



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop Meeting** on **Wednesday, February 7, 2018 at 6:00 PM**. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, FL 33166** to consider the following public hearing application:

HEARING NO.: 18-01-DOR-10

APPLICANT: Tracy R. Slavens, Esq.

PROJECT NAME: Doral Square

PROJECT OWNERS: Doral Court Development, LLC/Doral Court Retail Investments, LLC

LOCATION: Southeast Corner of Doral Boulevard and NW 87 Avenue

FOLIO NUMBERS: 35-3027-001-0240; 35-3027-001-0245

SIZE OF PROPERTY: 9.3± Acres

PRESENT LAND USE: Office/Residential (OR) and Industrial (I)

PRESENT ZONING: Industrial Commercial (IC)

REQUEST: The Applicant on behalf of Doral Court Development, LLC/Doral Court Retail Investments, is proposing the rezoning of the subject property to Downtown Mixed Use (DMU) in order to develop a retail/office project consisting of up to 145,000 square feet of retail use and 150,000 square feet of office.

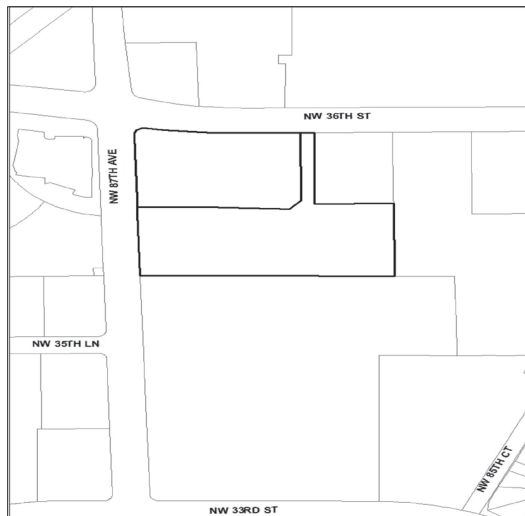
LEGAL DESCRIPTION: PARCEL "A" PORTION OF THE WEST 847.72 FEET OF TRACT 29, AND 30, OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 55.00 FEET THEREOF DEDICATED TO MIAMI-DADE COUNTY FOR N.W. 87TH AVENUE RIGHT OF WAY ALSO LESS AND EXCEPT ANY PART THEREOF DEDICATED TO MIAMI-DADE COUNTY FOR DORAL BOULEVARD (N.W. 36TH STREET EXTENSION) AS PER RIGHT OF WAY DEED DULY RECORDED IN OFFICIAL RECORDS BOOK 10753, AT PAGE 505 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 29 AT A DISTANCE OF 55.03 FEET ON A BEARING OF NORTH 89 DEGREES 57 MINUTES 45.1 SECONDS EAST, FROM THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 01 DEGREES 50 MINUTES 30 SECONDS WEST ALONG A LINE THAT IS PARALLEL TO AND 55.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, THE WEST BOUNDARY OF SAID TRACT 29 AND 30 OVER AND ACROSS SAID TRACT 29 AND PORTION OF SAID TRACT 30, FOR A DISTANCE OF 600.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES 22 MINUTES 44.7 SECONDS FOR A DISTANCE OF 43.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1964.86 FEET, SAID POINT BEARING SOUTH 08 DEGREES 32 MINUTES 14.7 SECONDS WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 22 SECONDS FOR A DISTANCE OF 293.42 FEET TO A POINT OF TANGENCY, SAID POINT BEARING SOUTH 00 DEGREES 01 MINUTES 07.4 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 471.97 FEET TO A POINT; THENCE SOUTH 01 DEGREES 50 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 604.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID TRACT 29; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 45.1 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 792.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF THE WEST 847.72 FEET OF TRACTS 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 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 DEGREES 58 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 30 FOR A DISTANCE OF 609.88 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 55.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89 DEGREE 58 MINUTES 53 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 239.71 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 297.24 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 247.41 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 297.14 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, CMC
City Clerk
City of Doral
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