



CITY OF DORAL NOTICE OF PUBLIC HEARING TO CONSIDER A SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Hearing on Wednesday, August 23, 2017, beginning at 6:00 PM**, to consider the following Small-Scale Development Amendment to the City's Comprehensive Plan Future Land Use Map. The City Council will consider this item for **FIRST 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 proposed Small-Scale Development Amendment applies to the property shown on the map below.

The City of Doral proposes to adopt the following Ordinance:

ORDINANCE No. 2017-17

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM INDUSTRIAL (IND) WITH A COMMUNITY MIXED USE OPPORTUNITY AREA OVERLAY TO BUSINESS (B) WITH A COMMUNITY MIXED USE OPPORTUNITY AREA FOR 1.21± ACRES GENERALLY LOCATED ON THE NORTHEAST CORNER OF NW 27 STREET AND NW 87 AVENUE, CITY OF DORAL, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 17-08-DOR-05

APPLICANT: PPD Investment Holdings, LLC

PROJECT NAME: PPD Investment Holdings, LLC

LOCATION: Northeast corner of NW 27 Street and NW 87 Avenue, Doral, Florida 33122.

FOLIO NUMBERS: 35-3027-051-0020

SIZE OF PROPERTY: 1.21± Acres

PRESENT LAND USE: Industrial (IND) with a Community Mixed Use Opportunity area overlay.

PRESENT ZONING: Corridor Commercial (CC)

REQUEST: PPD Investment Holdings, LLC is requesting a Small Scale Development Amendment to the City's Comprehensive Plan to modify the Future Land Use Map from Industrial (IND) with a Community Mixed Use Opportunity area overlay to Business (B) with a Community Mixed Use Opportunity area overlay for the property generally located on the Northeast corner of NW 27 Street and NW 87 Avenue, Doral, Florida 33122.

LEGAL DESCRIPTION: Tract H, less the North 22.12 feet, and the West 49.00 feet of Tract I, less the North 145.00 feet thereof of TRANSAL CORPORATE PARK AMENDED, according to the Plat thereof, as recorded in Plat Book 149, Page 64, of the Public Records of Miami-Dade County, Florida.

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, CMC
City Clerk
City of Doral
8/8

17-65/0000246460M

BANKING/ FINANCE

Rupert Murdoch's 21st Century Fox's Ongoing Feud With Sinclair Escalates

by Anousha Sakoui
and Felix Gillette

The three-decade relationship between Rupert Murdoch's 21st Century Fox Inc. and David Smith's Sinclair Broadcast Group Inc. was once so fraught that the companies would only communicate by fax through lawyers, according to a Variety report from 1996.

Now, tensions between the two TV companies are escalating again. Concerned about Sinclair's control over stations affiliated with Fox, Murdoch, 86, is seeking to outflank the broadcasting partner it relies on so much to reach viewers in much of the U.S.

Sinclair owns 54 Fox affiliates, stations such as Pittsburgh's WPGH and Oklahoma City's KOKH, that carry local news and weather segments along with Fox shows such as "The Simpsons" and football games. Cable and satellite companies pay Sinclair for the rights to distribute those stations to their customers, and Sinclair splits those fees with Fox.

Sinclair's \$3.9 billion deal to acquire Tribune Media Co., while still awaiting regulatory approval, would give the local broadcaster 14 more Fox stations, strengthening its hand in negotiations over how to split the distributor fees.

That vexes Fox so much that it tried unsuccessfully to outbid Sinclair for Tribune. Now Fox is threatening to yank its affiliation from Sinclair altogether and switch to independent broadcaster Ion Media Networks Inc., as Bloomberg reported.

Affiliation changes rarely happen in the industry, given the cost. Fox stations are set to collect \$1.8 billion in fees from distributors in 2016, making them significantly more profitable than independent stations, according to Bloomberg Intelligence.

The potential breakup of the partners caused Sinclair shares to fall 8.6 percent Thursday after Bloomberg's report on Fox's early-stage talks for a joint venture with Ion. Tribune shares fell 3.6 percent that day.

While Sinclair produces conservative commentary for its stations' news broadcasts, creating a budding rivalry with Fox News, the companies' dispute is related to affiliations and not to competition for viewers, people familiar with the matter said.

Sinclair and Fox started working together in 1986, when Murdoch launched Fox, an upstart broadcast network, aiming to snap a towel at incumbents ABC, NBC and CBS. Sinclair soon signed on with the renegade network, converting several of its independent stations into Fox affiliates.

EXPANDING LINEUP

By the mid-'90s, Fox executives were looking to expand the network's programming lineup beyond prime time with new shows in late night and daytime. To do so, they needed the cooperation of Fox's affiliate stations around the country. From the outset, however, Sinclair executives balked, informing Fox that they preferred to stick with their current slate of programming, which they believed would be more lucrative.



SHUTTERSTOCK

Rupert Murdoch is threatening to yank Fox's affiliation from Sinclair altogether and switch to independent broadcaster Ion Media Networks Inc.

Tensions escalated. In early 1996, Fox announced it would be dropping Sinclair stations as affiliates in Raleigh, North Carolina, and Norfolk, Virginia, and threatened to drop Sinclair in other markets as well, if Fox could find replacement stations. The lawyers and their fax machines took over from there, Variety reported at the time.

Despite the saber-rattling, both companies were hell-bent on expansion, making it increasingly difficult to avoid one another completely. In April 1996, Sinclair acquired River City Broadcasting for \$1.2 billion. As part of the deal, Sinclair added more than 20 stations to its portfolio, including several Fox affiliates.

BEGRUDGING PARTNERS

The deal, and others that followed, made any simple dissolution impossible. In the years to come, as Sinclair kept snapping up stations and Fox's network programming grew increasingly popular, Murdoch's and Smith's media empires went on to work together profitably, if also somewhat begrudgingly.

That's why analysts who have followed both companies for a long time downplayed Fox's talks with Ion as a ploy to pressure Sinclair. Sinclair also believes Fox is using the move as a negotiating tactic, as Fox's new Ion affiliates would face high costs developing local programming, according to a person familiar with the matter.

While Fox has switched affiliates before, a change for Fox on this scale would be a complicated process and there would be technological challenges, another person familiar with the matter said, who asked not to be identified because the talks are private. Fox's place in the cable programming grid would change, potentially leading to a loss of viewers. Fox has to consider whether those risks are outweighed by the economic challenge of negotiating with a stronger partner.

Anousha Sakoui and Felix Gillette report for Bloomberg News.