



## CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop** on **Thursday, December 2, 2021 at 6:00 p.m.** The Meeting will take place at the City of Doral, Government Center, 1st Floor Multipurpose Room located at 8401 NW 53rd Terrace, Doral, Florida, 33166.

The following application will be presented:

**HEARING NO.:** 21-12-DOR-04

**APPLICANT:** National Express Wash, LLC d/b/a El Car Wash (the "Applicant")

**PROJECT NAME:** El Car Wash Site Plan

**PROJECT OWNER:** PPD Investment Holdings LLC

**LOCATION:** Northeast corner of NW 87 Avenue and NW 27 Street Intersection

**FOLIO NUMBER:** 35-3027-051-0020 and portion of 35-3027-051-0035

**SIZE OF PROPERTY:** 1.51 +/- net acres

**FUTURE LAND USE MAP DESIGNATION:** Business with CMU Opportunity Area Overlay (West Portion) and Industrial with CMU Opportunity Area Overlay (East Portion)

**ZONING DESIGNATION:** Commercial Corridor District CC

**REQUEST:** The Applicant is proposing to redevelop the vacant Property with a 7,815 square foot automatic car wash and a commercial-retail outparcel. The proposed El Car Wash will accommodate twelve (12) indoor carwash spaces, and approximately thirty-six (36) outdoor vacuum/parking spaces. The proposed carwash structure is two (2) stories in height.

**LEGAL DESCRIPTION:** Tract "H", less the North 22.12 feet of TRANSAL CORPORATE PARK AMENDED, according to the plat thereof, as recorded in Plat Book 149, at Page 64, of the Public Records of Miami-Dade County, Florida.

AND

The West 129 feet of Tract "I" of "TRANSAL CORPORATE PARK AMENDED", according to the plat thereof, as recorded in Plat Book 149, at Page 64, of the Public Records of Miami-Dade County, Florida, LESS the North 145 feet thereof.

Containing an area of 65,905 Square Feet or 1.51 Acres, more or less, by calculations.

Location Map



**ZONING WORKSHOP PROCESS:** The zoning workshop consists of two sessions:

1. **First Session.** The first session of a zoning workshop shall provide a forum for members of the public to learn about proposed developments within the city. Developments may be presented to the public simultaneously, in several locations within the meeting site. During this session, members of the public are encouraged to ask questions and to provide feedback to the applicant about the proposed development. The applicant shall provide visual depictions, such as renderings, drawings, pictures, and the location of the proposed development. In addition, representatives of the applicant shall be available to answer questions that members of the public may have about the proposed development. The members of the City Council shall not be present during the first session of the zoning workshop.

2. **Second Session.** The second session of a zoning workshop shall provide a forum for the City Council to learn about the proposed developments discussed at the first session of the zoning workshop. No quorum requirement shall apply. Developments shall be presented by the applicants sequentially, one at a time, for the City Council's review and comment. The applicant shall again present visual depictions of the proposed development. In addition, the applicant shall be available to answer any questions that members of the City Council may have about the proposed development.

**No quorum requirement shall apply nor will any vote on any project be taken, but roll call will be taken, as it is a publicly noticed meeting.**

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**. 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

11/19

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## BANKING/ FINANCE

# Florida Lawmakers Pass Plan to Block Vaccine Mandates



DIEGO M. RADZINSCHI

Gov. Ron DeSantis has sparred for months with the White House about COVID-19 policies.

by Jim Saunders and Tom Urban

Rebuking the Biden administration, Florida's Republican-controlled Legislature passed a measure that seeks to prevent workers from being required to get vaccinated against COVID-19.

The votes by the House and Senate came on the third day of a special legislative session called by Gov. Ron DeSantis, who has sparred for months with the White House about COVID-19 policies. But the outcome of the votes was never in doubt: Republican leaders agreed on the bill (HB 1B) before the session started and walled it off from any changes.

"We trust the individual Floridians to make the best decision for themselves and their children, more than we trust the federal government," Rep. Joe Harding, R-Williston, said before the House voted 78-39 along almost straight party lines to pass the bill.

Democrats criticized the bill, and the decision to hold a special session, as a political ploy by Republicans and said it will not help curb the COVID-19 pandemic.

"We have been here all week debating this in a way that is only prolonging this pandemic and making it harder for us to get shots in arms and dollars in people's pockets, so that we can get on with our lives," Rep. Andrew Learned, D-Brandon, said.

Several hours after the House passed the bill Wednesday, the Senate voted 24-14 along party lines to give final approval.

The special session was driven, at least in part, by Biden administration moves aimed at requiring workers at large businesses, federal contractors and in the health-care industry to be vaccinated.

Under the bill, Florida private-sector workers could avoid vaccination requirements if they provide medical reasons, religious reasons or can demonstrate "COVID-19 immunity." Also, they could be exempt if they agree to regular COVID-19 testing or agree to wear personal protective equipment.

Employers could face fines up to \$50,000 per violation if they don't properly follow the law.

The legislation also will bar government agencies from requiring workers to be vaccinated. In addition, it reinforces a law known as the "Parents' Bill of Rights" to ban student mask and vaccination requirements in public schools.

The school part of the bill came after months of legal battling between the

state and some school districts that required students to wear masks. Those districts have dropped mask requirements recently as COVID-19 cases have subsided, and districts have not imposed vaccination mandates.

Rep. Geraldine Thompson, D-Windermere, argued that blocking schools from being able to mandate such COVID-19 mitigation measures would aggravate a teacher shortage in the state.

"Are we putting teachers at risk? And I am concerned that we have a teacher shortage. We have people taking early retirement. We have shortages in terms of people who will not drive our school buses because they are in that enclosed environment with young people who don't have to wear masks, who don't have to be vaccinated," Thompson said.

But Rep. Mike Caruso, R-Delray Beach, defended the prohibition on school mask requirements.

"I sit there and I question our school boards for mandating masks for our children," Caruso said. "They say 'Well, physically, it's going to protect them from the (virus), when they fail to recognize the mental health issues that masks cause.'"

The only Democrat who voted for the bill was Rep. James Bush, D-Miami, and the measure sparked a sometimes-raw partisan fight.

At one point, Rep. Anthony Sabatini, R-Howey-in-the-Hills, called President Joe Biden a "tyrant" and urged "nullifying" federal laws, drawing jeers from Democrats. Rep. Bryan Avila, a Miami Springs Republican who was presiding over the House at the time, directed House members not to make comments about Biden or DeSantis.

During a news conference later, House Democrats said the session was more about the political ambitions of DeSantis, who is widely considered a potential 2024 presidential candidate, than about addressing the more than 60,000 Florida deaths from COVID-19.

"The circus has folded up its tents and is going back home," House Minority Co-leader Evan Jenne, D-Dania Beach, said. "The special session on promoting a presidential campaign is over. But the damage to public health will last for a generation and lead to untold death and suffering."

**Jim Saunders and Tom Urban report for the News Service of Florida. News Service staff writers Ryan Dailey and Jim Turner contributed to this report.**