



## 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 **Tuesday, June 19, 2018 beginning at 6:00 PM**, to consider the following rezoning application. 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 proposed rezoning applies to the property shown on the map below.

The City of Doral proposes to adopt the following Ordinance:

### ORDINANCE No. 2018-11

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/ DENYING A REZONING FROM INDUSTRIAL COMMERCIAL (IC) TO DOWNTOWN MIXED USE (DMU) FOR A 1.95± ACRE PARCEL GENERALLY LOCATED AT 8484 NW 36 STREET, CITY OF DORAL, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE**

**HEARING NO.:** 18-06-DOR-05

**APPLICANT:** Stanley B. Price, Esq.

**PROJECT NAME:** Doral Court Plaza

**PROJECT OWNERS:** Doral Court Plaza, LLC

**LOCATION:** 8484 NW 36<sup>th</sup> Street, Doral, Florida 33166

**FOLIO NUMBERS:** 35-3027-001-0241

**SIZE OF PROPERTY:** 1.95± Acres

**PRESENT LAND USE:** Office/Residential (OR)

**PRESENT ZONING:** Industrial Commercial (IC)

**REQUEST:** The Applicant on behalf of Doral Court Plaza, LLC is requesting a rezoning from Industrial Commercial (IC) to Downtown Mixed Use (DMU) for the property located at 8484 NW 36<sup>th</sup> Street, Doral, Florida 33166.

**LEGAL DESCRIPTION:** The land referred to herein below is situated in Miami-Dade County, Florida, and is described as follows:

A portion of the West 847.72 feet of Tract 29 and 30, of Florida Fruit Land Company's Subdivision No.1, in Section 27, Township 53 South, Range 40 East, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows; Commerce at the Northwest corner of said Tract 30; thence North 89°58'53" East along the North line of said Tract 30 for a distance 609.88 feet; thence South 00°21'28" East for a distance of 55.00 feet to a point lying on the South right of way line of NW 36<sup>th</sup> Street and the Point of Beginning of the herein described parcel of land; thence North 89°58'53" East along said right of way for a distance of 239.71 feet; thence South 01°50'30" East for a distance of 297.24 feet; thence South 89°58'15" West for a distance of 247.41 feet; thence North 00°21'28" West for a distance of 297.14 feet to the Point of Beginning.

Containing 72,365 square feet or 1.661 acres more or less.

TOGETHER WITH

CASTER PARCEL:

A portion of the west 847.72 feet of Tracts 29 and 30, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, in Section 27, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Tract 30; thence North 89°58'53" East along the North line of said Tract 30 for a distance of 609.88 feet; thence South 00°21'28" East for a distance of 55,000 feet to a point lying on the South right of way line of NW 36<sup>th</sup> Street (Doral Boulevard) and the Point of Beginning of the herein described parcel of land; thence continue South 00°21'28" East along the West line of the lands described in Partial Release of Unities of Title recorded in Official Records Book 22183, Page 4630, of the Public Records of Miami-Dade County, Florida, for a distance of 297.14 feet; thence South 89°58'15" West, along the Westerly prolongation of the South line of the lands described in said Partial Release of Unities of Title, for a distance of 42.00 feet; thence North 00°21'28" West for a distance of 297.15 feet; thence North 89°58'53" East, along the South right of way line of NW 36<sup>th</sup> Street (Doral Boulevard) for a distance of 42.00 feet to the Point of Beginning.

Containing 12,480 square feet or 0.29 acres or more or less.

### 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

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## BANKING/ FINANCE

# Think Soros Is Right? Traders Chase 76 Percent Returns Shorting Europe



JASPER JUINEN/BLOOMBERG NEWS

**George Soros says the euro area is in "existential danger" — and the world's biggest banks are flogging a flurry of products to parlay his warning into tantalizing returns.**

by **Yakob Peterseil**

George Soros says the euro area is in "existential danger" — and the world's biggest banks are flogging a flurry of products to parlay his warning into tantalizing returns.

Investors spooked by the record sell-off in Italian government bonds can pounce on structured securities to short the single currency or place more-modest bets that the economic recovery is on thin ice. And it can often be done for as little as a few dollars apiece.

The "euro project is coming under pressure because of declining global liquidity and weaker deflation," strategists at Macquarie Group Ltd. led by Viktor Shvets wrote in a note. "The ECB will be tested yet again."

Here are some structured products for bearish wagers.

### GEARING UP

Gunning to short European stocks? There are a slew of leveraged certificates that offer traders the opportunity to bet wildly or merely hedge underlying stock exposures. The products resemble the boom in geared exchange-traded funds in the U.S., and there's typically nothing backing them except for the credit of the issuer. Oh, and the leverage can reach eye-watering levels, as much as 18-times for notes listed in Stockholm.

On Monday, for example, more than \$9.4 million worth of notes from Societe Generale SA have been traded that provide seven times the daily performance of Italy's benchmark FTSE MIB.

Equity-linked structured securities can offer stellar returns. A seven-times inverse product tied to Italian shares soared 76 percent on June 24, 2016, a day after the U.K. voted to leave the European Union, as stocks in peripheral nations tumbled the most in the world.

### BANK BEAR

Pessimistic about Italian lenders stuck in the continent's second-most indebted country? Zurich-based Leonteq AG is selling notes to local investors that could yield a double-digit coupon and their money back as long as the share prices of a trio of large Italian banks don't rise by more than a third over the next 18 months.

Still aching to short? The U.S. dollar-denominated version of the so-called inverse multi-barrier reverse convertibles pay a coupon of 11.6 percent a year and redeem at par as long as none of the shares rises by more than 30 percent over that time.

### DICING WITH DEBT

Worried that European companies will take the biggest hit in the next crisis? It's lucky that debt investors are spoiled for choice to position for the prospect. Among institutional investors and wealthy individuals, notes tied to indexes of credit default swaps have exploded in popularity in recent years, with derivatives on the index often more liquid than underlying bonds.

In one current deal, Nomura is selling \$1.5 million of notes tied to the iTraxx Europe Index of investment-grade corporate bonds from the region, which pay a coupon equal to 5.34 percentage points more than three-month Libor.

Money managers in index-linked notes are effectively selling protection against the bonds in the index, with the coupon derived by the premium paid by the protection buyer. To cushion themselves should the credit cycle abruptly turn, a popular variation has investors buying so-called tranche notes, which allow for a set number of defaults among index members before holders suffer losses.

### FOREX FIEND

And what of the euro? Products that bet on the common currency's trajectory are known as FX reverse convertibles. A typical note might have a conversion strike price set below the spot level: if the exchange rate never dips below that, investors get a coupon and their money back. If it does, the product is redeemed in the weaker currency.

The notes are phenomenally popular in Switzerland, where traders bought \$25.6 billion worth in the first quarter alone.

So while European assets appear to have shrugged off existential fears for now, there's no shortage of exotic securities for those bearish on the world's largest trading bloc.

**Yakob Peterseil reports for Bloomberg News.**