



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **VIRTUAL COUNCIL ZONING MEETING** on **Wednesday, May 13, 2020 beginning at 11:30 AM**, to consider the following final plat application. The meeting will be held with the elected officials, administration and City staff participating via video conferencing.

Governor DeSantis' Executive Order Number 20-69 suspended the requirements of Section 112.286, Florida Statutes and the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

Public Comment: members of the public that wish to provide comments may do so by emailing the City Clerk at cityclerk@cityofdoral.com. Comments must be submitted with your name and full address by **Tuesday, May 12, 2020**. The comments will be circulated to the elected officials and administration, as well as remain as a part of the record for the meeting.

The meeting will be broadcasted live for members of the public to view on the City of Doral's website (<https://www.cityofdoral.com/government/city-clerk/council-meetings>) as well as Channel 77 and Facebook Live.

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 20-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR CANARIAS CENTRAL, A ±2.54 ACRE PARCEL OF LAND LOCATED WEST OF NW 82 AVENUE BETWEEN NW 47 TERRACE AND NW 46 TERRACE, DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 20-05-DOR-15

APPLICANT: CC Homes at Doral, LLC

PROJECT NAME: Canarias Central

LOCATION: The subject property is generally located west of NW 82nd Avenue between NW 47th Terrace and NW 46th Terrace, Doral, FL

SIZE OF PROPERTY: ± 2.54 acres

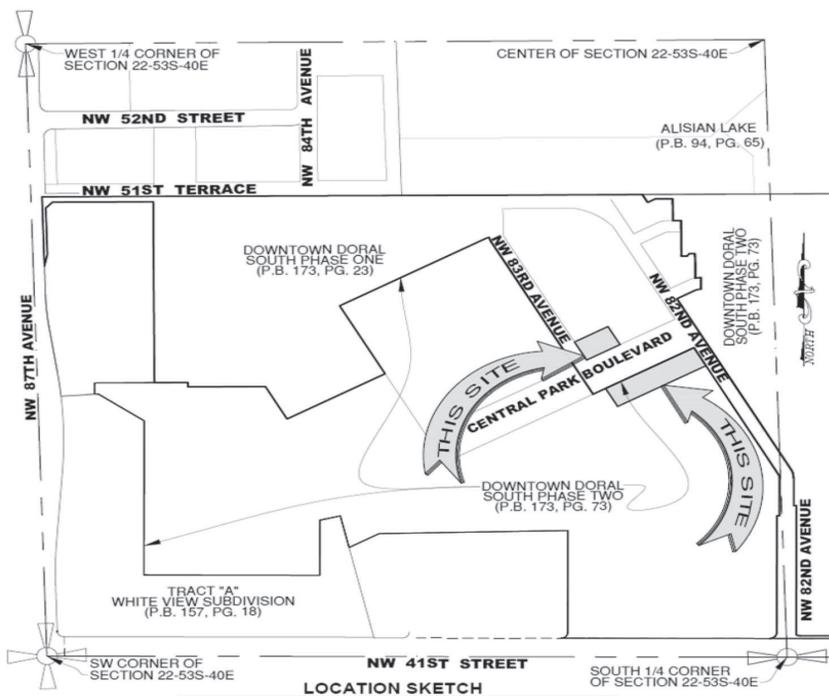
Folio No.: Several Folios

PRESENT ZONING DISTRICT: Downtown Mixed-Use District

REQUEST: CC Homes at Doral, LLC., is requesting approval of a final plat for HD Doral.

LEGAL DESCRIPTION: ALL OF LOTS 1 THROUGH 3 OF BLOCK 33 OF "DOWNTOWN DORAL SOUTH PHASE ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173 PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; TOGETHER WITH ALL LOTS 1 THROUGH 8 OF BLOCK 67 OF "DOWNTOWN DORAL SOUTH PHASE TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173 PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 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.

Connie Diaz, MMC
City Clerk
City of Doral

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PASSOVER

"The virus has caused a series of cascading losses, and we're playing a game of musical chairs about where the loss should ultimately land," Schwiep said. "In this case, what we are alleging is that the losses should not be visited on those least able to bear it, the clients of companies that are in the business of providing these kinds of experiences."

Hundreds of people are affected, according to Schwiep, who says Florida law blocks the defendants from keeping that 35%.

While Kosherica's contract says customers who cancel can't get a refund, Schwiep says it mentions nothing about a situation like COVID-19.

Counsel to the defendants, Lawrence M. Schantz of Aaronson Schantz Beiley in Miami, stressed that the majority of customers agreed to either attend next year's program with the money they'd already paid or to accept 65% of their money back.

"Well before this virus, we paid out all of the deposit money. We're a small family company. We don't have these kinds of millions of dollars, so we went out in great hardship, we borrowed and used resources to put out a program to all the people, and we've already signed up over 90%," Schantz said. "We would like to keep these customers. They've been very good customers for years."

Schantz said his clients have suffered losses of their own, having been unable to recover deposits from hotels and vendors involved in their programs. If Kosherica were to refund everything, Schantz said they could go bankrupt.

But Schwiep said that's not his client's problem.

"Our view is if they've lost deposits, they should seek those deposits from the vendors and the hotels with which they have longstanding relationships," Schwiep said.



"The virus has caused a series of cascading losses, and we're playing a game of musical chairs about where the loss should ultimately land," said plaintiffs attorney Paul J. Schwiep.

While Schwiep said his clients are sympathetic that it's not the defendants' fault that COVID-19 upended their vacations, they argue it's unfair to leave customers holding the bag.

"They've had very successful years. We understand this will not be a successful year for them. We wish them successful years in the future. But, just as they don't share their profits with their clients in good years, they can't visit on clients their losses in a bad year," Schwiep said. "We just want them to do the right thing by their clients and fully refund their deposits."

Miami-Dade Circuit Judge Maria de Jesus Santovenia will preside over the lawsuit, which seeks a refund, interest, attorney fees and costs.

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

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CARNIVAL

the chairs in-line and/or in the upright position and instructing employees to ensure that they are not blocking the walkway — due to a known danger."

Carroll's expert said the maximum walkway width was 35-36 inches with the reclining deck chairs upright and against the restaurant wall. A flat chair and any gap between the wall and chair would reduce the walkway to 23 to 28.5 inches. The opinion noted the minimum standard under the Americans with Disabilities Act is 36 inches.

A jury could conclude "Carnival negligently maintained an unsafe walkway that fell below industry standards," Jordan wrote. Circuit Judge Jill Pryor and visiting Second Circuit Judge John Walker Jr. concurred.

Carroll was represented on appeal by Philip Parrish of Philip D. Parrish P.A. and Darren Rouso of The Rouso Law Firm in Miami. They did not respond to a call and email for comment by deadline.

Carnival was represented by Brian Scarry, David Horr and Stephanie Wylie of Horr, Novak & Skipp in Miami. They also had no comment.

Catherine Wilson is managing editor of the Daily Business Review. Contact her at cwilson@alm.com. On Twitter at [@cmwalm](https://twitter.com/cmwalm)

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MAINSTREET

retailers and restaurants. Sprouts is set to take up 26,000 square feet, and another retailer just signed a 4,000-square-foot lease in the same building. The retail segment measures 68,000 square feet.

Tenant interest comes from the strong area demographics in the city of 78,000, Banyan principal Jason Sher said.

"The response from potential tenants has been tremendous," Sher said in a news release. "It speaks to the attractiveness of the development and strong demographics of the surrounding neighborhood."

The 117,000-square-foot residential portion of Mainstreet will be a 130-unit congregate living facility for residents 55 and older. A congregate living facility has activities and amenities that aim to bring together residents and create more of a community. There will be 158 beds.

Construction crews have cleared the site and are working on pad and utility work. Palm Beach County is conducting site inspections and permit processing during coronavirus.

Mainstreet is scheduled to be completed in the second quarter of 2021.

Lidia Dinkova covers South Florida real estate for the Daily Business Review. Contact her at LDinkova@alm.com or 305-347-6665. On Twitter at [@LidiaDinkova](https://twitter.com/LidiaDinkova).