

### CITY OF DORAL NOTICE OF PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN

All residents, property owners and other interested parties are hereby notified of a **City Council Zoning Hearing** on **Wednesday, May 24th, 2017, beginning at 6:00 PM**, to consider a text amendment to the City's Comprehensive Plan. The City Council will consider this item for <u>FIRST READING</u>. 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:

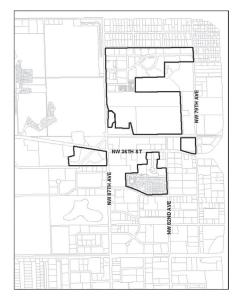
ORDINANCE No. 2017-09

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TEXT FOR THE DOWNTOWN MIXED USE (DMU) TO REVISE THE ALLOWABLE LAND USE CATEGORIES, EXPAND THE MIX OF USES PERMITTED IN THE DMU AND ALLOW DEVELOPMENT PROGRAMS TO USE A COMBINATION OF AT LEAST TWO (2) OF THE FOLLOWING USES (i) BUSINESS/RETAIL, (ii) OFFICE USE; AND (iii) RESIDENTIAL USE; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO .: 17-05-DOR-03

#### APPLICANT: City of Doral

**REQUEST:** City of Doral (The "Applicant") is requesting a text amendment to the City's Comprehensive Plan Future Land Use Element Downtown Mixed Use (DMU) to revise the allowable land use categories, expand the mix of uses permitted in the DMU, and allow development programs to use a combination of at least two (2) of the following uses (i) business/retail, (ii) office use; and (iii) residential use.



Information relating to this request 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, CMC City Clerk City of Doral 5/9

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foreclosed for unpaid assessments, prohibits contracts with service providers that create a conflict of interest, bars associations from hiring attorneys that also represent their properties' management companies and requires boards to keep official records open for member inspection, among other changes.

The proposed law would also bring changes for the state's Division of Condominiums. Among other changes it would authorize, rather than require, the division to hire full-time attorneys to conduct arbitration hearings and change the rules about its contracting with arbitrators.

But the pending legislation raised alarms for some, like Gelfand & Arpe senior partner Michael Gelfand, a homeowners' association mediator who chaired the Florida Bar's Real Property, Probate and Trust Law section.

"Go to jail! Do not pass go!" Gelfand wrote in a newsletter dispatch about the bill. "Unbelievable, but still true. The legislature, exceeding all expectations as to how to discourage good individuals from serving as directors and making it more difficult to attract volunteer directors, adopted House Bill 1237 to expand the criminal code to include many more areas of the Condominium Act."

Gelfand fears the push toward criminalization would make it difficult for the nonprofits to attract unit owners willing to take on the unpaid job of helming association business to pay taxes, collect member dues, handle common area maintenance and perform other duties.

Noting the proposal's "new and many surprising requirements," Gelfand predicted it was a precursor to more changes.

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## LEVAN

we have enjoyed at BBX Capital, which has prospered despite the unfair and unwarranted burden imposed on us by this SEC witch hunt."

The SEC's lead attorney, Russell Koonin, did not immediately respond to a request for comment. The SEC does not typically comment on litigation.

Levan's defense team was led by Eugene Stearns of Stearns Weaver Miller Weissler Alhadeff & Sitterson in Miami.

In closing arguments Friday, the SEC painted Levan as a rich banker who lied to investors as a way to delay a hit to the bank's stock price that would affect his own net worth.

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## FYRE

Additionally, attendees were to be treated to "the best in food, art, music and adventure," the lawsuit said.

Instead, the first arrivals were met with barely livable accommodations, lousy food and nothing in the way of art, music or adventure, the lawsuit alleges.

"In reality, Fyre Festival was the opposite," the lawsuit said.

The plaintiffs' situation was made worse once they arrived on the island because the event was cashless, the lawsuit said. Attendees were required to deposit money for electronic wristbands and became dependent on the festival organizers for transportation since cab drivers required payment in cash, the lawsuit said.



MELANIE BELL

Gelfand & Arpe senior partner Michael Gelfand fears the push toward criminalization would make it difficult for the nonprofits to attract unit owners willing to take on the unpaid job of helming association business to pay taxes, collect member dues, handle common area maintenance and perform other duties.

"While this bill only impacts condominium associations governed by Florida Statutes Chapter 718, beware that the Cooperative Act and the Homeowners' Association Act frequently are amended after a year to duplicate Condominium Act amendments," he wrote.

Other attorneys joined criticism of the grand jury report that preceded the legislative push, arguing the jury extrapolated about an entire industry based on egregious behavior at fewer than five associations.

"The report recommends changing the law only with respect to condo associations," Pathman Lewis partner and head of litigation John A. Moore wrote in a commentary published March 22 in the Daily Business Review. "Inherent in their reasoning is that board members always have devious motives."

Contact Samantha Joseph at sjoseph@ alm.com. On Twitter: @SJosephWriter

"Alan Levan had a choice about whether to tell the truth or tell lies ... and he lied," Koonin told jurors Friday.

Stearns said Levan and BBX had always been transparent, even when the bank's stock price fell, and that BankAtlantic survived the recession without taking a dime of bailout money. He said the government's claims were "frivolous" and questioned why the case was ever brought. "It is morally reprehensible," he said during closing arguments. "It's not just legally wrong."

Jury deliberations began Friday afternoon and continued until about 2 p.m. Monday.

Contact Celia Ampel at campel@alm.com. On Twitter: @CeliaAmpel

Attendees were left without adequate food, water, shelter and medical care, according to the suit, adding that about 40,000 people paid to attend the festival.

The lawsuit alleges the defendants are threatening legal action against anyone who has complained about the festival on social media and sent cease and desist letters.

The attendees were "blatantly (or recklessly) misled," the lawsuit said.

Attempts to reach the defendants — organizer Billy McFarland and Fyre Festival Inc. — and two public relations firms — 42 West LLC and Matte Projects LLC — were unsuccessful.

Öther putative class actions have been filed — two in California and one in New York.

Contact Michael Booth at mbooth@alm. com.