



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, January 23, 2019 beginning at 5:00 PM**, to consider the following rezoning application. 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 rezoning applies to the property shown on the map below.

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 19-

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 OF A REZONING FROM GENERAL USE TO INDUSTRIAL COMMERCIAL (IC) FOR A 5.0± PARCEL GENERALLY LOCATED ON NW 64 STREET AND EAST OF NW 102 AVENUE, CITY OF DORAL, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 19-01-DOR-01

APPLICANT: Flightway Sixteen, LLC

PROJECT NAME: Flightway Sixteen

PROJECT OWNERS: Flightway Sixteen, LLC

LOCATION: NW 64th Street and East of NW 102 Avenue

FOLIO NUMBERS: 35-3017-001-0645

SIZE OF PROPERTY: 5.0± Acres

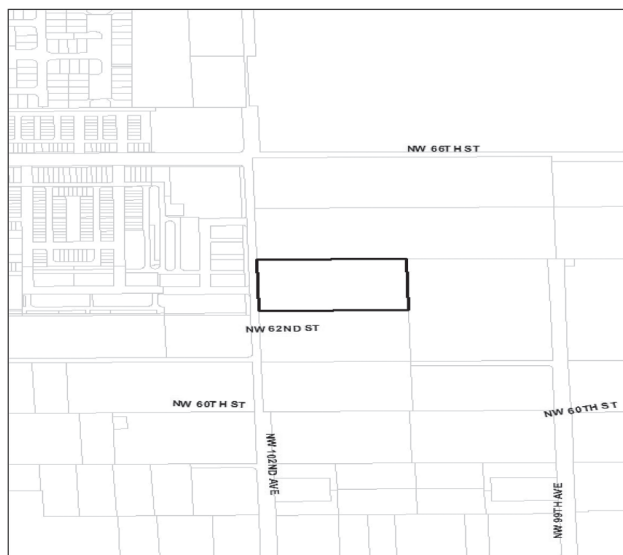
PRESENT LAND USE: General Use (GU)

PRESENT ZONING: Industrial Commercial (IC)

REQUEST: The Applicant Flightway Sixteen, LLC is requesting a rezoning from General Use (GU) to Industrial Commercial (IC) for the property generally located on NW 64th street and east of NW 102 Avenue.

LEGAL DESCRIPTION: West ½ of Tract 62, of "Florida Fruit Lands Company's Subdivision No. 1", In Section 17, Township 53 South, Range 40 East, according to the Plat Thereof as recorded in Plat Book 2, at Page 17, 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 comparencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparencia 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

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BANKING/ FINANCE

The Savior of England's Shopping Malls Is Starting to Eat Itself



SHUTTERSTOCK

Food and beverage operators have been hurt over the past 12 months by a combination of rapid expansion and a consumer-spending slowdown.

by Richard Vines,
Neil Callanan and
Will Mathis

Stephen Wall's restaurant chain Pho is the kind of tenant that mall landlords would love to attract. The Vietnamese menu is right on trend, the business is expanding and, even better, it has a track record of success in shopping centers.

Yet he thinks that even restaurants like his won't be the savior of malls suffering from the rise of internet retailing and mobile phone addiction.

"Food is not the solution for most landlords. Saturation has occurred because too many restaurants are being put into shopping centers," said Wall, who founded the U.K. chain with his wife, Jules, in 2005. "Operators are becoming wary."

As competition from the likes of Amazon.com Inc. and Asos Plc intensified, British mall owners looked to food as a way to stay relevant. People would come to the restaurants to eat, buy some clothes in the shops while there, and the extra spending would allow the landlord to boost the rents. A simple, virtuous circle.

Instead, food and beverage operators have been hurt over the past 12 months by a combination of rapid expansion and a consumer-spending slowdown. An influx of private-equity investment into restaurants led some chains to open too many outlets that aren't breaking even. Popular names such as Gourmet Burger Kitchen, pasta place Carluccio's and the Jamie Oliver chain, often found at big malls such as Westfield and Bluewater around London or Manchester's Trafford Centre, have been among those suffering. Nationwide, the number of restaurants going insolvent rose 24 percent last year, compared with 2017.

A combination of increased competition, rising food costs because of the pound's weakness after the Brexit vote and a government apprenticeship levy have hurt operators. Many of the brands are also very similar, and consumers can't differentiate between them in any way other than price, according to James Child, a retail analyst with EG.

Three years ago, Intu Properties Plc, the owner of 17 U.K. malls, including two of the nation's largest, pointed analysts to research from a broker estimating food and beverage operators would eventually occupy about 25 percent of space in

malls. New brands would be launched that would help drive revenue for owners, the analysis said. When the beleaguered landlord, left at the altar by two potential buyers last year, announced a turnaround plan in July, food didn't merit a mention. Instead, Intu's new hope is that salvation lies in building hotels and apartments at its malls. The stock is down 56 percent in the past year.

Any landlord still waiting for food operators to help them out will likely be disappointed. Food and drink operators took 13 percent of newly leased space in shopping malls in 2018, the lowest level in at least six years, according to Radius Data Exchange. A year earlier, it was 20 percent. That's a much wider decline than in the overall retail market, where food and beverage businesses took 23 percent of newly rented space in 2018, about three percentage points less than in 2017.

One of the main problems is that the malls are competing for diners with downtown areas, which offer many more attractions. In London's West End you are feeding people who are in the area for work, the theater, shopping or just wandering around, said Brian Bickell, chief executive officer at Shaftesbury Plc, which recently leased a former retail center in the Covent Garden neighborhood as a food hall.

Malls, by contrast, offer far more capacity than there is demand, according to Ewan Venters, CEO at Fortnum & Mason, the upmarket retailer which recently opened a dining area in the Royal Exchange, a small luxury mall opposite the Bank of England.

"The whole thing of the experience economy came in. You're not just trying to sell to people. You are trying to entertain them," Venters said. "It all happened very quickly in malls, and suddenly there was too much capacity and not enough people to eat breakfast, lunch and dinner in these vast places. I'm not surprised they are cutting back now."

Mall landlords may do well to take a step back and draw inspiration from other types of locations, said Sue Munden, an analyst at Bloomberg Intelligence.

"One of the problems is that landlords have not taken enough care in the curation of the space," Munden said. "Mixing locally inspired offers with some known brands might be a more successful strategy."

Richard Vines, Neil Callanan and Will Mathis report for Bloomberg News.