



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **COUNCIL ZONING MEETING** on **October 27, 2021 beginning at 6:00 PM** to consider an amendment to the Future Land Use Map (FLUM) of the City of Doral Comprehensive Plan to rename the "Doral Design District Core" to "Doral Décor District" (DDD) consistent with Policy 2.1.2 of the Future Land Use Element, and to eliminate the Downtown Mixed Use (DMU) and Community Mixed Use (CMU) opportunity areas from the FLUM. The City Council will consider this item for **FIRST READING**. The 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 Ordinance:

ORDINANCE No. 2021-38

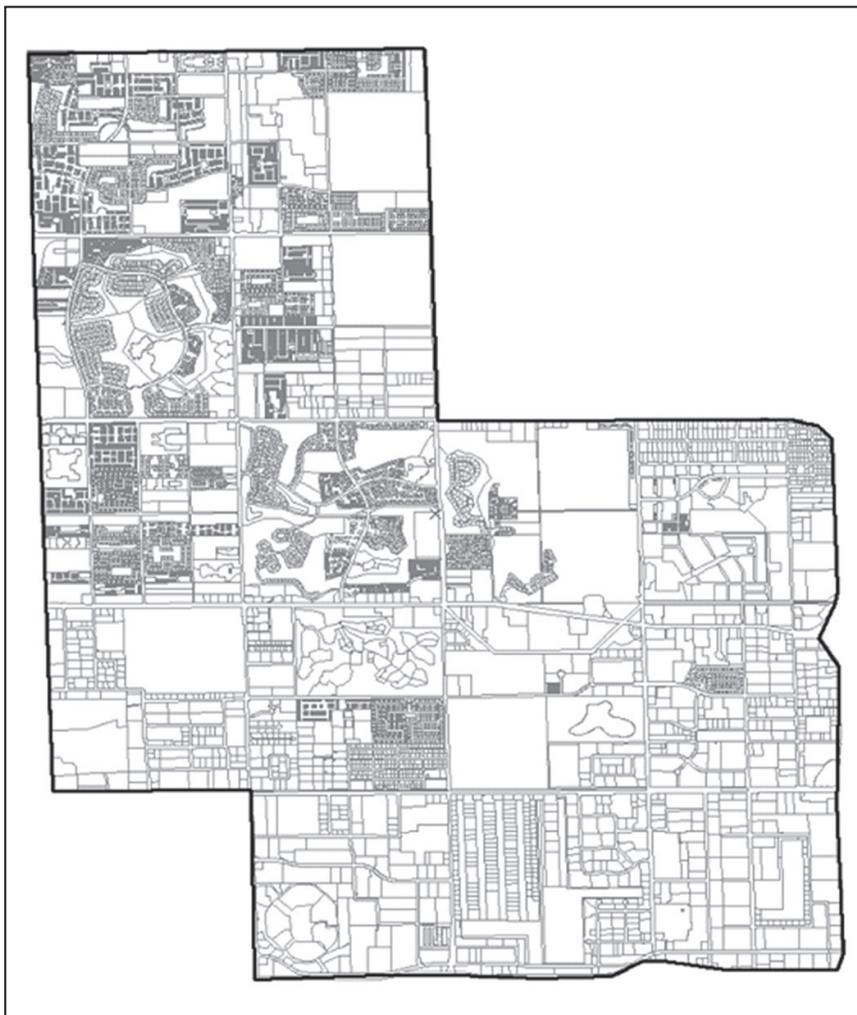
AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF THE CITY OF DORAL COMPREHENSIVE PLAN, RENAMING "DORAL DESIGN DISTRICT CORE" LAND USE CATEGORY TO "DORAL DÉCOR DISTRICT" CONSISTENT WITH POLICY 2.1.2 OF THE FUTURE LAND USE ELEMENT, AND ELIMINATING THE DOWNTOWN MIXED USE (DMU) AND COMMUNITY MIXED USE (CMU) OPPORTUNITY AREAS FROM THE FLUM; AUTHORIZING THE TRANSMITTAL OF THE FLUM AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 21-10-DOR-06

APPLICANT: City of Doral

REQUEST: The City Manager's Office respectfully recommends that the Mayor and City Councilmembers approve an amendment to the Future Land Use Map (FLUM) of the City of Doral Comprehensive Plan to rename the "Doral Design District Core" to "Doral Décor District" (DDD) consistent with Policy 2.1.2 of the Future Land Use Element, and to eliminate the Downtown Mixed Use (DMU) and Community Mixed Use (CMU) opportunity areas from the FLUM.

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

COMMERCIAL REAL ESTATE

What the Return to the Office Will Look Like

by Paul Bergeron

There has been a lot of speculation around when corporate America will return to the office en masse. It isn't easy to peg a long-term trajectory for the office industry when the companies that occupy office buildings are making varied decisions along a spectrum of return dates.

Some companies brought their people back last year, more came back post Labor Day, while some are taking a wait-and-see approach, for now.

These were perspectives shared last week by a panel of JLL executives during a webinar that focused on return to the office policies and what those employees might find.

Christian Beaudoin, Managing Director Research & Strategy, JLL, was the moderator.

"We get enough clients asking about what their peers are doing, but really, this is a time for introspection," Beaudoin said during the webinar. "What have you learned about yourselves? And your properties? Are they commute-worthy?"

Beaudoin also said many are asking, "When are we getting back to normal?"

"I tell them, 'We aren't going back to normal,' he said, 'because we can do better than that.'"

IS A RETURN TO OFFICE REALLY NECESSARY

Beaudoin said the ability to articulate the reasons why a company wants its employees back in the office is the key to forging a return-to-office policy.

"If you can easily explain why, it's easy to figure that out," Beaudoin said. "If you can't, then it becomes complicated. In the end, it always comes back to transparency and effective communication between the company and its workers."

While the Delta variant has pushed back decisions and added near-term uncertainty, JLL believes the office market will recover and remain a critical part of the workplace, and of investment portfolios.

"A physical office reinforces culture, drives collaboration and innovation, enables professional growth and brings a company's best to its clients and employees," said John Gates, JLL's Chief Executive Officer, Americas Markets.

OFFICE RECOVERY LEADING INDICATORS RISING

The leading indicators of an office recovery have shown sustained upward momentum until Delta's recent dip. JLL's "comeback index" combines 12 indicators to provide a proprietary analysis on how close the country is on a return to "normalcy." It provides weekly snapshots that act as a guiding benchmark to help companies who occupy and invest in office real estate in their decision-making processes.

"Our comeback index, which tracks tangible data such as office entry badge swipe rates, leasing activity, lease term, TSA checkpoints, unemployment claims and more, showed that we hit a peak of activity and office usage in July. The



SHUTTERSTOCK

JLL explains that Delta variant delaying re-entry decisions, but not derailing office recovery.

index retracted a bit in the last two months," said Ben Breslau, JLL Chief Research Officer, in prepared remarks.

"While we expect some additional short-term delays from Delta that could push another sustained wave of office recovery into the first quarter of 2022, we don't foresee a prolonged pause given the greater level of immunity through vaccinations and the momentum we see in other sectors."

REMOTE-WORK FATIGUE SETTING IN

Whether companies return to their offices now, or a bit later, their employees face challenges in remote work, too.

JLL's Workforce Preferences Barometer, which includes a survey of 3,000 office employees, identified remote work fatigue as one of the primary reasons many employees want to physically return to the office.

"More than 57% of working parents feel more exhausted by their workload and are experiencing burnout, more than 61% of employees miss 'real' human interactions, and more than half of Gen Z workers feel under more pressure due to career growth opportunities in flux. The office provides a place for social interaction, engagement, learning, and team-building activities, which is more challenging to replicate with an entirely remote-workforce."

OFFICE MUST CONSIDER WORKER PREFERENCES

Sanjay Rishi, Americas CEO, JLL Work Dynamics, said in prepared remarks that, "There is no one-size-fits-all approach to how offices will operate now, and in the future. But what we do know is that companies must take into consideration worker preferences and adapt their models to include some flexible options while continuing to offer physical office space to cultivate company culture and provide a social, collaborative outlet for employees to thrive."

Most companies embraced mobility or flexibility ahead of the pandemic. For those that haven't, hybrid models are typically the starting point to return to the office, ahead of local guidelines allowing for full capacity.

While JLL believes that hybrid work models will have a durable presence post-pandemic, the big question is whether they will have a material impact on space usage and footprints.

Paul Bergeron reports for GlobeSt.com.