



## CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop** on **Monday, January 14, 2019 at 6:00 PM**. This meeting will be held at the **City of Doral, Government Center, 3rd Floor Council Chambers located at 8401 NW 53 Terrace, Doral, FL 33166** to consider the following public hearing application:

**HEARING NO.:** 19-1-DOR-04

**APPLICANT:** ALFE Holdings, LLC ("The Applicant")

**PROJECT NAME:** Ker Art Space

**PROJECT OWNER:** ALFE Holdings, LLC

**LOCATION:** 3400 NW 78th Avenue Doral, FL 33122

**FOLIO NUMBER:** 35-3027-007-0011

**SIZE OF PROPERTY:** 1.89± Acres

**PRESENT LAND USE:** Doral Decor District (DDD)

**PRESENT ZONING:** Industrial (I)

**REQUEST:** The applicant is proposing interior and exterior improvements to enhance the building and the aesthetic character of the area.

**LEGAL DESCRIPTION:** The east 352.0 feet of the south 235.0 feet of Tract "A" of Crudele Airport Industrial Park Subdivision, according to the Plat thereof in Plat Book 86 at page 29 of the Public Records of Miami-Dade County, Florida.

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 comparencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparencia 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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## MIAMI

"Our downtown neighborhood is now viewed as a true live, work, play district and the result is an office market that has stabilized and is becoming more diverse."

### SOME KEY STUDY FINDINGS

- More than 6.3 million square feet of office space was leased in Downtown Miami since 2013, with finance, banking, law and real estate tenants accounting for over 60 percent of all lease activity.

- Tech firms are catching up. Altogether, 72 percent of the new-to-market tech and innovation firms leasing space in Greater Miami are selecting the urban core.

- Approximately 58 percent of companies entering the Miami market for the first time choose to locate downtown, "drawn by the neighborhood's strong quality of life component, walkability and transit connections," the study says.

- Tenant renewals are driving leasing activity, with 89 percent of downtown users staying in place and/or expanding their office when faced with an expiring lease. "This stability has fueled the rapid growth of downtown's daytime population, which now exceeds 250,000 people," the report says.



"Downtown Miami has long been a preferred location for multinational companies seeking access to North America, South America and Europe, and we're increasingly seeing domestic firms enter the market as we improve our urban infrastructure, welcome new residential options, and cultivate a strong entertainment and hospitality scene," said Miami DDA Board Member Danet Linares.

- Average rents for Class-A space have climbed nearly 15 percent since 2013 but remain affordable by comparison with other gateway cities in the U.S., such as New York, Boston, and San Francisco, according to the study.

- Downtown Miami has the highest concentration of banks and financial institutions outside of Manhattan.

David Wilkening reports for [GlobeSt.com](#).

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## ROS-LEHTINEN

my time in Congress, and I am excited to begin this next chapter in my career."

After 36 years in public office — nearly 30 of those years in the U.S. Congress representing South Florida, Ros-Lehtinen announced her retirement last year in an op-ed in the Miami Herald.

"This is a personal decision based on personal considerations," wrote Ros-Lehtinen. Democrat Donna Shalala eventually defeated her Republican opponent Maria Elvira Salazar last November to replace Ros-Lehtinen.

Ros-Lehtinen was the first Cuban-American elected to Congress when she won her first congressional election in 1989, and the first Hispanic woman to serve in the Florida House, Florida Senate and U.S. Congress. Among her biggest policy achievements was her role in passing Florida's prepaid college-tuition program.

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## SELF-DEFENSE

"Courts universally claim that when they sentence a defendant they apply the law to the facts and reach a fair result," Cosden said. "Sometimes it appears that courts will stretch the facts or the law to reach a desired result."

In Cosden's view, it was a stretch to say that Williams acted out of self-defense when he shot one alleged attacker but not the other.

"The conclusion that a jury could have found (Williams) guilty because he hesitated is, to be most charitable about it, not an entirely reasonable interpretation of the facts," Cosden said.

Justices Peggy Quince wrote the opinion, backed by R. Fred Lewis and Barbara Pariente — all three of whom will retire on Tuesday. Justice Jorge Labarga concurred in result without elaborating.

Chief Justice Charles T. Canady also concurred in result — but only in part, arguing both convictions should remain intact, but that he'd like to see Williams resentenced.

Akin Gump isn't the only big law firm picking up attorneys with government experience. Holland & Knight recently announced it hired former Republican Virginia Congressman Tom Davis as partner in its public policy practice group based in D.C. and Tysons, Virginia.

Davis served in Congress for 14 years before retiring in 2008. He was previously with Deloitte, where he was director of federal government affairs.

Lawyers have long bounced between the public and private sector, a process often referred to as "the revolving door." Notable recent examples include former U.S. Deputy Attorney General Sally Yates' move to King & Spalding and, in the other direction, former U.S. Attorney General William Barr's journey from Kirkland & Ellis back to the Justice Department pending his nomination to U.S. Attorney General.

Dylan Jackson writes about the South Florida legal community. He can be reached at [djackson@alm.com](mailto:djackson@alm.com) or 305-347-6677. On Twitter @DylanBJackson

"My guess is that this was a compromised decision," Cosden said. "That Kennedy, Polston and Lawson, and possibly Labarga, said, 'We'll go along with reversing the first degree murder, which cuts 35 years of his sentence, as long as he gets convicted of something.'"

Florida Attorney General Pam Bondi, Assistant Attorney General Elba Caridad Marion and bureau chief C. Suzanne Bechard represented the state, which did not respond to a request for comment before deadline.

Williams will likely now be released in 2038 when he'll be in his 40s, according to Cosden. Though he's unhappy with the result, Cosden conceded it could have been a lot worse for his client.

"I don't walk away from this feeling good because my client's going to do a 25-year mandatory minimum," Cosden said. "But I feel a whole lot better about getting a first degree murder conviction reversed and getting 35 years knocked off his sentence."

Raychel Lean reports on South Florida litigation for the Daily Business Review. Send an email to [rlean@alm.com](mailto:rlean@alm.com), or follow her on Twitter via @raychellean.