



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, January 17, 2018 beginning at 6:00 PM**, to consider the following Small-Scale Development Amendment to the City's Comprehensive Plan Future Land Use Map. 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 proposed future land use amendment applies to the property shown on the map below.

The City of Doral proposes to adopt the following Ordinance:

ORDINANCE No. 2017-20

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM BUSINESS (B) TO INDUSTRIAL (I) FOR 3.59± ACRES GENERALLY LOCATED BETWEEN NW 25 AND NW 27 STREETS, WEST OF NW 107 AVENUE, CITY OF DORAL, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 18-01-DOR-08

APPLICANT: Michael Radell, Esq. on behalf of Doral Commons Holdings, LLC

PROJECT NAME: Doral Commons Holdings, LLC

LOCATION: Between NW 25th and NW 27th Streets, West of 107th Avenue

FOLIO NUMBER: 35-3030-034-0010

SIZE OF PROPERTY: 3.59± Acres

PRESENT LAND USE: Business (B)

PRESENT ZONING: Industrial (I)

REQUEST: Michael Radell, Esq. on behalf of Doral Commons Holdings, LLC is requesting a Small Scale Development Amendment to the City's Comprehensive Plan to amend the Future Land Use Map from Business (B) to Industrial (I) for the property generally located between NW 25th and NW 27th Streets, West of 107th Avenue

LEGAL DESCRIPTION: The land referred to herein below is situated in the County of MIAMI-DADE, State of Florida, and is described as follows:

Parcel 1

Tract A of F.T.Z. Subdivision, according to the plat thereof, as recorded in Plat Book 153, at Page 35 of the Public Records of Miami-Dade County, Florida. Together with:

Parcel 2

That portion of 25.00 foot Canal Maintenance Easement lying South of Tract A of F.T.Z. Subdivision, according to the plat thereof, as recorded in Plat Book 153, at Page 35 of the Public Records of Miami-Dade County, Florida, being bounded on the East by a line parallel with and 45.00 feet West of the 'Southerly extension of the East line of said Tract A, and bounded on the West by the Southerly extension of the West line of the aforementioned Tract A. Together with:

Parcel 3

A 50' ingress and egress easement as shown on the plat of F.T.Z. Subdivision, according to the plat thereof, as recorded in Plat Book 153, at Page 35 of the Public Records of Miami-Dade County, Florida. Together with:

Parcel 4

Non-exclusive ingress and egress easement described in O.R. Book 19160, Page 2414, Public Records of Miami-Dade County, Florida.

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, CMC
City Clerk
City of Doral

BANKING/ FINANCE

Cash-Strapped Clients Offered Way to Game Trump's Tax Plan



SHUTTERSTOCK

Lenders, including Bank of America Corp. and SunTrust Banks Inc., aren't introducing specific products to solve the last-minute problem but are pointing clients to the credit they already have.

by Laura J. Keller and Katherine Chiglinsky

Americans have a new reason to take on debt during the holidays this year: early taxes.

Banks are seeing a wave of inquiries from customers in high-tax states rushing during the final days of the year to prepay 2018 property levies before a cap on deductions for state and local taxes comes into effect. One option: tapping home-equity lines or securities-backed loans to lessen the pain of a lump-sum outlay.

Lenders, including Bank of America Corp. and SunTrust Banks Inc., aren't introducing specific products to solve the last-minute problem but are pointing clients to the credit they already have. Counties in several states are scrambling to produce 2018 bills for individuals after officials in New York and New Jersey ordered local governments to accept prepayment of property taxes.

"The discussions we're having now are, 'Call your municipality and try to establish what your liability is. Call your mortgage holder,'" Tim Speiss, vice president of EisnerAmper Wealth Planning LLC, said.

Bank of America is making the credit lines available mostly to wealth-management customers at its Merrill Lynch or U.S. Trust units, according to a person briefed on the effort. While the firm's consumer bank doesn't offer personal loans, other clients can use products such as undrawn home equity lines of credit, said the person, who asked not to be identified speaking about customer inquiries.

SunTrust is also pointing clients to undrawn personal or home-equity loans, according to a spokesman.

Many individuals pay their property taxes through an escrow account with

their mortgage lender, leading banks to get calls on how they can facilitate prepayments. Banks are often pushing customers to speak with tax attorneys before making a change, since the move doesn't make sense for everyone.

PNC Financial Services Group Inc. has seen an increase in customers asking to prepay those taxes and is helping clients make payments through escrow accounts where possible, according to a spokeswoman. She didn't clarify whether the bank was extending credit as part of the service.

The Internal Revenue Service said Wednesday that property taxes can be deducted in filings for this year if they were assessed and paid in 2017. The GOP overhaul that President Donald Trump signed last week caps deductions for state and local taxes at \$10,000. That's pushed many taxpayers who itemize deductions to try to move 2018 expenses forward into this year.

"The rest of the week is going to be a state of flux, in first knowing that the liability has been posted and then getting it to the right recipient, whether that's an escrow account, the mortgage company or the actual municipality," Speiss said. "All that will be going on."

In the Washington, D.C., suburbs, radio station WTOP found a line of hundreds snaked through a local government building in Fairfax, Virginia, looking to prepay their 2018 bills. Fairfax County officials, strained by the crowds, are telling people to wire the money instead. The Montgomery County Council in Maryland broke into its winter recess to pass a bill allowing residents to prepay 2018 taxes, the Washington Post reported.

Laura J. Keller and Katherine Chiglinsky report for Bloomberg News.