



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Hearing** meeting on **Wednesday, April 24, 2019 beginning at 6:00 PM**, to consider the following text amendments to the City of Land Development Code. The City Council will consider this item for **SECOND READING**. 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 Ordinance:

ORDINANCE No. 2017-12

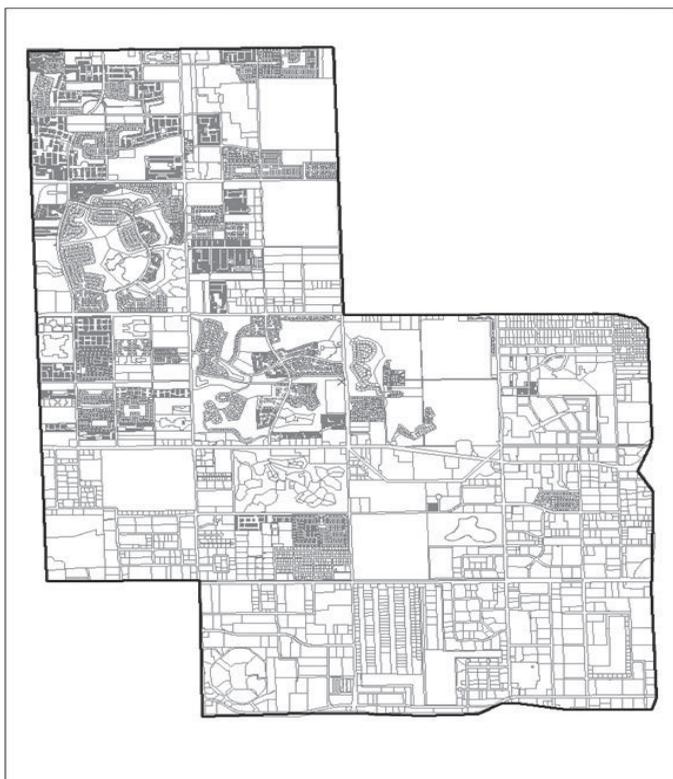
AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AMENDMENTS TO THE LAND DEVELOPMENT CODE CHAPTER 80, "SIGN REGULATIONS", ARTICLES I THROUGH V; APPROVING AMENDMENTS TO THE CODE OF ORDINANCES CHAPTER 14, "ELECTIONS," INCLUDING STRIKING ARTICLE IV, "POLITICAL SIGNS"; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 19-04-DOR-9

APPLICANT: City of Doral

REQUEST: The City is requesting amendments to Chapter 80, Sign Regulations", Articles I through V, to update existing regulations applicable to all uses requiring the use of signs.

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

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COMMERCIAL REAL ESTATE

SOUTH FLORIDA TRANSACTIONS

DEAL OF THE DAY

Bayshore Veterinary Clinic Building in North Miami Beach Trades for \$1.5M

Address: 2043 NE 140th St. in North Miami Beach

Property type: This is a 6,016-square-foot, one-story building constructed in 2000 on a half-acre lot, according to the Miami-Dade County Property Appraiser's office. It currently is occupied by the Bayshore Veterinary Clinic.

Price: \$1,500,000

Seller: Bayshore Rental Corp.

Buyer: Bayshore Vets Inc.

Past sale: \$325,000 in March 1999



GOOGLE

These reports are based on public records filed with the clerks of courts. Building area is cited in gross square footage, the total area of a property as computed for assessment purposes by the county appraiser.

Fort Lauderdale Mixed-Use Shopping Center Trades for \$43M

by John Jordan

Mast Capital of Miami has purchased the Quay, a 73,000-square-foot mixed-use shopping center property here for \$43 million.

The fully-leased property, which also includes a marina and a two-story office building, was sold by Hudson Capital Group, Inc. Mast Capital financed the purchase with a loan from CIT bank, N.A. Roberto Susi of Axiom Capital Advisors brokered the off-market transaction for the 6.7-acre property.

Major tenants at the Quay, which is located at the Southeast 17th Street commercial corridor, include the Boatyard restaurant, the United States Postal Service and Chipotle. The Quay is located near several large-scale redevelopment projects, including the Pier Sixty-Six Hotel, Port Everglades and the Greater Fort Lauderdale/Broward County Convention Center. The property is also close to Fort Lauderdale Beach.

"This property generates strong in-place cash flows, which we believe has further upside," says Camilo Miguel Jr., CEO and founder of Mast Capital. "The Quay's unique waterfront location, proximity to major points of interest and frontage on the well-trafficked SE 17th Street corridor position it to benefit from Fort Lauderdale's growing popularity as a city for people to live, work, and play."

"With the property already 100% leased, the purchase provides Mast Capital with a strong, secure and long-term investment opportunity," adds Axiom Capital's Susi. "From its prime waterfront location to its remarkable accessibility to nearby attractions and transportation options, the property is and will remain attractive to tenants of all sizes."

Since 2010, Mast has completed 17 transactions across residential, hotel, office, retail, and land with total projected capitalization of approximately \$1 billion. Mast Capital's development and investment portfolio includes such notable projects as the Miami River Walk, Conrad Brickell, Shipping Ave. Apartments and Treasures on the Bay.

Earlier this year, Mast Capital and joint venture partner AEW Capital Management secured a nearly \$60 million construction loan for the Miami River Walk project, which broke ground in February.

The Miami River Walk site is to be developed in two phases and will involve the development of approximately 700 rental apartment units on a 6.3-acre site located on the Miami River, half a mile south of Miami's Health District and within 1.5 miles of the Downtown/Brickell CBD.

John Jordan reports for GlobeSt.com.