



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **VIRTUAL LOCAL PLANNING AGENCY MEETING** on **Wednesday, June 10, 2020, beginning at 11:00 AM**, to establish a one-year moratorium on the acceptance and approval of Planned Unit Development (PUD), Downtown Mixed Use (DMU) and Community Mixed Use (CMU) rezoning applications within the jurisdictional boundaries of the City of Doral. The meeting will be held with the elected officials, administration and City staff participating via video conferencing.

Governor DeSantis' Executive Order Number 20-69 and Extension 20-112 suspended the requirements of Section 112.286, Florida Statutes and the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

Public Comments: members of the public that wish to provide comments may do so by emailing the City Clerk at cityclerk@cityofdoral.com. Comments must be submitted with your name and full address by **Tuesday, June 9, 2020**. The comments will be circulated to the elected officials and administration, as well as remain as a part of the record for the meeting.

The meeting will be broadcasted live for members of the public to view on the City of Doral's website (<https://www.cityofdoral.com/government/city-clerk/council-meetings>) as well as Channel 77 and Facebook Live.

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 20-

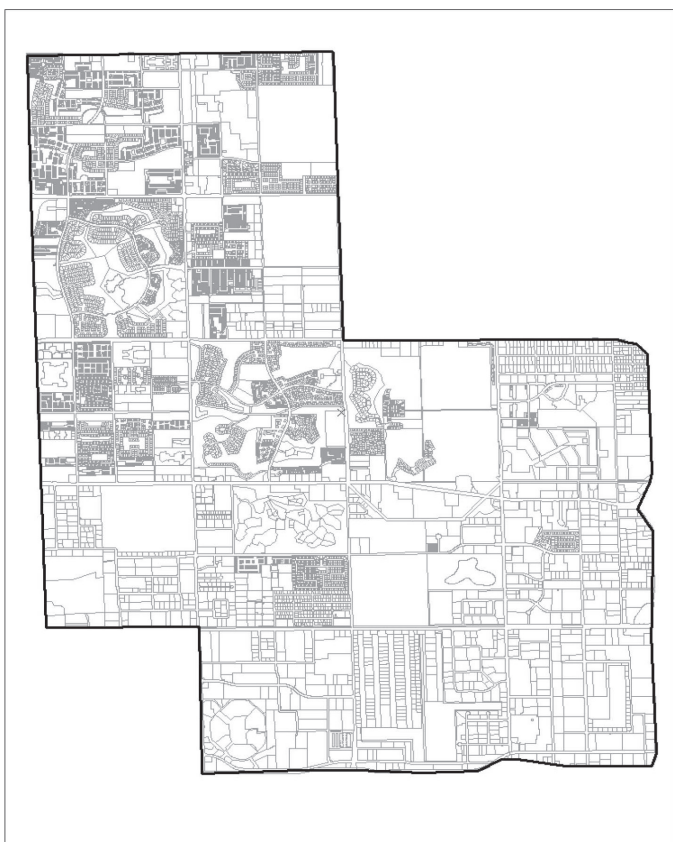
A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY OF AN ORDINANCE ESTABLISHING A ONE-YEAR TEMPORARY MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD), DOWNTOWN MIXED USE (DMU) AND COMMUNITY MIXED USE (CMU) REZONING APPLICATIONS WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF DORAL; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 20-06-DOR-01

APPLICANT: City of Doral

REQUEST: The City of Doral (the "Applicant") is requesting Mayor and City Council approval to establish a one-year temporary moratorium on the acceptance of Planned Unit Development (PUD), Downtown Mixed Use (DMU), and Community Mixed Use (CMU) rezoning applications within the jurisdictional boundaries of the City of Doral.

Location Map



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, any person 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.

Connie Diaz, MMC
City Clerk
City of Doral

5/27

20-22/0000471581M

COMMERCIAL REAL ESTATE

SOUTH FLORIDA TRANSACTIONS

DEAL OF THE DAY

Big Opa-locka Industrial Building Trades for Over \$1.1 Million

Address: 13170 NW 43rd Ave. in Opa-locka

Property type: This is a 13,679-square-foot, two-story industrial building constructed in 1986 on an over half-acre lot, according to the Miami-Dade County Property Appraiser's office.

Price: \$1,145,000

Seller: The Hernandez Group

Buyer: Global Florida Properties LLC

Past sale: \$489,000 in September 1994



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.

Default Notices Are Piling Up for Retailers Unable to Pay Rent

by Lauren Coleman-Lochner,
Jordyn Holman and
Natalie Wong

Retail landlords are sending out thousands of default notices to tenants, a situation that could tip already-ailing retailers into bankruptcy or total collapse.

Department stores, restaurants, apparel merchants and specialty chains have been getting the notices as property owners who've gone unpaid for as long as three months lose patience, according to people with knowledge of the matter and court filings.

"The default letters from landlords are flying out the door," said Andy Graiser, co-president of A&G Real Estate Partners, whose firm works with retailers and other commercial tenants. "It's creating a real fear in the marketplace," Graiser said.

Pressure from default notices and follow-up actions like locking up stores or terminating leases was cited in the bankruptcies of Modell's Sporting Goods and Stage Stores Inc. Many chains stopped paying rent after the pandemic shuttered most U.S. stores, gambling that they could hold on to some cash before landlords demanded payment.

The stakes are enormous, and landlords are suffering, too. An estimated \$7.4 billion in rent for April hasn't been paid, or about 45% of what's owed, according to data analyzed by CoStar Group.

"If the landlords don't put a pause on their actions, you're going to see more bankruptcies," Graiser said.

To be sure, not every default letter is followed by a padlock on the door. In some cases, landlords are sending letters just to preserve their legal rights while they talk with their tenants.

Simon Property Group Inc. says it's in discussions with merchants at its malls and trying to take into account their financial status, market position and the depth of their relationship. "The bottom line is, we do have a contract and we do expect to get paid," Chief Executive Officer David Simon said during the company's May 11 earnings call.

NO PAYMENTS

But the landlords are stuck with their own bills and bank debts to pay. By some measures, they've already been more than patient. Normally, they'd send out default notices as soon as 10 days after missed payments, rather than waiting weeks or months.

"The landlords do have the legal contract," said Vince Tibone, a senior analyst at Green Street Advisors. "However, from a practicality standpoint, a lot of these retailers are on the brink of bankruptcy and simply cannot pay right now."

Batches of default notices went out to Stage Stores before it filed for court protection this month, according to court papers. It didn't pay rent in March, April or May after shuttering its stores and furloughing almost all its staff.

The letters began arriving in March and early April, "but the rate of such notices picked up materially in late April and early May," Stage Stores said. Some landlords began locking the company out "and threatened to evict the debtors and dispose of the in-store inventory."

"Responding to and managing these default notices and related litigation outside of Chapter 11 would have been a monumentally difficult task," Stage Stores said.

Lauren Coleman-Lochner, Jordyn Holman and Natalie Wong report for Bloomberg News.