of the South 130 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida.

ALSO LESS AND EXCEPT: Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 15247, Page 2055 and described as follows: The West 35.00 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida, LESS the North 1732 feet thereof AND LESS the South 45 feet thereof AND LESS that portion thereof previously obtained for road purposes.

PARCELS 1 AND 2 BEING ALSO KNOWN AS: The East 1/2 of the Southeast 1/4, of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida, less the North 1732 feet thereof; LESS AND EXCEPT: That portion of the East 1/2 of the Southeast 1/4, of Section 22, Township 53 South, Range 40 East, lying within the limited access right of way for State Road 826 (Palmetto Road Expressway) and within the canal right of way, as both are shown on the RIGHT OF WAY MAP, recorded in Plat Book 67, at Page 39, of the Public Records of Miami-Dade County, Florida; ALSO LESS AND EXCEPT: Right of Way Deed to Dade County for Canal Purposes filed recorded in Official Records Book 4363, Page 91, described as follows: The South 45 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, less the right of way for Palmetto Expressway as recorded in Plat Book 67, at Page 39, of the Public Records of Miami-Dade County, Florida. ALSO LESS AND EXCEPT: Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 7261, Page 992 and described as follows: The West 35 feet of the North 85 feet of the South 130 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida. ALSO LESS AND EXCEPT: Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 15247, Page 2055 and described as follows: The West 35.00 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida, LESS the North 1732 feet thereof AND LESS the South 45 feet thereof AND LESS that portion thereof previously obtained for road purposes.

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