



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 **April 26, 2023 beginning at 5:30 PM** to consider amendments to the City's Comprehensive Plan Future Land Use Map (FLUM). 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 Resolution:

RESOLUTION No. 23-

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 A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM OFFICE AND RESIDENTIAL (OR) TO BUSINESS (B) FOR ±5.8935 ACRES GENERALLY LOCATED EAST OF THEORETICAL NW 109 AVENUE AND SOUTH OF NW 41 STREET, AND FROM OFFICE AND RESIDENTIAL (OR) TO PRIVATE PARKS AND OPEN SPACE (PPOS) FOR ±16.0994 ACRES GENERALLY LOCATED SOUTH OF NW 41 STREET BETWEEN THEORETICAL NW 109 AVENUE AND THEORETICAL NW 113 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 23-04-DOR-04

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

PROJECT NAME: Bridge Point Retail Parcel

PROPERTY OWNER: Doral Farms, LLC

LOCATION: ±5.8935 acres generally located east of theoretical NW 109 Avenue and south of NW 41 Street and ±16.0994 acres generally located south of NW 41 Street between theoretical NW 109 Avenue and theoretical NW 113 Avenue

FOLIO NUMBER: A portion of 35-3030-000-0020

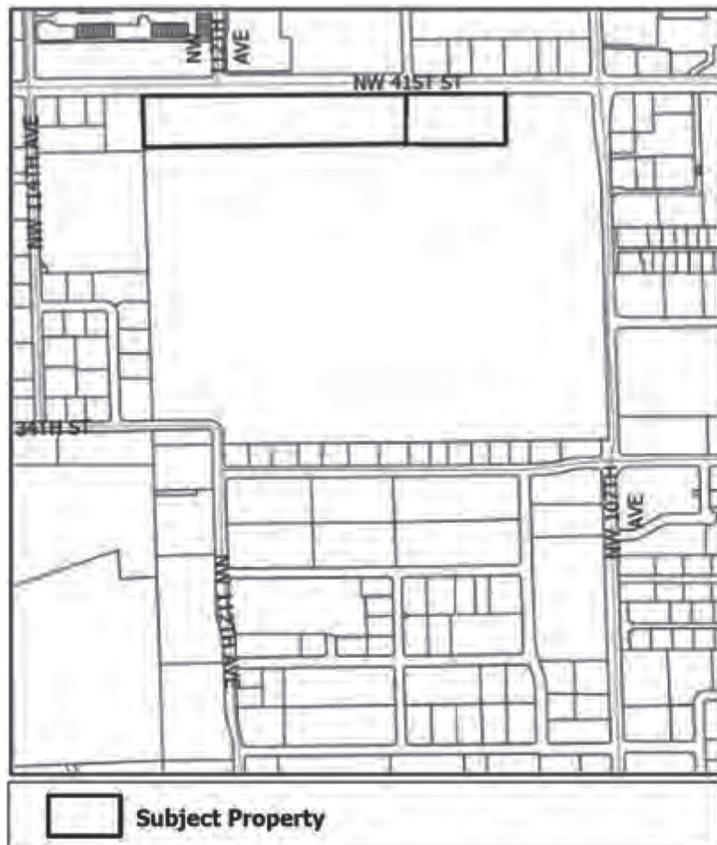
SIZE OF PROPERTY: ±5.8935 acres (Office Residential to Business) and ±16.0994 acres (Office Residential to Private Parks and Open Space). The overall size of the property is ±175 acres.

FUTURE LAND USE MAP DESIGNATION: Office and Residential

ZONING DESIGNATION: General Use (GU) District

REQUEST: The Applicant is seeking to amend the City's Comprehensive Plan Future Land Use Map designation from Office and Residential (OR) to Business (B) for ±5.8935 acres, and from Office and Residential (OR) to Private Parks and Open Space (PPOS) for ±16.0994 acres.

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

BANKING/ FINANCE

Tech Stocks Slump Extends Ahead of Inflation Data



ADOBE STOCK

Markets are pricing in a strong likelihood that the Federal Reserve will raise borrowing by a quarter-point May 3 to contain inflation, after U.S. payrolls rose at a firm pace last month and the unemployment rate dropped.

by **Carly Wanna and Emily Graffeo**

US stocks were mixed as investors brace for inflation data that could solidify bets for another Federal Reserve interest-rate hike.

The tech-heavy Nasdaq 100 tumbled 0.6%, sliding for the fifth session of the past six, as traders mulled another rate increase in May. The S&P 500 was little changed as mega-cap tech stocks weighed on the benchmark while the yield on policy-sensitive two-year Treasuries rose above 4%.

Cracks in 2023's equity advance are appearing, as hedge funds and other speculators amass the deepest short position since November 2011 when the US sovereign credit rating was cut. Widely-watched inflation data is due Wednesday and banks on Friday kick off what's forecast to be the worst earnings season since the depths of the pandemic crisis.

Alicia Levine, head of investment strategy and equity advisory solutions at BNY Mellon Wealth Management, told Bloomberg Television that "earnings have to move lower."

"Earnings estimates have barely budged in the last five weeks," Levine said. "That doesn't really pass the reality test."

Tilray Brands Inc. shares slumped after the cannabis producer's third quarter earnings fell short of estimates. Covid-19 vaccine maker Moderna slid after a setback for its experimental flu shot.

The Fed appears on track to keep raising rates despite recent bank strains, with resilient labor markets and higher oil prices holding sway for policymakers focused on their price-stability mandate.

Markets are pricing in a strong likelihood the Fed will raise borrowing by a quarter-point May 3 to contain inflation, after US payrolls rose at a firm pace last month and the unemployment rate dropped. Wednesday's report on consumer prices, expected to show a 0.4% monthly increase in the core consumer price index, could cement the Fed's rate path.

A scenario where the central bank halts rate hikes in May, which markets had briefly entertained last month as fragility in banks raised recession fears, looks increasingly remote.

"The Fed mantra has been once we get to the terminal rate, and that's where the data dependency moves things around, but once we get to the terminal rate, we're staying there for a while," said Liz Ann Sonders, chief investment strategist at Charles Schwab.

After May, though, swaps are pricing in a pivot to easier policy. Traders predict rates will peak around 5%, with the Fed then cutting by at least 50 basis points before the end of 2023.

"If the bond market is right, then the equity market probably has not fully reflected those recession-type conditions to likely hit earnings beyond what we've already seen," Sonders said in a phone call. "This idea that the Fed can not just pause but pivot, and that's great for the stock market, to me that doesn't make sense."

For now, some asset managers say markets could be range-bound as the chances of an upcoming economic slump are weighed.

"We're focusing on three areas to determine if the baton passes from rate hikes to recession," said Saira Malik, chief investment officer at Nuveen pointing to the upcoming inflation report, a potential pause in rate increases after May, as well as recent recession indicators, including manufacturing and jobs data. "Even though the Fed may pause, we're not in the camp that we will see rate cuts in 2023."

Meanwhile, the International Monetary Fund trimmed its global growth forecasts citing the recent banking sector turmoil and Russia's invasion of Ukraine. Bitcoin advanced for the fourth day, blowing past the key \$30,000 level for the first time in ten months.

Oil gained, with West Texas Intermediate trading above \$80 a barrel. Gold rose to trade around \$2,000 an ounce while the dollar fell.

Carly Wanna and Emily Graffeo report for Bloomberg News.