



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Local Planning Agency (LPA)** meeting on **Wednesday, March 27, 2019 beginning at 5:00 PM**, to consider the following text amendments to the City of Doral Comprehensive Plan. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166.**

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 19-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT THE PROPOSED TEXT AMENDMENTS TO THE CITY OF DORAL COMPREHENSIVE PLAN UPDATE CONSISTENT WITH SECTION 163.3184 OF THE FLORIDA STATUTES AND SECTION 2-164 OF THE CITY OF DORAL LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 19-03-DOR-01

APPLICANT: City of Doral

PROJECT NAME: Text amendments to the City of Doral Comprehensive Plan

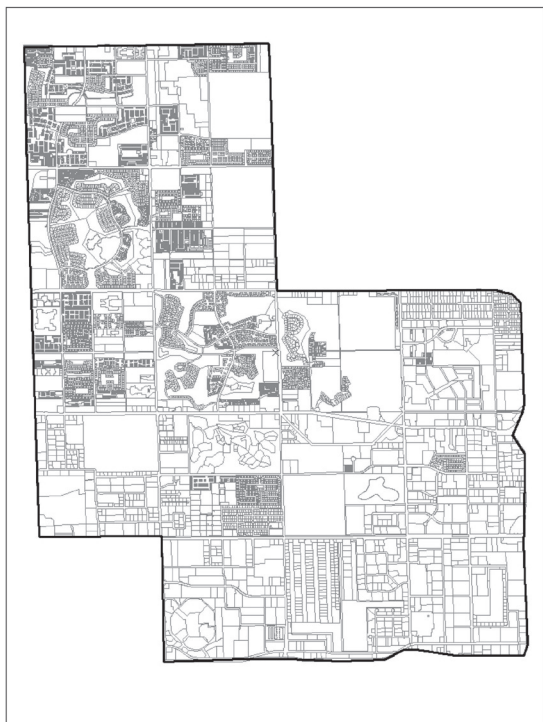
PROJECT OWNERS: City of Doral

LOCATION: City of Doral

SIZE OF PROPERTY: 15± Square Miles

REQUEST: The City of Doral is requesting approval of proposed text amendments to the City's Comprehensive Plan consistent with Section 163.3184 of the Florida Statutes.

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, MMC
City Clerk
City of Doral

COMMERCIAL REAL ESTATE

Buyers Finally Gain Upper Hand in Hottest US Housing Markets



CHONA KASINGER/BLOOMBERG NEWS

Nowhere is the shift more pronounced than in once-hot areas such as Seattle, San Francisco and Denver, where bidding wars are vanishing, time-on-market is climbing and prices are flattening, or even falling.

by Prashant Gopal
and Noah Buhayar

The real estate frenzies in West Coast cities have become the stuff of lore: buyers jostling at open houses, homes getting offers sight unseen, bids coming in hundreds of thousands of dollars over asking.

That's all over now.

Just ask Kelly Randall, an Amazon employee who listed her renovated Seattle condo for \$539,000, a bargain compared with the \$615,000 her friend got last year for a smaller place in the same building. Almost four months and four price cuts later, Randall's still waiting for an offer.

"My timing sucks," she said. "It's a little frustrating."

For the first time in years, the U.S. is entering its key spring house-hunting season with buyers holding the upper hand. Nowhere is the shift more pronounced than in once-hot areas such as Seattle, San Francisco and Denver, where bidding wars are vanishing, time-on-market is climbing and prices are flattening, or even falling. These western cities, the center of the recent housing boom, are now leading the slowdown.

The reasons are varied, from last year's spike in mortgage rates to volatility in technology stocks. But the simplest explanation is that years of soaring values have put housing in many areas out of reach to all but the most affluent buyers. In many parts of the West, home prices have more than doubled from the recession while incomes have climbed far less.

"There's a huge disparity," said Lawrence Yun, chief economist of the National Association of Realtors. "People can't catch up."

With prices slipping and more inventory coming up for the busiest time for home selling, buyers who have the means will have a new opportunity to enter the market. Sellers, meanwhile, face a "reality check," Yun said.

"This is what it looks like when the pendulum starts to go the other way," said Felipe Chacon, a housing economist at Trulia.

Seattle is a prime example of the reversal. The area's median single-family home price doubled since 2012 to

\$560,000, fueled by an Amazon-led tech boom that brought in a flood of highly paid workers. Houses regularly sold within a week, sometimes garnering 10 or more offers, with buyers waiving home inspections and financing contingencies.

Now, the tables are turning. The median single-family home prices in King County, which includes Seattle, fell 3 percent on a price-per-square foot basis in January, the first annual decline since 2012, according to brokerage Redfin. Roughly a sixth of the metro area's listings had price cuts in the 12 months through January, twice the previous year's rate, Trulia data show.

It may just be a brief respite after years of mania. Seattle's economy and hiring remain strong, and housing is still tight compared with other parts of the country. Home sales have started to pick up from a tepid fall and winter, real estate agents say.

But there's no question the house hunt has become easier for people such as Hector Perez, who moved to Seattle last year for an Amazon job and had heard horror stories about the crazy market. The Texas transplant and his wife, Kate, were pleasantly surprised when they zeroed in on a new home in the Queen Anne neighborhood that had been on the market for more than half a year.

Already, about \$160,000 had been knocked off of the initial list price of almost \$1.4 million. When the seller asked if they could do an inspection in five days, the couple said they were traveling and threatened to walk if they couldn't get 10.

"It was a bit of a risk, but they came back and said, 'OK,'" Perez said. "We had a little bit of leverage that we didn't think we'd have."

The invisible hand of Amazon may once again be playing a role in the market. There are concerns that the company, which occupies about a fifth of Seattle's prime office space, may be slowing its growth in the city. Last month, the tech giant said it doesn't plan to move into the space it leased in a new 37-story tower being built downtown. Amazon, which still has thousands of positions open in the city, declined to comment.

Prashant Gopal and Noah Buhayar report for Bloomberg News.