



CITY OF DORAL NOTICE OF ZONING WORKSHOP

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop** on **Thursday, June 27, 2024 at 6:00 p.m.** The Meeting will take place at the City of Doral, Government Center, 1st Floor Multipurpose Room located at 8401 NW 53rd Terrace, Doral, Florida, 33166.

The following application will be presented:

HEARING NO.: 24-06-DOR-13

APPLICANT: Trump Endeavor 12 LLC c/o Felix M. Lasarte, Esq. (the "Applicant")

PROJECT NAME: Trump Endeavor 12 LLC Rezoning to DMU & Doral International Towers Site Plan

PROPERTY OWNER: Trump Endeavor 12 LLC

LOCATION: 4400 NW 87 Avenue, Doral, FL

FOLIO NUMBER: A portion of 35-3021-001-0010; 35-3028-000-0050; 35-3021-008-0010; 35-3028-029-0020; 35-3028-029-0010; 35-3022-010-0010

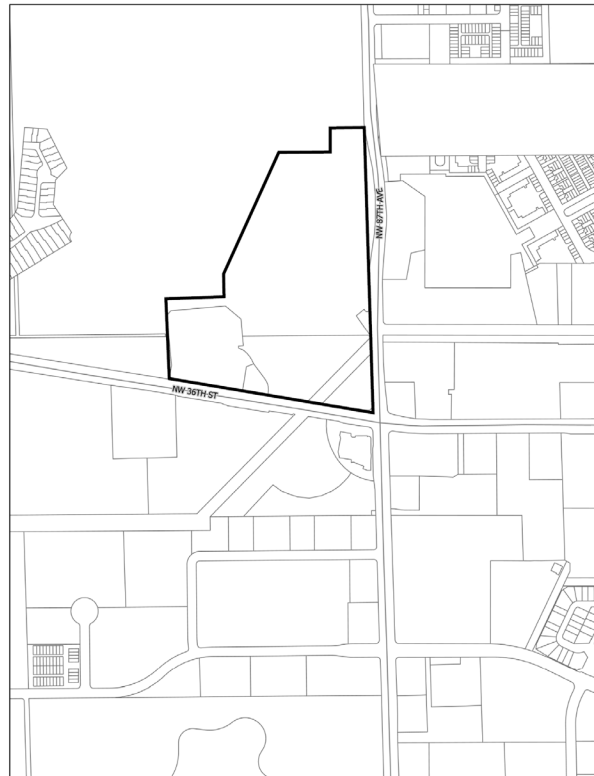
SIZE OF PROPERTY: ±52 acres

FUTURE LAND USE MAP CATEGORY: Downtown Mixed Use (DMU) and Urban Central Business District (UCBD) overlay.

ZONING DISTRICT: Multi Family Residential 4 (MF-4) and Industrial Commercial (IC)

REQUEST: The Applicant is requesting a zoning map amendment from Multi Family Residential 4 (MF-4) and Industrial Commercial (IC) to Downtown Mixed Use (DMU) for the property located at 4400 NW 87 Avenue, and site plan approval for the proposed 1,498 new residential units and 141,694 square feet of new commercial development.

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Connie Diaz, MMC
City Clerk
City of Doral

Broward School Board agrees to pay \$108 million to charter schools

BY JIMENA TAVEL
jtavel@miamiherald.com

The Broward School Board voted to pay \$108 million to charter schools by 2027 — about \$67 million of an original debt and about \$41 million from interest accrued.

The payment plan fixes an issue that had put the Broward school district in trouble with state officials but creates a budgetary dilemma that could affect employees. The board on Tuesday decided to delay that conversation for a week.

The school district's debt

with charter schools, which are financed by taxpayers but managed by private entities, stems from a voter-approved referendum that the school district pushed in 2018.

At the time, Broward County voters agreed to raise their property taxes over the next four years to increase compensation for teachers and other employees and improve school safety, among other initiatives. The school district used most of the money, and only shared about \$4.6 million of the \$453.6 million generated with 21 charter schools with an enrollment of at

least 900 students.

Last fall, some of the charter schools sued the district over the money, arguing a 2019 state law mandated the district to share the money with all charter schools. In late March, the Florida Department of Education ordered the school district to settle the disagreement.

In April, the School Board members approved a payment plan, and on Tuesday, they green-lighted the details of that agreement. The \$67 million will come from a referendum approved in 2022 and the interest will come from the district's

general fund. The \$41 million in interest stems from a 12% interest compounded annually.

Debra Hixon, the board's vice chair, criticized the high interest. "There's no negotiation here," she said. "We were forced to just take it on the chin."

She and another board member, Allen Zeman, also raised concerns about what the budget impact would be on district employees because if referendum funds go toward the debt, there will be less for paying teachers, school security and resource officers and mental health



CARL JUSTE cjuste@miamiherald.com | May 9, 2023

Debra Hixon, the Broward County School Board's vice chair, criticized the high interest rate in the payment: 'There's no negotiation here. We were forced to just take it on the chin.'

counselors.

Superintendent Howard Hepburn said they would discuss those details at next Tuesday's board

workshop.

Jimena Tavel:
786-442-8014,
@jimenamtb

FROM PAGE 11A

BROWARD

select the schools to close; Foganholi didn't explain his reasoning.

HOW WILL SCHOOLS BE PICKED FOR CLOSURE?

In the district's first attempt, Licata and his Cabinet decided which schools to impact and then presented the ideas to the community in town halls.

Hepburn is going a different route.

He wants to create committees of students, parents, staff and other stakeholders in July and August. Then he will train those committee members and send them out to speak to communities in September and October.

Each committee will have a list of potential schools that could be closed or changed. That way, each community will come up with a few ideas on how to solve their own issues and name at least

one school to close there.

The school district will come up with the lists for the committees to consider by narrowing down their 239 schools using the following criteria:

- Enrollment
- The school's historical significance
- Whether the school was built before 1960
- The school type (elementary, middle, high)
- The performance grades that the state has given the school (the district will look at a five-year average)
- Student demographics in the neighborhood (how many kids live there and what percentage is attending charter schools)

"If the schools in question are not considered historically significant, have concerns around aged facilities in poorer condition, and have lower percentages of assigned students attending, these



PHOTOS BY ALIE SKOWRONSKI askowronski@miamiherald.com | May 2, 2023

Broward School Board member Allen Zeman says decisions should be made on a school-by-school basis.

conditions would make them more practical and appropriate candidates for closing," a Hepburn memo reads.

ISSUES WITH HEPBURN'S PLAN?

Alston disliked the criteria because, he said, it will disproportionately affect Black and brown communities. To prevent that, he proposed ensuring that at least one school closes in each board-assigned district.

His idea would mean



Broward School Board member Torey Alston says closures will disproportionately affect minorities.

that seven out of the nine board members experience at least one school closing in the communities that elected them. The other two board members hold at-large seats, meaning they represent the entire county.

"We need to do this fairly," he said. "We need to do this so there is an impact countywide."

Board member Allen Zeman challenged Alston's notion.

"It is a false choice to say we either pass this or

"I DO NOT BELIEVE IN USING POLITICAL BOUNDARIES IN MAKING THESE TYPES OF DECISIONS."

Sarah Leonardi, a Broward County School Board member who says she refuses to mix politics and school closures

we're being racist," he said. "I think we need to think about our decisions on a school-by-school basis with an equity lens."

Sarah Leonardi, another board member, said she refused to mix politics and school closures.

"I do not believe in using political boundaries in making these types of decisions," she said.

OPTIONS IN NOVEMBER

The board approved Hepburn's suggestion, along with the criteria. That means once the committees bring back feedback from the public, the school district will present to the School Board in November some options

of programs to implement and schools to close.

Zeman said that although the motion asks for a minimum of five, he hopes the district presents a lot more than five schools to close. He wants that because of the severity of under-enrollment and because it will be hard for the board to agree on a final list.

"Barring any emergencies in the fall, we'll be able to meet this timeline," Hepburn said. "If there are any obstacles we'll let the board know, but right now we're pretty confident we'll meet it."

Jimena Tavel:
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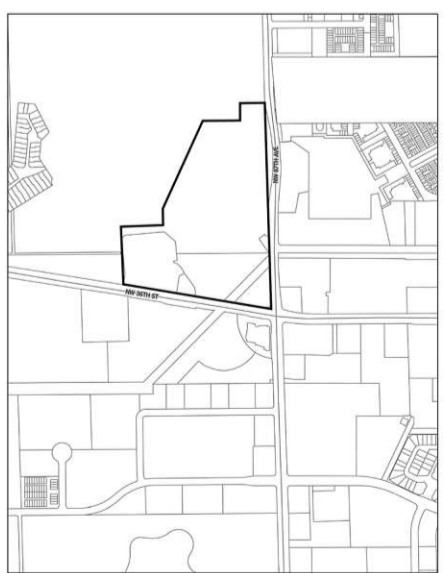
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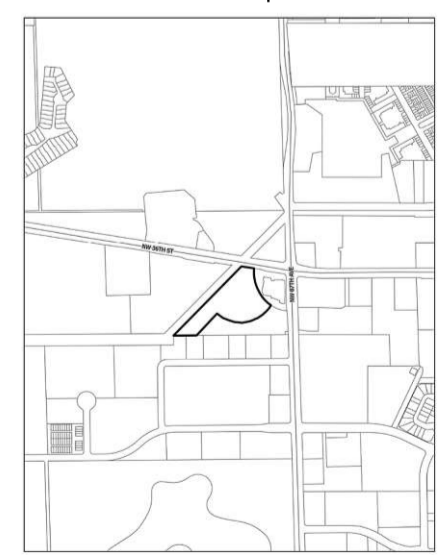
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The following application will be presented:

HEARING NO.: 24-06-DOR-10
APPLICANT: Centrum Doral Owner, LLC (the "Applicant")
PROJECT NAME: Gateway DMU MDA & Pattern Book Modification / Gateway East Site Plan
PROPERTY OWNER: Centrum Doral Owner, LLC
LOCATION: 8750 NW 36 Street & 3750 NW 87 Avenue, Doral, FL
FOLIO NUMBER: 35-3028-010-0020; 35-3028-010-0030; 35-3028-010-0050
SIZE OF PROPERTY: ±13.2 acres
FUTURE LAND USE MAP CATEGORY: Downtown Mixed Use (DMU) and Urban Central Business District (UCBD) overlay.
ZONING DISTRICT: Downtown Mixed Use (DMU)
REQUEST: The Applicant is seeking approval of the previously approved Development Agreement and approval of the proposed site plan for a new 330-unit multifamily residential building and the expansion of an existing parking garage.

Location Map



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