



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Meeting** on **Wednesday, November 15, 2017 beginning at 6:00 PM**. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, FL. 33166** to consider the following public hearing application:

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 17-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR ATRIUM AT DORAL, LOCATED ON THE NORTHWEST CORNER OF DORAL BOULEVARD (SOUTH) AND NW 79 AVENUE (EAST), JUST WEST OF THE PALMETTO EXPRESSWAY, CITY OF DORAL, FLORIDA; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 17-11-DOR-08

APPLICANT: Maple Multifamily Land Southeast, LLC

PROJECT NAME: Atrium at Doral

LOCATION: The subject property is generally located on the northwest corner of Doral Boulevard (south) and NW 79th Avenue (east), just west of the Palmetto Expressway.

SIZE OF PROPERTY: 11.23 +/- Acres

Folio No.: 35-3027-001-0120; 35-3027-001-0112

REQUEST: The Atrium at Doral proposed initial development program contemplates 80,465 square feet of commercial uses (including retail, a potential fitness center, and restaurants) and 350 multi-family units.

LEGAL DESCRIPTION:

PARCEL 1: A portion of Tract 14 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. ONE, In Section 27, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 53 South, Range 40 East; thence run South 0° 03' 38" West along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 27 for a distance of 658.52 feet to a point; thence run North 88° 11' 25" West for a distance of 33.02 feet to a Point of Beginning; thence continue North 88° 11' 25" West along the North Line of Tract 14, for a distance of 550.88 feet to a point of intersection with the Northeastly right-of-way of N.W. 36 Street Extension, as recorded In Plat Book 81, Page 24, of the Public Records of Miami-Dade County, Florida; thence run South 72° 37' 48" East along the Northeastly right-of-way of said N.W. 36 Street Extension, for a distance of 293.30 feet to a point of curvature of a circular curve to the left, having a radius of 1,090.92 feet; thence run Southeastly along the Northeastly right-of-way of said N.W. 36 Street Extension and along the arc of said curve to the left through a central angle of 14° 27' 43" for an arc distance of 275.37 feet to a point of intersection with a line that's 33.00 feet West of and parallel with the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 27; thence run (North) 0° 03' 38" East along a line 33.00 feet West of and parallel with the West Line of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 118.52 feet to the Point of Beginning.

Less and except the East 2.00 feet thereof, for Road Right of Way, (per O.R. Book 11051, Page 956, and O.R. Book 11014, Page 1512, of Public Records of Miami-Dade, County, Florida and subject to an easement over the West 160 feet of the East 1/2 of said Tract 14, for Florida Power and Light Company.

PARCEL 2: The East half of Tracts 15 and 16 in Section 27, Township 53 South, Range 40 East, according to

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, LESS the East 33 feet thereof,

AND LESS: A portion of the East 1/2 of Tract 15 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 of Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence, at the point of intersection of the Westerly extension of the South line of said Tract 15 with the West line of the NE 1/4 of said Section 27; thence run South 89 degrees 38 minutes 43 seconds East along the South line of said Tract 15 and its Westerly extension, for a distance of 739.95 feet to the point of intersection with the Northeastly Right of Way line of N.W. 41 Street, as shown on the Miami-Dade County Right of Way Map recorded in Road Plat Book 81, Page 24 of the Public Records of Miami-Dade County, Florida; thence run North 74 degrees 05 minutes 06 seconds West along said Northeastly Right of Way Line of N.W. 41 Street for a distance of 40.95 feet to the Point of curvature of a circular curve to the left; thence run Northwesterly along the arc of said circular curve to the left, and the said Northeastly Right of Way line of N.W. 41 Street, having a radius of 1200.92 feet, through a central angle of 1 degree 55 minutes 12 seconds, for an arc distance of 40.24 feet to the Point of intersection with the West line of the East 1/2 of said Tract 15; thence run South 01 degree 23 minutes 19 seconds East, along the West line of the East 1/2 of said Tract 15 for a distance of 21.14 feet to the Southwest corner of the East 1/2 of said Tract 15; thence run South 89 degrees 38 minutes 43 seconds East, along the South line of said Tract 15, for a distance of 77.75 feet to the Point of Beginning.

Location Map



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, CMC
City Clerk
City of Doral

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