



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **COUNCIL ZONING MEETING** on **March 23, 2022 beginning at 6:00 PM** to consider a text amendment to the City of Doral Land Development Code (LDC), Chapter 68, "Land Uses and Zoning Districts," Article VI "Industrial Districts," creating Division 6, "Doral Décor Overlay District" (DDOD), to implement the Doral Décor District comprehensive plan future land use category. The City Council will consider this item for **SECOND READING**. The 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. 2021-40

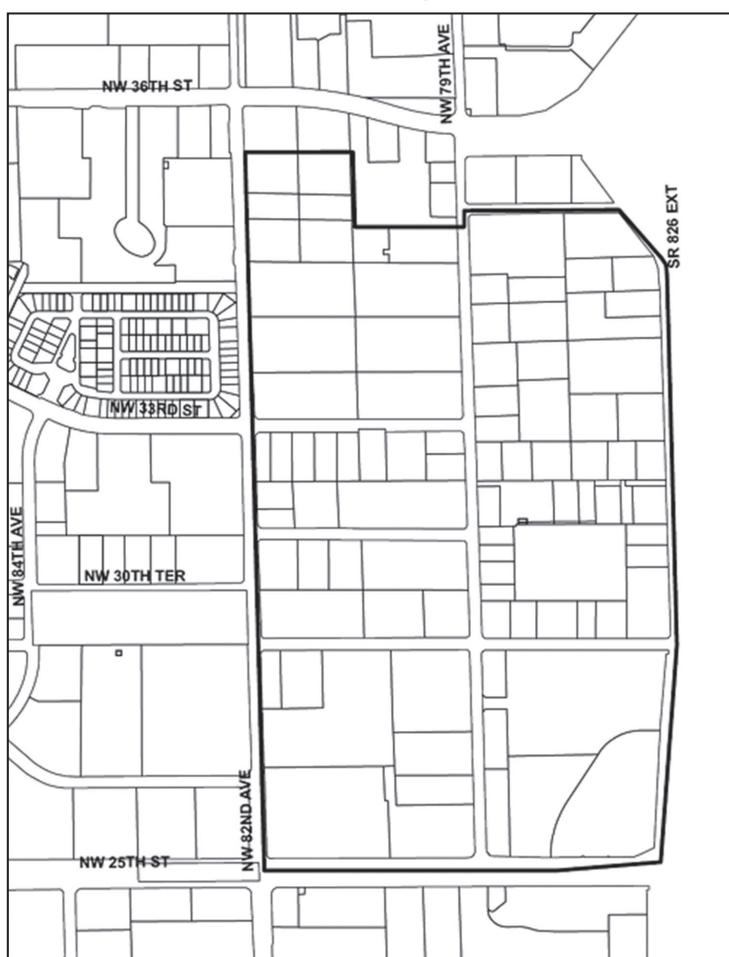
AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING TEXT AMENDMENTS TO THE CITY OF DORAL LAND DEVELOPMENT CODE, CHAPTER 68, "LAND USES AND ZONING DISTRICTS," ARTICLE VI "INDUSTRIAL DISTRICTS," CREATING DIVISION 6, "DORAL DÉCOR OVERLAY DISTRICT," TO IMPLEMENT THE DORAL DÉCOR DISTRICT COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY; AMENDING SECTION 52-5, "DEFINITIONS," SECTION 53-127, "ZONING DISTRICT DEVELOPMENT STANDARDS," SECTION 53-128, "USE COMPATIBILITY TABLE," SECTION 68-386, "ILLUSTRATION OF DISTRICT," AND CHAPTER 68, "LAND USES AND ZONING DISTRICTS," ARTICLE VI, DIVISION 2, "INDUSTRIAL COMMERCIAL DISTRICT (IC)," DIVISION 3, "INDUSTRIAL DISTRICT (I)," TO REMOVE EXISTING STANDARDS AND PROVISIONS RELATED TO THE DORAL DÉCOR DISTRICT ADDRESSED IN THE DORAL DÉCOR OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 22-03-DOR-08

APPLICANT: City of Doral

REQUEST: The City Manager's Office respectfully recommends that the Mayor and City Councilmembers approve a text amendment to the City of Doral Land Development Code, Chapter 68, "Land Uses And Zoning Districts," Article VI "Industrial Districts," creating Division 6, "Doral Décor Overlay District," (DDOD) to implement the Doral Décor District comprehensive plan future land use category. Amending other sections of the LDC to eliminate regulations related to the Doral Décor District addressed in the DDOD.

Location Map



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, any person who is 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.

Connie Diaz, MMC
City Clerk
City of Doral

FROM PAGE A1

REMOTE

"There were not a lot of structural educational opportunities that explained what court was going to be like," Bailey said of the before-times. The pandemic, she said, "opened courts' eyes to the user experience."

"We'd hold mass calendars because that's what was convenient for the court, without really understanding how inconvenient it was for the parties and the barriers and burdens that that represented," Bailey said.

"The quality of justice, I would propose to you, may be significantly better on remote than it was in the good old days of the cattle calls. Let's not compare what we're doing with remote to anything but the reality before," Bailey said. "I will tell you, full stop, showing up at a calendar call or busy motion or pre-trial calendar was not a rich justice experience."

That's not to say that the current system is not without its own flaws. Bailey said Monday that she worries that her court essentially has two systems of justice: There's one for those who are on the court's digital filing portal who get an order the instant she files it and those getting the text notifications. There's another for those who aren't on either the email or text system who get everything sent to them via the U.S. Postal Service — meaning that urgent notice about a Zoom hearing could arrive in their mailbox after the appointed date.

There's also this: Everything is taking longer. Texas did a recent study showing that remote hearings are taking about a third longer than in-person hearings. Bailey pointed to a separate study showing the rate of people failing to show up for eviction hearings in Arizona fell 87% when proceedings went online.

"It's taking longer because more people are showing up," Bailey said. She added that having more people telling courts their stories "means better justice."

Dori Rapaport, executive director of Legal Aid Service of Northeastern Minnesota, whose organization provides civil legal services to people across a 27,000 square mile expanse, said dur-

ing Monday's forum that the move to remote court proceedings has allowed her largely rural organization to function "more as a cohesive regional firm." She and her colleagues previously had to pick and choose the court calendars they would appear at and spend hours driving to far-flung courthouses.

Especially in eviction cases, Rapaport said her organization has seen the benefit of remote practice, as courts in her region have created court calendars that cover multiple counties that are heard by one referee who is a subject matter expert. "We're able to actually be there where we could never have done that before if it wasn't virtual, and if the courts didn't have the opportunity to, to put everything in one," she said. She said according to an internal audit, 50% of the people her organization has been able to help in those settings are people who never had never contacted Legal Aid before. "So, but for our ability to be there, we wouldn't have been able to help those individuals in those housing proceedings," she said. "Virtual has been a total game-changer."

But Leslie N. Powell-Boudreaux, the executive director of Legal Services of North Florida, which serves the state's panhandle, cautioned that access to broadband internet service needed to make remote court appearances isn't universally available. Neither are the skills and tech tools necessary to make remote court feasible. "It's very easy to just throw up your hands and say, I can't get past this technology barrier," she said. "While we're opening doors, don't close any to anyone who can't use these resources and technology."

Before running off a wishlist of items that might help access to justice efforts moving forward, Judge Bailey noted both the Arizona and Texas reports call for adding technical bailiffs to help parties navigate the logistics of remote hearings. "Meet people where they are," the judge said, "so that we can best deliver justice to everybody in the best possible way that it suits them."

Ross Todd is the Editor/columnist for the Am Law Litigation Daily. He writes about litigation of all sorts. Previously, Ross was the Bureau Chief of The Recorder, ALM's California affiliate. Contact Ross at rtodd@alm.com. On Twitter: @Ross_Todd.

FROM PAGE A1

OFFICE

building for \$13.85 million in an off-market special situation sale from a private family owner.

Valley National Bank, headquartered in New Jersey, provided a five-year bridge loan and 24-months of interest only, at a 74% loan-to-cost ratio.

"The borrower, an astute multifamily investor and developer, recognized the value in having a Coral Gables landmark for a corporate headquarters," said Foschini in a press release. "While office financing today is not for the squeamish, the lender recognized both the strength of the location and the borrower's business plan and provided exceptional terms."

Westside will renovate the property's exterior, upgrade and extended the lobby, and hopes to lease the retail space on the ground floor space to restaurants. The firm will also upgrade and reposi-

tion office space on the top floors of the building.

Inventory growth is at 1.6% this year, while the pace of construction accelerates, according to Marcus & Millichap. Rent is up 5.2% as owners will be able to raise asking rents to an average of \$37.24 per square foot. However, the addition of 19,000 positions that use the office will raise payrolls in Miami-Dade 10% above the previous peak.

The office building, at 2000 Ponce de Leon Blvd., is a Class A building in a .45-acre lot. The property has 104 parking spaces and a four-story structured parking garage. The office building is near Giralda Avenue and Miracle Mile, home to many restaurants, shops and companies, such as American Airlines, Baptist Health, the University of Miami and BBC.

Melea VanOstrand is ALM's South Florida real estate reporter. For story ideas, email her at mvanstrand@alm.com. Want to see the latest real estate news? Follow Melea on her Twitter or Facebook pages.