

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH 19-054

July 25, 2019

Item No. 4

Recommendation Summary	
Commission District	2
Applicant	CP LOGISTICS OPA LOCKA, LLC
Summary of Requests	The applicant is seeking to rezone Parcel 1 of the subject property to North Central Urban Area District (NCUAD) and to amend the NCUAD land use regulating plan to designate the entire subject property ID, Industrial District. With these requests, the applicant also seeks to designate Zoning Parcel 1 of the subject property as Edge Sub-district within the NCUAD.
Location	3000 NW 123 Street, Miami-Dade County, Florida.
Property Size	20.29 acres
Existing Zoning	IU-1, Light Industrial District NCUAD, North Central Urban Area District
Existing Land Use	Milk processing plant
2020-2030 CDMP Land Use Designation	Community Urban Center Industrial and Office
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change, (See attached Zoning recommendation Addendum)
Recommendation	Approval.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from IU-1, Light Industrial District and North Central Urban Area District, NCUAD to NCUAD.
- (2) AMENDMENT of the NCUAD Land Use Regulating Plan to designate Zoning Parcel 1 Industrial (ID), and to re-designate Zoning Parcels 2 and 3 from Mixed Use Corridor (MC) to ID.
- (3) AMENDMENT to the NCUAD Sub-district Regulating Plan to designate Zoning Parcel 1 Edge Sub-district.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	NCUAD, MC & IU-1; Milk processing plant	Industrial and Office/Community Urban Center
North	IU-1; automobile storage yard	Industrial and Office
South	GU; college facility	Industrial and Office

East	NCUAD, MC & IU-1; industrial uses	Industrial and Office/Community Urban Center
West	IU-1; warehouse facility	Industrial and Office

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #Z-14-12, the subject parcel was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD)**. All of the parcels within the boundaries of the approved **NCUAD** are regulated by plans and standards described in Ordinance #11-065, which are consistent with the Urban Center interpretative text. The subject property is currently split zoned, with the northern approximately 690' (Zoning Parcel 1) of the subject property zoned IU-1, Light Industrial District, and the remaining southern approximately 302' (Zoning Parcels 2 and 3) zoned NCUAD. The south approximately 41' (Zoning Parcel 3) is located within the Center sub-district, and the remaining 265' (Zoning Parcel 2) is designated Edge sub-district.

The applicant now seeks to rezone the entire 20.29 acre parcel to NCUAD. With this rezoning, the applicant also seeks to designate Zoning Parcel 1 as Edge Sub-district, and to designate the entire property as Industrial (ID) within the NCUAD.

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING ANALYSIS:

The applicant seeks to amend the regulating plans for the NCUAD, in order to expand the NCUAD on to the northern 690' (Zoning Parcel 1) portion of the property (request #1), to designate the entire subject property ID (request #2) and to designate Zoning Parcel 1 also as Edge sub-district (request #3). The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the aforementioned Zoning Parcel 1 of the subject property, for **Industrial and Office** uses. *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.*

However, the entire subject property is located in an area designated as a Community Urban Center on the County's CDMP Land Use Plan Map. The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Furthermore, the CDMP text states where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.*

Objective LU-7 of the CDMP addresses new development and redevelopment in existing and planned transit corridors and urban centers. Said Objective states that *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian*

and bicycle friendly environment that promotes the use of rapid transit services. Policy LU-7A states: ...Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential land and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies.

Approval of the application will allow the applicant to develop the property with among other uses, civic uses, vertically integrated multifamily apartments professional business offices, industrial uses, entertainment uses, commercial parking garage and self-service mini-warehouse storage. Staff notes that the adjacent properties within the NCUAD to the east permit commercial and residential uses and the industrially zoned properties to the north and west of the subject property allows all the industrial uses allowed in the ID district. As such, the proposed expansion of the NCUAD and amendments of the regulating and sub-district plans, will provide a reasonable transition from the more intensive industrial uses to the west and the mixed use corridor uses within the NCUAD to the east.

The NCUAD implements the urban center and mixed-use corridor policies and interpretative text of the CDMP. Staff opines that the requested amendment to the land use plan for the subject property is **consistent** with the Industrial and urban center policies and interpretative text of the CDMP.

ZONING ANALYSIS:

The purpose of the requested rezoning of the property from IU-1 to NCUAD (request #1), along with the designation of the entire subject property to ID (request #2) and to designate Zoning Parcel 1 of the subject property Edge sub-district (request #3), is to allow the applicant to develop the property in a unified manner in accordance with the NCUAD regulations. The applicant is proposing to re-develop the property with two (2) warehouse style buildings, featuring office-like appearance along the Gratigny parkway (NW 119 Street) frontage, in order to encourage pedestrianism along the NW 119 Street and incorporate urban design principles. The ID category, among others, allows industrial uses, entertainment uses, commercial parking garage and self-service mini-warehouse storage. Guidelines for the NCUAD derived from the North Central Charrette Report adopted by the BCC in 2004 summarized the recommendation of the charrette conducted in 2003, which contained the residents' vision for the area. Among the objectives of the charrette was; *the attraction of businesses, both retail and office uses that will provide a wide range of jobs easily accessible to residents, to implement a plan that promotes growth and infill development and preserves the community's heritage in a form that is compact, diverse and walkable, and to define the community's structure: a center and edges, a series of neighborhood centers, a network of interconnected streets, proper building height and placement as well as sites for open space and civic buildings.*

The applicant states the site is currently utilized for a milk processing facility. Staff notes that although the northern 690' portion of the property that is currently zoned IU-1 permits the proposed uses, the remaining southern portion of the property within the NCUAD that is designated MC designation does not permit the warehouse uses or industrial uses. As such, staff opines that the rezoning of the northern portion of the property to NCUAD (request #1) and re-designation to Edge sub-district (request #3), along with the proposed re-designation of the entire property to ID will facilitate the proposed unified development, while facilitating the expansion of the urban design principles along the NW 119 Street frontage. Further, staff opines that the approval of the application, which would permit the uses allowed in the ID

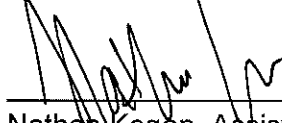
district, will provide a reasonable transition from the MC and MM categories located to the east of the subject property along NW 119 and would be **compatible** with the existing industrial developments to the west, north and partially to the east, as well as the future development of the properties within the NCUAD to the east.

Regarding the impact on transportation facilities, the RER's Platting and Traffic Review Section memorandum indicates that traffic concurrency will be evaluated at the time of development and that they do not object to the application. As far as non-transportation County services, memoranda from the Division of Environmental Resources Management (DERM) of the RER, the Miami-Dade Water and Sewer Department, and Miami-Dade Fire Rescue Department indicate that the request does not impact Level of Service standards or generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, or other such facilities which have been constructed or which are planned and budgeted for construction. **Taking all aspects of the CDMP and Zoning analysis into consideration, staff recommends approval of the application under Section 33-284.89.3.**

RECOMMENDATION:

Approval.

NK:JB:NN:EJ:CH



Nathan Kogon, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

CP LOGISTICS OPA LOCKA, LLC
Z19-054

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection*
Water and Sewer Department (WASD)	No objection
Fire Rescue	No objection
*Subject to conditions in the Department's attached memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Industrial and Office (Page I-39)	Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.
Land Use Element Urban Centers pg. I-45	Urban Centers Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers,

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but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately

Policies for Development of Urban Centers

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius. The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to

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facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

Average Floor Area Ratios (FAR)

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and

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Objective LU-7 (Page I-13)	<i>Policy LU-7F.</i> <i>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.</i>
Policy LU-7A (Page I-13)	<i>Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan	<i>Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.</i>
Section 33-311 District Boundary Change	(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i> (F) Section 33-311 <i>provides that the Board shall take into consideration, among other factors the extent to which:</i> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the</i>

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CP LOGISTICS OPA LOCKA, LLC Z19-054

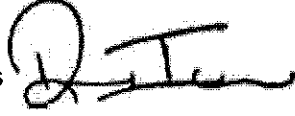
	<i>adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
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Memorandum



Date: May 1, 2019

To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources 

Subject: Z2019000054
ZSFWD Opa Locka, LLC
3000 NW 123rd Street
DBC from IU-1 to NCUAD and Existing NCUAD from MC to ID for
Proposed Warehouses
(20.29 Acres)
28-52-41

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any

future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Specifically, should the applicant require impacts to specimen trees (trunk diameter 18 inches or greater), the applicant must comply with the specimen tree standards outlined in Section 24-49.2(4)(II)(2) of the Code, and compliance with these requirements may require changes or adjustments to the applicant's future plans for the subject property.

It is noted that the applicant has not submitted a site plan for consideration with the application. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in Section 24-49.2 of the Code and in CON-8A of the CDMP. An aerial review of the subject properties indicated the presence of tree resources; however, no information regarding these tree resources was submitted with this zoning application.

The subject application, which requests a change in designation of the property from Mixed-Use Corridor (MC) to Industrial (ID) and to extend the NCUAD boundary to include the entire property, could result in impacts to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property—which are yet to be submitted—would comply with specimen tree standards.

It is advised that pursuant to Policy Con-8I of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

The subject property has no open and five (5) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

This memorandum shall constitute written approval of the application to the extent required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

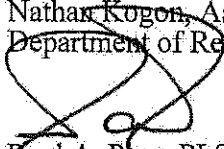
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: April 25, 2019

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From: 
~~Raul A. Pino, PLS, Chief~~
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2019000054
Name: CP Logistics Opa Locka, LLC
Location: 3000 NW 123 Street
Section 28 Township 52 South Range 41 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract 505, of Plat Book 143, Page 17.

Traffic concurrency will be evaluated at the time of site plan review.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: May 3, 2019

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD)

Subject: Zoning Application Comments - CP Logistics Opa Locka, LLC
Application No. Z2019000054 - (Pre-App. # Z19P-059)

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process.

Application Name: CP Logistics Opa Locka, LLC

Location: The proposed project is located on approximately 20.29 acres at 3000 NW 123rd Street with Folio No. 30-2128-029-0010, in unincorporated Miami-Dade County.

Proposed Development: The applicant seeks to extend the NCUAD boundary onto the portion of the property currently zoned IU-1. Additionally, the applicant proposes to change the land use for the entire property from MC to Industrial ("ID"). The existing Core District will remain and the existing Edge District will be extended to the remainder of the property. A site plan was not submitted with this application as the applicant is currently requesting a rezoning of the site only with this application.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Hialeah Preston Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

The existing facility is currently being served by WASD.

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

The existing facility is currently being served by WASD.

Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

Zoning Application No. Z2019000054
CP Logistics Opa Locka, LLC
May 3, 2019
Page 2

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief Planning & Water Certification Section at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: May 01, 2019

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2019000054

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "Energov" on 04/05/19.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CP LOGISTICS OPA LOCKA, LLC

3000 NW 123 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2019000054

DATE

HEARING NUMBER

FOLIO: 30-2128-029-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 25, 2019

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

CP LOGISTICS OPA LOCKA, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

PHOTOGRAPHS –submit photos showing entire site and all structures

FRONT ELEVATION



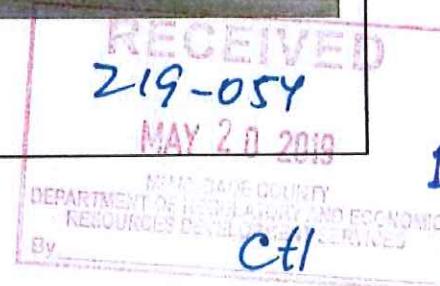
SIDE ELEVATION



REAR ELEVATION



Additional photos may be submitted



DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: ZSF/WD Opa Locka, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
See attached Exhibit B.	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: CP Logistics Opa Locka, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached Exhibit C.

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____

(Applicant)

William Bullen, Vice President of Panattoni CLP Operator, LLC

(Print Applicant name)

Sworn to and subscribed before me this 27 day of March, 2019. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: _____

Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT B

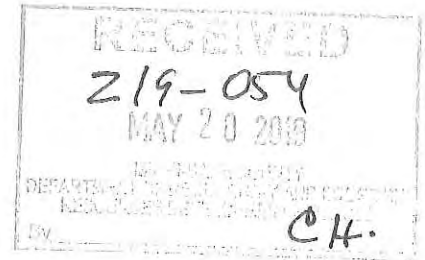
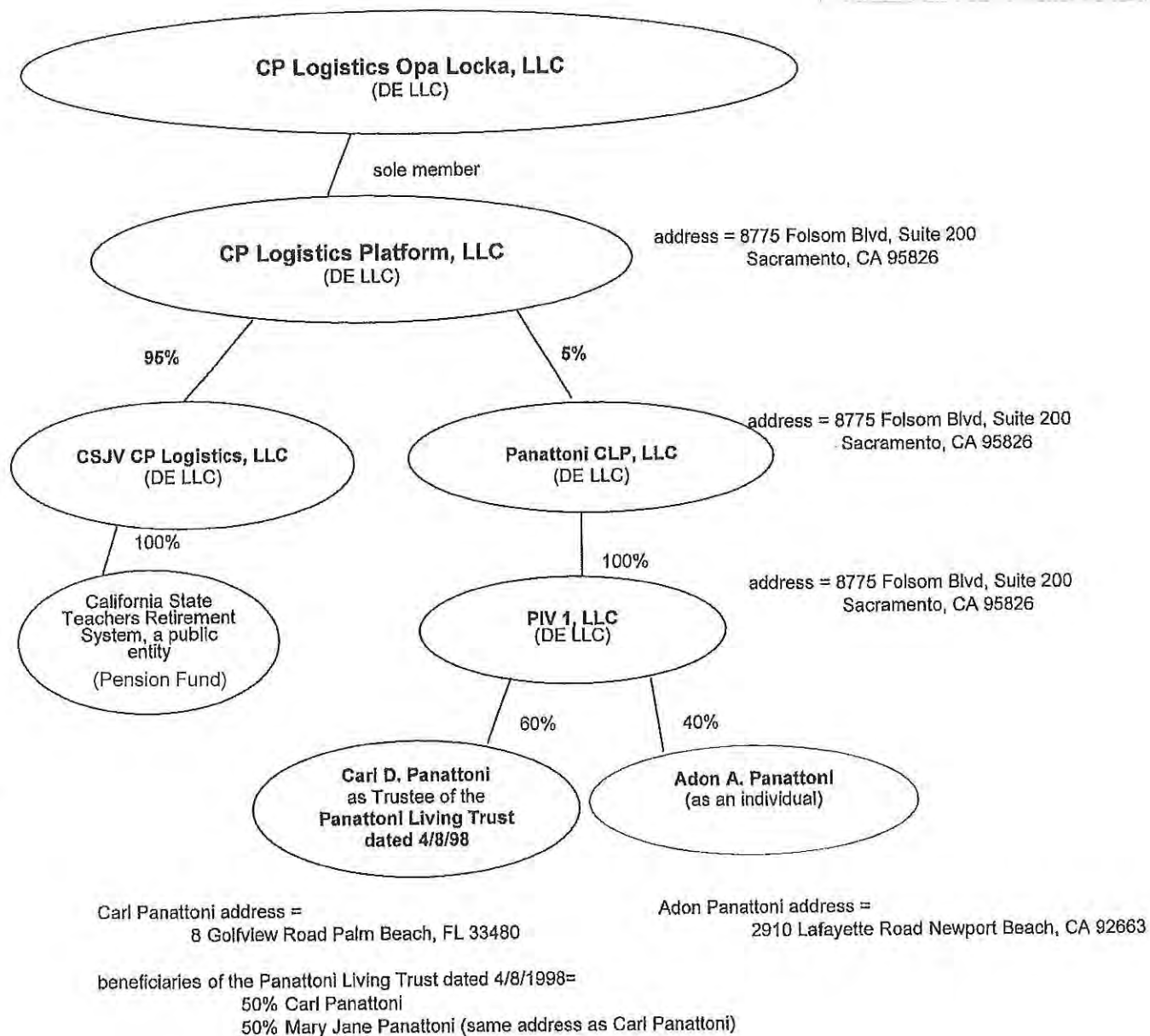
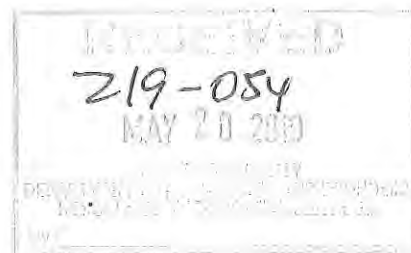
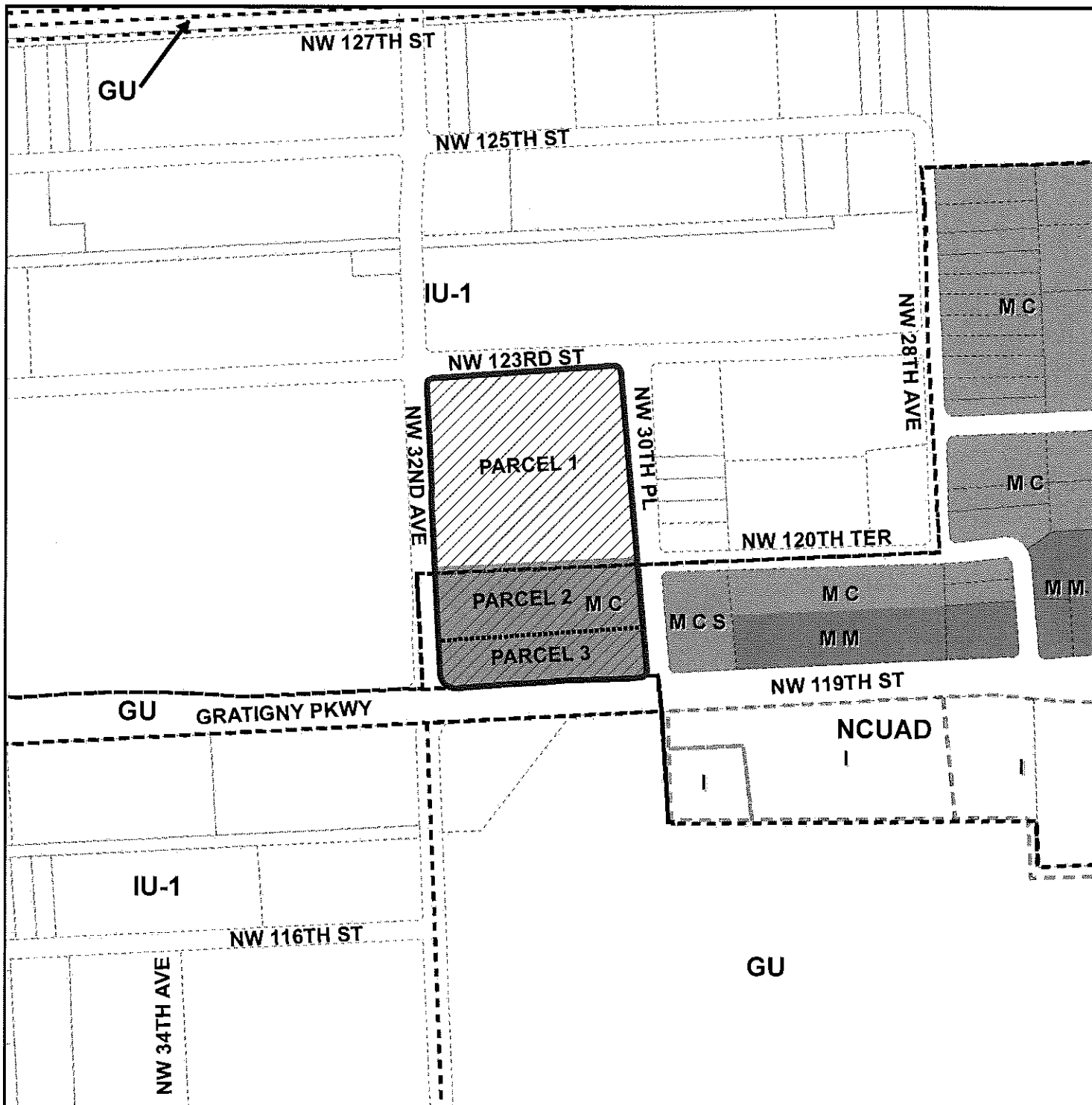


Exhibit C





MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2019000054

Section: 28 Township: 52 Range: 41

Applicant: CP Logistics Opa Locka, LLC

Zoning Board: Board of County Commissioners

Commission District: 2

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend



Subject Property Case



Zoning



SKETCH CREATED ON: Wednesday, May 8, 2019

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY

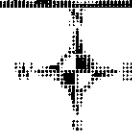
AERIAL YEAR 2018

Process Number

Z2019000054

Legend

 Subject Property



Section: 28 Township: 52 Range: 41

Applicant: CP Logistics Opa Locka, LLC

Zoning Board: Board of County Commissioners

Commission District: 2

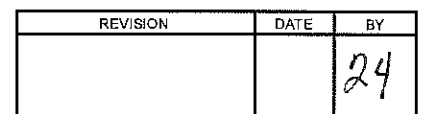
Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Monday, April 15, 2019

REVISION	DATE	BY
		23



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

NW 127TH ST

INDUSTRIAL AND OFFICE

NW 125TH ST

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

NW 123RD ST

INDUSTRIAL AND OFFICE

NW 32ND AVE

NW 30TH PL

NW 28TH AVE

NW 120TH TER

GRATIGNY PKWY

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

NW 119TH ST

INDUSTRIAL AND OFFICE

INSTITUTIONS, UTILITIES AND COMMUNICATION

NW 116TH ST

NW 34TH AVE

MIAMI-DADE COUNTY

Process Number

CDMP MAP

Z2019000054

Section: 28 Township: 52 Range: 41

Applicant: CP Logistics Opa Locka, LLC

Zoning Board: Board of County Commissioners

Commission District: 2

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Monday, April 15, 2019

REVISION	DATE	BY