



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **COUNCIL ZONING MEETING** on **March 23, 2022 beginning at 6:00 PM** to consider the proposed site plan for Raising Cane's Restaurant for the property located at 8080 NW 36 Street. 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. 22-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING THE SITE PLAN FOR RAISING CANE'S RESTAURANT FOR THE PROPERTY LOCATED AT 8080 NW 36 STREET, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 22-03-DOR-04

APPLICANT: Raising Cane's Restaurant, LLC (the "Applicant")

PROJECT NAME: Raising Cane's Restaurant

PROPERTY OWNER: Landwirth Realty, LLC

LOCATION: 8080 NW 36 Street

FOLIO NUMBER: Portion of 35-3027-001-0091

SIZE OF PROPERTY: ±.94 acres

FUTURE LAND USE MAP DESIGNATION: Office and Residential with DMU Opportunity Area Overlay

ZONING DESIGNATION: Corridor Commercial District (CC)

REQUEST: The Applicant is proposing to redevelop the Property with a 3,584 square-foot Raising Cane's Restaurant with a drive-thru.

LEGAL DESCRIPTION: That portions of the West 1/2 of the Tract 14, "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", in Section 27, Township 53 South, Range 40 East, Miami Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, lying South of Northwest 36 Street Extension Right-of-Way, and lying East of a line 353.16 feet East of and parallel with the West line of the Northeast 1/4 of Section 27.

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

Demand for Warehouses Lifts Emerging Markets

by Jack Rogers

With industrial warehouse space in major markets nearly filled to capacity, emerging markets are experiencing a bonanza of industrial sector growth, according to a report released by Colliers.

Half of the US markets tracked by Colliers reported occupancy gains of more than 5 million SF in 2021, while 60 markets posted occupancy gains of more than 1 million SF.

The top industrial markets in 2021, measured in net absorption—Chicago, Dallas-Fort Worth, Atlanta, Inland Empire and Houston, respectively—accounted for nearly 33 percent of all net absorption in the country.

The demand for warehouse space, fueled by 3PLs and e-commerce tenants, also is driving industrial sector growth in emerging markets: Memphis, Columbus OH, Las Vegas and Cincinnati each experienced more than 10 million SF of occupancy gains in 2021, Colliers said.

The markets with the most activity growth in 2021, measured in net absorption as a percentage of inventory, were Charleston, SC at 13.5 percent; Huntsville, AL (11.3 percent); Austin (11.2 percent); Savannah (9.3 percent); and Las Vegas (7.9 percent).

The intense demand for new warehouse space spurred a record increase in new construction in 2021, with 520 million SF of industrial space under development at the end of the year, an increase of more than 50 percent compared to the total at the end of 2020.

The Chicago industrial market delivered the most industrial space in 2021, totaling 31 million SF. Dallas-Fort Worth



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Half of the U.S. markets tracked by Colliers reported industrial occupancy gains of more than 5M SF in 2021.

tops the list of markets with the most space under development, with 59.3 million SF in the pipeline at the end of the year.

Bulk occupier demand (companies occupying more than 100,000 SF) remained at record levels in 2021, Colliers said. At the end of 2021, occupier activity in bulk industrial space totaled nearly 583 million SF, a 16-percent jump from the previous record of 502 million SF set in 2020.

The average industrial space footprint of bulk occupiers also increased to 291,000 SF, five percent higher than the average footprint in 2020.

Colliers said third-party logistics providers and packaging companies accounted for more than 28 percent of all bulk activity last year, up from 22 percent in 2020. Seven of the top 10 bulk occupiers in 2021 were 3PLs, with nearly 40 million SF.

The second-largest share of the bulk occupancy pie went to e-commerce companies, who accounted for about 20 percent of activity in 2021.

Jack Rogers reports for GlobeSt.com.

Large Floor Plans in BTR Are Stealing Renters From Apartment Living

by Kelsi Maree Borland

Single-family rental and build-to-rent are the new buzzwords of commercial real estate. Both sectors are seeing soaring demand, but Sudha Reddy of Haven Realty Capital notes that demand for single-family rentals underscores the need for housing with three or more bedrooms, otherwise known as large floor plan housing.

"Larger floor plan rental housing with three bedrooms and four bedrooms have never previously been purpose built," Reddy, the CEO of Haven Realty Capital, tells GlobeSt.com. "New multifamily projects primarily consist of one and two bedroom units with a small percentage of three bedrooms. Build-to-rent provides renters the opportunity to rent larger three and four bedroom units akin to traditional for sale housing, which include garages and yards, in a housing community."

Haven has a long history in the sector. It has invested in single-family rentals since its inception in 2010, and exclusively invested in SFR properties through 2014, when it began integrating a multifamily strategy as well. "In 2015, we began investing in multifamily in a number of markets where we had previous SFR exposure," explains Reddy. "We quickly realized that many investors were more comfortable with multifamily than SFR because of the perceived management

and capital deployment efficiencies of owning an asset in one location."

Reddy believes that the build-to-rent space blends the SFR property type with multifamily, supplying an emerging demand segment for purpose-built large floor plate rental housing. "Haven sees a tremendous opportunity to bring quality housing and professional management to this underserved class of rentals," says Reddy. "Demand for newly constructed single family rentals by families and empty nesters is greater than ever."

Haven has not only seen demand increase but capital as well. "Importantly, investor demand to in BTR projects is equally strong. Traditional multifamily investors have become comfortable with investing in BTR because of the single location, strong single family rental demographics, and economic returns," says Reddy.

These are the same reasons why Haven is so active in the sector. "We are bullish on BTR because it addresses a real supply and demand imbalance for larger floor plan rental housing in the United States with an opportunity to bring a better tenant experience with high quality homes and professional management," says Reddy. "We believe the single location component of the strategy will draw large institutional multifamily equity and debt providers to the sector thereby increasing liquidity."

Kelsi Maree Borland is a freelance journalist and magazine writer based in Los Angeles, California.