



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Local Planning Agency (LPA)** meeting on **Wednesday, March 18, 2020 beginning at 5:00 PM**, to consider the following text amendment to the City of Doral's Comprehensive Plan, Future Land Use Element. This 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 Resolution:

RESOLUTION No. 20-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION, TO TRANSMIT TO THE LOCAL GOVERNING BODY A TEXT AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, POLICY 2.1.2 ENTITLED "INDUSTRIAL" CATEGORY TO INCLUDE THE "DOWNTOWN ARTS REUSE DISTRICT"; PROVISIONS FOR ALL PROPERTIES DESIGNATED "INDUSTRIAL" IN THE CITY'S FUTURE LAND USE MAP (FLUM), LOCATED NORTH OF DOWNTOWN DORAL WITHIN THE AREA BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH; AND AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY, THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES, PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

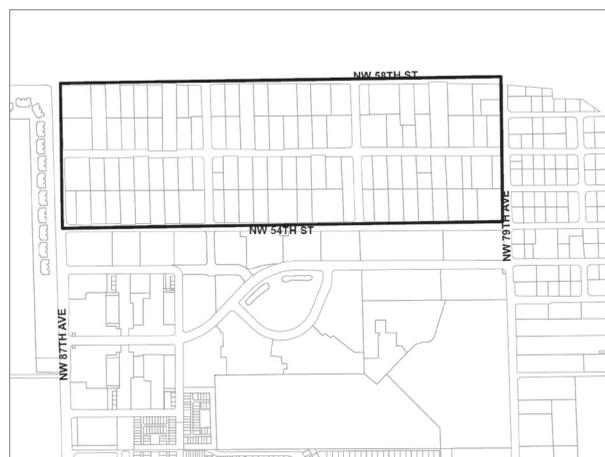
HEARING NO.: 20-03-DOR-01

APPLICANT: City of Doral

LOCATION: Area located north of Downtown Doral, bounded by NW 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south.

REQUEST: The City of Doral (the "Applicant") is requesting Mayor and City Council approval of a text amendment to the City of Doral Comprehensive Plan, Future Land Use Element, Policy 2.1.2 entitled "Industrial" category to include the "Downtown Arts Reuse District" provisions for all properties designated "Industrial" located north of Downtown Doral within the area bounded by NW 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south (as shown in the Location Map below).

Location Map



Information relating to 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 the public hearing should sign in with the City Clerk prior to this item being heard. Inquiries regarding this 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 need special accommodations to participate in this meeting because of a 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, an appearance at a hearing. The interpreter 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, MMC
City Clerk
City of Doral

COMMERCIAL REAL ESTATE

SOUTH FLORIDA TRANSACTIONS

DEAL OF THE DAY

West Palm Beach Retail Building Trades for \$2.5 Million

Address: 2218 S. Dixie Highway in West Palm Beach
Property type: This is a 7,200-square-foot retail building on a third-of-an-acre lot, according to the Palm Beach County Property Appraiser's office.
Price: \$2,485,000
Seller: Fenglad Realty LLC
Buyer: Palm Street Holdings LLC
Past sale: \$1,400,000 in October 2016



GOOGLE

These reports are based on public records filed with the clerks of courts. Building area is cited in gross square footage, the total area of a property as computed for assessment purposes by the county appraiser.

Kushner Sells Stake in Firm Criticized for Possible Conflict

by Bernard Condon

President Donald Trump's son-in-law and adviser Jared Kushner has sold his stake in a company investing in Opportunity Zone projects offering tax breaks he had pushed for in Washington, sparking criticism that he was benefiting from his White House role.

A filing at the Office of Government Ethics released Monday shows that Kushner received permission to defer capital gains taxes on the sale of his stake in Cadre, a digital platform for smaller investors in commercial properties. Kushner's holding in the private Cadre was worth between \$25 million and \$50 million, according to a financial disclosure report he filed with federal ethics officials last year.

A person familiar with the sale said Cadre asked Kushner last summer to consider selling because of worries that some potential new investors in the firm might raise conflict-of-interest issues. The person was not authorized to speak of Kushner's personal finances and spoke only on a condition of anonymity.

Kushner and his wife, Ivanka Trump, pushed for the Opportunity Zone tax breaks to be included in Trump's 2017 tax overhaul. The breaks offer investors big cuts in capital gains taxes if they put money into businesses and buildings in 8,700 poor, struggling neighborhoods across the country that otherwise might not attract the money.

Cadre has said it plans to invest heavily in those neighborhoods, though it is

unclear just how much it has done so. Kushner also has stakes in more than a dozen properties in Opportunity Zones owned by his family firm, Kushner Cos. It is not clear if the company has taken advantage of the breaks.

Kushner stepped down as CEO of Kushner Cos. and gave up management positions at Cadre when he joined the White House three years ago.

Asked for comment, Kushner ethics lawyer Abbe Lowell referred to an earlier statement he gave to Bloomberg News saying that Kushner has complied with all ethics rules and that the sale is "the latest example of how seriously he takes this responsibility."

Cadre declined to comment.

Kushner co-founded Cadre with his brother, Joshua, and current CEO, Ryan Williams.

A Forbes magazine cover story last year said investors were shying away from the company given the links to Kushner and the Trump administration. It quoted CEO Williams saying, "I would be lying if I said the political angle wasn't frustrating or concerning. There are people who won't work with us, and we get that."

Still, Kushner's financial filings filed with federal ethics officials suggest the company isn't doing so badly. The \$25 million minimum value of Kushner's stake at the end of last year is up sharply from three years ago when it was valued at at least \$5 million.

Bernard Condon reports for the Associated Press.