



## CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Meeting** on **Wednesday, January 17, 2018 beginning at 6:00 PM**. The purpose of this public hearing is to review and approve the proposed site plan for the Holiday Inn Express to be located within the Miami International Development of Regional Impact (DRI) area. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, FL. 33166**.

**The City of Doral proposes to adopt the following Resolution:**

**RESOLUTION No. 18-**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING THE SITE PLAN FOR THE HOLIDAY INN EXPRESS, LOCATED AT 1691 NW 107 AVE, CITY OF DORAL, FLORIDA 33122; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**HEARING NO.:** 18-01-DOR-04

**APPLICANT:** Palma Building, LLC

**PROJECT NAME:** The Holiday Inn Express

**LOCATION:** The subject property is generally located at 1691 NW 107 AVE, City of Doral, Florida 33122.

**SIZE OF PROPERTY:** 1.03 +/- Acres

**Folio No.:** 35-3032-008-0131

**REQUEST:** Palma Building, LLC (the applicant) is proposing to redevelop a five (5)-story hotel with a building area of 46,405 square Feet. The hotel will consist of 75 units.

**LEGAL DESCRIPTION:** A Portion of Tract "A", "MIAMI INTERNATIONAL MALL PROPERTIES", according to the plot thereof as recorded in Plot Book 117, Page 84, of the public Records of Miami-Dade County, Florida being more particularly described as follows:

Commence at the Southwest corner of Section 32, Township 53 South, Range 40 East; thence N1'43'13"W, along the West line of said Section 32, for 2644.15 feet; thence N89'38'52"E for 753.62 feet to the Point of Beginning of the parcel of land hereinafter described; Thence S 0'21'07.5"E for a distance of 298.653 feet; thence N45'00'00"E for a distance of 424.98 feet; thence 589'38'52"W for a distance of 302.35 feet to the Point of Beginning, lying and being in Miami-Dade County Florida,

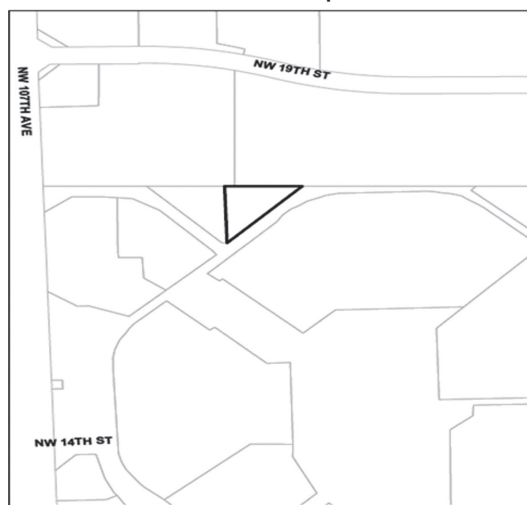
Area of above described parcel of land is 45,148 square feet, more or less.

Parcel Two: (described access easement: (Not platted hereon)

Being a part of Tract "A" according to the plat of "MIAMI INTERNATIONAL MALL PROPERTIES" as recorded in Plat Book 117 Page 84, in Section 32, Township 53 South, Range 40 East, of the Public Records of Miami-Dade County Florida. Beginning at a pipe in concrete marking the Southwest corner of said Section 32, thence N01'43'13"W along the West line of said Section 32, a distance of 2554.95 feet to a point; Thence N88'16'47"E, a distance of 89.00 feet to a point on the Easterly right of way line of N.W. 107 Avenue, said point also being the principal point and place of beginning of the following access easement. Thence N01'43'13"W. along said Easterly right of way line, a distance of 86.04 feet to a point curvature of a circular curve to the left having a radius of 50.00 feet; thence Southeasterly along the arc of said curve to the left through a central angle of 37'35'29" for on arc distance of 32.80 feet to a point of tangency, thence N88'16'47"E a distance of 158.58 feet to a point of curvature of a circular curve to the right having a radius of 326.00 feet; thence Southeasterly along the arc of said curve to the right through a central angle of 46'43'13" for an arc distance of 265.83 feet to a point of tangency, thence 545'00'00"E, a distance of 122.26 feet to a point of curvature of a circular curve to the left, having a radius of 35.00 feet; thence Northeasterly along the arc of said curve to the left through a central angle of 64'37'17.2" for an arc distance of 39.47 feet to a point; thence S45'00'00"E, a distance of 36.76 feet to a point of curvature of circular curve to the left, having a radius of 35.00 feet; thence Southeasterly along the arc of said curve to the left, through a central angle of 64'37'19.4" for arc distance of 39.48 feet to a point of tangency thence 845'00'00"E a distance of 102.00 feet to a point; thence N45'00'00"E distance of 305.48 feet to a point of curvature of a circular curve to the right having a radius of 375.00 feet; thence run Northeasterly along the arc of said curve to the right through a central angle of 2'12'50.8" for an arc distance of 14.49 feet to a point of tangency, said point also being the point of curvature of a circular curve to the left having a radius of 35.00 feet; thence run Northeasterly along the arc of said curve to the left through a central angle of 67'23'32.8" for an arc distance of 41.17 feet to a point; thence N45'00'00"E a distance of 31.97 feet to a point of curvature of a circular curve to the left having a radius of 35.00 feet; thence run Southeasterly along the arc said curve to the left through a central of 75'57'01.7" for an arc distance of 46.00 feet to a point thence S28'46'35.5" a distance of 35.00 feet to a point of curvature of circular curve to the left having a radius of 340.00 feet; thence run Southwesterly along the arc of said curve to the left through a central angle of 16'13'24.8" for an arc distance of 96.27 feet to a point thence S38'11'22.8"W a distance of 78.59 feet to a point; thence S45'00'00"W a distance of 282.12 feet to a point; thence N45'00'00"W, a distance of 368.26 feet to a point of curvature of a circular curve to the left, having a radius of 274.00 feet. thence Northwesterly along the arc of said curve to the left through a central angle of 46'43'11.3" for an ore distance of 223.42 feet to a point of tangency, thence S88'16'47"W, a distance of 146.58 feet to a point of curvature of a circular curve to left, having a radius of 50.00 feet; thence Southwesterly along the arc of said curve to the left through a central angle of S81'2'54" for an arc distance of 50.80 feet to a point on the Easterly right of way line of N.W. 107 Avenue, said point also being the principal point and Place of Beginning. LEGAL DESCRIPTION: (OFFSITE LEASE PARKING SITE)A Portion of Tract "A", 'MIAMI INTERNATIONAL MALL PROPERTIES", according to the plat thereof as recorded in Plat Book 117, Page 84, of the public Records of Miami—Dade County, Florida being more particularly described as follows;

Commence at the Southwest corner of Section 32, Township 53 South, Range 40 East; thence N1'43'13"W, along the West line of said Section 32, for 2644,15 feet; thence N89'38'52"E for 753.62 feet to a point; thence S00'21'07.5"E for a distance of 298,653 feet; thence N45'00'00E for a distance of 19.75 feet to the Point of Beginning of parcel of land hereinafter to be described thence S45'00'00"E for a distance of 116.00 feet to a point; thence N45'00'00"E. for a distance of 82.93 feet to a point; thence run S45'00'00"E for a distance of 53.00 feet to a point; thence N45'00'00"E for a distance of 83.50 feet to a point; thence N45'00'00"W for a distance of 105.00 feet to a point; thence S.45'00'00"W for a distance of 50.00 feet to a point; thence N.45'00'00"W for a distance of 44.00 feet to a point; thence N45'00'00"E for a distance of 168.80 feet to a point; thence N45'00'00"W for a distance of 20.00 feet to a point; thence S45'00'00"W for a distance of 285.23 feet to the Point of Beginning, lying and being in Miami—Dade County Florida, Area of above described parcel of land is 23,907 square feet, more or less.

**Location Map**



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