



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 18, 2020 beginning at 5:00 PM**, to consider the following amendment to the City of Doral's Zoning Map. 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. 20-

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 TO THE LOCAL GOVERNING BODY AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DORAL, DESIGNATING A NEW VOLUNTARY OVERLAY DISTRICT ENTITLED "DORAL ARTS REUSE DISTRICT" LOCATED NORTH OF DOWNTOWN DORAL, CONSISTING OF APPROXIMATELY 113 ACRES, BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH; AND PROVIDING FOR AN EFFECTIVE DATE

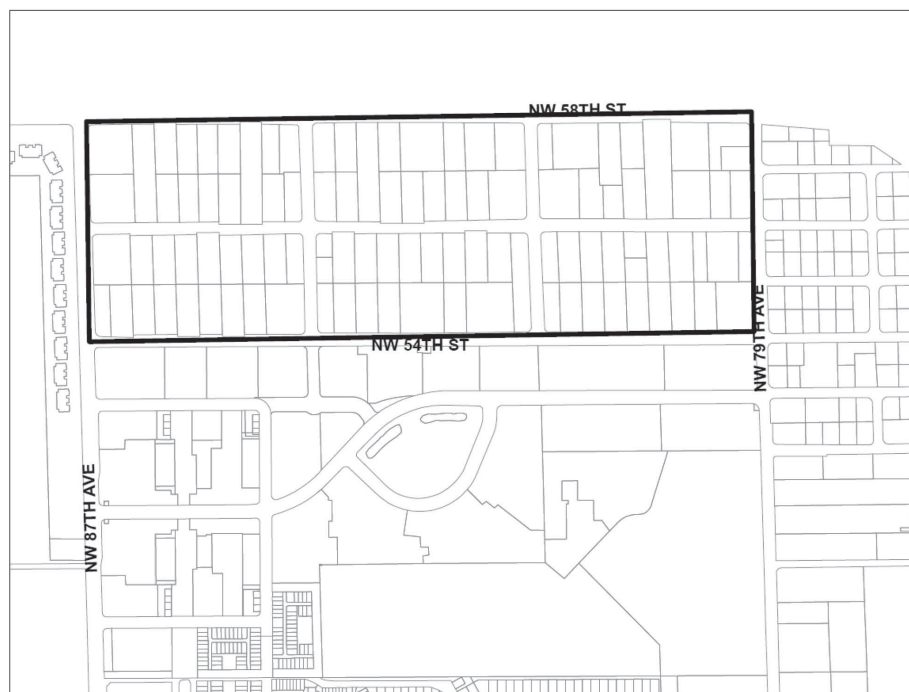
HEARING NO.: 20-03-DOR-04

APPLICANT: City of Doral

LOCATION: Area located north of Downtown Doral, bounded by NW 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south.

REQUEST: The City of Doral (the "Applicant") is requesting Mayor and City Council approval for an amendment to the City's Official Zoning Map designating a new voluntary overlay district entitled "Doral Arts Reuse District".

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

PRACTICE FOCUS / BANKRUPTCY Chapter 1

Boy Scout of America Bankruptcy Plan Lacking in Details for Abuse Victims

Commentary by Dana Quick

Following in the pattern of several Catholic diocese and USA Gymnastics, the Boy Scouts of America filed in Delaware for Chapter 11 bankruptcy protection last week in order to streamline the handling of its current and future abuse claims.



Quick

In its first day pleadings, BSA noted the financial strain of handling approximately 275 current litigation claims nationwide, with more expected to be filed as states have moved to extend or temporarily abolish statutes of limitations that would otherwise make many of these claims too old to bring. BSA states that in the two years leading up to the bankruptcy filing it spent \$150 million on legal fees and settlements related to abuse claims.

BSA has spent more than a year planning its bankruptcy filing, but its initial filings lack the kind of information that would evidence such planning. BSA initially brought in restructuring professionals in late 2018, then registered a Delaware LLC in June 2019 in order to secure jurisdiction to file in Delaware and filed a plan of reorganization with its initial petition. Despite this work on the front end, BSA has requested

an additional two months to file its schedules of assets and liabilities—information necessary for the court and creditors to determine whether the plan proposed by BSA is fair and equitable, but also information that would be necessary for BSA and its counsel to have available to formulate a plan.

The plan filed by BSA is also missing critical information. One of the key pieces missing is how abuse victims' claims will be handled. The BSA plan proposes to group all abuse victims' claims in the second lowest priority, only higher in priority than its equity class. The plan proposes creating a trust to hold assets and administer the claims. However, there is no meaningful information about the assets BSA is willing to put into the victims' trust to fund payments. The plan states the victims trust assets will be comprised of all assets not identified as necessary to continue BSA's operations, less all amounts needed to pay all secured and unsecured creditors; plus, BSA's rights in certain insurance policies. Missing here is treatment of secured creditors, with which BSA intends to enter into restated agreements the terms of which have not been provided, and a complete lack of any information on how general unsecured creditors will be handled or the anticipated value of their claims.

Further, resting on its status as a nonprofit to further its mission, BSA claims that virtually all of its high

value assets are essential to its continued operations. These assets include its camps; "high adventure" facilities in Florida, Minnesota, Canada, New Mexico, and its newest and largest in West Virginia; and its foundation, which received large gifts of \$73 million in 2019 alone. Customarily, a for-profit business in Chapter 11 would be required to fund such a trust like the victims' trust with an amount certain (coming from a partial liquidation, an equity infusion or specific named assets) and then provide a contingent amount (such as insurance proceeds, the proceeds from pending or future litigation claims and the proceeds from continued operation of the business). Even after BSA fills in the details of its bare bones plan, it does not appear there will be any certainty of the minimum amount funding the victims' trust.

Finally, BSA's plan lacks any details about how victims' claims will be handled by the trust. The plan references a trust agreement and trust procedures that have not yet been provided. The plan also references the victims' trust will have separate claim procedure and claim deadline, also without any detail. At BSA's formation meeting in Delaware, BSA's counsel advised the bankruptcy court that victims would likely have 80 days to file their claims with the trust once the plan has been approved,

this in contrast to the 180 days the rest of BSA's creditors have to file proof of claims after plan approval. BSA has not provided any information about what the claim form will look like for abuse victims, or the kinds of detail or documents that may be necessary to support a victim abuse claim, many of which are decades old at this point. Regardless of the procedures employed, BSA is requesting the court issue a channeling injunction, which will prohibit all present and future abuse claims from being filed against BSA except through the as yet unstated claims procedures of the victims' trust.

BSA stated it came to the bankruptcy court only after settlement negotiations with its abuse victims reached an impasse. And while BSA has stated it hopes for a quick exit from bankruptcy, it has a long way to go to fill in the details of its plan. Indeed, it appears BSA is seeking to put the burden of its restructure on its abuse victims while using the strong powers of the bankruptcy court to short circuit their ability to collect. If BSA is truly intending to provide a fair process for its victims, it may have to scale back its operations, sell some of its assets, and understand that maintaining business as usual may not be possible for the kind of relief it is seeking from the bankruptcy court.

Dana Quick is of counsel with Bast Amron in Miami. She practices in the area of insolvency and commercial litigation.

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