



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop** on **Wednesday, February 27, 2019 at 6:00 PM**. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53 Terrace, Doral, FL 33166** to consider the following public hearing application:

HEARING NO.: 19-2-DOR-04

APPLICANT: BEP Limited II Partnership (The "Applicant")

PROJECT NAME: Doral Multi-Tenant Development

PROJECT OWNER: BEP II LIMITED PARTNERSHIP c/o Orli Teitelbaum

LOCATION: 10505 NW 41 ST, Doral, FL 33178-4289

FOLIO NUMBER: 35-3020-054-0010

SIZE OF PROPERTY: 6.83 +/- acre parcel

PRESENT LAND USE: Business

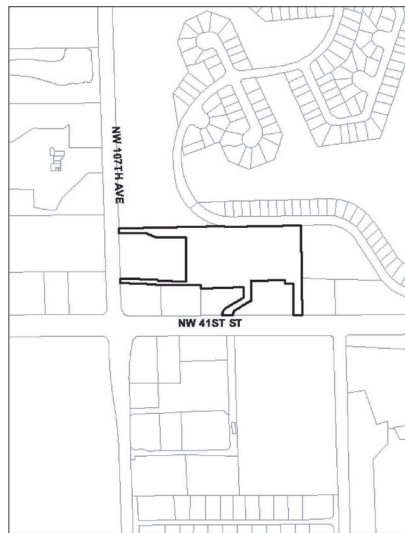
PRESENT ZONING: Corridor Commercial District (CC)

REQUEST: The Applicant is requesting to modify the current site plan to include a one-story, approximately 10,752 square-foot retail building on the northwest part of the property, between the existing shopping center and the Winn-Dixie Supermarket.

LEGAL DESCRIPTION: A PORTION OF THE SW 1/4 OF SECTION 20, TOWNSHIP 53 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SAID SW 1/4 OF SECTION 20; THENCE S 88°33'06" E ALONG THE SOUTH LINE OF THE SAID 1/4 OF SECTION 20 FOR 1,115.88 FEET; THENCE DUE NORTH FOR 65.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET, AS SAID STREET IS DESCRIBED IN OFFICIAL RECORDS BOOK 14443, PAGES 47, 50 AND 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING RUN N 88°33'06" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET FOR 56.02 FEET; THENCE DUE NORTH FOR 185.64 FEET; THENCE DUE WEST FOR 48.25 FEET; THENCE DUE NORTH FOR 21.26 FEET; THENCE DUE WEST FOR 196.42 FEET; THENCE DUE SOUTH FOR 122.00 FEET; THENCE DUE WEST FOR 8.88 FEET; THENCE S 60°00'00" W FOR 99.45 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 26.00 FEET AND A CENTRAL ANGLE OF 60°00'00" FOR AN ARC DISTANCE OF 27.23 FEET TO THE POINT OF TANGENCY; THENCE DUE SOUTH FOR 3.69 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET; THENCE N 88°33'06" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET FOR 66.02 FEET; THENCE DUE NORTH FOR 2.60 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 61.00 FEET AND A CENTRAL ANGLE OF 60°00'00" FOR AN ARC DISTANCE OF 63.88 FEET TO THE POINT OF TANGENCY; THENCE N 60°00'00" E FOR 110.27 FEET; THENCE DUE NORTH FOR 59.31 FEET; THENCE DUE WEST FOR 252.00 FEET; THENCE DUE NORTH FOR 18.50 FEET; THENCE DUE WEST FOR 263.80 FEET; THENCE N 34°23'15" W FOR 3.64 FEET; THENCE DUE WEST FOR 208.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 107TH AVENUE; THENCE N 00°01'17" E ALONG THE SAID EAST RIGHT-OF-WAY LINE OF NW 107TH AVENUE FOR 30.00 FEET; THENCE DUE EAST FOR 224.73 FEET; THENCE S 34°23'15" E FOR 9.69 FEET; THENCE DUE EAST FOR 165.37 FEET; THENCE DUE NORTH FOR 251.93 FEET; THENCE DUE WEST FOR 178.03 FEET; THENCE N 65°57'37" W OR 61.41 FEET; THENCE DUE WEST FOR 161.36 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF NW 107TH AVENUE; THENCE N 00°01'17" E ALONG THE SAID EAST RIGHT-OF-WAY LINE OF NW 107TH AVENUE FOR 28.00 FEET TO THE SOUTHWEST CORNER OF TRACT "C-2" OF THE PLAT OF DORAL DUNES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 21 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID TRACT "C-2" FOR 603.11 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "A" OF THE PLAT OF DORAL DUNES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 93, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT LYING ON A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID POINT BEARING S 10°51'02" W FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE SAID SOUTHERLY LINE OF TRACT "A," ALONG SAID CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A RADIUS OF 10°51'02" FOR AN ARC DISTANCE OF 53.03 FEET TO THE POINT OF TANGENCY; THENCE DUE EAST CONTINUING ALONG THE SAID SOUTHERLY LINE OF TRACT "A" FOR 419.49 FEET; THENCE DUE SOUTH FOR 525.32 FEET TO THE POINT OF BEGINNING.

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. No meeting shall start before 6:00 PM Eastern Standard Time and shall take place at a time and date to maximize public participation.
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**. 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, MMC

City Clerk

City of Doral

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