

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 28 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: LEGENDS AT DORAL

2. Owner's Name: AIREF DORAL DISTRIBUTION CENTER LLC Phone: 952.484.1712

Address: 9040 ROSWELL ROAD, SUITE 420, City: ATLANTA State: GA Zip Code: 30350

Owner's Email Address: KTHORN@PANATTONI.COM

3. Surveyor's Name: J.HERNANDEZ AND ASSOC. INC. Phone: _____

Address: 3300 NW 112 AVENUE SUITE 10 City: DORAL State: FL Zip Code: 33172

Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 35-3028-018-0140 / _____ / _____ / _____

5. Legal Description of Parent Tract: LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

6. Street boundaries: NORTH: Dressel's Dairy Canal; South: N.W. 91st Avenue

7. Present Zoning: (IC) - INDUSTRIAL - COMMERCIAL DISTRICT Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(153,654 Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified; and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF GEORGIA)

COUNTY OF FULTON)

SS:

Signature of Owner: 

(Print name & Title here): Dayne Pryor

BEFORE ME, personally appeared Dayne Pryor this 19th day of December, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 19 day of December, 2015 A.D.

Signature of Notary Public: 

(Print, Type name here: Bolton Tector)

(NOTARY SEAL)

8/25/2026
(Commission Expires)

N/A
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

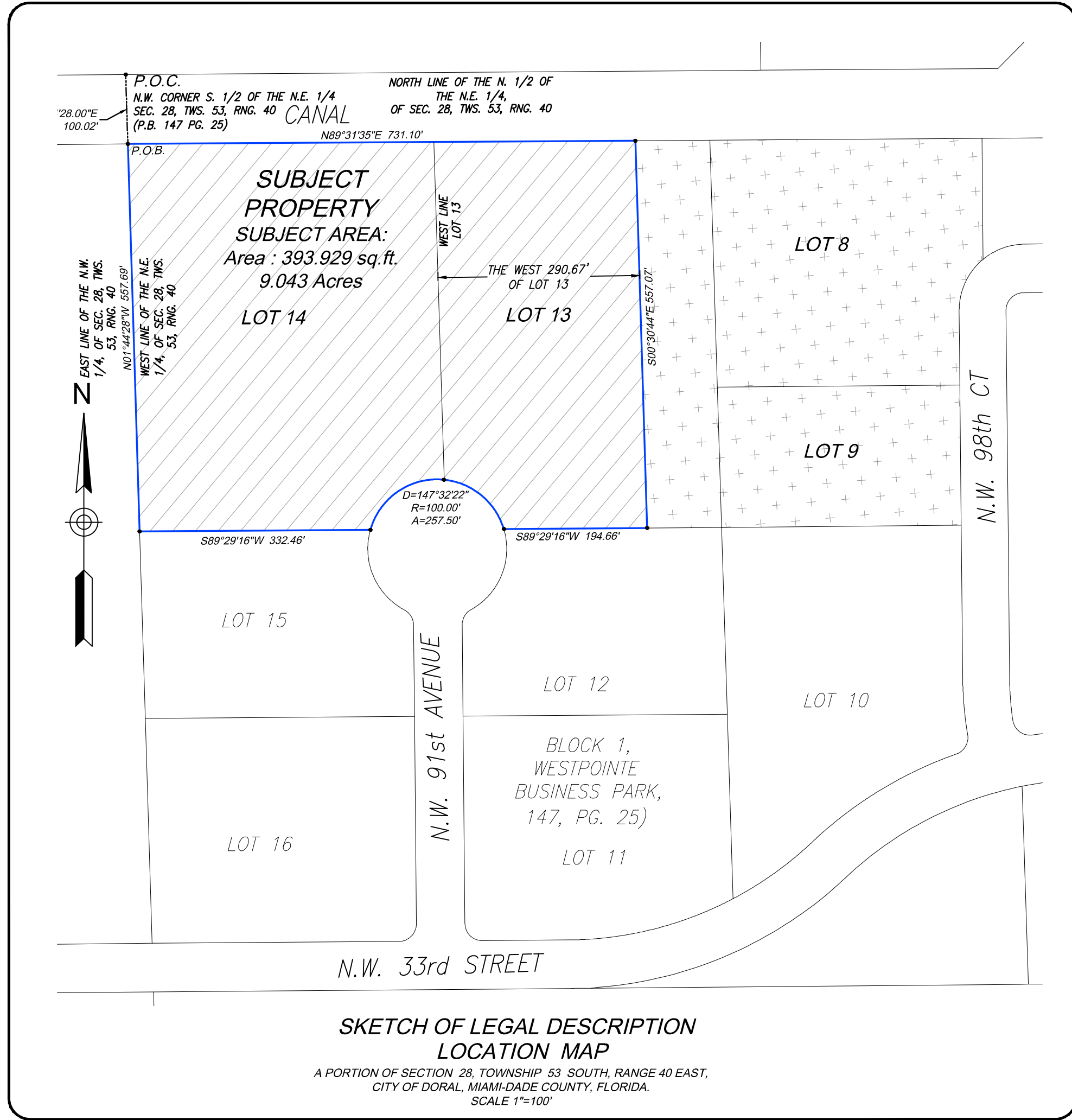
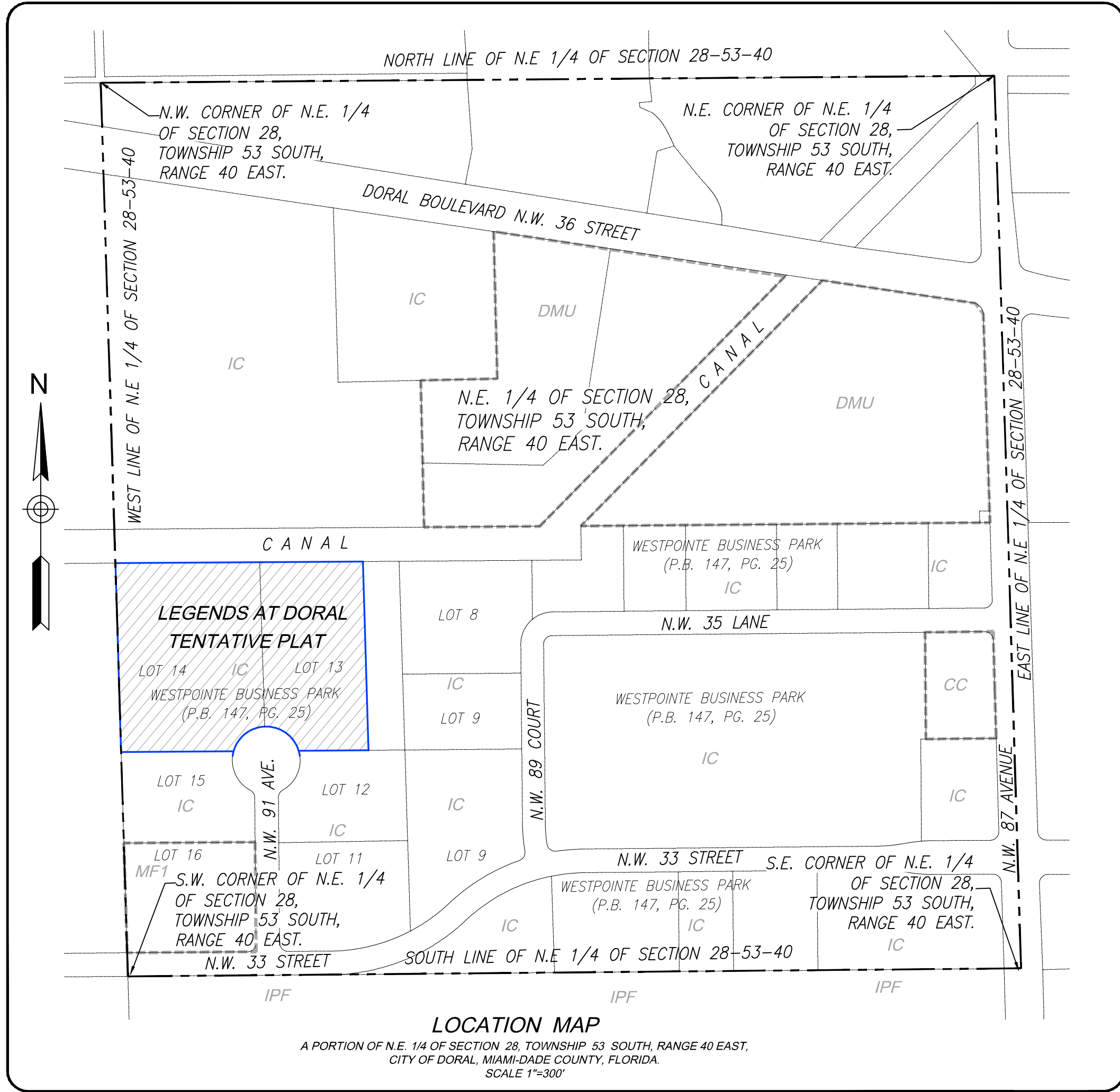
LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FORCE MAIN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE T.V. BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT		SEWER VALVE
	BOLLARD		GAS VALVE
	ARM GATE		FORCE MAIN VALVE
	ANCHOR		VACUUM BREAKER ASSEMBLY
	WATER METER		SHAMELESS CONNECTION
	IRRIGATION METER		POST INDICATOR VALVE
	GAS METER		FIRE HYDRANT
	ELECTRIC METER		DOUBLE DETECTOR CHECK VALVE
	SQUARE COLUMN		BACK FLOW PREVENTOR
	ROUND COLUMN		PROPERTY LINE
	MAIL BOX		CENTERLINE
	IRRIGATION PUMP		RIGHT-OF-WAY
	GUARD POST		RADIUS
	FLAG POLE		DELTA ANGLE
	DRAINAGE WELL		ARC DISTANCE
	SQUARE DRAINAGE		PERMANENT CONTROL POINT
	PS INLET		FLAT BOX AND PIPE
	PS INLET		OVERHEAD UTILITY WIRES
	CIRCULAR DRAINAGE		CONCRETE BLOCK STRUCTURE
	CATCH BASIN		CONCRETE
	ACCESS MANHOLE		CHAINLINK FENCE
	TRAFFIC SIGNAL POLE		WOOD FENCE
	TRAFFIC SIGN		FOUND IRON PIPE
	PEDESTRIAN CROSS SIGNAL		FOUND NAIL & BRASS DISC
	PAVEMENT ASPHALT		CLEAR ENCROACHMENT
	CURB & GUTTER		DEAD OR LEGAL DISTANCE
	VALLEY GUTTER		MEASURED DISTANCE
			RECORD OR PLATTED DISTANCE
			UTILITY CALCULATED
			U.E.
			CONCRETE

LEGENDS AT DORAL TENTATIVE PLAT

A REPLAT OF LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE N.E. 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA.

FIELD SURVEY WAS COMPLETED ON: JUNE 19, 2024 AND UPDATED ON JANUARY 05, 2026.



POSSIBLE ENCROACHMENTS			
• THERE ARE NO OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.			
ZONING INFORMATION			
CITY OF DORAL ILLUSTRATIVE ZONING GUIDE, SETBACKS IN INDUSTRIAL COMMERCIAL DISTRICT (IC), CHAPTER 88, ARTICLE VI, DIVISION 2.			
A. FLOOR AREA RATIO (FAR): 0.5 & 0.25			
B. MIN. LOT AREA: 7,500 SQ. FT.			
C. MIN LOT WIDTH: 75 FT.			
D. MAX. BUILDING COVERAGE: 50%			
E. MIN OPEN SPACE: 20%			
F. MIN. BUILDING SETBACK:			
• FRONT: 20 FT.			
• SIDE STREET: 15 FT.			
• INTERIOR SIDE: 5 FT/15 FT.			
• REAR: 5 FT/15 FT.			
G. MAX. HEIGHT: RIGHT-OF-WAY WIDTH			
H. TREES REQUIRED: 15/ACRE OF NET LOT AREA			
I. MAX FENCE HEIGHT: 8FT			
J. MAX WALL HEIGHT:			
• WITHIN FRONT OR SIDE STREET SETBACK: 4 FT.			
• BETWEEN BUILDING LINE AND OTHER PROPERTY LINES: 8FT.			
K. MIN OFF-STREET PARKING: REQUIREMENTS: OF SEC. 77-139 APPLY			
REVISIONS			
DATE	JOB No.	REV.	BY.
07/29/24	154347	UPDATE BOUNDARY SURVEY	L.N.A.
08/21/24	154347	UPDATE CERTIFICATION	L.N.A.
02/11/25	154347	CITY OF DORAL 1st REVIEW COMMENTS	L.N.A.
03/31/25	154347	MIAMI-DADE NOTICE OF ACTION 03/28/25	J.G.H.
01/07/26	155589	UPDATED BOUNDARY SURVEY	J.A.C.

CONTACT INFORMATION	
NAME:	KRIS THORN
COMPANY:	PANATTONI DEVELOPMENT COMPANY, INC.
ADDRESS:	9040 ROSWELL ROAD, SUITE 420 ATLANTA, GA 30350
CELL:	952.484.1712
EMAIL:	KTHORN@PANATTONI.COM
PROPOSED USE	
NUMBER OF TRACTS:	1
TRACT "A": AREA:	393,929 SQ.FT. (9.043 ACRES)
WAREHOUSE:	2 WAREHOUSES
WAREHOUSE 1:	AREA: 76,827 SQ.FT.
WAREHOUSE 2:	AREA: 76,827 SQ.FT.
DOCK DOORS:	52 DOORS
DRIVE-IN DOORS:	4 DOORS
ZONING DEVELOPMENT INFORMATION	
ZONING:	(IC) - INDUSTRIAL- COMMERCIAL DISTRICT
SINGLE FAMILY ATTACHED UNITS:	0
SINGLE FAMILY DETACHED UNITS:	0
MULTI-FAMILY UNITS (APARTMENTS):	0
BUILDING WAREHOUSE:	2 BUILDING
TOTAL ACREAGE	
NET AREA (TRACT "A"):	9.043 ACRES
GROSS AREA (TO ADJ. CENTERLINE):	9.339 ACRES
PROPOSED MONUMENTS	
PERMANENT REFERENCE MONUMENT (P.R.M.):	6
PERMANENT CONTROL POINTS (P.C.P.):	1

PROPERTY INFORMATION	
1. OWNER INFORMATION:	AIREF DORAL DISTRIBUTION CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY.
2. ADDRESS:	9040 ROSWELL ROAD, SUITE 420, ATLANTA, GEORGIA 30350 CELL: 952.484.1712 EMAIL: KTHORN@PANATTONI.COM
3. PROPERTY:	ADDRESS: 3511 NW 91st AVENUE, DORAL FL 33172 FOLIO NUMBER: 35-3028-018-0140 PROPERTY AREA: 94,993 sq.ft. (2.181 Acres)
4. PROPERTY ZONING INFORMATION	(IC) INDUSTRIAL- COMMERCIAL DISTRICT
3. PROPERTY UTILITIES:	UTILITIES: MIAMI-DADE WATER & SEWER DEPARTMENT.
6. FLOOD INFORMATION:	• SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONES "X" (ELEV. N/A), & "AH" (ELEV. 6 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 12086C0286L & 12086C0286L, DATED ON SEPTEMBER 11, 2009.
• SUBJECT PROPERTY IS LOCATED WITHIN	MIAMI-DADE COUNTY, FLOOD CRITERIA 7.00' N.A.V.D. 1988 (+ 8.5' N.G.V.D. 1929) MIAMI-DADE FLOOD CRITERIA ORDINANCE DATED OCTOBER 18, 2022.

NOTE:

- EXISTING IMPROVEMENTS WITHIN SUBJECT PROPERTY TO BE REMOVED
- EXISTING 12.5 FEET UTILITY EASEMENT AS SHOWN ON WESTPOINTE BUSINESS PARK, P.B 147, PG. 25 TO REMAIN
- EXISTING 10 FEET UTILITY EASEMENT AS SHOWN ON WESTPOINTE BUSINESS PARK, P.B 147, PG. 25 TO REMAIN
- EXISTING 12 FEET WATER EASEMENT AS SHOWN ON O.R.B. 28095, PG. 3181 TO BE CLOSED AND RELEASED
- EXISTING 25 FEET EASEMENT AS SHOWN ON O.R.B. 20991, PG. 132 TO BE CLOSED AND RELEASED

BOUNDARY AND TOPOGRAPHIC SURVEY	
PREPARED FOR: PANATTONI DEVELOPMENT LYING AND BEING IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.	
J.Hernandez & Associates Inc LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION No. LB8092 3300 NW 12th AVE, SUITE #10, DORAL, FL 33172 (P) 305-526-0606 (E) info@jhasurveys.com	
DRAWN BY: L.N.A. DATE: 06/21/2024	CHECKED BY: J.G.H. DATE: 06/21/2024
JOB NUM.: 154347 F.B. MD-63, PG. 29-39	
LEGAL DESCRIPTION	
LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
SURVEYOR'S NOTES	
1. FIELD SURVEY WAS COMPLETED ON: JUNE 19, 2024 AND UPDATED ON JANUARY 05, 2026. 2. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. 3. SUBJECT PROPERTY AREA: 393,929 sq.ft. (9.043 Acres) 4. BEARINGS BASED ON AN ASSUMED BEARING OF N00°30'44"W ALONG OF CENTERLINE OF N.W. 91st AVENUE. 5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD, CALCULATED AND/OR MEASURED UNLESS OTHERWISE NOTED. 6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED. 7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED. 8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED. 9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM N.W. 91ST AVENUE, PUBLIC RIGHT-OF-WAYS AND FROM DRESSEL'S DARY CANAL. 10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP. 11. THERE ARE 525 PARKING SPACES AND 14 HANDICAPS WITHIN SUBJECT PROPERTY. 12. THERE ARE NOT PLOTTABLE OFFSITE EASEMENTS SERVICING THE PROPERTY. 13. ATTESTING LAND SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000. 14. THE ACCURACY OBTAINED BY FIELD MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE MINIMAL TECHNICAL STANDARDS OF PRACTICE REQUIREMENTS FOR COMMERCIAL/HIGH RISK LINEAR 1 FOOT IN 10,000 FEET AS DEFINED IN RULE SJ-17.051 OF THE FLORIDA ADMINISTRATIVE CODE. 15. PARCEL 1 AND PARCEL 2 AS SHOWN AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT NUMBER FL26400003C241212ATL, ISSUED BY FIDELITY NATIONAL TITLE, HAVING AN EFFECTIVE DATE OF MAY 31, 2024 AT 8:00 AM.	
FLOOD ZONE INFORMATION	
• SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONES "X" (ELEV. N/A), & "AH" (ELEV. 6 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 12086C0286L & 12086C0286L, DATED ON SEPTEMBER 11, 2009. • BUILDING IS ONLY WITHIN FLOOD ZONES "X". • ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.	
DATUM AND BENCHMARKS	
• ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET. • ELEVATIONS AS SHOWN HEREON DERIVED FROM INDEPENDENT DIFFERENTIAL LEVELING BENCHMARK INCLUDING A FORESIGHT AND BACKSIGHT READING. INSTRUMENT READING ACCURACY +/- 0.003 FEET. SECOND ORDER CLASS II (1: 20,000) OF RELATIVE CLOSURE RATIO ACCURACY. • BENCHMARK: MIAMI-DADE, N-513-R, ELEVATION: 7.46' (N.G.V.D.) LOC: NW 33 ST — 204' SOUTH OF C/L LOC: NW 91st AVE — 39' EAST OF C/L DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC. CATCH BASIN.	
PROPERTY INFORMATION	
• PROPERTY ADDRESS: 3511 N.W. 91st AVENUE, DORAL, FL 33172 • LAND USE: GENERAL (IC) - INDUSTRIAL- COMMERCIAL DISTRICT • FOLIO NUMBER: 35-3028-018-0140	
CERTIFY TO:	
• PANATTONI DEVELOPMENT • AIREF DORAL DISTRIBUTION CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY.	
SURVEYOR'S CERTIFICATION:	
I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE.	
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.	
BY: JOSE G. HERNANDEZ, PRESIDENT, PROFESSIONAL LAND SURVEYOR NO. 6852 STATE OF FLORIDA.	
THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6852 OF THE STATE OF FLORIDA ON JANUARY 07, 2026.	
THIS IS A BOUNDARY SURVEY PROJECT NUMBER: MD-714 SHEET NUMBER: 1 OF 5	

