

CITY OF DORAL NOTICE OF ZONING WORKSHOP

All residents, property owners and other interested parties are hereby notified of a **Zoning Workshop** on Thursday, January 12, 2023 at 6:00 p.m. The Meeting will take place at the City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166.

The following application will be presented:

HEARING NO.: 23-01-DOR-05

APPLICANT: Bridge Point Doral 2700, LLC (the "Applicant")

PROJECT NAME: Bridge Point Retail Parcel PROPERTY OWNER: Doral Farms, LLC

LOCATION: Southwest corner of the intersection of NW 107 Avenue and Doral Boulevard/ NW 41 Street

FOLIO NUMBER: 35-3030-000-0020

SIZE OF PROPERTY: ±5.8935 acres (Office Residential to Business) and ±16.0994 acres (Office Residential to Private Parks and Open Space). The overall size of the property is ±175 acres. **FUTURE LAND USE MAP DESIGNATION:** Office Residential

ZONING DESIGNATION: General Use District (GU)

REQUEST: The Applicant is seeking to amend the Comprehensive Plan Future Land Use Map designation of approximately 5.8935 acres of the overall property from Office Residential to Business and ± 16.0994 acres of the overall property from Office Residential to Private Parks and Open Space.

Location Map

ZONING WORKSHOP PROCESS: The zoning workshop consists of two sessions:

- 1. First Session. The first session of a zoning workshop shall provide a forum for members of the public to learn about proposed developments within the city. Developments may be presented to the public simultaneously, in several locations within the meeting site. During this session, members of the public are encouraged to ask questions and to provide feedback to the applicant about the proposed development. The applicant shall provide visual depictions, such as renderings, drawings, pictures, and the location of the proposed development. In addition, representatives of the applicant shall be available to answer questions that members of the public may have about the proposed development. The members of the City Council shall not be present during the first session of the zoning workshop.
- Second Session. The second session of a zoning workshop shall provide a forum for the City Council to learn about the proposed developments discussed at the first session of the zoning workshop. No quorum requirement shall apply. Developments shall be presented by the applicants sequentially, one at a time, for the City Council's review and comment. The applicant shall again present visual depictions of the proposed development. In addition, the applicant shall be available to answer any questions that members of the City Council may have about the proposed development.

No quorum requirement shall apply nor will any vote on any project be taken, but roll call will be taken, as it is a publicly noticed meeting.

Information relating to this request is on file and may be examined in the City of Doral, Planning and Zoning Department located at **8401 NW 53rd Terrace**, **Doral**, **FI. 33166**. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL

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

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 translation 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 o durante el

Connie Diaz, MMC City of Doral

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COMMERCIAL REAL ESTATE

Success of Hybrid Depends on Whether Corporate Leaders Ready

by Erik Sherman

After some significant recent battles over office use — yes, we will go back; no, we won't; oh, yes, we will; and so on the Conference Board had an interesting recent view on the topic of the hybrid office. Many business leaders don't have the skills to manage a hybrid workforce and will end up falling behind.

"The pandemic has permanently changed not just how work gets done, but where it gets done," the organization wrote. "Ways of working now run the gamut from fully remote to fully on site, with a plethora of hybrid arrangements in between. However, with this newfound flexibility also comes unique challenges especially for leaders — as they seek to continue managing their teams effectively."

According to the group, there are a number of practices that executives need to regularly undertake: Bringing the right people into the organization and on their team; coaching with empathy and compassion; setting clear performance expectations; developing people to improve competence; retaining high performers and removing those who don't fit; improving employee commitment; and helping employees have a positive work experience.

These are just specific aspects of the more general need for business leaders to "support ongoing productivity and engagement in an increasingly common hybrid world of work." It seems like what might ordinarily be aspects of good management.



Without preparation, companies could flub the next few years, putting office use into even more confusion.

All of which is fine, but an owner or operator of an office property isn't typically in the position of management critic. However, in this case, executives who don't succeed put their companies into competitive danger, given how easily they could lose employees and see a reduced ability to function in a time like the present.

What is someone in CRE to do when wagging a finger at a member of a C-suite won't be seen as fitting? Perhaps sponsor a virtual workshop, mentioned in the report as one approach that has shown promise in teaching the specific skills needed in a hybrid work environment.

A building with multiple tenants could offer a such a series to all top management in the companies leasing space. One with a single tenant could potentially extend such an offering across larger such organizations. The main point is to encourage better approaches that can increase the likelihood of companies succeeding and maintaining the amount of space lease.

Erik Sherman reports for GlobeSt.com, an ALM affiliate of the Daily Business Review.

Retail Sales Disappoint After Blockbuster Black Friday

by Lynn Pollack

Retail sales cooled last month despite a blockbuster kickoff to the holiday shopping season on Black Friday and Cyber Monday, with spending down across most major categories.

Consumers appeared to be reserving discretionary buys for promotional events, according to Marcus & Millichap researchers, with overall retail sales dropping 0.6%, according to Census Bureau data.

"This is significant, considering purchasing was up 12 percent year-over-year on Black Friday, and a record \$11.3 billion was spent on Cyber Monday," the firm notes in a new research brief. "Higher sales volumes were registered during these promotional events, but the overall decline in monthly retail sales suggests many consumers curtailed their discretionary spending during the rest of the month."

Marcus & Millichap did note that this behavior is contributing to a slower pace of inflation, as November consumer prices were up just 0.1% on a monthly basis, the lowest increase this year.

In addition, experts say November's monthly decline was broad-based, meaning it affected most categories of retail spending.

The retail sales control group, which excludes several volatile categories and goes into the calculation of nominal GDP, fell 0.2% after a 0.5% increase in October, which was revised down from 0.7% in the prior release," said Bill Adams, chief economist for Comerica Bank, in an emailed note. "Retail sales rose 1.3% in October, though, so the change from September to November is equivalent to a 0.3% monthly increase."

Interestingly, a record 158 million people are estimated to have shopped on Super Saturday, the last Saturday before Christmas, on Dec. 17. But it's likely many were relying on credit cards, not savings, which is at a 17-year low. Marcus & Millichap experts predict that behavior, coupled with higher interest rates, will push average U.S. credit card debt beyond the high \$8,900 set in September.

The bright spot? Restaurant sales, which rose 09% in November. Restaurant and bar sales increased by 14.1% year over year last month, despite a 8.5% increase in the price of food away from home.

Overall, while the decline in spending may suggest a softening consumer environment, Marcus & Millichap researchers say retail properties are "generally in a good position" to weather the storm.

Nationally, operations are back to pre-pandemic levels, which will allow vacancy to remain historically low, should a moderate increase in availability occur next year. Additionally, retail stock is expected to increase by just 0.5 percent, limiting competition for properties with available space," the report notes.

Lynn Pollack reports for GlobeSt.com, an ALM affiliate of the Daily Business