



## CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop on Thursday, November 4, 2021 at 6:00 p.m.** The Meeting will take place at the City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166.

The following application will be presented:

**HEARING NO.:** 21-11-DOR-01

**APPLICANT:** Brian S. Adler, Esq., on behalf of Lehman Doral Partners, LLC (the "Applicant")

**PROJECT NAME:** Lehman Doral Kia & Subaru

**PROJECT OWNER:** Lehman Doral Partners, LLC

**LOCATION:** 10155 NW 12th Street, Doral, Florida 33172

**FOLIO NUMBER:** 35-3032-045-0010; 35-3032-008-0017; 35-3032-000-0121

**SIZE OF PROPERTY:** 11.41 acres

**FUTURE LAND USE MAP DESIGNATION:** Business, Institutional and Public Facility

**ZONING DESIGNATION:** Commercial Corridor District CC

**REQUEST:** The Applicant is proposing to develop a Kia automobile showroom and an accompanying parts and service building on the previously platted parcel identified by Folio No. 35-3032-045-0010 (the "Kia Parcel"), fronting on NW 12th Street, and a Subaru automobile showroom with a parts and service building and a parking garage on the rear parcel currently identified by Folio No. 35-3032-000-0121 (the "Subaru Parcel"). Access between the two automobile facilities will be provided through a third parcel identified by Folio No. 35-3032-008-0017, which will serve as a connecting driveway (the "Driveway Parcel"), totaling approximately 11.41 acres.

**LEGAL DESCRIPTION:** The East 45.00 feet of the following property as described in Official Records Book 24375, Page 3970 of the Public Records of Miami-Dade County, Florida:

A portion of the South 1/2 of Section 32, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 32; thence S89°20'56"W along the South line of said Section 32 for a distance of 118.68 feet to a point; thence N01°43'13"W for a distance of 80.01 feet to a point on the northerly right-of-way of N.W. 12th Street; thence continuing N01°43'13"W for a distance of 481.55 feet to the Point of Beginning; thence due West a distance of 273.70 feet to a point; thence S64°49'27"W a distance of 497.70 feet to a point; thence N34°00'00"W a distance of 151.31 feet to a point; thence N 45°56'45" E a distance of 190.52 feet to a point; thence 60.36 feet along a curve to the right having a radius of 150.00 feet and a central angle of 23°03'15" to a point; thence N69°00'00"E a distance of 360.94 feet to a point; thence 245.30 feet along an arc to the left having a radius of 400.00 feet and a central angle of 35°08'13" to a point; thence due East a distance of 84.73 feet to a point; thence S01°43'13"E a distance of 358.49 feet to a Point of Beginning.

AND

A portion of the South 1/2 of Section 32, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

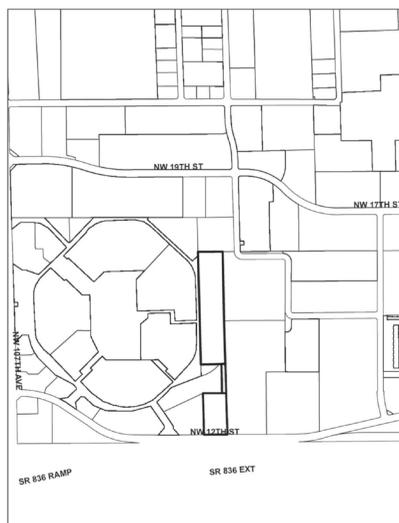
COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 32; thence S89°20'56"W along the South line of said Section 32 for a distance of 118.68 feet to a point; thence N01°43'13"W for a distance of 80.01 feet to a point on the Northerly right-of-way of N.W. 12th Street; thence continuing N01°43'13"W for a distance of 840.04 feet to the POINT OF BEGINNING; thence N90°00'00"W for 271.82 feet to a point on the East Line of Tract "A" of MIAMI INTERNATIONAL MALL PROPERTIES, according to the plat thereof as recorded in Plat Book 117 at Page 84 of the Public Records of Miami Dade County, Florida; thence N01°43'13"W along said East line of Tract "A" for 1287.65 feet to the Southwest corner of Tract "A" of GREAT SPRINGS AT I.C.P., according to the Plat thereof as recorded in Plat Book 158 at Page 94 of the Public Records of Miami- Dade County, Florida; thence N89°40'09"E along the South line of said Tract "A" of GREAT SPRINGS AT I.C.P. for 271.77 feet to the Northwest Corner of Tract "K" of INTERNATIONAL CORPORATE PARK SECTION 6; thence S01°43'13"E along the West line of said Tract "K" and along the West Line of Tract "A" of DOLE FLOWERS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 157 at Page 57, of the Public Records of Miami-Dade County, for 1289.22 feet to the POINT OF BEGINNING.

Containing 366,189 Square Feet or 8.41 Acres, more or less, by calculations.

AND

Tract "A" of LEHMAN DORAL SUBDIVISION, according to the Plat therefore as recorded in Plat Book 172 at Page 41 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.

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**. 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