


**Date:** November 2, 2021

**To:** Honorable Chairman Jose “Pepe” Diaz  
and Members, Board of County Commissioners

**From:** Lourdes M. Gomez, Director   
Department of Regulatory and Economic Resources

**Subject:** Designation of Land Located at 6601 NW 167<sup>th</sup> Street as a Brownfield Area

Agenda Item No. 5(G)

Resolution No. R-1017-21

**Recommendation**

It is recommended that the Board of County Commissioners (“Board”) designate the land located at 6601 NW 167<sup>th</sup> Street, Miami-Dade County, Florida 33015 (“Subject Property”), and further specified in Exhibit 2 to the resolution, as a brownfield area to be known as the Miami Lakes Industrial Project.

According to the proposal submitted by the applicant, TV ML Investments, LLC (“TV ML”), TV ML plans to construct 350,000 sq. ft. of warehouse/light industrial space. The developer is projecting a total investment of \$60,000,000.00 and will create 1,046.5 new permanent jobs. However, the capital investment and construction outcomes are not guaranteed.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board’s meeting agenda by the Director of the Department of Regulatory and Economic Resources. Pursuant to Section 376.80(1)(c)4., Florida Statutes, this matter requires two quasi-judicial public hearings before the Board, and the public hearings must be announced at a meeting of the Board before the actual public hearings.

**Scope**

The Subject Property is located in Commission District 1, represented by Vice-Chairman Oliver G. Gilbert, III. The proposed area is identified by folio number 30-2013-001-0310.

**Delegation of Authority**

This item has no delegation of authority.

**Fiscal Impact/Funding Source**

Approval of this location as a brownfield site would not create a negative fiscal impact to the County.

**Track Record/Monitor**

Not applicable.

**Background**

A brownfield site, as defined in Section 376.79(4) of the Florida Statutes, is real property, where the expansion, redevelopment or reuse of the property may be complicated by actual

or perceived environmental contamination. A brownfield area is defined as a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government resolution. Brownfields may include all or portions of community development areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. The goal of the brownfield program is to significantly improve the utilization, general condition, and appearance of these sites. Once a property has been designated as a brownfield by a local government, the property may be eligible for certain state-funded incentives.

TV ML submitted a proposal, attached to the resolution as Exhibit 1, to designate the Subject Property as a brownfield area pursuant to Section 376.80, Florida Statutes. Under Section 376.80, the County shall designate a proposed site as a brownfield area if, after giving the notice and holding the public hearings required under that statute, the person who submitted the proposal establishes at the public hearing to adopt the resolution, that all five of the factors set forth in Section 376.80(2)(c) are satisfied.

The Department of Regulatory and Economic Resources (RER), Planning Division, has reviewed the proposal and is recommending that the Board designate the Subject Property as a brownfield area for the following reasons: The Subject Property qualifies as a “brownfield site” under the definition set forth in Section 376.79(4), Florida Statutes because the redevelopment or reuse of the Subject Property may be complicated by the presence of actual environmental contamination, resulting from revealed elevated concentrations of arsenic. Arsenic contamination likely stems from the industry standard practice of using arsenical herbicides to maintain the athletic fields currently on-site.

Section 376.80(2)(c), Florida Statutes, sets forth the following criteria TV ML must establish for the County to designate the Subject Property as a brownfield. RER believes that TV ML’s proposal satisfies these criteria:

- (1) “A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.”

TV ML has a contract to purchase the Property and has agreed to redevelop and rehabilitate the Property, and the property owner, New Testament Baptist Church, Inc., does not object to a brownfield designation of the Subject Property. This initial requirement is therefore satisfied.

- (2) “The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site

that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.”

With approximately 350,000 sq. ft. of warehouse/light industrial use, the Miami Lakes Industrial Project is anticipated to create more than 1046.5 permanent, full-time jobs at the Subject Property that are not associated with the implementation of the rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area, well in excess of the statutory requirements enumerated above.

Recognized research from the National Association of Industrial and Office Properties (NAIOP) regarding the local benefits produced by industrial development supports the assertion that the Miami Lakes Industrial Project will contribute significantly to the economic productivity of the area in the form of increased property taxes and stimulation of the local economy. Applying the methodology from the NAIOP Research Fund 2017 Dodge Report to the proposed redevelopment of the Property with approximately 350,000 industrial sq. ft. and direct spending of \$ 60,000,000.00, the number of post-construction jobs expected to be generated by the Miami Lakes Industrial Project is 1046.5. To get this figure, one takes the amount of direct spending and multiplies by the employment multiplier of 17.7417 (this multiplier measures the total number of jobs that can be supported by a direct expenditure as expressed in jobs supported per \$1 million in direct spending), which yields 1,046.5 jobs.

The number of permanent jobs that will be created in connection with the operation of the Project itself, as well as the employment opportunities created by the industrial tenants are very significant. In addition, the rehabilitation of the Property and development of the Miami Lakes Industrial Project will result in the payment of significant payroll taxes and salaries, thereby benefitting the local economy and increasing the economic productivity of the area.

- (3) “The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.”

The Property is currently zoned Industrial Light Manufacturing District (IU-1) and has two Comprehensive Development Master Plan (CDMP) Land Use Plan map designations: Business and Office on the eastern seven acres and Industrial and Office on the remainder. Industrial warehouse development is permitted on the Property as a matter of right; provided that such development conforms to the IU-1 regulations. The Miami Lakes Industrial Project therefore meets the criteria of Section 376.80(2)(c)(3) because the Property is being developed with warehouse and industrial uses consistent with the IU-1 zoning regulations of the Miami-Dade County Code and the CDMP. See Attachment A.

- (4) “Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the

opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.”

TV ML published notice of the proposed designation in the Miami Herald and El Nuevo Herald newspapers, posted notice of the proposed designation on the Subject Property, and is scheduled to hold a community meeting on October 5, 2021 to give neighbors and nearby residents the opportunity to provide comments and suggestions about rehabilitation.

- (5) “The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.”

TV ML is comprised of two partners: Terra and Vivo Real Estate Group. Together, Terra and Vivo have longstanding relationships with lenders and equity partners that include private equity firms and private wealth management advisory firms known as “ultra-high network family offices” that have expressed interest in capitalizing this Project. The Project will be financed through an optimal combination of debt and equity. Since March 2020, Terra has executed more than \$500 million in real estate transactions, a large percentage of which are located in south Florida. The magnitude of the capital previously raised, and the quality and success of their respective previous projects provide reasonable assurance that TV ML has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan.

For the reasons above, RER is recommending that the Board designate the Subject Property as a brownfield area.

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



September 8, 2021

<b>RECOMMENDATION SUMMARY</b>		
<b>Commission District</b>	1	
<b>Applicant</b>	TV ML Investments, LLC	
<b>Request</b>	Brownfield Area Designation on portion of parcel with Folio 30-2013-001-0310 pursuant to Chapter 376.80(2)(c), Florida Statutes	
<b>Location</b>	6601 NW 167 Street, Miami-Dade County, Florida 33155	
<b>Property Size</b>	±15.7 acres (portion of 31.7-acre parcel)	
<b>Existing Zoning</b>	IU-1 (Industrial, Light Manufacturing District)	
<b>Existing Land Use</b>	Institutional (Private Schools, Including Playgrounds, Vocational Ed., Day Care and Child Nurseries)	
<b>2030-2040 CDMP Land Use Designation</b>	Industrial and Office & Business and Office	
<b>Applicable CDMP provision(s)</b>	Permitted uses include manufacturing operations, warehouses, and light industrial uses	
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives, and policies of the Comprehensive Development Master Plan	
<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Future Land Use Designation</b>
<b>North</b>	Minimum Apt House District (RU-3M); Residential, townhomes	Medium Density Residential (13 to 25 DU/Ac)
<b>South</b>	Townhouse District (RU-TH) & Conditional Industrial District (IU-C); Townhomes, warehouse and auto sales	Low-Medium Density Residential (6 to 13 DU/Ac), Industrial & Office
<b>East</b>	Conditional Industrial District (IU-C); Industrial	Industrial & Office
<b>West</b>	Limited Business District (BU-1A) Shopping Center, Retail & Office	Business & Office

**Background:**

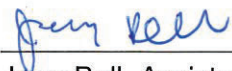
TV ML Investments, LLC filed an application for Brownfield Designation of the eastern 15.7 acres of a 31.7-acre parcel with Folio 30-2013-001-0310, located at 6601 NW 167 Street. Pursuant to Chapter 376.80 (2)(c)(3) of the Florida Statutes, when designation of a brownfield area is proposed by persons other than a governmental entity, redevelopment of the proposed brownfield site must be consistent with the local comprehensive plan and a permissible land use under the applicable local land development regulations. The applicant proposes to redevelop

he subject property as the Miami Lakes Industrial Project, with 350,000 square feet of industrial warehouse use.

**Staff Analysis:**

An approximately 8.6 acre portion of the subject property is designated Industrial and Office on the Adopted 2030-2040 Comprehensive Development Master Plan (CDMP) Land Use Plan Map, a category that permits manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses. The remaining 7.1 acres of the subject property is designated Business and Office on the Adopted 2030-2040 CDMP Land Use Plan Map, which permits sales and service activities such as retail, wholesale, personal and professional services, call centers, and commercial and professional offices. The interpretive text of the Business and Office category of the CDMP provides that all existing lawful uses and zoning are deemed to be consistent with the CDMP, as described in the section entitled "Concepts and Limitations of the Land Use Plan Map (CDMP, Page I-45). The Concepts and Limitations text states that all existing lawful uses and zoning are deemed to be consistent with the CDMP unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with specified criteria; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (CDMP, Page I-87). The entire property is zoned IU-1 (Industrial, Light Manufacturing District) which permits warehouses. The existing zoning on the property has not been found to be inconsistent with the CDMP and, therefore, is deemed to be consistent based on the interpretive text for the Business and Office category.

Based on the foregoing, this Department finds that the Miami Lakes Industrial Project is generally consistent with the goals, objectives, and policies of the CDMP and is permissible under the referenced land development regulations.



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Jerry Bell, Assistant Director for Planning  
Planning Division  
Miami-Dade County  
Department of Regulatory and Economic Resources


JB:GR:KB:CD



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** November 2, 2021

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 5(G)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(G)  
11-2-21

RESOLUTION NO. \_\_\_\_\_ R-1017-21

RESOLUTION TAKING ACTION, AFTER PUBLIC HEARING, ON PROPOSAL OF TV ML INVESTMENTS, LLC, TO DESIGNATE REAL PROPERTY LOCATED AT 6601 NORTHWEST 167TH STREET, MIAMI-DADE COUNTY, FLORIDA 33015, ALSO IDENTIFIED BY FOLIO NUMBER 30-2013-001-0310, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, WHICH SHALL BE KNOWN AS THE MIAMI LAKES INDUSTRIAL PROJECT

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS**, brownfield sites are defined under section 376.79(4), Florida Statutes, as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination”; and

**WHEREAS**, sections 376.77–376.85, Florida Statutes, hereinafter referred to as the “Brownfields Redevelopment Act,” provide that local governments may designate brownfield areas, which are defined in part as “a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution,” for the purpose of encouraging economic development and environmental remediation; and

**WHEREAS**, this Board has reviewed the proposal submitted by TV ML Investments, LLC, attached hereto as exhibit 1, to designate real property located at 6601 Northwest 167<sup>th</sup> Street, Miami-Dade County, Florida 33015, also identified by Folio Number 30-2013-001-0310, and further identified in exhibit 2 (the “subject property”), as a brownfield area; and



**WHEREAS**, this Board finds that the subject property qualifies as a brownfield site within the meaning of section 376.79(4), Florida Statutes; and

**WHEREAS**, this Board has considered the factors set forth in section 376.80(2)(c), Florida Statutes, which TV ML Investments, LLC, must establish for this Board to designate the subject property as a brownfield site, and finds that TV ML Investments, LLC, has established all of those factors; and

**WHEREAS**, this Board has complied with the notice, public hearing, and other requirements set forth in section 376.80, Florida Statutes,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** The recitals and findings set forth above are true and are hereby incorporated by reference.

**Section 2.** This Board accepts the proposal submitted by TV ML Investments, LLC, and designates the real property identified in exhibit 2, attached hereto and incorporated herein by reference, as a brownfield area under the Brownfields Redevelopment Act. This brownfield area shall be known as the “Miami Lakes Industrial Project.” This designation shall not render Miami-Dade County liable for the costs of site rehabilitation or source removal, as those terms are defined in section 376.79, Florida Statutes, or for any other costs.

**Section 3.** This Board directs the County Mayor or County Mayor’s designee, within 30 days of the adoption of this resolution, to transmit a certified copy of this resolution to the Florida Department of Environmental Protection and to maintain a certified copy of this resolution on file with the Department of Regulatory and Economic Resources, Division of Environmental Resources Management, as the local pollution control program.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

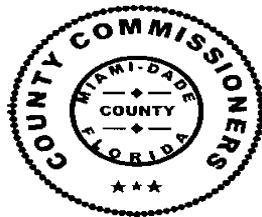
Jose "Pepe" Diaz, Chairman	<b>aye</b>		
Oliver G. Gilbert, III, Vice-Chairman	<b>aye</b>		
Sen. René García	<b>aye</b>	Keon Hardemon	<b>aye</b>
Sally A. Heyman	<b>aye</b>	Danielle Cohen Higgins	<b>aye</b>
Eileen Higgins	<b>aye</b>	Joe A. Martinez	<b>aye</b>
Kionne L. McGhee	<b>absent</b>	Jean Monestime	<b>absent</b>
Raquel A. Regalado	<b>aye</b>	Rebeca Sosa	<b>aye</b>
Sen. Javier D. Souto	<b>aye</b>		

The Chairperson thereupon declared this resolution duly passed and adopted this 2<sup>nd</sup> day of November, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:           **Melissa Adames**            
Deputy Clerk



Approved by County Attorney as to form and legal sufficiency.

*CJW*

Christopher J. Wahl

# EXHIBIT 1



Kerri L. Barsh  
Telephone: 305.579.0772  
[barshk@gtlaw.com](mailto:barshk@gtlaw.com)

August 13, 2021

## Via Email

Ms. Freenette Williams  
Business Development Specialist Department  
Department of Regulatory & Economic Resources  
Planning Research & Economic Analysis Section  
111 NW 1<sup>st</sup> Street – 12<sup>th</sup> Floor  
Miami, FL 33128

**Re: Request for Designation of the Property Located at 6601 Northwest 167<sup>th</sup> Street, Miami- Dade County, FL 33015, Folio No. 30-2013-001-0310, as a Brownfield Area**

Dear Ms. Williams:

I am writing on behalf of TV ML Investments, LLC to seek designation of the Property located at 6601 Northwest 167<sup>th</sup> Street, Miami-Dade County, FL and identified by Folio No 30-2013-001-0310 (the “Property”), as a Brownfield Area pursuant to Florida’s Brownfield Development Act.

In support of the requested designation, I am attaching a copy of the Miami-Dade County Application for Brownfield Designation, Affidavit of Property Owner, and associated Exhibits, including the legal description of the Property, the summary of the Environmental Conditions of the Property and the Eligibility Statement. Together, these documents demonstrate the Property’s satisfaction of the applicable statutory requirements for Brownfield designation under Section 376.80(2)(c) of the Florida Statutes.

Upon your review of the Application and supporting documents, please contact me if I can be of further assistance.

Respectfully submitted,

*Kerri L. Barsh*

Kerri L. Barsh

Attachments

Cc: TV ML Investments, LLC

ALBANY  
AMSTERDAM  
ATLANTA  
AUSTIN  
BERLIN<sup>~</sup>  
BOCA RATON  
BOSTON  
CHICAGO  
DALLAS  
DELAWARE  
DENVER  
FORT LAUDERDALE  
HOUSTON  
LAS VEGAS  
LONDON<sup>\*</sup>  
LOS ANGELES  
MEXICO CITY<sup>\*</sup>  
MIAMI  
MILAN<sup>\*\*</sup>  
NEW JERSEY  
NEW YORK  
NORTHERN VIRGINIA  
ORANGE COUNTY  
ORLANDO  
PHILADELPHIA  
PHOENIX  
ROME<sup>\*\*</sup>  
SACRAMENTO  
SAN FRANCISCO  
SEOUL<sup>~</sup>  
SHANGHAI  
SILICON VALLEY  
TALLAHASSEE  
TAMPA  
TEL AVIV<sup>^</sup>  
TOKYO<sup>¤</sup>  
WARSAW<sup>-</sup>  
WASHINGTON, D.C.  
WESTCHESTER COUNTY  
WEST PALM BEACH

<sup>~</sup> OPERATES AS GREENBERG TRAUIG GERMANY, LLP  
<sup>\*</sup> OPERATES AS A SEPARATE UK REGISTERED LEGAL ENTITY  
<sup>\*</sup> OPERATES AS GREENBERG TRAUIG, S.C.  
<sup>~</sup> STRATEGIC ALLIANCE  
<sup>-</sup> OPERATES AS GREENBERG TRAUIG LLP FOREIGN LEGAL CONSULTANT OFFICE  
<sup>^</sup> A BRANCH OF GREENBERG TRAUIG, P.A., FLORIDA, USA  
<sup>¤</sup> OPERATES AS GT TOKYO HORTSU JIMUSHO  
<sup>-</sup> OPERATES AS GREENBERG TRAUIG GRZESIAK SP.K.



**MIAMI DADE COUNTY BROWNFIELD REDEVELOPMENT PROGRAM  
APPLICATION FOR BROWNFIELD DESIGNATION**

Please complete this form to initiate the Brownfield designation process. It is important to complete all applicable sections and attach all necessary information. If you have any questions concerning completion of this Application or wish to schedule a Pre-Application Meeting, please call (305) 375-1254 and ask for a Brownfield Representative.

**I. PROPERTY INFORMATION**

Property Address 6601 Northwest 167 Street

Property Name New Testament Baptist Church, Inc

City Miami-Dade County State FL Zip Code 33015

Property Size (acres/square feet) 15.7 acres

Parcel Number(s) \_\_\_\_\_

Folio Number 30-2013-001-0310

Zoning IU-1

DERM File Number UT-1090/File-7637

FDEP File Number \_\_\_\_\_

Name of Applicant's Interest in Property

- Owner
- Tenant
- Under Contract
- Option to Purchase/Lease
- Letter of Intent
- Other (If so, please describe briefly: \_\_\_\_\_)

Is property subject to an enforcement action under the Comprehensive Environmental Compensation or Liability Act, the Resource Conservation and Recovery Act, or Chapter 376 or 403, Florida Statutes?

No.

If so, please provide a brief description of the material facts and circumstances associated with such action(s).

N/A.

If the project consists of an assemblage, please include all property information for each additional parcel as an attachment, including legal descriptions. [This property consists of a single parcel.](#)

Describe all outstanding property taxes due on the property.

There are no outstanding property taxes due on the property.

Describe all liens on the property.

There are no outstanding liens on the property.

## II. PROJECT DESCRIPTION

Briefly describe the project and the anticipated redevelopment plan.

The redevelopment is known as Miami Lakes Industrial Project. The Project consists of approximately 350,000 square feet of industrial warehouse use.

Briefly describe the environmental conditions and issues associated with the project.

Assessment work on the property has revealed presence of arsenic above State & County soil and groundwater levels.

Briefly describe any anticipated plans for assessment and remediation of the environmental conditions associated with the property.

Site assesment has occurred on the property in support of redevelopment. Remediation of the property will likely consist of the management of encapsulated soils and prohibition of the use of groundwater, in support of a conditional regulatory closure.

Will your project require a change in zoning and /or the County's Comprehensive Plan? If so, please provide a brief description of the material facts and circumstances associated with such change(s).

No.The Miami Lakes Industrial Project is being developed consistent with the existing zoning and the County's Comprehensive Plan

Please attach a statement demonstrating that the project currently qualifies for designation as a Brownfield Area under the Florida Brownfield Redevelopment Act (or will qualify prior to the date the item is brought before the County Commission). Note that reasonable assurances must be provided by the Applicant that sufficient financial resources are available to implement and complete a rehabilitation agreement and redevelopment plan. Accordingly, your statement must outline the financial resources that are available in this regard. [Please see eligibility statement attached as Exhibit A.](#)

If you intend to apply for the Brownfield Job Refund Bonus or the Brownfield Economic Development Initiative (Revolving Loan Fund), please indicate so by attaching a statement that discusses why you believe your project qualifies. Note: A separate application process exists for these programs.

Please attach any non confidential environmental assessment documentation associated with the project, including Phase I and Phase II Reports, Site Assessment Reports, and Remedial Action Plans. [Please see Exhibit B for a summary of environmental conditions.](#) A link to the site assessment report addendum and soil management plan submitted to DERM are included in Exhibit B.

**III. APPLICANT INFORMATION**

Name TV ML Investments, LLC

Address 3310 Mary Street, # 302

City Coconut Grove State FL Zip Code 33133

Phone \_\_\_\_\_ Fax n/a E-Mail BarshK@gtlaw.com

Ownership Interest in Property Contract purchaser.

Legal Status of the Applicant:

\_\_\_\_\_ Individual /Sole Proprietorship \_\_\_\_\_ General Partnership \_\_\_\_\_ State  
 X  Limited Liability Company \_\_\_\_\_ Limited Partnership  
\_\_\_\_\_ Florida Corporation  
\_\_\_\_\_ Out-of-State Corporation State of Incorporation \_\_\_\_\_

Name of current Property owner if different from Applicant  See item I above.

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

Legal Status of the Current Property Owner (s):

\_\_\_\_\_ Individual /Sole Proprietorship \_\_\_\_\_ General Partnership \_\_\_\_\_ State  
\_\_\_\_\_ Limited Liability Company \_\_\_\_\_ Limited Partnership  
 X  Florida Corporation  
\_\_\_\_\_ Out-of-State Corporation State of Incorporation \_\_\_\_\_

If the current property owner is not the applicant, please attach an affidavit from the current owner that it does not object to designation of the Property as a Brownfield Area under the Florida Brownfield Redevelopment Act.

**IV. SERVICES TO BE PROVIDED**

Have you requested a Brownfield Meeting prior to completing this application?  X  Yes  
\_\_\_\_\_ No

In order to better assist you, please check the type of designation you are requesting and the type of assistance/incentives (check all that apply) you are seeking through this designation:

Type of Designation: \_\_\_\_\_ Several parcels  X  Single parcel

Type of Assistance/Incentives requested:

Regulatory Assistance (aid for meeting government agency permitting requirements)

Technical Assistance (aid in obtaining grants, loans, etc.)

Grants (gap financing for Brownfield remediation)

Loan (remediation loan funds)

Tax Credits/Exemptions due to Brownfield Area Designation

Job Creation Tax Refund due to Brownfield Area Designation

Other (please describe):

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**Return completed form and attachments to:**

**Office of Economic Development and International Trade**

**111 NW 1<sup>st</sup> Street – 19<sup>th</sup> Floor**

**Miami, FL 33128**

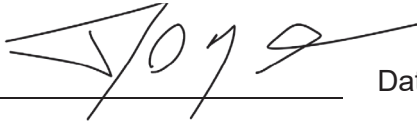
**305 375-1254**

**<http://www.miamidade.gov/oedit/>**



**V. CERTIFICATION**

The contents of this application shall be considered public records held by Miami Dade County and upon submittal becomes the property of Miami Dade County. The undersigned affirms that the information contained in this application is true and accurate.

Applicant's Signature:  Date: 08/11/21

Print / Type Name: David P. Martin, Authorize Signatory on behalf of TV ML Investments, LLC.

**FOR OFFICIAL USE ONLY**

Applicant Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Application Completeness Reviewed by: \_\_\_\_\_

\_\_\_\_\_ Application Complete \_\_\_\_\_ Application Incomplete

Specify reason(s) below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Contacted on: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_

Applicant E-mail: \_\_\_\_\_

Date corrected information received to complete application (if applicable):

\_\_\_\_\_

Signature of Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

As of 12/11/09

**EXHIBIT “A”**

**ELIGIBILITY STATEMENT**

## ELIGIBILITY STATEMENT

TV ML Investments, LLC (“TV ML”) proposes to redevelop and rehabilitate a parcel of land located on the eastern 15.7 acres of 6601 Northwest 167<sup>th</sup> Street, Miami Lakes, Miami-Dade County, FL 33015, identified by Folio No. 30-2013-001-0310 (the “Property”). When the Property is fully developed, the Miami Lakes Industrial Project will consist of approximately 350,000 square feet of industrial/warehouse space.

In support of its request for designation, TV ML has demonstrated below that the Property meets the definition of a “brownfield site” and that the Miami Lakes Industrial Project satisfies the five statutory criteria for Brownfield designation. Accordingly, designation of the Property as a Brownfield Area pursuant to Florida’s Brownfield Redevelopment Act is warranted.

### **A. Statutory Criteria for Brownfield Designation**

1. Section 376.80(2)(c)(1) of the Florida Statutes provides that “[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.”

TV ML has a contract to purchase the Property and has agreed to redevelop and rehabilitate the Property, thereby satisfying this initial requirement.

2. Section 376.80(2)(c)(2) of the Florida Statutes provides that “[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area.”

With approximately 350,000 square feet of warehouse/light industrial use, the Miami Lakes Industrial Project is anticipated to create more than 1046.5 permanent, full-time jobs at the Property that are not associated with the implementation of the rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area, well in excess of the statutory requirements enumerated above. (This number does not include the temporary construction jobs generated over the development period, which are expected to be significant in and of themselves).

Recognized research from the National Association of Industrial and Office Properties (NAIOP) regarding the local benefits produced by industrial development supports the assertion that the Miami Lakes Industrial Project will contribute significantly to the economic productivity of the area in the form of increased property taxes and stimulation of the local economy. Applying the methodology from the NAIOP Research Fund 2017 Dodge Report to the proposed redevelopment of the Property with approximately 350,000 industrial square feet and direct spending of \$ 60,000,000, the number of post -construction jobs expected to be generated by the Miami Lakes Industrial Project is 1046.5. To get this figure, one takes the amount of direct spending and multiplies by the employment multiplier of 17.7417 (this multiplier measures the total number of jobs that can be supported by a direct expenditure as expressed in jobs supported per \$1 million in direct spending), which yields 1046.5 jobs.

The number of permanent jobs that will be created in connection with the operation of the Project itself, as well as the employment opportunities created by the industrial tenants are very significant. In addition, the rehabilitation of the Property and development of the Miami Lakes Industrial Project will result in the payment of significant payroll taxes and salaries, thereby benefitting the local economy and increasing the economic productivity of the area.

3. Section 376.80(2)(c)(3) of the Florida Statutes provides that "[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations."

The Property is currently zoned Industrial Light Manufacturing District (IU- 1) and has two Comprehensive Development Master Plan (CDMP) Land Use Plan map designations: Business and Office on the eastern seven acres and Industrial and Office on the remainder. Industrial warehouse development is permitted on the Property as a matter of right; provided that such development conforms to the IU-1 regulations. The Miami Lakes Industrial Project therefore meets the criteria of Section 376.80(2)(c)(3) because the Property is being developed with warehouse and industrial uses consistent with the IU-1 zoning regulations of the Miami-Dade County Code and the applicable CDMP Future Land Use Map and Plan.

4. Section 376.80(2)(c)(4) of the Florida Statutes stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be posted in the affected area." Additional notice requirements consist of publication in a newspaper of general circulation in the area, publication in ethnic newspapers or local community bulletins, and announcement at a scheduled meeting of the local governing body before the actual public hearing.

As the person proposing the area for designation, TV ML has met or will comply with the applicable notice and opportunity to comment requirements of Subsections 376.80(2)(c)(4) and 376.80(1)(c)(4)(b) as follows:

(i) a community meeting for purposes of affording interested parties the opportunity to provide comments and suggestions about the potential designation was held on [date prior to Sept. 25, 2021 to be included];

(ii) notice of the request to designate the Property a Brownfield Area and of the community meeting was posted at the Property;

(iii) notice of the request to designate the Property a Brownfield Area and of the community meeting was published in The Daily Business Review or other paper of general circulation in the area; and

(iv) notice of the request to designate the Property a Brownfield Area and of the community meeting was published in Spanish in El Nuevo Herald or other local community newspaper.

All notices contained substantially the following narrative:

TV ML representatives will hold a community meeting on [date to be inserted once confirmed], from 5:30 p.m. to 7:00 p.m. at the [venue to be inserted once confirmed] for the purpose of affording interested parties the opportunity to provide comments and suggestions about the potential designation of the eastern portion of land located at 6601 Northwest 167<sup>th</sup> Street, Miami Lakes, Miami-Dade County, FL 33015, identified by Folio No. 30-2013-001-0310 as a Brownfield Area. The designation is being made pursuant to Section 376.80, Florida Statutes, Florida's Brownfield Redevelopment Act, and will involve two public hearings before the Miami-Dade County Board of County Commissioners. The community meeting will also address future development and rehabilitation activities planned for the site.

The community meeting is open to all members of the public. To provide comments and suggestions regarding designation, development, or rehabilitation of the Property, please contact TV ML's representative, Kerri L. Barsh, by telephone at (305) 579-0772 or by email at Barshk@gtlaw.com.

Proof of publication and posting will be provided.

5. Section 376.80(2)(c)(5) of the Florida Statutes provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

TV ML is comprised of two partners: Terra and Vivo Real Estate Group. Together, Terra and Vivo have longstanding relationships with lenders and equity partners that include private equity firms and ultra-high network family offices that have expressed interest in capitalizing this Project. The Project will be financed through an optimal combination of debt and equity. Since March 2020,

Terra has executed more than \$ 500 million in real estate transactions, a large percentage of which are located in south Florida. The magnitude of the capital previously raised and the quality and success of their respective previous projects provide reasonable assurances that TV ML has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan

### **B. Property Meets the Definition of Brownfield Site**

Section 376.79(3) of the Florida Statutes defines a “brownfield site” as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.”

The Property clearly falls within the definition of a “brownfield site” as set forth above. Specifically<sup>1</sup>, site assessment activities on the Property revealed elevated concentrations of arsenic in excess of the applicable County and State soil and groundwater cleanup target levels. Arsenic contamination likely stems from the historically industry- standard practice of using arsenical herbicides to maintain the athletic fields currently on-site.

In light of the documented contamination, redevelopment of the Property will be more costly and difficult, to ensure that the contaminated media are safely and appropriately managed in compliance with applicable regulations. As part of the site rehabilitation, TVML is proposing to address the presence of the impacted soil through site assessment activities and by undertaking measures that likely include encapsulating the impacted soil and imposing restrictions on the future use of the groundwater.

For these reasons, TV ML seeks designation of the Property as a Brownfield Area, having shown its compliance with the five eligibility criteria under Section 376.80 of the Florida Statutes.

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<sup>1</sup> Gallagher Bassett Technical Services (GBTS) prepared a summary of the environmental conditions at the Property, which is attached as Exhibit B. GBTS also prepared a Site Assessment Report (SAR), SAR Addendum, and Soil Management Plan for the Property. These reports are available in DERM’s online records database and in the link provided in Exhibit B.

**EXHIBIT “B”**

**ENVIRONMENTAL CONDITIONS & LINK TO  
REPORTS**

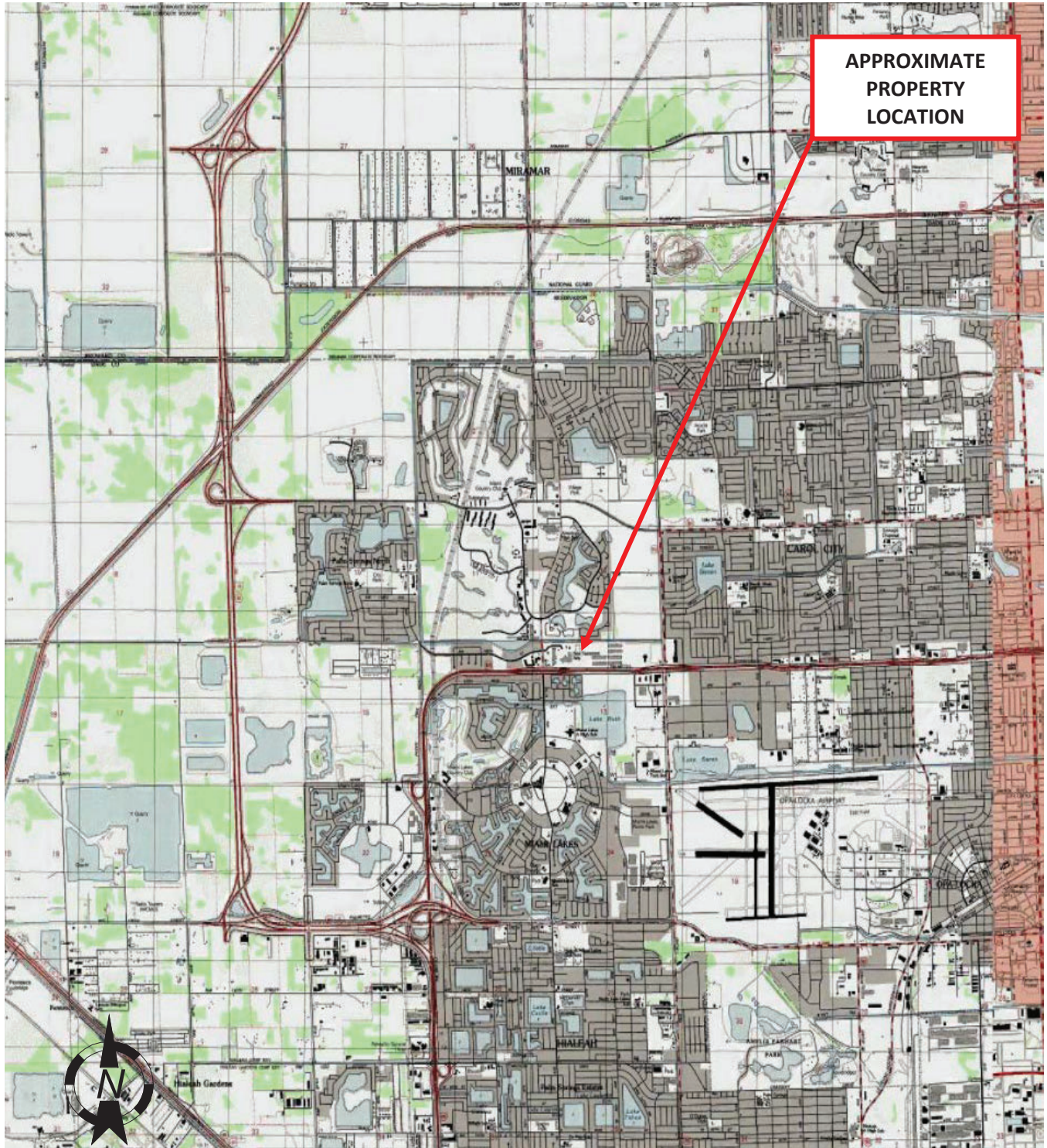


**ENVIRONMENTAL SUMMARY – August 12, 2021  
PROPOSED COMMERCIAL WAREHOUSE DEVELOPMENT PROJECT  
EASTERN 15.7 ACRES OF NEW TESTAMENT BAPTIST CHURCH/DADE CHRISTIAN SCHOOL  
6601 NORTHWEST 167<sup>TH</sup> STREET, MIAMI, MIAMI-DADE COUNTY, FLORIDA 33015  
FOLIO NUMBER #: 30-2013-001-0310**

Gallagher Bassett Technical Services (GBTS) prepared a Site Assessment Report (SAR) dated March 31, 2021, a SAR Addendum (SARA) dated June 15, 2021, and a Soil Management Plan (SMP)/Engineering Control Plan (ECP) dated June 1, 2021, which are included in the attached share file link. The following conclusions and recommendations were based upon the findings presented in those documents. concluded the following based on interpretation of the assessment findings:

- The subject property encompasses the eastern 15.7 acres of the New Testament Baptist Church / Dade Christian School parcel. The site location map is presented as Figure 1. A 2020 aerial photograph depicting the property and surrounding area is presented as Figure 2. The subject property is situated within a primarily commercial neighborhood of unincorporated Miami-Dade County, and is bound by the Florida Department of Transportation (FDOT) State Road (S.R.) 826 expressway to the south, a canal to the north, commercial warehouses to the east, and the balance of the church/school parcel to the west. Residential properties were located in the outer periphery to the north (beyond the canal) and to the southwest (beyond S.R. 826). The subject property has been utilized by the existing owner (New Testament Baptist Church) since the 1960s as play fields (baseball, football, soccer). Upon discovery of the arsenic impacts, access to the fields was restricted.
- The primary contaminant of concern was arsenic. The surrounding area was historically farmland/pastureland for decades, which may have contributed to a sub-regional source of arsenic on and around the subject property. However, based on the distribution of arsenic concentrations, the source of the arsenic-affected soil and groundwater was likely a result of decades of chemical application by the existing owner on the sport playfields (football, baseball, soccer). The highest concentrations generally correspond with the location of the baseball fields, and the southeastern lot (soccer field). Maps showing the extent of arsenic-affected soils and groundwater are attached.
- The closure solution involves the construction of a commercial warehouse development, which will provide an engineering control cap across the entire property. Due to the site-wide groundwater contamination, drainage will be designed as not to exacerbate the arsenic-affected groundwater plume, and will require the use of the northern adjoining canal. The prospective purchaser/developer intends to utilize the No Further Action with Conditions (NFAC) closure tools afforded under Chapter 62-780, F.A.C. for both soils and groundwater. The prospective purchaser understands that the NFAC closure of the site will include the installation of an engineering control cap (utilizing the proposed development) and execution of an institutional control.

## ATTACHMENTS



Proposed Warehouse Development Project  
Eastern Portion of the Dade Christian School  
6601 NW 167<sup>th</sup> Street  
Miami, Florida 33015  
Project #: 2020-3105.JPH1

**TOPOGRAPHIC MAP**  
Source: USGS

**FIGURE  
1**



Proposed Warehouse Development Project  
Eastern Portion of the Dade Christian School  
6601 NW 167<sup>th</sup> Street  
Miami, Florida 33015  
Project #: 2020-3105.JPH1

**2020 AERIAL PHOTOGRAPH**

**FIGURE  
2**

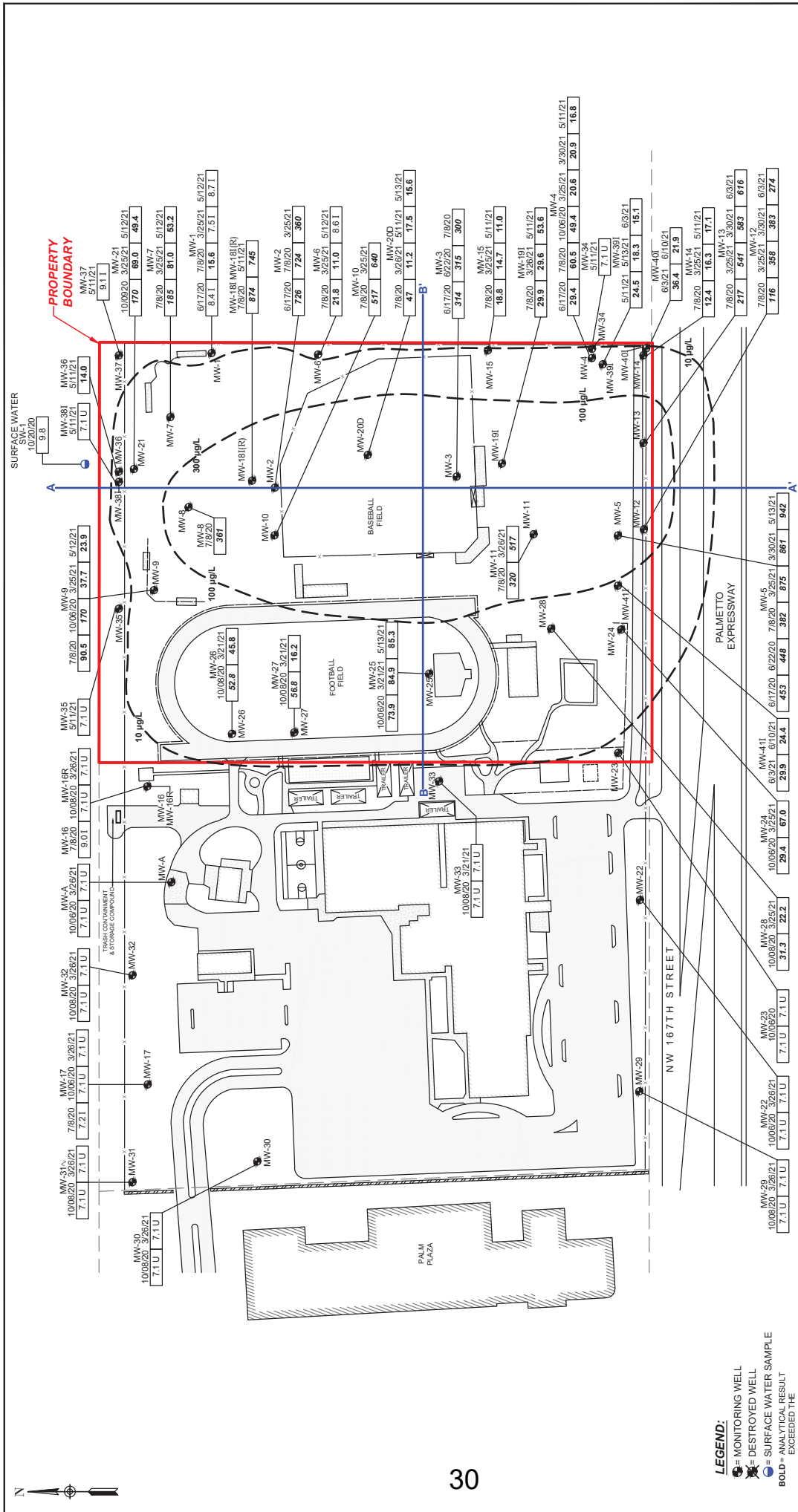
Please find attached the environmental summary and exhibits (the Site Assessment Report (SAR), SAR Addendum and Soil Management Plan). The share file link for the reports is below.

<https://gbtpa.sharefile.com/d-s5ae8ff47580f4cee9a3fc64fd9439456>

Call me with any questions.

Sincerely,

**Craig Clevenger, P.G.** | Managing Director, Environmental Services | Gallagher Bassett Technical Services  
5751 Miami Lakes Drive  
Miami Lakes, FL 33014  
M: 305-978-2447; O: 786-857-5015  
Email: [Craig\\_Clevenger@gbtpa.com](mailto:Craig_Clevenger@gbtpa.com)



**PROPOSED COMMERCIAL DEVELOPMENT**  
 VACANT LAND - EASTER PORTION OF NEW TESTAMENT BAPTIST CHURCH  
 6601 NW 167TH STREET  
 MIAMI, FLORIDA 33195

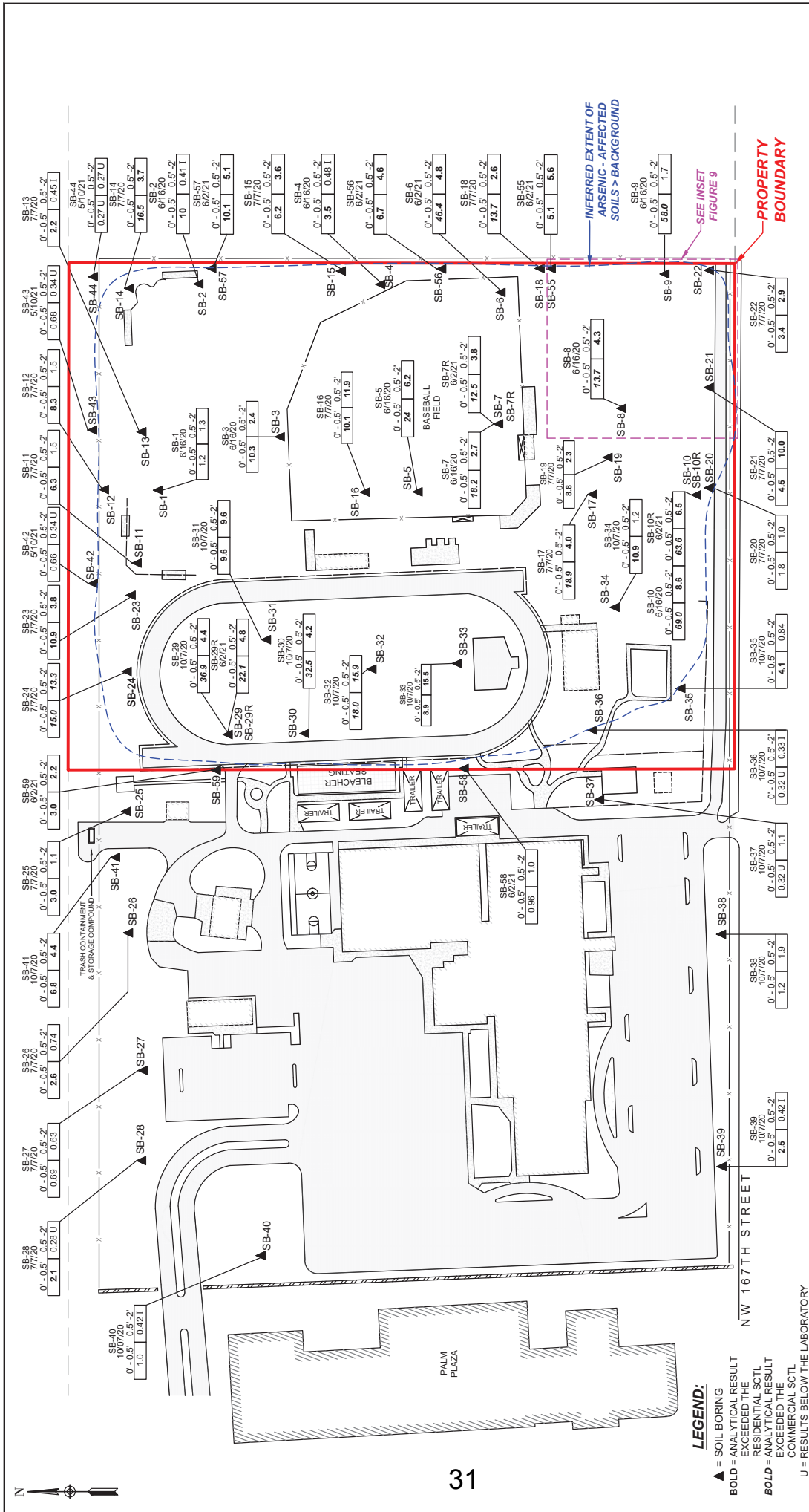
**FIGURE 2**  
**GROUNDWATER RESULTS MAP (ARSENIC)**

**SCALE:** AS SHOWN  
**DRAWN BY:** JL

**PROJECT:** 21007-3090  
**DATE:** 6/4/21

**GALLAGHER TECHNICAL SERVICES**  
 BASSETT

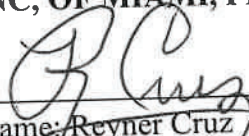
**5751 MIAMI LAKES DRIVE**  
**MIAMI LAKES, FLORIDA 33014**  
**Phone: (305) 374-8300**  
**Fax: (305) 374-9004**



**AFFIDAVIT OF PROPERTY OWNER**

I, Reyner Cruz, as SENIOR PASTOR of the NEW TESTAMENT BAPTIST CHURCH, INC., of MIAMI, FLORIDA (the CHURCH), which is the owner of the Property generally described as the eastern 15. 687 acres of the real property identified by Folio No. 30-2013-001-0310 and more specifically described on attached Exhibit A, do hereby certify that the CHURCH has no objection to the Brownfield Designation being sought by TV ML Investments, LLC, for the Property.

**NEW TESTAMENT BAPTIST CHURCH,  
INC, OF MIAMI, FLORIDA**

  
\_\_\_\_\_  
Name: Reyner Cruz  
Title: Senior Pastor

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 of August, 2021 by Reyner Cruz, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Stamp/Seal:

Notary Signature:   
Notary Print: Danielle Quincoses  
My Commission Expires: 07.26.2024





EXHIBIT A  
LEGAL DESCRIPTION

A PORTION OF TRACTS 17, 18 AND 19, SECTION 13, TOWNSHIP 52 SOUTH, RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. I", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.W. CORNER OF TRACT "A" OF "PALMETTO COMMERCE CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S.02°12'32"W. ALONG THE WEST LINE OF SAID TRACT "A" FOR A DISTANCE OF 928.44 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE PALMETTO EXPRESSWAY (STATE ROAD NUMBER 826) AS RECORDED IN PLAT BOOK 60, AT PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N.87°41'59"W., ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 736.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT LIES 736 FEET WEST OF THE WEST LINE OF SAID TRACT "A"; THENCE RUN N.02°12'32"E., ALONG SAID PARALLEL LINE FOR A DISTANCE OF 928.4 FEET TO A POINT OF INTERSECTION WITH A LINE THAT LIES 35 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CANAL; THENCE RUN S.87°47'25"E., ALONG SAID PARALLEL LINE FOR A DISTANCE OF 736.00 FEET TO THE POINT OF BEGINNING.

## Disclosure of Interest

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

### 1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: TV ML Investments, LLC 3310 Mary Street, # 302 Coconut Grove, FL 33133

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APPLICANT B:

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APPLICANT C:

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APPLICANT D:

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APPLICANT E:

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APPLICANT F:

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APPLICANT G:

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Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

### 2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	TV ML Investments LLC	NEW TESTAMENT BAPTIST CHURCH INC	30-2013-001-0310	15.7

3. For each applicant, check the appropriate column to indicate the NATURE OF THE APPLICANT'S INTEREST in the property identified in Section 2 above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER(Attach Explanation)
A. TV ML Investments, LLC			X	

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

a. If the applicant is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: \_\_\_\_\_

<u>NAME, ADDRESS, AND OFFICE ( if applicable)</u>	<u>PERCENTAGE OF STOCK</u>

- c. If the applicant is a **TRUSTEE**, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**TRUSTEES NAME:** \_\_\_\_\_

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

- d. If the applicant is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity ].

**PARTNERSHIP NAME:** TV ML Investments, LLC \_\_\_\_\_

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
David P. Martin / Pedro Martin – 3310 Mary Street, Suite 302, Miami, FL 33133	50%
Rene Vivo / Augusto Fonte – 7545 W 24 <sup>th</sup> Avenue, Hialeah, FL 33016	50%

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
David P. Martin / Pedro Martin – 3310 Mary Street, Suite 302, Miami, FL 33133	50%
Rene Vivo / Augusto Fonte – 7545 W 24 <sup>th</sup> Avenue, Hialeah, FL 33016	50%

Date of Contract: January 4<sup>th</sup>, 2022

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

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**5. DISCLOSURE OF OWNER'S INTEREST:** Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
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- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

**CORPORATION NAME:** New Testament Baptist Church, Incorporated of Miami, Florida

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>Reyner Cruz - 6601 N.W. 167TH STREET MIAMI, FL 33015</u>	<u>100%</u>
<hr/>	
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- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**TRUSTEE'S NAME:** \_\_\_\_\_

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<hr/>	
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- d. If the owner is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**PARTNERSHIP NAME:** \_\_\_\_\_

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
<b>Reyner Cruz – 6601 NW 167<sup>th</sup> Street Miami, FL 33015</b>	<b>100%</b>

Date of Contract: **January 4<sup>th</sup>, 2022**

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

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.



**ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS**

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; 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 each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in 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.

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

Applicant's Signature and Printed Name  
(Complete one signature page per applicant)

Signature \_\_\_\_\_

Printed Name David P. Martin, Authorized Representative

State of Florida  
County of Miami-Dade

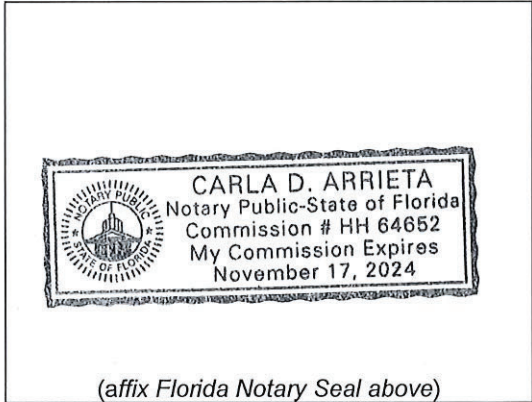
Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

physical presence  online notarization this 09<sup>th</sup> day of September, 2021.  
(date) (month)(year)

by DAVID P. MARTIN  
(name of individual swearing or affirming)

as Authorized Representative for TV ML INVESTMENTS, LLC  
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

Individual identified by:  personal knowledge  satisfactory evidence \_\_\_\_\_  
(type)



\_\_\_\_\_  
(Signature of Notary Public)

Carla D. Arrieta  
(typed, printed, or stamped name of Notary Public)


My Commission Expires:

# EXHIBIT 2

## Miami Lakes Industrial Project Brownfield Application Site Miami-Dade County, Florida



### Legend

-  Brownfield Application Designation
-  Streets



0 165 330

43



Department of Regulatory and Economic Resources (RER)  
Planning Research and Economic Analysis Section  
September 2021