



CITY OF DORAL

NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop** on **Thursday, May 2, 2019 at 6:00 PM**. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53 Terrace, Doral, FL 33166** to consider the following public hearing application:

HEARING NO.: 19-5-DOR-01

APPLICANT: 7777 Investment, LLC ("The Applicant")

PROJECT NAME: District 79

PROJECT OWNER: 7777 Investment, LLC

LOCATION: North of NW 41st and between NW 79th Avenue and the Palmetto Expressway in Doral, Florida

FOLIO NUMBER: 35-3022-000-0090 and 35-3022-000-0101

SIZE OF PROPERTY: 23.7± Acres

PRESENT LAND USE: Industrial (I)

PRESENT ZONING: Industrial (I)

PROPOSED ZONING: Planned Unit Development (PUD)

REQUEST: The Applicant is proposing to redevelop the site into a mixed-use development consisting of 50,936 square feet of retail/commercial uses and 405,639 square feet of industrial uses. The Planning and Zoning Department is currently reviewing a rezoning application filed by the Applicant to rezone the property from Industrial to PUD. The proposed site plan will comply with the City's PUD regulations.

LEGAL DESCRIPTION: PARCEL 1:

For a Point of Beginning, commence at the Southwest corner of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East; thence run North 1°32'24" West along the West line of said East 1/2 of the Southeast 1/4 of Section 22, a distance of 85 feet to a Point; thence run South 89°37'40" East and parallel with the South line of the Southeast 1/4 of said Section 22 a distance of 400 feet to a Point; thence run North 1°32'24" West and parallel to the West line of the East 1/2 of the Southeast 1/4 of said Section 22, a distance of 861.55 feet to a Point; thence run South 89°51'50" East and parallel to the North line of the Southeast 1/4 of said Section 22 a distance of 822.02 feet to the right-of-way line of the Palmetto Road Expressway as recorded in Plat Book 67 at Page 39 of the Public Records of Dade County, Florida; thence South 1°30'40" East along said right-of-way line a distance of 407.82 feet to a Point; thence continuing along said right-of-way line South 4°11'58" West a distance of 201.00 feet to a point; thence continuing along said right of way line South 45°13'29" West a distance of 481.15 feet to the South line of the Southeast 1/4 of said Section 22; thence along the South line of said Section 22 a distance of 853.67 feet to the Point of Beginning.

LESS AND EXCEPT:

Right of Way Deed to Dade County for Canal Purposes filed under CFN 64R-174653, recorded in Official Records Book 4363, Page 91, described as follows:

The South 45 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, less the right of way for Palmetto Expressway as recorded in Plat Book 67, at Page 39, of the Public Records of Dade County, Florida. **ALSO LESS AND EXCEPT:** Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 7261, Page 992 and described as follows: The West 35 feet of the North 85 feet of the South 130 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida. **ALSO, LESS AND EXCEPT:**

Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 15247, Page 2055 and described as follows: The West 35.00 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida, **LESS** the North 1732 feet thereof **AND LESS** the South 45 feet thereof **AND LESS** that portion thereof previously obtained for road purposes. **ALSO LESS AND EXCEPT:** That portion within the Right of Way of Palmetto Expressway (State Road No. 826) according to the Right of Way Monumentation Map recorded in Plat Book 152, Page 65, of the Public Records of Miami-Dade County, Florida. **PARCEL 2:** The East 1/2 of the Southeast 1/4, of Section 22, Township 53 South, Range 40 East, Dade County, Florida, less the North 1732 feet and less the following described property: For a Point of Beginning, commence at the Southwest corner of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East; thence run North 1°29'17" West along the West line of said East 1/2 of the Southeast 1/4 of Section 22, a distance of 85 feet to a Point; thence run South 89°37'40" East and parallel with the South line of the Southeast 1/4 of said Section 22 a distance of 400 feet to a Point; thence run North 1°29'17" West and parallel to the West line of the East 1/2 of the Southeast 1/4 of said Section 22, a distance of 861.55 feet to a Point; thence run North 89°51'50" East and parallel to the North line of the Southeast 1/4 of said Section 22 a distance of 823.49 feet to the right-of-way line of the Palmetto Road Expressway as recorded in Plat Book 67 at Page 39 of the Public Records of Dade County, Florida; thence South 1°30'40" East along said right-of-way line a distance of 411.93 feet to a Point; thence continuing along said right-of-way line South 4°11'58" West a distance of 201.00 feet to a point; thence continuing along said right of way line South 45°13'29" West a distance of 481.15 feet to the South line of the Southeast 1/4 of said Section 22; thence along the South line of said Section 22 a distance of 853.67 feet to the Point of Beginning. **LESS AND EXCEPT:** Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 7261, Page 992 and described as follows: The West 35 feet of the North 85 feet of the South 130 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida. **ALSO LESS AND EXCEPT:**

Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 15247, Page 2055 and described as follows: The West 35.00 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida, **LESS** the North 1732 feet thereof **AND LESS** the South 45 feet thereof **AND LESS** that portion thereof previously obtained for road purposes.

PARCELS 1 AND 2 BEING ALSO KNOWN AS:

The East 1/2 of the Southeast 1/4, of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida, less the North 1732 feet thereof; **LESS AND EXCEPT:**

That portion of the East 1/2 of the Southeast 1/4, of Section 22, Township 53 South, Range 40 East, lying within the limited access right of way for State Road 826 (Palmetto Road Expressway) and within the canal right of way, as both are shown on the RIGHT OF WAY MAP, recorded in Plat Book 67, at Page 39, of the Public Records of Miami-Dade County, Florida; **ALSO LESS AND EXCEPT:**

Right of Way Deed to Dade County for Canal Purposes filed recorded in Official Records Book 4363, Page 91, described as follows: The South 45 feet of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, less the right of way for Palmetto Expressway as recorded in Plat Book 67, at Page 39, of the Public Records of Miami-Dade County, Florida. **ALSO LESS AND EXCEPT:**

Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 7261, Page 992 and described as follows: The West 35 feet of the North 85 feet of the South 130 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida. **ALSO LESS AND EXCEPT:**

Right of Way Deed to Dade County for Highway Purposes recorded in Official Records Book 15247, Page 2055 and described as follows: The West 35.00 feet of the East 1/2 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Dade County, Florida, **LESS** the North 1732 feet thereof **AND LESS** the South 45 feet thereof **AND LESS** that portion thereof previously obtained for road purposes.

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, MMC
City Clerk
City of Doral