

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

PH: Z21-050, Z21-051, Z21-052, Z21-053, Z21-054

November 1, 2022

Recommendation Summary	
Commission District	8
Applicants	D.A.P. Land Holdings LLC, ET AL (PH: Z21-050 / Phase IIA) D.A.P. Land Holdings LLC (Z21-051 / Phase IID) Buxeda Holdings, LLC (Z21-052/ Phase IIB) Fritz Partnership (Z21-053 / Phase IIC) Aligned Real Estate Holdings, LLC (Z21-054 / Phase I)
Summary of Requests	The applications are to permit a rezoning of Phase I, Phase IIA, Phase IIB, Phase IID of the subject property from AU (Agriculture) to IU-1 (Light Manufacturing Industrial District), and to rezone Phase IIC from AU (Agriculture) to BU-2 (Special Business District), all of which are located within the proposed “Special District” (South Dade Logistics and Technology District) . The applications also seek approval of a Development Agreement (DA), which addresses timelines, program uses and phasing, traffic information, conditions of development related to infrastructure, impact fees, and development rights for the subject property. Additionally, the applications seek to allow zero dedications towards certain sections of the roadways (SW 117 Avenue, SW 122 Avenue, SW 256 Street, SW 264 Street) that run through the subject parcels.
Concurrent CDMP Application	These applications have been concurrently filed with standard application number CDMP20210003 to amend the Comprehensive Development Master Plan (CDMP) to create the proposed Special District, the South Dade Logistics and Technology District (SDLTD). In August 2021, the Planning Division recommended ‘Deny and Do Not Transmit’ for the CDMP application at the transmittal stage. The Board will hear the CDMP application for final action on the same day it hears these concurrent zoning applications. The Planning Division continues to recommend denial of the CDMP application, but these concurrent zoning applications are premised on the CDMP application being approved. Accordingly, this recommendation reviews the zoning applications for consistency with the CDMP amendment as requested by the applicants and for compliance with the applicable zoning and other land development regulatory criteria, and it does not revisit the policy and legislative issues that are addressed through the CDMP amendment application process.
Property Sizes	Total Acreage: ±343.07 Acres (excluding certain ROW’s) Z21-050 (Phase IIA): ±98.13 Acres Z21-051 (Phase IID): ±13.88 Acres Z21-052 (Phase IIB): ±20.59 Acres Z21-053 (Phase IIC): ±17.34 Acres Z21-054 (Phase I): ±193.13 Acres
Existing Zoning	AU, Agricultural District and GU, Interim District
Existing Land Use	Agriculture

2030-2040 CDMP Land Use Designation	Special District ("South Dade Logistics & Technology District") *as proposed pursuant to CDMP application CDMP20210003 <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent, subject to approval of the proposed CDMP application and related covenants by the Board of County Commissioners and subject to the modifications to the Development Agreement as recommended in this report.
Locations	Z21-050 (Phase IIA): Lying south of State Road 821, between theoretical SW 117 Avenue and theoretical SW 122 Avenue, Miami-Dade County, Florida. Z21-051 (Phase IID): Lying on the northwest corner of SW 112 Avenue and SW 256 Street, Miami-Dade County, Florida. Z21-052 (Phase IIB): Lying between theoretical SW 264 Street (Bauer Drive) and SW 268 Street (Moody Drive), approximately 333.42 feet from SW 122 Avenue, Miami-Dade County, Florida. Z21-053 (Phase IIC): Lying on the northeast corner of SW 112 Avenue and SW 256 Street, Miami-Dade County, Florida. Z21-054 (Phase I): Lying north of SW 268 Street (Moody Drive), between SW 107 Avenue and SW 117 Avenue, Miami-Dade County, Florida.
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-310.3, Development Agreements, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	<p>The CDMP requires that applications to expand the Urban Development Boundary be accompanied by concurrent zoning applications. Although the Planning Division recommends denial of the CDMP application, the Development Services Division recommendation and analysis assumes that the CDMP amendment application is adopted as requested by the applicants. Should the Board deny the CDMP application (CDMP20210003), these applications will have to be withdrawn or denied.</p> <p>Assuming that Application No. CDMP20210003 is approved, staff recommends <u>approval on a modified basis</u>, subject to the conditions recommended below and to acceptance and approval of the Development Agreement with the <u>modifications</u> set forth below and discussed in the report. Without the following modifications to the Development Agreement, staff would recommend denial of the applications:</p> <p>1. The proposed Development Agreement is modified to require the applicants to provide a full typical section (5 lanes with 10-foot-wide shared-use pedestrian/bicycle paths on both sides) when improving the existing bridge over the C-102 canal along SW 112 Avenue.</p>

	<p>2. The proposed Development Agreement is modified to: require Phases I and II to make proportionate share contributions at the time of plat for the cost of the bridge at SW 117th Avenue; and to construct or cause the construction of such bridge at the time DTPW determines that impacts from developments outside of the Special District trigger the need for the bridge, or to coordinate with the relevant Phase III owners to construct or cause the construction of the bridge at the time DTPW determines that impacts from Phase III trigger the need for the bridge, whichever occurs earlier. The determination for the construction of the bridge shall be made as discussed in DTPW's April 28, 2022 memo.</p> <p>3. The proposed Development Agreement is modified to require the applicants to construct or cause the construction of two additional lanes on each of the following roadways: by the end of 2025, on the existing four-laned SW 248 Street between SW 127 Ave and US-1; and by the end of 2030, on SW 112 Avenue between SW 216 Street and SW 232 Avenue and on SW 127th Avenue between SW 216 Street and SW 232 Street.</p> <p>4. The proposed Development Agreement is modified to provide for agricultural mitigation payments of \$8,750 per acre.</p>
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This item was deferred from the May 19, 2022 meeting of the Board of County Commissioners (BCC) since the CDMP amendment application was not approved and was also deferred. This item was subsequently deferred from the June 1, 2022 meeting of the BCC at the request of the applicant. The public hearing has not been held.

* This recommendation is contingent on the approval of Standard Application No. CDMP20210003 to amend the CDMP, which the Board of County Commissioners (the Board) will hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on these concurrent zoning applications.

In August 2021, at the transmittal stage of Application No. CDMP20210003, Planning staff recommended 'Deny and Do Not Transmit.' Subsequently, public hearings on the CDMP application were held on August 23, 2021, by the South Bay Community Council (CC15) and on August 25, 2021, by the Planning Advisory Board (PAB), acting as the Local Planning Agency. Both CC15 and the PAB recommended to the Board to 'Transmit and Adopt with the proffered Declaration of Restrictions'. On September 9, 2021, the Board held a public hearing and took action on the CDMP application to 'Transmit with Changes and with revised proffered Declaration of Restrictions with the condition that the applicant work with staff to narrow and limit the scope of the proposed Policy LU-8H Revisions regarding Concurrent Zoning Applications to apply to this CDMP Application Only.'

In accordance with sections 33-301.1(D)(12) and 33-310.3(A) of the County Code, the Executive Council of the County's Developmental Impact Committee (DIC) and, after public hearing, the PAB are directed to make recommendations of the Development Agreement (DA) portion of these zoning applications (Requests No. #2, #7, #10, #12, and #14 below).

On May 4, 2022, the DIC forwarded the proposed Development Agreement to the Board of County Commissioners with a positive recommendation of approval in accordance with staff's recommendation of a modified approval. At that meeting, the applicants testified on record that they will comply with conditions #5 and #6 of staff's modified approval, as it relates to the Development Agreement:

5. The proposed Development Agreement be modified to provide for agricultural mitigation payments of \$8,750 per acre.
6. That paragraph 11(p)(viii), providing the DTPW Director the discretion to waive dedications or contributions for bus shelters or stops, be deleted in its entirety from the proposed Development Agreement.

Subsequently, on May 9, 2022, the Planning Advisory Board (PAB) forwarded the proposed Development Agreement to the Board of County Commissioners with a positive recommendation of approval in accordance with staff's recommendation of a modified approval.

This staff recommendation is presented to the Board of County Commissioners (BCC) for consideration.

REQUESTS:

REQUESTS #1 THROUGH #5 FOR PH: Z21-050

- (1) DISTRICT BOUNDARY CHANGE from AU, Agriculture, to IU-1, Light Manufacturing Industrial District.
- (2) ACCEPTANCE AND EXECUTION of a development agreement pursuant to Chapter 163, Florida Statutes, and Section 33-310.3 of the Code of Miami-Dade County.
- (3) NON-USE VARIANCE of zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit a 0' dedication for the west half of SW 117 Avenue from the Homestead Extension of the Florida Turnpike to theoretical SW 256 Street.
- (4) NON-USE VARIANCE of zoning and subdivision regulations requiring half section line rights-of-way to be 70' in width; to waive same to permit a 0' dedication for the east half of SW 122 Avenue from the Homestead Extension of the Florida Turnpike south to the C-102 Canal.
- (5) NON-USE VARIANCE of zoning and subdivision regulations requiring half section line rights-of-way to be 70' in width; to waive same to permit a 0' dedication for SW 256 Street from SW 117 Avenue to the Homestead Extension of the Florida Turnpike (northern edge of the property).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "South Dade Logistics and Technology District Phase II-A", as prepared by RLC Architects, consisting of 11 sheets dated stamped received 3/10/22, civil plans as prepared by Langan Engineering and Environmental Services, Inc., consisting of 5 sheets dated stamped received 3/11/22, and landscape plans as prepared by Witkin Hults & Partners, consisting of 11 sheets dated stamped received 3/10/22, for a total of 27 sheets. Plans may be modified at public hearing.

REQUESTS #6, #7 & #8 FOR PH: Z21-051

- (6) DISTRICT BOUNDARY CHANGE from AU, Agriculture, to IU-1, Light Manufacturing Industrial District.
- (7) ACCEPTANCE AND EXECUTION of a development agreement pursuant to Chapter 163, Florida Statutes, and Section 33-310.3 of the Code of Miami-Dade County.
- (8) NON-USE VARIANCE of zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit a 0' dedication for the east half of SW 117 Avenue from the Homestead Extension of the Florida Turnpike to SW 256 Street.

REQUESTS #9 & #10 FOR PH: Z21-052

- (9) DISTRICT BOUNDARY CHANGE from AU, Agriculture, to IU-1, Light Manufacturing Industrial District.
- (10) ACCEPTANCE AND EXECUTION of a development agreement pursuant to Chapter 163, Florida Statutes, and Section 33-310.3 of the Code of Miami-Dade County.

REQUESTS #11 & #12 FOR PH: Z21-053

- (11) DISTRICT BOUNDARY CHANGE from AU, Agriculture, to BU-2, Special Business District.
- (12) ACCEPTANCE AND EXECUTION of a development agreement pursuant to Chapter 163, Florida Statutes, and Section 33-310.3 of the Code of Miami-Dade County.

REQUESTS #13, #14 & #15 FOR PH: Z21-054

- (13) DISTRICT BOUNDARY CHANGE from AU, Agriculture, to IU-1, Light Manufacturing Industrial District.
- (14) ACCEPTANCE AND EXECUTION of a development agreement pursuant to Chapter 163, Florida Statutes, and Section 33-310.3 of the Code of Miami-Dade County.
- (15) NON-USE VARIANCE of zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit a 0' dedication for SW 264 Street from SW 112 Avenue to SW 107 Avenue.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "South Point Distribution Center", as prepared by RLC Architects, consisting of 27 sheets, and civil plans as prepared by Langan Engineering and Environmental Services, Inc., consisting of 11 sheets, all dated stamped received 3/17/22, for a total of 38 sheets. Plans may be modified at public hearing.

Please note, for Requests #2, #7, #10, #12 and #14, which relate to the Acceptance and Execution of a development agreement pursuant to Chapter 163, Florida Statutes, and Section 33-310.3 of the Code of Miami-Dade County, that the Development Agreement (DA) is maintained on file under process no. Z2021000089.

REGULATORY FRAMEWORK:

This recommendation addresses five zoning applications: Z2021000050, Z2021000051, Z2021000052, Z2021000053, and Z2021000054. Collectively, these zoning applications, among other things: request a rezoning of certain subject properties from AU, Agriculture, to IU-1, Light Manufacturing Industrial District (Phases I, IIA, IIB, and IID), and of other subject properties from AU, Agriculture, to BU-2, Special Business District (Phase IIC), all located within the proposed CDMP “Special District” (the “South Dade Logistics and Technology District”); and the approval of a Development Agreement (DA) proffered per the provisions of the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes, and section 33-310.3 of the County Code. Additionally, applications related to Phases I, IIA, and IID request ancillary non-use variances for zero dedications towards certain zoned roadways (SW 117 Avenue, SW 122 Avenue, SW 256 Street, SW 264 Street) that run through the respective phases.

The table below lists the relevant County Code sections that guide the submittal, processing, and review of these zoning applications:

Pertinent County Code Sections	
Section 33-311	District Boundary Change
Section 33-310.3	Development Agreement (DA)
Chapter 33G (Section 33G-8.)	Service Concurrence Management Program (Development agreements)
Article VIII of Chapter 33 Section 33-133	Right-of-way plan and minimum width of streets and ways
Section 33-311(A)(4)(b)	Non-Use Variances From Other Than Airport Regulations

Summary of Zoning Applications:

The following chart summarizes all of the zoning applications that are being considered concurrently with the CDMP Amendment Application No. CDMP20210003:

Application	Phase	Application Requests	Description
#Z21-050	Phase IIA	1) District Boundary Change from AU, Agriculture , to IU-1, Light Industrial Manufacturing . 2) Acceptance and Execution of a Development Agreement (DA) . 3) Non-Use Variance to waive a portion of the zoned ROW for theoretical SW 117 Avenue . 4) Non-Use Variance to waive the zoned ROW for theoretical SW 122 Avenue . 5) Non-Use Variance to waive a portion of the zoned ROW for theoretical SW 256 Street .	Site plans submitted. Proposed 12 warehouse structures
#Z21-051	Phase IID	1) District Boundary Change from AU, Agriculture , to IU-1, Light Industrial Manufacturing . 2) Acceptance and Execution of a Development Agreement (DA) .	No site plans submitted.

Application	Phase	Application Requests	Description
		3) Non-Use Variance to waive a portion of the zoned ROW for theoretical SW 117 Avenue .	
#Z21-052	Phase IIB	1) District Boundary Change from AU, Agriculture , to IU-1, Light Industrial Manufacturing . 2) Acceptance and Execution of a Development Agreement (DA) .	No site plans submitted.
#Z21-053	Phase IIC	1) District Boundary Change from AU, Agriculture , to BU-2, Special Business District . 2) Acceptance and Execution of a Development Agreement (DA) .	No site plans submitted.
#Z21-054	Phase I	1) District Boundary Change from AU, Agriculture , to IU-1, Light Industrial Manufacturing . 2) Acceptance and Execution of a Development Agreement (DA) . 3) Non-Use Variance to waive the zoned ROW for theoretical SW 264 Street .	Site plans submitted. Proposed 9 warehouse structures

Two of the five zoning applications have submitted written and graphic documentations, consisting of architectural, landscape, and civil engineering plans, including a Roadway Network plan: "South Dade Logistics and Technology District Phase II-A," (Application: Z2021000050); and "South Point Distribution Center" (Application: Z2021000054). All plans are on file with the Department of Regulatory and Economic Resources and are available for inspection.

As provided in the Florida Statutes and the Code, the applicants have also submitted a development agreement with the required written and graphic exhibits, which consist primarily of the aforementioned plans and related drawings/maps. The Development Agreement (DA), entitled "South Dade Logistics and Technology District, Development Agreement," is intended to address developer responsibilities, timelines, program uses and phasing, traffic information, conditions of development related to infrastructure, impact fees, and development rights, and other legal obligations, while also ensuring that the developments satisfy concurrency and other County requirements if developed in accordance with the DA.

CONCURRENT CDMP AND ZONING APPLICATION PROCESS

The subject properties are a subset of the lands that are the subject of a standard application to amend the CDMP, Application No. CDMP20210003), which is being processed concurrently with these zoning applications pursuant to Section 2-116.1(5)(d)(e) of the County Code. The Board will hear the CDMP prior to, and on the same day as, the hearing on these zoning applications. The proposed CDMP amendment changes the CDMP Land Use Plan map to expand the 2030 Urban Development Boundary (UDB) to include a ±793.93 gross acre (±722.33 net acre) site and redesignates the site from "Agriculture" to "Special District" (the "South Dade Logistics and Technology District"). The Special District includes additional lands, referred to as Phase III, that are not included in these zoning applications.

Although the Planning Division recommends denial of Application No. CDMP20210003, the review conducted by the Development Services Division and all other reviewing

Although these zoning applications collectively make up only 43.2% of the Special District lands (approximately 343.07 gross acres of the 793.93-acre CDMP application site), these zoning applications have been reviewed to consider potential impacts of the development of the entire 793.93-acre site, while recognizing that the applicants should generally be responsible to mitigate only the impacts of their respective sites. Accordingly, these zoning applications, covering Phases I and II of the Special District, do not provide mitigation for Phase III of the Special District. Staff notes that the same analysis will be conducted for future zoning applications on the Phase III lands.

PROPERTY HISTORY/BACKGROUND:

MDC008

The subject properties for these zoning applications are currently zoned AU and GU and are predominantly in agricultural use. The South Florida Water Management District C-102 canal runs east-west through the central part of the Special District before jogging south along the eastern portion of the site and then running eastward at the southeastern corner of the site. A Florida Power and Light electricity transmission line corridor also runs east-west through the Special District site to the north of the C-102 canal.

PROJECT DESCRIPTION:

The concurrent zoning applications seek to rezone Phases I, IIA, IIB, and IID of the Special District lands from AU (Agriculture) to IU-1 (Light Manufacturing Industrial District), and to rezone Phase IIC from AU (Agriculture) to BU-2 (Special Business District). The entire Special District is shown on Figure 2 below. The applications also seek approval, in accordance with Chapter 163 of the Florida Statutes and Section 33-310.3 of the County Code, of a Development Agreement (DA) that addresses timelines, program uses and phasing, traffic information, conditions of development related to infrastructure, impact fees, and development rights for the subject property. Additionally, certain applications seek ancillary non-use variances to allow zero dedications towards certain sections of the roadways (SW 117 Avenue, SW 122 Avenue, SW 256 Street, SW 264 Street) that run through the relevant parcels.

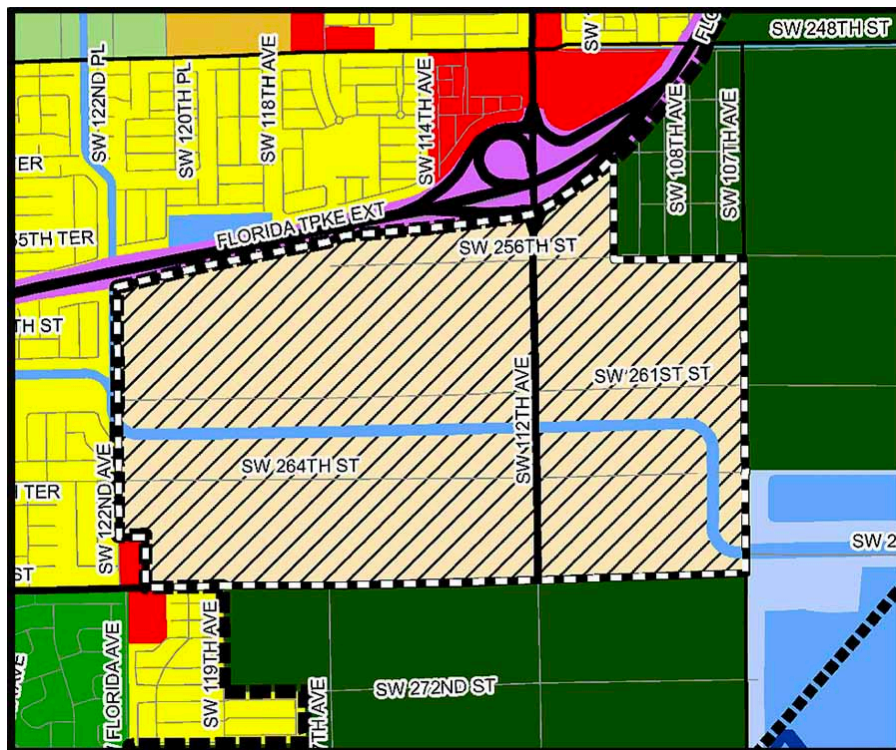


Figure 2

The South Dade Logistics & Technology District (Figure 2) is proposed to be developed in three phases. Phase I (± 193.13 -acres) is represented by the applicant Aligned Real Estate Holdings LLC. Phase II, which is further subdivided into four sub-phases (IIA, IIB, IIC, and IID) (± 149.94 -acres), is represented by the co-applicants D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, and Fritz Partnership. Phase III (± 413.35 gross acres) is not represented by any of the applicants. As requested, the District would, for all phases, allow

industrial and supportive commercial uses and prohibit residential uses, except for rural farm residences allowed within Phase III. In addition, public facilities, non-education institutional and communications uses, and utilities and utility-related uses are allowed in all phases.

The applicants have submitted five separate zoning applications to address Phases I and II, which collectively account for approximately ±343.07-acres of the proposed South Dade Logistics & Technology District. The remaining approximately ±450.86-acres (of the overall 793.93-acres), referred to as Phase III, will require separate zoning action and are not bound by the DA or other requests in these applications.

Based on the submitted graphic documentations and the proposed development agreement, the proposed uses and development program allowed in each phase would be as follows:

Phase I is limited to:

Phase I	
Allowable Uses	Distribution and logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, land wholesale showrooms, and similar uses; and supportive commercial uses.
Maximum Development Program	2,676,935 sq. ft. of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, land wholesale showrooms; and up to 20,000 sq. ft. of commercial uses on properties that do not exceed five gross acres.

Phase II is addressed in four sub-phases. Each phase outlines the allowable uses and development program as follows:

Phase II		
Phase IIA	Allowable Uses	Distribution and logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, wholesale showrooms, and similar uses.
	Maximum Development Program	1,983,120 sq. ft. of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms.
Phase IIB	Allowable Uses	Distribution and logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, wholesale showrooms, and similar uses.
	Maximum Development Program	366,948 sq. ft. of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, wholesale showrooms.
Phase IIC	Allowable Uses	Limited, freestanding commercial uses that will serve the firms and workers in the District, as well as hotels and motels.

	Maximum Development Program	70,000 sq. ft. of commercial uses and up to 150 hotel rooms.
Phase IID	Allowable Uses	Limited, freestanding commercial uses that will serve the firms and workers in the District.
	Maximum Development Program	10,000 sq. ft. of commercial uses.

Phase III development program (not addressed in these zoning applications) is limited to:

Phase III	
Allowable Uses	Distribution and logistics centers, warehouses, maintenance and repair facilities, light manufacturing, and wholesale showrooms, and commercial uses.
Maximum Development Program	Up to 4,277,997 sq. ft. of distribution and logistics centers, warehouses, maintenance and repair facilities, light manufacturing, and wholesale showrooms Up to 20,000 sq. ft. of limited commercial uses to serve the firms and workers in the District dispersed throughout Phase III within small freestanding business centers or mixed with the foregoing uses, provided that no individual commercial site exceeds five acres in size.

The **total development program** as reflected in the proposed CDMP amendment is as follows:

Phase I	<ul style="list-style-type: none"> Up to 2,676,935 sq. ft. of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms Up to 20,000 sq. ft. of commercial uses on properties that do not exceed five acres in size (subject to Development Equivalency)
Phase II	<ul style="list-style-type: none"> Up to 2,350,068 sq. ft. of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms Up to 80,000 sq. ft. of commercial uses Up to 150 hotel rooms (subject to Development Equivalency)
Phase III	<ul style="list-style-type: none"> Up to 4,277,997 sq. ft. of distribution and logistics centers, warehouses, maintenance and repair facilities, light manufacturing, and wholesale showrooms Up to 20,000 sq. ft. of limited commercial uses to serve the firms and workers in the District dispersed throughout Phase III within small freestanding business centers or mixed with the foregoing uses, provided that no individual commercial site exceeds five acres in size
TOTAL	<ul style="list-style-type: none"> 9,305,000 sq. ft. of industrial uses including but not limited to logistics centers, warehouses, maintenance and repair facilities, office buildings and parks, light manufacturing and wholesale showrooms 100,000 sq. ft. supportive commercial uses Up to 150 hotel rooms

INTERGOVERNMENTAL COORDINATION:

Given the nature and the magnitude of this application, and in the absence of a Development of Regional Impact (DRI) process, Miami-Dade County staff, through the planning and zoning efforts associated with this application, coordinated the review of the proposed application through a series of meetings prior and subsequent to the application being filed. These applications, including the proposed Development Agreement, have been reviewed by the Department of Transportation and Public Works (DTPW), the Miami-Dade County Departments of Fire Rescue (MDFR); Parks, Recreation and Open Spaces (PROS); Police (MDPD); Solid Waste Management (SWM); Water and Sewer (WASD); and Regulatory and Economic Resources (RER), as well as Miami-Dade County Public Schools. The RER review included that of its Divisions of Planning, Development Services, Platting and Traffic, and Environmental Resources Management (DERM). County staff also developed a database with key contacts for the applicants and the professional review staff and routinely provided updates. Close coordination also ensued with all the transportation agencies and interested parties, to address the development's traffic impact.

STAFF ANALYSIS:

I. Consistency with the Comprehensive Development Master Plan (CDMP).

As mentioned above, these zoning applications are being considered concurrently with a CDMP amendment application (CDMP20210003), which seeks, among other things, to expand the UDB to include the ±793.93 gross acre (±722.33 net acre) site and to redesignate the site from "Agriculture" to "Special District". Given the concurrent nature of the planning and zoning applications, this zoning analysis and recommendation anticipates approval of the requested CDMP amendment application, which includes several Declarations of Restrictions (covenant). The requested CDMP amendment includes five covenants in total: one each for Phases I, IIA, IIB, IIC, and IID. The proffered CDMP covenants restrict the subject properties' future development to that of the development program provided in the Project Description section above and a trip generation cap of 1,506 net external PM peak hour trips.

This analysis assumes that the CDMP land use designation for the entire subject property is "Special District" as requested by the applicants and that the proffered CDMP covenants are approved. Based on that, the subject properties are subject to a minimum floor-area ratio (FAR) of 0.25 and a maximum FAR of 1.0 for all phases. The Special District also requires a minimum of 15% of the gross area of each development parcel to be maintained as open space, and includes minimum building setbacks of 50 feet from adjacent agricultural land.

The applicant's proposed text changes to the CDMP Land Use Element text for the Special District category is attached. Please see **Exhibit 'A'** titled "*Out-of-Cycle Amendment Request to the Land Use Element & Land Use Plan Map Miami-Dade County Comprehensive Development Master Plan, Concurrent District Boundary Change, Modified Requests,*" submitted by the applicant on April 22, 2022.

UDB expansions must demonstrate consistency with CDMP Policy LU-8H, which calls for the coordination of necessary infrastructure with future expansions of the UDB. Policy LU-8H further requires that each application address how the proposed development will satisfy the criteria set forth under the LU-8H policy. Specifically, **Policy LU-8H** requires such UDB Land-use map amendment applications to be evaluated according to factors including: (a) *minimum acreage requirement*, (b) *mix of housing types*, (c) *minimum Floor Area Ratio*, (d) *phasing schedule*, (e)

adequate public facilities and infrastructure, (f) non-residential needs of future residents, including shopping, schools, parks and necessary public uses (g) jobs to housing ratio, (h) sound urban design, (i) bicycle and pedestrian accessibility, (j) adequate buffering to adjacent agricultural land, (k) minimum open space requirement, (l) protection of environmentally-sensitive areas, (m) positive net fiscal impact to Miami-Dade County, (n) minimum affordable housing requirement, (o) commitments for mass transit, (p) commitments to maintain roadway level of service, and (q) preservation of agricultural land. As explained in detail in the zoning analysis below, staff has assessed each of the above-referenced factors, including as to how the proposed development ensures that the associated impacts to public facilities and services are appropriately quantified and mitigated. Based on that analysis, staff opines that, **with the conditions and modifications further recommended in this report**, these zoning applications **are consistent** with each of the criteria set forth in CDMP **Policy LU-8H**. Without such conditions and modifications, staff would find the applications **inconsistent** with subsection (q) and (p) of Policy LU-8H.

Given the magnitude of the proposed re-designation of the subject properties and the associated impacts, the proposed CDMP amendment also includes additional restrictions set forth in the previously mentioned CDMP covenants. Accordingly, consistency with the CDMP is also contingent on acceptance and approval of the proposed development agreement for Phases I and II, which addresses those additional restrictions.

II. Conformance with Regulatory Requirements.

As previously mentioned, the applicant seeks to rezone the ±793.93 gross acres (±722.33 net acres) subject parcel from AU, Agriculture, to IU-1, Light Manufacturing Industrial District, and to BU-2, Special Business District, located within the proposed “Special District” (South Dade Logistics and Technology District). As provided in the Code, the applicant has submitted a Development Agreement (see attached Exhibit ‘A’) for acceptance and execution, in accordance with Section 33-310.3 of the County Code and Section 163.3225 of the Florida Statutes. The Development Agreement is intended to address developer responsibilities, timelines, program uses and phasing, traffic information, conditions of development related to infrastructure, impact fees, and development rights, and general legal agreement terminology. The development agreement submitted by the applicant provides the required written exhibits, and graphic exhibits, which consist primarily of the initial development plan and related drawings/maps. The aforementioned Development Agreement (DA) entitled, “South Dade Logistics and Technology District, Development Agreement,” is intended to address developer responsibilities, timelines, program uses and phasing, traffic information, conditions of development related to infrastructure, impact fees, and development rights, and general legal agreement terminology. The Development Agreement will cover Phases I and II of the Special District. However, the Development Agreement does not address Phase III (see Figure 3 below). The approval and acceptance of the Development Agreement will ensure that future uses on the subject site remain consistent with the proposed Special District, and that appropriate infrastructure would be in place and available to serve each of these development phases, that uses that are not consistent or compatible be excluded, and that the proposed future development will occur to satisfy the market demand on a timely basis.

Below is a summary of the development program included in the Development Agreement:

- Restricts uses, density and intensity in Phase I and Phase II to:
 - Up to 5,027,003 sq. ft. of Logistics Centers, Warehouses, Maintenance and Repair Facilities, Office Buildings and Parks, Light Manufacturing, Wholesale Showrooms.

- Up to 100,000 sq. ft. of supportive Commercial Uses.
- Up to 150 hotel rooms.
- Prohibits residential uses and some uses allowed under the IU-1 zoning district on the subject property.
- Limits development to a net external peak hour trip cap of 1,506 trips within Phase I and II (and or the water and sanitary sewer treatment plant capacity Cap).
- Requires connection to the water and sewer system at the cost of the applicant.
- Requires coordination with Miami-Dade Fire Rescue and Miami-Dade Police Department to ensure adequate infrastructure and provisions are in place.
- Commits to provide some roadway, transit, water and sewer, stormwater and other infrastructure improvements to serve Phase I and II of the subject site.

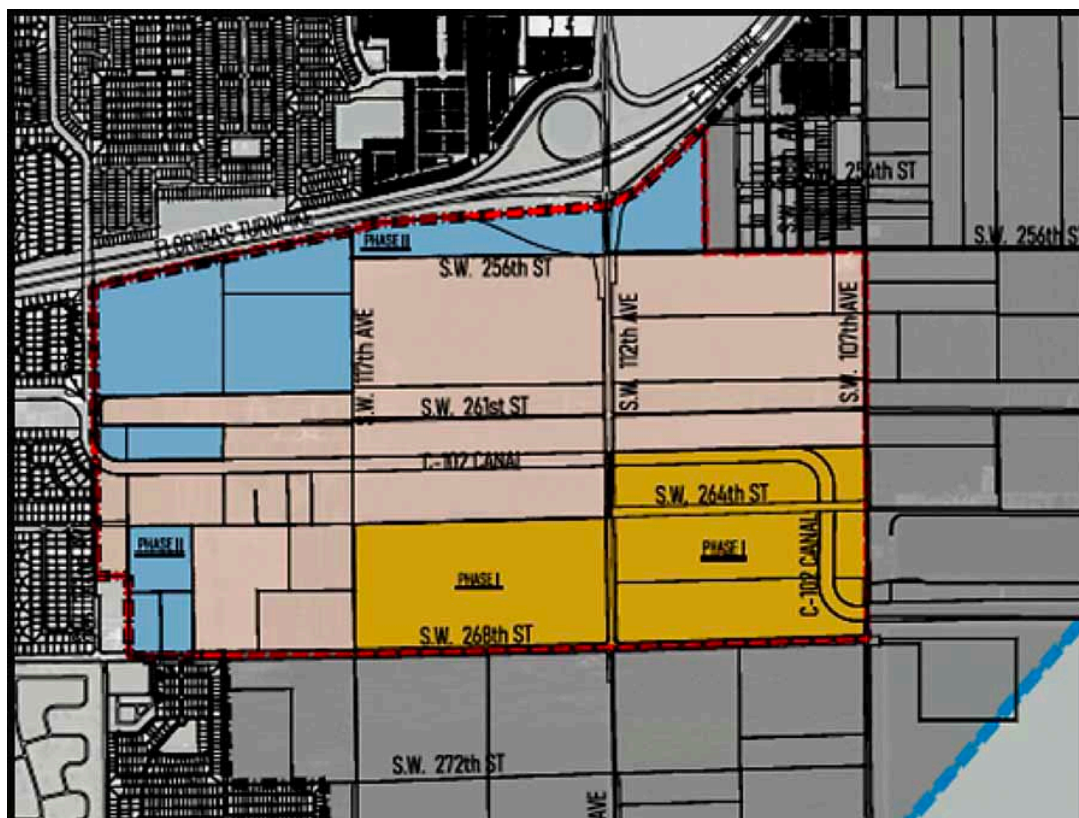


Figure 3

Based on the review of the proffered document, staff opines that aside from the development program, the development agreement also contains the “conditions of development”, which clearly delineate how the owners and developers are addressing the impacts of the proposed development on public infrastructure and services as well as the environment. For the purpose of this analysis, the CDMP land use designation for the entire subject property is considered as “Special District”. The proposed text amendment for the “Special District” sets a minimum FAR of 0.25 and maximum FAR of 1.0 for all phases. Staff also opines that, given the size of the property and the proposed initial development plans for Phase I and II, the requested overall floor area ratio would result in a building mass that is in keeping with that of other warehouse facilities in the County. The text language also requires a minimum of 15% of the gross area must be maintained as open space, and includes minimum building setbacks of fifty (50) feet from adjacent agricultural land. Furthermore, the development program provided within the Development Agreement

restricts the subject parcel to the following trip generation cap: 1,506 net external PM peak hour trips. Staff further notes that the development agreement, which, among certain other development parameters restricting the site to the submitted plans, also maintains the conditions laid out in the CDMP covenant filed concurrently. **However, for the reasons explained in the zoning analysis section below, staff recommends, on a modified basis, the acceptance and approval of the proffered Development Agreement (DA), under Section 33-310.3, Development Agreements.**

III. Impacts to Public Services and Mitigation.

Given the magnitude of these proposed applications, in previous years, this application would have been reviewed under the State's Development of Regional Impact (DRI) provisions. But in 2015, pursuant to chapter 2015-30, of the Law of Florida, the Florida Legislature significantly reduced the scope of DRIs and, in turn, granted greater authority to local governments to address large scale developments. In response to that legislative change, the Board adopted Ordinance No. 17-43, which, among other provisions, expanded the County's use of development agreements, pursuant to the Florida Local Government Development Agreement Act (sections 163.3220-163.3243, Florida Statutes), to ensure, among other things, that large-scale developments provide adequate infrastructure to address their impacts to public services and facilities.

As part of the zoning review process, these zoning applications, including the proposed Development Agreement, have been reviewed by the following Miami-Dade County professional departments: Fire Rescue (MDFR); Parks, Recreation and Open Spaces (PROS); Police (MDPD); Transportation and Public Works (DTPW); Transit (DTPW); Solid Waste Management (DSWM); Water and Sewer (WASD); Miami-Dade Aviation Department (MDAD); and Regulatory and Economic Resources (RER); the RER review included that of its Divisions of Planning, Development Services, and Environmental Resources Management (DERM). They were also reviewed by the Miami-Dade County Public Schools.

In addition to conformance with the planning and zoning regulations, the County departmental reviews focused on the impacts of the proposed applications and the "conditions of development" proposed in the requested Development Agreement to mitigate such impacts. Each of the aforementioned departments/agencies submitted memoranda with their respective reviews and recommendations. Said memoranda are hereby incorporated as part of this report and summarized below.

1. Infrastructure, Services, and Archeological Resources: the evaluation of the impacts of the proposed applications to the surrounding infrastructure, services and archeological resources:

- a. **Parks and Recreational Facilities:** the attached memorandum from the Miami-Dade Parks, Recreation and Open Spaces Department (PROS), Dated April 21, 2022, indicates that the site is adjacent to the proposed Princeton Trail, a 16.4-mile trail that traverses the County and is directly adjacent to the project location and C-102 canal. The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which generally encompasses the area south of SW 184 Street. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres.

Currently, PBD-3 has a surplus capacity of 191.76 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents. The "County Local Parks" lists the parks within a 3-mile radius of the application site as follows: 10 parks (Naranja, Debbie Curtain, Goulds, Sharman, Royal Colonial, William Randolph, Pine Island Lake, Kevin Broils, Princetonian and South Miami Heights) are larger than the required minimum provision of five (5) acres of local recreational open space.

Impact and Demand: Their memorandum indicates that the applications do not have a residential development component and therefore, the County's Level of Service Standards do not apply.

Recommendation: PROS continues to have no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. PROS continues to request that the applicant meet with the department should canal realignments be approved by the South Florida Water Management District (SFWMD) to discuss the proposed Princeton Trail alignment. Based on the findings described in the memorandum, PROS has no objection to these applications.

- b. **Fire and Emergency Services:** the attached memorandum from the Miami-Dade Fire Rescue Department (MDFR), Dated February 4, 2022, indicates that based on the review of the applications and the DA, a potential development expected to generate approximately 331 fire and rescue alarms annually resulting in a severe impact to existing fire rescue service. The 331 annual alarms will result in a severe impact to existing fire rescue service. Based on the current call volume for Station No. 70 along with other stations within proximity of the Property, all stations combined can mitigate the additional number of alarms. Additional stations include Station No. 65 (East Homestead) located at 1350 SE 24 Street and Station No. 6 located at 15890 SW 288 Street. Presently, fire and rescue service in the vicinity of the Property is adequate. In an effort to enhance service and response time to the Property, MDFR acquired a parcel of land in the vicinity of SW 288 Street and SW 129 Avenue that will serve to construct Fire Station No. 77. Additionally, MDFR has the ability to add a suppression (fire truck) to Fire Station No. 70. Average travel time from Station No. 70 to the Property is approximately 7:00 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8- minutes at 90% of all incidents. Travel time to the vicinity of the Property complies with the performance objective of national industry.

MDFR has no objections to the Development Agreement, which states that no residential uses will be permitted on the Property, that site plans for all future Phases will be subject to Administrative Site Plan Review pursuant to Section 33-310.4, that the Applicant shall dedicate all necessary roads and other appropriate property interests for the construction, installation, and operation of infrastructures and utilities (to include adequate water supply for combating fires), and that prior to approval of any of the development orders; site plans, tentative plats, final plats and building permits, the Owner or Developer shall coordinate with MDFR to ensure the adequate provision of fire protection and rescue services within the Project.

- c. **Police:** the attached memorandum from the Miami-Dade Police Department (MDPD), Dated February 16, 2022, indicates that the review of the applications and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes. Current data of police staffing and population was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required. The Miami-Dade Police Department does not have any further comments to the proposed zoning modifications to complete this project at this time.
- d. **Roadways:** the impacts of the proposed development on the surrounding roadway network were primarily evaluated by the Traffic Engineering Division of the Miami-Dade Department of Transportation and Public Works (DTPW-TED). To determine the traffic impact and respective mitigations of the proposed development, the applicant submitted a traffic study following a methodology prescribed by DTPW-TED in consultation with other transportation agencies. Said traffic study was further supplemented by a series of additional roadway-specific studies/analyses and updates submitted for DTPW-TED's and other transportation agencies' final review.

The application site is located south of Florida's Turnpike and bounded by SW 107 Avenue in the east, SW 122 Avenue in the west and SW 268 Street in the south in unincorporated Miami-Dade County. The property is outside the Urban Development Boundary (UDB), the existing land use on the property is Agriculture which has very low traffic intensity. Typical to the existing land use there are very few collector or arterial roads in the area, only one north-south road (SW 112 Avenue) and one east-west road (SW 268 Street) extend beyond the Turnpike, all other roads just service the mobility within the area south and east of the Turnpike. The proposed development would mostly consume the capacity available in the existing roadway system—hence the need to increase capacity in the existing roadway system in the area. The applicants have divided the development into three phases: Phase I comprises of 203.6 acres, Phase II comprises of 175.23 acres, and Phase III (which is addressed by the CDMP Special District but not by the Development Agreement or any other aspect of these zoning applications) comprises of 413.35 acres. The applicant is seeking the processing and acceptance of a Development Agreement as it pertains to Phase I and Phase II in connection with the concurrent CDMP application No. CDMP20210003. As the subject properties each contain multiple parcels, multiple accesses to the parcels are provided. But the two main access points would be from SW 112 Avenue and SW 268 Street.

The attached memorandum from DTPW-TED, dated April 28, 2022, indicates that DTPW-TED has objections to these applications as further explained in the zoning analysis below. The Development Agreement as proposed does not provide for the continuous section width and shared bicycle/pedestrian path at the existing bridge over the canal located at SW 112 Avenue. Staff recommends that, at the time of the development of Phase I, the applicant provide the necessary infrastructure to accommodate the full section for the SW 112 Avenue bridge. Furthermore, to assure the County that the bridge over the canal can be completed and funded, staff recommends that all three Phases, and not only Phase III as the applicants propose,

be made responsible for the cost and construction of the bridge. Accordingly, staff recommends that the proposed Development Agreement be modified to require all applicants to provide both the full section for SW 112 Avenue at the existing bridge and a proportionate contribution, to be provided at the time to plat for each Phase, or portion thereof, for the new SW 117 Avenue bridge.

Specifically, the Miami-Dade Department of Transportation and Public Works (DTPW) objects to this application due to the following concerns:

1. Phases I and II collectively with Phase III uses operational capacity along the existing SW 268 Street and SW 112 Avenue, that otherwise will be used for parcels currently inside the UDB, outside of this proposed Special District, and collectively require the construction of the bridge at SW 117 Avenue over the C-102 Canal to maintain traffic capacity. As such, the Department not only did not approve the applicants request to waive the dedication of SW 117 Avenue, but also explained to the applicant that the construction of the bridge was imperative to provide roadway connectivity and to ensure future development (inside and outside of the special area) doesn't have to be denied when the intersection capacity and Level of Service (LOS) fails at the intersection of SW 268 St and SW 112 Avenue. This application doesn't guarantee such construction.
2. The applicant must ensure that SW 112 Avenue (through the different parcel phases) complies with the following requirements, understanding that the typical section is being modified because of this special area being added to the UDB. The full typical section for SW 112 Avenue is proposed to be 5 lanes with a 10' pedestrian/ bicycle path and landscape buffer both sides.
 - a. The existing bridge over the C-102 canal along SW 112 Avenue must comply with the proposed full typical section (5 lanes with 10' shared Use Pedestrian/Bicycle Paths on both sides).
 - b. Roadway and bridge elevation must comply with flood criteria at the time of development for each phase inclusive of those areas not included in Phase I and II. The roadway elevation must be raised to meet criteria specified in a manner consistent with the current County Flood Criteria Map. The applicant did not agree to these requirements.
3. The department does not agree with section '13 Mitigation Payment subsection d.' which forces the Department to agree to a contribution for roadway improvements that failed as part of this Special District through the RER COMP review. Roadway segments are SW127 Avenue from SW 216 Street to SW 232 Street, SW 248 Street from SW 127 Avenue to US 1, and SW 112 Avenue from SW 216 Street to SW 232 Street. It is important to point out that SW 112 Avenue between SW 216 Street and SW 232 Street is under the jurisdiction of FDOT. It shall be the applicant's responsibility to construct or cause the construction of the 3 roadway segments. It shall not be DTPW's responsibility.
 - e. **Transit:** the impacts of the proposed development on the transit system were primarily evaluated by the Transit Division of the Miami-Dade Department of Transportation and

Public Works (DTPW-Transit). The attached DTPW-Transit memoranda, dated March 23, 2022, indicates that the application site is served by Metrobus 35 at a southbound bus stop along SW 112 Avenue at SW 256 Street and a westbound bus stop along SW 268 Street at SW 119 Place. Although the existing Metrobus service transects most of the proposed property described in the application, it does not provide access to the entire district. DTPW-Transit's review for mass transit concurrency for this application includes the analysis of CDMP Policies MT-1A and LU-8H. DTPW also analyzed the maximum number of population and employment estimated in the development impact table and the economic benefits as outlined in the South Dade Logistics Economic Impact Study developed by MEAI and having a date of July 30, 2021. The development impact table estimated 2,666 to 3,557 total population and, employment for the total proposed development using census data and the ITE Trip Generation tenth edition. The updated Economic Impact Study estimates 7,340 total employees and was calculated using the Minnesota IMPLAN Input-Output Model. The difference between the two estimates is significant.

According to the TDP, there are no recent service changes planned for this route. The Metrobus Route 35 currently operates at a 20-minute headway during peak periods. The pre-COVID ridership of Metrobus Route 35 was approximately 2,700 riders on an average weekday. The Better Bus Project (BBP) proposes to keep Route 35 to a consistent 20-minute headway. CDMP Policy MT-1A states that all areas within the UDB with a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 30-minute headways and an average route spacing of one mile.

- It was found that the property denoted in the application and the surrounding area may reach a total combined population and workforce of 10,000 persons once all three phases of the South Dade Logistics and Technology Center are developed assuming the total number of jobs created is 7,340 per the updated South Dade Economic Impacts Study.
- It was found that portions of the property denoted in the application are found to Not meet the Level-of-Service standards. Some of the properties in the northwest corner of the proposed South Dade Logistics and Technology District will be more than half a mile from an existing or proposed bus stop.
- Although the existing bus service transects most of the proposed property described in the application, all properties within the district will not have access within a 0.5 mile.
- It was also found that existing bus stop spacing for Route 35 within the proposed district is not sufficient to meet standard bus stop spacing requirements.
- Based on the above the applicant shall provide a new bus stop and upgrade existing stops within the district. The applicant shall provide a new bus stop with full shelters in both directions along SW 112th avenue and SW 269th street. The existing bus stop along SW 112th avenue at SW 256th street will need two new full shelters and the existing bus stop along SW 268th street at SW 119th place will need one full bus shelter. These five new full shelters will cost up to \$275,000 dollars depending on the amenities and ADA improvements necessary.
- Policy LU-8H requires that the service being provided has 20-minute headways, the current route that transects the district and will not see a service adjustment to 20-minute headways with the implementation of the Better Bus Project.

Compliance with the adopted LOS standard MT-1A is not met until Metrobus bus stop spacing is modified to meet the previously mentioned standards, which may include adding bus stops, improvements to bus stops or adjustments to the existing service. DTPW-Transit recognizes that the subject properties are currently outside of the Urban Development Boundary. The comments below are only applicable if the UDB is expanded to include the proposed development. However, additional comments may be provided at the time that the Final Development Agreement is formally submitted.

1. The applicant shall ensure that all new and existing roads within the proposed district will have a corresponding sidewalk and shall also include Crosswalks where necessary, to improve public access to the new and existing bus stops. Streets connecting to transit service must have a walkable area that is shaded by trees.
2. The applicant shall provide a site for a bus stop with full shelter in both directions along SW 112th avenue just north of SW 268th street. The 11 ft. X 14 ft. Site location provided by the Service Planning Division must be shown on the site plan for Phase I as noted in the Development Agreement. The Applicant Shall provide \$110,000 dollars in Capital Costs for the new bus shelters.
3. The applicant shall provide a site for a bus stop with full shelter in both directions along SW 112th avenue just north SW 256th Street. The applicant shall provide an 11 ft. X 14 ft. Site at a location to location provided by the Service Planning Division for Phase IIC and Phase IID as noted in the Development Agreement. Once shelter locations have been identified on the corresponding site plans, the Development Agreement shall be modified to reflect said properties correctly. The Applicant Shall provide\$110,000 dollars in Capital Costs for the new bus shelters.
4. The applicant shall provide a site for a full shelter bus stop in the westbound direction along SW 268th street at SW 119 place. The applicant shall provide an 11 ft. X 14 ft. Site at a location to be provided by the Service Planning Division for Phase IIB and shall be noted in the Development Agreement. Once shelter locations have been identified on the corresponding site plans, the Development Agreement shall be modified to reflect said properties correctly. The Applicant Shall provide \$55,000 dollars in Capital Costs for the new bus shelters.
5. The applicant shall provide DTPW with the proposed Transportation Demand Management Plan for the District as described in the development agreement.
6. The applicant shall ensure that development within the South Dade Logistics and Technology District complies with the Transit Plan or Transportation Demand Management Plan as described in L.11.n.iv and L.11.n.v of the development agreement.
7. Please note that due to multiple zoning applications and concurrent CDMF application, further comments will be provided as additional documentation is provided for analysis.

8. The proposed improvements stated in the above comments were developed following an analysis that includes the proposed roadway master plan dated in May 2021. Any changes to the proposed roadway network (roadway master plan) will require further analysis from DTPW.
9. Due to the proposed development being outside of the UDB, the applicant shall work with DTPW during the roadway design phase along with the concurrent zoning applications to evaluate any transit improvements that may be needed in this area.
10. DTPW will install full bus shelters at the sites to be determined prior to Final Plat of each individual Phase. Installation of full bus shelters will also occur after the property where a proposed full bus shelter is proposed has been developed and the surrounding areas needs warrant the full bus shelters as noted in MT-1A.

Pursuant to the April 28, 2022 combined DTPW-TED and DTPW-Transit memorandum the department does not agree with the language added to the Development Agreement in section 11.p.viii dated 4-15-2022. This language needs to be removed. Per sections 11.p. 2 a. b and c, it is the developer's responsibility to provide the capital costs associated with the installation of full bus shelters at the sites which have been determined as per the CDMP and Zoning review. These costs shall be provided prior to Final Plat of each individual Phase as required in the Zoning review. It shall not be DTPW's responsibility to meet these requirements.

f. Water and Sewer:

- (a) **Water:** the attached memorandums from the Miami-Dade Water and Sewer Department (WASD), dated February 7, 2022, February 23, 2022 and April 19, 2022, indicates that the source of potable water for this area is the Alexander Orr Water Treatment Plant, which WASD owns and operates. This plant has sufficient capacity to provide current water demand, consistent with CDMP Policy WS-2 A (1), and is presently producing water that meets federal, state, and County drinking water standards. There is an existing 12-inch water main in SW 268 Street, just east of theoretical SW 119th Place, to where connection will be required to extend a new 12-inch water main easterly, along SW 268 Street to SW 112 Avenue, then northerly along SW 112 Avenue, interconnecting to an existing 12-inch water main in SW 112 Avenue, approximately 1,000 feet south of SW 248th Street. As development occurs in the area, a minimum 16-inch water main would be required along Section lines and a minimum 12-inch water mains would be required along Half Section lines, in accordance with WASD's Rules and Regulations and fire flow requirements. In addition, minimum 12-inch water main extensions would be required to provide water service to all future development in the proposed "Special District" area. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Final points of connections and capacity approval to connect to the water system would be provided at the time of development, if and when a WASD Developer Agreement is offered.

(b) **Sewer:** the attached memorandum indicates that the wastewater flows for the proposed subject site area would be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP. There is an existing 12-inch force main on SW 268th Street, east of SW 119th Place and at SW 248th Street and SW 112th Avenue. If development is approved within the application area, connection to said force mains would be required to extend the necessary infrastructure for each phase of the development. A minimum of three (3) Public Pump Stations would be required. New sanitary gravity sewer systems and force mains would be necessary to collect and transmit the wastewater flow from the proposed development to the SDWWTP.

(c) Water and Sewer: WASD's memorandum also indicates the following: The development for Phase IIB and a portion of the adjacent Phase III development bounded by SW 117 Avenue on the east, SW 122 on the west, SW 268 Street on the south, and the C-102 Canal on the north, could connect to the existing 10-inch gravity sewer on SW 268 Street (PS Basin 1030), and to the existing 8-inch gravity system on SW 122 Avenue (PS Basin 1017). Final points of connections and capacity approval to connect to the sewer system would be provided at the time of development, if and when a WASD Developer Agreement is offered.

- g. **Solid Waste Management:** The attached memorandum from the Miami-Dade Department of Solid Waste Management (DSWM), Dated April 18, 2022, states that the Department of Solid Waste Management (SWM) has no objections to the proposed applications and provided a review of waste collection-related requirements for the Development Agreement for Phases I and II of the South Dade Logistics & Technology Special District. The DSWM does not actively compete for commercial waste collection service at this time. Waste collection and recycling services would, therefore, most likely be provided by a private hauler. DSWM provided the following language:

Solid Waste Management. Developers shall comply with the Code for solid waste disposal, garbage and trash collection services, recycling, waste storage, collection of solid waste, and site circulation considerations.

Accordingly, none of the most recent revisions impact the previous conclusion. The DSWM continues to have no objections to the proposed application.

- h. **Aviation:** The attached memorandum from the Miami-Dade Aviation Department (MDAD), Dated August 3, 2021, states that the zoning applications and the development agreement for the site are compatible with operations from Miami-Homestead General Aviation Airport, provided there are no conflicts with applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning. A MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the site reaching or exceeding 200 feet Above Ground Level (AGL). A MDAD-issued Permissible Crane

Height Determination is required for any construction crane or equipment reaching or exceeding 200 feet AGL, MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage. The application area is in proximity to the Homestead Air Reserve Base (HAR). Since MDAD does not have jurisdiction over HARB, the applicant is required to coordinate with Mr. Lawrence Ventura, the contact at HARB. In accordance with Code of Federal Regulation (CFR) Title 14 Part 77. the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 200 feet AGL.

- i. **Archeological Resources:** The RER-Planning Division's Office of Historic Preservation (OHP) has reviewed the subject application for impacts to historic and cultural resources. The applicant shall fill out and submit Florida Master Site File Historical Structure Forms prior to demolition of any structures located within the application area that meet the 50-year benchmark for historic resource eligibility. The Office of Historic Preservation identified, at a minimum, one such structure associated with Folio 30-6030-000-0170. There are no archaeological concerns with the application.
2. **Environmental:** the environmental considerations of the proposed development were evaluated by the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER). The attached memorandum from DERM, Dated May 2, 2022, contains the results of DERM staff's review as well as their recommendations. The following is a summary of said memorandum:

DERM has reviewed the revised Development Agreement (DA) titled "Draft Development Agreement v10 redlined from V9" stamped received by Zoning on March 11, 2022, and has determined this document is generally approved since it provides sufficient details to ensure compliance with the requirements of Chapter 24 of the Code of Miami-Dade County and the CDMP for Phases I, II and III of the project.

Overarching DERM recommendations for any property within the proposed CDMP land use amendment area, the applicant shall obtain DERM approval of the following:

1. Phase 1 and Phase 2 Environmental Site Assessment in accordance with ASTM Standards of the entire application area to determine if any soil or groundwater contamination is present within the application area.
2. Detailed Stormwater Management Master Plan (the applicant has renamed this in Draft Development Agreement v8 to a Final Plan) in that analyzes the entire application area, based on Phase 1 and Phase 2 environmental assessment in No. 1 above, coastal high hazard area, impacts of drainage to adjacent properties not within the application area, and impacts to the different phases of development, impacts to existing stormwater features such as canals and agricultural ditches in the application area, outline if additional stormwater features are required such as expanding existing canals or agricultural ditches.
3. A signed and sealed engineering report and other applicable documentation by an Engineer of Record showing that the post-project conditions are the same or better than

the pre-project conditions for managing stormwater, water quantity, and water quality Levels of Service and if new public infrastructure improvements are required.

4. The Development Agreement states that the Agreement is for 20 years with an option to administratively extend an additional 10 years. Given these time frames and that the subject application area is located in a CHHA area and the rate of sea-level rise, the Stormwater Master Plan shall address the rate of sea-level rise for the duration of the Agreement.
5. Water and Sewer master plan that establishes how all phases of development will be served by public water and sanitary sewer and that the proposed infrastructure will be within feasible distance to all properties within the application area. In order for DERM to reserve public water and wastewater treatment plant capacity, provide a detailed development impact table for all phases included in the CDMP application.
6. An environmental evaluation that addresses the utilization of the area by protected species. The evaluation must include results from comprehensive surveys (timeframe depends on the type of species) including both dry and wet seasons to document wildlife utilization. US Fish and Wildlife methodologies should be implemented. Provide a site plan that illustrates the locations and species occupying properties within the application area.
7. Obtain DERM wetland determination of properties within the application area.

DERM states that these recommendations assume that the CDMP amendment has been adopted and analyzes only the zoning applications for consistency with chapter 24. Based on the information provided, the zoning applications are approved pursuant to Section 24-43.1 of the Code, subject to the Board's approval of the Development Agreement and to the approved Development Agreement containing the infrastructure commitments and other requirements approved by DERM on March 1, 2022.

- a. **Portable Water Service and Wastewater Disposal:** The DERM memorandum states that this property is located outside the Urban Development Boundary and does not have access to public water and sanitary sewer. The applicants have committed in the Development Agreement to connect all phases addressed by the zoning applications to public water and sanitary sewer in compliance with Code and CDMP requirements. The proposed Development Agreement includes a specific section entitled "Water and Sewer" that requires all phases to connect to MDWASD public water and sanitary sewer. Further, based on their February 7, 2022 approval comments, MDWASD has agreed to allow the proposed development to connect to the public water and sanitary sewer system. DERM recommends approval subject to the Development Agreement with the above-mentioned requirements to connect to public water and sewer commitments.
- b. **Stormwater management:** The DERM memorandum states that this property does not have flood protection. The applicant submitted a Conceptual Stormwater Master Plan on January 13, 2022. DERM has determined that that plan provides sufficient detail for the overall stormwater management infrastructure needs and approach for the proposed development. The Development Agreement provides for compliance with the plan and various conditions related to stormwater

management. Future development must comply with these conditions in the Development Agreement. DERM recommends approval of applicable Development Agreement sections incorporating the Conceptual Stormwater Plan, the section entitled Mitigation of Flooding Risks Associated with the Category One Hurricane Hazard Classification, the section entitled Proposed Dedications for Public Stormwater Conveyance, and the section entitled Final Stormwater Plans and Covenants.

- c. **Natural resources:** the DERM memorandum recommends, at a minimum, coordination regarding the preservation and maintenance of any unique and natural resources in the proposed subject area. The subject area is within the consultation area for the federally endangered Florida bonneted bat and provides a combination of open land and water that is similar to other sites in Miami-Dade County where foraging or roosting by the Florida bonneted bat has been documented. Additionally, the site is within the core foraging area for the federally threatened wood stork. The application area is comprised of properties that are located adjacent to and within the Southwest Biscayne Bay Wetlands Basin. There are properties within the application area that may contain wetlands as defined by Section 24-5 of the Code. To determine whether a specific property within the application area contains wetlands, DERM recommends that the applicant obtain a DERM Binding Wetland Letter of Interpretation. A Miami-Dade County Class IV wetland permit is required for any work in wetlands. DERM advises the applicant that tree resources that lie within wetland areas will be regulated through a Class IV Wetland permit. DERM has no objection to the applications provided that the applicants obtain a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

IV. Zoning Analysis and Recommendations.

	Zoning and Existing Use	Land Use Designation
Subject Property	AU, GU; agriculture	Special District (as proposed pursuant to CDMP application CDMP20210003) *
North	GU; Florida Turnpike (HEFT) RU-1M(a), RU-3M, RU-2; Single-family residential	Transportation, Low Density, 2.5 - 6 dua, Business and Office, Agriculture
South	AU; vacant, single-family residential and agriculture	Agriculture Low Density, 2.5 - 6 dua, Business and Office
East	AU, GU; agriculture	Agriculture
West	RU-1, BU-1; single-family residential	Low Density, 2.5 - 6 dua, Business and Office
* Land subject to CDMP Amendment Application No. CDMP20210003, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Special District" ("South Dade Logistics and Technology District").		

The applicant seeks approval of district boundary changes from AU, Agriculture, to IU-1, Light Manufacturing Industrial District for the subject sites that are in Phase I, Phase IIA, Phase IIB, and Phase IID (requests #1, #6, #9 and #13), and from AU, Agriculture, to BU-2, Special Business District for the subject site in Phase IIC (request #11), all to be located within the proposed “Special District” (the South Dade Logistics and Technology District). Figure 4 below shows the general location of each. For the reasons set forth in this recommendation, and because these zoning recommendations assume approval of, and cannot revisit the legislative decisions regarding, CDMP Amendment Application No. CDMP20210003, staff opines that when the requests to rezone these subject parcels are analyzed under Section 33-311, District Boundary Change, the approval of the requests, subject to the Board’s acceptance of the proffered development agreement, would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code provides that the purpose of the Code is to provide a comprehensive plan and design to, among other things, lessen congestion on the highways and promote convenience and general welfare, 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.

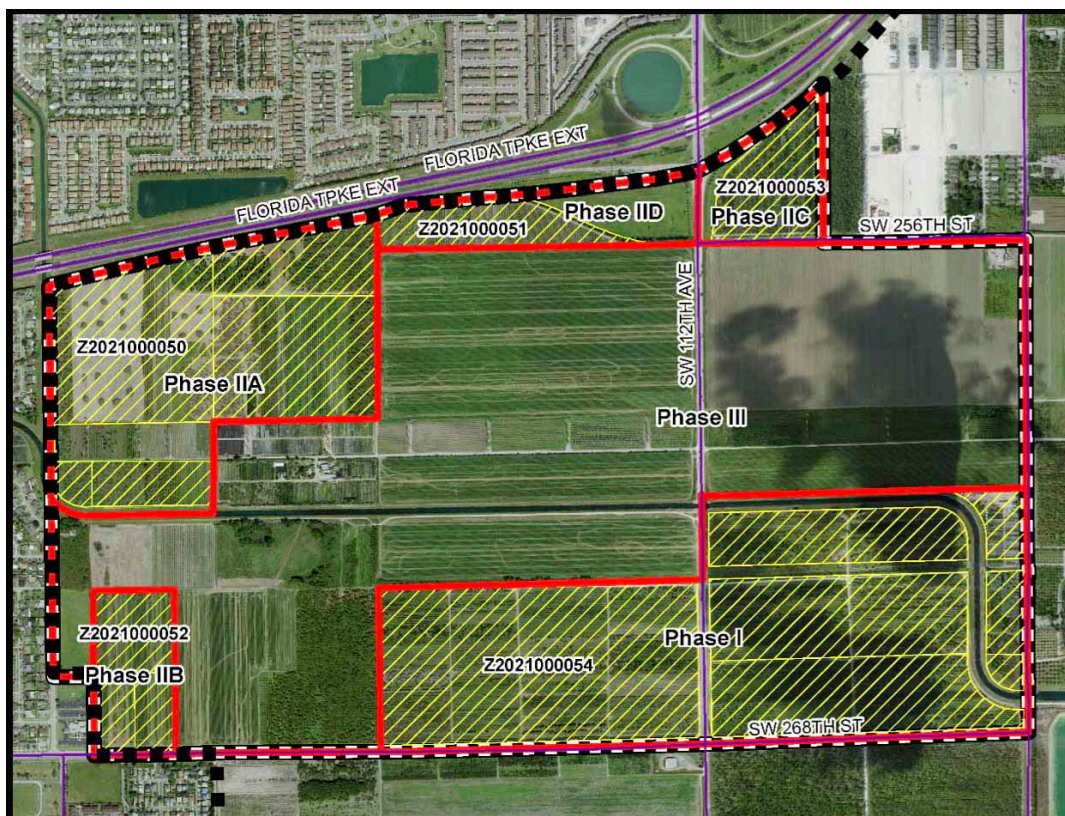


Figure 4

Contingent on the approval of the CDMP amendment to re-designate the area to “Special District”, approval of the IU-1 and BU-2 zoning districts on the aforementioned subject parcels would be **consistent, subject to the modifications**, with the proposed CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the surrounding area. Additionally, for the reasons that were explained in the Comprehensive Development Master Plan Analysis section above, the requests for the district boundary changes would be **compatible** with

the surrounding properties, as they will provide an employment center for this South Dade area of the County by introducing a mix of uses, including logistic facilities, distribution centers, warehouses, sortation and fulfillment spaces, office buildings and office parks, and other such similar uses that would provide spaces for businesses serving the local area, as well as providing services for the purpose of e-commerce.

The collective total area of the parcels in Phases I and II is approximately ± 343.07 -acres, out of the Special District's overall ± 793.93 -acres. Prior to CDMP Amendment Application No. CDMP20210003, Phases I and II were located outside the UDB but inside the UEA, framed by the Homestead Extension of the Florida Turnpike (HEFT) to the north and SW 268 Street to the south, and generally between SW 122 Avenue to the west and SW 107 Avenue to the east. The current zoning of the subject property is AU and GU, and the application area is predominantly in agricultural use. The South Florida Water Management District C-102 canal runs east-west through the center of the application site before jogging south along the eastern portion of the site then eastward at the southeastern corner of the site. A Florida Power and Light electricity transmission line corridor also runs east-west through the site to the north of the C-102 canal. The subject property has direct access to the Florida Turnpike Homestead Extension, providing easy transportation access for the proposed uses such as distribution and warehouse spaces. Staff opines that the C-102 Canal, which runs along the west and south property line of some of the subject parcels, acts as a natural buffer separating the existing residential areas, which are located to the west of the subject properties, from the industrial uses being proposed for the parcels to be rezoned to the IU-1 zoning district.

Based on the foregoing, and assuming that CDMP Amendment Application No. CDMP20210003 is adopted as requested, staff opines that, subject to acceptance of the proffered Development Agreement with the modifications recommended below, the requests for the district boundary change would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the surrounding area. **Therefore, subject to the Board's acceptance of the proffered Development Agreement (DA) with the modifications recommended by staff, staff recommends approval of the requests #1, #6, #9 and #13, for district boundary change to IU-1, Light Manufacturing Industrial District, and approval of the request #11 for district boundary change to BU-2, Special Business District, under Section 33-311, District Boundary Change.**

When the requests to waive the zoning and subdivision regulations requiring the minimum right-of-way dedication and to permit 0' of dedication for the portion of theoretical SW 117 Avenue, SW 122 Avenue, SW 256 Street and SW 264 Street, that run through the (Phase I, Phase IIA, Phase IID) subject sites (Requests #3, #4, #5, #8 and #15), are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff recognizes that these requests relate to the deletion of certain theoretical but undeveloped rights-of-way that bisect certain subject properties, to allow the properties to be developed fully and efficiently. As explained below, staff opines that approval with conditions of these requests would be **compatible** with the surrounding area and would be consistent with the general purpose and intent of the zoning regulations.

The requested non-use variances waiving the requirement to dedicate and improve SW 117 Avenue from SW 256 Street to the Turnpike, SW 256 Street from SW 117th Avenue to the Turnpike and SW 112 Avenue are segments that all terminate at the Turnpike and will not provide vehicular thruput because of the termination at the Turnpike. Furthermore, the waiver of the portion of SW 264 Street, from SW 112th Avenue to SW 107th Avenue will not reduce connectivity in the relevant area as SW 264 Street functions largely as a local street, where SW 268 Street functions as the

major access road in this area of the County. Based on the foregoing analysis, staff opines that the non-use variance requests pertaining to the waiving undedicated rights-of-ways will not impact traffic connectivity within the surrounding area. The zoned rights-of-ways proposed to be waived would be blocked from connecting further by either the Florida Turnpike Homestead Extension to the north or the C-102 Canal, which runs along the west and south of the relevant subject parcels. As a result, connectivity of the zoned rights-of-ways across either one will not be possible or probable, and as such, the proposed private drives and streets will better serve the subject properties and the surrounding area. Staff notes that the applicant's letter of intent indicates that the proposed development's private drives and streets are internal to the site and are to be developed, owned, and maintained by the property owner and designed and installed in accordance with DTPW's roadway standards. Additionally, as part of this application, the applicant submitted a Roadway Network Plan and Traffic Study to DTPW's Traffic Engineering and Highway Divisions for review. These documents provide guidance for the locations of various types of proposed private streets and roads. Moreover, the study provided documentation indicating that some of these zoned rights-of-ways do not connect beyond the vicinity of the subject site, and either do not connect to the north across the Homestead Extension of Florida's Turnpike (HEFT), or continue west across Canal C-102 to connect beyond to the residential development. RER's Platting and Traffic Review Section has indicated in its memorandum dated April 20, 2022, that this application meets traffic concurrency for an Initial Development Order, and will generate approximately 1,506 PM peak hour vehicle trips. As such, staff opines that the waiver of the dedication of these theoretical rights-of-ways traversing the subject property will not adversely impact the roads, streets, or highways that have been constructed, planned, or budgeted for this area, and would not result in negative impacts to the traffic connectivity for the neighborhood. Staff notes that DTPW does not object to the requested waivers for what are, as yet, unbuilt rights-of-ways and to the general roadway network and roadway construction plan. But, as noted in its April 28, 2022 memorandum, DTPW still objects to the application, as previously explained on page 16 and 17 of this report, because the applicant has not committed to maintaining the standard design for a typical roadway section for improvements to the existing bridge at SW 112 Avenue and has not committed to appropriately funding and timely constructing the new bridge at the canal and SW 117th Avenue, which will be necessitated by the cumulative impacts of Phases I and II and development in Phase III or in nearby properties outside of the Special District. The CDMP amendment allows development of property within the Special District to be approved in phases, including submittal of subsequent zoning applications at later dates. Because of this process for development in the Special District, these zoning applications do not provide the County appropriate assurance that infrastructure improvements that these zoning applications impact the need for will be constructed in the relevant area at the appropriate time. Without the aforementioned improvements to the SW 112 Avenue and SW 117 Avenue bridges, the developments proposed in these zoning applications will significantly contribute to operational deficiencies at those locations.

Approval of this request will allow the applicants use of the land without having to provide a rights-of-ways that have no connection to any other major roads north or west of the subject parcel, would not deny the surrounding properties access to existing rights-of-ways, would provide them connectivity to the other major corridors in this section of the County and, as such, would not result in an obvious departure from the aesthetic character of the surrounding area. Staff opines that the elimination of certain zoned rights-of-ways within the subject parcel would allow the applicant a greater use of the site and ensure a suitable and viable industrial development on the subject parcel as proposed under the Special District. Therefore, staff opines that the request to allow zero dedications towards certain zoned roadways that run through the subject property would be **compatible** with the neighborhood concerned, when considering the necessity and

reasonableness of the requests in relation to the present and future development of the area and would not be detrimental to the area or adversely affect the stability of the surrounding properties. As such, staff opines that approval with conditions of the aforementioned requests will be **compatible** with the surrounding area. Although DTPW supports the requested non-use variances, because of DTPW's aforementioned concerns, **staff recommends approval with conditions of the requests #3, #4, #5, #8 and #15, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards, subject to the modifications to the proposed Development Agreement recommended below.**

Policy LU-8H requires that a zoning application be filed concurrently with the CDMP amendment application and that it addresses how the proposed development will satisfy the criteria set forth in that CDMP policy. Staff notes that the applicant has submitted five separate zoning applications, to be processed concurrently with the CDMP amendment application, which addresses a ± 793.93 -acre site. However, staff notes that the five concurrent zoning applications only address Phases I and II of the proposed development, which account for approximately ± 343.07 -acres, or 43.2% of the aforementioned ± 793.93 gross acres subject site; the remaining ± 450.86 -acres are to be filed under Phase III under separate applications and are not subject to the requested Development Agreement.

Policy LU-8H requires evaluation of UDB amendment applications according to the following factors: (a) *minimum acreage requirement*, (b) *mix of housing types*, (c) *minimum Floor Area Ratio*, (d) *phasing schedule*, (e) *adequate public facilities and infrastructure*, (f) *non-residential needs of future residents, including shopping, schools, parks and necessary public uses* (g) *jobs to housing ratio*, (h) *sound urban design*, (i) *bicycle and pedestrian accessibility*, (j) *adequate buffering to adjacent agricultural land*, (k) *minimum open space requirement*, (l) *protection of environmentally-sensitive areas*, (m) *positive net fiscal impact to Miami-Dade County*, (n) *minimum affordable housing requirement*, (o) *commitments for mass transit*, (p) *commitments to maintain roadway level of service*, and (q) *preservation of agricultural land*. Staff's assessment below addresses each of the factors as it relates to said policy and as to how the proposed development may ensure that the associated impacts to public facilities and services are appropriately quantified and mitigated, and it is premised on the Development Agreement, including staff's recommended modifications identified below, being accepted:

- a) *Contain a minimum of 10 acres unless the Board of County Commissioners determines a lesser acreage is appropriate*; and:

Staff notes that the total acreage under the five zoning applications (Phases I and II) is approximately ± 343.07 -acres. Therefore, the application conforms with the requirement under **Criteria (a)**.

- b) *Provide a mix of housing types at a minimum density of 10 du/acre for applications that include residential development*; and:

Staff notes that **Criteria (b)** is not applicable to the application or its proposed Phases I and II, as the applications do not propose any residential density.

- c) *Provide a minimum FAR of 0.25 for applications that include non-residential development, excluding public uses, public utilities, public institutions, and public facilities, except when such non-residential uses are provided to support residential uses located on the same sites*; and:

Staff opines that this application satisfies **Criteria (c)**. As a non-residential development, the applicant has provided for a minimum FAR of 0.25 for Phases I and II.

- d) *Where multiple project phases are proposed, include a phasing schedule that demonstrates that the minimum density and FAR outlined in subsections (b) and (c) will be accomplished in the first phase of development in a recordable instrument in favor of the County; and:*

Staff notes that **Criteria (d)** is satisfied through the proposed uses and development program for Phase I as indicated previously in the project description.

- e) *Demonstrate that the project will be served by utility water and sewer service and that adequate public facilities and infrastructure (including water, sewer, roadways, mass transit, solid waste, flood protection, parks and schools) are available or, where not available, ensure the provision of such improvements through a recordable instrument in favor of the County; and:*

Staff opines that based on comments of the departments reviewing this application, the application complies with **Criteria (e)** with regards to roadways, transit, flood protection, and parks. As such, staff opines that the approval of the application will not result in a deficiency in the Level-of-Service (LOS) standards, and notes that the applicant has provided data and analysis in support of the application(s) within the proposed CDMP text amendments and the proffered Development Agreement (DA).

- f) *Provide for the non-residential needs of the future residents including but not limited to shopping, schools, parks, and necessary public uses or demonstrate that such uses are available within an acceptable distance of the subject property; and:*

Staff opines that **Criteria (f)** is not applicable for Phases I and II of the proposed application, as they do not propose any additional residential units or residential use on the subject site.

- g) *Demonstrate that a jobs to housing ratio of at least 1.5:1 is available within five miles of the subject property or will be provided on-site for future residents; and:*

Staff notes that Phases I and II of the proposed application do not propose any additional residential use on the subject site. However, staff acknowledges that the application could possibly satisfy **Criteria (g)** relative to the potential future Phase III (not included under the five zoning applications) by providing a jobs to housing ratio in excess of 1.5:1 on-site.

- h) *Demonstrate that the proposed development will utilize sound urban design principles contained in the County's Urban Design Manual or other document approved by action of the Board of County Commissioners and will provide for compatibility and connectivity with adjacent urban land uses; and staff opines that the application satisfies **Criteria (h)**.*

Staff notes that based on the submitted plans, as well as the proffered development program and the urban design guidelines (Exhibit R) within the Development Agreement (DA) for Phases I and II, that the proposed development will use sound urban design principles, as contained in the County's Urban Design Manual, for compatibility and connectivity with adjacent urban land uses.

- i) *Incorporate bicycle and pedestrian accessibility throughout the development with connections to adjacent areas, where appropriate; and:*

Staff opines that the application satisfies **Criteria (i)**, and that based on the provided documentation, staff notes that the various roadways that abut the subject properties, pursuant to these applications, include shared pedestrian/bikeway paths. SW 112th Street requires 10' wide shared paths which will be constructed by the developer; however, the existing 60' wide bridge that abuts the Phase I development area (Z2021000054) cannot accommodate the 10' wide path, the applicant is proffering to taper the width down in accordance with proposed CDMP amendment. Nevertheless, staff strongly recommends that the bridge be modified, or a separate path crossing be constructed to accommodate the shared path. Staff notes that the applicant has also submitted detailed exhibits within the development agreement committing to the bike/pedestrian infrastructure that shall be provided on specific roadways. Staff further notes that, subject to the approval of Miami-Dade County Parks, Recreation and Open Spaces Department and the SFWMD, the Owners and Developers further agree to develop the relevant portions of the Princeton Trail path located adjacent to the south and west sides of the C-102 canal.

- j) *Provide adequate buffering to adjacent agricultural land; and:*

Staff opines that the application satisfies **Criteria (j)** and notes that the language in the "Special District" text requires that the minimum setback for the building would be fifty (50) feet from the adjacent agricultural land for each of the phases. Additionally, based on the site plans and landscape plans submitted for Phases I and IIA, staff notes that ample landscaping buffers have been provided along the perimeter of the subject parcels to mitigate any visual impacts of the proposed industrial developments on the neighboring agricultural zoned properties.

- k) *Provide a minimum of 15% of the gross area as open space; and:*

Staff opines that the application satisfies **Criteria (k)** and notes that language in the proposed "Special District" text would require a minimum of 15% of the gross area to be retained as open space for each phase in keeping with the site's proximity to properties that are zoned AU, Agricultural. Furthermore, as reflected on the plans submitted for the zoning applications in Phase I and IIA, a combined total of 15% of the site's gross acreage has been set aside as open space in keeping with the aforementioned open space regulations of the Special District.

- l) *Protect environmentally-sensitive areas to the maximum extent feasible including consideration of impacts to threatened and endangered species; and:*

Staff opines that the application would satisfy **Criteria (l)**, and notes that the submitted Development Agreement (DA) provides that any environmentally-sensitive areas will be protected to the maximum extent possible. Furthermore, DERM review of the environmental report provided by the applicant indicates that the application would meet the aforementioned requirements. However, staff notes that additional information with regards to the property's location in a floodplain would be required.

- m) *Demonstrate that the proposed development will have a positive net fiscal impact to Miami-Dade County; and:*

Staff notes that in order to demonstrate that the proposed development will have a positive net fiscal impact to Miami-Dade County and to address **Criteria (m)**, Fiscal Impact Analyses for Phases I and II were submitted by the applicant, dated January 26, 2022. These reports outlined the anticipated fiscal impacts of the applications and sought to demonstrate the fiscal impact to the county by including the costs of providing services to the proposed development.

RER-Planning Division performed an economic impact analysis using the REMI Model to forecast the total impacts of Phases I and II on revenues and expenditures of Miami-Dade County. RER-Planning Division's staff noted that the information provided for the applications did not sufficiently outline the anticipated fiscal impacts of the applications. Notwithstanding, based on the information submitted by the applicant, staff estimated that the total net fiscal impact for a fully built out Phase I, is a one-time \$7.85 million, and the recurring net fiscal impact during first 5 years after the full build-out would be \$0.35M. Similarly, for a completely built out Phase IIA the one-time fiscal impact is \$4.98 million, and the recurring net fiscal impact during the first 5 years after that is \$0.03M, for a completely built out Phase IIB the one-time fiscal impact is \$1.03 million, and the recurring net fiscal impact during the first 5 years after that is \$10,000, for a completely built out Phase IIC the one-time fiscal impact is \$0.94 million, and the recurring net fiscal impact during the first 5 years after that is \$100,000, and for a completely built out Phase IID the one-time fiscal impact is \$0.53 million, and the recurring net fiscal impact during the first 5 years after that is \$40,000.

- n) *At least 12.5% of the proposed residential units must be priced affordably for individuals earning up to 140% of the Area Median Income; and:*

Staff notes that **Criteria (n)** is not applicable, as the applications (Phases I and II) do not propose any additional residential density. Staff further notes that the Special District CDMP text as proposed by the applicant, does not include any farm residences within Phase III either.

- o) *Include commitments to ensure that the proposed development will be served by mass transit with at least 20-minute peak hour headways or include a plan to provide such service; and:*

Based on the submitted documentation, the proposed development will support ridership of nearby transit services and promote additional employment opportunities off a major highway. Staff notes that the applicant has provided a Transit Plan that asserts that an existing bus stop at SW 112 Avenue and SW 256 Street has peak period headways of twenty (20) minutes or less. In addition, The DTPW outlines in its memorandum that its service to the area is subject to reduced headway adjustments and that commitments from the applicants will be necessary to meet the required transit service standards for the proposed development. The applicant has provided that all improved roads within the proposed district shall include a corresponding sidewalk to improve public access to new and existing bus stops, and that, Metrobus Route 35 provides, and will continue to provide, service to the District with 20-minute headways. Additionally, staff notes that the applicant has submitted detailed exhibits within the development agreement committing to contribute land and funds for the construction of five (5) bus stops (both new and replacement) and shelters.

- p) *Include commitments to ensure that the proposed development will not cause a roadway to exceed its adopted level of service standard or further erode the level of service on a failing roadway; and:*

DTPW's April 28, 2022, memorandum identifies several objections. Although review of the applicants' traffic impact analysis indicates that these isolated applications will not adversely impact the roads, streets, or highways that have been constructed, planned, or budgeted for this area, and will not result in excessive traffic to the neighborhood, DTPW opines that these applications have not adequately addressed the cumulative impact of these applications with the future development of the balance of the Special District and that the installation and timing of specific infrastructure and the manner in which the contribution of long-term roadway commitments is provided for has not been fully addressed. To that end, DTPW's April 28, 2022 memorandum recommends that the applicants be required: to provide the full design of a typical roadway section for improvement of the existing SW 112 Avenue bridge; and to make proportionate share contributions and to share responsibility for constructing or causing the construction of a new bridge at SW 117th Avenue and the C-102 canal at the time DTPW determines that the cumulative impacts of the Phase I and II development and developments in Phase III or in the nearby area outside of the Special District trigger the need for the bridge. Accordingly, **Staff recommends that the proposed Development Agreement be modified: to require the applicants to provide a full typical section (5 lanes with 10-foot-wide shared-use pedestrian/bicycle paths on both sides) when improving the existing bridge over the C-102 canal along SW 112 Avenue; to require Phases I and II to make proportionate share contributions at the time of plat for the cost of the bridge at SW 117th Avenue; and to construct or cause the construction of such bridge at the time DTPW determines that impacts from developments outside of the Special District trigger the need for the bridge, or to coordinate with the relevant Phase III owners to construct or cause the construction of the bridge at the time DTPW determines that impacts from Phase III trigger the need for the bridge, whichever occurs earlier. The determination for the construction of the SW 117th Avenue bridge shall be made as discussed in DTPW's April 28, 2022, memo.**

Staff further notes that the applicant(s) have committed to paying their respective proportionate share of impacts to roadways that are exceeding capacity or projected to exceed capacity with the development's impacts in the 2023 short-term and 2045 long-term planning horizons. The applicants shall pay for the improvements to three roadway segments (SW 112 Avenue between SW 216 Street and SW 232 Street; SW 127 Avenue between SW 216 Street and SW 232 Street; and SW 248 Street between SW 127 Ave and US-1). DTPW objects to the contributions and instead requests that the applicants be responsible for constructing or causing the construction of the roadway improvements (within the relevant phase or portion thereof). **Staff therefore recommends that the proposed Development Agreement be modified to require the applicants to construct or cause the construction of two additional lanes on each of the following roadways: by the end of 2025, the existing four-laned road at SW 248 Street between SW 127 Ave and US-1; and by the end of 2030, on SW 112 Avenue between SW 216 Street and SW 232 Avenue and on SW 127th Avenue between SW 216 Street and SW 232 Street.**

- q) *Provide for the preservation of agricultural land commensurate with the impacts of the application on agriculturally-designated land which may include participation in a Transfer of Development Rights program, Purchase of Development Rights program or other similar effort; however, notwithstanding anything in this paragraph to the contrary, in no event shall properties within the Urban Expansion Area be obligated to preserve agricultural land at a 1-to-1 ratio.*

Staff notes that since the subject site falls within the Urban Expansion Area, the applicants are not obligated to preserve agricultural land at a 1-to-1 ratio. The applicant has provided assurances within the Development Agreement (DA) to participate in the County's agricultural preservation program, if and when applicable, as part of the concurrent zoning application(s) for Phase I and II. The applicants are proposing a contribution of \$5,000 per acre. According to the County's Agricultural Manager, this amount is below the amount the County has paid for agricultural preservation. The recommended amount is \$8,750 per acre pursuant to the memorandum dated March 9, 2022. **Staff therefore recommends that the proposed Development Agreement be modified to require agricultural mitigation payments of \$8,750 per acre.**

Therefore, based on the foregoing analysis, staff opines that the application is **consistent in part** with each of the criteria for compatibility set forth within the CDMP Land Use Element, **Policy LU-8H**. But for the reasons explained above, Staff has identified deficiencies for Policies LU-8H (p) and (q) and can therefore only support the application if the recommended conditions below are approved and the proposed Development Agreement is **modified** as indicated.

As mentioned previously, these zoning applications have been filed concurrently with CDMP Amendment Application No. CDMP20210003, which seeks to bring a 793.93 gross acre area inside the UDB and re-designate it from "Agriculture" to the "South Dade Logistics and Technology District," a new "Special District" designation. In staff's opinion, and as previously stated, the purpose of the South Dade Logistics and Technology District is to provide a well-planned, thriving employment center for this South Dade area of the County. The Special District proposes to introduce a mix of new uses, including logistics facilities, distribution centers, warehouses, sortation and fulfillment spaces, office buildings and parks, and other such similar uses that would provide spaces for businesses serving the local area, as well as providing services for the purpose of e-commerce. The applicant has submitted a Development Agreement with the required written and graphic exhibits, which consist primarily of proffered site plans for certain portions of Phase II, and related drawings/maps. The approval and acceptance of the Development Agreement will ensure that future uses on the subject site remain consistent with the proposed Special District, and that appropriate infrastructure will be in place and available to serve each of these development phases, that uses that are not consistent or compatible be excluded, and that the proposed future development will occur to satisfy the market demand on a timely basis. The subject property has a direct access to the Florida Turnpike Homestead Extension, allowing the location of the site easy accessibility for any proposed uses such as distribution and warehouse spaces. Staff opines that the C-102 Canal, that runs along the west and south property line of the subject parcel, acts as a natural buffer separating the existing residential areas located to the west from the industrial uses being proposed and permitted under the IU-1 zoning district.

The application's proposed initial development plan provided within the Development Agreement depict the spatial distribution of the proposed uses within the subject property, the development program, and the required development standards. As previously stated, the proposed initial development plan and the DA restrict the development program to a trip generation cap of 1,506 net external PM peak hour trips. The proposed "Special District" CDMP text amendment sets a minimum FAR of 0.25 and maximum FAR of 1.0 for all phases. The text language also requires a minimum of 15% of the gross area must be maintained as open space and includes minimum building setbacks of fifty (50) feet from adjacent agricultural land. Staff further notes that within the proposed 'Special District', 15% of the subject parcel's net acreage is required to be improved with landscaped open space due to the site's proximity to properties that are zoned AU, Agricultural. Staff notes that the proposed Special District would permit rural residential

development in conjunction with the agricultural areas. Based on the submitted plans, staff further notes that a minimum of 15% of the site's gross acreage has been set aside as open space in keeping with the aforementioned open space regulations of the Special District. Under the terms of the Special District, "open space" includes exterior surface areas consisting of outdoor, at-grade space, including but not limited to greens, squares, plazas, courtyards, terraces, lawns, entrance features, greenbelts, unpaved passive and active recreation areas, water retention areas, canals and other water bodies (including abutting canals), paseos (when designed predominantly for pedestrians), pedestrian paths, bicycle paths and/or associated ornamental or shading landscaped areas, and above-grade landscaped roof terraces/gardens on buildings or garage structures. Notwithstanding, as explained above, staff has identified deficiencies with regards to Policy LU-8H(p), as the proposed Development Agreement does not adequately provide for, or assure timely construction of, certain required infrastructure, and with Policy LU-8H(q) as the applicants' proffered agricultural preservation mitigation payment is too low.

In conclusion, staff finds that, assuming CDMP Amendment Application No. CDMP20210003 is approved as requested by the applicants, approval of Requests #1, #6, #9 and #13 (district boundary change from AU, Agriculture, to IU-1, Light Manufacturing Industrial District for the subject sites that are in Phase I, Phase IIA, Phase IIB, and Phase IID), subject to acceptance and approval of the Development Agreement with the modifications recommended herein, and Request #11 (district boundary change from AU, Agriculture, to BU-2, Special Business District for subject site in Phase IIC), and acceptance and approval of the proffered Development Agreement with the modifications recommended herein under Requests #2, #7, #10, #12 and #14, would result in a development that (1) satisfactorily mitigates its impacts on the environment, infrastructure, and services, (2) is compatible with the surrounding area, (3) is in character with other major industrial facilities located within Miami-Dade County, and (4) favorably contributes to the County's economy. Staff also finds that the requested non-use variances (Requests #3, #4, #5, #8 and #15) to waive the zoning and subdivision regulations requiring the minimum right-of-way dedications and to permit 0' of dedication for the portion of theoretical SW 117 Avenue, SW 122 Avenue, SW 256 Street, and SW 264 Street that run through the relevant Phase I, Phase IIA, Phase IID sites, are necessary to provide for a cohesive development of the subject property, given the nature of the proposed development and the configuration and location of the subject property. Staff also notes that, in lieu of those zoned rights-of-way, the applicant is providing an alternate traffic circulation system with ample connectivity. **Therefore, staff recommends approval of the applications, subject to acceptance and approval of the proffered Development Agreement (DA) with the modifications recommended below. Without the recommended modifications to the Development Agreement addressed above, staff would recommend denial.**

CONDITIONS FOR APPROVAL for all SDLTD concurrent zoning applications:

1. All approvals are contingent on the concurrent CDMP application being found in compliance in accordance with Section 163.3184, Florida Statutes.
2. The proposed Development Agreement be modified to require the applicants to provide a full typical section (5 lanes with 10-foot-wide shared-use pedestrian/bicycle paths on both sides) when improving the existing bridge over the C-102 canal along SW 112 Avenue, as referenced in DTPW's memo dated April 28, 2022.
3. The proposed Development Agreement be modified to: require Phases I and II to make proportionate share contributions at the time of plat for the cost of the bridge at SW 117th

Avenue; and to construct or cause the construction of such bridge at the time DTPW determines that impacts from developments outside of the Special District trigger the need for the bridge, or to coordinate with the relevant Phase III owners to construct or cause the construction of the bridge at the time DTPW determines that impacts from Phase III trigger the need for the bridge, whichever occurs earlier. The determination for the construction of the bridge shall be made as discussed in DTPW's April 28, 2022 memo.

4. The proposed Development Agreement be modified to require the applicant to construct or cause the construction of two additional lanes on each of the following roadways: by the end of 2025, on the existing four-laned SW 248 Street between SW 127 Ave and US-1; and by the end of 2030, on SW 112 Avenue between SW 216 Street and SW 232 Avenue and on SW 127th Avenue between SW 216 Street and SW 232 Street.
5. The proposed Development Agreement be modified to provide for agricultural mitigation payments of \$8,750 per acre.
6. That paragraph 11(p)(viii), providing the DTPW Director the discretion to waive dedications or contributions for bus shelters or stops, be deleted in its entirety from the proposed Development Agreement.

CONDITIONS FOR APPROVAL FOR APPLICATION No. Z2021000050:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with the plans submitted to the Department of Regulatory and Economic Resources entitled "South Dade Logistics and Technology District Phase II-A", as prepared by RLC Architects, consisting of 11 sheets dated stamped received 3/10/22, civil plans as prepared by Langan Engineering and Environmental Services, Inc., consisting of 5 sheets dated stamped received 3/11/22, and landscape plans as prepared by Witkin Hults & Partners, consisting of 11 sheets dated stamped received 3/10/22, for a total of 27 sheets. Plans may be modified at Public Hearing.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Environmental resources Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 16, 2022.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 22, 2022.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated March 21, 2022.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Transit Division of the Department of Transportation and Public Works as indicated in the memorandum dated February 25, 2022.

CONDITIONS FOR APPROVAL FOR APPLICATION No. Z2021000051:

1. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Environmental resources Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 16, 2022.
2. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 23, 2022.
3. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated March 28, 2022.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Transit Division of the Department of Transportation and Public Works as indicated in the memorandum dated February 25, 2022.

CONDITIONS FOR APPROVAL FOR APPLICATION No. Z2021000052:

1. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Environmental resources Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 16, 2022.
2. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 23, 2022.
3. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated March 28, 2022.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Transit Division of the Department of Transportation and Public Works as indicated in the memorandum dated February 25, 2022.

CONDITIONS FOR APPROVAL FOR APPLICATION No. Z2021000053:

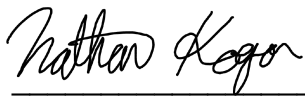
1. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Environmental resources Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 16, 2022.
2. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 22, 2022.
3. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated March 28, 2022.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Transit Division of the Department of Transportation and Public Works as indicated in the memorandum dated March 1, 2022.

CONDITIONS FOR APPROVAL FOR APPLICATION No. Z2021000054:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with the plans submitted to the Department of Regulatory and Economic Resources entitled "South Point Distribution Center", as prepared by RLC Architects, consisting of 27 sheets, and civil plans as prepared by Langan Engineering and Environmental Services, Inc., consisting of 11 sheets, all dated stamped received 3/17/22, for a total of 38 sheets. Plans may be modified at public hearing.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Environmental resources Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 21, 2022.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 22, 2022.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated March 29, 2022.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Transit Division of the Department of Transportation and Public Works as indicated in the memorandum dated February 8, 2022.

NK:JB:JR:SS



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

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Department of Transportation and Public Works (DTPW)	<i>Objects*</i>
Transit (DTPW-Transit)	<i>Objects*</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Department of Solid Waste Management (DSWM)	<i>No objection</i>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection</i>
Miami-Dade Aviation Department (MDAD)	<i>No objection</i>
Miami-Dade Police Department	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Special District (*as proposed pursuant to CDMP application CDMP2021003)	<i>Please see Exhibit 'A' titled "Out-of-Cycle Amendment Request to the Land Use Element & Land Use Plan Map Miami-Dade County Comprehensive Development Master Plan, Concurrent District Boundary Change, Modified Requests," submitted by the applicant on April 22, 2022.</i> (*as proposed pursuant to CDMP application CDMP2021003)
Uses and Zoning Not Specifically Depicted (Pg. I-33)	<i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i>
Policy LU-4A (Page. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4D (Page. I-8)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>
Policy LU-8H (Pg. I-16)	<i>In addition to conformance with Policies LU-8F and LU-8G, applications requesting expansion of the UDB must request designation as a "Special District" on the CDMP Land Use Plan map and include a text amendment under the "Special District" CDMP text to outline the allowable uses, maximum density, maximum floor area ratio, and how the proposed development will satisfy the criteria set forth in this policy. A zoning application must be filed concurrently with the CDMP Land Use Plan map amendment and should meet the following criteria to be approved:</i> <i>a) Contain a minimum of 10 acres unless the Board of County Commissioners determines a lesser acreage is appropriate; and</i> <i>b) Provide a mix of housing types at a minimum density of 10 du/acre for applications that include residential development; and</i>

	<p><i>c) Provide a minimum FAR of 0.25 for applications that include non-residential development, excluding public uses, public utilities, public institutions, and public facilities, except when such non-residential uses are provided to support residential uses located on the same site; and</i></p> <p><i>d) Where multiple project phases are proposed, include a phasing schedule that demonstrates that the minimum density and FAR outlined in subsections (b) I-17 and (c) will be accomplished in the first phase of development in a recordable instrument in favor of the County; and</i></p> <p><i>e) Demonstrate that the project will be served by utility water and sewer service and that adequate public facilities and infrastructure (including water, sewer, roadways, mass transit, solid waste, flood protection, parks and schools) are available or, where not available, ensure the provision of such improvements through a recordable instrument in favor of the County; and</i></p> <p><i>f) Provide for the non-residential needs of the future residents including but not limited to shopping, schools, parks, and necessary public uses or demonstrate that such uses are available within an acceptable distance of the subject property; and</i></p> <p><i>g) Demonstrate that a jobs to housing ratio of at least 1.5:1 is available within five miles of the subject property or will be provided on-site for future residents; and</i></p> <p><i>h) Demonstrate that the proposed development will utilize sound urban design principles contained in the County's Urban Design Manual or other document approved by action of the Board of County Commissioners and will provide for compatibility and connectivity with adjacent urban land uses; and</i></p> <p><i>i) Incorporate bicycle and pedestrian accessibility throughout the development with connections to adjacent areas, where appropriate; and</i></p> <p><i>j) Provide adequate buffering to adjacent agricultural land; and</i></p> <p><i>k) Provide a minimum of 15% of the gross area as open space; and</i></p> <p><i>l) Protect environmentally sensitive areas to the maximum extent feasible including consideration of impacts to threatened and endangered species; and</i></p> <p><i>m) Demonstrate that the proposed development will have a positive net fiscal impact to Miami-Dade County; and</i></p> <p><i>n) At least 12.5% of the proposed residential units must be priced affordably for individuals earning up to 140% of the Area Median Income; and</i></p> <p><i>o) Include commitments to ensure that the proposed development will be served by mass transit with at least 20 minute peak hour headways or include a plan to provide such service; and</i></p> <p><i>p) Include commitments to ensure that the proposed development will not cause a roadway to exceed its adopted level of service standard or further erode the level of service on a failing roadway;</i></p> <p><i>q) Provide for the preservation of agricultural land commensurate with the impacts of the application on agriculturally-designated land which may include participation in a Transfer of Development Rights program, Purchase of Development Rights program or other similar effort; however, notwithstanding anything in this paragraph to the contrary, in no event shall properties within the Urban Expansion Area be obligated to preserve agricultural land at a 1-to-1 ratio.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(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></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (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 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>
<p>Section 33-310.3 Development Agreements</p>	<p><i>In connection with an application for a zoning action or any other development permit involving a declaration of restrictions, covenant in lieu of unity of title, or other recordable instrument, a property owner may submit a development agreement, which shall be governed by the Florida Local Government Development Agreement Act (Sections 163.3220—163.3243, Florida Statutes). The development agreement may be used to ensure, provide, and reserve public facility capacity in accordance with Section 33G-8 of this Code, to encourage a stronger commitment to comprehensive and capital facilities planning, encourage the efficient use of resources, and reduce the economic cost of development pursuant to Section 163.3220(3), Florida Statutes. It is provided, however, that the requirements of <u>chapter 24</u> and other County environmental regulations must be addressed through the applicable processes set forth in those regulations, and development agreements shall be subject to compliance with those requirements. A development agreement, and amendments thereto or revocations thereof, shall be presented in accordance with the following procedures:</i></p>

	<p>(A) <i>Public Hearings.</i> As required by Section 163.3225, Florida Statutes, two public hearings shall be required to enter into, amend, or revoke a development agreement. The first public hearing shall be held by the Planning Advisory Board in its capacity as the Local Planning Agency. The second public hearing shall be held by the Board of County Commissioners. If the development agreement, amendment, or revocation is submitted in connection with an application for zoning action requiring public hearing, the development agreement and the zoning application shall be heard on the same day before the Board of County Commissioners in accordance with <u>Section 33-314</u>. In addition to the procedures set forth herein, amendments or revocations shall thereafter be subject to the procedures set forth in <u>Sections 33-313.1 and 33-314</u>.</p> <p>(B) <i>Notices.</i> Notice of intent to consider a development agreement shall be provided as follows:</p> <ol style="list-style-type: none"> (1) Notice shall be advertised at least 7 days before each public hearing in a newspaper of general circulation. (2) Notice shall be mailed to all affected property owners at least 10 days before the first public hearing. For purposes of this subsection, "affected property owner" means owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated, of the property that is the subject of the development agreement. (3) Notice of the first public hearing shall also be mailed to all property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated, of the property within the radius provided in <u>Section 33-310</u> for notice of an application for district boundary change. (4) Except as provided herein, the content and requirements for processing the newspaper and mail notice shall comply with <u>Section 33-310(a)</u>. The notice shall specify the location of the land subject to the development agreement, the development uses proposed on the property, the proposed population densities, and the proposed building intensities and height, and shall specify a place where a copy of the proposed agreement can be obtained. (5) The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The Director may also, in the Director's discretion, require that mailed notice of the second public hearing be provided. <p>(C) <i>Contents of development agreement.</i> A development agreement shall include the following:</p> <ol style="list-style-type: none"> (1) A legal description of the land subject to the agreement, and the names of its legal and equitable owners; (2) The duration of the agreement; (3) The development uses permitted on the land, including population densities and building intensities and height; (4) A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrently with the impacts of the development; (5) A description of any reservation or dedication of land for public purposes; (6) A description of all local development permits approved or needed to be approved for the development of the land; as used herein, the term "development permit" shall include building permits and water and sewer permits, but shall not include permits required by <u>chapter 24</u> or any other County environmental regulations; (7) A finding that the development permitted or proposed is consistent with the Comprehensive Development Master Plan and applicable land development regulations; as used herein, the term "land development regulation" shall not include <u>chapter 24</u> or any other County environmental regulations;
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	<p>(8) A description of any conditions, terms, restrictions, or other requirements determined to be necessary for the public health, safety, or welfare of the citizens;</p> <p>(9) A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of compliance with the law governing said permitting requirements, conditions, terms, or restrictions;</p> <p>(10) A development agreement may provide that the entire development or any phase thereof be commenced or completed within a specific period of time;</p> <p>(11) A statement regarding the consents of property owners that will be necessary to approve modifications or revocations to all or part of the development agreement; and the authority of the Director to seek amendment or revocation of a development agreement for noncompliance in accordance with this section, regardless of owners' consents;</p> <p>(12) A statement that any person with a legal or equitable interest in land for which a development agreement was entered into with the County, or their authorized representative, shall submit an annual report to the Department of Regulatory and Economic Resources, or its successor agency, on the date specified in the development agreement. The annual report shall include the following information:</p> <p style="padding-left: 40px;">(a) Compliance with the terms of the development agreement; and</p> <p style="padding-left: 40px;">(b) Identification of any substantial changes warranting an amendment or revocation of the development agreement.</p> <p>(D) Determination of Noncompliance. If the Director determines that there has been a failure to comply with the terms of the development agreement, the Director may issue a finding of noncompliance, which shall be presented to Board at a public hearing in accordance with <u>Section 33-314(A)</u> of this chapter, with a request from the Director to amend or revoke the development agreement.</p>
<p>[Chapter 33G]</p> <p>Section 33G-8.- Development agreements</p>	<p>(1) Pursuant to the Florida Local Government Development Agreement Act (Sections 163.3220—163.3243, Florida Statutes) the Board of County Commissioners (Board) has the authority by resolution to enter into a development agreement with any person having a legal or equitable interest in real property located within its jurisdiction for the purpose of providing and reserving public facility capacity. After issuance of affirmative concurrency findings pursuant to <u>Section 33G-5</u>, said development agreements may authorize issuance of building permits for a period not to exceed 20 years if the conditions listed below are met. The development agreement may be extended by an additional 10 years with consent of the Board through a public hearing in accordance with <u>Section 33-310.3</u>.</p> <p>(a) The proposed development meets or exceeds the development thresholds requiring review by the Developmental Impact Committee (DIC), as established in <u>Section 33-303.1</u> of this Code; and</p> <p>(b) The proposed development and development agreement shall conform with all applicable requirements of the CDMP and <u>Section 33G-5</u>; and</p> <p>(c) The development agreement is limited to the specific land uses and densities and intensities of use for which affirmative concurrency findings have been issued pursuant to <u>Section 33G-5</u>; and</p> <p>(d) The development agreement shall provide for the application of all subsequent laws and policies governing land development except that said laws and policies shall not preclude the development of the land uses, intensities, or densities as provided for in the development agreement; and</p>

	<p>(e) <i>The development agreement shall include a schedule of required construction progress, the violation of which may result in the invalidation of the development agreement.</i></p> <p>(2) <i>Adoption of a development agreement shall follow the procedures set forth in <u>section 33-310.3</u> of this Code. The Director shall review and make recommendations on all proposed development agreements.</i></p> <p>(3) <i>Procedures to administer this section may be promulgated by the Director, and a review fee shall be established by implementing order approved by the Board of County Commissioners.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

EXHIBIT 'A'

**OUT-OF-CYCLE AMENDMENT REQUEST TO THE
LAND USE ELEMENT & LAND USE PLAN MAP
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN
CONCURRENT DISTRICT BOUNDARY CHANGE
MODIFIED REQUESTS**

1. The Applicant requests a revision of Policy LU-8H of the CDMP Land Use Element, reading as follows:

In addition to conformance with Policies LU-8F and LU-8G, applications requesting expansion of the UDB must request designation as a "Special District" on the CDMP Land Use Plan map and include a text amendment under the "Special District" CDMP text to outline the allowable uses, maximum density, maximum floor area ratio, and how the proposed development will satisfy the criteria set forth in this policy. A zoning application must be filed concurrently with the CDMP Land Use Plan map amendment [[and]]>>.

In furtherance of Economic Element Objective ECO-3 regarding promotion of economic growth and diversification of the County's economic base while acknowledging broadly accepted socio-economic development goals, where the Land Use Plan map amendment application requests only non-residential development and meets all of the requirements of this paragraph, the required concurrent zoning application may be presented through one or more concurrent zoning applications that collectively apply to less than 100 percent but at least 40 percent of the property subject to the map amendment and that are heard and decided together. To qualify for this allowance, the map amendment that accompanies the Special District text required above must cover an area that (i) contains at least 750 gross acres, (ii) is located within the Urban Expansion Area, (iii) is located outside of any airport land use and noise compatibility zones as defined in Articles XXXV and XXXVII of the County Code, as may be amended, and (iv) directly abuts an interchange of the Homestead Extension of the Florida Turnpike.

In addition, all concurrent zoning applications subject to this policy<< should meet the following criteria to be approved:

* * *

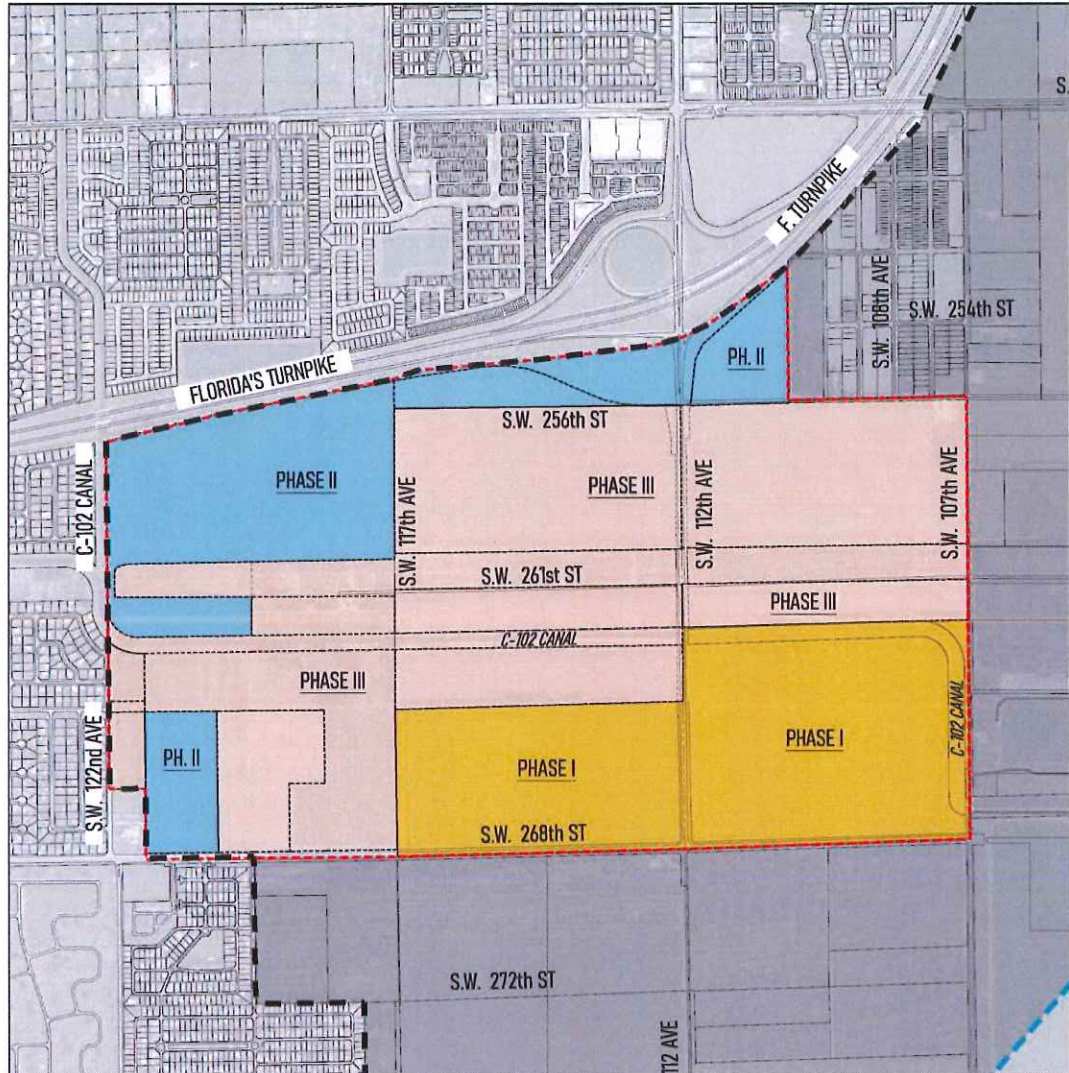
2. The Applicant requests a revision of the CDMP Land Use Element "Special Districts" to include the following:

South Dade Logistics & Technology District

The purpose of the South Dade Logistics & Technology District (the "Special District") is to provide a well-planned, thriving employment center for the South Central and South Planning Tiers, which at the time of adoption together boast nearly half of Miami-Dade County's population and warrant additional and diversified employment opportunities. The Special District will introduce a mix of new uses that will fuel and diversify the local economy, meeting rising

demand for logistics facilities, distribution and technology space for businesses serving the area, as well as supplying services for today's e-commerce driven economy. The different phases of the Special District are illustrated in the following figure and are described in greater detail below:

1



Phases I and II Development. Land within Phases I and II of the District may be developed with distribution and logistics centers, warehouses, maintenance and repair facilities, office buildings and parks, light manufacturing, wholesale showrooms, and similar uses. Limited commercial uses to serve the firms and workers in the District may be dispersed throughout the District within freestanding small business centers or mixed with the foregoing uses, subject

¹. The Special District Map reflects the proposed realignment of the C-102 canal within Phase I. Any realignment will require the approval of the South Florida Water Management District and meeting all requirements of the approved Conceptual Stormwater Master Plan. If the realignment is not approved, amendment to this text will not be required as long as stormwater conveyances are consistent with, and the development otherwise complies with the requirements set forth in the CDMP and the Conceptual Stormwater Master Plan.

to the following table and applicable development equivalency adjustments, provided that no individual commercial site exceeds five acres in size; such commercial uses should be located on major roads, particularly near major intersections. It is provided, however, that Phases IIC and IID, due to their irregular configuration and proximity to the HEFT interchange, may be developed for commercial uses and for hotels and motels without the foregoing limitations on serving the firms and workers in the District and being located on major roads. Public facilities, non-education institutional and communications uses, and utilities and utility-related uses are also allowed, subject to applicable provisions of the Coastal Management Element restricting public expenditures on infrastructure.

The maximum development program for the foregoing uses for Phases I and II shall be as follows, subject to Development Equivalency adjustments to allow for the conversion of the listed uses to other uses permitted in the District:

Phase	Development Assignment
<u>Phase I</u>	<u>Up to 2,676,935 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms; and up to 20,000 square feet of commercial uses on properties that do not exceed five acres.</u>
<u>Phase IIA</u>	<u>Up to 1,983,120 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms.</u>
<u>Phase IIB</u>	<u>Up to 366,948 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and parks, light manufacturing, and wholesale showrooms.</u>
<u>Phase IIC</u>	<u>Up to 70,000 square feet of commercial uses; and up to 150 hotel rooms.</u>
<u>Phase IID</u>	<u>Up to 10,000 square feet of commercial uses.</u>

Vertical construction within Phase II shall not commence prior to October 1, 2022.

Phase III Development. Phase III may be developed with: up to 4,277,997 square feet of distribution and logistics centers, warehouses, maintenance and repair facilities, light manufacturing, and wholesale showrooms; and up to 20,000 square feet of limited commercial uses to serve the firms and workers in the District, dispersed throughout the Phase within freestanding small business centers or mixed with the foregoing uses, subject to the following

table and applicable development equivalency adjustments, provided that no individual commercial site exceeds five acres in size.

Development of the foregoing uses within Phase III is allocated among the following sub-phases, subject to Development Equivalency adjustments to allow for the conversion of the listed uses to other uses permitted in the District:

Phase	Development Assignment
<u>Phase IIIA</u>	<u>Up to 2,248,476 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and parks, light manufacturing, and wholesale showrooms; and up to 10,000 square feet of freestanding commercial uses on properties that do not exceed five gross acres.</u>
<u>Phase IIIB</u>	<u>Up to 737,394 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and parks, light manufacturing, and wholesale showrooms.</u>
<u>Phase IIIC</u>	<u>Up to 159,566 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and parks, light manufacturing, and wholesale showrooms.</u>
<u>Phase IIID</u>	<u>Up to 1,044,787 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and parks, light manufacturing, and wholesale showrooms; and up to 10,000 square feet of commercial uses.</u>
<u>Phase IIIE</u>	<u>Up to 50,421 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and parks, light manufacturing, and wholesale showrooms.</u>
<u>Phase IIIF</u>	<u>37,353 Square Feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, wholesale showrooms.</u>

Agriculture uses, uses ancillary to and directly supportive of agriculture as permitted in the Agriculture LUP designation, and farm residences at a density of one dwelling unit per five acres are also allowed within Phase III, provided that once such a use is discontinued on a parcel that is developed with a permitted urban use, it may not be reestablished. Public facilities, non-education institutional and communications uses, and utilities and utility-related uses are also allowed, subject to applicable provisions of the Coastal Management Element restricting public expenditures on infrastructure.

Vertical construction within Phase III shall not commence prior to October 1, 2022.

Development Agreement or Declaration of Restrictions. No zoning action for development of any Phase or portion thereof shall be approved unless the application provides for: adequate assurance that infrastructure shall be in place and available to serve the relevant development phase; a traffic equivalency matrix to allow the conversion of one land use to another; exclusion of uses that might not be appropriate for the area; assurances that development will occur; and compliance with the applicable criteria set forth in Policy LU-8H and the District requirements set forth herein. Compliance with this paragraph may be accomplished through acceptance, subject to the applicable requirements of the Florida Statutes and the County Code, of a development agreement, declaration of restrictive covenants, or other legal instrument or binding agreement running with the land.

Floor Area Ratio, Open Space, and Setbacks. Within each Phase for each individual development site and for each Phase as a whole: the minimum FAR shall be 0.25 and the maximum FAR shall be 1.0, subject to the following paragraphs; a minimum of 15 percent of the gross area of each individual development site shall be retained as open space; and buildings shall be set back a minimum of 50 feet from adjacent agricultural land. To the extent that farm residences are permitted, any new residential development within Phase III shall comply with Policy ROS-2A's minimum Level of Service (LOS) standard for the provision of recreation open space.

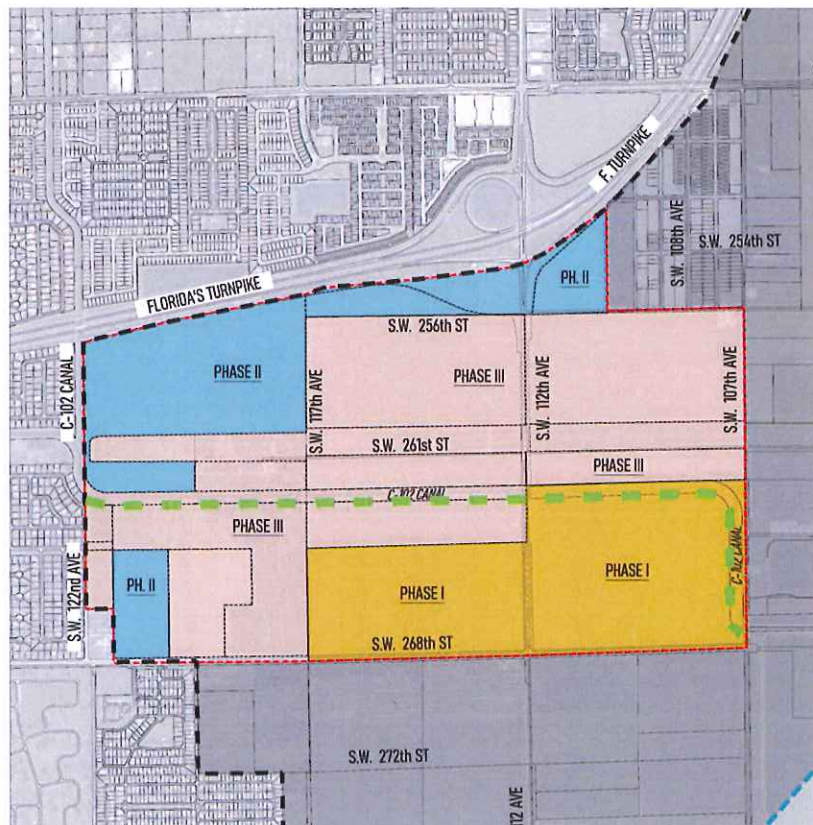
FAR may be transferred among and within the Phases in the District, or portions thereof, as long as the total FAR for each Phase complies with the minimum and maximum limitations above. In addition, any FAR allocated to a particular Phase of development for a particular use may be converted into another permitted use, provided that the number of afternoon peak hour trips for such development does not exceed the number of afternoon peak hour trips allocated or assigned to the applicable Phase by the approved traffic equivalency matrix.

Open space includes exterior surface areas consisting of outdoor, at-grade space, including but not limited to: greens; squares; plazas; courtyards; terraces; lawns; entrance features; greenbelts; unpaved passive and active recreation areas; water retention areas, canals, and other water bodies (including abutting canals); paseos (when designed predominantly for pedestrians), pedestrian paths, bicycle paths, and associated ornamental or shading landscaped areas; and above-grade landscaped roof terraces or gardens on buildings or garage structures.

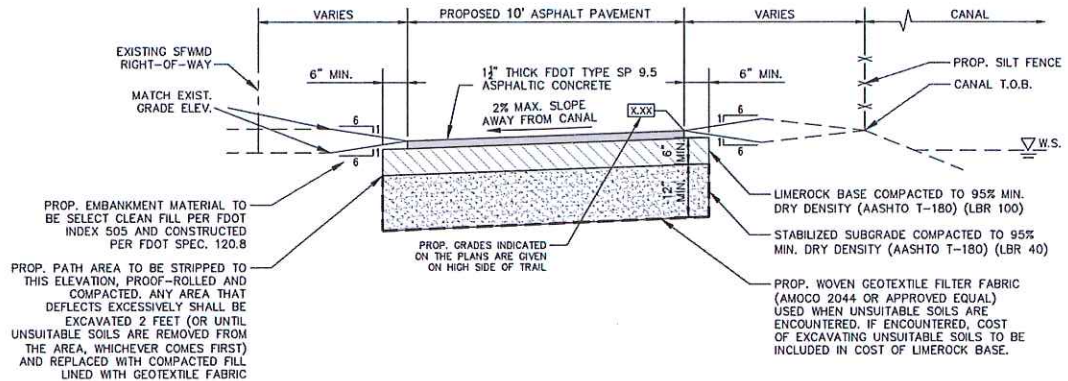
The development of the following shall not be subject to phasing or minimum FAR requirements and shall not be included in minimum and maximum FAR for purposes of the foregoing provisions: utility infrastructure, including, but not limited to, utility plants and substations for sewage, water, power,

District-Wide Infrastructure. Each Phase or portion thereof shall construct, maintain, and offer to dedicate all necessary road and canal rights of way, easements, licenses, fee simple ownership, and other appropriate property interests for the construction, installation, and operation of infrastructure, utilities, drainage, stormwater management, and other public facilities necessary or appropriate to address the impacts of development within the District on public services, facilities, or infrastructure systems, including regional and local drainage, emergency management, transit service, roadways, and water supply, subject to applicable provisions of the Coastal Management Element restricting public expenditures on infrastructure.

Princeton Trail. Portions of the District are adjacent to the C-102 canal, which is owned and operated by the South Florida Water Management District (the "SFWMD"). The Princeton Trail, a proposed pedestrian and bicycle shared use path, is part of the County's South Miami-Dade Greenway Network Master Plan (the "Greenway Plan"). As depicted on the Greenway Plan, the Princeton Trail would be located on the south and west sides of the C-102 canal as it bisects the District north of SW 268 Street.



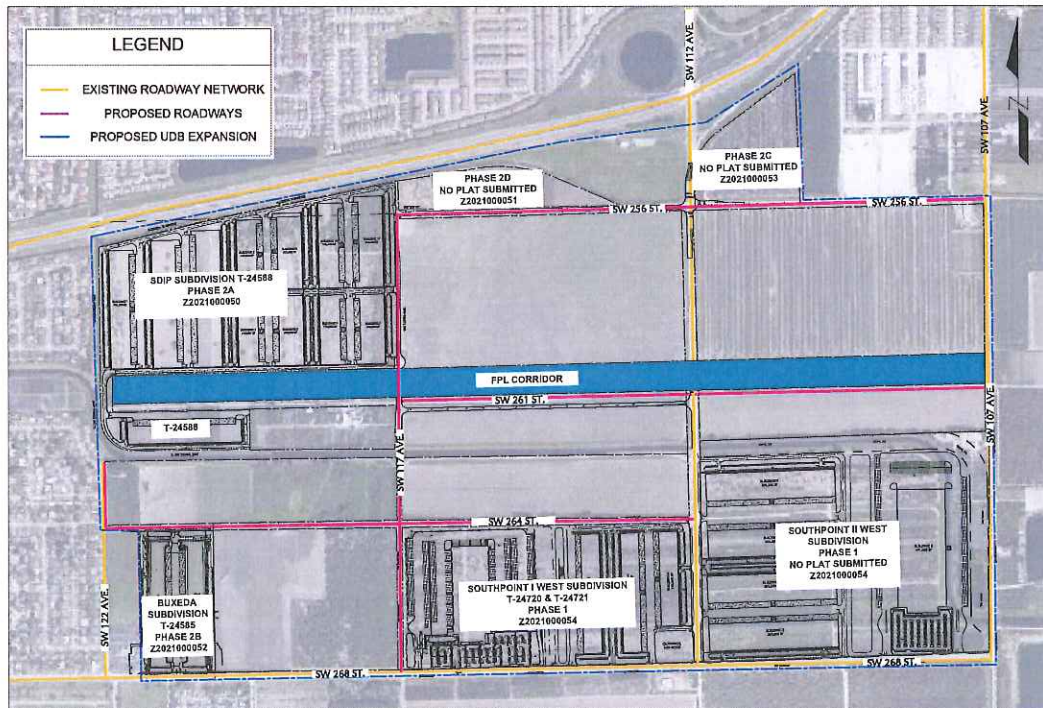
Subject to the approval of Miami-Dade County Parks, Recreation and Open Spaces Department and the SFWMD, development within the District shall incorporate the relevant portions of the Princeton Trail path. The design of the Princeton Trail development shall substantially conform with the figure below:



SDLTD PRINCETON TRAIL IMPLEMENTATION
1 PROPOSED SHARED PATH PAVEMENT SECTION
 N.T.S.

Roadway Network. The roadway network within the District shall be consistent with Figure [] and Table [] on the following page.

SOUTH DADE INDUSTRIAL PARK PROPOSED ROADWAY NETWORK



<u>Facility</u>	<u>Segment(s)</u>	<u>CDMP Roadway Designation</u>	<u>Configuration</u>
<u>SW 256 Street</u>	<u>Between SW 107 Avenue and SW 117 Avenue</u>	<u>Minor</u>	<u>70' Minimum Right of Way</u> <u>10' Shared Use</u> <u>Pedestrian/Bicycle Paths</u>
<u>SW 261 Street</u>	<u>Between SW 107 Avenue and SW 117 Avenue</u>	<u>Minor</u>	<u>70' Right of Way</u> <u>10' Shared Use</u> <u>Pedestrian/Bicycle Paths</u>
<u>SW 264 Street</u>	<u>Between SW 112 Avenue and SW 122 Avenue</u>	<u>Minor</u>	<u>80' Right of Way</u> <u>10' Shared Use</u> <u>Pedestrian/Bicycle Paths</u> <u>6-foot landscape strips</u>
<u>SW 268 Street</u>	<u>Between SW 107 Avenue and western edge of Special District</u>	<u>Major</u>	<u>100' Right of Way</u> <u>5' Bicycle Lane on north side</u> <u>6' Sidewalk on north side</u>
<u>SW 107 Avenue</u>	<u>Between SW 256 Street and SW 268 Street</u>	<u>Minor</u>	<u>80' Right of Way</u> <u>10' Shared Use</u> <u>Pedestrian/Bicycle Path and</u> <u>6-foot landscape strip on west</u> <u>side</u>
<u>SW 112 Avenue</u>	<u>Between HEFT and SW 268 Street</u>	<u>Major</u>	<u>100' Right of Way</u> <u>10' Shared Use</u> <u>Pedestrian/Bicycle Path on</u> <u>west side</u> <u>All improvements transitioning</u> <u>in width and design as</u> <u>necessary to accommodate</u> <u>the existing bridge crossing of</u> <u>the SFWMD's C-102 canal</u>
<u>SW 117 Avenue</u>	<u>Between SW 256 Street and SW 268 Street</u>	<u>Minor</u>	<u>80' Right of Way</u> <u>10' Shared Use</u> <u>Pedestrian/Bicycle Paths</u> <u>6-foot landscape strips</u>

<u>SW 122 Avenue</u>	<u>South of C-102 Canal to SW 264 Street</u>	<u>Minor</u>	<u>70' Right of Way</u> <u>10' Shared Use</u> <u>Pedestrian/Bicycle Path (east side)</u>
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Development of the Special District is also anticipated to generate traffic impacts that may require the foregoing improvement to SW 117 Avenue to include a crossing over the SFWMD's C-102 canal, subject to approval by the SFWMD. Consistent with applicable provisions of the Coastal Management Element restricting public expenditures on infrastructure, funding and construction of the canal crossing shall be the responsibility of the owners of the Phase III property within the Special District. The need for and timing of the canal crossing funding and installation shall be determined through the zoning process. If the County determines that the crossing is ultimately required, the crossing shall be funded and installed prior to issuance of the first certificate of use for the parcel within Phase III that triggers the need for the crossing. To ensure that sufficient funds are available to construct the crossing, each Phase III zoning application shall demonstrate how the respective owner's proportionate share will be paid at the appropriate time.

In addition, impacts from development within the Special District to the following roadway segments outside of the Special District shall be addressed by providing monetary contributions, or other mechanism acceptable to the applicable County department, for necessary improvements as follows by the owners within Phases I and II. The improvements may include other roadway segments the County determines will mitigate for the anticipated failures of the Roadway Segments listed below.

<u>Facility</u>	<u>Segment(s)</u>	<u>Improvement</u>
<u>SW 127 Avenue</u>	<u>Between SW 216 Street and SW 232 Street</u>	<u>Widening from two to four lanes</u>
<u>SW 112 Avenue</u>	<u>Between SW 216 Street and SW 232 Street</u>	<u>Widening from four to six lanes</u>
<u>SW 248 Street</u>	<u>Between SW 127 Street and US 1</u>	<u>Widening from two to four lanes</u>

Water and Sewer. Each Phase shall ensure the construction of water (including providing minimum fire flows established in Policy CIE-3C) and sewer infrastructure necessary to serve the relevant Phase or portion thereof at no cost to the general public and shall enter into an agreement for proper facilities prior to final plat approval for the relevant Phase or portion thereof, subject to applicable provisions of the Coastal Management Element restricting public expenditures on infrastructure.

Sanitary Sewer Resiliency. In the face of rising sea levels, measures must be taken to mitigate against the risk that wastewater will become a source of groundwater contamination. Accordingly, all new development in the District shall:

- i. construct, and connect to, a public sanitary sewage collection and transmission system at the cost of the relevant property owner and at no cost to the general public, subject to applicable provisions of the Coastal Management Element restricting public expenditures on infrastructure; and
- ii. protect all wastewater collection and transmission systems from floodwaters and inflow by:
 - a. having all mechanical and electrical equipment placed, at a minimum, at the more stringent of Base Flood Elevation (BFE), plus applicable freeboard, plus an additional 24 inches to account for future sea-level rise; or the applicable requirements of the Florida Building Code or the County Code in effect at the earlier of the County's review of the sewer extension permit application or the building permit application; and
 - b. having all system openings either: meet the foregoing elevation standards; or, where the applicant demonstrates such elevations cannot be feasibly attained for system openings, elevate such openings to be protected from a 10-year design storm and include water-tight and bolted covers/hatches, provided that the entire assembly, structure, ring, frame, and other components of the wastewater collection and transmission system shall be water-tight to sustain a minimum water column pressure equivalent to the difference between opening elevation and minimum required elevation. System openings include, but are not limited to, pump station wet well top slab rims, manholes, and system vents.

For all new development, each individual building shall be individually connected to the public wastewater collection and transmission system, and such connection shall be contained entirely on the parcel on which the building is located and shall not traverse a separate parcel. This shall not be construed to prohibit the construction of a private pump or lift station serving one building on one parcel or the extension of a public utility across private property.

Mitigation of Flooding Risks Associated with the Category One Hurricane Hazard Classification. Along with the stormwater management design requirements set forth herein, all development will be subject to the following requirements to mitigate the flooding risks associated with a Category One Hurricane:

- i. The lowest finished floor of any buildings shall be the more stringent of 12 feet NGVD29 or the standards that are in effect at the time a complete application for a permit has been submitted to the applicable agency and that are contained in the County Flood Criteria as defined in chapter 11C, as may be amended, or other applicable provisions of the Code.
- ii. The proposed minimum elevation of any new roadways (excluding the existing roadways SW 107 Avenue, and SW 268 Street) shall be the more stringent of: approximately 6.6 feet NGVD29; or the standards that are in effect at the time a complete application for a permit has been submitted to the applicable agency and that are contained in the County Flood Criteria as defined in chapter 11C, as may be amended, or other applicable provisions of the Code.
- iii. All collector and arterial roads must provide drainage facilities designed to accommodate the 10-year design storm at the time a complete application for a permit has been submitted to the applicable agency.

Stormwater Management. The following stormwater management design standards will apply within the Special District:

- i. All development parcels shall meet the retention requirements for a 100-year, 3-day storm event. The runoff from all development parcels and roadways shall be dispersed to on-site retention areas, swales, or other flow conveyance mechanisms. Infrastructure and other elements constructed to meet this retention requirement shall be designed to function for that purpose as long as the development remains in operation.
 - a. Any future changes shall only be allowed after review and approval by RER-DERM of alternative retention strategies to be designed and constructed to the same storm peak event or higher.
 - b. The primary means to meet the stormwater design requirements will be through a network of exfiltration trenches and surface retention areas to meet the volumetric storage requirements of the 100-year, 3-day storm event.
 - c. In the event that contamination is discovered in the soil or groundwater, development may utilize other stormwater management best management practices acceptable to RER-DERM to address stormwater quality and quantity requirements, such as piping of runoff to areas free of restrictions, exfiltration trenches at depths below the level of contamination, drainage

wells, soil removal and replacement, or surface storage in capped or lined impoundments.

- ii. A portion of the C-102 canal is planned to be realigned within the Phase I Land, subject to approval by the South Florida Water Management District ("SFWMD"). Any such realigned canal section shall be designed to at a minimum maintain all current functions and capacity of the existing canal, including relocation of any existing agricultural drainage ditches or conveyance swales as may be necessary to accommodate such realignment, and meet all the requirements of the approved Conceptual Stormwater Master Plan. Development pursuant to this Special District does not rely upon the C-102 canal for any drainage functions. All development within the District shall contain stormwater, and provide drainage, on the relevant property within the applicable phase, or portion thereof, and may only make overflow discharges into existing or relocated agricultural drainage ditches or conveyance swales. Any realigned C-102 canal segment or relocated ditch or swale must be built with no interruption of flow and be fully operational prior to filling of any existing canal segment, ditch, or swale.
- iii. All existing and proposed drainage or stormwater conveyance facilities that are not modified or eliminated as provided above shall be operated and maintained by the owner of the applicable parcel, a property owners association, or a County approved special taxing district or Community Development District, unless a full dedication of the systems or facilities have been made and accepted by the County for and including maintenance and operations.
- iv. Site elevations shall be raised to the more stringent of: 8 feet NGVD29, except for swales and stormwater retention areas; or standards that are in effect at the time a complete application for a permit has been submitted to the applicable agency and that are contained in the County Flood Criteria, as defined in Chapter 11C, as may be amended, or in other applicable provisions of the County Code.
- v. Stormwater management and drainage designs shall accommodate a minimum sea level rise of 24 inches.
- vi. Existing canals, agricultural ditches, conveyance swales, and other drainage or stormwater management infrastructure shall be shown on all plans submitted for development within the District. Except as provided in subparagraph (ii) above or unless DERM determines to the contrary in accordance with this paragraph, all such existing infrastructure shall be retained and protected in its existing location to

maintain current functions serving areas outside of the District or other areas inside of the District.

- a. The owner or developer of the relevant property may request relocation of any such infrastructure by submitting for DERM's review and approval a signed and sealed engineering analysis demonstrating current and future conveyance function for such infrastructure before any physical changes to existing conveyance functions can occur.
- b. The owner or developer may request elimination of existing agricultural ditches and conveyance swales, only, by submitting for DERM's review and approval before any physical changes to such facilities can occur: (i) evidence that such ditches or swales serve only agricultural areas within the development; and (ii) an engineering analysis demonstrating that an adequate alternate conveyance system maintains existing drainage flow patterns and ensures that no negative impacts post-development compared to pre-development conditions will affect surrounding properties.

vii. Prior to the earlier of the approval of a final plat, building permit, zoning improvement permit, lake excavation permit, or Class IV wetland permit for a parcel within the Special District, the owner of the relevant parcel shall submit for review and approval by the County:

- a. A signed and sealed engineering analysis demonstrating current and future conveyance functions for any canal, ditch, or conveyance swale to be retained, relocated, or planned to be eliminated. Current conveyance functions shall be maintained serving areas outside of the District or other areas inside of the District. The signed and sealed engineering analysis shall include a complete title search for each parcel required to identify any existing canal right- of-way, reservation, or easement associated with the existing conveyance infrastructure. The Water Control Plan (PB 126 PG39) or any updates of said plan effective at the time of platting and permitting shall be included in the title search and analysis. Any existing or planned canal in a parcel that is shown in PB 126 PG 39, or any subsequent updates of said plan, will be subject to dedication to the County.
- b. A detailed Environmental Resource Permit for all the property covered by the proposed plat and associated covenant(s) for the entire property to be platted and any off-site areas to be used for stormwater purposes, such as stormwater storage or conveyance. The Environmental Resource Permit shall demonstrate

consistency with the above stormwater management requirements and the requirements of the approved Conceptual Stormwater Master Plan.

Transit Improvements. Metrobus stops with full shelters shall be provided in both directions along SW 112 Avenue, at locations just north of SW 256 Street and just north of SW 268 Street, for a total of four new shelters on SW 112 Avenue. The existing bus stop along SW 268 Street at SW 119 Place will be relocated and upgraded with a full shelter. The above improvements will be funded by the adjacent property owners at the time of the development of the abutting Phase or portion thereof. Property owners shall also coordinate with the County to establish programs that encourage transit use and service to the parcels within the Special District.

Agriculture and Prohibited Plant Species. Prior to approval of a zoning or related application for development of the relevant Phase or portion thereof in accordance with the District, the relevant owners shall address the impact of development on agricultural land as required by Policy LU-8H. All plants prohibited by CDMP Policy CON-8I shall be removed at the time of development of the relevant Phase or portion thereof.

Fertilizer and Irrigation Reduction for Non-Agricultural Development. All non-agricultural development shall comply with the Miami-Dade County Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes,” codified as chapter 18C of the County Code, as may be amended. In addition to any requirements of chapter 18C, fertilizer shall not be applied on any nonagricultural land within 50 feet of the C-102 canal or any existing agricultural ditches. All landscaping shall be “Florida-friendly landscaping” to reduce fertilizer and water needs, as determined by RER-DERM.

Aquifer Impacts. Prior to undertaking any development on a Phase or portion thereof pursuant to this Special District, all agricultural wells on the relevant property shall be capped to eliminate existing withdrawals from such property. No new wells will be permitted for irrigation uses without SFWMD and DERM approvals, as applicable.

3. The Applicant requests a revision of Policy CM-9A of the CDMP Coastal Management Element, reading as follows:

Development and redevelopment activities in the Coastal High Hazard Area (CHHA), and the Hurricane Vulnerability Zone² shall be limited to those land uses that have acceptable risks to life and property. The basis for determining permitted activities shall include federal, State, and local laws, the pre-disaster

² According to 92.0256, F.A.C., Hurricane Vulnerability Zones are defined as areas delineated in the regional or local evacuation plan as requiring evacuation in the event of a 100-year or category three hurricane event. In Miami-Dade County, the Hurricane Vulnerability Zones are considered Hurricane Evacuation Zones A and B.

study and analysis of the acceptability of various land uses reported in the County's Comprehensive Emergency Management Plan required by Policy CM-10A, when approved, and the following guidelines:

- i) Discourage development on the CHHA, including the barrier islands and shoreline areas susceptible to destructive storm surge;
- ii) Direct new development and redevelopment to high ground along the Atlantic Coastal Ridge and inland environmentally suitable lands;
- iii) Maintain, or reduce where possible, densities and intensities of new urban development and redevelopment within the Coastal High Hazard Area; to that of existing development and zoning, except for new non-residential development where the finished floor elevation of proposed structures and the average finished grade elevation of the development site is raised above the elevation of the Category 1 storm surge event as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model (FDEM 2017);
- iv) Prohibit construction of new mobile home parks and critical facilities in the Coastal High Hazard Area;
- v) Prohibit Land Use Plan map amendments or rezoning actions that would increase allowable residential density in the FEMA "V" Zone, the CHHA or on land seaward of the Coastal Construction Control Line (CCCL) established pursuant to Chapter 161, F.S. unless it can be demonstrated that measures will be undertaken to maintain the existing evacuation period in accordance with Policy CM-8F; and
- vi) Continue to closely monitor new development and redevelopment in areas subject to coastal flooding to implement requirements of the federal flood insurance program.

4. The Applicant requests a revision of Policy CM-9F of the CDMP Coastal Management Element, reading as follows:

CM-9F. Public expenditures that subsidize new or expanded infrastructure that would encourage additional population growth in the Coastal High Hazard Areas shall be prohibited. New County-funded public facilities shall not be built in the Coastal High Hazard Area, unless they are necessary to protect the health and safety of the existing population or for the following exceptions: public parks, beach or shoreline access; resource protection or restoration; marinas or Ports; or roadways, causeways and bridges necessary to maintain or improve hurricane evacuation times. Potable water and sanitary sewer facilities shall not be oversized by the County to subsidize additional development in the Coastal High Hazard Area. The foregoing limitations on the County's provision of public facilities or expenditures shall not be construed to limit developments that satisfy the Economic Element Objective ECO-3 exception in Policy LU-8H from providing infrastructure at no cost to the County to serve non-residential development; or the County from operating or maintaining such infrastructure.

5. The Applicant requests revisions of the Future Land Use Map; the Transportation Element Figure 1 - Planned Year 2030 Roadway Network; the Transportation Element Figure 2 - Roadway Classification 2012; the Transportation Element Figure 3 - Roadway Functional Classification 2030; and the Transportation Element Figure 6 – Planned Non-Motorized Network 2030.

<u>Facility</u>	<u>Segment(s)</u>	<u>CDMP Roadway Designation</u>	<u>Non-Motorized Network</u>
<u>SW 256 Street</u>	<u>Between SW 107 Avenue and SW 117 Avenue</u>	<u>Minor (2 lanes)</u>	<u>Proposed Bicycle Facilities</u>
<u>SW 261 Street</u>	<u>Between SW 107 Avenue and SW 117 Avenue</u>	<u>Minor (2 lanes)</u>	<u>Proposed Bicycle Facilities</u>
<u>SW 264 Street</u>	<u>Between SW 112 Avenue and SW 122 Avenue</u>	<u>Minor (2 lanes)</u>	<u>Proposed Bicycle Facilities</u>
<u>SW 268 Street</u>	<u>Between SW 107 Avenue and western edge of Special District</u>	<u>Major (4 lanes)</u>	<u>Proposed Bicycle Facilities</u>
<u>SW 107 Avenue</u>	<u>Between SW 256 Street and SW 268 Street</u>	<u>Minor (2 lanes)</u>	<u>Proposed Bicycle Facilities</u>
<u>SW 112 Avenue</u>	<u>Between HEFT and SW 268 Street</u>	<u>Major (4 lanes)</u>	<u>Proposed Bicycle Facilities</u>
<u>SW 117 Avenue</u>	<u>Between SW 256 Street and SW 268 Street</u>	<u>Minor (2 lanes)</u>	<u>Proposed Bicycle Facilities</u>
<u>SW 122 Avenue</u>	<u>South of C-102 Canal to SW 264 Street</u>	<u>Minor (2 lanes)</u>	<u>Proposed Bicycle Facilities</u>

6. The Applicant requests revisions to the Capital Improvements Element Table 10A “Projects with Developer Responsibility to Construct or Cause to Construct” and the Capital Improvements Element List of Funding Sources to reflect the following roadway projects.

Project Number	Project Name and Location	Purpose / Year of Completion	Project Totals	Funding Source
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20	Construction of 70', 2-lane SW 256 Street roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths between SW 107 Avenue and SW 109 Avenue	2040		507.4
21	Construction of 70' required minimum, 2-lane SW 256 Street roadway with center shared left turn lane, to be widened to 4 lanes (plus a left-turn lane) – with the proper design to merge back into the existing typical section at SW 109 Avenue, inclusive of 10' shared use pedestrian/bicycle paths between SW 109 Avenue and SW 112 Avenue	2030		507.3
22	Construction of 70', 2-lane roadway SW 256 Street with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle Paths between SW 112 Avenue and SW 117 Avenue	2025		507.3 (travel lanes and north shared use path) 507.4 (all other improvements)
23	Construction of 70', 2-lane roadway SW 261 Street with center shared left turn lane, inclusive of 10' shared use	2040		507.4

	<u>pedestrian/bicycle paths between SW 107 Avenue and SW 112 Avenue</u>			
24	<u>Construction of 70', 2-lane roadway SW 261 Street with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths between SW 112 Avenue and SW 117 Avenue</u>	<u>2025</u>		<u>507.3 (travel lanes and north shared use path)</u> <u>507.4 (all other improvements)</u>
25	<u>Construction of 80', 2-lane roadway SW 264 Street with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths and 6-foot landscape strips between SW 112 Avenue to SW 117 Avenue and abutting Phase IIB of the South Dade Logistics and Technology District</u>	<u>2025/2040</u>		<u>507.3 (south half)</u> <u>507.4 (north half)</u>
26	<u>Construction of 80', 2-lane roadway SW 264 Street with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths and 6-foot landscape strips on portions between SW 117 Avenue to SW 122 Avenue and not abutting Phase IIB of the South Dade</u>	<u>2040</u>		<u>507.4</u>

	<u>Logistics and Technology District</u>			
27	<u>Construction of north half of 100', 4-lane roadway SW 268 Street with center shared left turn lane, inclusive of a 5' bicycle lane with 2' buffer and 6' sidewalk on the north side between SW 107 Avenue to SW 117 Avenue and abutting Phase IIB of the South Dade Logistics and Technology District</u>	<u>2025</u>		<u>507.3</u>
28	<u>Construction of north half of 100', 4-lane roadway SW 268 Street with center shared left turn lane, inclusive of a 5' bicycle lane with 2' buffer and 6' sidewalk on the north side from SW 117 Avenue and SW 119 Avenue and not abutting Phase IIB of the South Dade Logistics and Technology District</u>	<u>2040</u>		<u>507.4</u>
29	<u>Construction of west half of 80', 2-lane SW 107 Avenue roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle</u>	<u>2025</u>		<u>507.3</u>

	<u>path and 6-foot landscape strip on west side abutting Phase I of the South Dade Logistics and Technology District</u>			
30	<u>Construction of west half of 80', 2-lane SW 107 Avenue roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle path and 6-foot landscape strip on west side abutting Phase III of the South Dade Logistics and Technology District</u>	<u>2040</u>		<u>507.4</u>
31	<u>Construction of 100', 4-lane SW 112 Avenue roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths abutting Phase I of the South Dade Logistics and Technology District.</u> <u>All improvements transitioning in width and design as necessary to accommodate the existing bridge crossing of the</u>	<u>2025</u>		<u>507.3</u>

	<u>SFWMD's C-102 canal and including all necessary grade adjustments to the south approach to the existing crossing.</u>			
32	<u>Construction of east half of 100', 4-lane SW 112 Avenue roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths abutting Phase IIC of the South Dade Logistics and Technology District</u>	<u>2030</u>		<u>507.3</u>
33	<u>Construction of 100', 4-lane SW 112 Avenue roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths abutting Phase III of the South Dade Logistics and Technology District</u> <u>All improvements transitioning in width and design as necessary to accommodate the existing bridge crossing of the SFWMD's C-102 canal and including all necessary grade adjustments</u>	<u>2040</u>		<u>507.4</u>

	<u>to the north approach to the existing crossing.</u>			
34	<u>Construction of 80', 2-lane SW 117 Avenue roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths and 6-foot landscape strips from SW 256 Street to SW 261 Street</u>	<u>2025/2040</u>		<u>507.3 (travel lanes and west shared use path)</u> <u>507.4 (all other improvements)</u>
35	<u>Construction of 80', 2-lane SW 117 Avenue roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths and 6-foot landscape strips from SW 261 Street to SW 264 Street to include a crossing over the SFWMD's C-102 canal if warranted.</u>	<u>2040</u>		<u>507.4</u>
36	<u>Construction of 80', 2-lane SW 117 Avenue roadway with center shared left turn lane, inclusive of 10' shared use pedestrian/bicycle paths and 6-foot landscape strips from SW 264</u>	<u>2025/2040</u>		<u>507.3 (east half) and 507.4 (west half)</u>

	<u>Street to SW 268 Street</u>			
37	<u>Construction of 70', 2-lane SW 122 Avenue roadway, inclusive of 10' shared use pedestrian/bicycle path on east side between C-102 canal and SW 268 Street</u>	<u>2040</u>		<u>507.4</u>
38	<u>Funding of widening of SW 127 Avenue Between SW 216 Street and SW 232 Street from two to four lanes</u>	<u>2025</u>		<u>507.3</u>
39	<u>Funding of widening of SW 112 Avenue from four to six lanes between SW 216 Street and SW 232 Street</u>	<u>2025</u>		<u>507.3</u>
40	<u>Funding of widening of SW 248 Street from two to four lanes between SW 127 Avenue and US 1</u>	<u>2025</u>		<u>507.3</u>

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CAPITAL IMPROVEMENTS ELEMENT LIST OF FUNDING SOURCES

* * *

Impact Fees/Exactions

* * *

- 500 Road Impact Fees
- 501 Park Impact Fees
- 507 Developer Fees/Donation

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054

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- 507.1 Developer Fees/Donation Responsibility/Construct or Cause to Construct - American
Dream Miami (May 2016 CDMP Amendment Application No. 5)
- 507.2 Developer Fees/Donation Responsibility / Construct or Cause to Construct - May
2016 CDMP Amendment Application No. 6 Property Owners
- 507.3 Developer Fees/Donation/Construct or Cause to Construct – Phases I and II
CDMP2021003 pursuant to Development Agreement
- 507.4 Developer Fees/Donation/Construct or Cause to Construct – Phase III
CDMP2021003
- 520 Water Connection Charges
- 521 Wastewater Connection Charges

RECEIVED

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz
Partnership, Aligned Real Estate Holdings, LLC
MIAMI-DADE COUNTY
PROCESS NO. 22-1051, Z21-052, Z21-053, Z21-054
DATE: APR 25 2022
BY: FURNEYS

**SOUTH DADE LOGISTICS & TECHNOLOGY DISTRICT
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (hereinafter the "**Agreement**") is made and entered into this ____ day of _____, 2022 by and between ALIGNED REAL ESTATE HOLDINGS, LLC, a Florida Limited Liability Company ("**Aligned**"), South Dade Industrial Partners, LLC, a Florida limited liability company ("**South Dade Industrial**"), BEDROCK SOUTH DADE 112 AVENUE, LLC, a Florida limited liability company ("**Bedrock 112**"), BEDROCK SOUTH DADE 268 STREET, LLC, a Florida limited liability company ("**Bedrock 268**"), PEDRO AND MARIE ROBAU ("**Robau**"), D.A.P. LAND HOLDINGS, LLC, a Florida Limited Liability Company ("**D.A.P.**"), BUXEDA HOLDINGS, LLC, a Florida Limited Liability Company ("**Buxeda**"), BARRY BRANT, TRUSTEE ("**Brant**"), and MIAMI-DADE COUNTY, Florida, a county government duly organized and existing under the laws of the State of Florida (hereinafter referred to as the "**County**").

RECITALS:

A. Robau, Bedrock 112, D.A.P., Buxeda, and Brant (collectively, **the "Owners"**) are each the owner of a portion of, or the owner of an undivided interest in a portion of, that certain land legally described in **Exhibit "A"** attached hereto and made a part hereof ("**Property**") located in the County, and the Owners collectively own 100% of the interests in the Property.

B. Robau is the owner of the "Phase I Land" described in **Exhibit "B"** attached hereto, which is a portion of the Property. Aligned has contracted to purchase and develop the Phase I Land.

C. Bedrock 112, D.A.P., Buxeda, and Brant collectively own the "Phase II Land" described in **Exhibit "C,"** attached hereto, which is a portion of the Property. South Dade Industrial and Bedrock 268 have contracted to purchase and develop portions of the Phase II Land.

D. The Phase II Land consists of four subparcels, the "Phase IIA Land" described in **Exhibit "D,"** the "Phase IIB Land" described in **Exhibit "E,"** the "Phase IIC Land" described in **Exhibit "F,"** and the "Phase IID Land" described in **Exhibit "G"** all exhibits attached hereto.

E. The Property has been designated as part of the "South Dade Logistics & Technology District" (**the "Special District"**) on the Miami-Dade County Comprehensive Development Master Plan ("**CDMP**") Future Land Use Map ("**FLUM**") and will be subject

to the CDMP Land Use Element requirements for the Special District, adopted pursuant to Ordinance No. _____. The Special District also includes additional land not subject to this Agreement, identified as "Phase III" in the Special District. The following reflects the acreage and overall development limits of all three Phases pursuant to the CDMP interpretive text addressing the Special District, subject to Development Equivalency as set forth in Paragraph 6 herein.

Phase	Gross Acreage	Development Assignment
Phase I	203.58	Up to 2,676,935 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms; and up to 20,000 square feet of commercial uses on properties that do not exceed five acres in size. (subject to Development Equivalency).
Phase II	165.26	Up to 2,350,068 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms; up to 80,000 square feet of commercial uses; and up to 150 hotel rooms (subject to Development Equivalency).
Phase III	424.44	Up to 4,277,997 square feet of distribution and logistics centers, warehouses, maintenance and repair facilities, light manufacturing, and wholesale showrooms, and up to 20,000 square feet of limited commercial uses to serve the firms and workers in the District dispersed throughout Phase III within small freestanding business centers or mixed with the foregoing uses, provided that no individual commercial site exceeds five acres in size.

F. A majority of the Property is currently being used by the Owners for agricultural purposes, consistent with its previously established Agriculture (AU) zoning

district regulations. The existing agricultural uses will be permitted to continue until redevelopment of a parcel has commenced.

G. Concurrently with this Agreement, the Owners have filed zoning applications (the "Zoning Applications") pursuant to the County's Land Development Regulations as follows:

1. The Phase I Land is the subject of application PH No. Z2021000054 seeking district boundary changes to IU-1 ("Industrial Light Manufacturing") and BU-1A ("Limited Business") as well as site plan approval and related requests.
2. The Phase IIA Land is the subject of application PH No. Z2021000050 seeking a district boundary change to IU-1 as well as site plan approval and related requests.
3. The Phase IIB Land is the subject of application PH No. Z2021000052 seeking a district boundary change to IU-1.
4. The Phase IIC Land is the subject of application PH No. Z2021000053 seeking a district boundary change to BU-2 ("Special Business").
5. The Phase IID Land is the subject of application PH No. Z2021000051 seeking a district boundary change to IU-1.
6. This Agreement is contingent on the approval CDMP Application No. 20210003 and Public Hearing Applications PH Nos. Z2021000050, Z2021000051, Z2021000052, Z2021000053, and Z2021000054.

H. Portions of Phase III, as depicted on Exhibit "Q," are the subject of Public Hearing Applications PH No. 2021000145, PH No. Z2021000173, Z2021000174, Z2021000183, Z2021000207, and Z2021000208.

I. The Owners, Aligned, South Dade Industrial, and Bedrock 268 are collectively the **Applicants** and individually, an **Applicant**.

J. The Applicants and the County desire that the Property be developed as permitted by the CDMP and the County Land Development Regulations (as hereinafter defined).

K. The Applicants and the County desire to establish certain terms, conditions, and rights with respect to the development of the Property: (i) to ensure that there are adequate capital facilities for development of the Property; (ii) to encourage the efficient use of resources in the development of the Property; (iii) to provide for cost-effective development of the Property; (iv) to provide for certainty with respect to certain approvals for development of the Property; and (v) to provide assurances to the Applicants that they will be vested as to concurrency management, zoning, and certain other regulations, as specified herein, that are existing on the Effective Date, subject to the terms of this Agreement.

L. This Agreement is entered into as a "Development Agreement" under the Florida Local Government Development Agreement Act, Sections 163.3220 – 163.3243, Florida Statutes (2020) ("**Development Agreement Act**") and Section 33G-8 of the Miami-Dade County Code.

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises hereinafter set forth, the Applicants and County agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference. All exhibits to this Agreement are hereby made a part hereof.
2. **Definitions.**
 - a. "**Applicants**" includes the Owners, Aligned, South Dade Industrial, and Bedrock 268 or their successors or assigns.
 - b. "**Approved Zoning Districts**" means IU-1, BU-1A, and BU-2 and associated requests approved pursuant to Miami-Dade County Resolution Nos. [] and [], passed and adopted by the Board of County Commissioners on [], as the same exists as of the Effective Date.
 - c. "**Base Flood Elevation**" means the elevation of the base flood, including wave height, specified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).
 - d. "**Code**" means the Code of Miami-Dade County, Florida.

- e. **"Comprehensive Plan"** or **"CDMP"** means the Comprehensive Development Master Plan adopted by the County pursuant to Chapter 163, Florida Statutes, meeting the requirements of Section 163.3177, F.S., Section 163.3178, and Section 163.3221(a), F.S., which is in effect as of the Effective Date.
- f. **"CDMP Amendment"** means the County CDMP amendment application No. CDMP20210003.
- g. **"DERM"** means the RER Division of Environmental Resources Management, or successor agency.
- h. **"Developer"** means Aligned, South Dade Industrial, Bedrock 112, Bedrock 268, and their respective successors and assigns, or any party or parties authorized by the Owners under this Agreement to undertake development as defined in Section 163.3221(3), Florida Statutes (2020), of the Property, subject to the terms and conditions set forth in this Agreement.
- i. **"Development"** means the carrying out of any building activity; the making of any material change in the use or appearance of any structure or land; or the dividing of land into three or more parcels as provided in Section 163.3221(4), Florida Statutes (2020) and more specifically in the Code.
- j. **"Development Permit"** includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, soil improvement permit, or any other official action of local government having the effect of permitting the development of the Property, as provided in Section 163.3221(5), Florida Statutes (2020) and as more specifically provided in the Code. Pursuant to Section 33-310.3(C)(6) of the Code, "development permit" shall include building permits and water and sewer permits but shall not include permits required by Chapter 24 or any other County environmental regulations.
- k. **"DTPW"** means the Miami-Dade County Department of Transportation and Public Works, or successor agency.
- l. **"Duration"** shall have the meaning set forth in Section 4(b) of this Agreement.

- m. **"Effective Date"** shall be the date this Agreement has been recorded in the Public Records of Miami-Dade County.
- n. **"Essential Facilities or Systems"** means buildings and other structures that are intended to remain operational in the event of extreme environmental loading from flood, wind, snow or earthquakes, in accordance with Florida Building Code Section 1612.4.
- o. **"Freeboard"** means additional height above the Base Flood Elevation required as a function of the nature of occupancy and the flood zone in accordance with Florida Building Code Section 1612.4
- p. **"Governing body"** means the Board of County Commissioners of Miami-Dade County.
- q. **"HEFT"** means the Homestead Extension of Florida's Turnpike.
- r. **"Infrastructure"** means, power generation and transmission, communications, roadways and other transportation facilities or equipment, sanitary sewer, solid waste, drainage, potable water, and similar public facilities.
- s. **"Land"** means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, as provided in Section 163.3221(7), Florida Statutes (2020).
- t. **"Land Development Regulations"** means ordinances, rules, and policies enacted or customarily implemented by the County for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or certain other regulations controlling the development of or construction upon land in effect as of the Effective Date, as provided in Section 163.3221(8), Florida Statutes (2020). Pursuant to section 33-310.3(C)(7) of the Code, the term "land development regulation" shall not include Chapter 24 or any other County environmental regulations. Such environmental regulations shall apply to the Property regardless of this Agreement and may require changes to the Applicants' plans for the Property.

- u. **"MDAD"** means the Miami-Dade Aviation Department, or successor agency.
- v. **"MDFR"** means the Miami-Dade County Fire Rescue Department, or successor agency.
- w. **"MDPD"** means the Miami-Dade Police Department, or successor agency.
- x. **"Owners"** shall include Bedrock South Dade 112 Avenue, LLC, Pedro and Marie Robau, D.A.P. Land Holdings, LLC, Buxeda Holdings, LLC, Barry Brant, Trustee, and, their heirs, successors, and assigns. Each Owner will have the full power and authority to act and exercise all rights, and to undertake all obligations, on its portion of the Property.
- y. **"Phase I Developer"** means Aligned, its successors or assigns, or any party designated by Aligned as the "Developer" undertaking development of all or any portion of the Phase I Land from time to time, and its successors or assigns, subject to the terms and conditions set forth in this Agreement.
- z. **"Phase I Land"** means the approximately 203.58 gross acre parcel legally described in **Exhibit "B."** The parties agree that the Phase I Developer may seek to realign a portion of the C-102 canal within the Phase I Land. In the event the C-102 canal is realigned following the Effective Date of this Agreement, the legal description of the Phase I Land shall be administratively modified to reflect the realigned location.
- aa. **"Phase II Developer(s)"** means South Dade Industrial, Bedrock 112, Bedrock 268, their successors or assigns, or any party designated by the Phase II Developers as the "Developer" undertaking development of all or any portion of the Phase II Land from time to time, and its successors or assigns, subject to the terms and conditions set forth in this Agreement.
- bb. **"Phase II Land"** means the land legally described in **Exhibit "C."**
- cc. **"Phase IIA Land"** means the approximately 98.1 gross acre parcel legally described in **Exhibit "D."**

- dd. **"Phase IIB Land"** means the approximately 20.6 gross acre parcel legally described in **Exhibit "E."**
- ee. **"Phase IIC Land"** means the approximately 19.5 gross acre parcel legally described in **Exhibit "F."**
- ff. **"Phase IID Land"** means the approximately 15.4 gross acre parcel legally described in **Exhibit "G."**
- gg. **"Phase III Land"** means all privately owned areas of the Special District that are not included in either the Phase I Land or Phase II Land.
- hh. **"Property"** means the land located in the County legally described in **Exhibit "A."**
- ii. **"Project"** means development permitted pursuant to the Project Approvals.
- jj. **"Project Approvals"** means the CDMP Application, Approved Zoning Districts and this Agreement, and the Zoning Applications, as approved by the Miami Dade County Board of County Commissioners.
- kk. **"PROS"** means the Miami-Dade Parks, Recreation and Open Spaces department.
- ll. **"Public Facilities"** means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities, and health systems and facilities, as provided for in Section 163.3221(13), Florida Statutes (2020).
- mm. **"Public Records"** means the Public Records of the County, subject to Chapter 119, Florida Statutes.
- nn. **"RER"** means the Miami-Dade County Department of Regulatory and Economic Resources, or successor agency.
- oo. **"RER Director"** means the Director of RER or successor agency, or the Director's designee.

- pp. **"Site Plan"** is a scaled and dimensioned site plan (with landscaping), typical elevation, and typical floor plan.
- qq. **"Special District"** means the "South Dade Logistics & Technology District" as depicted on the CDMP's Future Land Use Map ("FLUM") and described in the corresponding text of the Land Use Element of the CDMP.
- rr. **"WASD"** means the Miami-Dade County Water and Sewer Department, or successor agency.
- ss. **"Zoning Applications"** means PH No. Z2021000054 (Phase I), PH No. Z2021000050 (Phase IIA), PH No. Z2021000052 (Phase IIB), PH No. Z2021000053 (Phase IIC) and PH No. Z2021000051 (Phase IID). As noted above, portions of Phase III are the subject of zoning applications PH No. Z2021000145, PH No. Z2021000173, Z2021000174, Z2021000183, Z2021000207, and Z2021000208, which are not within the definition used herein.
3. **Intent.** The Applicants and the County intend that this Agreement is entered into as a "Development Agreement" under the Development Agreement Act and that this Agreement should be construed and implemented to effectuate the purposes and intent of the parties expressed in this Agreement and in the Development Agreement Act.
4. **Effective Date/ Duration.**
- a. ***Effective Date.*** As provided in Section 163.3239, Florida Statutes, this Agreement shall be recorded in the Public Records at the cost of the Applicants. It is provided, however, that this Agreement is contingent upon the CDMP Amendment being found "in compliance" pursuant to Section 163.3184, Florida Statutes, and this Agreement is also contingent upon the approval of the Zoning Applications. Therefore, this Agreement shall be executed by all parties and held in escrow by the County pending (1) the confirmation that the CDMP Amendment has been found "in compliance" pursuant to Section 163.3184, F.S., by a final non-appealable order; and (2) final and non-appealable approval of the Zoning Applications. If an appeal of the CDMP Amendment or the Zoning Applications is filed, and the disposition of such appeal results in the denial of the subject application, in its entirety, then this Agreement shall

be null and void and of no further effect; if a portion of an approval is invalidated, then, to the extent any such invalidation is severable, this Agreement shall remain in full force and effect as to those portions that remain valid. Upon the disposition of an appeal that results in the denial of the CDMP Amendment or the Zoning Applications in their entirety or results in an invalidity that is not severable from the remaining portions, and upon written request, the Director of RER shall forthwith execute a written instrument, in recordable form, acknowledging that this Agreement is null and void and of no further effect, and original counterparts of this Agreement shall be returned to the parties without any recordation of the Agreement.

- b. ***Duration.*** This Agreement shall run with the land and shall be binding on all parties and all persons claiming under them for a term of 20 years from the Effective Date, with the option to extend this Agreement for an additional 10 years with Administrative Approval by the Director of RER, upon a demonstration that development of the Project has commenced and continued in good faith. This Agreement shall not exceed 30 years unless extended by mutual consent of the County and the Applicants following a public hearing in accordance with Section 163.3225, Florida Statutes. Any commencement, phasing, improvement-timing, applicable mitigation requirements, or other dates or deadlines provided in this Agreement may be extended administratively by the County for the maximum period of time declared by state law ("Statutory Extensions"), including, but not limited to, Section 252.363, Florida Statutes, regardless of any previous extension for this Agreement, associated zoning approvals, and related zoning actions. References herein to the "Duration of this Agreement" shall include extensions approved thereto. Any development commenced following the expiration of this Agreement will be subject to the then-applicable County regulations, including, but not limited to, zoning, subdivision, and environmental regulations as well as the County's standard concurrency review process.

5. **Owner and Developer Authority and Assignments/Personal Liability/Multiple Ownerships.**

- a. ***Authority/Developers.*** The Phase I Developer and the Phase II Developers will have the right throughout the duration of this Agreement to provide subsequent Developer or Developers with the power and authority to act or exercise any rights, or to undertake any obligations,

with respect to the relevant portions of the Property. Present or future Developers may assign the title and role of Developer and any rights or obligations hereunder in whole or in part to other parties as hereinafter provided in this Agreement at their sole and exclusive discretion and without the consent of any other party to this Agreement. Such assignment must be in writing and in recordable form, and shall not require the approval of the County or the amendment or modification of this Agreement. Once assigned, a subsequent Developer will possess the full power and authority to act and exercise all rights, and to undertake all obligations, with respect to the relevant portion of the Property under this Agreement. Further, unless expressly reserved, the power and authority of the existing Developer shall terminate and no longer apply to the existing Developer that is transferring its powers and authority. This Agreement shall not prohibit the Phase I Developer and the Phase II Developer, their successors and assigns, from assigning certain obligations to a special taxing district, community development district, property owners' association, or other legal entity, to the extent otherwise permitted by the Code and other applicable laws. The creation of special taxing districts or community development districts shall be subject to the review and approval by the Board of County Commissioners pursuant to Section 1.01 of the Miami-Dade County Home Rule Charter and the intent to pursue the creation of special taxing districts or community development districts shall be reported pursuant to Paragraph 31 of this Agreement.

Notwithstanding anything in this Agreement to the contrary, all obligations under this Agreement shall be binding obligations of the successor owners of the Property, regardless of any delegation or assignment by the Owners.

Any assignments and sales of land to subsequent owners or Developer(s) made under this Agreement, and the creation of a property association to act on behalf of individual property owners, as contemplated in this Paragraph 5, shall be reflected on the annual report to the Department of Regulatory and Economic Resources required under Section 33-310.3(C)(12) of the Code and Paragraph 31 of this Agreement.

- b. **Liability.** The obligations imposed on the Owners, Developers, or Applicants under this Agreement shall continue to be the binding obligations of successor owners of the Property from time to time and

shall continue to be binding obligations against the Property notwithstanding any change in ownership and notwithstanding any delegation of authority set forth in subparagraph 5(a) above. The rights and obligations under this Agreement shall run with title to the relevant portions of the Property and shall not be personal to the Owners, Developers, Applicants, or any prior Owner or Developer. It is provided, however, that nothing herein shall limit the County's ability to enforce violations and environmental obligations against any prior owner, as may be available under law and pursuant to the Code of Miami-Dade County, including, but not limited to, Chapter 24.

- c. ***Multiple Ownership within Subdivided Lots.*** In the event any subdivided lot or lots within the Property has or have multiple ownership, including a condominium, the owners of that subdivided lot(s) shall create an association, or create appropriate covenants, that establish that an association or a designated party(ies) shall have the right to act on behalf of the individual owners of such subdivided lot or lots to bind such owners under this Agreement, provided such association has the legal authority to do so, including any modification of this Agreement. If the owners of such subdivided lot or lots fail to create such an association or designated party(ies), then the owner that created the subdivision shall be deemed to retain the right to request and execute modifications of this Agreement on behalf of the individual owners of such subdivided lot or lots.

6. **CDMP, Permitted Development Uses, Density/Intensity, and Development Equivalency.**

- a. ***CDMP and Zoning Consistency.*** Concurrently with the approval of this Agreement and pursuant to the County's Land Development Regulations, the County adopted the Approved Zoning Districts on the official zoning map of the County. By these approvals, the County has determined that the Special District, this Agreement, the Approved Zoning Districts, and the Zoning Applications are consistent with the Land Development Regulations and CDMP in effect as of the Effective Date and shall remain consistent, provided that the Applicants comply with all requirements and obligations of this Agreement.
- b. ***Permitted Development Uses and Intensity.*** The development program for the Project will consist of the following program uses

(together with uses accessory and ancillary thereto, the “**Program Uses**”) and density limitations (“**Initial Approved Development Program**”), or an equivalent combination of such uses and intensity limitations, as follows:

TABLE OF PROGRAM USES

Use¹	Initial Approved Development Program
Logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms	5,027,003 square feet
Commercial Uses	100,000 square feet
Hotel	150 Rooms

- c. The actual permitted uses are those allowed by the Approved Zoning Districts in effect for that portion of the Property, subject to this Agreement, and any Declarations of Restrictions accepted in connection with the CDMP Amendment and/or Zoning Applications. The Project development shall be limited to the Program Uses, but the combination and intensity of the Program Uses in the Initial Approved Development Program may be modified to the extent provided in the Development Equivalency provision below. The parties understand and agree that the rezoning of the Property to the Approved Zoning Districts will allow continued agricultural use to the extent it is the continuation of a legally established non-conforming use.

¹ It is the intent of the Parties to liberally construe the uses to be allowed within the Project. Uses were analyzed, and are generally proposed, as those provided in the Institute of Transportation Engineers Trip Generation Manual 10th Edition, as follows: Warehousing, Shopping Center, Hotel, Fast Food w/ Drive Through, Drive-in Bank, Super Convenience Market/Gas Station, and related uses contemplated therein. Analyzed uses also include all uses allowed within the IU-1 and BU-2 Districts except those expressly excluded herein or in the Declarations of Restrictions accepted in connection with the CDMP Amendment and/or Zoning Applications, other uses similar to all those contemplated herein, and all appropriate ancillary and accessory uses, which may be permitted in accordance with paragraph 6.d. below without amending this Agreement.

- d. **Phasing of Development.** Development on the Property will be phased as provided in the table below, all subject to the Development Equivalency provision below.

PHASING SCHEDULE

Development Assignment	Timing of Development
Phase I Development 2,676,935 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, land wholesale showrooms; and up to 20,000 square feet of commercial uses on properties that do not exceed five gross acres.	Second Quarter of 2022 -- Estimated commencement of site work. 2026 -- Estimated completion of Phase I.
Phase II Development 2,350,068 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale Showrooms; up to 80,000 square feet of commercial uses; and a hotel with up to 150 rooms	Second Quarter 2022 – Estimated date of first Tentative plat. Vertical construction shall not commence prior to October 1, 2022. No buildings permits for vertical construction in parcels located in Phase IIA, Phase IIB, Phase IIC or Phase IID shall be issued until the Fourth Quarter of 2022. 2028 – --Estimated completion of Phase II.

PHASE II BREAKDOWN AND ASSIGNMENT OF INITIAL APPROVED DEVELOPMENT PROGRAM AND USES

Subphase	Development Assignment
Phase IIA	1,983,120 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, and wholesale showrooms

Phase IIB	366,948 square feet of logistics centers, warehouses, maintenance and repair facilities, office buildings and office parks, light manufacturing, wholesale showrooms
Phase IIC	70,000 square feet of commercial uses and up to 150 hotel rooms
Phase IID	10,000 square feet of commercial uses

e. **Population Density.** No residential uses will be permitted on the Property.

f. **Building Heights.** The building heights permitted on the Property will be defined by the IU-1 or BU-2 zoning district regulations in effect as of the Effective Date, as applicable, and any subsequently adopted standards that the Applicant or owner of the relevant portion of the Property and RER agree in writing, may be applied to the Property subject to the requirements of Paragraph 7(b) of this Agreement.

g. **Prohibited Uses.** The uses described on **Exhibit "L"** are prohibited on the Property. The identical prohibitions have been included in the Declarations of Restrictions proffered for Phases I and II as part of the CDMP Application.

h. **Development Equivalency.**

- i. **Trip Cap.** The Initial Approved Development Program is projected to generate **1,506** net external pm peak hour trips ("**Trip Cap**"), using the rates contained in the latest published edition of the ITE Trip Generation Manual (see representative trip generation rates provided in **Exhibit "H"** attached hereto and by this reference made a part hereof; "**Representative Trip Rates**"). The Declarations of Restrictions accepted with the CDMP Amendment include Representative Trip Rates for Phases I and II that are identical to those attached in **Exhibit "H."**
- ii. Floor area of development may be transferred among and within the Phases, provided that: (a) the resulting development program within

each Phase complies with the applicable minimum and maximum floor area limitations; and (b) the then owners of the parcel(s) or portion(s) thereof that are transferring and receiving the floor area agree to said transfer in writing; and (c) notice of said transfer is recorded in the Public Records of Miami-Dade County. Development orders and development permits, including Site Plan approvals, may be issued for an actual development program and combination of Program Uses and intensities ("**Actual Development Program**") that varies from the Initial Approved Development Program in accordance with the Equivalency Matrix provided in **Exhibit "H,"** provided that the Actual Development Program does not exceed (a) the Trip Cap or (b) the amount of water treatment plant or sanitary sewer treatment plant capacity reserved for the Initial Approved Development Program, as provided in paragraph 11.q. below (the "Treatment Plant Capacity Cap"). It is provided, however, that the Treatment Plant Capacity Cap shall not preclude the Applicants from entering into a Service Agreement with WASD for more than the reserved capacity, if such capacity is available, at the appropriate development stage, and any such additional Service Agreement shall not require a modification of this Agreement.

- iii. A trip generation analysis using the Representative Trip Rates shall be prepared for RER review and approval at the earlier of site plan or tentative plat approval of each Phase or portion thereof to calculate the total number of net external pm peak hour trips for that portion or stage of the Project and to demonstrate that the cumulative net external pm peak hour trip generation for the Project built to date does not exceed the Trip Cap.
- iv. It is further provided that development orders and development permits for uses that require variances, unusual uses, or special exceptions pursuant to the Miami-Dade County Code may be approved without amending this Agreement, provided that such additional uses: are consistent with the CDMP; are approved in accordance with the applicable Code provisions; and do not exceed the Trip Cap (subject to the Representative External Vehicle Trip Rates and Equivalency Matrix in **Exhibit "H"**) or the Treatment Plant Capacity Cap.

- v. All development orders and development permits, including Site Plan approvals, may be issued administratively by RER to the extent permitted by the Code.
- i. **Open Space.** Each individual development site within the Property will provide at least fifteen (15) percent of its gross area as open space.

Open space will include exterior surface areas consisting of outdoor, at-grade space, including but not limited to greens, squares, plazas, courtyards, terraces, lawns, entrance features, greenbelts, unpaved passive and active recreation areas, water retention areas, canals and other water bodies (including abutting canals), paseos (when designed predominantly for pedestrians), pedestrian paths, bicycle paths and ornamental or shading landscaped areas associated with such pedestrian or bicycle paths, and above-grade landscaped roof terraces/gardens on buildings or garage structures.

7. **Procedures.**

- a. **Further Development Review.** The Project Approvals, the Land Development Regulations, and the CDMP establish the criteria for development of the Property for purposes of CDMP consistency, concurrency, and zoning for the Duration of this Agreement. Those criteria shall be applied as set forth below.
 - i. **Site Plan.** A site plan for an individual development site shall comply with the CDMP, the Land Development Regulations, the Project Approvals and criteria set forth in the Code.
 - 1) Each Owner or Developer shall demonstrate compliance with CDMP Policy LU-8H(h) at the time of site plan approval for each phase or portion thereof, by incorporating the design principles and considerations outlined in **Exhibit "O"** to this Agreement.
 - 2) If it is found during the site plan review that the proposed development does not substantially comply with the Project Approvals, and is consistent with the CDMP and the Land Development Regulations, the Site Plan applicant may either appeal the decision as set forth below, revise the Site Plan to

comply with the Project Approvals, or request a modification of this Agreement in accordance with this Agreement and the Code, or request such other zoning action or determination as may be required pursuant to the Code.

- 3) Modifications to approved site plans shall be governed by Sections 33-304, 33-309, and 33-310.1 of the County Code and shall not require an amendment to this Agreement as long as the proposed modified plan substantially complies with with the Project Approvals, and is consistent with the CDMP.
 - b. **Appeals of Administrative Decisions.** If the County does not approve the Site Plan with respect to a portion of the Property, each applicant for site plan approval maintains the right to appeal the administrative decision as provided by the Code in accordance with Section 33-314(C), which provides for appeals of certain administrative decisions directly to the Board of County Commissioners; or in accordance with Chapter 24, which provides for appeals of certain administrative decisions to the Environmental Quality Control Board.
 - c. ***Downzoning and New Regulations and Policies.*** For the Duration of this Agreement, the County shall not downzone the Project, change the Approved Zoning Districts, or restrict legal nonconforming uses beyond the current provisions in the Code of Miami-Dade County, except at the express request of either the Owner or Developer of the relevant portion of the Property, subject to all applicable requirements for any such legislation or zoning action. The County shall further not apply subsequently adopted laws and policies to the Project except as provided in Section 163.3223, Fla. Stat. (2021).
8. **Reservation or Dedication of Land.** Pursuant to the terms of this Agreement, the Owners shall dedicate all necessary rights of way, easements, licenses, fee simple ownership, and other appropriate property interests for the construction, installation, and operation of infrastructure, utilities, stormwater management, and other appropriate Public Facilities and public purposes as provided herein on their respective portions of the Property. Certain necessary reservations, dedications, and improvements for each Phase I and Phase II are described on **Exhibit "I,"** but the failure to include a reservation, dedication, or improvement therein shall not absolve the Owners or Developers from any such obligation under applicable law.

The dedication of any public roadways, canal rights-of-way, agricultural drainage ditches, or other areas shall be accomplished through the approval of a plat for the affected parcel(s), or portions thereof, or through such other instruments as may be acceptable to the County. It is understood that this Agreement does not necessarily address environmental mitigation or sewer pump stations that may be required as part of environmental approvals or permits pursuant to Chapter 24 of the Code.

9. **Development Permits and Other Required Permits and Approvals.** A description of the local and other development permits and environmental permits and approvals that are generally anticipated as required for the development of the Project is set forth on **Exhibit "J"** attached hereto and made a part hereof. This list is a good faith attempt to list the most significant permits required for development and may be supplemented with additional permits and requirements, as appropriate, but the failure to include permits and approvals on **Exhibit "J"** shall not relieve the Applicants from the need to obtain said permits and approvals. The Applicants may need certain additional approvals and additional development permits to complete the Project in a manner consistent with the Project Approvals, Land Development Regulations, and CDMP designations in effect as of the Effective Date and applicable to the Property, such as:
- a. Site plan approvals and modifications thereto;
 - b. Vacations of road rights-of way or closures of existing roads;
 - c. Non-use variances of the requirement to dedicate certain rights of way;
 - d. Unusual uses and special exceptions;
 - e. Soil Improvement Permits;
 - f. Canal Excavation Permits;
 - g. Subdivision approvals;
 - h. Operational traffic analyses at time of the earlier of a site plan or subdivision approval for the relevant property;
 - i. Water, sewer, paving, and drainage permits/plan approvals;
 - j. Acceptance, enforcement, or release of Covenants, Declarations of Restrictions, or Unities of Title;
 - k. Building and related permits;
 - l. Certificates of occupancy, completion, or use;
 - m. Stormwater management and drainage permits; and
 - n. Environmental permits, including, without limitation, work in wetlands, work in or relocation of canal easements, or tree removal and relocation.

10. **Necessity of Complying with Local Regulations Relative to Development**

Permits. The Applicants and the County agree that the failure of this Agreement to address a particular permit, condition, term, or restriction as of the Effective Date shall not relieve the Applicants of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction in effect as of the Effective Date. To the extent that such regulation is no longer in effect or changed, the Applicants and County may address the terminated or changed provision without the need to amend this Agreement, provided the Parties agree in writing.

11. **Conditions of Development.** As a condition of development, the Applicants shall address the impacts of development of the Project as follows. For purposes of this Paragraph 11, the phrases "at the time of permitting" and "at the time of permit" shall mean when a complete application for a permit has been submitted to the applicable agency.

a. **Improvements Involving Phase III Lands**

- i. The only infrastructure that is proposed or anticipated to require a connection across Phase III lands or the participation of any Phase III owner is the improvement of SW 256 Street (west of SW 112 Avenue), SW 261 Street (west of SW 112 Avenue), and SW 117 Avenue (north of the C-102 canal) and an easement crossing through Folio 30-6925-000-0181, including the installation of utility lines, portions of which infrastructure are located in Phase III and are required to serve Phase IIA. The Phase II Developers have entered into contracts to acquire the necessary easements and/or rights-of-way from the owners of the affected Phase III parcels.
- ii. No additional future connections will be permitted without the approval of the relevant landowners and the County. Any additional water and sewer infrastructure that is deemed necessary in the future will require the approval of the relevant landowners and the County and may affect the approvability of subsequent permits, but such infrastructure requirements may be addressed through administrative approvals without amending this Agreement. For additional roadway improvements across Phase III lands, the relevant Owner or Developer will be responsible for obtaining the approval of the relevant land

owner(s) for improvements that are deemed necessary by the County based on a traffic analysis prepared by the relevant Owner or Developer at the time of site plan approval, final plat, or building permit.

b. ***General Environmental***

All applicable environmental permits for development within each Phase (or portion thereof) shall be obtained pursuant to Chapter 24 of the Code, as may be amended from time to time. All subsequent development orders, including but not limited to Site Plans, tentative plats, final plats, building permits, zoning improvement permits, lake excavation permits and Class IV wetlands permits, shall be subject to review and approval by DERM in accordance with applicable requirements of Chapters 24 and 11C of the Code, and for conformance with the CDMP. It is expressly agreed and acknowledged that (i) such environmental permits and approvals are not exhaustively listed herein; (ii) each Owner or Developer is required to obtain various environmental permits and approvals pursuant to Chapter 24 of the County Code, as it may be amended from time to time; for their respective portions of the Property (iii) DERM has not yet reviewed or approved the required submittals for such environmental permits and approvals; (iv) this Agreement does not entitle the Owners or Developers to any such environmental permits and approvals or entitle the Applicants to develop the Property unless and until such permits and approvals are obtained; (v) and additional environmental requirements may apply beyond those in effect as of the Effective Date, including additional state or federal requirements and associated County requirements. The Owners or Developers acknowledge that the provisions of this Agreement do not address any environmental mitigation that may be required by the County as part of future environmental permits or approvals.

The Owners and Developers further acknowledge that the relevant Owner will be required to fund the construction of sanitary sewer pump stations under the terms of service agreements with the Water and Sewer Department.

c. ***Environmental Assessments***

- i. Prior to the approval of the earlier of any future development building permits (including soil improvement, drainage, or

dewatering permits)for the relevant phase or portion thereof, the relevant Owner or Developer shall conduct and submit the following environmental assessments to DERM for review and approval:

1. Phase 1 and Phase 2 Environmental Site Assessments ("ESAs") in accordance with ASTM Standards;
 2. Environmental evaluations that address the utilization of the relevant area by protected species including (where relevant) both dry and wet seasons using U.S. Fish and Wildlife methodologies; and
 3. Wetland determinations using DERM-approved standards and methods.
- ii. Based on the current and historical agricultural use of the Property, prior to the approval of the earlier of any site development building permits (including soil improvement, drainage, or dewatering permits)for the relevant phase or portion thereof, the relevant Owner or Developer shall submit to DERM for review and approval a site assessment report that ascertains the soil and groundwater quality at the site and is prepared in accordance with Chapter 24 of the Code and associated guidance, and applicable industry standards (e.g., ASTM Phase 1 and Phase 2). Based on the results of the site assessment, site rehabilitation including, as applicable, implementation of a contaminated soil management plan and all applicable components (e.g., dust control or AQMP) may be required to comply with requirements of the Code. Such site rehabilitation shall be conducted in accordance with the applicable provisions of the Code and associated guidance and shall be subject to DERM review and approval.

d. ***Mitigation of Flooding Risks***

Along with the stormwater management design requirements set forth herein, all development will be subject to the following requirements to mitigate the flooding risks associated with a Category One Hurricane:

- i. The lowest finished floor of any buildings shall be the more stringent of 12 feet NGVD29 or the standards that are in effect at the time a complete application for a permit has been submitted to the applicable agency and that are contained in the County Flood Criteria as defined in chapter 11C, as may be amended, or other applicable provisions of the Code.
- ii. The proposed minimum elevation of any new roadways (excluding the existing roadways SW 107 Avenue, and SW 268 Street) shall be the more stringent of: approximately 6.6 feet NGVD29; or the standards that are in effect at the time a complete application for a permit has been submitted to the applicable agency and that are contained in the County Flood Criteria as defined in chapter 11C, as may be amended, or other applicable provisions of the Code.
- iii. All collector and arterial roads must provide drainage facilities designed to accommodate the 10-year design storm at the time a complete application for a permit has been submitted to the applicable agency.

e. ***Conceptual Stormwater Plan***

The approved Conceptual Stormwater Management Master Plan (the "Conceptual Stormwater Plan") attached as Exhibit "P" to this Agreement describes the standards and requirements for managing stormwater in the entire development. The Conceptual Stormwater Plan also establishes that post-project conditions shall be the same as or better than the pre-project conditions related to managing stormwater, including water quantity and water quality Levels of Service, to avoid any negative impacts to areas immediately upstream of the development and within the Special District itself (all Phases I, II, and III). The Conceptual Stormwater Plan contemplates that each Phase of the Project, or portion thereof, will comply with the requirements set in the Plan through the review and issuance of all future development permits for the relevant phase or portion thereof that involve review of drainage or stormwater conveyance.

Pursuant to that Plan, the following stormwater management design requirements shall apply to all Phases of the Project:

- i. All development parcels shall meet the retention requirements for a 100-year, 3-day storm event. The runoff from all development parcels and roadways shall be dispersed to on-site retention areas, swales, or other flow conveyance mechanisms. Infrastructure and other elements constructed to meet this retention requirement shall be designated to function for that purpose as long as the development remains in operation.
 1. Any future changes shall only be allowed after review and approval by RER-DERM of alternative retention strategies to be designed and constructed to the same storm peak event or higher.
 2. The primary means to meet the stormwater design requirements will be through a network of exfiltration trenches and surface retention areas to meet the volumetric storage requirements of the 100-year, 3-day storm event.
 3. In the event that contamination is discovered in the soil or groundwater, development may utilize other stormwater management best management practices acceptable to RER-DERM to address stormwater quality and quantity requirements, such as piping of runoff to areas free of restrictions, exfiltration trenches at depths below the level of contamination, drainage wells, soil removal and replacement, or surface storage in capped or lined impoundments.
- ii. A portion of the C-102 canal is planned to be realigned within the Phase I Land, subject to approval by the South Florida Water Management District ("SFWMD"). Any such realigned canal section shall be designed to at a minimum maintain all current functions and capacity of the existing canal, including relocation of any existing agricultural drainage ditches or conveyance swales as may be necessary to accommodate such realignment, and meet all the requirements of the approved Conceptual Stormwater Master Plan. Development pursuant to this Agreement does not rely upon the C-102 canal for any drainage

functions. All development within the Property shall retain stormwater, and provide drainage, on the relevant property within the applicable phase, or portion thereof, and may only make overflow discharges into existing or relocated agricultural drainage ditches or conveyance swales. Any realigned C-102 canal segment or relocated ditch or swale must be built with no interruption of flow and be fully operational prior to filling of any existing canal segment, ditch, or swale.

- iii. All existing and proposed drainage or stormwater conveyance facilities that are not modified or eliminated as provided above shall be operated and maintained by the owner of the applicable parcel, a property owners association, or a County approved special taxing district or Community Development District, unless a full dedication of the systems or facilities have been made and accepted by the County for and including maintenance and operations.
- iv. Site elevations shall be raised to the more stringent of: 8 feet NGVD29, except for swales and stormwater retention areas; or standards that are in effect at the time a complete application for a permit has been submitted to the applicable agency and that are contained in the County Flood Criteria, as defined in Chapter 11C, as may be amended, or in other applicable provisions of the County Code.
- v. Stormwater management and drainage designs shall accommodate a minimum sea level rise of 24 inches.
- vi. Existing canals, agricultural ditches, conveyance swales, and other drainage or stormwater management infrastructure shall be shown on all plans submitted for development within the Property. Except as provided in subparagraph (ii) above or unless DERM determines to the contrary in accordance with this paragraph, all such existing infrastructure shall be retained and protected in its existing location to maintain current functions serving areas outside of the Property or other areas inside of the Property.

1. The owner or developer of the relevant property may request relocation of any such infrastructure by submitting for DERM's review and approval a signed and sealed engineering analysis demonstrating current and future conveyance function for such infrastructure before any physical changes to existing conveyance functions can occur.
 2. The owner or developer may request elimination of existing agricultural ditches and conveyance swales, only, by submitting for DERM's review and approval before any physical changes to such facilities can occur: (i) evidence that such ditches or swales serve only agricultural areas within the development; and (ii) a signed and sealed engineering analysis demonstrating that an adequate alternate conveyance system maintains existing drainage flow patterns and ensures that no negative impacts post-development compared to pre-development conditions will affect surrounding properties.
- vii. The proposed development shall include by-pass swales or other means of conveyance to the C-102 canal subject to the approval of the SFWMD, if DERM determines that such infrastructure is required to maintain existing drainage flow patterns from the neighboring properties and to ensure the development does not negatively impact area or regional drainage compared to pre-development conditions.
- f. ***Proposed Dedications for Public Stormwater Conveyance.*** All areas or facilities, either existing or planned, related to public stormwater conveyance or public drainage located on the Property, whether or not included on the County Water Control Plan identified in Section 28-13 of the Code, as may be amended, or identified in any required title searches, shall be identified on any signed and sealed engineering analysis required by subsection (e) above. In addition, unless modified or eliminated as provided in subsection (e)(vi) above, all such areas or facilities shall be proffered for dedication to the County in the tentative plat and final plat for the relevant parcel, or through such other instrument as may be acceptable to the County. If the County declines the offer of dedication,

then maintenance and operation shall be provided for in accordance with subsection (c)(iii) above.

g. ***Final Stormwater Plans and Covenants***

- i. Prior to the earlier of the approval of a final plat, building permit, zoning improvement permit, lake excavation permit, or Class IV wetland permit, the Owner or Developer of the relevant parcel shall submit to DERM for review and approval a detailed Environmental Resource Permit ("Final Stormwater Plan") for all the property covered by the relevant application and associated covenant(s) for such property and any off-site areas to be used for stormwater purposes, such as stormwater storage or conveyance. The Final Stormwater Plan shall be signed and sealed by a professional engineer licensed in the State of Florida. The DERM-approved Final Stormwater Plan covenant(s) shall be recorded in the Public Records of Miami-Dade County at the expense of the Owner or Developer of the parcel subject to the final plat.
- ii. Final Stormwater Plans shall be consistent with the approved Conceptual Stormwater Plan and shall be prepared in accordance with the versions in effect at the time the Final Stormwater Plan, or a modification thereof, is submitted of the following: the Miami-Dade County Public Works Manual; the County Water Control Plan; Chapters 24 and 11C of the Code; the South Florida Water Management Regulations; the Florida Building Code; and ASCE 24. A Final Stormwater Plan shall also incorporate findings from environmental site assessments for the relevant parcel prepared in accordance with ASTM Standards and approved by DERM. A Final Stormwater Plan must address, along with any other information deemed necessary by DERM, the following:
 1. The necessary measures to mitigate flooding in the development of the parcel in a manner consistent with the approved Conceptual Stormwater Plan.

2. How the parcel's perimeter berm will retain the on-site runoff generated by a 100-year 3-day storm event.
3. A signed and sealed engineering analysis will be required to demonstrate current and future conveyance function for any agricultural ditch, canal or conveyance swale retained, relocated or planned to be eliminated. Relocation or elimination of such ditch or swale shall be governed by subsection (e)(vi).
4. A complete title search for the parcel will be required to identify any canal rights-of-way, reservations or easements associated with the existing agricultural ditches. The County Water Control Plan shall be included in the title search and in the signed and sealed report required for all the ditches, canals and swale areas within or abutting the parcel. The results from the title searches shall be provided as part of the signed and sealed engineering reports required for any agricultural ditch or conveyance swale retained, protected, relocated, or planned to be eliminated. Any existing or planned canal or ditch within the subject parcel, as shown on the above-referenced Water Control Plan may be subject to dedication to the County as provided in paragraph (f).
5. A signed and sealed engineering analysis demonstrating that post-project conditions shall be the same or better than the pre-project conditions related to managing stormwater, including water quantity and water quality Levels of Service, in areas immediately upstream to the development and within the District (all Phases I, II, and III).

Modifications to Final Stormwater Plans, including associated covenant(s), will be subject to RER-DERM review and approval in accordance with the foregoing standards. All features and facilities shown in the Final Stormwater Plan located on a parcel, including the perimeter berm, shall be operated and maintained by the Owner of such parcel, a property owners association, or a County approved special taxing district or Community

Development District, unless a full dedication of the systems or facilities have been made and accepted by the County as provided above.

h. ***Natural Resources***

- i. The Owners or Developers shall prepare and revise site plans and applications for development permits and environmental permits, including, without limitation, tentative plat applications, final plat applications, building permit plans, zoning improvement permits, lake excavation permits and Class IV wetlands permit plans, subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP, Class IV permit approval, the Conceptual Stormwater Plan and the approved Final Stormwater Plan for each such plan, permit, or subdivision application, and any other environmental permit or approval issued pursuant to Chapter 24 of the Code.

If required by the County prior to the approval of a final plat for any portion of the Property, the Owner or Developer of such parcel shall cause a survey to be conducted to determine the absence or presence of listed plant species and listed wildlife species as enumerated in Appendices A and B, respectively, to the CDMP's Conservation, Aquifer Recharge and Drainage Element within the subject property. The survey shall utilize professionally recognized survey timeframes and sampling methodology and shall be subject to review and approval by DERM prior to its implementation. Nothing in this Paragraph shall prohibit the Director of DERM from accepting a survey of the parcel covered by the proposed final plat that had been previously approved by DERM or from requiring a new survey based on professionally recognized survey timeframes and sampling at the Owner or Developer's expense.

- ii. All plants prohibited by Miami-Dade County Code Section 24-49.9 and CDMP Policy CON-8I shall be removed at the time of development of the relevant Phase or portion thereof.

- iii. Prior to DERM approval of the earlier of any soil improvement, drainage, or dewatering permit, building permit, or final plat for development of any portion of the Property, if DERM determines that jurisdictional wetlands are present in the area subject to the development proposal, the Developer or property owner shall obtain a DERM Class IV permit for the area or portion of property subject to the request, which shall include all applicable items required by Section 24-48 of the Code. The permit application shall include, without limitation:
 1. wetland delineation detailing the acreage of wetlands within the area subject to the request;
 2. a species list for each native community to indicate dominance, percent cover, or unusual or unique features of the plant communities; and
 3. the measures proposed to be taken to avoid and minimize impacts to on-site wetlands and state- and federally-listed wildlife and plant resources.
- iv. Prior to the issuance of the Class IV Permit, the Owner or Developer shall submit for DERM's review and approval a mitigation plan to compensate for unavoidable, permissible wetland impacts to the portion of the property covered by the permit or plat (the "Mitigation Plan"). The Mitigation Plan shall be consistent with the requirements of the CDMP and Chapter 24 of the Code and shall consider the nesting, roosting, or feeding habitats used by federal and/or State-designated, endangered or threatened species, as set forth in the CDMP Conservation Element Policy CON-9B.
- v. If any wetland preservation is proposed to occur on-site, the relevant Owner shall provide a proposed legal instrument in the form of a covenant to memorialize said preservation, which shall include a description of the actions necessary to restore, enhance, and maintain onsite habitat values.

i. **Fertilizer Reduction and Florida-Friendly Landscaping.**

- i. All non-agricultural development shall comply with Chapter 18C of the Miami-Dade County Code, entitled "Miami-Dade County Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes."
 - ii. All nonagricultural land within 50 feet of the C-102 canal or any existing agricultural ditches shall be considered a "fertilizer-free zone" as defined by Chapter 18C.
 - iii. To reduce fertilizer and water needs, all landscaping shall be "Florida-friendly landscaping" as defined in Chapter 18C.
- j. **Aquifer Impacts.**
 - i. Prior to undertaking any non-agricultural development, all agricultural wells on the property subject to the relevant permit shall be capped to reduce existing withdrawals.
 - ii. No irrigation wells shall be permitted without SFWMD and DERM approval.
- k. **Agricultural Land.**

Prior to the approval of a final plat, the relevant Applicant or property owner shall contribute the sum of \$5,000 per acre of farmable land included in such plat to the County. RER shall determine what constitutes "farmable land" by relying on the Property Appraiser's classification of the relevant land for ad valorem tax purposes.

l. ***Sanitary Sewer Resiliency.***

In the face of rising sea levels, measures must be taken to mitigate against the risk that wastewater will become a source of groundwater contamination. Accordingly, all new development on the Property shall:

- i. construct, and connect to, a public sanitary sewage collection and transmission system at the cost of the relevant Owner or Developer; and

- ii. protect all wastewater collection and transmission systems from floodwaters and inflow by:
 - 1. having all mechanical and electrical equipment placed, at a minimum, at the more stringent of Base Flood Elevation (BFE), plus applicable freeboard, plus an additional 24 inches to account for future sea-level rise; or the applicable requirements of the Florida Building Code or the County Code in effect at the time of the County's review of the sewer extension permit application or the building permit application; and
 - 2. having all system openings either: meet the foregoing elevation standards; or, where the applicant demonstrates such elevations cannot be feasibly attained for system openings, elevate such openings to be protected from a 10-year design storm and include water-tight and bolted covers/hatches, provided that the entire assembly, structure, ring, frame, and other components of the wastewater collection and transmission system shall be water-tight to sustain a minimum water column pressure equivalent to the difference between opening elevation and minimum required elevation. System openings include, but are not limited to, pump station wet well top slab rims, manholes, and system vents.

For all new development, each individual building shall be individually connected to the public wastewater collection and transmission system, and such connection shall be contained entirely on the parcel on which the building is located and shall not traverse a separate parcel. This shall not be construed to prohibit the construction of a private pump or lift station serving one building on one parcel or the extension of a public utility across private property.

m. ***Fire and Emergency Medical Services.***

- i. Prior to approval of any site plan, tentative plat, final plat, or building permit, whichever occurs first, the relevant Applicant or Owner shall coordinate with the MDFR to ensure the adequate provision of fire protection and rescue services within the Project.

- ii. Moreover, the Applicant or Owner shall ensure that provisions are made to provide adequate water supply for fire suppression as part of the subdivision process for the parcel covered by such development orders.

n. ***Police.***

- i. Prior to approval of any site plan, tentative plat, final plat, or building permit, whichever occurs first, the relevant Applicant or Owner shall coordinate with the MDPD to ensure adequate infrastructure is in place to provide police protection/public safety for the Project.
- ii. The MDPD has estimated that the overall Special District development will trigger the need to increase staffing by up to three officers, with a cost of approximately \$304,638.00, and that the Department will have the capacity to serve the Special District. Any additional costs to serve the Special District will be accommodated through the payment of impact fees and general fund revenues generated by the Property's increased ad valorem tax payments.

o. ***Transportation and Roadways.***

- i. The Applicants shall pay for the improvements to three offsite roadway segments as provided in Paragraph 13 herein.
- ii. The Applicants or Owners will further be responsible for constructing or causing the construction of the roadway improvements (within the relevant phase or portion thereof) listed on, and consistent with the time-frames and respective responsibilities provided in, **Exhibit "I."**
- iii. Operational analyses, including, but not limited to, review of paving and drainage design, right-of-way design, and intersection capacity and design, shall be undertaken in reviewing an application for the relevant parcel for site plan or final plat approval, whichever is earlier.

- p. ***Transit and Transportation Demand Management.*** The Project design and operation shall incorporate the following transit contributions, infrastructure enhancements, and transportation management strategies:
- i. The Owners and Developers shall ensure that all improved roads within the proposed district include a corresponding sidewalk to improve public access to new and existing bus stops.
 - ii. DTPW has confirmed that Metrobus Route 35 provides, and will continue to provide, service to the District with 20 minute headways, as required by CDMP Policy LU-8H. In an effort to further enhance transit service within the District, the Owners and Developers shall be responsible for contributing land and funds for the following five (5) bus stops (both new and replacement) and shelters. Each required shelter shall be 11 feet by 14 feet in size. The total capital contribution of funds for the construction of the five (5) bus stops shall be \$275,000 assigned to the relevant Owners and Developers as provided below
 - a. For Phase I, new bus stops with full shelters are required on SW 112th Avenue, north of SW 268 Street in each direction. The site plans for Phase I shall include the proposed bus shelter locations, which locations shall be reasonably acceptable to DTPW. The Phase I Owner or Developer shall contribute \$110,000 to DTPW for the capital cost of the shelters.
 - b. The existing bus stop on SW 112 Avenue, north of SW 256 Street, must be upgraded with two full bus shelters. The site plans for Phases IIC and IID shall each include proposed bus shelter locations, which shall be reasonably acceptable to DTPW. The Phase IIC and IID Owner or Developer shall each contribute \$55,000 (for a total of \$110,000) to DTPW to cover the capital cost of the shelters.
 - c. The existing bus stop along SW 268 Street at SW 119 Place must be relocated and upgraded with a full shelter. The site plan for Phase IIB shall include a proposed bus shelter location, which shall be reasonably acceptable to DTPW. The Phase IIB Owner or Developer shall contribute \$55,000 to

DTPW for the capital cost of the shelter.

- iii. The above shelter sites shall be dedicated and the capital contribution shall be paid to the County prior to final plat approval for the applicable Phase, or portion thereof. The dedications and contributions shall be the responsibility of the relevant Owner or Developer.
- iv. The Owners or Developers shall coordinate with DTPW to establish programs that encourage transit use and service to the Property. The programs shall be consistent with the requirements of the Uniform Transportation Demand Management (TDM) program described in **Exhibit "Q"** to this Agreement. Each Owner or Developer shall be responsible for implementing this condition within the relevant Phase, or portion thereof, and for providing an annual report on the status of these efforts to the County pursuant to Paragraph 31 of this Agreement.
- v. To the extent that it is cost effective, the Owners and Developers shall utilize efficient, low-emission vehicles, with specific consideration of alternative fuel vehicles, for on-site services like parking enforcement maintenance and security services.
- vi. The Owner or Developers shall designate and conveniently locate any exclusive employee parking spaces for high occupancy vehicles use at appropriate land uses.
- vii. Time-frames for compliance with subsections 11(p)(iv) to 11(p)(vi) may be extended by the RER Director, following a showing of good faith efforts by the relevant Owner or Developer to satisfy the applicable requirement, or based on a showing that such a delay is otherwise reasonable and appropriate.
- viii. At the time of the approval of a final plat for the relevant Phase, or portion thereof, the DTPW Director may waive the dedication and capital contributions for one or more of the bus stops, shelters, or both, if the DTPW Director makes a written determination that the relevant improvement is no longer desirable or necessary.

q. ***Water and Sewer.***

- i. Upon the approval of this Agreement, the Property will be added to WASD's utility service area and will be subject to all local, State, and Federal water and sewer regulations, WASD rules and regulations, Implementing Orders, and WASD connection charges, special connection charges, and fees in effect upon execution of a WASD Service Agreement or issuance of verification form or other similar written County approval, as applicable, at the time of development of the Property or portion thereof.
- ii. The Phase I Developer and the Phase II Developer have submitted to WASD a water and sewer master plan that demonstrates that all of the Phases within the District will served by public water and sewer service. All water and sewer infrastructure within the District shall be installed at no capital cost to the County. Below is a detailed development water and sewer impact table for all of the Phases in the District, with Phase III included for illustrative purposes only.

PHASE I AND II DEVELOPMENT PROGRAM PROJECTED AVERAGE DAILY DEMAND

Phase	Land Use	Rate (GPD/SF)	Rate (GPD/Unit)	Rate (GPD/Room)	Building Area (SF)	Unit Count	Room Count	Total (GPD)
PH. I	Warehouse	0.02	-	-	2,676,935	-	-	53,539
PH. I	Commercial (Projected Demand Assumes Gas Station/Convenience Store)*	0.65	-	-	20,000	-	-	6,500
		-	450	-	-	1	-	450
Subtotal								60,489
PH. IIA	Warehouse	0.02	-	-	1,983,120	-	-	39,662
PH. IIB	Warehouse	0.02	-	-	366,948	-	-	7,339
PH. IIC	Fast Food Restaurant	0.65	-	-	34,400	-	-	22,360
PH. IIC	Gas Station/Convenience Store*	-	450	-	-	1	-	450
		0.65	-	-	6,600	-	-	2,145
PH. IIC	Hotel	-	-	115	-	-	150	17,250
PH. IIC	Bank	0.1	-	-	3,000	-	-	300
PH. IIC	Commercial	0.1	-	-	26,000	-	-	2,600
PH. IID	Commercial	0.1	-	-	10,000	-	-	1,000
Subtotal								93,106

Total	153,595
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* 50% of Convenience Store is implemented as a fast food restaurant.

PHASE III DEVELOPMENT PROGRAM PROJECTED AVERAGE DAILY DEMAND – FOR ILLUSTRATIVE PURPOSES ONLY

Phase	Land Use	Rate (GPD/SF)	Rate (GPD/Unit)	Rate (GPD/Room)	Building Area (SF)	Total (GPD)
PH. III	Warehouse	0.02	=	=	4,277,997	85,560
PH. III	Commercial	0.1	=	=	20,000	2,000
					Total	87,560

- iii. The Owners and Developers hereby acknowledge and agree that any right to connect the Property, or any portion thereof, to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in *United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County*, Case No. 1:12-cv-24400-FAM (S.D. Fla.) (the "Consent Decree"), as well as all other current, subsequent, or future enforcement and regulatory actions and proceedings.
- iv. The Owners and Developers shall coordinate with WASD and DERM to ensure the provision of water and sewer service to the Property and the relevant Developer or property owner shall enter into a Service Agreement with WASD for Water and Sanitary Sewer Facilities for affected portions of the Property prior to final plat approval for that portion of the Property. Availability of potable water supply capacity shall be determined at the time of such Service Agreement or issuance of a Verification Form or other similar written approval, as applicable, at the time of development of the Property or portion thereof.
- v. The Owners and Developers shall be responsible for obtaining sanitary sewer pump station capacity from the County, pursuant to the Code and consistent with the Consent Decree. This shall be done at the time of obtaining a building permit for the Property or portion thereof, if not earlier. The Owners and Developers acknowledge and

agree that the lack of adequate public sanitary sewer pump station capacity may limit the ability of development or facilities within the Property to connect to the public sanitary sewer system, and that nothing in this Agreement vests or shall be interpreted to vest such public sanitary sewer pump station capacity. The relevant Developer or property owner shall be solely responsible for any private on-site sewer pump stations that may be needed for their portion of the Property.

- vi. Potable water treatment plant capacity and sanitary sewer treatment plant capacity are distinct from potable water supply capacity and public sanitary sewer capacity, which are addressed above. Treatment plant capacities will be reserved based on the Initial Development Program Uses in this Agreement. As of the Effective Date **153,595 gallons per day** of water treatment plant and sanitary sewer treatment plant capacity will be reserved for the Project.
- vii. Wet well rim elevations and all control panels for water and sewer infrastructure will be protected from flooding as described in Paragraph 11(l).
- viii. Sanitary sewer manholes will be protected from flooding as described in Paragraph 11(l).
- ix. The County will not be responsible, financially or otherwise, for constructing any water or sewer infrastructure needed for connection of the Property to the public water or sanitary sewer system. Additionally, the County does not guarantee any date certain by which infrastructure needed for connection of the Property to the public water or sewer system will be available for such connection.
- s. ***Solid Waste Management.*** Developers shall comply with the Code for solid waste disposal, garbage and trash collection services, recycling, waste storage, collection of solid waste, and site circulation considerations.
- t. ***Aviation.*** The Project is located entirely outside of the Airport Land Use Restriction Area of the Homestead Air Reserve Base ("**HARB**"), as defined in Section 33-292(3) of the Code, and, as such, is compatible with operations from HARB.

Princeton Trail. Portions of the Property are adjacent to the C-102 canal, which is owned and operated by the South Florida Water Management District (the "SFWMD"). The Princeton Trail, a proposed pedestrian and bicycle shared use path, is part of the County's South Miami-Dade Greenway Network Master Plan (the "Greenway Plan"). As depicted on the Greenway Plan, the Princeton Trail would be located on the south and west sides of the C-102 canal as it bisects the District north of SW 268 Street.

- i. In an effort to implement the Greenway Plan, the Owners and Developers shall incorporate the future alignment of the Princeton Trail in their future development plans for those portions of the Property that are adjacent to the south and west sides of the C-102 canal.
- ii. Subject to the approval of Miami-Dade County Parks, Recreation and Open Spaces Department and the SFWMD, the Owners and Developers further agree to develop the relevant portions of the Princeton Trail path located adjacent to the south and west sides of the C-102 canal in a manner consistent with **Exhibit "M."**
- iii. In accordance with the SFWMD regulations, the County shall apply to the SFWMD for a Right-of-Way permit.
- iv. Each relevant segment of the path shall be constructed at the expense of the applicable Owner or Developer within six (6) months of the issuance of the SFWMD right-of-way permit and any necessary County permit(s) for the relevant segment.
- v. Once the segment is completed, the path will be maintained by the County.
- vi. The Owners and Developers shall plant shade trees within those portions of the Property that are adjacent to the path to provide shade for the future users of the Princeton Trail.
- vii. The path shall follow the extent of the southern and western boundaries of the canal abutting the affected parcel.
- viii. The path shall be designed and built in accordance with PROS's standard trail specifications, subject to the SFWMD's review criteria

and regulations, and shall facilitate future extension by the development of Phase III.

- ix. Access to the path shall be designed and built to be provided via its intersection with sidewalks in public streets.

12. Public Services and Facilities; Concurrency.

- a. The entities responsible for providing public services and facilities, as set forth in Section 33G-4 of the Code, have determined that the provision of the following public facilities and services required to service the Project have been satisfied or will be satisfied in accordance with the terms of this Agreement and the schedule for the construction of all required new public facilities set forth in **Exhibit "I"**: flood protection; potable water treatment plant and sanitary sewer treatment plant capacity; fire and emergency management services; police; mass transit; traffic circulation and roadway capacity; and solid waste disposal. For the purposes of concurrency review, it is hereby found that, throughout the Duration of this Agreement, sufficient infrastructure and capacities will be reserved based on the Initial Development Program Uses in this Agreement and remain available to serve this Project, with the exception of potable water supply and public sanitary sewer capacity as provided in Paragraph 11(q) above.
- b. So long as the Property is developed substantially in compliance with the Project Approvals, all subsequent development orders or permits that conform to this Agreement are hereby found: (i) to meet concurrency standards set forth in the CDMP and Chapter 33G of the Code, as such standards may be amended (concurrency regulations); and (ii) to be consistent with the Approved Zoning Districts, the Project Approvals, the CDMP and the applicable zoning regulations.

13. Roadway Mitigation Payment.

- a. Miami-Dade County has undertaken review of a detailed planning-level transportation analysis of the impacts of the Project on the surrounding roadway network. In light of this study, additional analyses of the

surrounding roadway network (the "Surrounding Roads") will not be required for roadway concurrency purposes.

- b. Based on the results of the planning-level analysis of the Surrounding Roads, the following roadway segments are anticipated to lack capacity by the year 2045: SW 112 Avenue between SW 216 Street and SW 232 Street; SW 127 Avenue between SW 216 Street and SW 232 Street; and SW 248 Street between SW 127 Ave and US 1 (collectively, the "Roadway Segments").
- c. The Applicants, Owners, and Developers, will pay to improve the Roadway Segments in order to assure that traffic circulation facilities necessary to serve the area are included in the CDMP, and the associated funding is viable as detailed in the "Roadway Segments Improvements" table below, and in accordance with the following:
 - i. The Developers and Owners shall be jointly and severally responsible for the costs of Roadway Segments improvements as set forth in the table below.
 - ii. The relevant Developer or Owner, for its respective Phase or subphase, shall be responsible for funding its respective share of the Roadway Segments Improvements. The relevant Developer or Owner shall pay its respective share of the Roadway Segments Payment prior to the approval of the final plat for its respective Phase or subphase.
 - iii. The Roadway Segments Payment set forth in this Agreement shall be adjusted in accordance with the "Consumer Price Index U.S. City Average" as published by the U.S. Bureau of Labor Statistics (CPI) from the Effective Date to the time of the relevant payment.
 - iv. The Roadway Segments Payment will be used by the County to fund roadway improvements to mitigate the failing segments listed in the table below. The improvements may include other roadway segments the County determines will mitigate for the anticipated failures of the Roadway Segments listed below.

ROADWAY SEGMENTS IMPROVEMENTS				
Roadway	Existing Capacity	Expanded Capacity	Roadway Cost	Widening
SW 112 Avenue between SW 216 ST & SW 232 ST	4 lanes	6 lanes	\$6,055,200	
SW 127 Avenue between SW 216 ST & SW 232 ST	2 lanes	4 lanes	\$6,055,200	
SW 248 Street between SW 127 Avenue and US 1	2 lanes	4 lanes	\$6,055,200	
Total \$18,165,600				
Roadway Segments Payment Responsibility				
Phase I		\$5,524,465		
Phase IIA		\$3,268,843		
Phase IIB		\$603,108		
Phase IIC		\$8,202,263		
Phase IID		\$566,921		
Total		\$18,165,600.00		

- d. Pursuant to Section 33E-10, County Code, as may be amended, the feepayer of the respective Roadway Segments Payment shall be entitled to a dollar-for-dollar credit against any roadway impact fees that the County assesses in connection with the applicable development. By its execution of this Agreement the County acknowledges and agrees that the County Public Works Director has accepted the feepayers' offer to provide payment for the Roadway Segments Improvements as a contribution in-lieu-of-fee in accordance with Section 33E-10 of the Code. The Developer may allocate such credit to a portion of the Property pursuant to Section 33E-14 of the Code. In no event shall the Developer be entitled to a credit in excess of the Roadway Segments Payment, and if the Roadway Segments Payment exceeds the road impact fees owed, the feepayer shall not be entitled to a refund for any such excess, but will be entitled to credit.

- e. In the event that a Phase or subphase has more than one plat, as applicable, the "Roadway Segments Payment Responsibility" as set forth in the table above shall be prorated between or amongst plats in the phase or subphase based on total acreage within the phase or subphase, and the acreage of each proposed plat.

14. **Impact Fees and Connection Charges.**

- a. The impact fee and water and sewer connection charge ordinances, implementing orders, and Code provisions that are in effect as of the Effective Date of this Agreement and that shall apply to the development of the Project (including the ability to conduct an alternative fee computation by independent study) are provided in **Exhibit "K"** attached hereto and made a part hereof.
- b. It is expressly provided, however, that the Project is not vested to any particular rate for water and sewer connection charges or special connection charges for a Basin that may apply to development of the Project.
- c. The amount of the applicable fees and charges shall be determined at the time of building permit or other development stage as set forth in the applicable ordinance, implementing order, or Code provision.
- d. Certain roadway improvements listed in **Exhibit "I"** may be eligible for credit as contributions-in-lieu of impact fee to the extent permitted by the Code.
- e. Nothing herein shall be construed to prohibit improvements to Public Facilities from being considered for a credit or as a contribution-in-lieu of fee at a later date in accordance with the applicable impact fee regulation in effect at the time of building permit application.
- f. Ordinances or Code provisions that create new impact fees or new connection charges after the Effective Date may be applied to the Project in accordance with Section 163.3233, Florida Statutes. Special water and

sewer connection charges for a Basin and the renaming or replacement of an impact fee or connection charge shall not be considered a new impact fee or new connection charge and shall apply to the Project.

15. Reservation of Development Rights.

- a. For the Duration of this Agreement, the County hereby agrees that the Project is deemed to be consistent with the CDMP and with the zoning regulations if developed in accordance with the Approved Zoning Districts, Land Development Regulations, and the CDMP as of the Effective Date, which are or may be applicable to the Property, subject to the conditions of this Agreement.
- b. However, nothing herein shall prohibit an increase in developmental density or intensity within the Project in a manner consistent with the CDMP and Land Development Regulations, or any change requested or initiated by one or more of the Owners or Developers in accordance with applicable provisions of law.
- c. The County may apply subsequently adopted CDMP or zoning regulations to the Property solely pursuant to, and in accordance with, Section 163.3233, Florida Statutes. It is provided, however, that if state or federal laws apply to the Property or the Project Approvals and preclude compliance with this Agreement, this Agreement may be modified or revoked, as is necessary, to comply with the relevant state or federal laws.
- d. Except where required to comply with federal or state law, the expiration or termination of this Agreement shall not be considered a waiver of, or limitation upon, the rights (including, without limitation, any claims of vested rights or equitable estoppel) obtained or held by the Owners pursuant to the Project Approvals and all prior and subsequent development permits or development orders granted by the County, including, without limitation, those rights granted under the CDMP and Code.

16. County Application of Agricultural Mitigation Payments. The County will apply monetary contributions provided under Paragraph 11(k) of this Agreement to the Purchase of Development Rights Program established

pursuant to Resolution No. R-1036-07 or other form of preservation of an equivalent value.

17. **Covenant Running with the Land.** The rights conferred and obligations imposed pursuant to this Agreement upon the Applicants, Owners, or Developers or upon the Property shall run with and bind the Property as covenants running with the land, and this Agreement shall be binding upon and enforceable by and against the parties hereto and their successors, grantees, and assigns.
18. **Governing Laws.** This Agreement shall be governed, interpreted, enforced, construed, and applied in accordance with the laws of the State of Florida, without regard to any conflict of laws provisions. The Owners, Developers, and the County agree that Miami-Dade County, Florida, is the appropriate venue in connection with any litigation between the parties with respect to this Agreement.
19. **Entire Agreement.** This Agreement sets forth the entire Agreement and understanding between the parties hereto with respect to the subject matter contained herein and merges all prior discussions between the Owners, Developers, and the County.
20. **County Inspection.** As further part of this Agreement, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building, zoning, and environmental regulations and the conditions herein agreed to are being complied with.
21. **Modification, Amendment or Release / Cancellation and Enforcement.**
 - a. This Agreement may be modified, amended, or released as to the Property, or any portion thereof, by a written instrument executed by the, then-owner(s) (including joinders of all mortgagees, if any) of the portion of the Property as to which the modification, amendment, or release applies, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida, or by the RER Director as provided by the Code. Modification, amendment, or release by the Board of County Commissioners shall only be approved after public hearing, pursuant to Sections 163.3225, and 163.3229, Florida Statutes, and

subject to the procedures set forth in Sections 33-313.1 and 33-314 of the Code, as may be amended from time to time.

- b. Jurisdiction over this Agreement shall remain with Miami-Dade County, regardless of any future annexation into an existing municipality or incorporation into a new municipality. In the event that the Board of County Commissioners amends this provision to transfer jurisdiction to a municipality, the parties acknowledge that modification, amendment, or release of this Agreement would thereafter be subject to the requirements of Sections 20-8.8 or 20-26 of the Code, as applicable, which provide that any modification, amendment, or release of this Agreement shall not become effective until it is first approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.
- c. Statutory Extensions, consistent with and as contemplated in Paragraph 4, above, may be granted administratively, by the County, without the need for a public hearing. Further, the time frames contemplated in this Agreement may be tolled administratively by the County during the pendency of administrative or judicial proceedings relating to development orders or development permits associated with the Project Approvals. The time frames associated with the Duration of this Agreement or the Project Approvals, for any condition provided herein, may be extended administratively by the County for the length of the pendency of the challenge or a like period of time.

22. Enforcement; Compliance.

- a. The Parties agree that any action to enforce this Agreement shall be brought in state court in Miami-Dade County, Florida.
- b. It is further provided that the County may enforce this Agreement by action against any parties or person(s) violating, or attempting to violate, any provisions of this Agreement, in the same manner as the County may enforce compliance with a provision of the Code or any lawful rule, regulation, or written order promulgated thereunder.
- c. This enforcement provision shall be in addition to any other remedies available to the County at law, in equity, or both.

23. Remedies.

- a. An action for injunctive relief pursuant to Section 163.3243, Florida Statutes, shall be available against Miami-Dade County. Administrative appeals available under the Code and judicial review of quasi-judicial decisions as provided in the Florida Rules of Appellate Procedure shall also be available against Miami-Dade County. These shall be the exclusive remedies available against Miami-Dade County for any potential claims or causes of action which may arise out of this Agreement. The Applicants specifically waive any claims for monetary damages against the County with respect to this Agreement, and Applicants agree and acknowledge that the remedies set forth in this section are the exclusive remedies available against Miami-Dade County. In addition, nothing in this Agreement, express or implied, is intended to be construed as a waiver of sovereign immunity by the County under Section 768.28, Florida Statutes.
- b. An action for injunctive relief, pursuant to Section 163.3243, Florida Statutes, shall be available against the Applicants for any potential claims or complaints which may arise out of this Agreement. In addition, the County may exercise its enforcement authority, including but not limited to as provided in Paragraphs 21 and 24 of this Agreement, the Code, or County regulations, permits, approvals, or water service agreements, to take action that includes but is not limited to: the withholding of permits and inspections; injunctive relief; fines; monetary penalties; administrative costs; and liens or other penalties. These shall be the exclusive remedies available against the Applicants for any potential claims or complaints which may arise out of this Agreement.

24. Third Party Beneficiaries. With the sole exception of actions for injunctive relief brought pursuant to Section 163.3243, Florida Statutes, by an aggrieved or adversely affected person as defined in Section 163.3215, Florida Statutes, nothing in this Agreement, express or implied, is intended to: (a) confer upon any entity or person other than the parties and their heirs, successors, or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise, except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement.

25. Authorization for Miami-Dade County to Withhold Permits and Inspections and Stay Effectiveness of this Agreement.

- a. Notwithstanding anything contained in this Agreement to the contrary:
 - i. Each Owner and Developer shall be solely responsible to meet the conditions and obligations of their respective parcels, including those commitments provided in **Exhibit "I"** and shall not be responsible to comply with the conditions and obligations of any other parcel or Phase, except to the extent such parcels or Phases are dependent on each other for provision of infrastructure or mitigation for impacts of the Project pursuant to this Agreement;
 - ii. In the event the Owner or Developer of a Phase or parcel within a Phase fails to comply with the terms of this Agreement that are applicable to such Phase or parcel (the "Non-Compliant Parcel"), then, in addition to any other remedies available to the County, the County is hereby authorized with respect to the Non-Compliant Parcel to withhold any further permits, to refuse to make any inspections or grant any approvals, and to stay the effectiveness of this Agreement as to the Non-Compliant Parcel until such time as this Agreement is complied with. This shall be construed to permit the withholding of permits or inspections for portions and Phases of the Property not in violation of this Agreement only to the extent development of the relevant portion is dependent on a Non-Compliant Parcel for the provision of infrastructure or mitigation and the relevant infrastructure or mitigation cannot otherwise be provided by the owner of the relevant portion of the Property.
- b. Before staying the effectiveness of this Agreement as to any relevant portion of the Property, and before withholding permits, inspections, or approvals based on the failure of an Owner or Developer to comply with specific provisions of this Agreement, the County shall send written notice to the non-complying Owner or Developer containing the following information: (a) the nature of the purported violation; and (b) the time within which the violation shall be cured. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (a) the County's ability to take any action to prevent or ameliorate

any immediate danger to the public health, safety, or welfare; or (b) the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

26. **Election of Remedies.** All rights, remedies, and privileges granted herein shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.
27. **Acceptance of Agreement; County as Sovereign.** Acceptance of this Agreement does not obligate the County in any manner except as expressly provided herein, nor does it entitle the Owners or Developers to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication. Except for the specific County approvals that are expressly made as part of this Agreement, the County retains all of its sovereign prerogatives and rights and regulatory authority as a county under State and local law, and the County shall not by virtue of this Agreement be obligated to grant or leave in effect any approvals or applications, including but not limited to, variances, permits, waivers, or any other approvals that may be granted, withheld, or revoked, under present or future applicable laws of whatever nature, in the discretion of the County.
28. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with this Agreement.
29. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
30. **Entire Agreement.** This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein, and the parties agree that there are

no commitments, agreements, or understandings concerning the subject matter of this agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

31. **Joint Preparation**. The language agreed to expresses the mutual intent of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties by the other.
32. **Annual Reporting**. As required by Section 33-310.3(C)(12), each Applicant, Owner, and/or Developer shall submit an annual report to RER by January 31 of each year. The annual report shall include the following information: (a) compliance with the terms of this Agreement; (b) identification of any substantial changes warranting an amendment or revocation of this Agreement; (c) identification of any assignments of development rights under this Agreement; (d) identification of any sales of land within the Property; and (e) a list of any special taxing districts, community development districts, and/or property owners associations created to comply with this Agreement.
33. **Notice**. All notices, demands, requests or other communications which may be or are required to be given, served, or sent pursuant to this Agreement shall be in writing and addressed as follows:

PHASE I

If to Aligned Real Estate Holdings, LLC:

Aligned Real Estate Holdings, LLC
1450 Brickell Avenue
Suite 2180
Miami, FL 33131
Attn: Jose Hevia

If to Pedro and Marie Robau:

Pedro and Marie Robau
26002 SW 107 AVE
Princeton, FL 33032

All Phase I Correspondence, copies to:

Bercow Radell Fernandez Larkin
Tapanes PLLC
200 S. Biscayne Blvd., Suite 300

Miami, Florida 33131
Attn: Jeffrey Bercow, Esq.

PHASE II

If to Bedrock South Dade 112
Avenue, LLC and Bedrock South
Dade 268 Street, LLC:

Bedrock South Dade 112
Avenue, LLC and Bedrock South
Dade 268 Street, LLC:
2800 Ponce De Leon Blvd.
Suite 1160
Coral Gables, Florida 33134
Attn: Steven Blumenthal

If to D.A.P. Land Holdings, LLC:

D.A.P. Land Holdings, LLC:
9700 NW 17 Street
Miami, FL 33172
Attn: David Perez

If to Buxeda Holdings, LLC:

Buxeda Holdings, LLC
285 NW 119 Court
Miami, FL 33182
Attn: Miguel Buxeda

If to Barry Brant, Trustee:

Barry Brant, Trustee
200 S. Biscayne Blvd., Sixth Floor
Miami, Florida 33131

All Phase II Correspondence, copies to:

Holland and Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
Attn: Juan Mayol, Esq.

COUNTY

If to Miami-Dade County:

Lourdes Gomez, AICP
Director, Department of Regulatory and
Economic Resources
Miami-Dade County
111 Northwest 1st Street, 11th Floor
Miami, Florida 33128

With copies to:

County Attorney
Miami-Dade County
111 Northwest 1st Street, 28th Floor
Miami, Florida 33128
Attn: Dennis Kerbel, Esq.

34. **Miscellaneous.** This Agreement has been negotiated at arm's length between the parties, each represented by legal counsel of its choice and having an ample opportunity to negotiate the form and substance hereof, and therefore in construing the provisions of this Agreement, the parties will be deemed to have had equal roles in drafting. This Agreement may be executed in counterparts, each of which will be deemed an original, but all of which will constitute the same instrument; and delivery of signatures transmitted by facsimile will be sufficient to bind the signing party. This Agreement shall be recorded in the Public Records of the County. Exhibits attached to this Agreement are deemed to be a part of this Agreement.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day
and year first above written.

COUNTY:

ATTEST:

MIAMI-DADE COUNTY, Florida, a county
government duly organized and existing under
the laws of the State of Florida

By:

County Clerk

_____ day of _____, 2021

Approved as to form and legality

WITNESSES:

**ALIGNED REAL ESTATE HOLDINGS, LLC,
a Florida Limited Liability Company.**

Signature

Printed Name

Signature

Printed Name

By:_____

Name:_____

Title:_____

STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by _____, as _____ of ALIGNED REAL ESTATE HOLDINGS, LLC, a Florida Limited Liability Company, and for the purposes stated herein on behalf of said corporation. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this ____ day of _____, 2021, in the County and State aforesaid.

Notary Signature

Print Name

Commission Number

My Commission Expires:

WITNESSES:

**SOUTH DADE INDUSTRIAL
DEVELOPMENT, LLC a Florida limited
liability company**

Signature

Printed Name

By:_____

Name:_____

Title:_____

Signature

Printed Name

STATE OF)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me by _____, as _____ of **SOUTH DADE INDUSTRIAL DEVELOPMENT, LLC** a Florida limited liability company, and for the purposes stated herein on behalf of said limited liability company. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this ____ day of _____, 2021, in the County and State aforesaid.

Notary Signature

Print Name

Commission Number

My Commission Expires:

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WITNESS

MDC125

**BEDROCK SOUTH DADE 268 STREET,
LLC, a Florida limited liability
company**

Signature

By: _____

Printed Name

Name: _____

Signature

Title: _____

Printed Name

STATE OF)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me by _____, as _____ of **BEDROCK SOUTH DADE 268 STREET, LLC** a Florida limited liability company, and for the purposes stated herein on behalf of said limited liability company. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2021, in the County and State aforesaid.

Notary Signature

Print Name

Commission Number

My Commission Expires:

WITNESSES:

PEDRO AND MARIE ROBAU

Signature

By:_____

Printed Name

Name: _____

By: _____

Signature _____

Name: _____

Printed Name

STATE OF)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me by Pedro and Marie Robua, and for the purposes stated herein on behalf of said limited liability company. They are personally known to me or have produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2021, in the County and State aforesaid.

Notary Signature

Print Name

Commission Number

My Commission Expires:

D.A.P. LAND HOLDINGS, LLC, a Florida
Limited Liability Company

Signature

By:_____

Printed Name

Name: _____

Title: _____

Signature

Printed Name

STATE OF)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me by _____, as _____ of **D.A.P. LAND HOLDINGS, LLC**, a Florida Limited Liability Company, and for the purposes stated herein on behalf of said limited liability company. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2021, in the County and State aforesaid.

Notary Signature

Print Name

Commission Number

My Commission Expires:

BUXEDA HOLDINGS, LLC, a Florida
Limited Liability Company

Signature

By:_____

Printed Name

Name: _____

Title: _____

Signature

Printed Name

STATE OF)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me by _____, as _____ of **BUXEDA HOLDINGS, LLC**, a Florida Limited Liability Company, and for the purposes stated herein on behalf of said limited liability company. He/She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2021, in the County and State aforesaid.

Notary Signature

Print Name

Commission Number

My Commission Expires:

INDEX OF EXHIBITS

Exhibit

A	Sketch and Legal Description of Property.
B	Sketch and Legal Description of Phase I Land.
C	Sketch and Legal Description of Phase II Land.
D	Sketch and Legal Description of Phase IIA Land.
E	Sketch and Legal Description of Phase IIB Land.
F	Sketch and Legal Description of Phase IIC Land.
G	Sketch and Legal Description of Phase IID Land.
H	Representative External Vehicle Trip Rates and Equivalency Matrix.
I	Public Facility Improvements and Schedule.
J	Development Permits Required for Project.
K	Estimated Impact and Water and Sewer Connection Fees.
L	Prohibited Uses.
M	Princeton Trail Cross Section.
N	Phase Map.
O	Urban Design Guidelines.
P	Conceptual Stormwater Plan.
Q	Uniform Transportation Demand Management Program Requirements.
R	Overall Conceptual Master Plan of Development.

**EXHIBIT A
PROPERTY**

PORTIONS OF SECTIONS 30 AND 31 OF TOWNSHIP 56 SOUTH, RANGE 40 EAST, AND PORTIONS OF SECTIONS 36 AND 25 OF TOWNSHIP 56, SOUTH, RANGE 39 EAST, ALL LYING IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Phase I Area

PARCEL 1:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 50.00 FEET THEREOF, THE EAST 50 FEET THEREOF, AND THE EXTERNAL AREA FORMED BY A CIRCULAR ARC HAVING A RADIUS OF 25 FEET TANGENT TO THE EAST LINE AND THE SOUTH LINE OF THE REMAINING TRACT.

PARCEL 2:

ALL THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 50.00 FEET THEREOF AND THE EAST 500 FEET THEREOF, MORE OR LESS, ALL LYING WESTERLY OF AND ADJACENT TO THE WEST RIGHT-OF-WAY OF THE C-102 CANAL.

AND

ALL THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING EASTERLY OF AND ADJACENT TO THE EAST RIGHT-OF-WAY OF THE C-102 CANAL.

PARCEL 3:

THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 50.00 FEET THEREOF, THE SOUTH 50 FEET THEREOF, AND THE EXTERNAL AREA FORMED BY A CIRCULAR ARC HAVING A RADIUS OF 25 FEET TANGENT TO THE WEST LINE AND THE SOUTH LINE OF THE REMAINING TRACT, AND LESS THE EAST 40.00 FEET THEREOF, ALL LYING SOUTHWESTERLY OF THE C-102-1 CANAL RIGHT-OF-WAY.

THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHEASTERLY OF THE C-102-1 CANAL RIGHT-OF-WAY, LESS AND EXCEPT THE EAST 40 FEET THEREOF.

PARCEL 4:

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 50 FEET THEREOF, LESS THE SOUTH 100 FEET THEREOF, AND LESS THE CANAL C-102 RIGHT-OF-WAY, AS SAID CANAL IS SHOWN ON ENGINEERING DIVISION CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-102 R/W AND TOPO MAP DRAWING C-102-1 SHEETS 10 AND 11, LYING SOUTHWESTERLY OF SAID CANAL C-102; ALSO KNOWN AS THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 50 FEET THEREOF, LESS THE SOUTH 100 FEET THEREOF, AND LESS THE NORTH 145 FEET FOR C-102 CANAL RIGHT-OF-WAY, LYING SOUTHWESTERLY OF SAID CANAL C-102.

AND

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY LINE OF SAID C-102 CANAL RIGHT-OF-WAY, LESS AND EXCEPT THE SOUTH 100 FEET THEREOF.

Phase II Area

PHASE IIA

PARCEL 120:

THAT PARCEL OF LAND LYING NORTH AND EAST OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL 102 RIGHT-OF-WAY.

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF MIAMI-DADE COUNTY, FLORIDA; BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, THENCE RUN N88°56'32" E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 334.73 FEET; THENCE RUN S00°33'23" W ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 824.47 FEET; THENCE RUN S89°12'37" W FOR A DISTANCE OF 42.58 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 42°35'17", A RADIUS OF 430.00 FEET, FOR ARC DISTANCE OF 319.62 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE RUN N00°36'38" W ALONG WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 709.46 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 330 FEET THEREOF.

PARCEL 123

THE EAST 3/4 OF THE NORTH 1/2 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 LESS THE NORTH 330 FEET, SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING NORTH OF THE C102-1 CANAL AND BEING IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE RUN N88°56'32"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 334.73 FEET; THENCE RUN S00°33'23"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°33'11"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 349.44 FEET, THENCE RUN N89°12'50"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1002.21 FEET; THENCE RUN N00°23'21"W FOR A DISTANCE OF 354.16 FEET, THENCE RUN S88°56'41"W FOR A DISTANCE OF 1003.26 FEET TO THE POINT OF BEGINNING.

PARCEL 48

THAT PORTION OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 821 AND THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE FLORIDA; THENCE RUN S 00°10'27" EAST FOR A DISTANCE OF 345.25 FEET; THENCE RUN S 88°32'34" WEST FOR A DISTANCE OF 1342.96

FEET; THENCE RUN N 00°23'21" WEST FOR A DISTANCE OF 342.09 FEET; THENCE RUN S 88°24'34" WEST FOR A DISTANCE OF 319.48 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE RUN N 78°33'32" EAST ALONG THE SOUTHEASTERLY LINE OF SAID STATE ROAD NO. 821 FOR A DISTANCE OF 1692.20 FEET; THENCE RUN S 00°54'28" FEET EAST FOR A DISTANCE OF 289.52 FEET TO POINT OF BEGINNING.

PARCEL 121

THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; LESS THE FOLLOWING FOR RIGHT-OF-WAY OF SR 821; BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE RUN EASTWARDLY ALONG THE NORTHERN LINE OF SAID SE 1/4 FOR A DISTANCE OF 1025.40 FEET TO A POINT; THENCE RUN S 76°22'12" W FOR A DISTANCE OF 1051.81 FEET TO A POINT IN THE WESTERN LINE OF SAID SE 1/4; THENCE RUN NORTHWARDLY ALONG THE WESTERN LINE OF SAID SE 1/4 FOR A DISTANCE OF 219.47 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 00°36'30" EAST FOR A DISTANCE OF 219.53 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 00°36'30" EAST FOR A DISTANCE OF 1136.21 FEET; THENCE RUN N 88°56'42" FOR A DISTANCE OF 1338.93 FEET; THENCE RUN N 00°23'22" WEST FOR A DISTANCE OF 318.92 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE RUN S 76°22'12" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SR 821 FOR A DISTANCE OF 1052.31 FEET TO A POINT OF BEGINNING.

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PARCEL 125

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, RUN N 88°56'32" E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1338.93 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00°23'21" W NORTHERLY ALONG THE CENTER LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1026.27 FEET; THENCE RUN N 88°32'34" E EASTERLY ALONG THE SOUTH LINE OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1342.96 FEET; THENCE RUN S

00°10'27" E SOUTHERLY ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25 FOR A DISTANCE OF 1035.14 FEET; THENCE RUN S 88°56'41" W FOR A DISTANCE OF 1338.94 FEET TO THE POINT OF BEGINNING.

PHASE IIB

E 1/2 OF SW 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE 39 EAST, DADE COUNTY, FLORIDA

AND

W 1/2 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE 39 EAST, DADE COUNTY, FLORIDA

AND

E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE 39 EAST, DADE COUNTY, FLORIDA

AND

W 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE 39 EAST, DADE COUNTY, FLORIDA

PHASE IIC

THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION THEREOF PREVIOUSLY DEDICATED OR TAKEN BY CONDEMNATION PROCEEDINGS FOR ROAD, HIGHWAY, OR CANAL PURPOSES.

PHASE IID

PARCEL 23

THAT PART OF THE NW 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST LYING SOUTHERLY OF STATE ROAD NO. 821, MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT SE CORNER OF NW 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE FLORIDA; THENCE RUN S 88°37'39" WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 333.34 FEET TO POINT

OF BEGINNING; THENCE CONTINUE S 88°37'39" WEST ALONG THE SOUTH LINE OF NW 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 2298.78 FEET TO SOUTHWEST CORNER OF NW 1/4 OF SAID SECTION 30; THENCE RUN N 00°54'28" WEST ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 30 FOR A DISTANCE OF 289.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 821; THE NEXT COURSE DESCRIBED ARE ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 821; THE NEXT COURSE DESCRIBED ARE ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 821; THENCE RUN N 78°33'32" EAST FOR A DISTANCE OF 197.91 FEET; THENCE RUN N 81°37'39" EAST FOR A DISTANCE OF 635.08 FEET TO A POINT OF TANGENCY OF CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1055.92 FEET THROUGH A CENTRAL ANGLE 32°00'00", AN ARC DISTANCE OF 589.74 FEET; THENCE RUN S 65°22'21" EAST FOR A DISTANCE OF 400.00 FEET TO A POINT OF TANGENCY OF CIRCULAR CURVE CONCAVE TO NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG ARC OF THE SAID CURVE HAVING A RADIUS OF 1235.92 FEET THROUGH A CENTRAL ANGLE 25°50'41", AN ARC DISTANCE OF 557.50 FEET TO THE POINT OF BEGINNING.



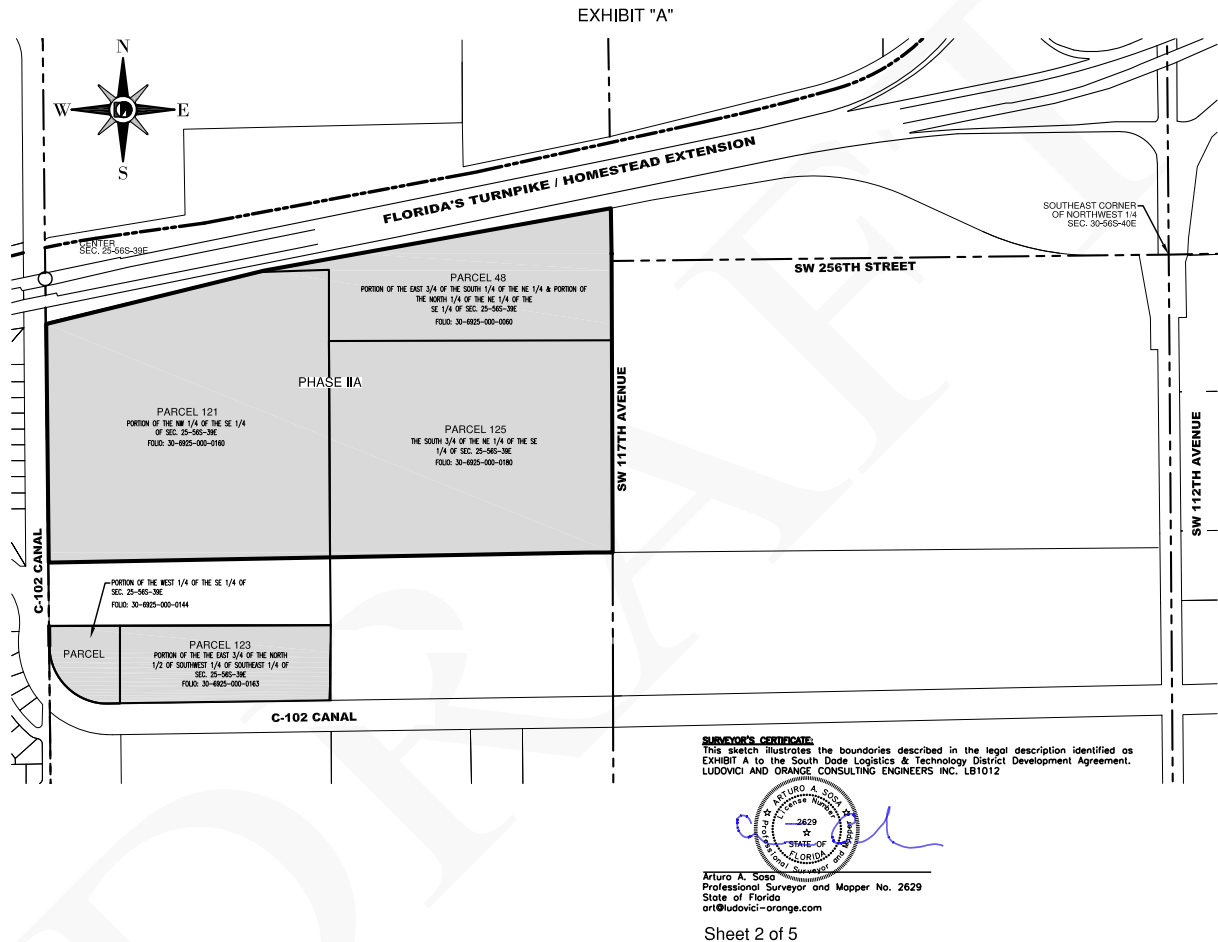
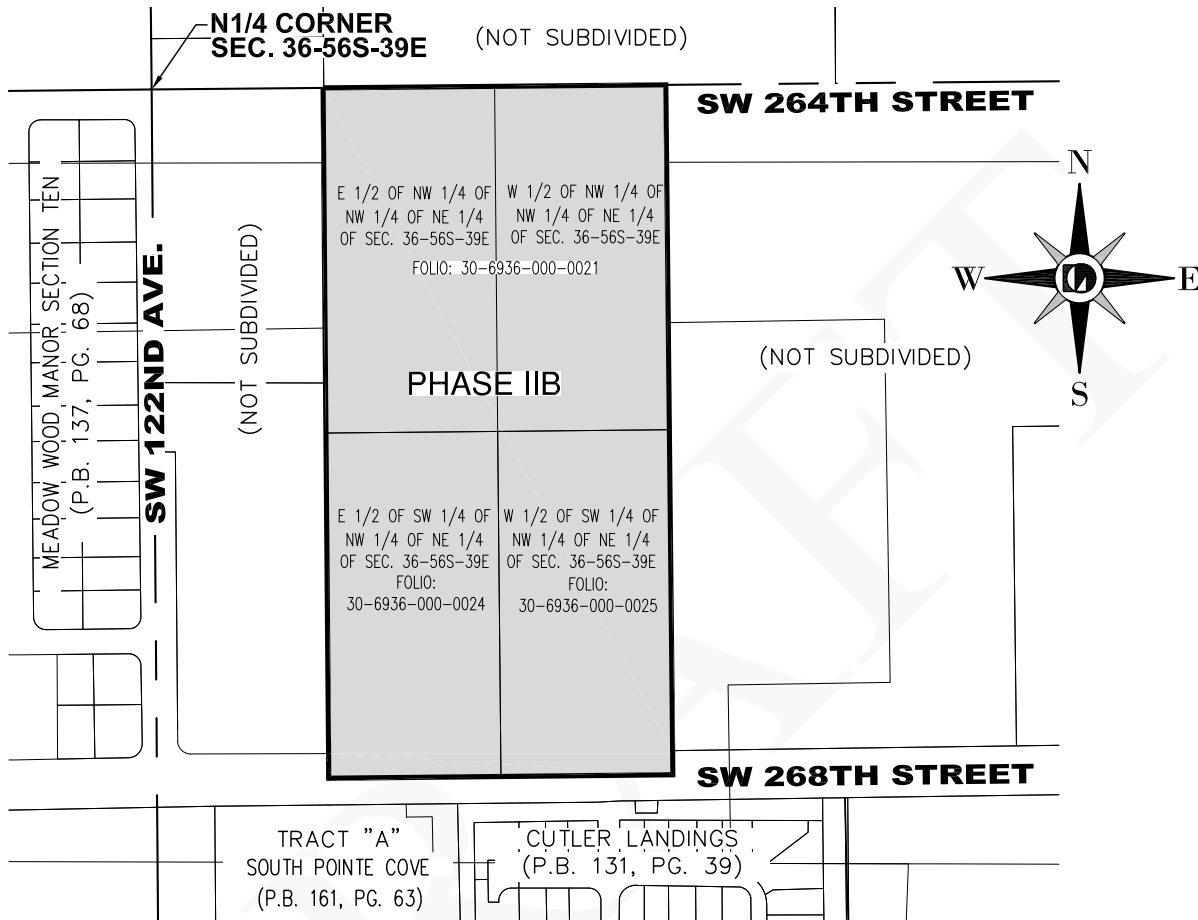
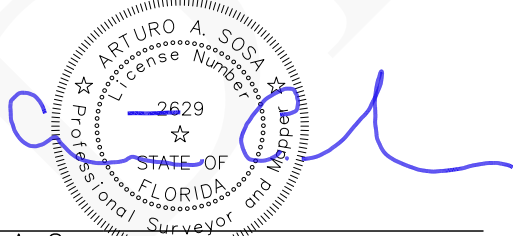


EXHIBIT "A"



SURVEYOR'S CERTIFICATE:

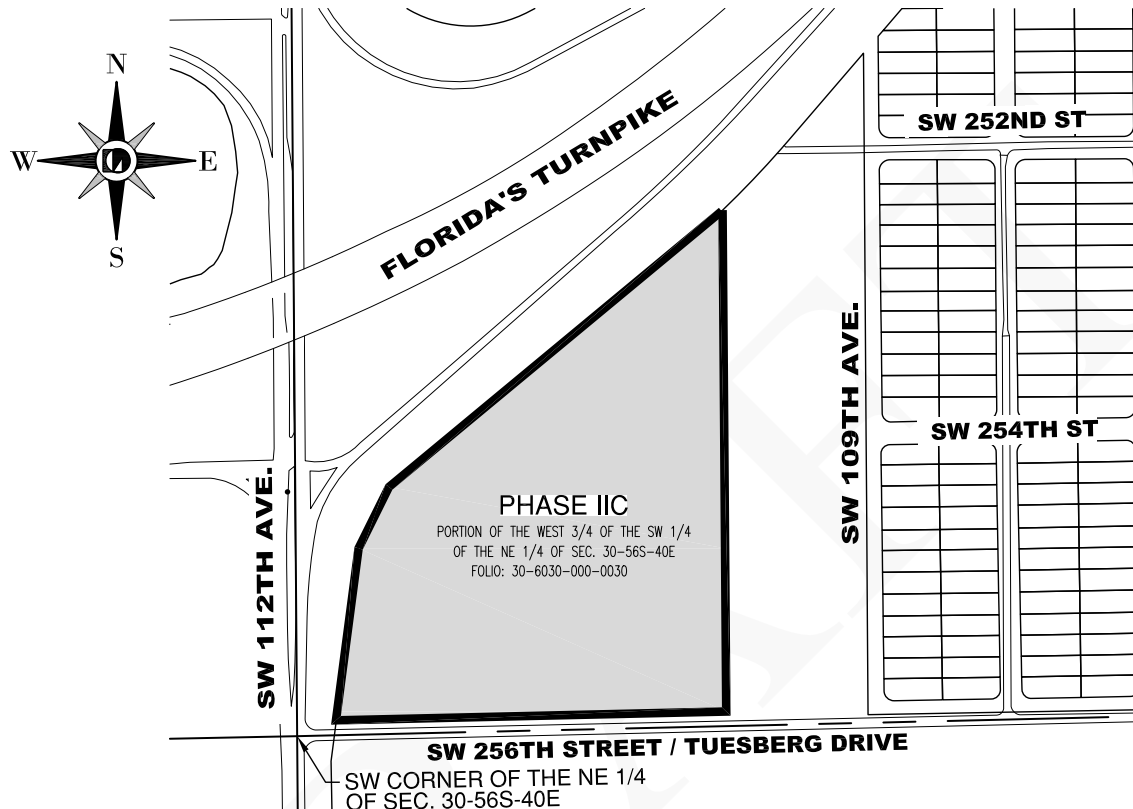
This sketch illustrates the boundaries described in the legal description identified as EXHIBIT A to the South Dade Logistics & Technology District Development Agreement. LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
 Professional Surveyor and Mapper No. 2629
 State of Florida
 art@ludovici-orange.com

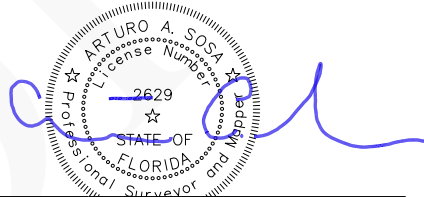
Sheet 3 of 5

EXHIBIT "A"



SURVEYOR'S CERTIFICATE:

This sketch illustrates the boundaries described in the legal description identified as EXHIBIT A to the South Dade Logistics & Technology District Development Agreement. LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
art@ludovici-orange.com

Sheet 4 of 5

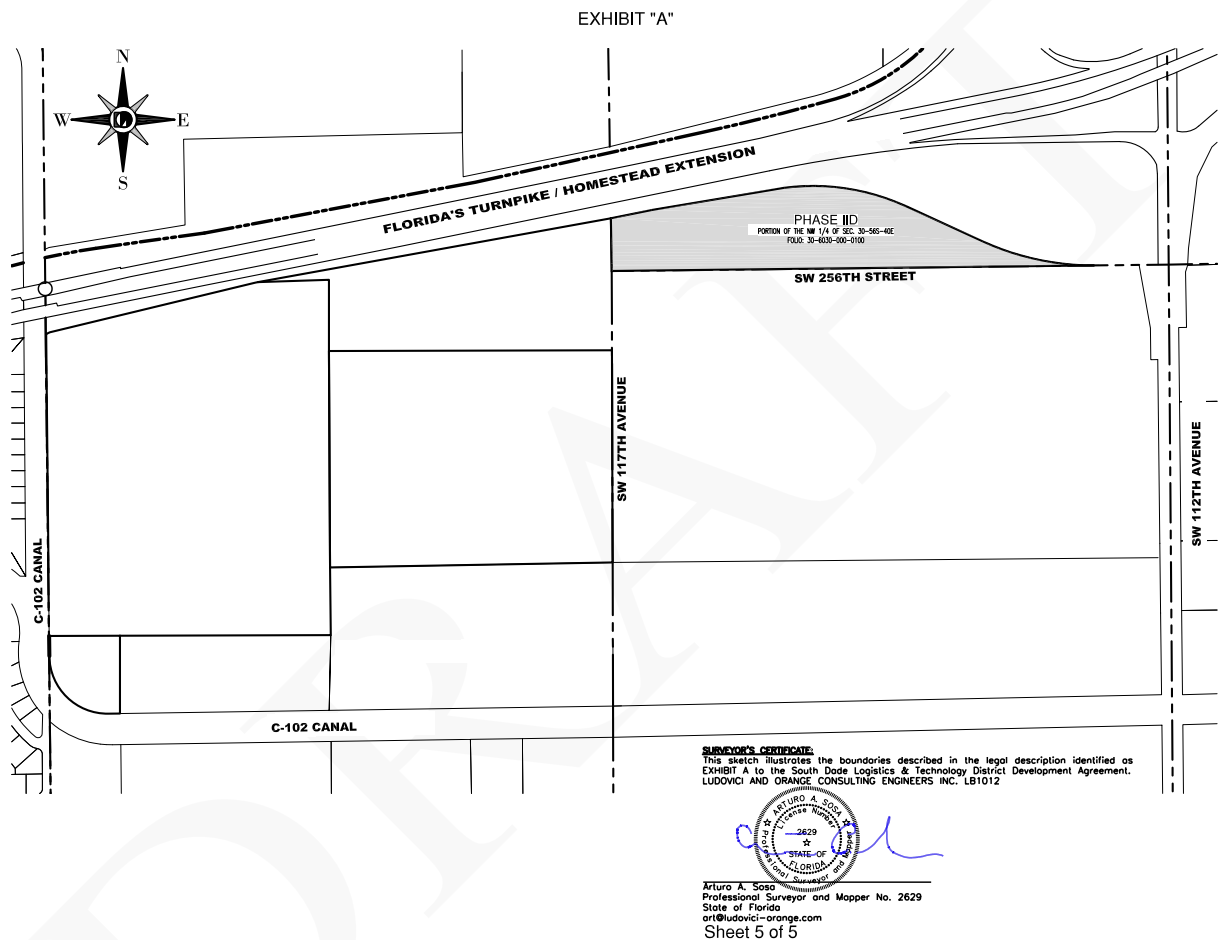


EXHIBIT B
PHASE I PROPERTY

PARCEL 1:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 50.00 FEET THEREOF, THE EAST 50 FEET THEREOF, AND THE EXTERNAL AREA FORMED BY A CIRCULAR ARC HAVING A RADIUS OF 25 FEET TANGENT TO THE EAST LINE AND THE SOUTH LINE OF THE REMAINING TRACT.

PARCEL 2:

ALL THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 50.00 FEET THEREOF AND THE EAST 500 FEET THEREOF, MORE OR LESS, ALL LYING WESTERLY OF AND ADJACENT TO THE WEST RIGHT-OF-WAY OF THE C-102 CANAL.

AND

ALL THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING EASTERLY OF AND ADJACENT TO THE EAST RIGHT-OF-WAY OF THE C-102 CANAL.

PARCEL 3:

THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 50.00 FEET THEREOF, THE SOUTH 50 FEET THEREOF, AND THE EXTERNAL AREA FORMED BY A CIRCULAR ARC HAVING A RADIUS OF 25 FEET TANGENT TO THE WEST LINE AND THE SOUTH LINE OF THE REMAINING TRACT, AND LESS THE EAST 40.00 FEET THEREOF, ALL LYING SOUTHWESTERLY OF THE C-102-1 CANAL RIGHT-OF-WAY.

AND

THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHEASTERLY OF THE C-102-1 CANAL RIGHT-OF-WAY, LESS AND EXCEPT THE EAST 40 FEET THEREOF.

PARCEL 4:

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 50 FEET THEREOF, LESS THE SOUTH 100 FEET THEREOF, AND LESS THE CANAL C-102 RIGHT-OF-WAY, AS SAID CANAL IS SHOWN ON ENGINEERING DIVISION CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-102 R/W AND TOPO MAP DRAWING C-102-1 SHEETS 10 AND 11, LYING SOUTHWESTERLY OF SAID CANAL C-102; ALSO KNOWN AS THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 50 FEET THEREOF, LESS THE SOUTH 100 FEET THEREOF, AND LESS THE NORTH 145 FEET FOR C-102 CANAL RIGHT-OF-WAY, LYING SOUTHWESTERLY OF SAID CANAL C-102.

AND

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY LINE OF SAID C-102 CANAL RIGHT-OF-WAY, LESS AND EXCEPT THE SOUTH 100 FEET THEREOF.

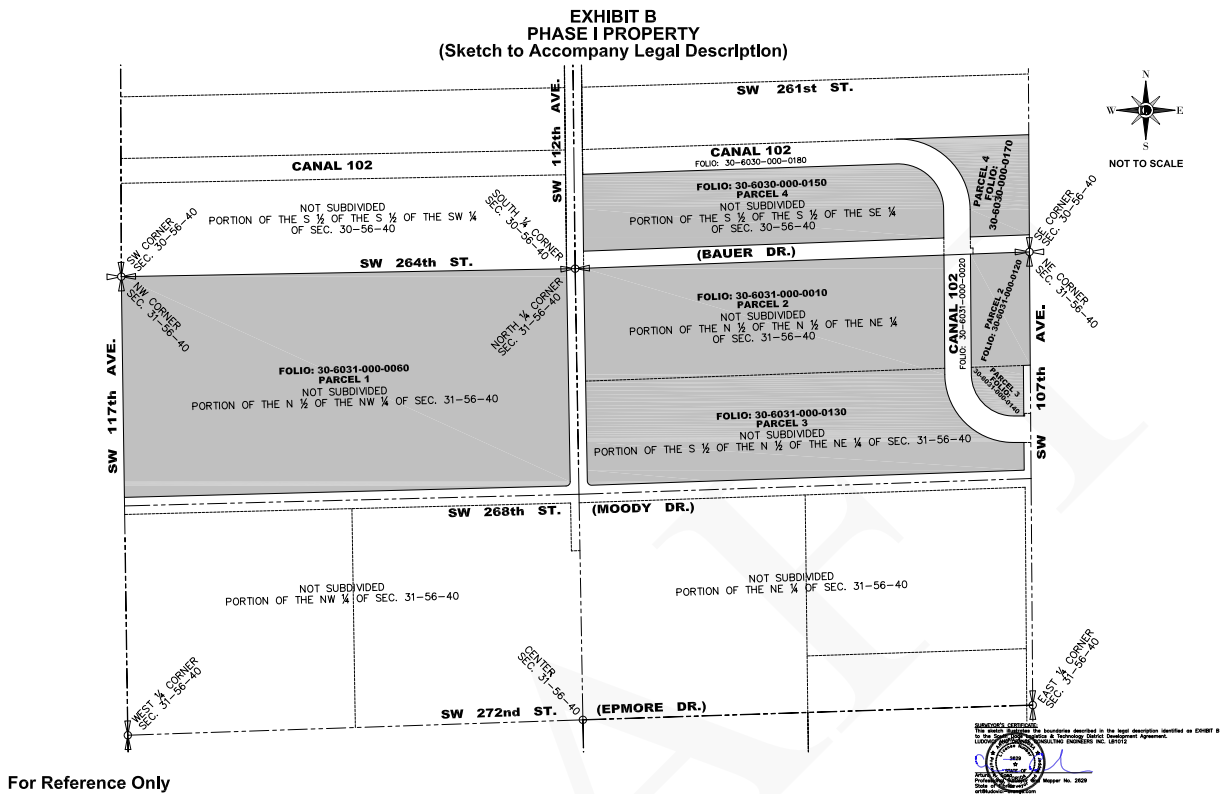


EXHIBIT C
PHASE II PROPERTY

PHASE IIA

PARCEL 120:

THAT PARCEL OF LAND LYING NORTH AND EAST OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL 102 RIGHT-OF-WAY.

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF MIAMI-DADE COUNTY, FLORIDA; BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, THENCE RUN N88°56'32" E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 334.73 FEET; THENCE RUN S00°33'23" W ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 824.47 FEET; THENCE RUN S89°12'37" W FOR A DISTANCE OF 42.58 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 42°35'17", A RADIUS OF 430.00 FEET, FOR ARC DISTANCE OF 319.62 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE RUN N00°36'38" W ALONG WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 709.46 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 330 FEET THEREOF.

PARCEL 123

THE EAST 3/4 OF THE NORTH 1/2 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 LESS THE NORTH 330 FEET, SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING NORTH OF THE C102-1 CANAL AND BEING IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE RUN N88°56'32"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 334.73 FEET; THENCE RUN S00°33'23"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°33'11"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 349.44 FEET, THENCE RUN N89°12'50"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1002.21

FEET; THENCE RUN N00°23'21"W FOR A DISTANCE OF 354.16 FEET, THENCE RUN S88°56'41"W FOR A DISTANCE OF 1003.26 FEET TO THE POINT OF BEGINNING.

PARCEL 48

THAT PORTION OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 821 AND THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE FLORIDA; THENCE RUN S 00°10'27" EAST FOR A DISTANCE OF 345.25 FEET; THENCE RUN S 88°32'34" WEST FOR A DISTANCE OF 1342.96 FEET; THENCE RUN N 00°23'21" WEST FOR A DISTANCE OF 342.09 FEET; THENCE RUN S 88°24'34" WEST FOR A DISTANCE OF 319.48 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE RUN N 78°33'32" EAST ALONG THE SOUTHEASTERLY LINE OF SAID STATE ROAD NO. 821 FOR A DISTANCE OF 1692.20 FEET; THENCE RUN S 00°54'28" FEET EAST FOR A DISTANCE OF 289.52 FEET TO POINT OF BEGINNING.

PARCEL 121

THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; LESS THE FOLLOWING FOR RIGHT-OF-WAY OF SR 821; BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE RUN EASTWARDLY ALONG THE NORTHERN LINE OF SAID SE 1/4 FOR A DISTANCE OF 1025.40 FEET TO A POINT; THENCE RUN S 76°22'12" W FOR A DISTANCE OF 1051.81 FEET TO A POINT IN THE WESTERN LINE OF SAID SE 1/4; THENCE RUN NORTHWARDLY ALONG THE WESTERN LINE OF SAID SE 1/4 FOR A DISTANCE OF 219.47 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 00°36'30" EAST FOR A DISTANCE OF 219.53 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 00°36'30" EAST FOR A DISTANCE OF 1136.21 FEET; THENCE RUN N 88°56'42" FOR A DISTANCE OF 1338.93 FEET; THENCE RUN N 00°23'22" WEST FOR A DISTANCE OF 318.92 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE RUN S 76°22'12" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SR 821 FOR A DISTANCE OF 1052.31 FEET TO A POINT OF BEGINNING.

.

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, RUN N 88°56'32" E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1338.93 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00°23'21" W NORTHERLY ALONG THE CENTER LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1026.27 FEET; THENCE RUN N 88°32'34" E EASTERLY ALONG THE SOUTH LINE OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1342.96 FEET; THENCE RUN S 00°10'27" E SOUTHERLY ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25 FOR A DISTANCE OF 1035.14 FEET; THENCE RUN S 88°56'41" W FOR A DISTANCE OF 1338.94 FEET TO THE POINT OF BEGINNING.

PHASE IIB

E 1/2 OF SW 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE 39 EAST, DADE COUNTY, FLORIDA

AND

W 1/2 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE 39 EAST, DADE COUNTY. FLORIDA

AND

E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE 39 EAST, DADE COUNTY, FLORIDA

AND

W 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE 39 EAST, DADE COUNTY, FLORIDA

PHASE IIC

THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THAT

PORTION THEREOF PREVIOUSLY DEDICATED OR TAKEN BY CONDEMNATION PROCEEDINGS FOR ROAD, HIGHWAY, OR CANAL PURPOSES.

PHASE IID

PARCEL 23

THAT PART OF THE NW 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST LYING SOUTHERLY OF STATE ROAD NO. 821, MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT SE CORNER OF NW 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE FLORIDA; THENCE RUN S 88°37'39" WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 333.34 FEET TO POINT OF BEGINNING; THENCE CONTINUE S 88°37'39" WEST ALONG THE SOUTH LINE OF NW 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 2298.78 FEET TO SOUTHWEST CORNER OF NW 1/4 OF SAID SECTION 30; THENCE RUN N 00°54'28" WEST ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 30 FOR A DISTANCE OF 289.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 821; THE NEXT COURSE DESCRIBED ARE ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 821; THE NEXT COURSE DESCRIBED ARE ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 821; THENCE RUN N 78°33'32" EAST FOR A DISTANCE OF 197.91 FEET; THENCE RUN N 81°37'39" EAST FOR A DISTANCE OF 635.08 FEET TO A POINT OF TANGENCY OF CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1055.92 FEET THROUGH A CENTRAL ANGLE 32°00'00", AN ARC DISTANCE OF 589.74 FEET; THENCE RUN S 65°22'21" EAST FOR A DISTANCE OF 400.00 FEET TO A POINT OF TANGENCY OF CIRCULAR CURVE CONCAVE TO NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG ARC OF THE SAID CURVE HAVING A RADIUS OF 1235.92 FEET THROUGH A CENTRAL ANGLE 25°50'41", AN ARC DISTANCE OF 557.50 FEET TO THE POINT OF BEGINNING.

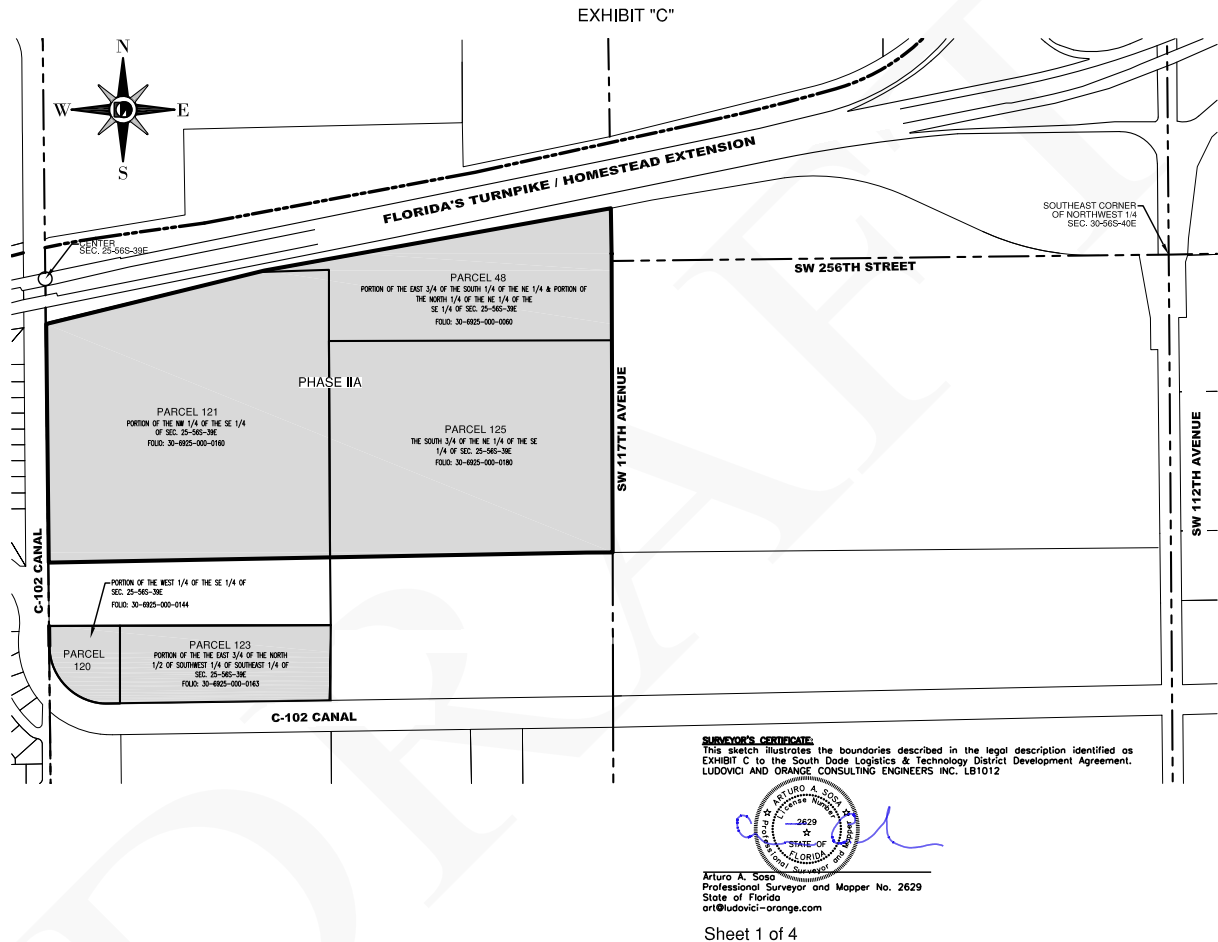
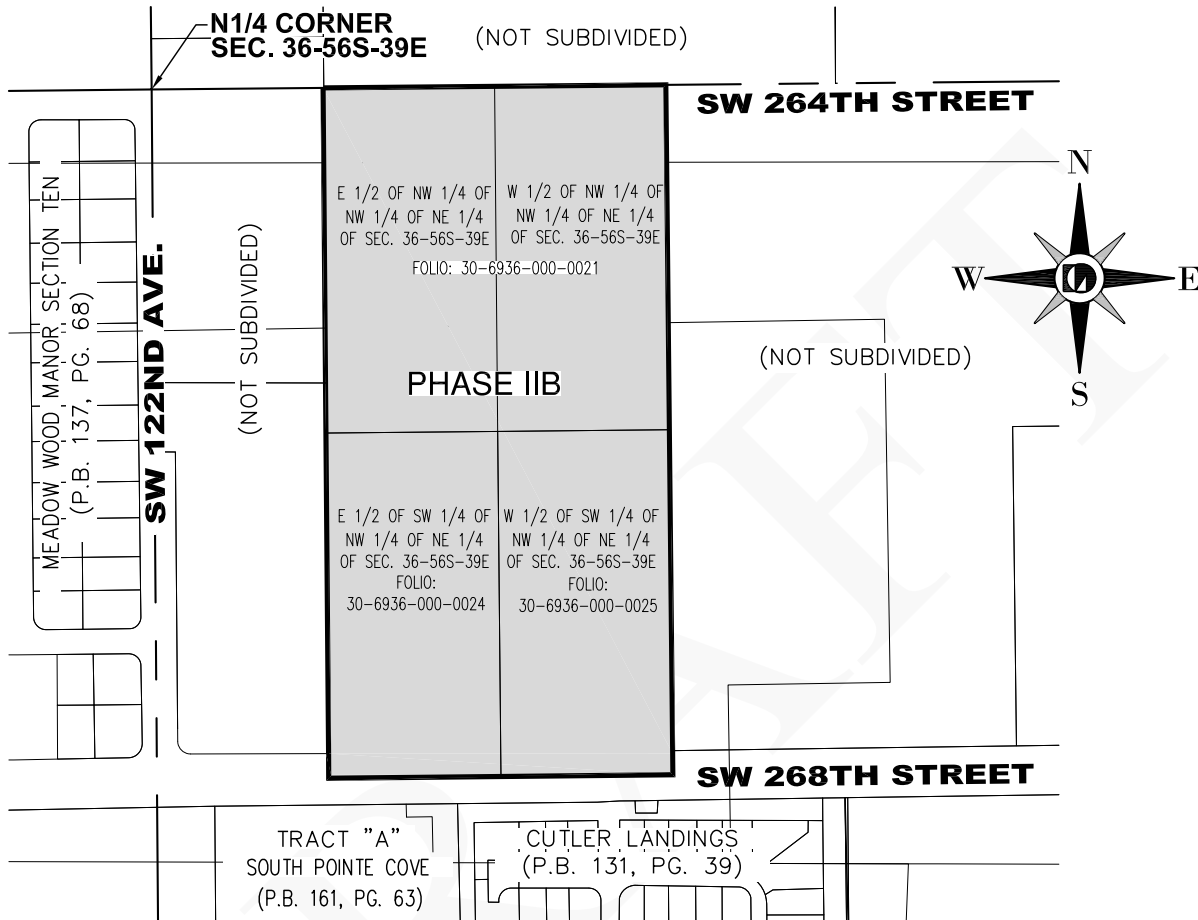
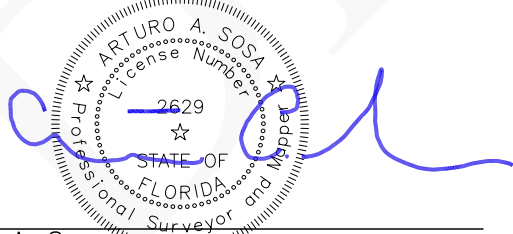


EXHIBIT "C"



SURVEYOR'S CERTIFICATE:

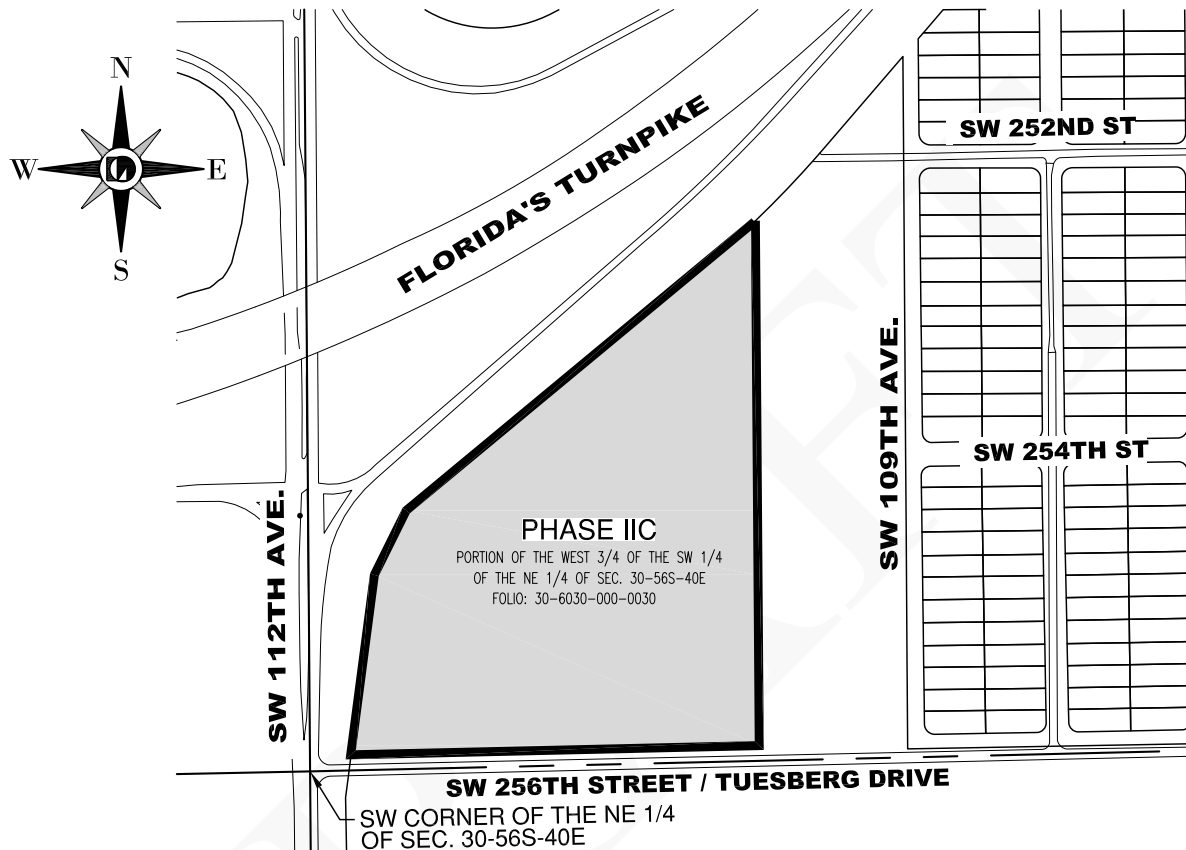
This sketch illustrates the boundaries described in the legal description identified as EXHIBIT C to the South Dade Logistics & Technology District Development Agreement. LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



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 State of Florida
 art@ludovici-orange.com

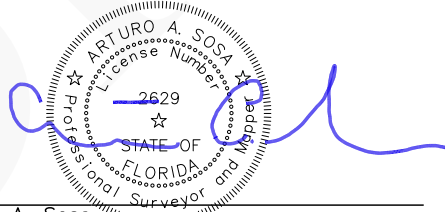
Sheet 2 of 4

EXHIBIT "C"



SURVEYOR'S CERTIFICATE:

This sketch illustrates the boundaries described in the legal description identified as EXHIBIT C to the South Dade Logistics & Technology District Development Agreement. LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



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Sheet 3 of 4

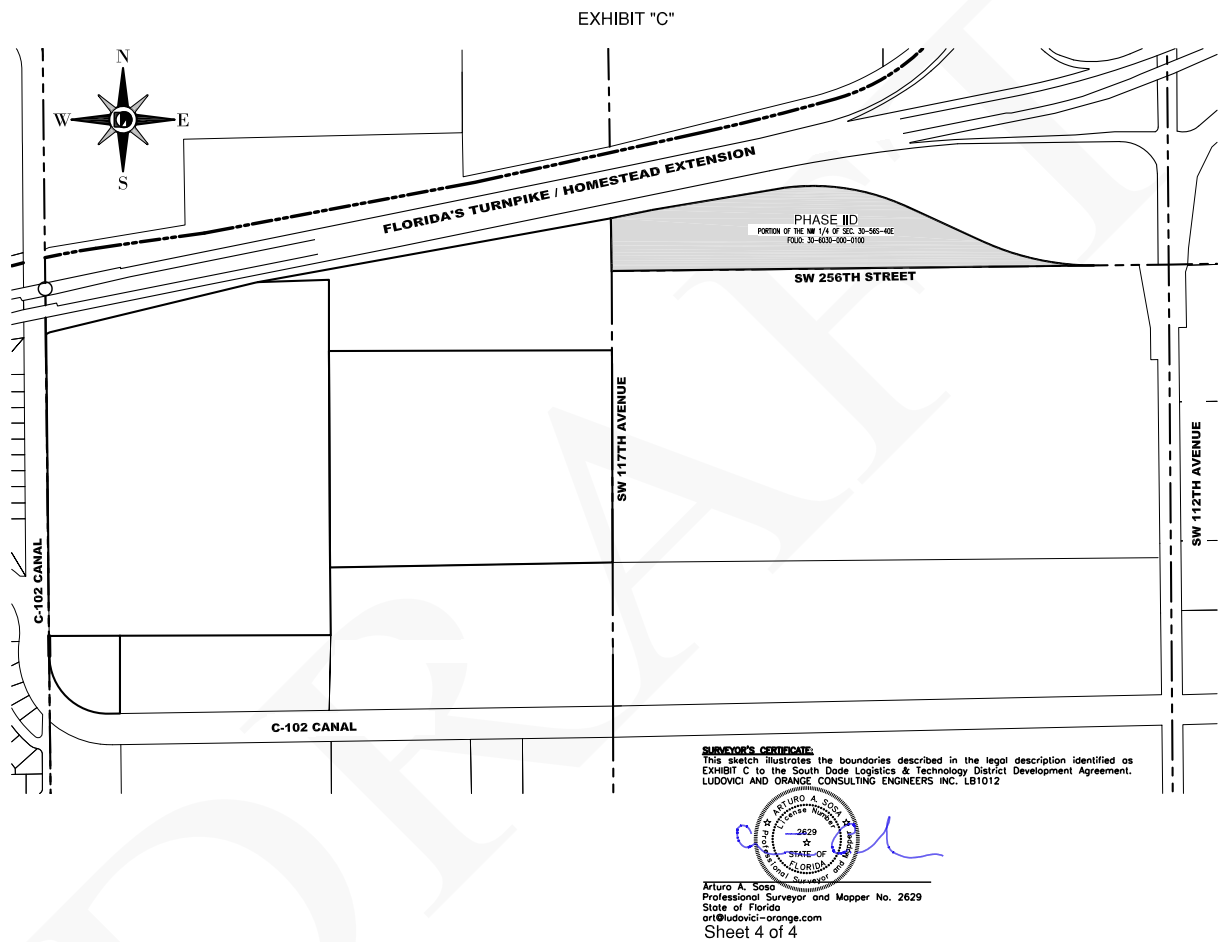


EXHIBIT D
PHASE IIA PROPERTY

PARCEL 120:

THAT PARCEL OF LAND LYING NORTH AND EAST OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL 102 RIGHT-OF-WAY.

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF MIAMI-DADE COUNTY, FLORIDA; BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, THENCE RUN N88°56'32" E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 334.73 FEET; THENCE RUN S00°33'23" W ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 824.47 FEET; THENCE RUN S89°12'37" W FOR A DISTANCE OF 42.58 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 42°35'17", A RADIUS OF 430.00 FEET, FOR ARC DISTANCE OF 319.62 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE RUN N00°36'38" W ALONG WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 709.46 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 330 FEET THEREOF.

PARCEL 123

THE EAST 3/4 OF THE NORTH 1/2 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 LESS THE NORTH 330 FEET, SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING NORTH OF THE C102-1 CANAL AND BEING IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE RUN N88°56'32"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 334.73 FEET; THENCE RUN S00°33'23"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°33'11"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 349.44 FEET, THENCE RUN N89°12'50"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1002.21

FEET; THENCE RUN N00°23'21"W FOR A DISTANCE OF 354.16 FEET, THENCE RUN S88°56'41"W FOR A DISTANCE OF 1003.26 FEET TO THE POINT OF BEGINNING.

PARCEL 48

THAT PORTION OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 821 AND THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE FLORIDA; THENCE RUN S 00°10'27" EAST FOR A DISTANCE OF 345.25 FEET; THENCE RUN S 88°32'34" WEST FOR A DISTANCE OF 1342.96 FEET; THENCE RUN N 00°23'21" WEST FOR A DISTANCE OF 342.09 FEET; THENCE RUN S 88°24'34" WEST FOR A DISTANCE OF 319.48 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE RUN N 78°33'32" EAST ALONG THE SOUTHEASTERLY LINE OF SAID STATE ROAD NO. 821 FOR A DISTANCE OF 1692.20 FEET; THENCE RUN S 00°54'28" FEET EAST FOR A DISTANCE OF 289.52 FEET TO POINT OF BEGINNING.

PARCEL 121

THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; LESS THE FOLLOWING FOR RIGHT-OF-WAY OF SR 821; BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE RUN EASTWARDLY ALONG THE NORTHERN LINE OF SAID SE 1/4 FOR A DISTANCE OF 1025.40 FEET TO A POINT; THENCE RUN S 76°22'12" W FOR A DISTANCE OF 1051.81 FEET TO A POINT IN THE WESTERN LINE OF SAID SE 1/4; THENCE RUN NORTHWARDLY ALONG THE WESTERN LINE OF SAID SE 1/4 FOR A DISTANCE OF 219.47 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 00°36'30" EAST FOR A DISTANCE OF 219.53 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 00°36'30" EAST FOR A DISTANCE OF 1136.21 FEET; THENCE RUN N 88°56'42" FOR A DISTANCE OF 1338.93 FEET; THENCE RUN N 00°23'22" WEST FOR A DISTANCE OF 318.92 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE RUN S 76°22'12" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SR 821 FOR A DISTANCE OF 1052.31 FEET TO A POINT OF BEGINNING.

.

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25,
TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, ALSO
DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4
OF SECTION 25, RUN N 88°56'32" E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE
SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1338.93 FEET TO THE POINT
OF BEGINNING; THENCE RUN N 00°23'21" W NORTHERLY ALONG THE CENTER LINE OF
THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1026.27 FEET; THENCE
RUN N 88°32'34" E EASTERLY ALONG THE SOUTH LINE OF THE NORTH LINE OF THE
SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1342.96 FEET; THENCE RUN S
00°10'27" E SOUTHERLY ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25
FOR A DISTANCE OF 1035.14 FEET; THENCE RUN S 88°56'41" W FOR A DISTANCE OF
1338.94 FEET TO THE POINT OF BEGINNING.

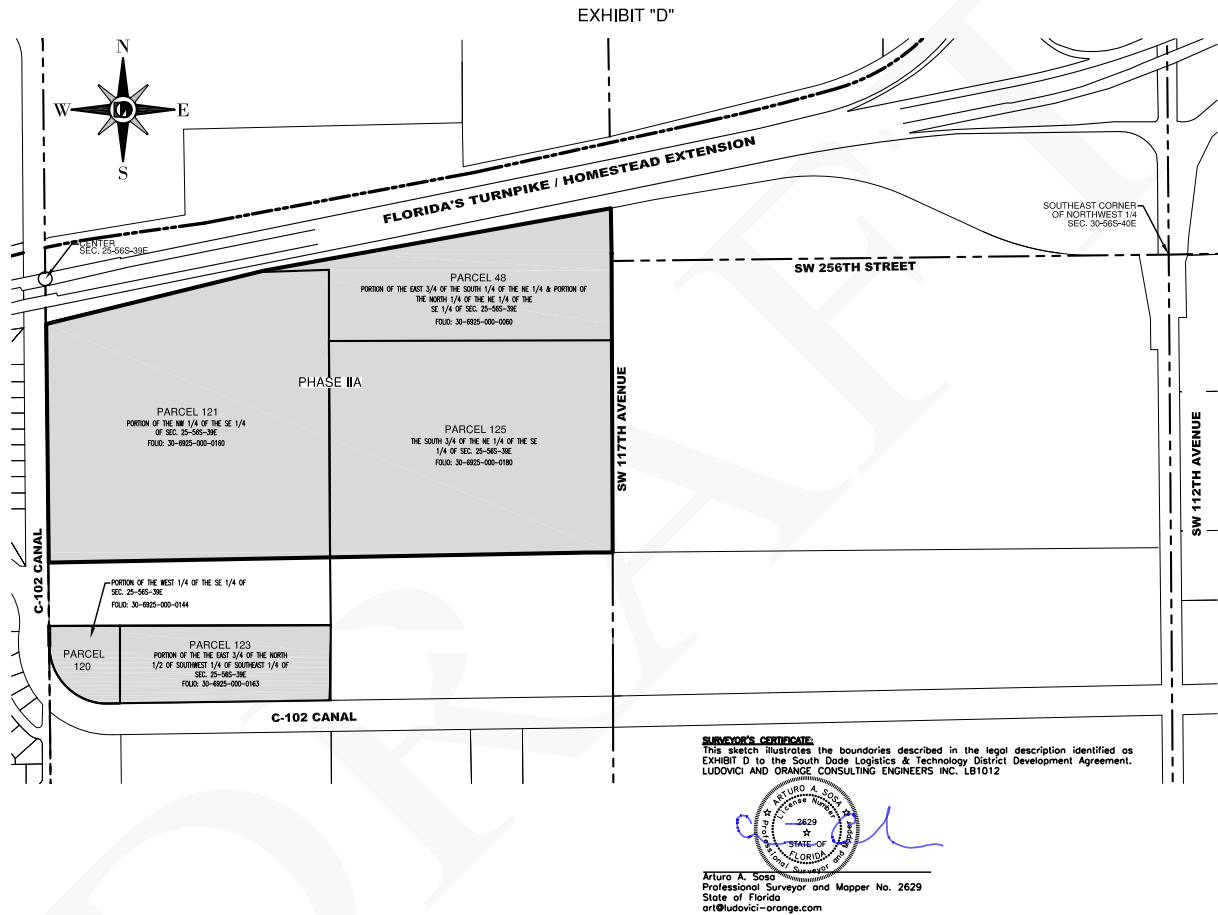


EXHIBIT E
PHASE IIB PROPERTY

E 1/2 OF SW 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE
39 EAST, DADE COUNTY, FLORIDA

AND

W 1/2 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE
39 EAST, DADE COUNTY. FLORIDA

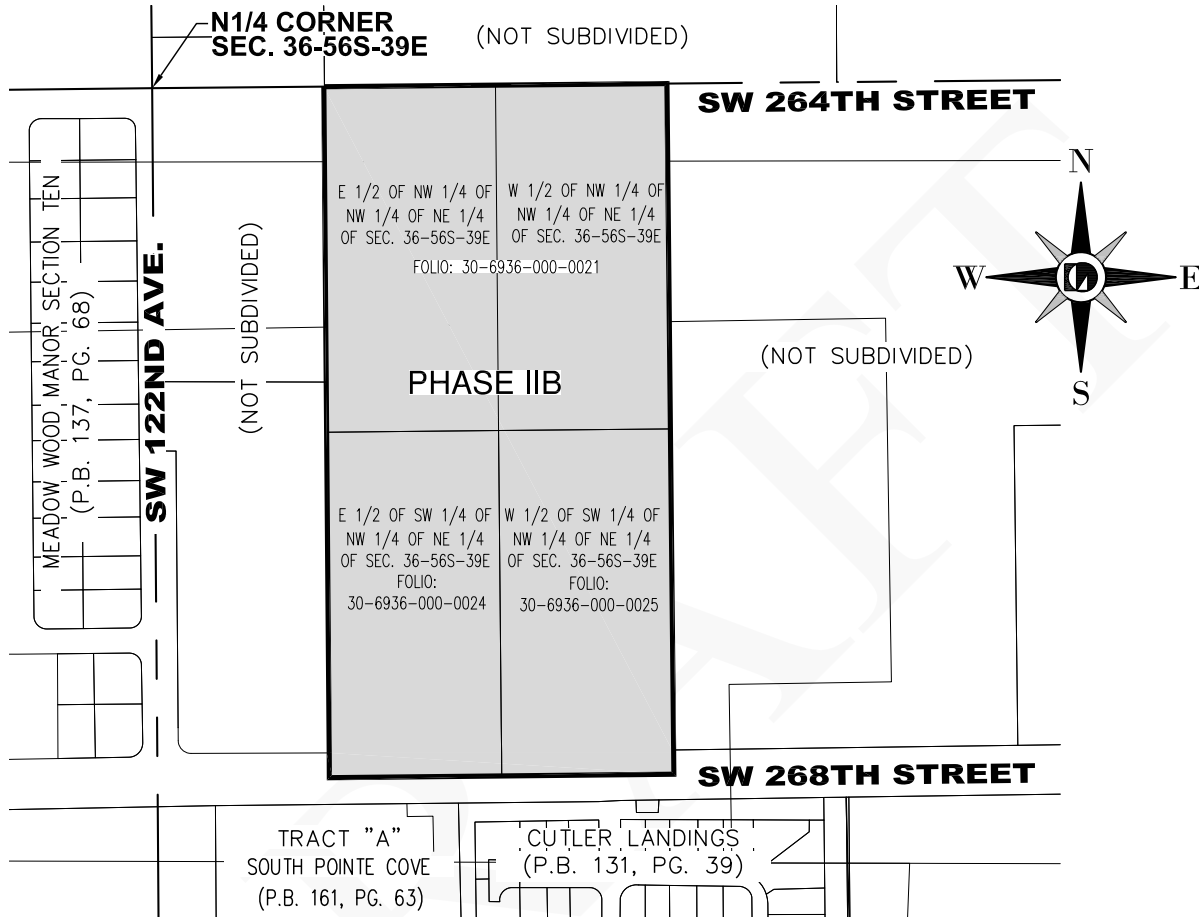
AND

E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE
39 EAST, DADE COUNTY, FLORIDA

AND

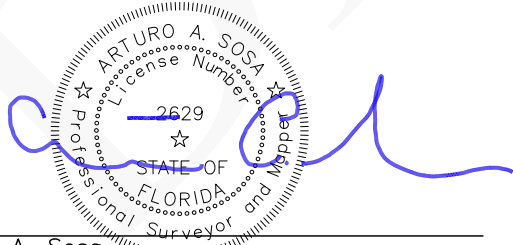
W 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH RANGE
39 EAST, DADE COUNTY, FLORIDA

EXHIBIT "E"



SURVEYOR'S CERTIFICATE:

This sketch illustrates the boundaries described in the legal description identified as EXHIBIT E to the South Dade Logistics & Technology District Development Agreement. LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

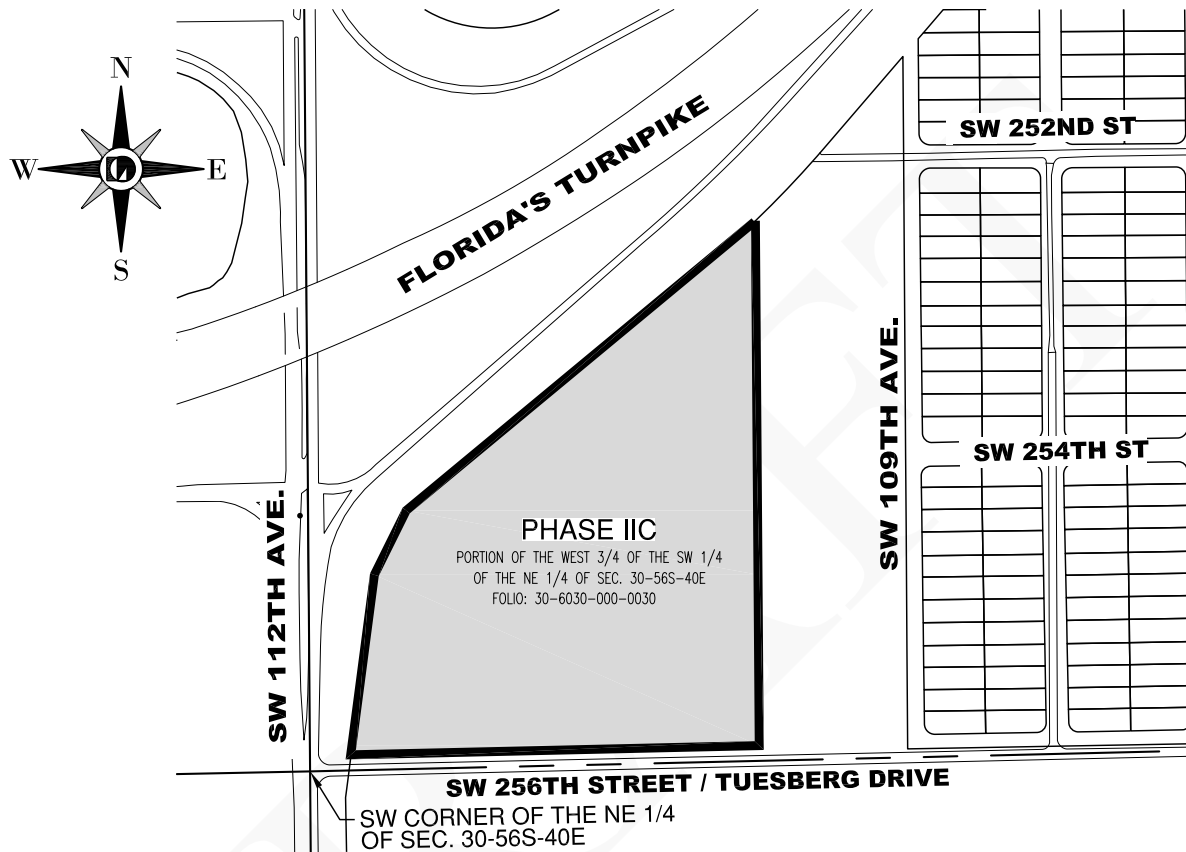


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EXHIBIT F
PHASE IIC PROPERTY

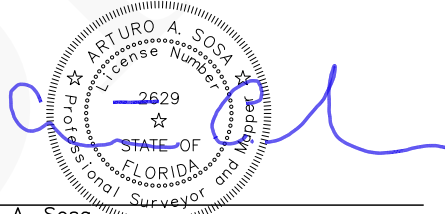
THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THAT
PORTION THEREOF PREVIOUSLY DEDICATED OR TAKEN BY CONDEMNATION
PROCEEDINGS FOR ROAD, HIGHWAY, OR CANAL PURPOSES.

EXHIBIT "F"



SURVEYOR'S CERTIFICATE:

This sketch illustrates the boundaries described in the legal description identified as EXHIBIT F to the South Dade Logistics & Technology District Development Agreement. LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
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EXHIBIT G
PHASE IID PROPERTY

PARCEL 23

THAT PART OF THE NW 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST LYING SOUTHERLY OF STATE ROAD NO. 821, MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT SE CORNER OF NW 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE FLORIDA; THENCE RUN S 88°37'39" WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 333.34 FEET TO POINT OF BEGINNING; THENCE CONTINUE S 88°37'39" WEST ALONG THE SOUTH LINE OF NW 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 2298.78 FEET TO SOUTHWEST CORNER OF NW 1/4 OF SAID SECTION 30; THENCE RUN N 00°54'28" WEST ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 30 FOR A DISTANCE OF 289.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 821; THE NEXT COURSE DESCRIBED ARE ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 821; THE NEXT COURSE DESCRIBED ARE ALONG THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 821; THENCE RUN N 78°33'32" EAST FOR A DISTANCE OF 197.91 FEET; THENCE RUN N 81°37'39" EAST FOR A DISTANCE OF 635.08 FEET TO A POINT OF TANGENCY OF CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1055.92 FEET THROUGH A CENTRAL ANGLE 32°00'00", AN ARC DISTANCE OF 589.74 FEET; THENCE RUN S 65°22'21" EAST FOR A DISTANCE OF 400.00 FEET TO A POINT OF TANGENCY OF CIRCULAR CURVE CONCAVE TO NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG ARC OF THE SAID CURVE HAVING A RADIUS OF 1235.92 FEET THROUGH A CENTRAL ANGLE 25°50'41", AN ARC DISTANCE OF 557.50 FEET TO THE POINT OF BEGINNING.

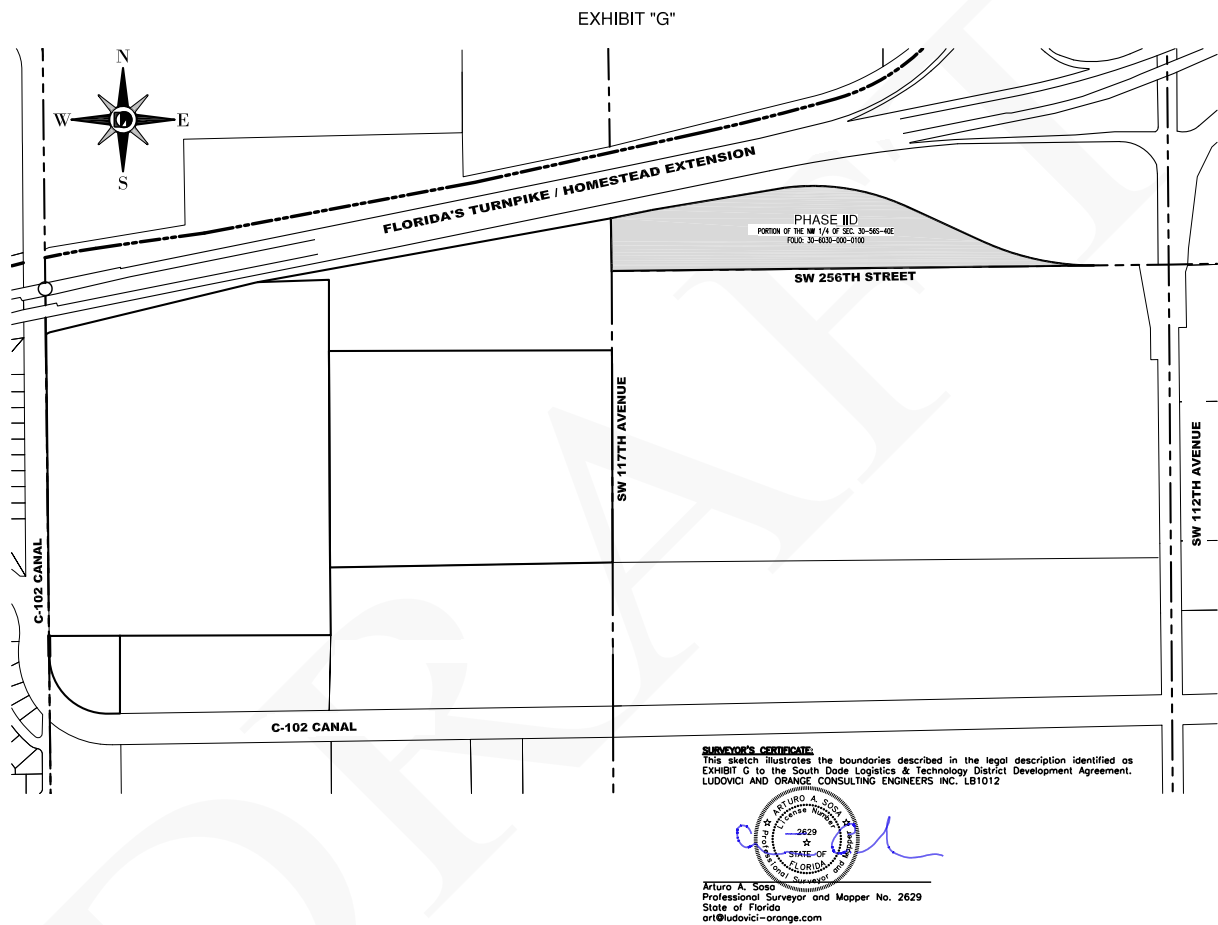


EXHIBIT H REPRESENTATIVE EXTERNAL VEHICLE TRIP RATES AND EQUIVALENCY MATRIX

South Dade Industrial Park UDB/CDMP Application
 Afternoon Peak Hour Land Use Equivalency Matrix (Phases I & II Only)

Land User From	Trips per 2,000 SF or Hotel Rooms	Units	Land User To				
			Warehouse	Shopping Center	Hotel	Fast Food with Drive-Through	Super Convenience Market/Gas Station
Warehouse	0.1367	KSF	0.1367	4.6429	0.1200	11.5698	15.6061
Shopping Center	4.6429	KSF	1.0000	0.0294	1.1388	0.0118	0.0084
Hotel	0.1200	Rooms	33.9733	1.0000	38.6905	0.4013	0.2975
Fast Food with Drive-Through	11.5698	KSF	0.8781	0.0258	1.0000	0.0104	0.0077
Drive to Buy	13.3333	KSF	84.6598	2.4919	96.4187	1.0000	0.8677
Super Convenience Market/Gas Station	15.6061	KSF	97.5643	2.8718	111.1111	1.1524	1.0000
		KSF	114.1946	3.1613	130.0505	1.3489	1.1705

Trip Exchange Rate Examples:

- To Convert 10,000 square feet of Warehouse to Shopping Center: $10 \times 0.0294 = 0.294$ KSF of Shopping Center or 294 square feet of Shopping Center. 10,000 square feet of Warehouse is equivalent to 294 square feet of Shopping Center.
- To Convert 15,000 square feet of Shopping Center to Hotel (rooms): $15 \times 38.6905 = 580.36$ Hotel (rooms). 15,000 square feet of Shopping Center is equivalent to 580 Hotel (rooms).
- To Convert 100 Hotel (rooms) to Warehouse: $100 \times 0.8781 = 87.81$ KSF of Warehouse or 87,810 square feet of Warehouse. 100 Hotel rooms is equivalent to 87,810 square feet of Warehouse.
- To Convert 10,000 square feet of Shopping Center to Warehouse: $10 \times 81.9733 = 819.733$ KSF of Warehouse. 10,000 square feet of Shopping Center is equivalent to 819,733 square feet of Warehouse.

Prepared: 2021-11-04

LANGAN

Phase I Afternoon Total Trips

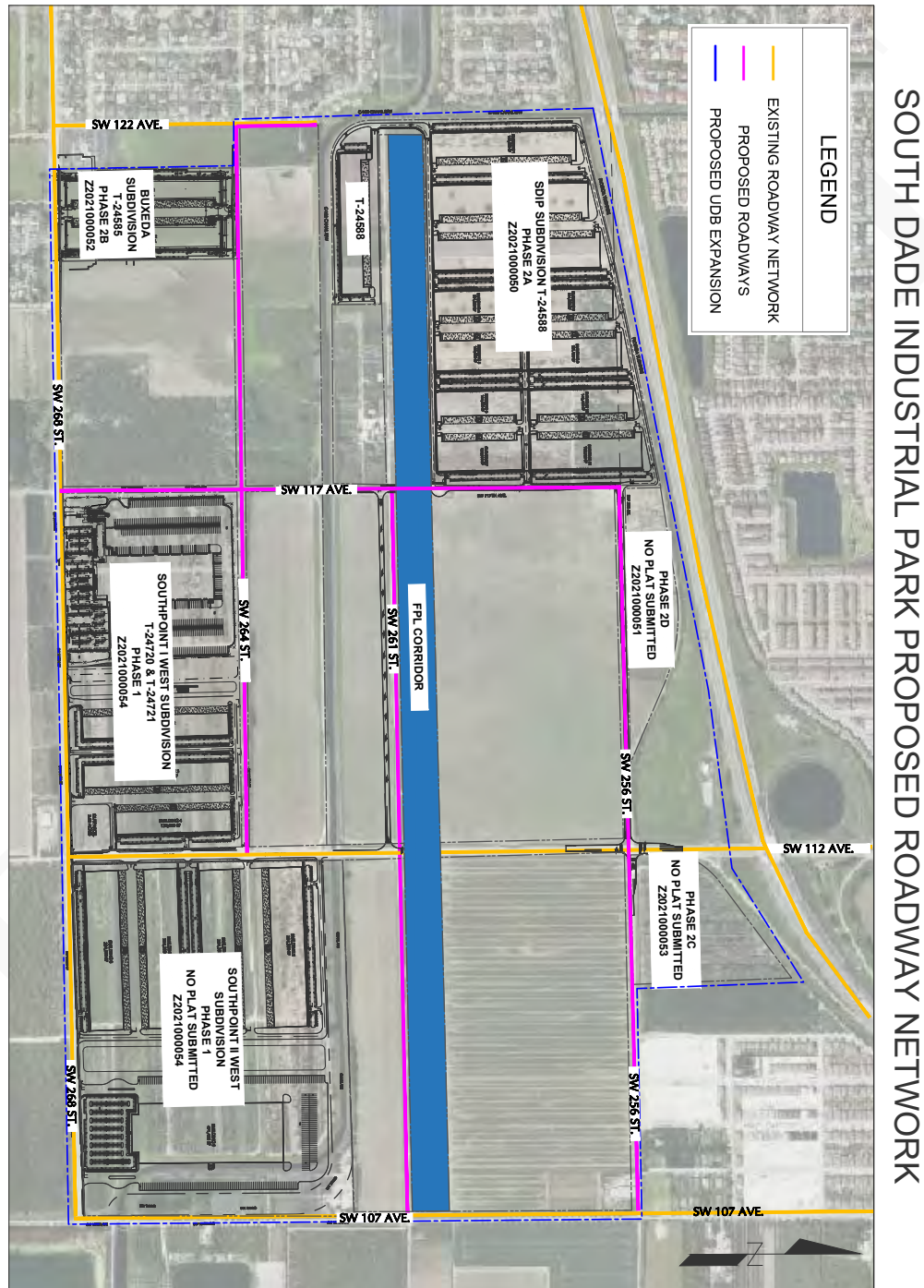
Land User	Size	Trips Rate	Trips
Warehouse	2,576,935 SF	0.1367	365
Shopping Center	20,000 SF	4.6429	93
Total			458

Phase II - Afternoon Total Trips

Land User	Size	Trips Rate	Trips
Warehouse	2,150,048 SF	0.1367	311
Shopping Center	30,000 SF	4.6429	140
Hotel	150 (rooms)	0.1200	18
Fast Food w Drive-Through	34,400 SF	11.5698	398
Drive to Buy	1,000 SF	13.3333	40
Super Convenience Market/Gas Station	4,600 SF	15.6061	101
Total			1,048

EXHIBIT I
PUBLIC FACILITY IMPROVEMENTS AND SCHEDULE.

INTERNAL RIGHT OF WAY CONFIGURATION FOR PHASES I, II & III



PHASE I AND PHASE II IMPLEMENTATION REQUIREMENTS

Facility	Segment to be Improved by Phase I or Phase II	District Configuration	Wide	Phase I and Phase II Implementation Requirements
SW 256 Street	SW 112 Avenue to SW 117 Avenue	70', 2-lane roadway with center shared left turn lane Inclusive of 10' Shared Use Pedestrian/Bicycle Paths		<p>Travel lanes and north Shared Use Pedestrian/Bicycle Path to be open to traffic prior to the issuance of the first certificate of occupancy in Phase IIA or IID.</p> <p>It is anticipated that construction of the southern Shared Use Pedestrian/Bicycle Path will be required by County Code Section 28-15 at time of subdivision approval for each adjacent parcel within Phase III.</p>
SW 256 Street	SW 112 Avenue to approx. SW 109 Avenue	<p>70' required minimum, 2-lane roadway with center shared left turn lane, to be widened to 4 lanes (plus a left-turn lane) – with the proper design to merge back into the existing typical section from SW 109 Avenue to SW 107 Avenue.</p> <p>Inclusive of 10' Shared Use Pedestrian/Bicycle Paths</p>		<p>At the time of Site Plan review, the Phase IIC Owner shall commit to widening SW 256 Street from 2 lanes to 4 lanes (plus a left-turn lane).</p> <p>Travel lanes and the north Shared Use Pedestrian/Bicycle Path will be open to traffic prior to the issuance of the first certificate of occupancy in Phase IIC.</p> <p>It is anticipated that construction of the southern Shared Use Pedestrian/Bicycle Path will be required per County Code Section 28-15 at time of subdivision approval for each adjacent parcel within Phase III.</p>

SW 256 Street	Traffic Signal and/or Full Median Opening at Intersection with SW 112 Avenue	Traffic signal and/or full median opening as warranted by traffic study.	Turnpike Enterprise signal approval at SW 256 Street must be provided prior to the submittal of the final plat for Phase IIA, IIC or IID; If not approved by Turnpike Enterprise prior to final plat submittal, a new traffic study must be submitted for the Traffic Engineering Division ("TED") of the Department of Transportation and Public Works to review the roadway modifications that are needed on the network to comply with operational and safety requirements prior to the final plat submittal.
SW 261 Street	SW 112 Avenue to SW 117 Avenue	70', 2-lane roadway with center shared left turn lane Inclusive of 10' Shared Use Pedestrian/Bicycle Paths	Travel lanes and north Shared Use Pedestrian/Bicycle Path to be open prior to the issuance of the first certificate of occupancy in Phase IIA. It is anticipated that construction of the south Shared Use Pedestrian/Bicycle Path will be required by County Code Section 28-15 at time of subdivision approval for each adjacent parcel within Phase III.
SW 261 Street	SW 117 Avenue to SW 122 Avenue	No right-of-way to be dedicated	N/A
SW 264 Street	SW 112 Avenue to SW 117 Avenue and	80', 2-lane roadway with center shared left turn lane and 6-foot landscape strips	All necessary improvements in south 1/2 of ROW adjacent to each phase required by County Code Section 28-15 at time of subdivision

	abutting Phase IIB	Inclusive of 10' Shared Use Pedestrian/Bicycle Paths	approval for Phase IIB and Phase I west of SW 112 Avenue.
SW 264 Street	SW 107 Avenue to SW 112 Avenue	Proposed to be vacated in its entirety If not vacated: 100', 2-lane roadway with center shared left turn lane and 6-foot landscape strips Inclusive of 10' Shared Use Pedestrian/Bicycle Paths	If not vacated, all necessary improvements required by County Code Section 28-15 at time of subdivision approval for Phase I east of SW 112 Avenue.
SW 268 Street	SW 107 Avenue to SW 117 Avenue and abutting Phase IIB	100', 4-lane roadway with center shared left turn lane Inclusive of a 5' Bicycle Lane with 2' buffer on the north side Inclusive of a 6' Sidewalk on the north side	All necessary improvements in north 1/2 of ROW required by County Code Section 28-15 at time of subdivision approval for each adjacent parcel and coordinated with County-proposed street improvements abutting Phase IIB.
SW 107 Avenue	Abutting Phase I	80', 2-lane roadway with center shared left turn lane and 6-foot landscape strip on the west side Inclusive of a 10' Shared Use Pedestrian/Bicycle Path on the west side	All necessary improvements in west 1/2 of ROW required by County Code Section 28-15 at time of subdivision approval for each adjacent parcel.
SW 112 Avenue	Abutting Phase I and Phase IIC	100', 4-lane roadway with center shared left turn lane Inclusive of 10' Shared Use Pedestrian/Bicycle Paths	All necessary improvements in relevant 1/2 of ROW required by County Code Section 28-15 at time of subdivision approval for each adjacent parcel, <u>to include all necessary grade adjustments to the</u>

		All improvements transitioning in width and design as necessary to accommodate the existing bridge crossing of the SFWMD's C-102 canal	<u>south approach to the existing crossing over the SFWMD's C-102 canal.</u> Shared Use Pedestrian/Bicycle Paths within the bridge crossing of the SFWMD's C-102 canal at the time of the first subdivision approval within Phase I.
SW 117 Avenue	SW 256 Street to SW 261 Street	80', 2-lane roadway with center shared left turn lane and 6-foot landscape strips 10' Shared Use Pedestrian/Bicycle Paths	Travel lanes and west Shared Use Pedestrian/Bicycle Path to be open to traffic prior to the issuance of the first certificate of occupancy in Phase IIA. It is anticipated that construction of the east Shared Use Pedestrian/Bicycle Path shall be required by County Code Section 28-15 at time of subdivision approval for each adjacent parcel within Phase III.
SW 117 Avenue	SW 264 Street to SW 268 Street	80', 2-lane roadway with center shared left turn lane and 6-foot landscape strips Inclusive of 10' Shared Use Pedestrian/Bicycle Paths	All necessary improvements in eastern 1/2 of ROW shall be open to traffic prior to the issuance of the first certificate of occupancy in Phase I west of SW 112 Avenue.
SW 122 Avenue	North of C-102 Canal	Proposed to be waived in its entirety If not waived: 70', 2-lane roadway with center shared left turn lane	If not waived, all necessary improvements required by County Code Section 28-15 at time of subdivision approval for each adjacent parcel.

		Inclusive of a 10' Shared Use Pedestrian/Bicycle Path on east side Inclusive of a 6' Sidewalk on the west side	
SW 122 Avenue	C-102 Canal to SW 264 Street	70', 2-lane roadway Inclusive of a 10' Shared Use Pedestrian/Bicycle Path on east side Inclusive of existing sidewalk on the west side	All necessary improvements provided or guaranteed per County Code Section 28-15 at time of subdivision approval for each adjacent parcel.

PHASE I IMPROVEMENTS

No infrastructure serving Phase I will require connection across Phase II or III lands.

Princeton Trail Improvements.

Subject to the approval of Miami-Dade County Parks, Recreation and Open Spaces Department and following South Florida Water Management District approval of a permit application filed by the County, develop portions of the Princeton Trail located on the south side of the C-102 canal (where the canal runs in a north-south direction, the Princeton Trail shall be located on the west side of the C-102 canal) in a manner consistent with **Exhibit "M."**

Transit Improvements.

Metrobus stops with full shelters will be provided in both directions along SW 112 Avenue just north of SW 268 Street. All public rights of way will include corresponding sidewalks, to improve public access to new and existing bus stops. As noted in the table above, the portions of SW 112 Avenue and SW 268 Street abutting Phase I will include dedicated bike lanes to facilitate transit usage.

Dedications for Public Stormwater Conveyance.

If necessary, any public stormwater conveyance dedications for ditches and canals must be included in the tentative plat for the relevant parcel prior to its approval.

PHASE II IMPROVEMENTS

Except for the improvement of SW 256 Street (west of SW 112 Avenue), SW 261 Street (west of SW 112 Avenue), and SW 117 Avenue (north of the C-102 canal) and an easement crossing through Folio 30-6925-000-0181, including the installation of utility lines, portions of which are located in Phase III and are required to serve Phase IIA, no infrastructure serving Phase I or Phase II is currently proposed or anticipated to require a connection across Phase III lands or the participation of any owner in Phase III. The Phase II Developers have entered into contracts to acquire the necessary easements and/or rights-of-way from the owners of the affected Phase III parcels. No additional future connections will be permitted without the approval of the relevant landowners and the County.

Transit Improvements.

Metrobus stops with full shelters will be provided in both directions along SW 112 Avenue just north of SW 256 Street and a bus stop with full shelter will be provided on SW 268 Street, west of SW 112 Avenue. The shelters will be dedicated and funded as subdivision improvements for Phase IIB, Phase IIC and Phase IID, unless previously installed as a subdivision improvement for the relevant portions of Phase III. All public rights of way will include corresponding sidewalks to improve public access to new and existing bus stops. As noted in the table above, the portions of SW 112 Avenue, SW 256 Street, and SW 268 Street abutting Phase II will include dedicated bike lanes or a shared use pedestrian/bicycle path to facilitate transit usage.

Dedications for Public Stormwater Conveyance.

If necessary, any public stormwater conveyance dedications for ditches and canals must be included in the tentative plat for the relevant parcel prior to its approval.

EXHIBIT J
POTENTIAL DEVELOPMENT PERMITS REQUIRED FOR PROJECT

PHASE	EXPECTED DEVELOPMENT PERMITS FOLLOWING EFFECTIVE DATE
Phase I	Roadway Vacation Soil Improvement Permit Subdivision Plat Water, Sewer, Paving, and Drainage Permits/Plan Approvals Acceptance, Enforcement, or Release of Covenants, Declarations of Restrictions, or Unities of Title Building and Related Permits Certificates of Occupancy, Completion, or Use Stormwater Management and Drainage Permits Environmental Permits SFWMD Permits for Realignment of C-102 Canal SFWMD Right-of-Way Permit and any County Permits Required to build the Extension of the Princeton Trail
Phase IIA	Soil Improvement Permit Subdivision Plat Water, Sewer, Paving, and Drainage Permits/Plan Approvals Acceptance, Enforcement, or Release of Covenants, Declarations of Restrictions, or Unities of Title Building and Related Permits Certificates of Occupancy, Completion, or Use Stormwater Management and Drainage Permits Environmental Permits
Phase IIB	Site Plan Approval Operational Traffic Analysis Approval Soil Improvement Permit Subdivision Plat Water, Sewer, Paving, and Drainage Permits/Plan Approvals Acceptance, Enforcement, or Release of Covenants, Declarations of Restrictions, or Unities of Title Building and Related Permits Certificates of Occupancy, Completion, or Use Stormwater Management and Drainage Permits Environmental Permits

Page 173
Phase IIC

Site Plan Approval
Operational Traffic Analysis Approval
Soil Improvement Permit
Subdivision Plat
Water, Sewer, Paving, and Drainage Permits/Plan Approvals
Acceptance, Enforcement, or Release of Covenants, Declarations of Restrictions, or Unities of Title
Building and Related Permits
Certificates of Occupancy, Completion, or Use
Stormwater Management and Drainage Permits
Environmental Permits

Phase IID

Site Plan Approval
Operational Traffic Analysis Approval
Soil Improvement Permit
Subdivision Plat
Water, Sewer, Paving, and Drainage Permits/Plan Approvals
Acceptance, Enforcement, or Release of Covenants, Declarations of Restrictions, or Unities of Title
Building and Related Permits
Certificates of Occupancy, Completion, or Use
Stormwater Management and Drainage Permits
Environmental Permits

EXHIBIT K
ESTIMATED IMPACT AND WATER AND SEWER CONNECTION FEES

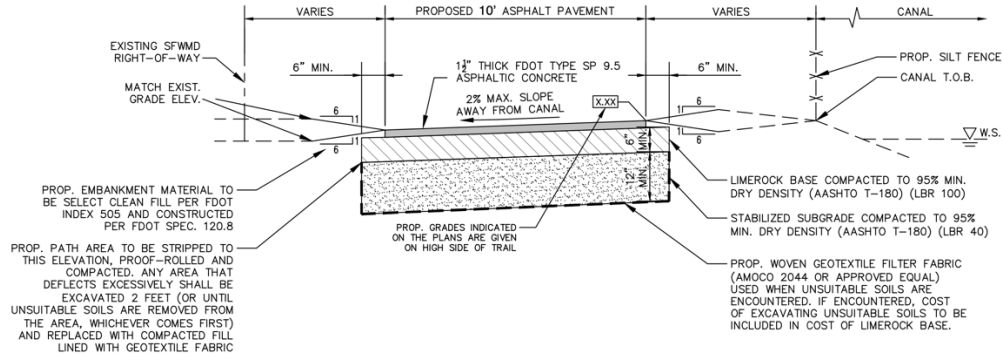
PHASE	EXPECTED IMPACT FEES (2021 RATES)	EXPECTED WATER AND SEWER CONNECTION CHARGES (2021 RATES AND SUBJECT TO DEVELOPMENT EQUIVALENCY)
Phase I	\$19,458,481	\$422,818.11
Phase IIA	\$14,167,607	\$277,237.38
Phase IIB	\$2,621,513	\$51,299.61
Phase IIC	\$4,209,400	\$315,283.95
Phase IID	\$157,400	\$6,990.00

EXHIBIT L
PROHIBITED USES

1. Adult entertainment uses.
2. Aircraft hangars and repair shops.
3. Amusement center.
4. Animal hospitals.
5. Armories.
6. Auditoriums.
7. Auto painting, top and body work, except as accessory to a permitted use.
8. Automotive repairs, except as accessory to a permitted use.
9. Billiard rooms and pool rooms.
10. Blacksmith, gas steam fitting shops.
11. Boat or yacht repairing or overhauling, or boat building.
12. Boats slips used for the tying up of boats for the purpose of overhauling or repairing.
13. Bowling alleys.
14. Cabinet shops, except as accessory to a permitted use.
15. Canning factories.
16. Carpet cleaning.
17. Clubs, private.
18. Commercial chicken hatcheries.
19. Construction debris materials recovery transfer facility.
20. Contractor yards (offices permitted)
21. Dancing halls or dancing academies.
22. Dispensing facilities for medical cannabis.
23. Dog Kennels.
24. Dog and pet hospitals.
25. Donated goods centers.
26. Dredging base.
27. Dry cleaning and dyeing plants.
28. Dynamite storage.
29. Engine service, except as accessory to a permitted use.
30. Fertilizer storage, except as accessory to a permitted use.
31. Glass installations, except as accessory to a permitted use.
32. Grinding shops, except as accessory to a permitted use.
33. Home improvement center (as defined in Section 33-247)
34. Home improvement warehouse (as defined in Section 33-259).
35. Ice Manufacturing, except as accessory to a permitted use.
36. Insecticide, mixing, packaging and storage, except as accessory to a permitted use.
37. Jewelry loan center.
38. Livery stables.

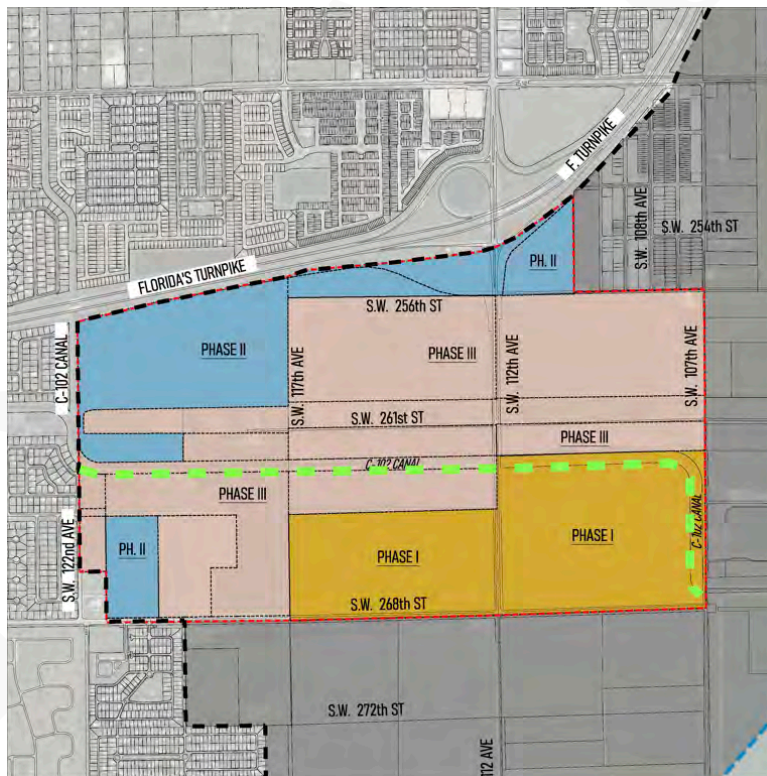
39. Lumberyards.
40. Machine shops, except as accessory to a permitted use.
41. Marine warehouses.
42. Mattress manufacturing and renovating.
43. Metalizing processes.
44. Milk or ice distribution stations, except as accessory to a permitted use.
45. Novelty works manufacturing (storage, wholesale sales and distribution permitted)
46. Manufacturing of cement and clay products, such as concrete blocks, pipe, etc., except that storage and distribution of cement and clay products will be permitted.
47. Medical observation domitory.
48. Mortuaries or funeral homes.
49. Natatoriums.
50. Open-air theaters.
51. Ornamental metal workshops, except as accessory to a permitted use.
52. Oxygen storage and filling of cylinders, except as accessory to a permitted use.
53. Petroleum products storage tanks, except as part of service station open to the public or a private fueling station serving a permitted use.
54. Power or steam laundries.
55. Printing shops, except as accessory to a permitted use.
56. Pubs and bars.
57. Railroad shops.
58. Religious facilities.
59. Residential uses, including mixed-use development.
60. Rock and sand yards.
61. Sawmills.
62. Self-service mini-warehouse.
63. Shipyards and dry docks.
64. Skating rinks.
65. Soap manufacturing.
66. Steel fabrication, except as accessory to a permitted use.
67. Taxidermy.
68. Textile, hosiery, and weaving mills.
69. Upholstery shops, except as accessory to a permitted use.
70. Veterinarians.
71. Vulcanizing.
72. Welding supplies, except as accessory to a permitted use.
73. Wood and coal yards, except as accessory to a permitted use.

EXHIBIT M
PRINCETON TRAIL CROSS SECTION
SUBJECT TO SFWMD APPROVAL



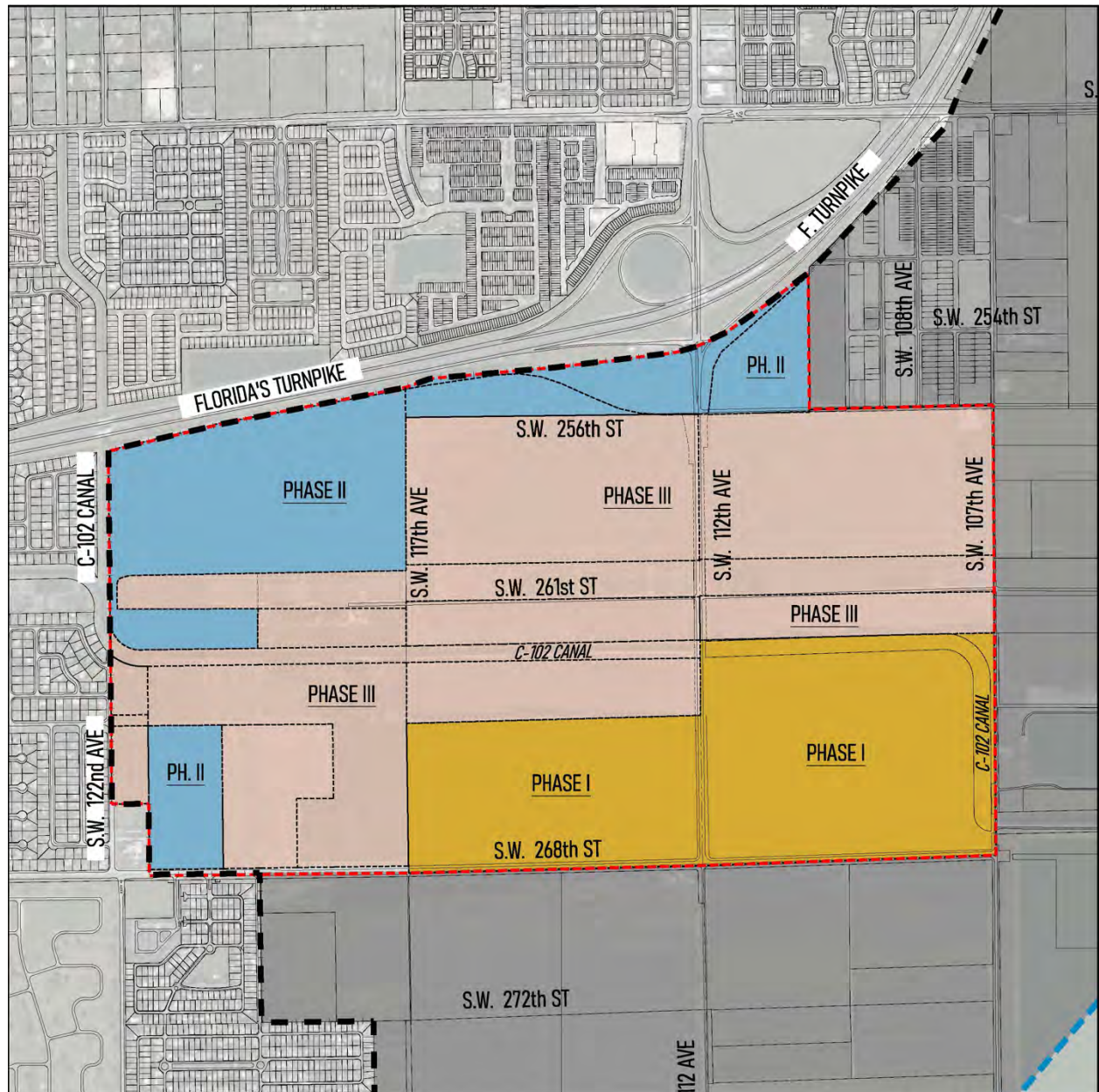
SDLTD PRINCETON TRAIL IMPLEMENTATION
PROPOSED SHARED PATH PAVEMENT SECTION
① N.T.S.

PRINCETON TRAIL ALIGNMENT WITHIN THE SPECIAL DISTRICT



Trail Alignment Map Reflects Proposed Realignment of the C-102 Canal within Phase I. Phase Map Reflects Proposed Realignment of the C-102 Canal within Phase I. Any Realignment will Require the Approval of the South Florida Water Management District.

**EXHIBIT N
PHASE MAP**



**Phase III Land Included for Illustrative Purposes.
Phase Map Reflects Proposed Realignment of the C-102 Canal within Phase I.
Any Realignment will Require the Approval of the South Florida Water
Management District.**

EXHIBIT O
Urban Design Guidelines (CDMP Policy LU-8H(h))

1. The proposed buildings shall be designed using compatible and complementary architectural styles and design.
2. Design features should be included at appropriate locations at the top of the first floor of retail buildings in order to maintain architectural and design continuity.
3. Landscaping in parking areas must include a variety of plant materials at varying heights at time of planting.
4. To encourage aesthetic compatibility, each parcel's sign program must utilize consistent sign criteria and standards.
5. Large expanses of opaque or blank building walls should be minimized or mitigated by landscaping.
6. Uniform street furniture and lighting standards should be provided within each parcel.
7. Pedestrian crosswalks must be clearly delineated and shall be designed with consideration of the special needs of the disabled.
8. Along arterial roadways, pedestrian circulation should be accommodated by sheltering sidewalks from passing traffic by providing landscaping and trees at street edge, subject to approval by DTPW. In commercial areas, pedestrian access should be facilitated by providing awnings, overhangs or porticos for protection from the sun and weather.

EXHIBIT P
Conceptual Stormwater Plan



Technical Excellence
Practical Experience
Client Responsiveness

21 March 2022
Revised 21 March 2022 per 2/25/22 DERM Memo

Marina Blanco-Pape
Miami-Dade County DERM
701 NW 1st Court
Miami, FL 33136

**Re: Conceptual Stormwater Management Master Plan
South Dade Logistics and Technology District
Miami Dade County, Florida
Langan Project No.: 330078601**

Dear Marina:

The purpose of this Conceptual Stormwater Management Master Plan is to articulate the stormwater management design standards for the entire South Dade Logistics and Technology District (SDLTD) and to provide reasonable assurances that the standards can be met. The development is approximately 793 acres, generally located south of the Florida Turnpike and north of SW 268th Street, between SW 107th Avenue to the east and SW 122nd Avenue to the west. The development will primarily consist of warehouse/distribution buildings and the supporting ancillary uses. A summary of the proposed uses is below.

Please refer to **Appendix A** for development Phase Map.

Development Program

Development Phase I

- 2,676,935 SF of warehouse
- 20,000 SF of commercial

Development Phase II

- 2,350,068 SF of warehouse
- 34,400 SF of fast food restaurant
- A 6,600 SF gas station and convenience store
- 150 bed hotel
- 3,000 SF bank
- 36,000 SF of commercial (retail)

Development Phase III

- 4,277,997 SF of warehouse
- 20,000 SF of commercial (retail)

Phases I and II are co-applicants in the Comprehensive Development Master Plan (CDMP) Amendment Application and have submitted for zoning approvals on all parcels concurrently with the CDMP Amendment for the Special District. Phase III is currently not part of this application. Please refer to **Appendix A** for graphic depiction of the development phases.

STORMWATER REQUIREMENTS FOR THE DEVELOPMENT

15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com
New Jersey • New York • Connecticut • Massachusetts • Pennsylvania • Washington, DC • Ohio • Illinois • Florida • Texas • Arizona • Colorado • Washington • California
Athens • Calgary • Dubai • London • Panama

The CMP Amendment creates a Special District that establishes certain development criteria that will apply to all phases of development, including Phases I, II, and III (the "South Dade Logistics and Technology District", or "SDLTD", or the "District"). Below is a summary of the stormwater requirements for the proposed Special District. Phases I, II, and III will each be subject to these criteria or the current Miami-Dade County or State of Florida design criteria, whichever is more stringent. All elevations provided here are NGVD29. (To convert those elevations to NAVD88 subtract 1.54 feet)

1. The runoff from all phases of development (Phases I, II, and III) shall meet the retention requirements for the 100-year, 3-day storm event peak stage. With the exception of existing or relocated agricultural drainage or conveyance swales, there will be no overflow discharges from the SDLTD to the C-102 Canal or offsite. Retention onsite shall include the runoff generated by the 100-YR 3-day storm event, as well as dispersing sheet flows to retention areas, swales or other flow conveyance mechanisms. Infrastructure and other elements constructed to meet this retention requirement shall be designated to function for that purpose as long as the development remains in operation. Any future changes shall only be allowed after review and approval by Miami-Dade County RER-DERM of alternative retention strategies to the same storm event peak or higher, to be designed and constructed.
2. Site elevations will be raised on average to 8 feet NGVD29, or to any higher standard in the County Flood Criteria or the Code of Miami-Dade County in effect at the time of permitting, whichever is more stringent. This requirement shall apply to all development sites within the District except for swales and stormwater retention areas.
3. Existing agricultural ditches and conveyance swales within the District will be retained, protected, or relocated as needed to maintain current functions serving upstream areas outside of the development or other areas inside of the proposed development. A signed and sealed engineering analysis demonstrating current and future conveyance function for any agricultural ditch or conveyance swale retained, protected, relocated, or planned to be eliminated shall be approved by the County before any physical changes to existing conveyance functions can occur. Only existing agricultural ditches and conveyance swales shown to only serve agricultural areas within the District may be eliminated, and only after alternate conveyance function identified in the approved engineering analysis (if required), is completed.
4. All nonagricultural development shall comply with Chapter 18C of the Miami-Dade County Code, entitled "Miami-Dade County Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes."
5. All nonagricultural land area within 50 feet of the C-102 canal or any existing agricultural ditches shall be considered a "fertilizer-free zone" as defined by Chapter 18C.
6. All landscaping shall be consistent with "Florida-friendly landscaping" requirements in order to reduce fertilizer and water needs.

The Chapter 183 Development Agreement under review by the County binds the Phase I and II Developers and Owners and the County to the above-described stormwater infrastructure requirements. In addition, the Development Agreement contains provisions governing the infrastructure elements including:

1. Maintenance responsibilities
2. Anticipated permitting requirements
3. Compliance with local regulations
4. Requirement for full environmental site assessments
5. Wetland assessments and permits (as required)
6. Water and Sewer system resiliency requirements

Similarly, the conceptual stormwater design requirements will be incorporated into the Special District text in the CMP Amendment, and, as such, will control the development of Phase III.

STORMWATER DESIGN INTENT

The primary means to meet the stormwater design requirements described in this document will be through a network of exfiltration trenches and surface retention areas to meet the volumetric storage requirements of the 100-year, 3-day storm event. Based on discrete percolation testing within a representative portion of the development area, the exfiltration capability and quality of the native soils is believed to be able to support the use of

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exfiltration trench as the primary means of stormwater runoff disposal. The exfiltration trench and surface retention areas will be designed in accordance with Miami-Dade County criteria effective at the time of permitting and the design criteria described in the CDM Application, whichever is more stringent. All Phases of development (Phases I, II, and III) will be graded to meet stormwater requirements as described above, or the County Flood Criteria, FEMA FIRM, Florida Building code and State regulation requirements at the time of permitting, whichever is more stringent. Miami-Dade County and State water quality treatment requirements, whichever is most stringent, will be met at the time of permitting.

RESILIENCY MEASURES

Background

The average October water table elevation in the project area is currently 3.0 NGVD29 according to Miami Dade County's "October Water Table and Miami Dade County Flood Criteria" Map. Based on the projected 2 feet of sea level rise forecast for 2060, the projected groundwater elevation in this area will be approximately 5 feet NGVD29.

The 100-year flood elevation based on current FEMA FIRM maps varies across the project area between elevations 6 feet NGVD29 and 10 feet NGVD29. Based on the preliminary FEMA FIRM maps, the site is located within Zone AE elevation of 11.5 NGVD29.

Proposed Buildings and Site

The proposed public infrastructure will be designed in accordance with the proposed design considerations described in this document to alleviate the sea level rise impacts associated with the predictions described in the Unified Sea Level Rise Projection Report (2019), Southeast Florida Regional Climate Change Compact.

All phases of development (Phases I, II, and III) shall meet the retention requirements for the 100-year, 3-day storm event peak stage as described in this document.

ENVIRONMENTAL INVESTIGATION

Preliminary environmental evaluations of soil and groundwater quality have been conducted within Phase I, Phase II, and portions of Phase III of the overall development. The objective of the soil and groundwater quality evaluation were to assess the impacts of historical agricultural land uses on future stormwater management through exfiltration trenches and swales. The level of soil and groundwater assessment was prepared from a due diligence perspective in accordance with the parameters listed in the Interim Site Assessment Guidance for Former Agricultural Sites in Miami-Dade County (September 16, 2020).

The identified soil and groundwater impacts from the limited assessment is consistent with prior site use (i.e., agricultural). The soil and groundwater data obtained to date does not indicate widespread contamination from agricultural use at this site. The available data does not preclude the standard stormwater management best management practices of exfiltration trench and swales at the site. It is acknowledged that additional soil and groundwater data collection and evaluation will be needed at the time of development to facilitate approvals through DERM PRS and DERM WCS.

Alternative Design Considerations

Understanding the land area within the Special District is agricultural land; if required, the project can utilize other stormwater management best management practices to address stormwater quality and quantity requirements such as piping of runoff to areas free of restrictions, exfiltration trenches at depths below the level of contamination, drainage wells, soil removal and replacement, or surface storage in capped or lined impoundments.

EXISTING AGRICULTURE DITCH SYSTEMS

Existing agricultural ditches and conveyance swales within the District will be retained, protected, or relocated as needed to maintain current functions serving upstream areas outside of the development or other areas inside of the proposed development. A signed and sealed engineering analysis demonstrating current and future conveyance function for any agricultural ditch or conveyance swale retained, protected, relocated, or planned to be eliminated shall be approved by the County before any physical changes to existing conveyance functions can occur. Only existing agricultural

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*Conceptual Stormwater Management Master Plan
South Dade Logistics and Technology District
Miami Dade County, Florida
Langan Project No.: 330078601*

*21 March 2022
Page 4 of 5*

ditches and conveyance swales shown to only serve agricultural areas within the District may be eliminated, and only after alternate conveyance function identified in the approved engineering analysis (if required), is completed. The existing conveyance systems are shown on **Appendix B** Fig-01.

Complete title searches for Phase I, II, and III properties will be required to identify any existing canal right-of-way, reservations, or easements associated with the existing agricultural ditches. The results from the title searches shall be provided as part of the signed and sealed engineering reports required for any agricultural ditch or conveyance swale retained, protected, relocated or planned to be eliminated. The Water Control Plan (PB 126 PG 39) or any updates of said plan effective at the time of permitting shall be included in the title search and analysis resulting in the signed and sealed report required for all the ditches within the development. Any existing or planned canal or ditches within the development area (Phases I, II, and III) as shown in PB 126 PG 39, or any updates of said plan effective at the time of permitting, will be subject to dedication to the County and/or issuance of a Class III permit.

COASTAL HIGH HAZARD FLOOD ZONE AND FLOOD PLAIN COMPENSATION

The SDLTD is currently located within the Category I Hurricane Hazard classification based on the National Hurricane Center (NHC) modeling analysis using the SLOSH model. AECOM ran a post development hydrodynamic model assuming a uniform site elevation of the proposed development of 8-feet NGVD29. The AECOM model concluded that raising the elevations of the proposed development mitigates SDLTD from the risk associated with the Category I Hurricane Hazard classification. In addition, the AECOM hydrodynamic model concluded the overall impact to the adjacent areas to be negligible after the raising of the area to an elevation of 8-feet NGVD29.

SDLTD is located within a coastal flood plain. Therefore, according to SFWMD requirements flood plain compensation is not required for raising the existing elevations of the property. Historical flow paths from adjacent properties discharging to the project, if any, will be maintained with bypass swales, with prior approval from the SFMWD.

Please refer to **Appendix C** for the AECOM report.

NEIGHBORING PROPERTIES DRAINAGE

We looked at three areas to determine the potential impact of the development on the neighboring developments. They include the following areas.

1. Northwest Residential area generally near SW 259th Terrace and SW 122nd Court
2. Southwest Residential area generally near SW 264th Street and SW 122nd Avenue
3. Northeast Residential area generally near SW 256th Street and SW 109th Avenue.

The proposed development will include by-pass swales or other means of conveyance, if required to maintain existing drainage flow patterns from the neighboring properties so there are no negative impacts post-development compared to the existing pre-development conditions

If you have any questions, please do not hesitate to contact me at 786-264-7234.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Michael Carr, PE, LEED AP
Senior Project Manager
Florida Professional Engineer Lic. No. 72424



LANGAN

*Conceptual Stormwater Management Master Plan
South Dade Logistics and Technology District
Miami Dade County, Florida
Langan Project No.: 330078601*

*21 March 2022
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Monica Blanco, PE
Senior Staff Engineer

Enclosure(s): Appendix A - Development Phasing Plan
 Appendix B - Existing Conveyance Systems (FIG-D1)
 Appendix C - AECOM Report

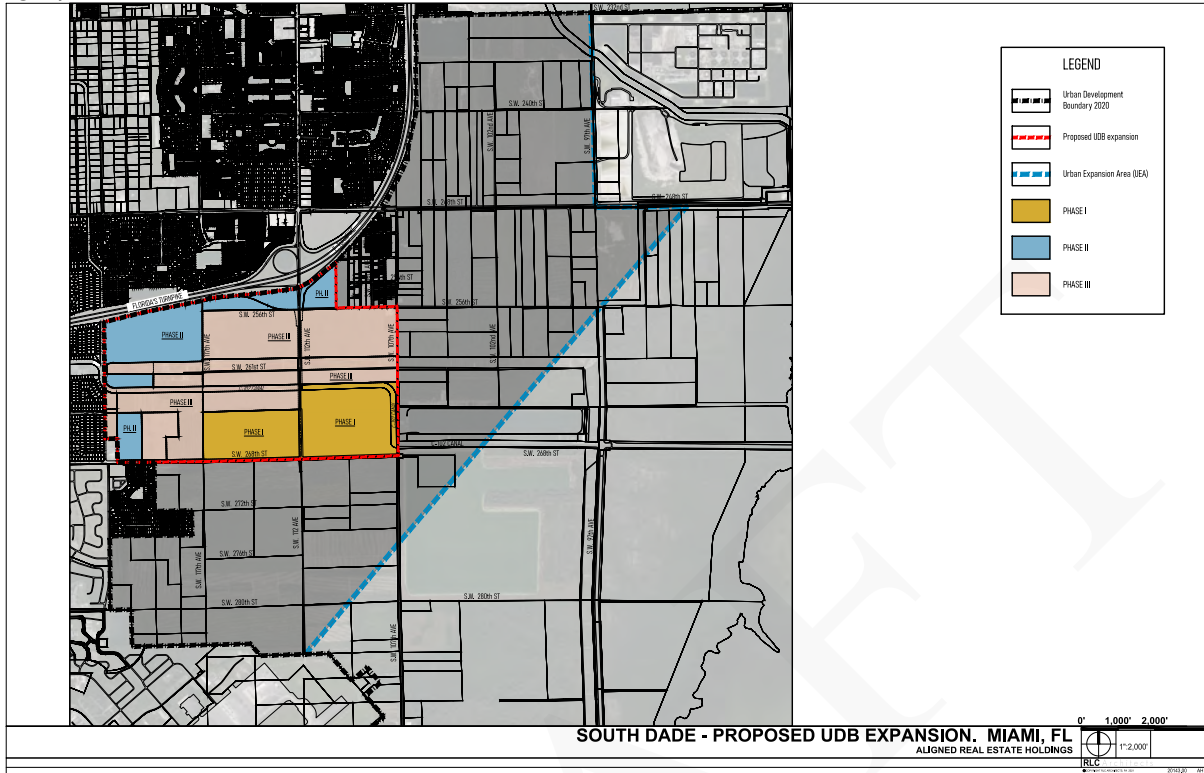
cc: Jose Hevia, John Hall, Ed Swakon, Jeff Bercow
FL Certificate of Authorization No. 6601

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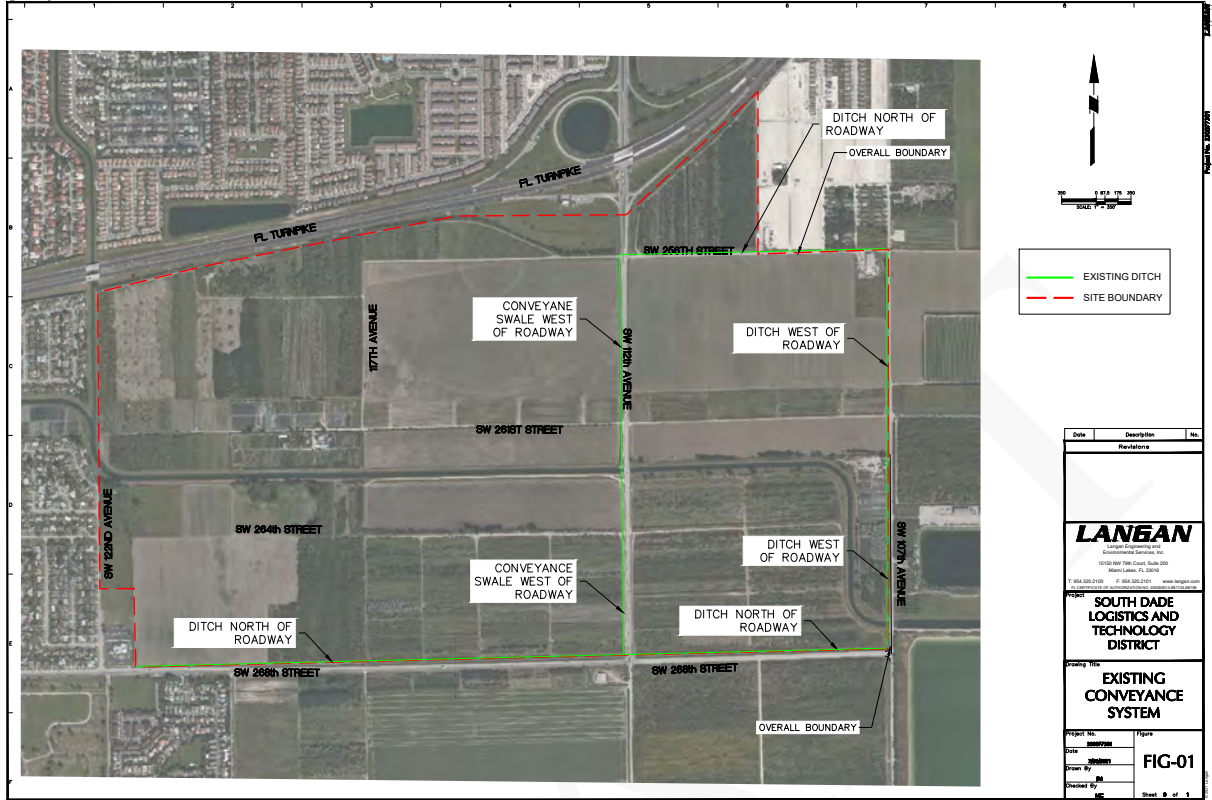
Appendix A

Development Phasing Plan



Appendix B

Existing Conveyance Systems



Appendix C

AECOM Report



AECOM
1625 Summit Lake Drive
Suite 300
Tallahassee, FL 32317
www.aecom.com

September 7, 2021

S. Dade Logistic and Technology District
C/O Jose Hevia, Managing Member
Aligned Real Estate Holdings, LLC
Mr. Jose Hevia
Aligned Real Estate Holdings, LLC
1450 Brickell Avenue, Suite 2180
Miami, Florida 33131

Subject: Hydrodynamic Modeling Analysis Results

AECOM conducted a hydrodynamic modeling analysis to evaluate the impacts of land development in the South Miami-Dade County area on behalf of Aligned Real Estate Holdings, LLC. The purpose of the analysis is to support a permit application and focused on the impacts of raising and re-grading the proposed site. The site is currently considered to be in the Category 1 Hurricane Hazard area, and it is expected that the raising and re-grading will remove the proposed site from that classification.

The Category 1 Hurricane Hazard classification is based on Nation Hurricane Center (NHC) modeling analysis using the SLOSH model. In preparation of this analysis, attempts were made to obtain the NHC SLOSH model, model grid and input files for the analysis. The concept was to recreate the existing hazard classification with the model files, and then modify the SLOSH grid to represent the raising and re-grading and rerun the analysis to demonstrate that (1) the proposed site is no longer in the hazard classification and (2) there are no adverse flooding effects in adjacent areas. Because the SLOSH model files were not made available by the NHC, an alternate approach was developed.

AECOM was recently involved in the FEMA Coastal Flood Hazard analysis for South Florida. The study used the FEMA approved ADCIRC model which includes detailed coverage of the proposed site. This existing modeling framework was used to meet the same objectives as was intended with the NHC SLOSH modeling framework. The FEMA project included over 350 storm simulations, which covered a range of tropical storms, including Category 1 and more severe events.

The approach using the FEMA data includes:

- (1) Identify from the existing ADCIRC model outputs three storms that inundate the proposed site, but not the surrounding higher elevated areas. Although the FEMA analysis included over 350 storms, only a few key storms impact the flooding in any area. AECOM reviewed the FEMA model outputs to select these key storms.
- (2) Rerun those existing storms to recreate the original FEMA results. This assures that we properly implemented the ADCIRC model. The FEMA implementation of 350 storms included a grid that encompasses the Atlantic Ocean entire northern and southern hemispheres and was implemented on a 1200 node supercomputer. To reduce the computational effort, the FEMA grid extent was reduced to



Mr. Hevia
Aligned Real Estate Holdings, LLC
September 7, 2021
Page 2

include the study area and sufficient adjacent areas to properly simulate the storm inundation. The grid resolution was maintained or improved in this process.

- (3) Modify the ADCIRC grid to represent the raising and re-grading of the proposed site. The land elevations at the proposed site (Phase I) and two adjacent areas (Phase II) are assumed will be raised and regraded to 8 feet NVDG (6.5 feet NAVD88) at the same time as the proposed site.
- (4) Re-run the 3 storms with the proposed elevation modifications
- (5) Evaluate the model outputs, comparing them to the original outputs (i.e. the existing grid without raising and re-grading).

The results from each of these 5 tasks is described below.

Storm Selection

Each of the FEMA's 350 storm simulations produces a 'maxele' file that records the highest water elevation during the storm event at each node in the grid. FEMA does not categorize the storms that are simulated by the Saffir-Simons scale, but rather by intrinsic parameter values such as pressure deficit, radius to maximum winds and forward speed. Even if they were categorized by the Saffir-Simons scale we would need to search through the results for each storm to identify those that impacted the proposed site. To identify the key storms, AECOM selected grid nodes both on the property and on the elevated property to the west and then created a script to extract the peak storm elevations at each of these nodes. The results were reviewed to determine if a storm inundated the proposed site without inundating the higher areas to the west. Three storms were identified using this approach, with FEMA storm identification numbers of 33, 234 and 248. The inundation pattern for each storm, along with the proposed site and two adjacent areas are shown in Figures 1 through 3.

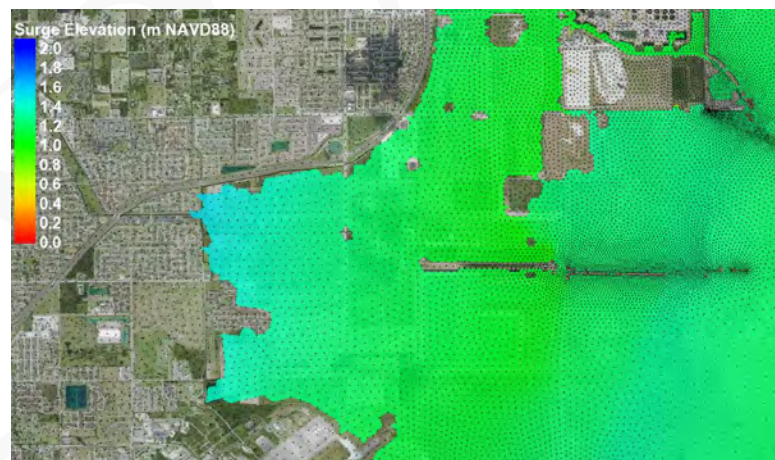


Figure 1 FEMA Flood Inundation for Storm #33



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Aligned Real Estate Holdings, LLC
September 7, 2021
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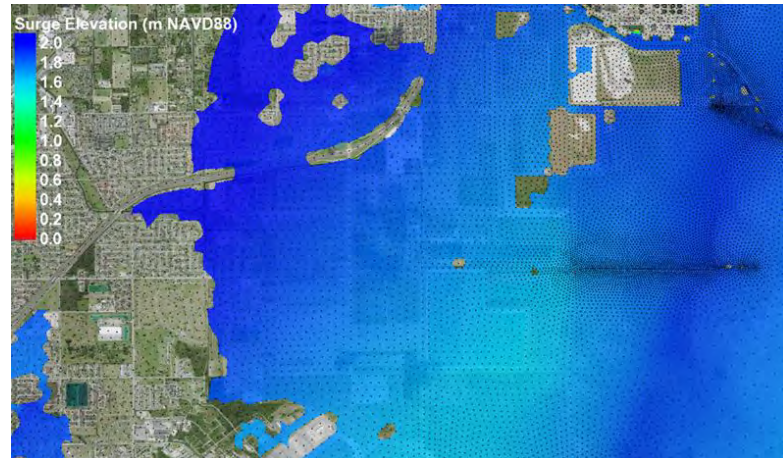


Figure 2 FEMA Flood Inundation for storm #234

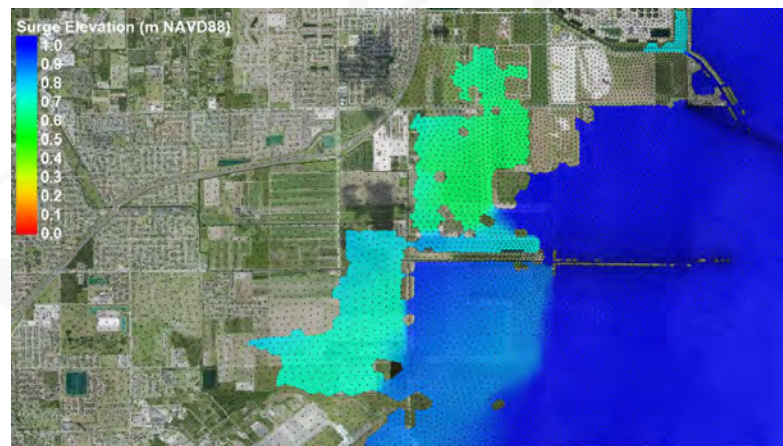


Figure 3 FEMA Flood Inundation for Storm #248



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Aligned Real Estate Holdings, LLC
September 7, 2021
Page 4

Reduced Grid and Verification of Storm Results

An image of the reduced FEMA ADCIRC grid is shown in Figure 4 below, and the mesh resolution in the area of the proposed site is shown in Figure 5 on the following page. The grid covers the lower east coast of Florida, including Biscayne Bay and parts of the Florida Keys and the overland regions including the proposed site.



Figure 4 Reduced Extent Mesh



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Aligned Real Estate Holdings, LLC
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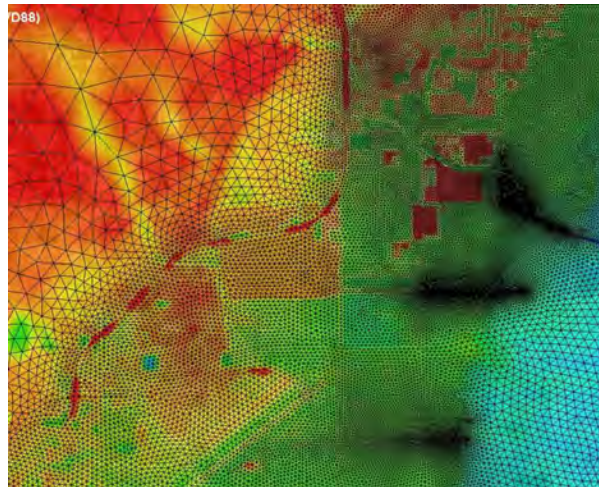


Figure 5 Grid Resolution in area of Proposed Site

The offshore hydrograph for each of the 3 storms identified in Task 1 were used to force the model at the offshore boundary. The simulated results are shown in Figure 6 through 8 on pages 6 and 7. A comparison of these plots with the original FEMA simulations shown in Figures 1 through 3 show good agreement and indicate that the reduced mesh provides the same extent of flood inundation as the original mesh. Results for the reduced mesh have a slightly higher peak surge, on the order of an approximately one inch. However, these differences relatively small, and since it is a comparative analysis (with and without project) these differences will not affect the outcome of the analysis.



Mr. Hevia
Aligned Real Estate Holdings, LLC
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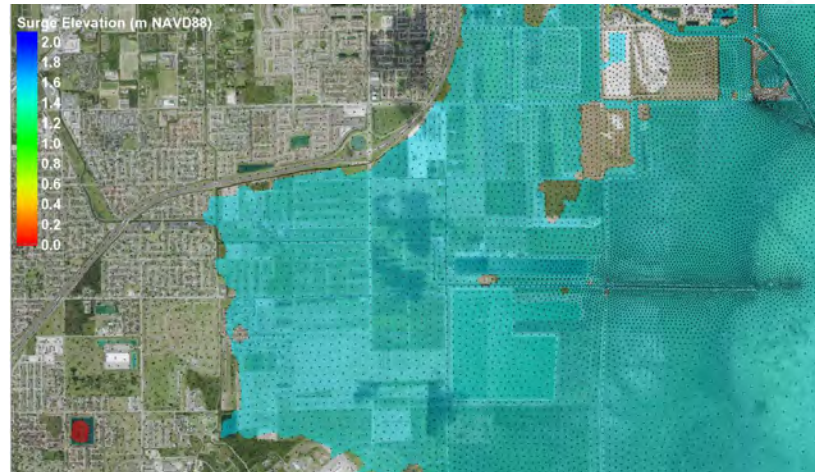


Figure 6 Reduced Inundation Results for Storm #33

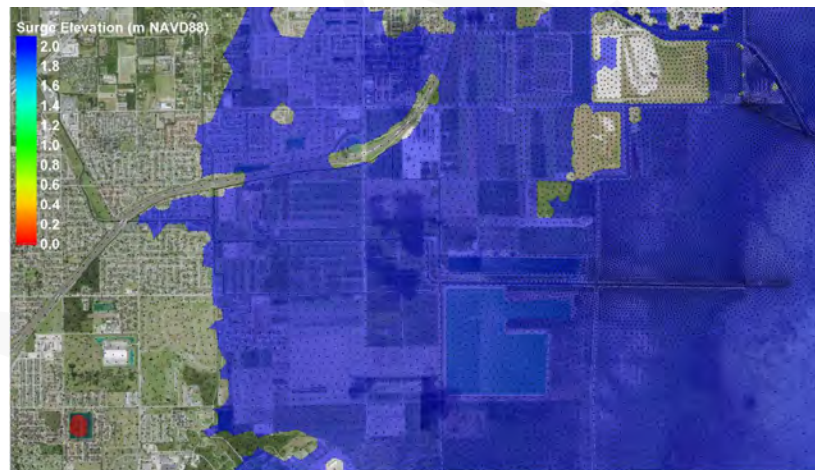


Figure 7 Reduced Inundation Results for Storm #238



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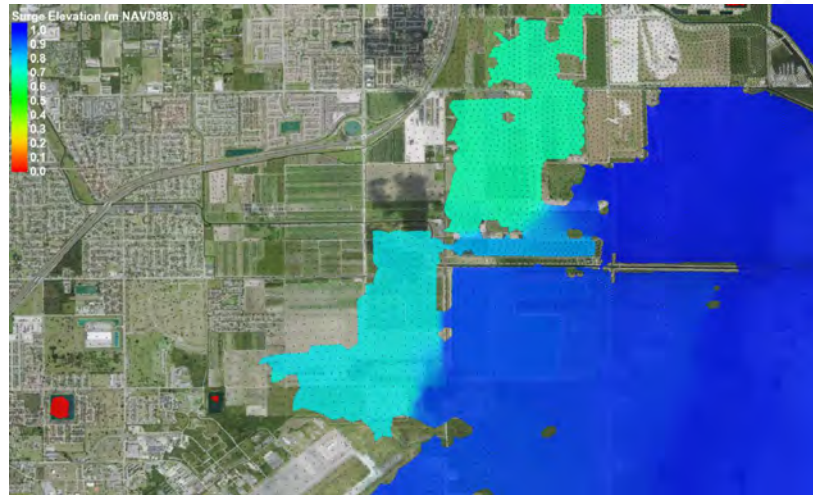


Figure 8 Reduced Inundation Results for Storm #243



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Modified Grid Elevations to Represent the Proposed Site Raising and Re-grading

The ADCIRC grid was modified to represent the raising and re-grading to 8 feet NGVD (6.5 feet NAVD88) of the site and the two adjacent parcels. The regraded areas as implemented on the grid are shown in Figure 9 below.

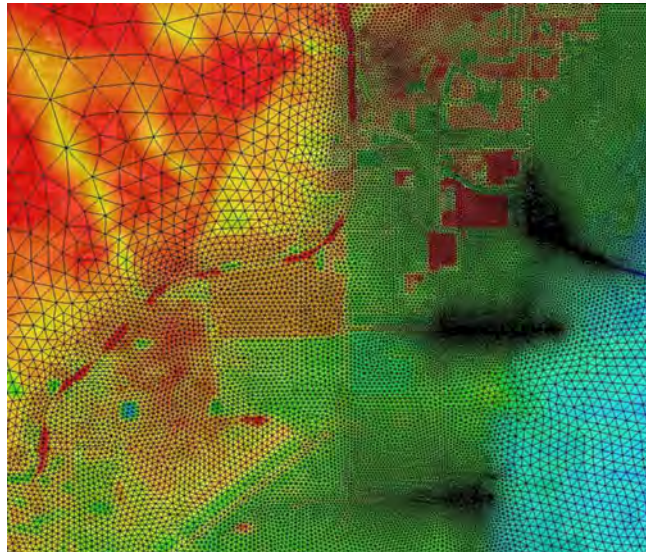


Figure 9 ADCIRC Mesh with Regraded Elevation in the Proposed Site and Two Adjacent Parcels



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Results for ADCRIC grid with proposed site elevations

The simulated storm inundation for the three selected storms with the proposed raising and re-grading is shown in Figures 10 through 12. The impact of the raising and re-grading is evident, as the flood inundation does not reach the re-graded proposed site.

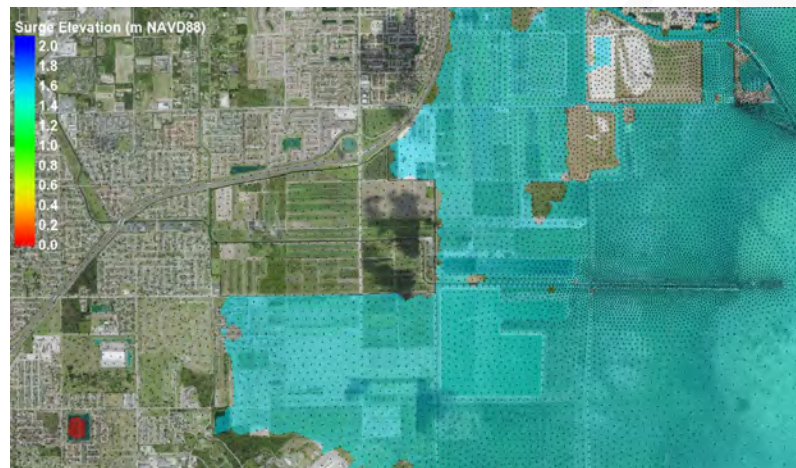


Figure 10 Flood Inundation with Regrading of Proposed Site for Storm #33

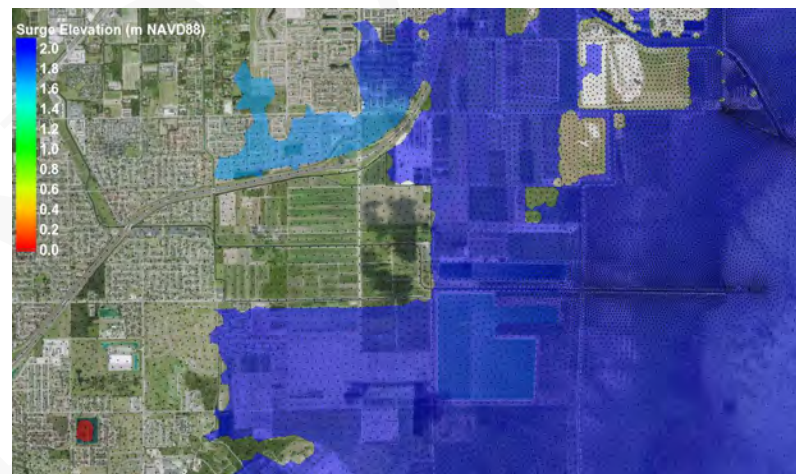


Figure 11 Flood Inundation with Regrading of Proposed Site for Storm #234



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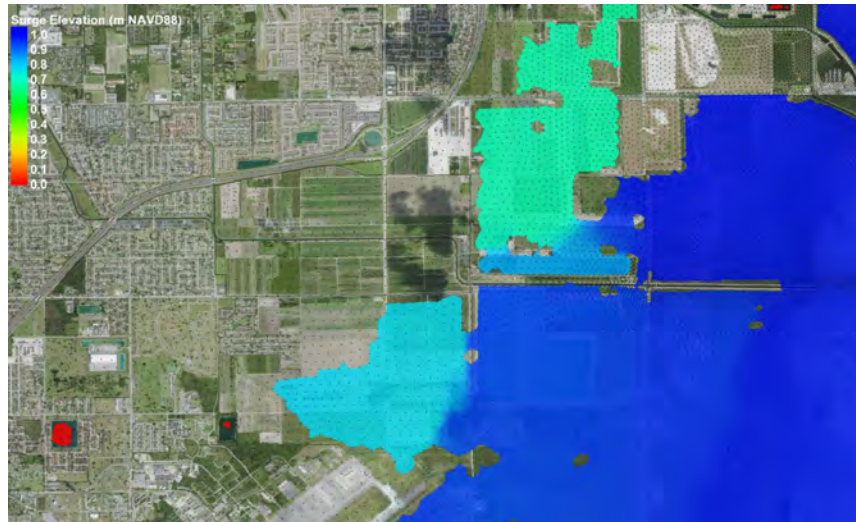


Figure 12 Flood Inundation with Regrading of Proposed Site for Storm #248

Evaluation of Regrading Impacts

The impact of the proposed site raising and re-grading has been evaluated by comparing with and without project flood levels. The results in Figures 10 through 12 clearly show that the regrading prevents inundation of the proposed site for flood levels associated with tropical storm Category 1 impacts. In order to evaluate the impacts to adjacent areas, a difference plot was constructed for each storm result. The difference between the with and without project flood levels was calculated at each grid node and then contoured. The results are presented in Figures 13 through 15 on pages 11 and 12. The impacts are minor, with changes typically less than one-half inch. There are some errors with larger reductions in the flood elevation, on the order of two inches, and a few areas with increased flood elevations, also on the order of two inches. The overall impact to adjacent areas is considered negligible.



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Figure 13 Differences in Surge Elevations for with and without project for Storm #33 (positive number is an increase in elevation due to project)

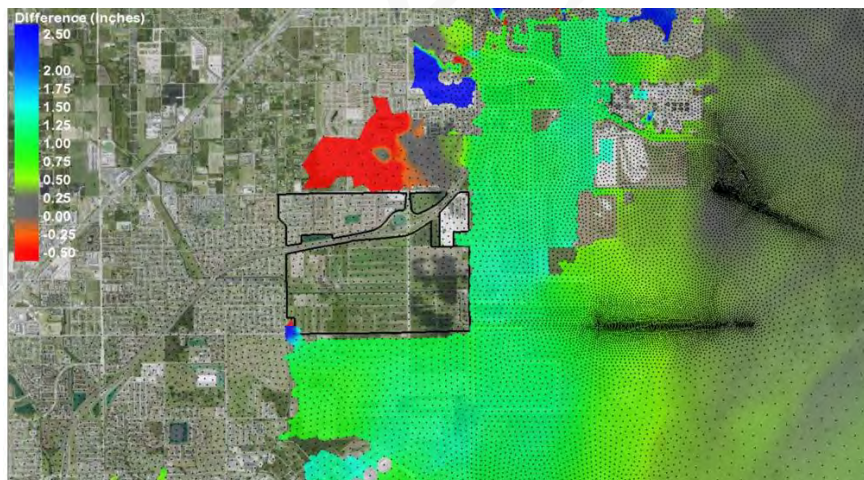


Figure 14 Differences in Surge Elevations for with and without project for Storm #234 (positive number is an increase in elevation due to project)



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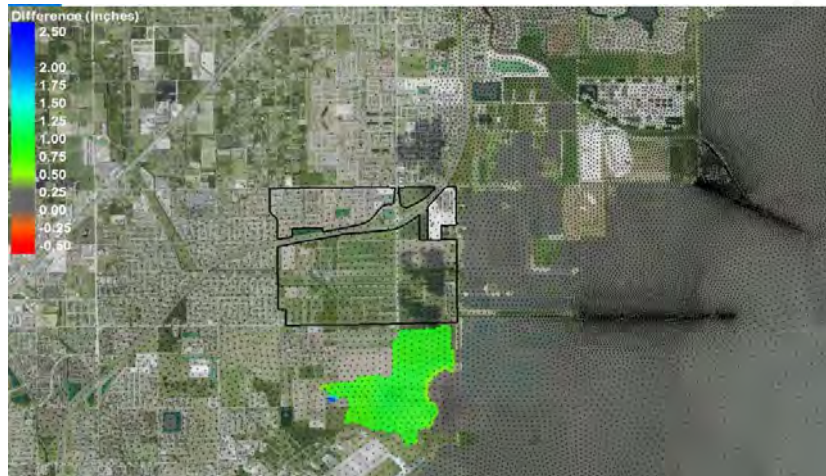


Figure 15 Differences in Surge Elevations for with and without project for Storm #248 (positive number is an increase in elevation due to project)

Conclusions

AECOM conducted a hydrodynamic modeling analysis to estimate the impacts of a proposed change to site elevations by Aligned Real Estate Holdings, Inc. The analysis is based on using existing FEMA storm simulations that were part of the South Florida Coastal Hazard Study. The analysis consisted of running storm simulations for storms with impacts consistent with the impacts of a Category 1 tropical storm and assessing the differences in flood inundation and elevations for the with and without project conditions.

The with project conditions consisted of raising the ground elevation to 8 feet NGVD (6.5 feet NAVD88) over the proposed site and included higher elevations on two adjacent parcels that have been or are expected to be increased prior to the completion of the proposed site grading.

The results of the analysis indicate that the grading of the site to 8 feet NGVD (6.5 feet NAVD88), will prevent coastal flood inundation of the site and will not induce any adverse effects to adjacent areas.

EXHIBIT Q

Uniform Transportation Demand Management Program Requirements.

Transportation Demand Management (TDM) is a series of community-based initiatives designed to encourage people to use sustainable modes of transportation more often in order to achieve maximum benefit from a wide use of sustainable transportation modes and access routes. This TDM plan establishes a set of strategies to help address growing transportation-related challenges and meet the diverse mobility demands of the SDLTD.

ON-SITE TDM COORDINATOR

Within each Phase, or portion thereof, an individual will be designated to assume an ongoing role and responsibility as TDM coordinator. This ongoing role and responsibility will be focused on developing TDM programs and ensuring their sustainability.

TDM STRATEGIES

The SDLTD is a mixed-use development with approximately 9.3 million square feet of warehouse uses with supportive commercial development that will generate an estimate of 43,000 daily trips. To ensure balance of the project transportation modal share, TDM strategies will be implemented. These strategies are focused on identifying alternatives to single occupant vehicle use during commuting hours. SDLTD will work to create TDM strategies to maximize the use of the different modes of transportation available in the area, including regular employee outreach to provide multiple commute options and establish preferences to target TDM efforts.

Proposed TDM Strategies

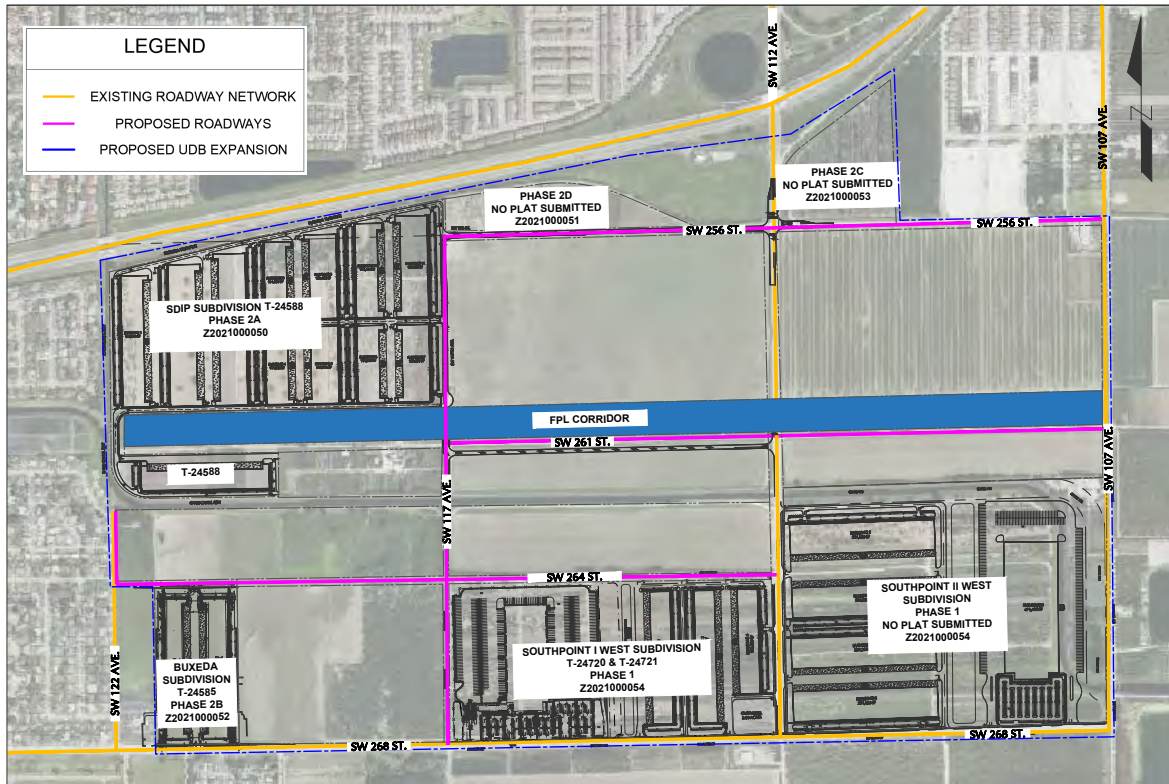
Action	Details
Employee Survey	Survey employees to determine current commute characteristics, establish preferences, and target TDM efforts.
Employee Outreach	Provide employees with information regarding multimodal commute options.
Carpool Support	Provide initial coordination and support in setting up carpool parking spaces for employees.
Bicycle Facilities	SDLTD will provide bike lanes along the major roadways (SW 112 th Avenue & SW 268 th Street) and a shared-use path along the internal roadways (SW 117 th Avenue and SW 256 th and SW 264 th streets) providing connectivity with the existing facilities. On-site bike racks will be available for employees who ride their bikes to work.

Travel Mapping	Transit route maps and schedules will be made available on site to employees.
Flexible Schedule	Tenants will be encouraged to offer flexible and compressed work schedules to the extent possible.
Public Transit Improvements	SDLTD has committed to the construction/installation of bus stops along the major roadways (SW 112 th Avenue & SW 268 th Street).
Access Management	Encourage the use of all driveways to help mitigate the traffic impacts to adjacent roadways. Implementation of routing for heavy vehicles and limit the driveways to separate passenger vehicles to heavy vehicles.
Special Routes	Identify special routes and detours for Emergencies or Special Events. This TDM strategy centers on modifications to driver patterns during special events or emergencies.

EXHIBITR

Overall Conceptual Master Plan of Development.

SOUTH DADE INDUSTRIAL PARK PROPOSED ROADWAY NETWORK




Memorandum



Date: April 25, 2022

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

From: 
Jerry Bell, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Z2021000089 – Aligned Real Estate Holdings, LLC Et al

The subject property is comprised of Phases I and II of a larger area encompassing forty Folios totaling ± 794 gross/722.33 net acres. Phases I (± 203.58 acres) and II (± 165.26 acres) together total ± 368.84 acres. The subject property is located South of the Homestead Extension of Florida Turnpike (HEFT), between SW 107 Avenue on the west and SW 122 Avenue, north of SW 268 Street/Moody Drive. The subject property has a future land use map designation of "Agriculture" and is currently zoned "AU, Agricultural District."

On March 8, 2021, the applicant filed an application (Application No. CDMP20210003) with the Department of Regulatory and Economic Resources, Planning Division, seeking to change, among other things, the Comprehensive Development Master Plan (CDMP) land use designation of the ± 794 - acre site that includes the subject property from "Agriculture" to "Special District - South Dade Logistics and Technology District." On September 9, 2021, the Board of County Commissioners heard and voted to transmit the CDMP application for state and regional agency review with several changes that were proffered by the applicant. The Planning Division has reviewed the subject zoning application, which consists of the proposed Development Agreement for Phases I and II of the three phase CDMP application. As of the date of this memo, the CDMP application is still under review and subject to change based on pending issues and concerns that are to be addressed. As such, the Planning Division offers the below comments on the Development Agreement and notes these comments may also change depending on changes to the CDMP application:

- The subject zoning application was filed for concurrent processing with the above referenced CDMP amendment application, pursuant to Section 2-116.1 of the County Code, and proposes development that would implement the land use being sought in the above referenced CDMP amendment application.
- Application 22021000089 must be evaluated for consistency with CDMP application CDMP20210003, and criteria as outlined in CDMP Policy LU-8H.
- The subject zoning application must be evaluated cumulatively with the other zoning applications for properties in the proposed Special District: Z2021000050, Z2021000051, Z2021000052, Z2021000053, Z2021000054, Z2021000173, Z2021000174, Z2021000183, and Z2021P00217.
- Uses outlined in the proposed development agreement must be consistent with the development program as outlined in the CDMP application and associated covenants.
- Approval of the zoning application shall be contingent upon the CDMP amendment application becoming effective, as recognized in the 'Effective Date' clause of the Development Agreement. To become effective, the CDMP application must be adopted by the Board of County Commissioners and the 30-day challenge period expire without a petition being filed to challenge the adopted amendment. If timely challenged, an amendment does not

become effective until the State Land Planning Agency or Administrative Commission issues a Final Order determining the adopted amendment to be in compliance with state law.

>> The Planning Division offered more specific comments related to the draft Development Agreement dated October 29, 2021, in a November 2021 memo that form the basis of the comments below.

>> Items underlined below are December 13, 2021 Planning Division responses to how those comments were addressed in the November 19, 2021 draft Development Agreement v6.

>> The Applicant subsequently submitted Development Agreement v7 on December 27, 2021 and the Planning Division offered responses provided in double-underlined text on January 7, 2022.

>> The Applicant subsequently submitted Development Agreement v8 on February 2, 2022, and Development Agreement v9 on February 11, 2022 and the Planning Division offered comments, noted as "Current Comments."

>>The Applicant subsequently submitted Development Agreement v12 on April 14, 2022 and the Planning Division offers the following comments identified as "V12 Comments:"

- Consistency with CDMP LU-8H must be addressed that is currently not included with specificity in the CDMP Special Text or CDMP covenants:
 - LU-8H(g) regarding use of sound urban design principles. **Addressed:** The applicant has included a new Exhibit R addressing urban design principles. **V12 Comment:** The urban design guidelines are now included as Exhibit O.
 - LU-8H(h) regarding incorporation of bicycle and pedestrian accessibility throughout the development with connections to adjacent areas (CDMP Special District text submitted 10-4-21 removed references to complete streets and that is further not addressed in roadway improvements within the Development Agreement). Information has been provided including provision of bike sharrows and 6' sidewalks. **Updated:** Development Agreement v7 dated 12-27-21 is updated to require corresponding sidewalks for all new and existing roads and dedicated bike lanes. **V12 Comment:** Exhibit I includes the updated public facility improvements and schedule including bicycle and pedestrian improvements.
 - LU-8H(j) regarding provision of a minimum of 15% of the gross area of open space and how that will be accomplished on a parcel-by-parcel or phase basis. **Addressed:** This comment has been addressed by adding a statement that each parcel will include 15% open space. **V12 Comment:** This has been updated to note that "each individual development site" will provide at least 15% of its gross area as open space.
 - LU-8H(o) regarding commitments to ensure development will not cause a roadway to exceed its adopted level of service. **See comments below regarding roadways.**
 - LU-8H(q) regarding preservation of agricultural land. **Partially Addressed:** The applicant has included a proposal in Section 11(f) of the DA. There is currently no established fund for funds to be deposited so the applicant must provide more information on this proposal. **No new information has been provided in Development Agreement v7 dated 12-27-21.** **Current Comment:** Language is now found in Section 11(h) and requires legal review. **V12 Comment:** Language is now found in Section 11(k) and requires legal review.
- Agreement does not address interaction with Phase III parcels that will require a separate covenant(s) and development agreement.
 - Recital F only references there is a Phase III not subject to this Development Agreement.

The DA should include an exhibit (ideally in Recital E) showing the total acreage of entire Special District, what acreage is Phases I and II, what acreage is Phase III. In addition, the DA should include reference to total development program of the entire Special District, what is in each of the three phases and include references to the CDMP covenants. **Addressed:** This has been included.

- Infrastructure components in the DA do not address how any infrastructure requiring connection across Phase III will be handled. **Contingent on Final Evaluation of CDMP Application:** Statements have been added that no connections will be required across Phase III lands. Evaluation of this statement may change based on the CDMP review process.
- Zoning applications for Phase III should be addressed in Recital H or elsewhere as other pending applications in the Special District. **Addressed:** References were added. **V12 Comment:** These applications are referenced in Exhibit G. Recital H now references zoning applications associated with Phase III (representing only a portion of Phase III); however as of the writing of this memo, those Phase III zoning applications are on hold.
- Parcels as listed in Recitals C and D should include associated acreage for each phase. **Addressed:** This has been added to the definitions for Phase I and II. **V12 Comment:** This has been revised to call out the specific acreages for each phase in the definitions for Phases IIA, IIB, IIC and IID. The acreage for Phase I remains in the definition for Phase I.
- Recital G identifies majority of property currently being used for agriculture, but CDMP Special District text does not provide for agricultural land use in Phases I and II. The DA should address how current agricultural uses will be impacted through approval of CDMP Application No. 20210003. **Addressed:** This has been added to new Recital F.
- Recital H(6) should reference contingent on approval of CDMP Application No. 20210003. **Addressed:** This has been included. **V12 Comment:** This is included in Recital (G)6.
- Agreement shall include a requirement for annual reporting. See Miami-Dade County Code of Ordinances Chapter 33-310.3(C)(12). **Addressed:** This has been added to new Paragraph 30. **V12 Comment:** This is now found in Paragraph 31.
- 2(kk) on page 7 should reference Phase III zoning applications as part of the overall Special District of which Phase I and II are included. **Addressed:** References were added. **V12 Comment:** This is now found in 2(ss) on page 9.
- 4(b) Duration on page 8– Agreement should address what happens if improvements are not completed within the duration of the Agreement. A statement has been added to 4(b) that “any development commenced following the expiration of this Agreement will be subject to the County’s uniform concurrency review process.” No new information has been provided in Development Agreement v7 dated 12-27-21. **Current Comment:** No new information has been provided in Development Agreement v8 dated 2-2-21. **V12 Comment:** This statement has been updated to read “Any development commenced following the expiration of this Agreement will be subject to the then-applicable County regulations, including but not limited to, zoning, subdivision, and environmental regulations as well as the County’s standard concurrency review process.”
- Under 5(a) Authority/Developers, changes to Phase I and Phase II Developers should include a trigger to notify the County of any change in phase ownership. **Addressed:** This has been added to new Paragraph 30. **V12 Comment:** This is now found in Paragraph 31.
- 5(a) on page 9 –Phase I and Phase II developers can assign obligations to a special taxing

district, CDD, property owners association or other legal entity. Agreement should address the process and notification requirements to the County for initiating any of these districts. **Not Addressed Sufficiently:** The language does not include notification of intent to pursue. Fix reference from County Code to County Home Rule Charter. Recommend including reporting on special taxing district, etc. to Paragraph 30. **Partially Addressed:** The reference to the Home Rule Charter has been corrected, and special taxing districts, etc. have been added to the reporting requirement in Paragraph 31; however, notification of intent to pursue has not been included. **Current Comment: Addressed.** Language has been added to Section 5(a).

- 5(c) on page 9 – Regarding Multiple Ownership of Subdivided Lots. Should be a clause requiring notification to the County if an association is created or covenant is recorded granting that association or binding by covenant that there is a party acting on behalf of those lots. **Addressed:** This has been added to new Paragraph 30 **V12 Comment:** This is now found in Paragraph 31.
- Section 6 regarding the Comprehensive Plan, Permitted Development Uses, Density/Intensity and Development Equivalency:
 - Correct Initial Approved Development Program square footage for logistics – should be 5,047,635 square feet (as referenced in CDMP covenants). **Not Addressed:** This was not corrected; please clarify square footage as there is a discrepancy between this number and the CDMP covenants. **Addressed:** The applicant has clarified that the Development Agreement numbers are correct and the CDMP covenants will be revised.
 - Page 11 – Phasing Schedule Chart – correct square footage in Phase I and II to match CDMP covenants. **Not Addressed:** This was not corrected; please clarify square footage as there is a discrepancy between this number and the CDMP covenants. **Addressed:** The applicant has clarified that the Development Agreement numbers are correct and the CDMP covenants will be revised.
 - Page 12 – Ensure Phase II Breakdown square footage matches CDMP covenants. **Not Addressed:** This was not corrected; please clarify square footage as there is a discrepancy between this number and the CDMP covenants. **Addressed:** The applicant has clarified that the Development Agreement numbers are correct and the CDMP covenants will be revised.

Page 13 – 6(g): prohibited uses should reference CDMP covenants. **Addressed:** This has been completed.
 - Page 13 – 6(h): development equivalency section should reference CDMP covenants and ensure the matrices match. **Addressed** This has been completed.
 - Page 14 – (6)(h)(iv): development orders and development permits that require variances, unusual uses, or special exceptions may be approved without amending this agreement provided that they are consistent with the CDMP, approved in accordance with the applicable Code provisions; and do not exceed the Trip Cap or Treatment Plant Capacity Cap. Statement should add reference to Exhibit that includes the equivalency matrices. **Addressed** This has been completed.
- Section 11 Conditions of Development:
 - Suggest phasing, timeline and triggers for infrastructure are addressed in this section, not just in exhibits, including how any interaction with Phase III is addressed. **Contingent on Final Evaluation of CDMP Application:** The applicant has added the following sentence on page 20: “No infrastructure serving Phase I or Phase II will require a connection across Phase III lands or the participation of any owner in Phase III.” **Updated:** The applicant has provided additional language to clarify this statement. However, determination on the

infrastructure improvement connections required will be contingent on the final evaluation of the CDMP Application, which encompasses the entirety of Phase I, Phase II and Phase III.

- General comment – operations and maintenance are not addressed. Example: p.19 regarding perimeter berm. Does not represent who is responsible for operations and maintenance, future changes, etc. BERM maintenance has been addressed in 11(b)(i). Regarding overall maintenance, the applicant has added the following statement to Section 8 (Reservation or Dedication of Land): “The County will be responsible for the continued maintenance of any dedicated public infrastructure or improvements unless otherwise agreed to by the relevant Applicant, Developer or Property Owner.” **Updated:** The maintenance language remains the same; new language has been added to Section 8 that “additional environmental remediation or mitigation and/or sewer pump stations may be required as part of environmental approvals or permits pursuant to Chapter 24 of the Code.” Furthermore, the applicant has not yet provided any documentation accompanying the zoning applications demonstrating that the project will not have a negative net fiscal impact to Miami-Dade County. CDMP Policy LU-8H(m) requires applicants to demonstrate a positive net fiscal impact. Without such an analysis, the Development Agreement cannot categorically state that the “County will be responsible for continued maintenance of any dedicated public infrastructure or improvements.” **V12 Comment:** Section 8 has been revised and notes “Owners shall dedicate all necessary rights of way, easements, licenses, fee simple ownership, and other appropriate property interests for the construction, installation and operation of infrastructure, utilities, stormwater management and other appropriate Public Facilities and public purposes as provided herein on their respective portions of the Property.” Fiscal impact statements have been provided for Phases I and II by the applicants and are under review with the Phase I and II zoning applications.
- Under 11(a): General, a new provision has been added stating that “[t]he Applicants acknowledge that the provisions of this Agreement do not address any environmental mitigation that may be required by the County as part of future environmental permits or approvals or any sanitary sewer pump stations that may be required under the terms of a service agreement with the Water and Sewer Department.” However, there is nothing following this statement that addresses the responsibility or obligation of any party to undertake that mitigation or installation of sanitary sewer pumps at the time they are identified or required. The applicant has revised the statement to read “The Applicants further acknowledge that the relevant Applicant or property owner may be required to fund the construction of sanitary sewer pump stations under the terms of agreements with the Water and Sewer Department.” **Updated:** The applicant has revised the statement to read that the relevant Applicant or property owner “will” be required to fund the construction. **V12 Comments:** This statement is now in 11(b).
- Page 26 – Fire and Police. Both only reference working with departments to satisfy adequate infrastructure is in place. Both Fire and Police had specific comments that should be addressed in this agreement including water supply and payment for new officers. **Partially Addressed:** This has been addressed as the water supply has been revised to be addressed at the subdivision process. The section regarding police has not been revised. **Addressed:** The applicant has included language regarding the need to increase police staffing by up to three officers and that any additional costs to serve the Special District will be accommodated via impact fee payments and general fund revenues from ad valorem taxes. **V12 Comment:** Fire and Emergency Medical services are addressed in 11(m) and Police services in 11(n).
- Page 23 - Transportation and Roadways section should also address failing roadways: SW 248 Street between SW 127 Avenue and US-1; and SW 127 Avenue between SW 216 Street and SW 232 Street. Address elevation of roadways as noted in study. **Not Addressed:** **V12 Comment:** All the three significantly failing roadways have been included in page 38 of the DA under ‘Roadway Mitigation Payment’, hence the

Transportation and Roadways section has addressed the failing roadways identified in the CDMP traffic study.

- SW 248 Street between SW 127 Avenue and US-1 has still not been included. If this improvement is not needed for Phase I and II, please clarify. **Not addressed. Current Comment: Addressed.** SW 248 Street has been included in the Development Agreement, the project trips impacting the roadway has been included in the Prop Share calculations. **V12 Comment:** All the three significantly failing roadways have been included in page 38 of the DA under 'Roadway Mitigation Payment'.
- In the proportionate share calculation on page 35, the project trips assigned to SW 112 Avenue and SW 127 Avenue is incorrect. Instead of 286 and 75, it should be 326 and 86 and the proportionate share should be \$1,454,509 instead of \$1,274,147. If SW 248 Street is added, then the proportionate share would increase. **Addressed: SW 248 Street has been included in the calculation. Final figure to be confirmed with John Kim. Current Comment: Addressed.** The project trips assignment for both roadways for Phases I and II has been included in Appendix D of the Traffic Study. **V12 Comment:** The proportionate share calculation is no longer required since the applicant has accepted the responsibility to pay for widening all the three failing roadways.

o Page 24 – Transit

- (j)(i) – references sidewalks only. Should address bicycle access as well to ensure consistency with LU-8H(h), and provide more details on type of sidewalk, bicycle lanes, and locations. Information has been provided including provision of bike sharrows and 6' sidewalks. **Updated:** Development Agreement v7 dated 12-27-21 is updated to require corresponding sidewalks for all new and existing roads and dedicated bike lanes. **V12 Comment:** Exhibit I includes the updated public facility improvements and schedule including bicycle and pedestrian improvements.
- Should provide more specific information on location and types of bus shelter upgrades and installation. The applicant has provided additional information. **V12 Comment:** This is now addressed in 11(p).
- Under Transit section, timeframes for compliance may be extended by RER director following a showing of good faith efforts by applicants to satisfy same OR based on a showing by applicants that delay is reasonable and appropriate – this is vague. Should have some time for compliance especially as relates to satisfying LOS and LU-8H. **Not Addressed:** This section still does not include the trigger for construction and/or providing funds to DTPW. **Addressed:** This has been addressed in Paragraph 11(m). **V12 Comment:** This is now addressed in 11(p)(iii).

• Exhibits

o I– Public Facility Improvements and Schedule

- Does not address construction of complete streets for SW 112 Avenue and SW 268 Street as originally included in CDMP Special District text and as related to LU-8H(h). **See comments above related to the Transportation and Roadways section. Updated:** Development Agreement v7 dated 12-27-21 is updated to require corresponding sidewalks for all new and existing roads and dedicated bike lanes. **V12 Comment:** Exhibit I includes the updated public facility improvements and schedule including bicycle and pedestrian improvements.
- Must address failing roadways: SW 248 Street between SW 127 Avenue and US-1; and SW 127 Avenue between SW 216 Street and SW 232 Street. **See comments above related to the Transportation and Roadways section.**

Partially Updated: SW 248 Street has still not been addressed. **Current Comment:** **Addressed.** SW 248 Street has been included in the Development Agreement, the project trips impacting the roadway has been included in the Prop Share calculations.

This exhibit has an added statement about no connections required on Phase III lands but includes reference to "private" lands. Please clarify the distinction between this statement versus other references in the DA. **Partially Updated:** The first reference has been removed, but remains after the Phase I and II Implementation Requirements table. **Current Comment:** **Updated.** Reference removed under Phase II improvements and remains in Phase I improvements section.

▪ Phase I Improvements

- Princeton Trail language is vague, will need to be updated based on comments from the South Florida Water Management District, and does not provide any specifics as to what will actually be constructed, future operations and maintenance, etc. Does not address what amenity is provided for bicycle and pedestrian access related to LU-8H(h) if this Trail cannot be constructed along the canal. Does not address how Trail would be accessed if land adjacent to canal is not elevated with the rest of the property. Timeline is issuance of CO for land abutting property; recommend more specificity or how this approach works if certain properties are not developed. South Florida Water Management District states any references to construction of trail on their right-of-way must be deleted from application. Applicant should identify how they will respond to these comments and if trail will be constructed on land they control. **Partially Addressed:** Language has been revised. Recommend referencing that the trail specifications refer to Exhibit P, as well as including a map in that exhibit. **Addressed:** This has been addressed. **V12 Comment:** This is now addressed in Section 11(u) and Exhibit M.

- No details on types of stops/shelters to be provided for transit, or locations. No timeline. **Not Addressed:** See comment above re: transit, specifically that triggers for construction or funding have not been provided. **Addressed:** This has been addressed in Paragraph 11(m). **V12 Comment:** This is now addressed in 11(p).

-

▪ Phase II Improvements

- Same comments for Transit as in Phase I above. **Addressed:** This has been addressed in Paragraph 11(m). **V12 Comment:** This is now addressed in 11(p).

-

- H – does not include equivalency matrices. **Addressed:** This has been included.
- P – regarding Princeton Trail. South Florida Water Management District states any references to construction of trail on their right-of-way must be deleted from application. Applicant should identify how they will respond to these comments and if trail will be constructed on land they control. **Addressed:** This language has been addressed. Recommend adding a map of the proposed trail in the Exhibit. **V12 Comment:** This is now addressed in Section 11(u) and Exhibit M.

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054

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New Comment

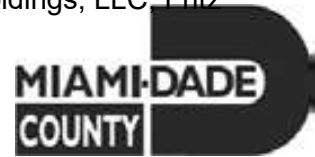
- Development Agreement Exhibit A – Property, Exhibit B - Phase I Property, Exhibit I - Public Facility Improvements and Schedule, and Exhibit M - Phase I Initial Development Plan
 - Exhibits A and B present legal description for the Phase 1 property that excludes the South Florida Water Management District's C-102 Canal right-of-way while Exhibits I and M show a portion of the canal segment between SW 261 Street and SW 268 Street in an alignment that is different from its current alignment. The Development Agreement should appropriately address this proposed canal realignment, but currently does not. **Addressed:** This has been included in the definition for "Phase I land" addressing the need for an administrative modification to the agreement to address the legal description should the canal be realigned following the effective date of the agreement.

If you have any questions, please contact me or Garrett Rowe, Chief, in the Department's Metropolitan Planning Section at 305-375-2835.

JB:GAR:RD:ab

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054

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Date: May 2, 2022



To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "R. Istambouli", written over a light blue horizontal line.

From: Rashid Z. Istambouli, P.E., Senior Division Chief
Department of Regulatory and Economic Resources – Division of Environmental Resources Management

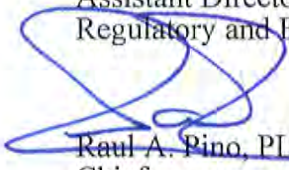
Subject: Z2021000089-11th Review
Aligned Real Estate Holdings, LLC SW 107th Avenue and SW 268th Street Chapter 163 Development Agreement for the proposed South Dade Logistics & Technology District covered by that certain concurrent CDMP Amendment Application No. CDMP20210003 and concurrent zoning reviews Z2021000050, Z2021000051, Z2021000052, Z2021000053 & Z2021000054(AU) (175.8 Acres) 30-56-40

DERM has reviewed the subject Draft Chapter 163 Development Agreement entitled "Draft Development Agreement v12 redlined" stamped received by Zoning on April 25, 2022 submitted in connection with Public Hearing No. Z2021000089 for Phases I and II of the concurrent CDMP Application No. CDMP20210003. At this time, DERM has no additional comments regarding the Draft Development Agreement.

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

Memorandum



Date: April 20, 2022
To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department
From:  Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department
Subject: DIC 21-089
Name: Aligned Real Estate Holdings, LLC
Section 31 Township 56 South Range 40 East

I. PROJECT LOCATION:

The property is located at the northwest corner of SW 107 Avenue and SW 268 Street.

II. APPLICATION REQUEST:

This application is requesting the approval of a development agreement.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 112 Avenue and from the east and the west by SW 268 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition)

The Development Agreement under this zoning application are for Phases I and II of the overall project. As noted in the Development Agreement, Phase I and Phase II will generate **1,506 PM** Peak Hour vehicle trips.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

North	43 %	East	2 %
South	15 %	West	40 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9738 located on SW 112 Avenue north of SW 268 Street, has a maximum LOS "C" of **3,420** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,729** vehicles and **1** vehicle have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9738** with its PHP and assigned vehicles is at LOS "C". The **839** vehicle trips generated by this development when combined with the **1,729** and those previously approved through Development Orders, **1**, equal **2,569** and will cause this segment to remain at LOS "C" whose range is up to 3,420.

Station 9922 located on SW 268 Street west of SW 127 Avenue Street, has a maximum LOS "D" of **3,222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,119** vehicles and **389** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9922** with its PHP and assigned vehicles is at LOS "C". The **667** vehicle trips generated by this development when combined with the **1,119** and those previously approved through Development Orders, **389**, equal **2,175** and will cause this segment to remain at LOS "C" whose range is up to 3,078.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Once the Development Agreement has been approved and recorded, the trips generated by Phases I and II of the overall project will be reserved to the concurrency stations listed above for the term specified in the Development Agreement under this zoning application.

Please note that after reviewing the Public Facility Improvement and Schedule (Exhibit I) to the Development Agreement, the Platting and Traffic Review Section does not have objections to the proposed roadway network, proposed Right of Way (ROW) widths and requests to vacate ROW's provided that the Department of Transportation and Public Works, Traffic Engineering Division and Highway Division **approve** the requests.

VII. SITE PLAN CRITIQUE:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. 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 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."

Date: Wednesday, March 16, 2022

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Darlene M. Fernandez, P.E.
Assistant Director
Department of Transportation and Public Works

Subject: Z20210000089
Name: Aligned Real Estate Holdings, LLC

I. PROJECT LOCATION:

The property is generally located on the east and west sides of SW 112 Avenue, on the north side of SW 268 Street, and on the south side of the Homestead Extension of Florida's Turnpike (HEFT).

II. APPLICATION REQUEST:

The applicant is seeking the processing and acceptance of a Development Agreement as it pertains to Phase I and Phase II in connection with the concurrent CDMP application No. CDMP 20210003. Phases I & II compromise 203-gross acres of land lying on the east and west side of SW 112 Avenue, on the south side of the Homestead Extension of Florida's Turnpike (HEFT), and on the north side of SW 268 Street and north of SW 264 Street, approximately 300 feet east of SW 122 Avenue in unincorporated Miami-Dade County.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the project will be provided via SW 112 Avenue, SW 256 Street, SW 261 Street, SW 117 Avenue, SW 107 Avenue, SW 264 Street and SW 268 Street.

IV. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application.

Memorandum



DATE: Wednesday, March 23, 2022

TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)

FROM: Francisco Arbelaez, AICP
Principal Planner – Planning and System Development Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2021000089
Aligned Real Estate Holdings LLC
DTPW Project No. OSP173

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. This report further examines the draft Development Agreement version 9 submitted for review to RER. The following application is for a Zoning Hearing of the subject property. Data and information were updated as of December 2019 and is current to the proposed start of fiscal year 2022-2031, as presented in the 2021 Transit Development Plan Annual Progress Report (TDP).

Project Description

The applicant, Aligned Real Estate Holdings LLC, seeks to rezone property totaling +/- 203.6 acres located as describe in the Vicinity Map provided by the applicant also known as Phase II of the South Dade Logistics and Technology District. This review will also include the zoning application seeking approval of a [Chapter 163 Development Agreement](#). The applicant is also planning to file concurrent CDMP FLUM and text Amendments to bring the Property (along with other land) into the Urban Development Boundary and establish a Special District governing the uses and intensity of development on the subject property and a. The Applicant is proposing to have development within the South Dade Logistics and technology District be implemented in 3 Phases. The subject property is in Miami-Dade County, Florida, and is located outside the Urban Development Boundary.

Existing Service

The subject property is served by Metrobus 35 at a Southbound bus stop along SW 112th Avenue at SW 256th Street and a westbound bus stop along SW 268th street at SW 119 Place. Although the existing bus service transects most of the proposed property described in the application, it does not provide access to the entire district.

The table below details the service headways (in minutes) for these routes:

Metrobus Route Service Summary DIC Project No. Z2021000089							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
35	20	20	40	n/a	30	30	L
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

*Source: Miami Dade Department of Transportation and Public Works, Dec. 2019 Line Up
 While the service above is in place, the operation of the system at the time of the review is
 scaled back to meet the current demands, due to COVID-19 pandemic.*

Recent Service Adjustments

According to the TDP, there are no recent service changes planned for this route. The Better Bus Project, the proposed headway for Route 35 will remain unchanged at 20 minutes all day. A public hearing was held for the Better Bus Project in October 2021 and is estimated to be implemented in Winter 2022.

Future Transportation/Transit Needs and Planned Improvements

According to the TDP, the South Corridor BRT project is a fully funded project. The project seeks to implement Gold Standard BRT along the South Dade Transitway from SW 344th Street in Florida City to the Dadeland South Metrorail Station. The closest Gold Standard BRT station to the subject property is located approximately 2.7 miles away at SW 264th Street along the Transitway.

Also, according to the TDP there is one unfunded operations project. The Florida's Turnpike Express South BERT project which would implement express bus service from SW 344th Street Park and Ride along the Homestead Extension of Florida's Turnpike (HEFT) to the Panther and Dolphin Stations. The BERT South project is approximately 0.6 miles from the proposed development. Also, according to the TDP, there is one unfunded capital project. The South Dade Park and Ride at SW 288th Street is approximately 3.4 miles away from the proposed site. The project would purchase land for the construction of the park and ride facility.

DTPW Comments/Recommendations

DTPW's review for mass transit concurrency for this application includes the analysis of CDMP Policies MT-1A and LU-8H. DTPW also analyzed the maximum number of population and employment estimated in the development impact table and the economic benefits as outlined in the South Dade Logistics Economic Impact Study developed by MEAI and having a date of July 30, 2021. The development impact table estimated 2,666 to 3,557 total population and, employment for the total proposed development using census data and the ITE Trip Generation tenth edition. The updated Economic Impact Study estimates 7,340 total employees and was calculated using the Minnesota IMPLAN Input-Output Model. The difference between the two estimates is significant.

The Metrobus Route 35 currently operates at a 20-minute headway during peak periods. The pre-COVID ridership of Metrobus Route 35 was approximately 2,700 riders on an average weekday. The Better Bus Project (BBP) proposes to keep Route 35 to a consistent 20-minute headway.

CDMP Policy MT-1A states that all areas within the UDB with a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 30-minute headways and an average route spacing of one mile.

- It was found that the property denoted in the application and the surrounding area may reach a total combined population and workforce of 10,000 persons once all three phases of the South Dade Logistics and Technology Center are developed assuming the total number of jobs created is 7,340 per the updated South Dade Economic Impacts Study.
- It was found that portions of the property denoted in the application are found to Not meet the Level-of-Service standards. Some of the properties in the northwest corner of the proposed South Dade Logistics and Technology District will be more than half a mile from an existing or proposed bus stop.
- Although the existing bus service transects most of the proposed property described in the application, all properties within the district will not have access within a 0.5 mile.
- It was also found that existing bus stop spacing for Route 35 within the proposed district is not sufficient to meet standard bus stop spacing requirements.
- Based on the above the applicant shall provide a new bus stop and upgrade existing stops within the district. The applicant shall provide a new bus stop with full shelters in both directions along SW 112th avenue and SW 269th street. The existing bus stop along SW 112th avenue at SW 256th street will need two new full shelters and the existing bus stop along SW 268th street at SW 119th place will need one full bus shelter. These five new full shelters will cost up to \$275,000 dollars depending on the amenities and ADA improvements necessary.
- Policy LU-8H requires that the service being provided has 20-minute headways, the current route that transects the district and will not see a service adjustment to 20-minute headways with the implementation of the Better Bus Project.

In order to meet the requirements of CDMP policy MT-1A and LU-8H the table below illustrates the associated costs to provide service to the district.

Concurrency Policy	Development Impacts		Findings / Recommendation	Capital Costs
	Dev. Impact Table	South Dade Economic Study - 10/21 (SDEIS)		
MT-1A	x		Persons count under 10,000 Pop & Emp. Threshold (2,666 to 3,557). No mitigation required; Current stop spacing requires a new bus stop. Update existing bus stops.	5 full shelters @ \$55K ea. Total: \$275K
		x	Persons count over 10,000 Pop & Emp. Threshold with surrounding area (4602) and the SDEIS (7340), must mitigate at Phase 3; Current stop spacing requires new stop. Update existing stops; BBN will Keep 20-minute headway for Route 35	5 full shelters @ \$55K each. Total Capital: \$275K
LU-8H	x		Persons count under 10,000 Pop & Emp. Threshold (2,666 to 3,557). No mitigation required; Current stop spacing requires a new bus stop. Update existing bus stops; BBN will Keep 20-minute headway for Route 35	5 full shelters @ \$55K each. Total Capital: \$275K
		x	Persons count over 10,000 Pop & Emp. Threshold with surrounding area (4602) and the SDEIS (7340), must mitigate at Phase 3; Current stop spacing requires new stop. Update existing stops; BBN will Keep 20-minute headway for Route 35	5 full shelters @ \$55K each. Total Capital: \$275K

Compliance with the adopted LOS standard MT-1A is not met until Metrobus bus stop spacing is modified to meet the previously mentioned standards, which may include adding bus stops, improvements to bus stops or adjustments to the existing service. **DTPW understands that this development is outside of the Urban Development Boundary. The comments below are only applicable to the Draft Development Agreement once the UDB is expanded to include**

the proposed development. However, additional comments may be provided at the time that the Final Development Agreement is formally submitted. The following comments have been addressed;

1. As noted in L.11.n.i in The Applicant shall ensure that all new and existing roads within the proposed district will have a corresponding sidewalk and shall also include Crosswalks where necessary, to improve public access to the new and existing bus stops. Streets connecting to transit service must have a walkable area that is shaded by trees.
2. As noted in L.11.n.ii.A and L.11.n.iii. of the Development Agreement, the Applicant shall provide a site for a bus stop with full shelter in both directions along SW 112th avenue just north of SW 268th street. The 11 ft. X 14 ft. Site location provided by the Service Planning Division must be shown on the site plan for Phase I as noted in the Development Agreement. The Applicant Shall provide \$110,000 dollars in Capital Costs for the new bus shelters.
3. As noted in L.11.n.ii.B. and L.11.n.iii. of the Development Agreement, the Applicant shall provide a site for a bus stop with full shelter in both directions along SW 112th avenue just north SW 256th Street. The applicant shall provide an 11 ft. X 14 ft. Site at a location to location provided by the Service Planning Division for Phase IIC and Phase IID as noted in the Development Agreement. Once shelter locations have been identified on the corresponding site plans, the Development Agreement shall be modified to reflect said properties correctly. The Applicant Shall provide \$110,000 dollars in Capital Costs for the new bus shelters.
4. As noted in L.11.n.ii.C. and L.11.n.iii. of the Development Agreement, the Applicant shall provide a site for a full shelter bus stop in the westbound direction along SW 268th street at SW 119 place. The applicant shall provide an 11 ft. X 14 ft. Site at a location to be provided by the Service Planning Division for Phase IIB and shall be noted in the Development Agreement. Once shelter locations have been identified on the corresponding site plans, the Development Agreement shall be modified to reflect said properties correctly. The Applicant Shall provide \$55,000 dollars in Capital Costs for the new bus shelters.
5. As noted in L.11.n.iv and L.11.n.v. of the Development Agreement, the applicant shall provide DTPW with the proposed Transportation Demand Management Plan for the District as described in the development agreement.

The following comments shall continue to apply and remain pertinent to the proposed district;

6. The applicant shall ensure that development within the South Dade Logistics and Technology District complies with the Transit Plan or Transportation Demand Management Plan as described in L.11.n.iv and L.11.n.v of the development agreement.

7. Please note that due to multiple zoning applications and concurrent CDMP application, further comments will be provided as additional documentation is provided for analysis.
8. The proposed improvements stated in the above comments were developed following an analysis that includes the proposed roadway master plan dated in May 2021. Any changes to the proposed roadway network (roadway master plan) will require further analysis from DTPW.
9. Due to the proposed development being outside of the UDB, the applicant shall work with DTPW during the roadway design phase along with the concurrent zoning applications to evaluate any transit improvements that may be needed in this area.

The comment below is regarding the proposed Development Agreement dated 4-15-2022 provided for Review and should be addressed prior to approval

DTPW requests the language noted below be revised. DTPW will install full bus shelters at the sites to be determined prior to Final Plat of each individual Phase. Installation of full bus shelters will also occur after the property were a proposed full bus shelter is proposed has been developed and the the surrounding areas needs warrant the full bus shelters as noted in MT-1A.

viii. At the time of the approval of a final plat for the relevant Phase, or portion thereof, the DTPW Director may waive the dedication and capital contributions for one or more of the bus stops, shelters, or both, if the DTPW Director makes a written determination that the relevant improvement is no longer desirable or necessary.


c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW
Jie Bian, Chief, Planning and System Development, DTPW
Linda Morris, AICP Chief, Service Planning and Scheduling, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW

Memorandum



Date: Thursday, April 28, 2022

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resource Department

From: Eulois Cleckley, Director and CEO 
Department of Transportation and Public Works

Subject: Z20210000089
Name: Aligned Real Estate Holdings, LLC

I. PROJECT LOCATION:

The property is generally located on the east and west sides of SW 112 Avenue, on the north side of SW 268 Street, and on the south side of the Homestead Extension of Florida's Turnpike (HEFT).

II. APPLICATION REQUEST:

The applicant is seeking the processing and acceptance of a Development Agreement as it pertains to Phase I and Phase II in connection with the concurrent CDMP application No. CDMP 20210003. Phases I & II compromise 203-gross acres of land lying on the east and west side of SW 112 Avenue, on the south side of the Homestead Extension of Florida's Turnpike (HEFT), and on the north side of SW 268 Street and north of SW 264 Street, approximately 300 feet east of SW 122 Avenue in unincorporated Miami-Dade County.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the project will be provided via SW 112 Avenue, SW 117 Avenue, SW 107 Avenue, SW 256 Street, SW 261 Street, SW 264 Street and SW 268 Street.

IV. RECOMMENDATION:


Miami-Dade County Department of Transportation and Public Works (DTPW) objects to this application due to the following concerns:

1. Phases I and II collectively with Phase III uses operational capacity along the existing SW 268 Street and SW 112 Avenue, that otherwise will be used for parcels currently inside the UDB, outside of this proposed Special District, and collectively require the construction of the bridge at SW 117 Avenue over the C-102 Canal to maintain traffic capacity. As such, the Department not only did not approve the applicants request to waive the dedication of SW 117 Avenue, but also explained to the applicant that the construction of the bridge was imperative to provide roadway connectivity and to ensure future development (inside and outside of the special area) doesn't have to be denied when the intersection capacity and Level of

- Service (LOS) fails at the intersection of SW 268 St and SW 112 Avenue. This application doesn't guarantee such construction.
2. The applicant must ensure that SW 112 Avenue (through the different parcel phases) complies with the following requirements, understanding that the typical section is being modified because of this special area being added to the UDB. The full typical section for SW 112 Avenue is proposed to be 5 lanes with a 10' pedestrian/ bicycle path and landscape buffer both sides.
 - a. The existing bridge over the C-102 canal along SW 112 Avenue must comply with the proposed full typical section (5 lanes with 10' shared Use Pedestrian/Bicycle Paths on both sides).
 - b. Roadway and bridge elevation must comply with flood criteria at the time of development for each phase inclusive of those areas not included in Phase I and II. The roadway elevation must be raised to meet criteria specified in a manner consistent with the current County Flood Criteria Map. The applicant did not agree to these requirements.
 3. The department does not agree with **section 13 Mitigation Payment subsection d.** which forces the Department to agree to a contribution for roadway improvements that failed as part of this Special District through the RER CDMP review. Roadway segments are SW127 Avenue from SW 216 Street to SW 232 Street, SW 248 Street from SW 127 Avenue to US 1, and SW 112 Avenue from SW 216 Street to SW 232 Street. It is important to point out that SW 112 Avenue between SW 216 Street and SW 232 Street is under the jurisdiction of FDOT. It shall be the applicant's responsibility to construct or cause the construction of the 3 roadway segments. It shall not be DTPW's responsibility.
 4. The department does not agree with the **language added to the Development Agreement in section 11.p.viii dated 4-15-2022.** This language needs to be removed. Per **sections 11.p. 2 a. b and c**, it is the developer's responsibility to provide the capital costs associated with the installation of full bus shelters at the sites which have been determined as per the CDMP and Zoning review. These costs shall be provided prior to Final Plat of each individual Phase as required in the Zoning review. It shall not be DTPW's responsibility to meet these requirements.

Date: April 19, 2022
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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 and Sewer Department (WASD) 

Subject: Zoning Application No. Z20210000089 Comments
Draft Development Agreement (V11) stamped received 04/15/22 and Draft
Development Agreement (V12) stamped received 04/15/22 - South Dade Logistics &
Technology District - (Phase I & II of CDMP Application CDMP20210003)

The Water and Sewer Department has reviewed the subject Draft Chapter 163 Development Agreement submitted in connection with Public Hearing No. Z2021000089 for Phases I and II of the concurrent CDMP Application No. CDMP20210003. The CDMP Amendment seeks to expand the County's Urban Development Boundary (UDB) and to create the "South Dade Logistics and Technology District," a specific "Special District" designation.

Miami-Dade Water and Sewer Department has no additional comments on the subject Development Agreement.

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

Date: Apr 18, 2022

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

From: Michael J. Fernandez, Director 
Department of Solid Waste Management

Subject: Phase II of South Dade Logistics and Technology Center (#Z2020-000089) Revised Review

In its response to both the original version of this application and several revised versions, the Department of Solid Waste Management (DSWM) stated that it had no objections to the proposed application and provided a review of waste collection-related requirements.

The revisions concern the Development Agreement for Phases I and II of the South Dade Logistics & Technology Special District. These modifications involve issues under the jurisdiction of other County Departments. Insofar as it relates to the DSWM, the following language remains intact:

Solid Waste Management. Developers shall comply with the Code for solid waste disposal, garbage and trash collection services, recycling, waste storage, collection of solid waste, and site circulation considerations.

Accordingly, none of the most recent revisions impact the previous conclusion. **The DSWM continues to have no objections to the proposed application.**



Memorandum

Date: August 3, 2021

To: Nathan Kogon, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department *A.R.*

Subject: Z2021000089
Aligned Real Estate Holdings LLC
MDAD DN-21-07-3350

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of Zoning Hearing Application Z21-089. The applicant, Aligned Real Estate Holdings, LLC, is requesting approval of their proposed "Development Agreement" pertaining to the development of property to include but not limited to, distribution centers, warehouses, and office buildings. The 203.6-acre property is located east of SW 122 Avenue between SW 268 Street and 264 Street, in Miami-Dade County.

Based upon our review, it appears that the development agreement for the site is compatible with operations from Miami-Homestead General Aviation Airport, provided there are no conflicts with applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning. A MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the site reaching or exceeding 200 feet Above Ground Level (AGL). A MDAD-issued Permissible Crane Height Determination is required for any construction crane or equipment reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: http://www.miami-airport.com/planning_forms_maps.asp.

The application area is in proximity to the Homestead Air Reserve Base (HARB). Since MDAD does not have jurisdiction over HARB, the applicant is required to coordinate with Mr. Lawrence Ventura, the contact at HARB. He may be reached at 786-415-7163 or at Lawrence.ventura@homestead.af.mil

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 200 feet AGL. If this is the case, the applicant is required to e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>).

AR/rb

Memorandum



Date: April 21, 2022

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

From: Alejandro Zizold, PROS Chief, Planning and Research
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS) FOR: *Alexandra Davis*

Subject: Z2021000089 – Aligned Real Estate Holdings LLC Et al - Development Agreement
(Associated Applications: Z2021000050, Z2021000052, Z2021000053, Z2021000054, and CDMP20210003) Based on revised plans submitted on March 11, 2022.

Applicant Name: Aligned Real Estate Holdings LLC Et al.

Project Location: The proposed development is located on ±794 acres located south of the Homestead Extension of the Florida Turnpike (HEFT), between SW 107 Avenue on the west and SW 122 Avenue, and north of SW 268 Street/Moody Drive in unincorporated Miami-Dade County (Folios: 30-6031-000-0130, 30-6031-000-0010, 30-6030-000-0150, 30-6031-000-0060, 30-6030-000-0180 (eastern portion), 30-6031-000-0020, 30-6030-000-0170, 30-6031-000-0120, 30-6031-000-0140, 30-6925-000-0163, 30-6925-000-0144, 30-6936-000-0025, 30-6936-000-0021, 30-6936-000-0024, 30-6030-000-0100, 30-6925-000-0060, 30-6925-000-0160, 30-6925-000-0180, 30-6925-000-0143 (western portion), 30-6030-000-0030, 30-6030-000-0020, 30-6936-000-0020, 30-6030-000-0160, 30-6030-000-0110, 30-6030-000-0130, 30-6030-000-0021, 30-6925-000-0161, 30-6925-000-0170, 30-6936-000-0050, 30-6936-000-0060, 30-6925-000-0165, 30-6925-000-0171, 30-6030-000-0161, 30-6030-000-0122, 30-6925-000-0143 (eastern portion), 30-6925-000-0181, 30-6925-000-0141, 30-6030-000-0120, 30-6030-000-0121, 30-6936-000-0026, 30-6030-000-0180 (western portion), and 30-6936-000-0022).

Proposed Development: The applicant seeks approval of a Chapter 163 Development Agreement for Phases I and II of the South Dade Logistics & Technology Special District. The site is adjacent to the proposed Princeton Trail, a 16.4-mile trail which traverses the County and is directly adjacent to the project location and C-102 canal.

Impact and Demand: This application does not have a residential development component and therefore, the County's Level of Service Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. PROS recognizes that previous comments have been addressed and continues to request that the applicant meet with the department should canal realignments be approved by the South Florida Water Management District (SFWMD) to discuss the proposed Princeton Trail alignment.

Based on our findings described herein, **PROS has no objection to this application.**

If you need additional information or clarification on this matter, please contact Alexandra Davis, Landscape Architect II, at (305) 755-7993 or alexandra.davis@miamidade.gov.

AZ: at ad

Date | 231 March 9, 2022

To: Jerry Bell, Assistant Director Regulatory and Economic Resources, Planning

From: Charles A. LaPradd, Agricultural Manager

Subject: CDMP Application CDMP20210003 Aligned comments on the proffered covenants

I appreciate the opportunity to comment on Application CDMP20210003, proposed amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP), with regards to the impacts on agriculture in Miami-Dade County. These comments are regarding Version 8 of the proffered covenants and are in addition to the comments I provided in the Memorandum dated June 25, 2021. My comments are as follows:

Section 6. g. Prohibited Uses

- Exhibit O contains the list of proposed prohibited uses. Item 55. is Plant Nurseries which are significant part of the agricultural operations of the proposed property. Current and future use for plant nurseries should remain until the property is converted to a non-agricultural use. In addition, the prohibited list includes two uses that are very complimentary to the agricultural operations of South Miami-Dade County, 31. Fruit Preserving and 75. Wineries, allowances of these uses would provide greater opportunities to the area.

Section 11.C. Conceptual Stormwater Management Plan

- Request that the applicant present to the plan to the farmers and landowners of the area at a public meeting at a time and location convenient to said audience for review and discussion prior to any approval by Miami-Dade County. I would recommend that the presentation for farmers occur at a regularly scheduled meeting of the Miami-Dade County Agricultural Practices Advisory Board.
- Regarding the usage of the term "upstream", it should be noted that certain areas south of SW 268 Street also constitute upstream.

Section 11. i. Agricultural Land

- The applicant is offering a contribution to the County's Purchase of Development Rights program, which protects farmland in Miami-Dade County by purchasing a conservation easement which removes the owner's ability to develop the land for any use other than agriculture. To date, there is no mechanism to accept private contributions to the Miami-Dade County Purchase of Development Rights (PDR) Program. Verification of the ability to accept donations to the program must be determined. If the ability does not exist to accept donations, legislation would need to be drafted to permit said donations.
- The proffered contribution amount of \$5,000.00 per acre of agricultural land impacted is well below the amount Miami-Dade County has paid for conservation easements through the PDR program. The most recent transactions have been at \$17,500.00 per acre, 50% of which was grant funded through the USDA, creating a net expense to the County of \$8,750.00 per acre.

Date: February 4, 2022
Page | 232

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources

From: Alan R. Cominsky, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC Z2021000089 – Aligned Real Estate Holdings, LLC (Revision No. 3)

According to the letter of intent dated May 7, 2021, the applicant is seeking the processing and acceptance of a **Development Agreement** as it pertains to **Phase I** and **Phase II** in connection with the concurrent CDMP Application No. CDMP20210003. Phases I & II comprise 203-gross acres of land lying on the east and west sides of SW 112 Avenue, on the south side of the Homestead Extension of Florida's Turnpike (HEFT), and located on the north side of SW 268 Street and north of SW 264 Street, approximately 330 feet east of SW 122 Avenue in unincorporated Miami-Dade County (the "Property").

This Zoning Application accompanies a concurrent submittal of a Comprehensive Development Master Plan (CDMP) Amendment (CDMP20210003) which encompasses approximately 793-gross acres of land. The CDMP applications seeks to bring the 793-gross acres inside the UDB and re-designate it on the Land Use Plan (LUP) map from Agriculture to the "South Dade Logistics and Technology District" a specific "Special District" designation. This Zoning Application also encompasses Zoning Applications: Z2021-050, Z2021-051, Z2021-052, Z2021-053 and Z2021-054 whereby the Applicant requests that the CDMP Application and the aforementioned Zoning Applications be processed concurrently, pursuant to Section 2-116.1(5)(e) of the Code as required by Policy LU-8H of the CDMP Land Use Element.

Based on development information retrieved from the Development Agreement, the Development Agreement will allow a potential development expected to generate approximately **331** fire and rescue alarms annually resulting in a severe impact to existing fire rescue service.

TABLE OF PROGRAM USES Use ¹	Initial Approved Development Program
Logistics Centers, Warehouses, Maintenance and Repair Facilities, Office Buildings and Parks, Light Manufacturing, Wholesale Showrooms	5,880,000 square feet
Commercial Supportive Uses	100,000 square feet
Hotel	150 Rooms

The 331 annual alarms will result in a severe impact to existing fire rescue service. Based on the current call volume for Station No. 70 along with other stations within proximity of the Property, all stations combined can mitigate the additional number of alarms. Additional stations include Station No. 65 (East Homestead) located at 1350 SE 24 Street and Station No. 6 located at 15890 SW 288 Street. Presently, fire and rescue service in the vicinity of the Property is adequate.

In an effort to enhance service and response time to the Property, MDFR acquired a parcel of land in the vicinity of SW 288 Street and SW 129 Avenue that will serve to construct Fire Station No. 77. Additionally, MDFR has the ability to add a suppression (fire truck) to Fire Station No. 70.

Average travel time from Station No. 70 to the Property is approximately 7:00 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the Property complies with the performance objective of national industry.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
70	11451 SW 248 Street	Rescue, Battalion	4
5	13150 SW 238 Street	Rescue, Engine	7
6	15890 SW 288 Street	Rescue, Engine	7
66	3100 SE 8 Street	Engine	4
65	1350 SE 24 Street	Rescue, Aerial	7

PLANNED SERVICES

STATION	VICINITY	EQUIPMENT	STAFF
77	SW 288 Street & SW 129 Ave	TBD	TBD

MDFR supports the processing and acceptance of the Development Agreement which states that no residential uses will be permitted on the Property, that site plans for all future Phases will be subject to Administrative Site Plan Review pursuant to Section 33-310.4, that the Applicant shall dedicate all necessary roads and other appropriate property interests for the construction, installation, and operation of infrastructures and utilities (to include adequate water supply for combating fires), and that prior to approval of any of the development orders; site plans, tentative plats, final plats and building permits, the Owner or Developer shall coordinate with MDFR to ensure the adequate provision of fire protection and rescue services within the Project.

In summary, MDFR supports the processing and acceptance of the Development Agreement and in particular the following sections:

- Paragraph 6, Section E (Population Density)
- Paragraph 11, Section E (Fire & Emergency Medical Services)
- Paragraph 12, (Public Services & Facilities; Concurrency)

For additional information, please contact Carlos Heredia at 305-322-9742 or via email at chh@miamidade.gov.

Memorandum



Date: April 18, 2022

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

From:  George A. Perez, Interim Director
Miami-Dade Police Department

Subject: Review - Zoning Application - Case: No. Z2021000089
Aligned Real Estate Holdings, LLC

APPLICATION:

The applicant, Aligned Real Estate Holdings, LLC, is requesting approval of their proposed "Development Agreement" pertaining to the development of property to include but not limited to, distribution centers, warehouses, and office buildings. The 203.6 acre property is located east of SW 122 Avenue between SW 268 Street and 264 Street.

CURRENT POLICE SERVICES:

The project is located in unincorporated Miami-Dade County and serviced by our South District, located at 10800 SW 211 Street, Miami, Florida.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing, and population was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required.

The Miami-Dade Police Department does not have any further comments to the proposed zoning modifications to complete this project at this time.

Should you require any further assistance, please contact Executive Senior Bureau Commander Jorge Bello, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at j.bello@mdpd.com.

GAP/rp

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ALIGNED REAL ESTATE HOLDINGS, LLC 26002 SW 107 AVE
11200 SW 268 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2021000089

DATE

HEARING NUMBER

**Folio: 30-6030-000-0170, 30-6031-000-0140, 30-6030-000-0150, 3060310000060
30-6031-000-0120, 30-6031-000-0130, and 30-6031-000-0010**

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 26, 2022

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

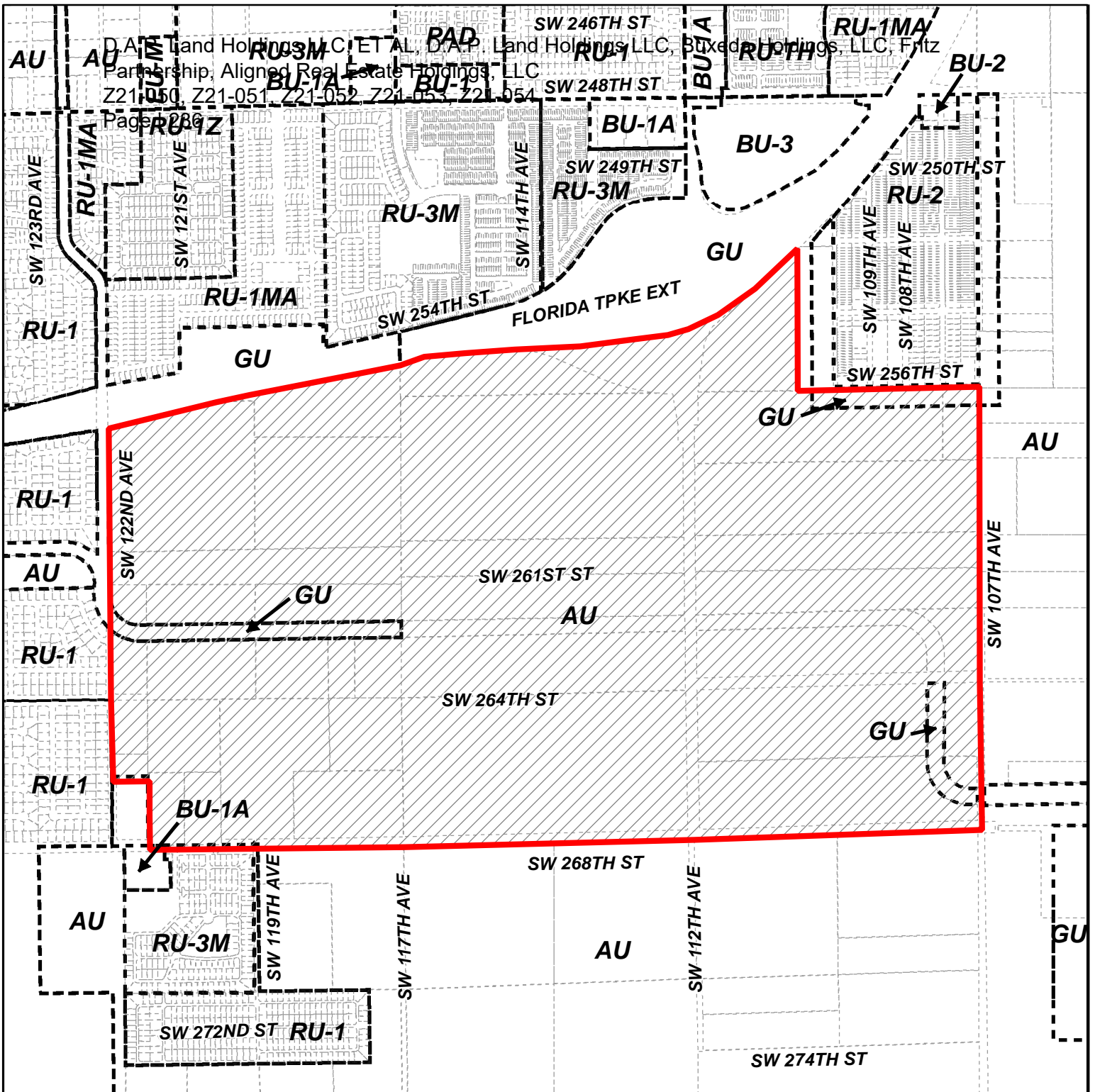
There are no open/closed cases

VIOLATOR:

Aligned Real Estate Holdings, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2021000089

Section: 30/31 Township: 56 Range: 40

Section: 25/36 Township: 56 Range: 39

Applicant: Aligned Real Estate Holdings, LLC

Zoning Board: Board of County Commissioners

Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend

Subject Property Case

Zoning



SKETCH CREATED ON: 9/14/2022 Thursday, April 21, 2022

MDC236

REVISION	DATE	BY

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC
 Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
 Page | 237



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2021000089

Legend



Subject Property



Section: 30/31 Township: 56 Range: 40

Section: 25/36 Township: 56 Range: 39

Applicant: Aligned Real Estate Holdings, LLC

Zoning Board: Board of County Commissioners

Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS

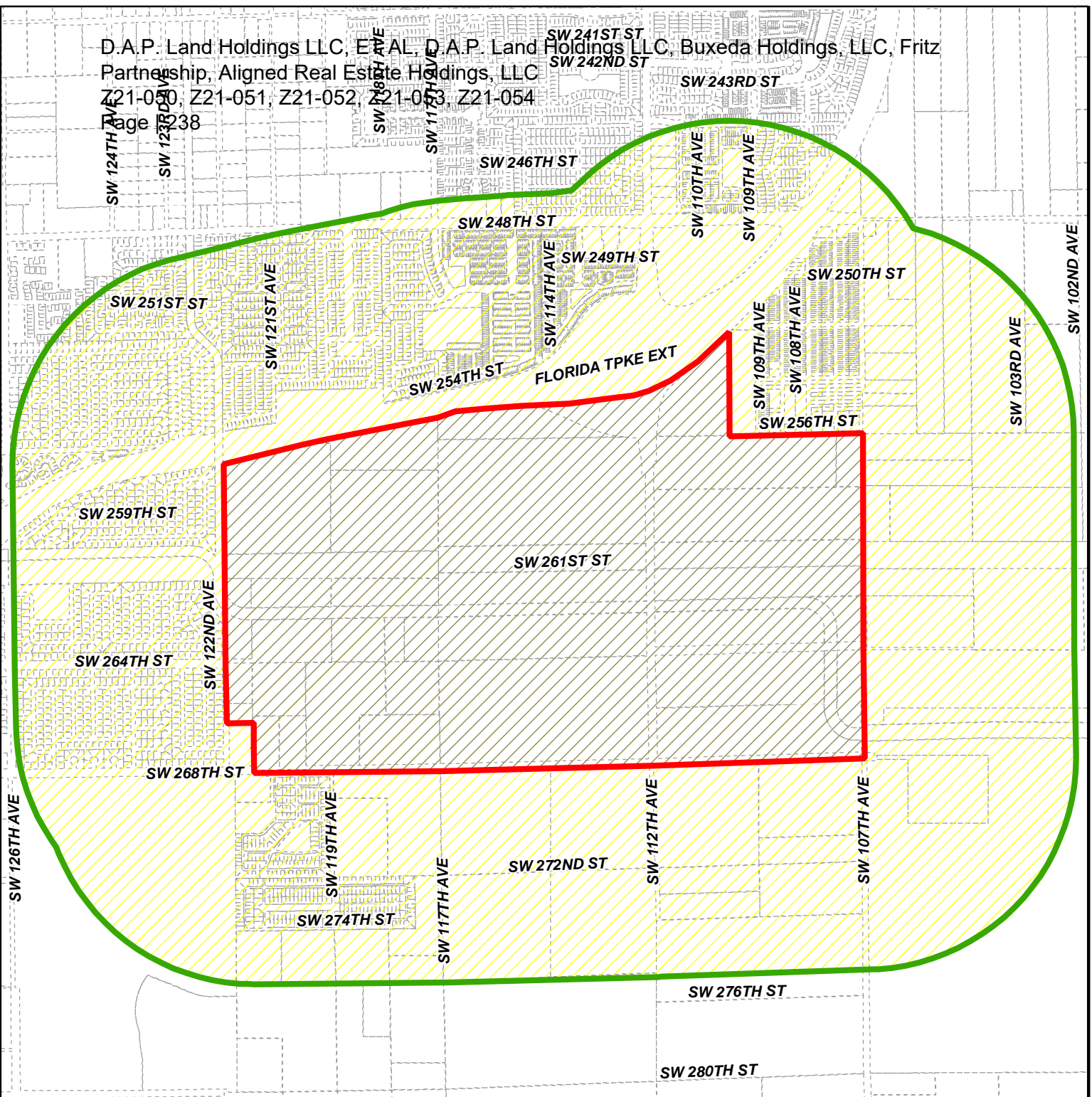


SKETCH CREATED ON: Thursday, April 21, 2022

MDC237

REVISION	DATE	BY

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page 238

**MIAMI-DADE COUNTY**

RADIUS MAP

Section: 30/31 Township: 56 Range: 40

Section: 25/36 Township: 56 Range: 39

Applicant: Aligned Real Estate Holdings, LLC

Zoning Board: Board of County Commissioners

Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Process Number

Z2021000089

RADIUS: 2640

Legend



Subject Property



Buffer



Property Boundaries



9/14/2022
SKETCH CREATED ON: Thursday, April 21, 2022

MDC238

REVISION	DATE	BY

REVISION	DATE	BY

P# Z21-050

September 22, 2022

Item No. 1C

Recommendation Summary	
Commission District	8
Applicant	D.A.P. Land Holdings LLC, ET AL
Summary of Requests	The application is to permit a rezoning of the subject property, which is Phase IIA within the proposed "Special District" (South Dade Logistics and Technology District) , from AU (Agriculture) to IU-1 (Light Manufacturing Industrial District). The application also seeks approval of a Development Agreement (DA), and to allow zero dedications towards certain sections of the roadways (SW 117 Avenue, SW 122 Avenue, SW 256 Street) that run through the subject parcel.
Concurrent CDMP Application	This application has been concurrently filed with standard application number CDMP20210003 to amend the Comprehensive Development Master Plan (CDMP) to create the proposed Special District, the South Dade Logistics and Technology District. In August 2021, the Planning Division recommended 'Deny and Do Not Transmit' for the CDMP application at the transmittal stage. The Board will hear the CDMP application for final action on the same day it hears this concurrent zoning application. The Planning Division continues to recommend denial of the CDMP application, but this concurrent zoning application is premised on the CDMP application being approved. Accordingly, this recommendation reviews the zoning application for consistency with the CDMP amendment as requested by the applicants and for compliance with the applicable zoning and other land development regulatory criteria, and it does not revisit the policy and legislative issues that are addressed through the CDMP amendment application process.
Location	Lying south of State Road 821, between theoretical SW 117 Avenue and theoretical SW 122 Avenue, Miami-Dade County, Florida.
Property Size	±98.13 Acres (Phase IIA)
Existing Zoning	AU, Agricultural District
Existing Land Use	Agriculture
2030-2040 CDMP Land Use Designation	Special District ("South Dade Logistics & Technology District") *as proposed pursuant to CDMP application CDMP20210003 (see attached Zoning Recommendation Addendum Exhibit 'A')
Comprehensive Plan Consistency	Consistent, subject to approval of the proposed CDMP application and related covenants by the Board of County Commissioners and subject to the modifications to the Development Agreement as recommended in this report.
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-310.3, Development Agreements, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)

Recommendation	Approval of Request #1, subject to acceptance and approval of the proffered Development Agreement (DA) with the <u>modifications</u> recommended below, and Approval of Requests #2 through #5 with conditions, as more fully set forth in the attached Staff Report titled "PH: Z21-050, Z21-051, Z21-052, Z21-053, Z21-054."
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This application was deferred from the May 19, 2022 meeting of the Board of County Commissioners (BCC) since the CDMP amendment application was not approved and was also deferred. This item was subsequently deferred from the June 1, 2022 meeting of the BCC at the request of the applicant. The public hearing has not been held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from AU, Agriculture, to IU-1, Light Manufacturing Industrial District.
- (2) ACCEPTANCE AND EXECUTION of a development agreement pursuant to Chapter 163, Florida Statutes, and Section 33-310.3 of the Code of Miami-Dade County.
- (3) NON-USE VARIANCE of zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit a 0' dedication for the west half of SW 117 Avenue from the Homestead Extension of the Florida Turnpike to theoretical SW 256 Street.
- (4) NON-USE VARIANCE of zoning and subdivision regulations requiring half section line rights-of-way to be 70' in width; to waive same to permit a 0' dedication for the east half of SW 122 Avenue from the Homestead Extension of the Florida Turnpike south to the C-102 Canal.
- (5) NON-USE VARIANCE of zoning and subdivision regulations requiring half section line rights-of-way to be 70' in width; to waive same to permit a 0' dedication for SW 256 Street from SW 117 Avenue to the Homestead Extension of the Florida Turnpike (northern edge of the property).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "South Dade Logistics and Technology District Phase II-A", as prepared by RLC Architects, consisting of 11 sheets dated stamped received 3/10/22, civil plans as prepared by Langan Engineering and Environmental Services, Inc., consisting of 5 sheets dated stamped received 3/11/22, and landscape plans as prepared by Witkin Hults & Partners, consisting of 11 sheets dated stamped received 3/10/22, for a total of 27 sheets. Plans may be modified at public hearing.

The detailed CDMP and Zoning Analysis set forth in the attached Staff Report titled "PH: Z21-050, Z21-051, Z21-052, Z21-053, Z21-054," is incorporated as if fully set forth herein and shall be deemed as part of the zoning hearing file for this application. Also attached to this recommendation are the professional department recommendations, maps, and other materials that are specific to this application, all of which have been considered in the preparation of the Staff Report to the Board of County Commissioners titled "PH: Z21-050, Z21-051, Z21-052, Z21-053, Z21-054."

For the reasons set forth in the incorporated staff report, staff recommends approval of Request #1, subject to acceptance and approval of the proffered Development Agreement (DA) with the modifications recommended below, and approval of Requests #2 through #5 with conditions. Without the recommended modifications to the Development Agreement referenced below, staff would recommend denial.

CONDITIONS FOR APPROVAL for all SDLTD concurrent zoning applications:

1. All approvals are contingent on the concurrent CDMP application being found in compliance in accordance with Section 163.3184, Florida Statutes.
2. The proposed Development Agreement be modified to require the applicants to provide a full typical section (5 lanes with 10-foot-wide shared-use pedestrian/bicycle paths on both sides) when improving the existing bridge over the C-102 canal along SW 112 Avenue, as referenced in DTPW's memo dates April 28, 2022.
3. The proposed Development Agreement be modified to: require Phases I and II to make proportionate share contributions at the time of plat for the cost of the bridge at SW 117th Avenue; and to construct or cause the construction of such bridge at the time DTPW determines that impacts from developments outside of the Special District trigger the need for the bridge, or to coordinate with the relevant Phase III owners to construct or cause the construction of the bridge at the time DTPW determines that impacts from Phase III trigger the need for the bridge, whichever occurs earlier. The determination for the construction of the bridge shall be made as discussed in DTPW's April 28, 2022, memorandum.
4. The proposed Development Agreement be modified to require the applicant to construct or cause the construction of two additional lanes on each of the following roadways: by the end of 2025, on the existing four-laned SW 248 Street between SW 127 Ave and US-1; and by the end of 2030, on SW 112 Avenue between SW 216 Street and SW 232 Avenue and on SW 127th Avenue between SW 216 Street and SW 232 Street.
5. The proposed Development Agreement be modified to provide for agricultural mitigation payments of \$8,750 per acre.
6. That paragraph 11(p)(viii), providing the DTPW Director the discretion to waive dedications or contributions for bus shelters or stops, be deleted in its entirety from the proposed Development Agreement.

CONDITIONS FOR APPROVAL FOR APPLICATION No. Z2021000050:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with the plans submitted to the Department of Regulatory and Economic Resources entitled "South Dade Logistics and Technology District Phase II-A", as prepared by RLC Architects, consisting of 11 sheets dated stamped received 3/10/22, civil plans as prepared by Langan Engineering

and Environmental Services, Inc., consisting of 5 sheets dated stamped received 3/11/22, and landscape plans as prepared by Witkin Hults & Partners, consisting of 11 sheets dated stamped received 3/10/22, for a total of 27 sheets. Plans may be modified at Public Hearing.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Environmental resources Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 16, 2022.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated March 22, 2022.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated March 21, 2022.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Transit Division of the Department of Transportation and Public Works as indicated in the memorandum dated February 25, 2022.

NK:JB:JR:SS



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

Net Fiscal Impact for Phase IIA

The South Dade Logistics and Technology District (SDLTD) project is proposed to locate on 793 gross acres of land that is South of the Florida Turnpike Extension between SW 107 Avenue and SW 122 Avenue. This \$931.2 million investment project proposes up to 9,305,000 square feet of distribution and logistics centers, warehouses, ancillary offices, 120,000 square feet of various commercial uses, and a 150-room hotel. This project will be developed in three phases and four sub-phases in Phase II of which Phase IIA will include 1,983,120 square feet of warehouse space.

The following fiscal impact analysis by staff was conducted using REMI Tax Policy Insight (REMI Tax PI) to forecast the total impact of Phase IIA of the SDLTD project on revenues and expenditures of Miami-Dade County. REMI Tax PI is a dynamic modeling software that incorporates different aspects of modeling approaches, which include input-output, general equilibrium, econometrics, and economic geography. The model is calibrated specifically to Miami-Dade County for economic and fiscal impact analysis and forecasting purposes. It has economic, fiscal, and demographic variables, as well as policy variables so that any project or policy that affects the local economy can be tested. REMI is used by government agencies (including most U.S. state governments), consulting firms, nonprofit institutions, universities, and public utilities.

Staff used the latest REMI Tax PI Model (version 2.5) to estimate both economic and fiscal impacts of the project using the proposed project parameters¹ and employment assumptions² from the applicant's economic and fiscal analyses submitted in support of the application. These results are summarized in Table 3.IIA. for Phase IIA, including total non-recurring fiscal impacts on Miami-Dade County's governmental funds during the construction years and the 5-year average impacts after buildout. According to the REMI Tax PI model, the net non-recurring fiscal impact is \$4.98M during the construction period. At buildout, the annual impact on Miami-Dade County governmental funds' revenues would be \$2.39M, the impact on its expenditures would be \$2.37M. Net annual fiscal impact (total revenues minus total expenditures) of Phase IIA on Miami-Dade governmental funds would be \$0.03M on a recurring basis.

Table 3.IIA. Fiscal Impact Analysis for Phase IIA

Phase IIA	Non-recurring Impact (During Construction)	Recurring Impact (After Buildout, 5-Year Average)
Total Rev (\$M 2020 dollars)	\$6.66	\$2.39
Total Exp (\$M 2020 dollars)	\$1.68	\$2.37
Net Fiscal Impact (\$M 2020 dollars)	\$4.98	\$0.03

It is crucial to note that, and as pointed out in the applicant's economic analysis, that just as in measuring the total economic impact of the project one must include not only the direct "on-site" impacts created by the economic activities that in need of various county services, but also indirect and induced impacts resulting from additional activity on the part of suppliers and support industries, the possible loss of business by competitors

¹ Based on the revised development schedule in the draft development agreement received on 2.11.2022.

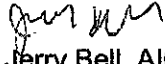
² Based on the square feet-to-employment ratio assumption provided in the applicant's revised economic analysis as of July 30, 2021.

Memorandum



Date: February 11, 2022

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

From: 
Jerry Bell, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Z2021000050 – D.A.P. Land Holdings LLC, Et al

The subject property is comprised of seven parcels totaling ± 98.68 net acres with Folio Nos. 30-6925-000-0180, 30-6925-000-0163, 30-6925-000-0160, 30-6925-000-0144, 30-6925-000-0060 and a portion of 30-6925-000-0143. The subject property is located south of the Homestead Extension of the Florida Turnpike (HEFT/SR-821) and north (and partially south) of SW 261 Street between a canal on the west and SW 256 Street/Tuesberg Drive on the east in unincorporated Miami-Dade County. The subject property has a future land use map designation of "Agriculture" and is currently zoned "AU, Agricultural District."

On March 8, 2021, the applicant filed an application (Application No. CDMP20210003) with the Department of Regulatory and Economic Resources, Planning Division, seeking to change, among other things, the Comprehensive Development Master Plan (CDMP) land use designation of the ± 794 -acre site that includes the subject property from "Agriculture" to "Special District - South Dade Logistics and Technology District." On September 9, 2021, the Board of County Commissioners heard and voted to transmit the CDMP application for state and regional agency review with several changes that were proffered by the applicant. As of the date of this memo, the CDMP application is still under review and subject to change based on pending issues and concerns that are to be addressed. As such, the Planning Division offers the below comments and notes these comments may also change depending on changes to the CDMP application:

- The subject zoning application was filed for concurrent processing with the above referenced CDMP amendment application, pursuant to Section 2-116.1 of the County Code, and proposes development that would implement the land use being sought in the above referenced CDMP amendment application.
- Application Z2021000050 must be evaluated for consistency with CDMP application CDMP20210003, and criteria as outlined in CDMP Policy LU-8H.
- The subject zoning application must be evaluated cumulatively with the other zoning applications in the proposed Special District: Z2021000051, Z2021000052, Z2021000053, Z2021000054, and Z2021000089.
- Uses outlined in the proposed development agreement must be consistent with the development program as outlined in the CDMP application and associated covenants.
- Approval of the zoning application shall be contingent upon the CDMP amendment application becoming effective. To become effective, the CDMP application must be adopted by the Board of County Commissioners and the 30-day challenge period expire without a petition being filed to challenge the adopted amendment. If timely challenged, an amendment does not become effective until the State Land Planning Agency or Administrative Commission issues a Final Order determining the adopted amendment to be in compliance with state law.

If you have any questions, please contact me or Garrett Rowe, Chief, in the Department's Metropolitan Planning Section at 305-375-2835.

JB:GAR:RD:ab

9/14/2022

MDC246

7

Memorandum



Date: March 16, 2022

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

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

Subject: Z2021000050-5th Revision
D.A.P. Land Holdings LLC, et al
Lying south of SR 821, between theoretical SW 117th Avenue and theoretical SW 122nd Avenue
Request:
1. District Boundary Change from **AU, Agriculture**, to **IU-1, Light Industrial Manufacturing**.
2. Acceptance and Execution of a **Development Agreement (DA)**.
3. Non-Use Variance to waive a portion of the zoned ROW for theoretical **SW 117 Avenue**.
4. Non-Use Variance to waive the zoned ROW for theoretical **SW 122 Avenue**.
5. Non-Use Variance to waive a portion of the zoned ROW for theoretical **SW 256 Street**.

(AU) (98.68 Acres)
35-56-39

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). This application is being concurrently reviewed with CDMP application CDMP20210003. This zoning application includes a proposed Development Agreement, which is separately accessible under Process No. Z2021000089. DERM's analysis regarding the expansion of the Urban Development Boundary and the suitability of the subject property for urban development is presented with the staff recommendation on CDMP application CDMP20210003 and is not repeated here. This memorandum assumes that the CDMP amendment has been adopted and analyzes only the zoning application for consistency with chapter 24. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 the Code, provided that the Board of County Commissioners approves this zoning application subject to the Development Agreement and that the final Development Agreement contains the infrastructure commitments and other requirements approved by DERM on March 1, 2022.

Potable Water Service and Wastewater Disposal

Currently, this property does not have access to public water and sanitary sewer. Further, this application is being analyzed under CDMP Policy LU-8H which in pertinent part states "A zoning application must be filed concurrently with the CDMP Land Use Plan map amendment and should meet the following criteria to be approved: . . . (d) demonstrate that the project will be served by utility water and sewer service and that adequate public facilities and infrastructure (including water, sewer, roadways, mass transit, solid waste, flood protection, parks, and schools) are available or, where not available, ensure the provision of such improvements through a recordable instrument in favor of the County. . . ."

To address CDMP Policy LU-8H(d), the applicant has committed in the Development Agreement to connect all phases addressed by the zoning application to public water and sanitary sewer. Without the commitments to connect to public water and sanitary sewer, the proposed district boundary change to IU-1 and the Phase IIA land uses proposed in Development Assignment would be inconsistent with section 24-43.1(6) of the Code and could not be administratively approved by DERM. The proposed Development Agreement includes a specific section entitled **Water and Sewer** that requires all phases to connect to MDWASD public water and sanitary sewer. Further, based on their February 7, 2022 approval comments, MDWASD has agreed to allow the proposed development to connect to the public water and sanitary sewer system.

DERM recommends that this application only be approved subject to the Development Agreement with the above-mentioned requirements to connect to public water and sewer commitments.

Conditions of Approval: Approval of applicable sections in the Development Agreement approved by DERM regarding commitments to connect to public water and sewer.

Stormwater Management

Currently, this property does not have flood protection. Further, this application is being analyzed under CDMP Policy LU-8H, which in pertinent part states "A zoning application must be filed concurrently with the CDMP Land Use Plan map amendment and should meet the following criteria to be approved: (d) demonstrate that the project will be served by utility water and sewer service and that adequate public facilities and infrastructure (including water, sewer, roadways, mass transit, solid waste, flood protection, parks, and schools) are available or, where not available, ensure the provision of such improvements through a recordable instrument in favor of the County"

To address CDMP Policy LU-8H(d), the applicant submitted a Conceptual Stormwater Master Plan on January 13, 2022. DERM has determined that that plan provides sufficient detail for the overall stormwater management infrastructure needs and approach for the proposed development. The Development Agreement provides for compliance with the plan and various conditions related to stormwater management. Future development must comply with these conditions in the Development Agreement.

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may 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. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Pursuant to Section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

DERM notes that the site plan submitted in support of the requested district boundary change does not show any proposed drainage features. DERM's approval of the zoning application shall not be construed to approve any proposed improvements or features. Proposed drainage features will be reviewed for

consistency with chapter 24, the Development Agreement, and other applicable law prior to DERM approval of any tentative plat for the subject property.

DERM recommends that this application only be approved if the Development Agreement is approved with the applicable sections as approved by DERM incorporating the Conceptual Stormwater Plan, the section entitled Mitigation of Flooding Risks Associated with the Category One Hurricane Hazard Classification, the section entitled Proposed Dedications for Public Stormwater Conveyance, and the section entitled Final Stormwater Plans and Covenants.

Conditions of Approval: All drainage features are subject to a future review and approval by the Miami-Dade County Division of Environmental Resources Management.

Conditions of Approval: Approval of applicable Development Agreement sections incorporating the Conceptual Stormwater Plan, the section entitled Mitigation of Flooding Risks Associated with the Category One Hurricane Hazard Classification, the section entitled Proposed Dedications for Public Stormwater Conveyance, and the section entitled Final Stormwater Plans and Covenants.

Pollution Remediation

Based on the current and past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM-Environmental Monitoring and Restoration Division (EMRD) review and approval of said documents shall be required. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that drainage features cannot be located in areas that exceed the groundwater clean-up target levels in the code that could cause plume dispersion. DERM notes the applicant has not submitted drainage plans for DERM Pollution Remediation Section review and approval, therefore the location of the proposed drainage features as shown on the site plan have not been reviewed or approved by DERM.

Further, all construction plans (inclusive of drainage) and dewatering plans shall require EMRD review and approval as it relates to environmental contamination issues. Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater, or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after a public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that 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 rights-of-way as well as any other projects or plans. Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Wetlands

The site associated with the subject application lies outside of the Urban Development Boundary, specifically the site is located within areas designated agriculture per the Land Use Element of the CDMP. Please be advised that although the subject property is not located within a designated wetland basin, it may contain wetlands as defined by Section 24-5 of the Code. A Class IV permit is required for work in wetlands. An on-site evaluation of the property will be needed to determine if wetlands are present. DERM recommends that the applicant contact the Wetlands Resources Section for more information at (305) 372-6585 or dermwetlands@miamidade.gov for additional information.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies. Coordination with the Natural Resources Division of DERM is recommended regarding the preservation and maintenance of any unique and natural resources in the subject properties.

The subject properties are located within the consultation areas for the federally endangered Florida bonneted bat and are within the core foraging areas for the federally threatened wood stork. Any questions regarding endangered species can be directed to the United States Fish and Wildlife Service (USFWS) in the Vero Beach office at (772) 562-3909 or the Natural Resources Division of DERM at 305-372-6575. Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "South Point Distribution Center" prepared by Andrew Witkin, R.L.A., and dated as received by Miami-Dade County on January 31, 2022 was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with Section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Enforcement History

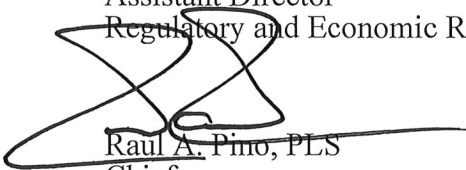
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

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

Date: March 22, 2022

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: 
Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

Subject: DIC 21-050
Name: D.A.P. Land Holdings, LLC
Section 25 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is located lying south of SR 821 between SW 117 Avenue and theoretical SW 122 Avenue.

II. APPLICATION REQUEST:

This application is requesting a district boundary change from AU to IU-1 waiving of the right-of-way for theoretical SW 122 Avenue and SW 256 Street.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

There are no existing roadways to provide access to this site.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

The proposed development plan for phases I & II of the overall project were evaluated under Z2021000089. As per the Development Agreement under zoning application Z2021000089, Phase 1 and Phase II will generate **1,506 PM** peak hour vehicle trips.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

A. Cardinal Distribution

North	43 %	East	2 %
South	15 %	West	40 %

9/14/2022

MDC252

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9738 located on SW 112 Avenue north of SW 268 Street, has a maximum LOS "C" of 3,420 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,729 vehicles and 1 vehicle have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9738** with its PHP and assigned vehicles is at LOS "C". The 839 vehicle trips generated by this development when combined with the 1,729 and those previously approved through Development Orders, 1, equal 2,569 and will cause this segment to remain at LOS "C" whose range is up to 3,420.

Station 9922 located on SW 268 Street west of SW 127 Avenue Street, has a maximum LOS "D" of 3,222 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,119 vehicles and 389 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9922** with its PHP and assigned vehicles is at LOS "C". The 667 vehicle trips generated by this development when combined with the 1,119 and those previously approved through Development Orders, 389, equal 2,175 and will cause this segment to remain at LOS "C" whose range is up to 3,078.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Once the Development Agreement has been approved and recorded, the trips generated by Phases I and II of the overall project will be reserved to the concurrency stations listed above for the term specified in the Development Agreement under zoning application Z2021000089.

VII. SITE PLAN CRITIQUE:

1. Paved public access is required.
2. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. 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 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

9/14/2022

Page 1254
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."

Memorandum



Date: Monday, March 21, 2022

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: ^{EA} Darlene M. Fernandez, P.E.
Assistant Director
Department of Transportation and Public Works

Subject: DIC Z2021000050
Name: D.A.P Land Holdings, LLC

I. PROJECT LOCATION:

The property is located lying south of SR 821 between SW 117 Avenue and theoretical SW 122 Avenue.

II. APPLICATION REQUEST:

This application is requesting a district boundary change from AU to IU-1 and a non-use variance to waive a portion of the zoned right-of-way for theoretical SW 117 Avenue, SW 122 Avenue and SW 256 Street to construct two non-contiguous parcels with a total of 1,993,880 SF of warehouse uses.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available by SW 117 Avenue.

IV. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section V.

V. CONDITIONS:

The developer of this site is required to perform the following improvements before obtaining the Temporary Certificate of Use (TCU) or Temporary Certificate of Occupancy (TCO) as applicable:

1. *Perform signal re-timing for the intersection of SW 112 Avenue and SW 248 Street during the AM and PM peak periods to improve the delay for the eastbound right-turn movement. Also, signal re-timing will be performed for the AM peak period for the intersection of SW 127 Avenue and SW 268 Street to improve the delay for the westbound left-turn movement.*

Memorandum



DATE: Friday, February 25, 2022

TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)

FROM: Francisco Arbelaez, AICP *FAA*
Principal Planner
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2021000050
D.A.P. Land Holdings LLC, et al
DTPW Project No. OSP173

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for a zoning hearing of the subject property. Data and information were updated as of December 2019 and is current to the proposed start of fiscal year 2022-2031, as presented in the 2021 Transit Development Plan Annual Progress Report (TDP).

Project Description

The applicant, D.A.P. Land Holdings LLC, et al, seeks to rezone a property totaling +/- 122 acres located at Southeast corner of theoretical SW 122nd Avenue and SR 821 from Agricultural District (AU) to Industrial, Light Manufacturing (IU-1). The subject property is currently vacant. The applicant also seeks the approval of a non-use variances from Section 33-261 and Section 33-133 of the Miami-Dade County Zoning Code (the "Code"). The property currently lies within a portion of the county not lying within the Urban Development Boundary (UDB). The applicant has filed a concurrent CDMP application to bring the property into the UDB as required by Policy LU-8H and establish a Special District governing the uses and intensity of development on the subject property and a zoning application seeking approval of a Chapter 163 Development Agreement. The site plan for the Property depicts six (6) warehouse buildings. The Proposed Project's gross building area (all 6 buildings combined) totals 2,126,039 square feet and will provide 1,757 parking spaces. The subject property is in Miami-Dade County, Florida, and is located outside the UDB.

Existing Service

The subject property is served by Metrobus 35 at an eastbound bus stop approximately 0.11 miles away 2-minute walk) along SW 112th Avenue at SW 256th Street.

The table below details the service headways (in minutes) for these routes:

2. *Construct an exclusive right-turn lane at the middle driveway (Driveway 2) and SW 117 Avenue. Also, an exclusive southbound right-turn lane and northbound and eastbound left-turn lanes will be provided at SW 112 Avenue and SW 256 Street intersection. In addition, an exclusive an exclusive northbound right-turn lane and westbound left-turn lane will be provided at the intersection of SW 117 Avenue and SW 256 Street. Refer to comment # 6.*
3. *Construct a traffic signal at the intersection of SW 256 Street and SW 112 Avenue.*
4. *Widen SW 256 Street from SW 112 Avenue to SW 117 Avenue.*
5. *Construct SW 117 Avenue from SW 256 Street to south of SW 261 Street.*

Additionally, the following comments must be addressed through the platting process:

6. *The traffic study and site plan are conditionally addressed upon Turnpike Authority approving the signal and improvements at the intersection of SW 112 Avenue and SW 256 Street. If the signal/improvements are not approved, then the traffic study and site plan will have to be re-submitted through the RER corresponding process.*
7. *At the time of paving and drainage, the site plan must show the deflection for the north/south movements at the intersection of SW 117 Avenue and SW 256 Street (understanding that the north leg is a private road). If modifications to site plan are required, it is the applicant's responsibility to re-submit site plan under corresponding RER's process. Please note that a cul-de-sac must be provided at SW 117 Avenue south of SW 261 Street.*

Cc: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Claudia P. Diaz, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works
Nicholas Nitti, Zoning Evaluation Supervisor, Department of Regulatory and Economic Resources
James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

Metrobus Route Service Summary DIC Project No. Z2021000050							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
35 (North of Naranja)	20	20	40	n/a	30	30	L
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

Source: Miami Dade Department of Transportation and Public Works, Dec. 2018 Line Up
 While the service above is in place, the operation of the system at the time of the review is scaled back to meet the current demands, due to COVID-19 pandemic.

Recent Service Adjustments

According to the TDP, there are no recent service changes planned for this route.

Future Transportation/Transit Needs and Planned Improvements

According to the TDP, there is one unfunded operations project. The Florida's Turnpike Express South BERT project which would implement express bus service from SW 344th Street Park and Ride along the Homestead Extension of Florida's Turnpike (HEFT) to the Panther and Dolphin Stations. The BERT South project is approximately 0.7 miles from the proposed development. Also, according to the TDP, there is one unfunded capital project. The South Dade Park and Ride at SW 288th street is approximately 5.2 miles away from the proposed site. The project would purchase land for the construction of the park and ride facility.

DTPW Comments/Recommendations

Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. **DTPW understands that this development is outside of the Urban Development Boundary. The comments below are only applicable once the UDB is expanded to include the proposed development. However, additional comments may be provided at the time the application is formally submitted.**

1. Due to the proposed development being outside of the UDB, the applicant shall work with DTPW during the roadway design phase to evaluate any transit improvements that may be needed in this area.
2. Please note that due to multiple zoning applications and concurrent CDMP application, further comments will be provided as additional documentation is provided for analysis.

FAA
 Page 2

3. The applicant shall ensure that the proposed development on this site abides by all requirements of the South Dade Logistics and Technology District and that it complies with the development agreement of the SDLTD as noted in Z202100089.
4. The Applicant shall ensure that the sidewalk along SW 256th Street and the theoretical SW 117th Avenue are installed, to improve public access to the existing bus stops along the SW 256th Street.
5. The applicant shall provide a covered, well-lit and secure space for bicycle parking near the entrance of the property.

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW
Jie Bian, Chief, Planning and System Development, DTPW
Linda Morris, AICP Chief, Service Planning and Scheduling, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW

FAA

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Date: February 23, 2022

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 and Sewer Department (WASD) *Maria Valdes*

Subject: Zoning Application Comments - D.A.P. Land Holdings LLC, et al.
Application No. Z2021000050 – **REVISED**

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. The subject zoning application is outside the Urban Development Boundary (UDB), and it is filed concurrent with a Comprehensive Development Master Plan (CDMP) Amendment to bring the subject site within the UDB.

The water and sewer comments provided below are subject to the approval of the CDMP amendment to bring the site within the UDB. At the time of development, the applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: D.A.P. Land Holdings LLC, et al.

Location: The proposed project is located on 98.68 Acres, south of the Florida's Turnpike Homestead Extension, along the north and east side of the C-102 Canal, and to the west of SW 117th Avenue, with Folio Nos. 30-6925-000-0180, 30-6925-000-0163, 30-6925-000-0160, 30-6925-000-0060, 30-6925-000-0144 and a portion of Folio No. 30-6925-000-0143, in unincorporated Miami-Dade County, outside the UDB and inside of the Urban Expansion Area (UEA).

Proposed Development: The applicant of the subject application is seeking a district boundary change from "Agriculture" (AU) to "Industrial, Light Manufacturing" (IU-1) for the development of develop twelve (12) warehouses with a total cover area of 1,993,880 Sq. Ft., per submitted Site Plan. The total water demand for the proposed development is estimated to be 39,878 gallons per day (gpd).

This Zoning application accompanies the submittal of a CDMP Amendment (Application No. CDMP20210003) that encompasses approximately 792.18 gross acres of land, a portion of which includes entirely the subject property with this application. The CDMP Amendment seeks to bring the subject property inside the UDB and re-designate it on the Land Use Plan (LUP) map from Agriculture to the South Dade Logistics and Technology District, a specific "Special District" designation.

Water: Upon approval of the CDMP amendment to bring the subject site within the UDB, the proposed development will be located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant (Plant). Currently, there is adequate treatment capacity at the Plant, consistent with Policy WS-2 A (1) of the CDMP.

Consistent with the Langan Water and Sewer Master Plan, revised on January 21, 2022, submitted with the concurrent CDMP Amendment, Application No. CDMP20210003, the following water infrastructure will be required for the proposed Phase IIA development with this Zoning Application:

1. Connect to future 16-inch water main along SW 112th Avenue (proposed with Phase I development Z2021000054) and extend 12-inch water main in SW 256th Street westerly, from SW 112th Avenue to SW 117th Avenue.
2. Extend a 12-inch water main along SW 117th Avenue to SW 261st Street.
3. Extend a 12-inch water main in SW 122nd Avenue from the southwest corner of Phase IIA, beneath the C-102 Canal, to an existing 12-inch water main at SW 264th Street.
4. Extend a 12-inch water main in SW 261st Street from SW 117th Avenue easterly to SW 112th Avenue. Extend a 12-inch water main west of SW 261st Street and SW 117th Avenue within an easement through property with Folio No. 30-6925-000-0181, interconnecting to a proposed 12-inch water main within Phase IIA development.
5. Extend a 12-inch water main within the Phase IIA Development, north of the C-102 Canal to the northwest corner of the property then northerly to close the loop within the Phase IIA Development.
6. Extend 12-inch water main loops through the proposed development as required.

If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time of the applicant requests connection to the water infrastructure.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests a WASD Developer Agreement. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

For more information about our Water Conservation Program, please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: Upon approval of the CDMP amendment to bring the subject site within the UDB, the proposed development will be located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP)

for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Consistent with the Langan Water and Sewer Master Plan, revised on January 21, 2022, submitted with the concurrent CDMP Amendment, Application No. CDMP20210003, the following sewer infrastructure will be required for the proposed Phase IIA development with this Zoning Application:

1. Connect to proposed minimum 12-inch force main on SW 112th Avenue (proposed with Phase I development - Z2021000054), south of the Canal, and extend a 12-inch sanitary sewer force main northerly within SW 112th Avenue to SW 256th Street and west along SW 256th Street to the subject Phase IIA development site.
2. Install a WASD public sanitary sewer pump within the Phase IIA development.
3. Extend minimum 8-inch gravity sewer within the subject development site as needed.

At the time the applicant requests connection to the sewer system, and subject to a capacity hydraulic analysis, the proposed project will be evaluated, and final points of connection will be issued.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

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

<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 mavald@miamidade.gov, or Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov.

Memorandum



Date: Page | 264 July 16, 2021

To: Nathan Kogon, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

Subject: Z2021000050
D.A.P Land Holdings LLC
MDAD DN-21-07-3337

A. R.

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of Zoning Hearing Application Z21-050, D.A.P. Land Holdings LLC. The applicant is requesting a rezoning of the subject property from Agricultural Use (AU) to Industrial Light Manufacturing (IU-1); a non-use variance of the zoning and subdivision regulations of the Miami-Dade County Code of Ordinances (the "Code") to permit an industrial lot with a lot frontage of 0' (75' required) on a public street and to permit access to a public street by means of a private drive; a non-use variance from Section 33-133 of the Code to waive a portion of the zoned right-of-way for theoretical SW 117th Avenue; a non-use variance from Section 33-133 of the Code to waive the zoned right-of-way for theoretical SW 122nd Avenue; and a non-use variance from Section 33-133 of the Code to waive a portion of the zoned right-of-way for theoretical SW 256th Street. The proposed development is located on ±98.68 acres south of Florida's Turnpike Homestead Extension, along the north and east sides of the C-102 Canal, and to the west of SW 112th Avenue in unincorporated Miami-Dade County (Folios: 30-6925-000-0180, 30-6925-000-0163, 30-6925-000-0160, 30-6925-000-0144, 30-6925-000-0060, and a portion of 30-6925-000-0143). The proposed development is located outside of the Urban Development Boundary (UDB). The site is also adjacent to the proposed Princeton Trail, a 16.4 mile trail which traverses the County and is directly adjacent to the project location and C-102 canal. The applicant seeks a review to construct 12 warehouse buildings totaling 1,993,880 square feet. Access to the site is proposed via designated access points along SW 256th Street and SW 117th Avenue.

Based upon our review of the project information provided to us, it appears that the application at its referenced location is compatible with operations from Miami-Homestead General Aviation Airport, provided there are no conflicts with applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning. A MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). A MDAD-issued Permissible Crane Height Determination is required for any construction crane or equipment reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: http://www.miami-airport.com/planning_forms_maps.asp.

The application area is in proximity to the Homestead Air Reserve Base (HARB). Since MDAD does not have jurisdiction over HARB, the applicant is required to coordinate with Mr. Lawrence Ventura, the contact at HARB. He may be reached at 786-415-7163 or at Lawrence.ventura@homestead.af.mil

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 200 feet AGL. If this is the case, the applicant is required to e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>).

Memorandum



Date: February 28, 2022

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

From: Alejandro Zizold, PROS Master Plan Manager ^{Alejandro Zizold}
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2021000050 – D.A.P. Land Holdings, LLC (Pre-Application: Z2021P00028)

Applicant Name: James R. Williams Jr., Esq. on behalf of D.A.P. Land Holdings, LLC.

Project Location: The proposed development is located on ±98.68 acres south of Florida's Turnpike Homestead Extension, along the north and east sides of the C-102 Canal, and to the west of SW 112th Avenue in unincorporated Miami-Dade County (Folios: 30-6925-000-0180, 30-6925-000-0163, 30-6925-000-0160, 30-6925-000-0144, 30-6925-000-0060, and a portion of 30-6925-000-0143). The proposed development is located outside of the Urban Development Boundary (UDB). The site is also adjacent to the proposed Princeton Trail, a 16.4 mile trail which traverses the County and is directly adjacent to the project location and C-102 canal.

Proposed Development: The applicant seeks a review to construct 12 warehouse buildings totaling 1,993,880 square feet. Access to the site is proposed via designated access points along SW 256th Street and SW 117th Avenue. The applicant seeks approval of six zoning requests:

- A district boundary change of the applicant site from Agriculture (AU) to Industrial, Light Manufacturing (IU-1).
- A non-use variance to permit an industrial lot with a lot frontage of 0 feet, where 75 feet are required on a public street.
- A non-use variance to permit access to a public street by means of a private drive.
- A non-use variance to waive a portion of the zoned right-of-way for theoretical SW 117th Avenue.
- A non-use variance to waive the zoned right-of-way for theoretical SW 122nd Avenue.
- A non-use variance to waive a portion of the zoned right-of-way for theoretical SW 256th Street.

Impact and Demand: This application does not have a residential development component and therefore, the County's Level of Service Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. Based on our findings described herein, **PROS has no objection to this application.**

Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, by email at carlos.lopez6@miamidade.gov or by phone at (305) 755-7987.

AZ: cl

Date: February 2, 2022
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page | 266

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources

From: Alan R. Cominsky, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC Z2021000050 – D.A.P. Land Holdings, LLC (Revision No. 2)

According to the revised letter of intent dated June 14, 2021, the applicant is seeking a District Boundary Change from AU to IU-1 along with accompanying non-use variances on an approximate 98-acre parcel of land lying south of the Florida's Turnpike Homestead Extension, along the north and east side of the C-102 Canal, and to the west of SW 112 Avenue in unincorporated Miami-Dade County (the "Property").

This Zoning Application accompanies a concurrent submittal of a Comprehensive Development Master Plan (CDMP) Amendment (CDMP20210003) which encompasses approximately 793-gross acres of land. The CDMP applications seeks to bring the 793-gross acres inside the UDB and re-designate it on the Land Use Plan (LUP) map from Agriculture to the "South Dade Logistics and Technology District" a specific "Special District" designation. The Applicant requests that the CDMP Application and this Zoning Application be processed concurrently, pursuant to Section 2-116.1(5)(e) of the Code as required by Policy LU-8H of the CDMP Land Use Element.

The MDFR comments provided below are subject to the approval of the aforementioned CDMP application (CDMP20210003).

The site plan submitted as part of the Application indicates that the subject 98-acres will be developed with twelve (12) warehouse facilities comprising a gross building area totaling 1,993,880 Square Feet. Based on the proposed development, the project is expected to generate approximately 96 fire and rescue calls annually.

The 96 annual alarms will result in a moderate impact to existing fire rescue service. The fire station currently serving the Property is Station No. 70 (Coconut Palm) located at 11451 SW 248 Street. The station is equipped with a Rescue and Battalion Chief totaling four (4) firefighter/paramedics, 24 hours a day, seven days a week.

Based on the current call volume for Station No. 70 along with other stations within proximity of the Property, all stations combined can mitigate the additional number of alarms. Additional stations include Station No. 65 (East Homestead) located at 1350 SE 24 Street and Station No. 6 located at 15890 SW 288 Street. Presently, fire and rescue service in the vicinity of the Property is adequate.

In an effort to enhance service and response time to the Property, MDFR acquired a parcel of land in the vicinity of SW 288 Street and SW 129 Avenue that will serve to construct Fire Station No. 77. Additionally, MDFR has the ability to add a suppression (fire truck) to Fire Station No. 70.

Average travel time from Station No. 70 to the Property is approximately 7:00 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the Property complies with the performance objective of national industry.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
70	11451 SW 248 Street	Rescue, Battalion	4
5	13150 SW 238 Street	Rescue, Engine	7
6	15890 SW 288 Street	Rescue, Engine	7
66	3100 SE 8 Street	Engine	4
65	1350 SE 24 Street	Rescue, Aerial	7

PLANNED SERVICES

STATION	VICINITY	EQUIPMENT	STAFF
77	SW 288 Street & SW 129 Ave	TBD	TBD

In regards to the site plan, the Fire Engineering & Water Supply Bureau reviewed and **approved** the site plan uploaded to EnerGov on June 22, 2021.

In summary, MDFR has **no objections** to the aforementioned site plan, the District Boundary Change from AU to IU-1, or the accompanying non-use variances.

For additional information, please contact Carlos Heredia at 305-322-9742 or via email at chh@miamidade.gov.

Date | 268 February 15, 2022

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

From: Alfredo Ramirez III, Director
Miami-Dade Police Department

Subject: Review - Zoning Application - Case: No. Z2021000050
D.A.P. Land Holdings, LLC, et al

APPLICATION:

The applicant, D.A.P. Land Holdings, LLC, et al, is requesting a zoning change of property from "Agricultural District" to "Industrial, Light Manufacturing District" along with other zoning changes, in order to develop the property with warehouse structures. The 98.68 acre property is located south of the Florida Turnpike Homestead Extension, along the north and east side of the C-102 Canal, and to the west of SW 112 Avenue.

CURRENT POLICE SERVICES:

The project is located in unincorporated Miami-Dade County and serviced by our South District, located at 10800 SW 211 Street, Miami, Florida.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing and population was examined to project any increase in calls for service. Present staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required.

The Miami-Dade Police Department encourages that the applicant implements the below recommendations regarding this project:

- Utilize licensed and insured uniform security personnel to patrol the property once the development is completed and operational.
- Install and maintain video surveillance cameras throughout the property with electronic archiving capabilities of at least 30 days.
- In order to keep noise to a minimum, in consideration to the surrounding residential neighborhoods, operate the property in compliance with appropriate Florida Statutes and Miami-Dade County Ordinances pertaining to noise.

Should you require any further assistance, please contact Executive Senior Bureau Commander Jorge Bello, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at j.bello@mdpd.com.

AR/rp

9/14/2022

MDC268

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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

D.A.P. LAND HOLDINGS LLC, ET
AL/DAVID A PEREZ

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2021000050

DATE

HEARING NUMBER

FOLIO: 30-6925-000-0143/30-6925-000-0180/30-6925-000-0163/30-6925-000-0144/30-6925-000-0160/30-6925-000-0060

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 1, 2022

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-6925-000-0143/30-6925-000-0180/30-6925-000-0163/30-6925-000-0144/30-6925-000-0160/30-6925-000-0060

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6925-000-0143/30-6925-000-0180/30-6925-000-0163/30-6925-000-0144/30-6925-000-0160/30-6925-000-0060

There are no open/closed cases in BSS.

VIOLATOR:

D.A.P. LAND HOLDINGS, LLC ET AL/DAVID A PEREZ

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

**Miami Economic
Associates, Inc.**

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MIAMI-DADE COUNTY

PROCESS NO: Z21-050

DATE: JAN 26 2022

BY: GONGOL

January 23, 2022

Mr. Nathan Kogon, AICP
Assistant Director for Development Services
Department of Regulatory and Economic Resources
Miami-Dade County
111 NW First Street, 11th Floor
Miami, Florida 33128

**Re: Zoning Application Z2021000050
South Dade Logistics & Technology District ("SDLTD") Phase IIA**

Dear Mr. Kogon:

Pursuant to your request, Miami Economic Associates, Inc. ("MEAI") has performed an analysis to determine the potential fiscal impact of the development of each of the five zoning applications that have been submitted for Phase I and the four sub-phases of Phase II of the SDLTD. This report focuses on development proposed for Phase IIA, which will include 1,983,120 square feet of warehouse space.

The table on the next page identifies the sources of revenue that the Phase IIA development will generate and provides estimates, to the extent possible, of the amounts of revenue that would be generated on both a non-recurring and recurring basis based on the information currently available. The non-recurring revenues are those that that will be generated during the period in which Phase IIA is developed. The estimates of impact fees were calculated based on the quantity of development stated above and using the rates shown on the County's published Zoning Impact Fee Schedule for the period October 1, 2021 - September 30, 2022. It should be noted that the rates used in this analysis are subject to change. For example, the rate for road impact fees has increased over the past several years. The amount that will need to be paid for water and sewer connection fees will be dependent on projected usage.

6861 S.W. 89th Terrace Miami, Florida 33156

9/14/2022 Tel: (305) 669-0229

Fax: (866) 496-6107

Email: meaink@bellsouth.net

MDC270

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 PROCESS NO: Z21-050
 DATE: JAN 26 2022
 BY: GONGOL

The recurring revenues estimated are the amounts that will be paid on an annual basis after Phase IIA has been fully developed. The estimate of ad valorem taxes assumes that Phase IIA has a taxable value of approximately \$170.15 million. It is also based on the millage rates in place for FY 2021-2022, which are subject to change. As stated in the table's footnotes, there are sources of revenue that cannot be estimated at this time based on the information presently available. A few sources of revenue such as utility services charges and utility and communication taxes are a function of usage while estimating others such as sales tax rebates and local business taxes require knowing the specific nature of the business occupying space within the project and their revenues.

Revenues (000's)	Non-recurring	Recurring
Road Impact Fees	\$ 10,493.9	
Police Impact Fees	\$ 802.8	
Fire Impact Fees	\$ 2,871.0	
General Building Permits	\$ 304.0	
Trade-related Permits	**	
Utility Connection Fees	\$ 277.2	
Ad Valorem Taxes		
General Fund		\$ 794.1
Debt Service Fund		\$ 86.4
Fire Fund		\$ 441.9
Library Fund		\$ 48.3
UMSA Fund		\$ 328.1
Utility/Communication Taxes		**
Utility Service Charges		**
Local Business Taxes		**
State Sales Tax Rebates		**
Gas Taxes		**
Total	\$ 14,748.9	\$ 1,698.8

** Insufficient information available to estimate amount.

Source: South Dade Industrial Partners, LLC; Miami-Dade County; Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.

Fiscal Impact

Development of Phase IIA of the SDLTD will require that Miami-Dade County: 1) have a roadway system that can accommodate the traffic that it will generate; 2) provide water and sewer service to it; and 3) provide it with police and fire service.

Capital Costs

As shown in the table above, MEAI estimates that the developer of Phase IIA will be required to pay \$10.49 million in road impact fees. In lieu of paying impact fees, the developer can pay to construct the system necessary to ensure that Phase IIA has

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PROCESS NO: Z21-050
DATE: JAN 26 2022
BY: GONGOL

adequate roadway capacity. The developer will also pay the "proportionate share" (pursuant to Section 163.3180 F.S.) of Phase IIA's impact on off-site roadways, which will be credited against the impact fees. MEAI also estimates that Phase IIA developer will need to pay police impact fees exceeding \$800,000 and fire impact fees of almost \$2.9 million to cover the capital costs, if any, associated with providing Phase IIA with police and fire protection. In this regard, it is noted that the SDLTD will be immediately east of an area already served by the County's police and fire department. It will also likely utilize a private security service at night. Accordingly, MEAI believes that development of Phase IIA will not fiscally burden the County in terms of the capital costs associated with accommodating its traffic and its need for police and fire protection.

With respect to the water and sewer system, the developer of Phase IIA will be required to pay connection fees to access service and will be required to install at its expense the infrastructure, both on- and off-site, required to deliver service. The off-site costs for the District, inclusive of all phases, are estimated to approximate \$8.0 million while the on-site work typically costs \$2 to \$2.25 per square feet of building, which would approximate \$4.0 to \$4.5 million for Phase IIA. Therefore, the County will not bear any of the capital costs associated with providing water and sewer services to Phase IIA.

Operating Costs

Miami-Dade County will be required to fund fire and police operations it will provide to Phase IIA. Review of the County's budget for Fiscal Year 2021 - 2022 shows that the total budget of the Fire Department is \$567.2 million. Of that amount, \$402.49 million is expended on suppression and rescue services, which is the category of activity which the project will primarily require. The remainder is expended on administration, technical support and emergency management. The budget further shows that the total cost of suppression and rescue services is covered by the \$431.9 million in ad valorem taxes that the County collects for its Fire Fund, which suggests that the millage rate has been properly set. As shown in the table above, Phase IIA will pay almost \$585,000 in ad valorem taxes into the Fire Fund annually. It should also be noted that there are activities paid for as part suppression and rescue portion of the Fire Department's budget that are not relevant to Phase IIA of the SDLTD including fire/rescue service at the County's airports and seaport, firefighting and rescue demonstrations, water and maritime rescues, emergency medical services and certification, and maintenance of an anti-venom bank. In summary, MEAI believes that the ad valorem taxes that Phase IIA will pay annually into the County's Fire Fund is more than sufficient to compensate for the services it will receive.

With respect to the Police Department, it is expected to spend a total of \$796.9 million dollars on its operations in Fiscal Year 2021 - 2022 including \$170.33 million on what are termed "Investigative Services" and \$402.89 million on what are termed "Police Services". The remainder of the budget is earmarked for Administration and Support Services, both of which will only be incrementally affected to a minor degree due to the development of the SDLTD.

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PROCESS NO: Z21-050
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BY: GONGOL

Review of the budget shows that Investigative Services is the portion of the Police Department's budget that funds that operations of the Department's specialty units such as: 1) Crime Scene Investigative Support and Forensics; 2) Homicide; 3) Economic Crimes (fraud, forgery, embezzlement and organized crime); 4) Homeland Security; 5) Special Victims; 6) Narcotics; 7) Professional Compliance (Internal Affairs); 8) Public Corruption; 9) Robbery; 10) Warrant Enforcement; and 11) Cyber Crime. Accordingly, MEAL believes that the development of the SDLTD will only impact Investigative Services on an exceptional basis and rarely.

Therefore, the portion of the Police Budget that will be most impacted by the development of the SDLTD will be Police Services. However, it should be noted that there are a number of activities funded by that portion of the Department's budget that are likely not relevant to the SDLTD including: 1) coordination of special events, hostage negotiations, canine support and bomb disposal; 2) enforcement of traffic statutes, operation of DUI checkpoints, investigation of non-fatal hit and run accidents and dignitary and specialized escorts; 3) contractual services to the County's airports and seaport and the Jackson Health System; 4) contractual patrol services in incorporated municipalities; 5) aerial and marine support to law enforcement; 5) targeted patrols at schools; 6) community relations activities; and 7) coordination of off-duty assignments of sworn personnel. It should also be noted that approximately \$104.0 million, or one-quarter of the Police Services budget, is funded by revenue the Department receives for providing contractual services to the County's airports and seaport, the Jackson Health System and incorporated municipalities, which are not applicable to the SDLTD.

Approximately \$400 million of the Police Department budget, or slightly more than half, is funded with allocations from the County's General Fund and its UMSA Fund. In turn, nearly three-quarters of the revenues of the General Fund and the UMSA Fund, are provided by ad valorem taxes. The demands on those funds in general, and the portion comprised of ad valorem taxes collected on residential properties specifically, include not only police services but also parks, human and juvenile services, election administration, cultural affairs and consumer protection. Accordingly, a greater portion of the ad valorem taxes collected from the SDLTD can be allocated to police services than the taxes collected from residential properties.

Two additional points should also be noted, which are as follows:

- Over 15 percent of the revenues that go into the General Fund and UMSA fund are comprised of utility and communication taxes, gas taxes and local business license fees. Another source of revenue for these funds are the portion of state sales taxes collected in Miami-Dade County on rents paid and retail and hotel sales that are rebated to the County. Each phase/sub-phase of the SDLTD will generate these non-ad valorem sources of revenue for the County's General Fund and/or UMSA Fund.
- As previously stated, it is likely that private security service will be retained by each phase/sub-phase of the SDLTD, which will reduce the extent to which the County will need to provide patrol coverage.

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings LLC, Mr. Nathan Kogen, AICP
Partnership, Aligned Real Estate Holdings, LLC
Assistant Director for Development Services
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Department of Regulatory and Economic Resources
Miami-Dade County
January 23, 2022
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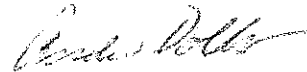
MIAMI-DADE COUNTY
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DATE: JAN 26 2022
BY: GONGOL

Based on the preceding, MEAI believes that provision of police services for Phase IIA of the SDLTD will result in no negative fiscal impact for Miami-Dade County.

Closing

The SDLTD will inject funds into the County while being responsible for covering the incremental cost of the infrastructure and services it requires. Phase IIA alone will infuse the County with \$14.75 million in non-recurring revenues during the period in which it is being developed and more than \$1.70 million in annually recurring revenues thereafter. Based on the foregoing, the proposed development will have a positive net fiscal impact to Miami-Dade County.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

Item # 21-050
D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC

Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
DISCLOSURE OF INTEREST*

Page 1275
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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: D.A.P. Land Holdings LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
David A. Perez	100%
9700 SW 17 Street	
Miami, Florida 33172	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: Barry M. Brant, Trustee of the Homestead 117-264 Land Trust

NAME AND ADDRESS	Percentage of Interest
Manuel and Barbara Diaz	100%
200 S. Biscayne Blvd., 6th Floor	
Miami, Florida 33131	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____

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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: South Dade Industrial Partners, LLC

NAME AND ADDRESS (if applicable)	Percentage of Interest
See Exhibit A	
_____	_____

Date of contract: 06-26-2020

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:
9/14/2022

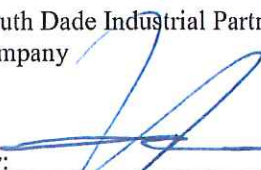
D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054

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See Exhibit B

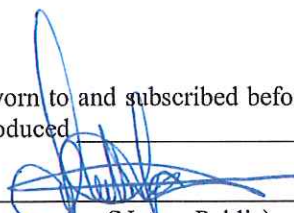
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

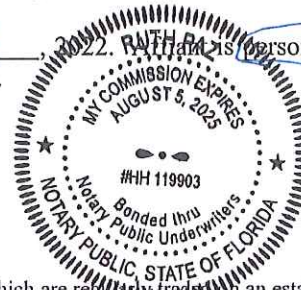
South Dade Industrial Partners, LLC, a Florida limited liability company

By: 
Print Name: Victor Brown
Title: Manager

Sworn to and subscribed before me this 31ST day of MAY, 2022. RUTH BROWN is personally known to me or has produced _____ as identification.


(Notary Public)

My commission expires AUGUST 5, 2025



*Disclosure shall not be required of: 1) any entity, the equity interests in which are registered 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.

DISCLOSURE OF INTEREST

(South Dade Industrial Partners, LLC)

100.0% SOUTH DADE INDUSTRIAL PARTNERS, LLC

12.50% Michael Wohl

12.50% SAJ Holdings, LLC

50.0% Stephen Blumenthal

25.0% Allison Blumenthal

25.0% Jillian Blumenthal

12.50% D Brown Family Investments, LLC

95.00% David Brown

5.00% David Brown Family Trust

33.33% Jack Brown

33.33% Jenna Brown

33.33% Ava Brown

12.50% V Brown Family Investments, LLC

95.00% Victor Brown & Tracey Brown

5.00% Victor Brown Family Trust

33.33% Evie Brown

33.33% Harrison Brown

33.33% June Brown

10.00% Steven Brown

40.00% Coney Island Two, LLC

60.00% Joe & Judy Wieselberg

20.00% Susan Elaine Wieselberg Kaplan Family Trust/

Susan Elaine Wieselberg Kaplan (100%)

20.00% Scott Eric Wieselberg Family Trust

Scott Eric Wieselberg (100%)

EXHIBIT B

BEDROCK SOUTH DADE 268 STREET, LLC, has entered into a contract with Butters SA, LLC, a Florida limited liability company ("Butters"), to assign the contract to purchase Phase IIA to Butters. Disclosure information for Butters is provided below:

BUTTERS SA, LLC

Malcolm Butters, Manager, 50%
Mark Butters, 50%

6820 Lyons Technology Circle
Suite 100
Coconut Creek, FL 33073

Date of Assignment: 04/16/2021

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings LLC, FIE
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
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This instrument was prepared by:

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MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: JAN 26 2022
BY: GONGOL

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

(Space reserved for Clerk of Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owner, **D.A.P. Land Holdings LLC**, a Florida limited liability company, and **Barry M. Brant**, as **Trustee of the Homestead 117-264 Land Trust u/i/d 3/3/05** (collectively, the "Owner"), holds the fee simple title to that certain parcel of land in unincorporated Miami-Dade County (the "County"), which is legally described in Exhibit "A" to this Declaration (the "Property"); and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2021000050 (the "Application"), for the purpose of seeking the rezoning of the Property and certain other approvals to facilitate the future development of the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

Section-Township-Range: 25-56-39

Folio Number: 30-6925-000-0060, 30-6925-000-0160, 30-6925-000-0143, 30-6925-000-0180, 30-6925-000-0144 and 30-6925-000-0163

9/14/2022

MDC279

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1. **Controlling Plans.** The Property shall be developed substantially in accordance with those certain plans submitted in connection with the Application entitled "South Dade Logistics And Technology District – Phase II-A." Architectural plans prepared by RLC Architects, consisting of 11 sheets, Civil plans prepared by Langan Engineering and Environmental Services, Inc., consisting of 5 sheets, and Landscape Plans prepared by Witkin Hults + Partners, consisting of 11 sheets, for a total of 27 sheets, all dated stamped received 12/16/21 (the "Plans"), as such Plans may be modified at the public hearing on the Application. The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

2. **Miscellaneous.**

A. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of

Section-Township-Range: 25-56-39

Folio Number: 30-6925-000-0060, 30-6925-000-0160, 30-6925-000-0143, 30-6925-000-0180, 30-6925-000-0144 and 30-6925-000-0163

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acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party

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addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However,

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predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term "Owner" shall include the Owner, and its heirs, successors and assigns.

[SIGNATURE PAGES FOLLOW]

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D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings LLC, Frit
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page 1284

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: JAN 26 2022
BY: GONGOL

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as

of this ____ day of _____, 2022.

WITNESSES:

D.A.P. Land Holdings LLC, a Florida limited liability company

Signature

By: _____
Name: David A. Perez
Title: Manager

Printed Name

Signature

Printed Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by David A. Perez, as Manager of D.A.P. Land Holdings LLC, on behalf of said company.

He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 2022, in the County and State aforesaid.

Signature

Notary Public-State of _____

Print Name

My Commission Expires:

[Signature Pages Follow]

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D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054

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IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z21-050

DATE: JAN 26 2022

BY: GONGOL

as of this day of , 2021.

WITNESSES:

Signature

By:

Barry M. Brant, as Trustee of the
Homestead 117-264 Land Trust u/i/d
3/3/05

Print Name _____

Signature _____

Print Name _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Barry M. Brant, as Trustee of the Homestead 117-264 Land Trust u/i/d 3/3/05 on behalf of said trust.

He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 2021, in the County and State aforesaid.

Signature _____

Notary Public-State of

Print Name

My Commission Expires:

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Folio Number: 30-6925-000-0060, 30-6925-000-0160, 30-6925-000-0143, 30-6925-000-0180, 30-6925-000-0144 and 30-6925-000-0163

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EXHIBIT "A"

PARCEL 120:

THAT PARCEL OF LAND LYING NORTH AND EAST OF THE CENTRAL AND SOUTHERN
FLORIDA FLOOD CONTROL DISTRICT CANAL 102 RIGHT-OF-WAY.

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25,
TOWNSHIP 56 SOUTH, RANGE 39 EAST OF MIAMI-DADE COUNTY, FLORIDA; BEING
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF
SAID SECTION 25, THENCE RUN N88°56'32" E ALONG THE SOUTH LINE OF THE NORTH
1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 334.73 FEET;
THENCE RUN S00°33'23" W ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2
OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 824.47 FEET; THENCE
RUN S89°12'37" W FOR A DISTANCE OF 42.58 FEET TO A POINT OF CURVATURE OF A
CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF
SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 42°35'17", A RADIUS OF
430.00 FEET, FOR ARC DISTANCE OF 319.62 FEET TO A POINT ON THE WEST LINE OF THE
SOUTHEAST 1/4 OF SAID SECTION 25; THENCE RUN N00°36'38" W ALONG WEST LINE
OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 709.46 FEET TO THE
POINT OF BEGINNING, LESS THE NORTH 330 FEET THEREOF.

PARCEL 123

THE EAST 3/4 OF THE NORTH 1/2 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 LESS THE
NORTH 330 FEET, SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING NORTH OF
THE C102-1 CANAL AND BEING IN MIAMI-DADE COUNTY, FLORIDA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4
OF SAID SECTION 25, THENCE RUN N88°56'32"E ALONG THE SOUTH LINE OF THE NORTH
1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 334.73 FEET;
THENCE RUN S00°33'23"E ALONG THE EAST LINE OF THE WEST 1/4 OF THE WEST 1/2 OF
THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 330.01 FEET TO THE
POINT OF BEGINNING; THENCE CONTINUE S00°33'11"E ALONG THE EAST LINE OF THE
WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A

Section-Township-Range: 25-56-39

**Folio Number: 30-6925-000-0060, 30-6925-000-0160, 30-6925-000-0143, 30-6925-000-0180, 30-6925-000-0144
and 30-6925-000-0163**

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DISTANCE OF 349.44 FEET, THENCE RUN N89°12'50"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1002.21 FEET; THENCE RUN N00°23'21"W FOR A DISTANCE OF 354.16 FEET, THENCE RUN S88°56'41"W FOR A DISTANCE OF 1003.26 FEET TO THE POINT OF BEGINNING.

PARCEL 48

THAT PORTION OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 821 AND THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA, ALSO DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE FLORIDA; THENCE RUN S 00°10'27" EAST FOR A DISTANCE OF 345.25 FEET; THENCE RUN S 88°32'34" WEST FOR A DISTANCE OF 1342.96 FEET; THENCE RUN N 00°23'21" WEST FOR A DISTANCE OF 342.09 FEET; THENCE RUN S 88°24'34" WEST FOR A DISTANCE OF 319.48 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE RUN N 78°33'32" EAST ALONG THE SOUTHEASTERLY LINE OF SAID STATE ROAD NO. 821 FOR A DISTANCE OF 1692.20 FEET; THENCE RUN S 00°54'28" FEET EAST FOR A DISTANCE OF 289.52 FEET TO POINT OF BEGINNING.

PARCEL 121

THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; LESS THE FOLLOWING FOR RIGHT-OF-WAY OF SR 821; BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE RUN EASTWARDLY ALONG THE NORTHERN LINE OF SAID SE 1/4 FOR A DISTANCE OF 1025.40 FEET TO A POINT; THENCE RUN S 76°22'12" W FOR A DISTANCE OF 1051.81 FEET TO A POINT IN THE WESTERN LINE OF SAID SE 1/4; THENCE RUN NORTHWARDLY ALONG THE WESTERN LINE OF SAID SE 1/4 FOR A DISTANCE OF 219.47 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 00°36'30" EAST FOR A DISTANCE OF 219.53 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 00°36'30" EAST FOR A DISTANCE OF 1136.21 FEET; THENCE RUN N 88°56'42" FOR A DISTANCE OF 1338.93 FEET; THENCE RUN N 00°23'22" WEST FOR A DISTANCE OF 318.92 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE RUN S 76°22'12" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SR 821 FOR A DISTANCE OF 1052.31 FEET

Section-Township-Range: 25-56-39

Folio Number: 30-6925-000-0060, 30-6925-000-0160, 30-6925-000-0143, 30-6925-000-0180, 30-6925-000-0144 and 30-6925-000-0163

9/14/2022

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings LLC, LLC, LLC
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page | 288
TO A POINT OF BEGINNING.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: JAN 26 2022
BY: GONGOL

PARCEL 125

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25,
TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, ALSO
DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4
OF SECTION 25, RUN N 88°56'32" E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE
SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1338.93 FEET TO THE POINT
OF BEGINNING; THENCE RUN N 00°23'21" W NORTHERLY ALONG THE CENTER LINE OF
THE SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1026.27 FEET; THENCE
RUN N 88°32'34" E EASTERLY ALONG THE SOUTH LINE OF THE NORTH LINE OF THE
SOUTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 1342.96 FEET; THENCE RUN S
00°10'27" E SOUTHERLY ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25
FOR A DISTANCE OF 1035.14 FEET; THENCE RUN S 88°56'41" W FOR A DISTANCE OF
1338.94 FEET TO THE POINT OF BEGINNING.

Section-Township-Range: 25-56-39

Folio Number: 30-6925-000-0060, 30-6925-000-0160, 30-6925-000-0143, 30-6925-000-0180, 30-6925-000-0144
and 30-6925-000-0163

9/14/2022

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MDC288

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MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 10 2022
BY: GONGOL

**SOUTH DADE LOGISTICS AND
TECHNOLOGY DISTRICT -
PHASE II-A**

MIAMI, FLORIDA



<div>PROJECT TEAM</div>		<div>CLIENT / APPLICANT: LEE KIMMY 1701 STREET NW MIAMI, FLORIDA 33127</div> <div>PROPERTY OWNER: D&L LAND HOLDINGS LLC 9900 NW 17TH STREET MIAMI, FLORIDA 33127</div> <div>CONTRACT APPLICANT: MERRILL SPACIT TRUSTEE 200 SOUTH BISCAYNE BOULEVARD, 8TH FLOOR MIAMI, FLORIDA 33135</div> <div>PROPERTY OWNER: 200 SOUTH BISCAYNE BOULEVARD, 8TH FLOOR MIAMI, FLORIDA 33135</div>
<div>CONS. ENGINEER: TMS 7700 SW 15TH AVENUE MIAMI, FLORIDA 33135 P: 305.353.3177 F: 305.353.2041 TMS@TMS-ARCH.COM</div> <div>ARCHITECT: RLC ARCHITECTS P.A. 1400 BENTLEY AVENUE SUITE 200 MIAMI, FLORIDA 33135 P: 305.355.0079 F: 305.355.0079 3050 RLC CAMPBELL'S CIRCLE MIAMI, FLORIDA 33135</div> <div>LANDSCAPE: J. J. HARRIS, LANDSCAPE ARCHITECTURE & PLANNING 307 SOUTH 21ST AVENUE MIAMI, FLORIDA 33135 P: 305.392.5051 JHARRIS@JHARRIS-CON.COM</div>		<div>LIST OF DRAWINGS</div>
<div>NO. DESCRIPTION DATE</div> <div>1 GENERAL NOTES 01/11/2022</div> <div>2 FOUNDATION 01/11/2022</div> <div>3 STRUCTURAL FLOOR 01/11/2022</div> <div>4 STRUCTURAL WALL 01/11/2022</div> <div>5 STRUCTURAL ROOF 01/11/2022</div> <div>6 MECHANICAL 01/11/2022</div> <div>7 ELECTRICAL 01/11/2022</div> <div>8 PLUMBING 01/11/2022</div> <div>9 HAZARDOUS WASTE 01/11/2022</div> <div>10 ENVIRONMENTAL 01/11/2022</div> <div>11 LANDSCAPE 01/11/2022</div> <div>12 ASPHALT DRIVE 01/11/2022</div> <div>13 PAVING DRIVE 01/11/2022</div> <div>14 PAVING DRIVE 01/11/2022</div> <div>15 PAVING DRIVE 01/11/2022</div> <div>16 PAVING DRIVE 01/11/2022</div> <div>17 PAVING DRIVE 01/11/2022</div> <div>18 PAVING DRIVE 01/11/2022</div> <div>19 PAVING DRIVE 01/11/2022</div> <div>20 PAVING DRIVE 01/11/2022</div> <div>21 PAVING DRIVE 01/11/2022</div> <div>22 PAVING DRIVE 01/11/2022</div> <div>23 PAVING DRIVE 01/11/2022</div> <div>24 PAVING DRIVE 01/11/2022</div> <div>25 PAVING DRIVE 01/11/2022</div> <div>26 PAVING DRIVE 01/11/2022</div> <div>27 PAVING DRIVE 01/11/2022</div> <div>28 PAVING DRIVE 01/11/2022</div> <div>29 PAVING DRIVE 01/11/2022</div> <div>30 PAVING DRIVE 01/11/2022</div> <div>31 PAVING DRIVE 01/11/2022</div> <div>32 PAVING DRIVE 01/11/2022</div> <div>33 PAVING DRIVE 01/11/2022</div> <div>34 PAVING DRIVE 01/11/2022</div> <div>35 PAVING DRIVE 01/11/2022</div> <div>36 PAVING DRIVE 01/11/2022</div> <div>37 PAVING DRIVE 01/11/2022</div> <div>38 PAVING DRIVE 01/11/2022</div> <div>39 PAVING DRIVE 01/11/2022</div> <div>40 PAVING DRIVE 01/11/2022</div> <div>41 PAVING DRIVE 01/11/2022</div> <div>42 PAVING DRIVE 01/11/2022</div> <div>43 PAVING DRIVE 01/11/2022</div> <div>44 PAVING DRIVE 01/11/2022</div> <div>45 PAVING DRIVE 01/11/2022</div> <div>46 PAVING DRIVE 01/11/2022</div> <div>47 PAVING DRIVE 01/11/2022</div> <div>48 PAVING DRIVE 01/11/2022</div> <div>49 PAVING DRIVE 01/11/2022</div> <div>50 PAVING DRIVE 01/11/2022</div> <div>51 PAVING DRIVE 01/11/2022</div> <div>52 PAVING DRIVE 01/11/2022</div> <div>53 PAVING DRIVE 01/11/2022</div> <div>54 PAVING DRIVE 01/11/2022</div> <div>55 PAVING DRIVE 01/11/2022</div> <div>56 PAVING DRIVE 01/11/2022</div> <div>57 PAVING DRIVE 01/11/2022</div> <div>58 PAVING DRIVE 01/11/2022</div> <div>59 PAVING DRIVE 01/11/2022</div> <div>60 PAVING DRIVE 01/11/2022</div> <div>61 PAVING DRIVE 01/11/2022</div> <div>62 PAVING DRIVE 01/11/2022</div> <div>63 PAVING DRIVE 01/11/2022</div> <div>64 PAVING DRIVE 01/11/2022</div> <div>65 PAVING DRIVE 01/11/2022</div> <div>66 PAVING DRIVE 01/11/2022</div> <div>67 PAVING DRIVE 01/11/2022</div> <div>68 PAVING DRIVE 01/11/2022</div> <div>69 PAVING DRIVE 01/11/2022</div> <div>70 PAVING DRIVE 01/11/2022</div> <div>71 PAVING DRIVE 01/11/2022</div> <div>72 PAVING DRIVE 01/11/2022</div> <div>73 PAVING DRIVE 01/11/2022</div> <div>74 PAVING DRIVE 01/11/2022</div> <div>75 PAVING DRIVE 01/11/2022</div> <div>76 PAVING DRIVE 01/11/2022</div> <div>77 PAVING DRIVE 01/11/2022</div> <div>78 PAVING DRIVE 01/11/2022</div> <div>79 PAVING DRIVE 01/11/2022</div> <div>80 PAVING DRIVE 01/11/2022</div> <div>81 PAVING DRIVE 01/11/2022</div> <div>82 PAVING DRIVE 01/11/2022</div> <div>83 PAVING DRIVE 01/11/2022</div> <div>84 PAVING DRIVE 01/11/2022</div> <div>85 PAVING DRIVE 01/11/2022</div> <div>86 PAVING DRIVE 01/11/2022</div> <div>87 PAVING DRIVE 01/11/2022</div> <div>88 PAVING DRIVE 01/11/2022</div> <div>89 PAVING DRIVE 01/11/2022</div> <div>90 PAVING DRIVE 01/11/2022</div> <div>91 PAVING DRIVE 01/11/2022</div> <div>92 PAVING DRIVE 01/11/2022</div> <div>93 PAVING DRIVE 01/11/2022</div> <div>94 PAVING DRIVE 01/11/2022</div> <div>95 PAVING DRIVE 01/11/2022</div> <div>96 PAVING DRIVE 01/11/2022</div> <div>97 PAVING DRIVE 01/11/2022</div> <div>98 PAVING DRIVE 01/11/2022</div> <div>99 PAVING DRIVE 01/11/2022</div> <div>100 PAVING DRIVE 01/11/2022</div>		
<div>ZONING APPROVAL REQUIRED FOR SUBMITTAL 03.09.22</div>		

<div>9/14/2022 4:00 PM</div>	<div>South Dade Logistics and Technology District Phase II</div> <div>MDC289</div> <div>MIAMI, FLORIDA</div>	<div>RECEIVED</div> <div>DATE: 09/14/2022</div> <div>TIME: 4:00 PM</div> <div>BY: [Signature]</div> <div>FOR: [Signature]</div>	<div>RLC</div> <div>11210 SW 15TH AVE MIAMI, FL 33135</div> <div>TEL: 305.355.0079 FAX: 305.355.0079</div> <div>WWW.RLC-ARCH.COM</div> <div>RECEIVED</div> <div>DATE: 09/14/2022</div> <div>TIME: 4:00 PM</div> <div>BY: [Signature]</div> <div>FOR: [Signature]</div>	<div>RECEIVED</div> <div>DATE: 09/14/2022</div> <div>TIME: 4:00 PM</div> <div>BY: [Signature]</div> <div>FOR: [Signature]</div>
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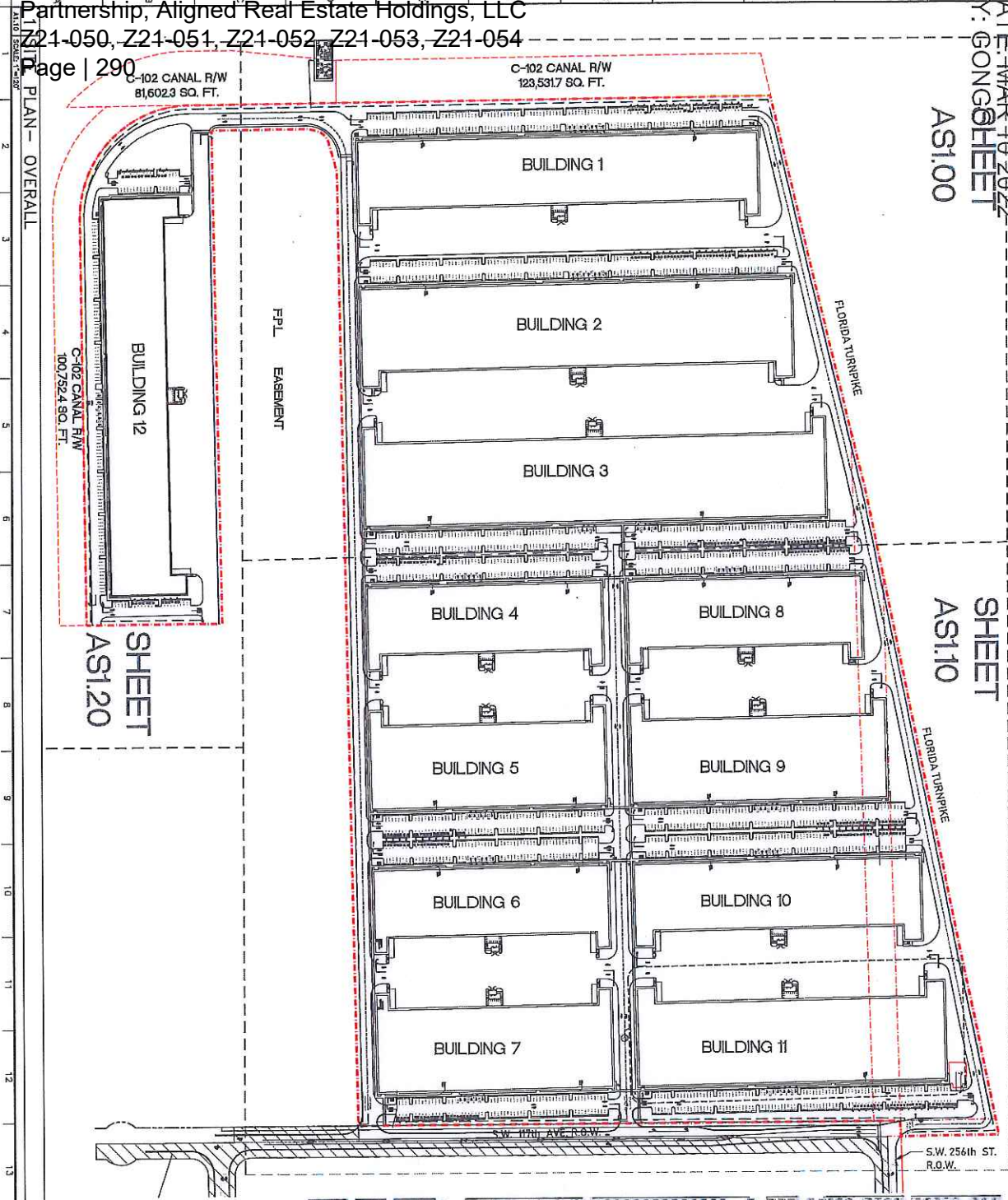
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MIAMI-DADE COUNTY
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DATE: MAR 10 2022
BY: GONG SHEET

AS1.00

SHEET
AS1.10

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC
221-050, 221-051, 221-052, 221-053, 221-054
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APPROVAL
RE-SCHEMATIC
03/08/22

9/14/2022
AS1.00

DATE PLAN OVERALL
2/2/2022

REVISIONS

DATE PLAN OVERALL

2/2/2022

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2/2/2022

SOUTH DADE LOGISTICS AND
TECHNOLOGY DISTRICT
PHASE MDC290
MIAMI, FLORIDA



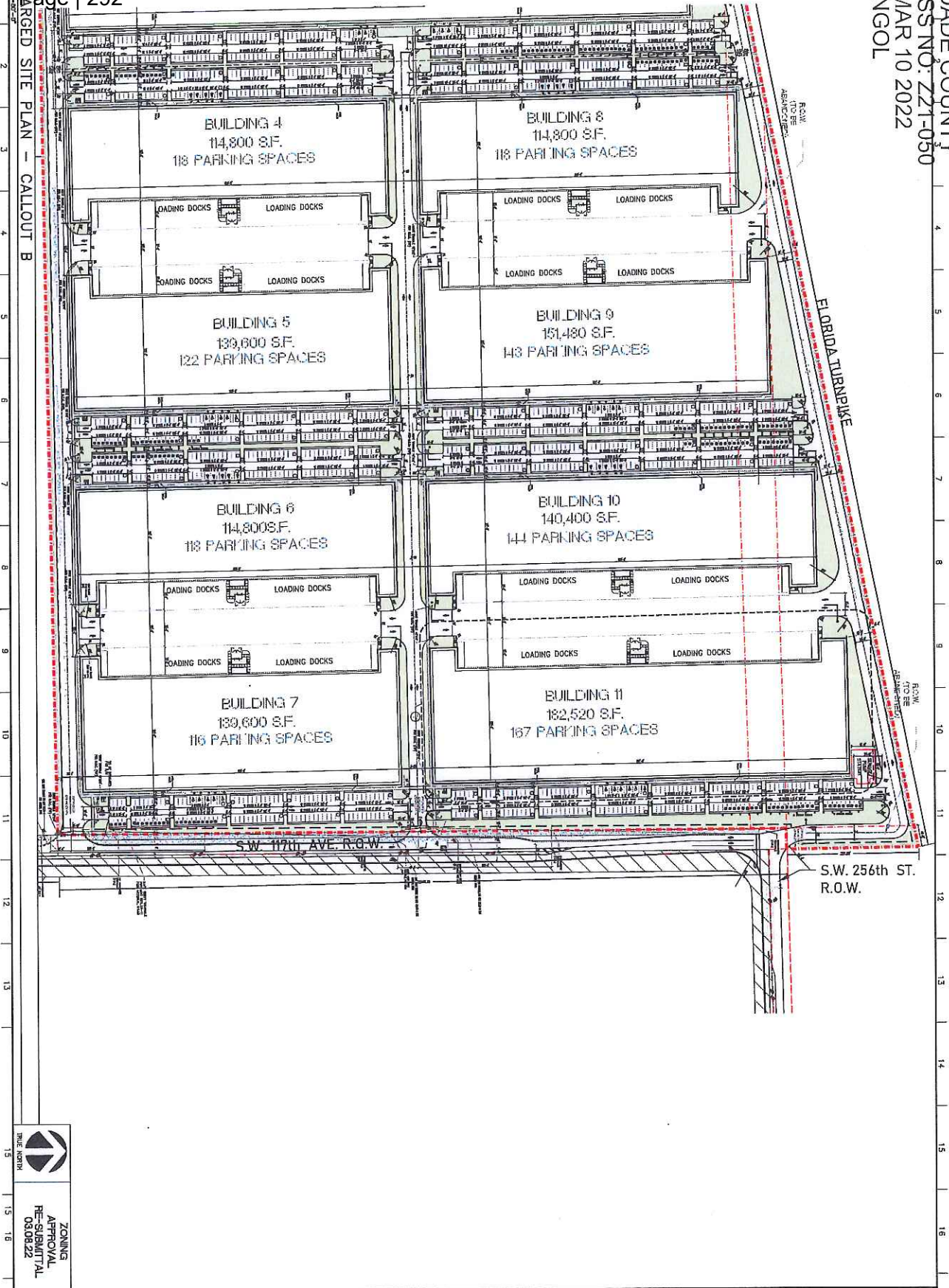
RLC Architects
1414 S.W. 1st Ave., Suite 200, Miami, FL 33130
TEL: 305.555.5555 FAX: 305.555.5556
WWW.RLCARCHITECTS.COM
JUAN C. GAYCEDO, AIA

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MIAMI-DADE COUNTY
PROCESS NO: Z21-0500
DATE: MAR 10 2022
BY: GONGOL

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page | 292

Page | 292



9/4/2022

Drawing Title	ENLARGED SITE PLAN - B
Scale	
Project No.	21020.0
Date	03.08.22
Project:	
Project Manager:	

REVISIONS

SOUTH DADE LOGISTICS AND
TECHNOLOGY DISTRICT
PHASE II-A
MIAMI, FLORIDA

JUAN C. CAYCEDO, A.E.A.

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561 293 6545 Fax 561 234 0207
Web www.rlcarchitects.com

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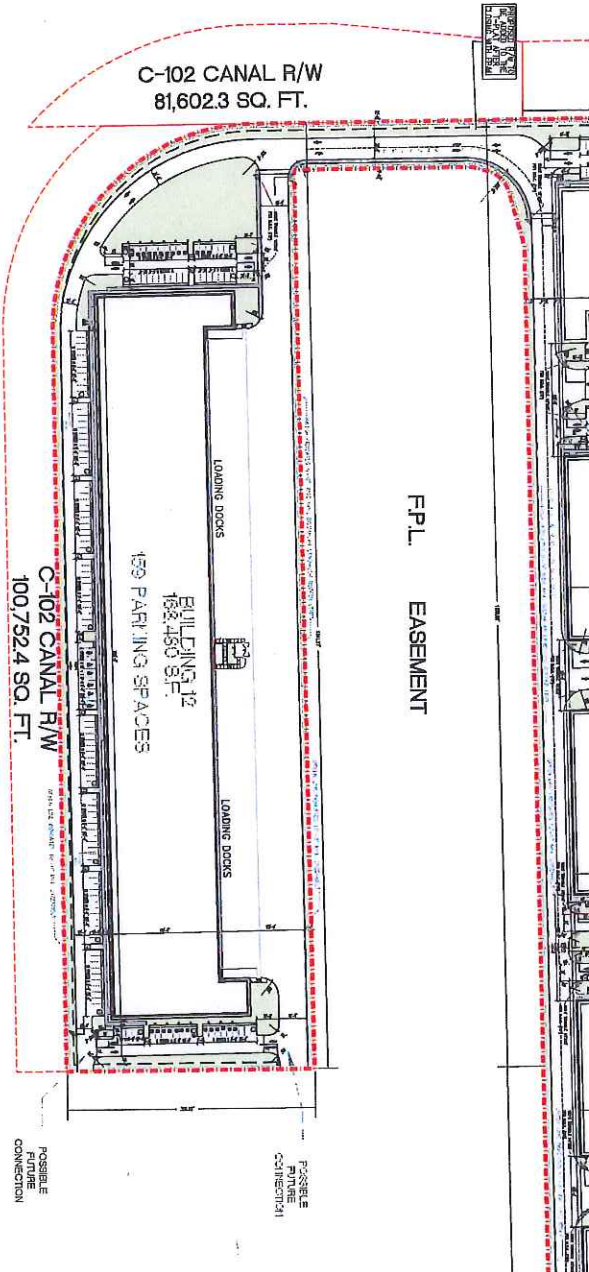
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MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 10 2022
BY: GONGOL

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Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page | 293

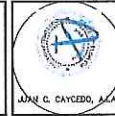
UNDERSIZED SITE PLAN - CALLOUT C



9/24/2021	120
DATE	210202.00
PROJECT NO.	03.08.22
DATE	03.08.22
DESIGNED BY	ALIGNED
CHECKED BY	ALIGNED
PROJECT MANAGER	ALIGNED
DATE	03.08.22
DATE	03.08.22

REVISIONS

SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT
PHASE 1
MDC293
MIAMI, FLORIDA



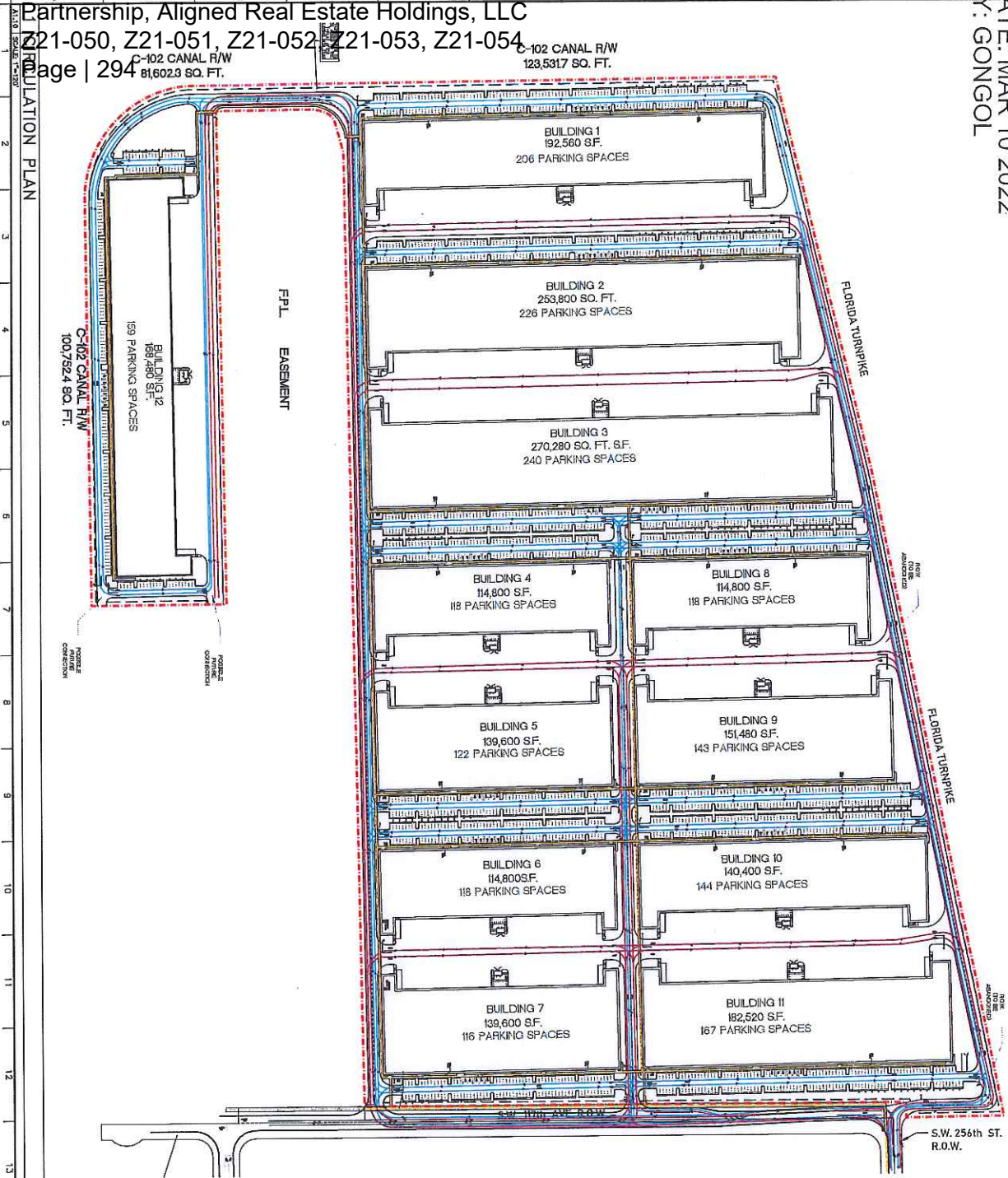
RLC Architects
14561 SW 10th, Suite 100, Miami, FL 33156
Tel: 305.555.1234 Fax: 305.555.1235
www.rlcarchitects.com
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DATE: MAR 10 2022
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221-050, 221-051, 221-052, 221-053, 221-054
Page | 294



	ZONING AFFORDABLE FE-SUBMITTAL 08.08.22	LEGEND	
			VEHICLE TRAFFIC (arrow)
	PEDESTRIAN TRAFFIC (arrow)		MAIL ACCESS (arrow)

9/14/2022 1:30	SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT PHASE 1 MDC294 MIAMI, FLORIDA		RLC Architects 1400 SW 1st Ave, Suite 200, Miami, FL 33135 TEL: 305.358.1234 FAX: 305.358.1235 www.rlcarchitects.com

59

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PROCESS NO: Z21-050
DATE: MAR 10 2022
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D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Frit Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page | 295

APPROVAL
RE-SUBMITTAL
03/09/22

REVISIONS

NO.	DATE	DESCRIPTION
1	03/09/22	REVISIONS

SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT
PHASE II
MDC295
MIAMI, FLORIDA

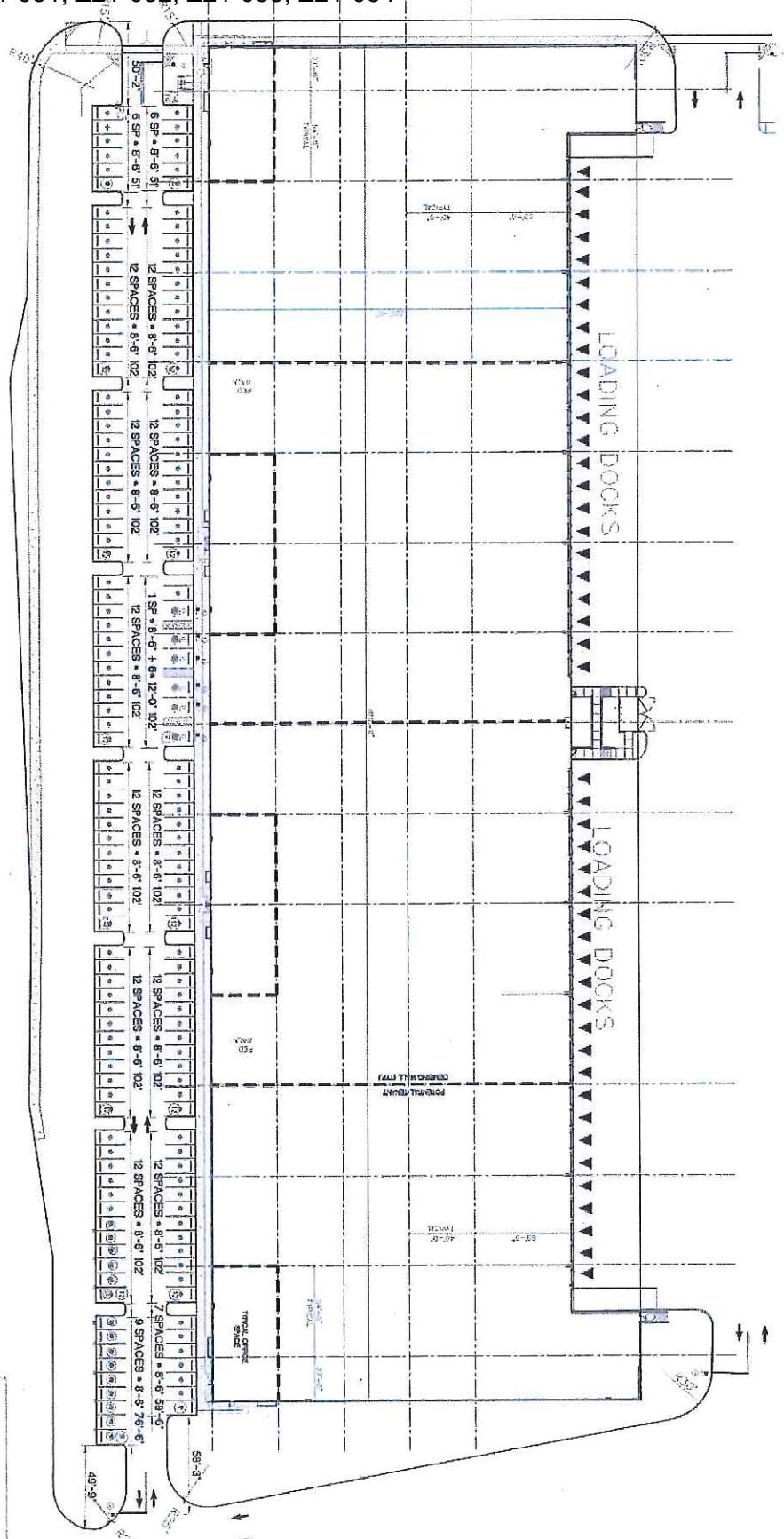
CONSULTANT
INFO/LOGO

RLC

MIAMI-DADE COUNTY
PROCESS NO: 22-1-0500
DATE: MAR 10 2022
BY: GONGOL

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Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page | 296

AL FLOOR PLAN



LOADING DOCKS

LOADING DOCKS

POSTAL RETURN
CONTAINS WITH STAMP

NOTE: THIS PLAN IS A
REPRESENTATION OF THE TYPICAL
FLOOR PLANS FOR BUILDINGS
LOCATED WITHIN THE SITE PLAN
AND WHICH CONTAIN VARIOUS
BUILDING FEATURES

ZONING
APPROVAL
RE-SUBMITTAL
03.09.22



City of San Antonio

15 GENERAL NOTES

1. An individual who is involved in a sexual relationship with a patient.
2. An individual who is in a close personal and/or professional relationship with a patient, regardless of whether the relationship is consensual.
3. An individual who is involved in a relationship with a patient that is not consensual.
4. An individual who is involved in a relationship with a patient that is not consensual and is not a family member.

9/14/2022

Typical Floor Plan

SOUTH DADE LOGISTICS AND
TECHNOLOGY DISTRICT
PHASE II A MDC296
MIAMI, FLORIDA

CONSULTANT
INFO/LOGO[illegible]

61

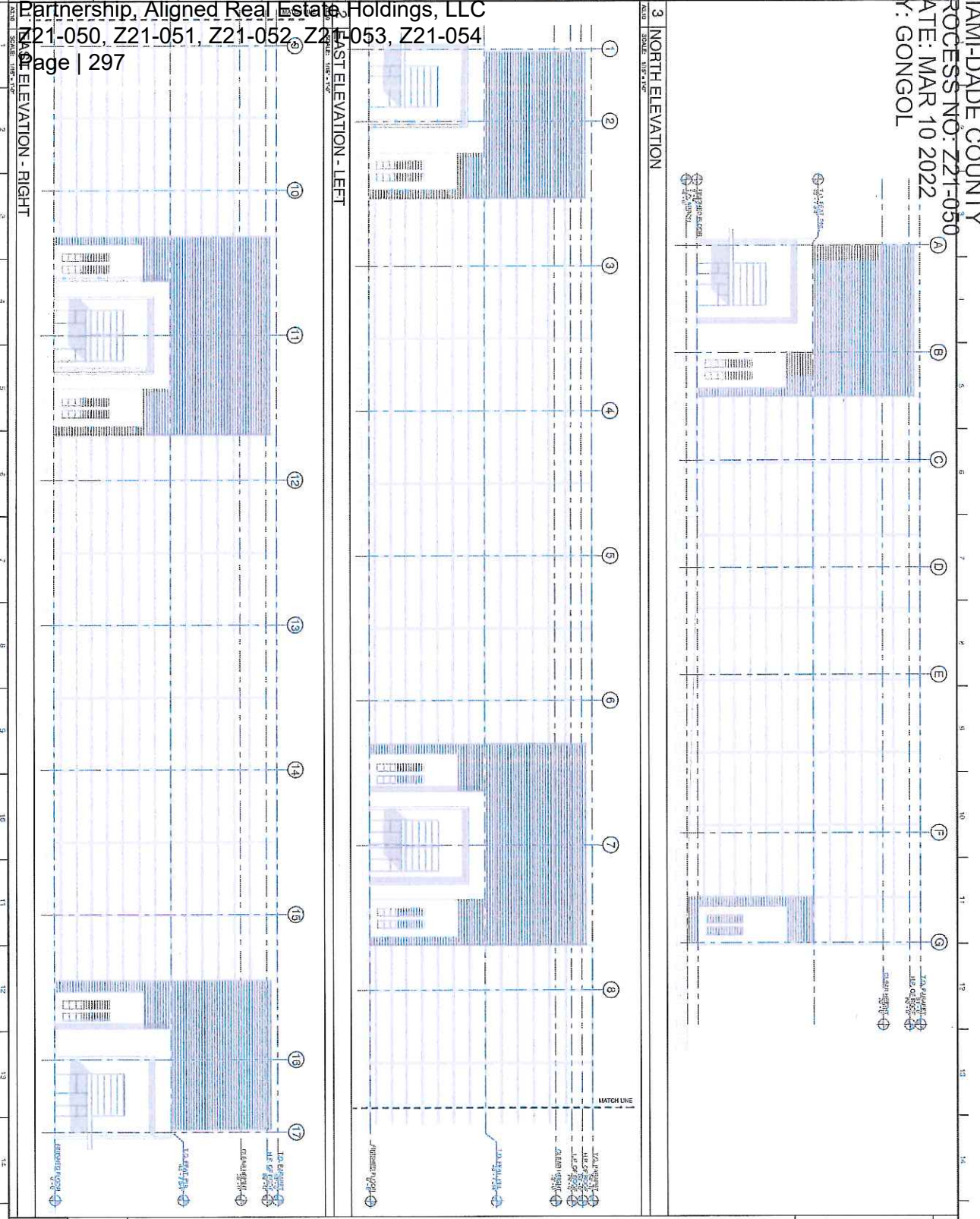
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MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 10 2022
BY: GONGOL

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC

Z21-050, Z21-051, Z21-052, Z21-053, Z21-054

Page | 297



- GENERAL NOTES
1. ALL CONCRETE WALLS TO BE TREATED WITH TEXCOOTE MEDIUM GRADE RECOURED SUBSTRATE. ANODIZED AND GLAZED PER MIAMI-DADE RECOURED SUBSTRATE. SHUTTERS TO BE REMOVED THE USE OF ALL FUTURE TENANT SIGNAGE TO BE PLACED OVER EVERY FIRE PREVENTION CODE.
 - 2.
 - 3.
 - 4.

NOTES: ELEVATIONS ARE A TYPICAL ELEVATION FOR BUILDINGS 1-12. ELEVATIONS FOR BUILDINGS 1-12 CONTAIN VARIOUS BUILDING LENGTHS.

ZONING APPROVAL
RE-SUBMITTAL
03.09.22

9/14/2022
10

REVISIONS		
No.	Date	Description

SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT
PHASE II-A
MIAMI, FL
MDC297



RLC Architects
14 01 431 Street, Boca Raton, FL 33432
Tel: 561 335 8888 Fax: 561 335 8887
Web: www.rlcarchitects.com

RLC ARCHITECTS, P.A. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND WOMEN OWNED FIRM. RLC ARCHITECTS, P.A. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND WOMEN OWNED FIRM. RLC ARCHITECTS, P.A. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND WOMEN OWNED FIRM.

62

3

GENERAL NOTES


NOTE: ELEVATIONS ARE A REPRESENTATION OF THE TYPICAL ELEVATIONS FOR BUILDINGS 1-12 DERIVED ON THE SITE PLAN AND WHICH CONTAIN VARIOUS BUILDING LENGTHS.	<p>ZONING</p> <p>APPROVAL</p> <p>RE-SUBMITTAL</p> <p>03.09.22</p>
---	--

Principal:	JC
Project Director:	
Project Manager:	
Driver:	
Check:	
Shirec: JCB	
9/14/2022	
AS.20	

100

[illegible]

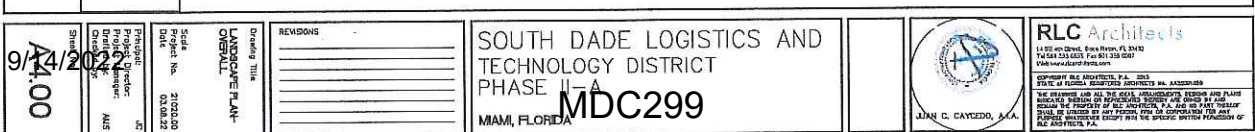
SOUTH DADE LOGISTICS AND
TECHNOLOGY DISTRICT
PHASE II-A
MIAMI, FL **MDC298**

	 <p>JUAN C. CAicedo AA</p>
--	---

GENERAL NOTES

1. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.
2. ALL STRUCTURE TO BE CLIMATE ADAPTED TO WITHSTAND RESISTANCE WITHOUT THE USE OF ALL FLUORE. TENANT SIGNAGE TO BE PLACED OVER ENTRY REINFORCING BARS PER FLORIDA FIRE PREVENTION CODE.
3. ALL FLUORE TENANT SIGNAGE TO BE PLACED OVER ENTRY REINFORCING BARS PER FLORIDA FIRE PREVENTION CODE.
4. ALL FLUORE TENANT SIGNAGE TO BE PLACED OVER ENTRY REINFORCING BARS PER FLORIDA FIRE PREVENTION CODE.

Page | 299

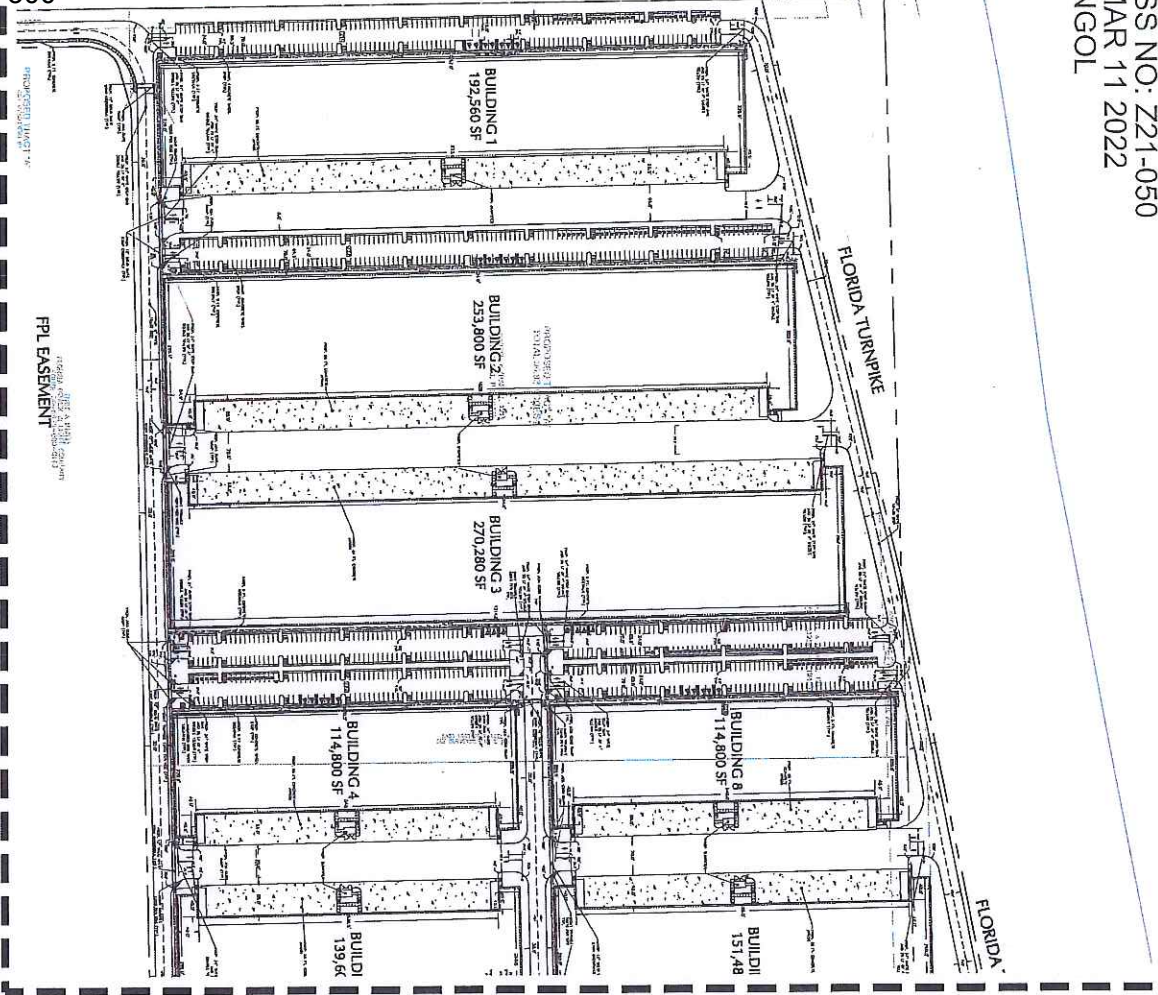


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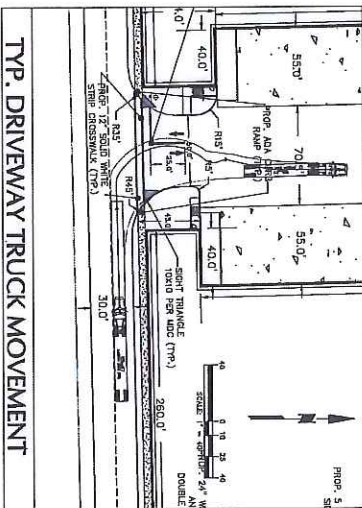
MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 11 2022
BY: GONGOL

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz
Partnership, Aligned Real Estate Holdings LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page 300

MATCHLINE CS103



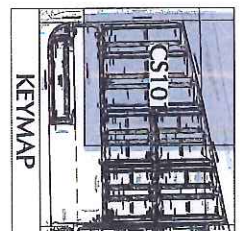
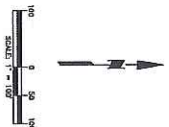
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5-18
ELECTRIC VEHICLE
PARKING SIGN
12' x 18'



- NOTE:
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREA IS PRIMARILY INDUSTRIAL, AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS.
 2. MOVEMENTS ARE WIDER THAN 36' TO ACCOMMODATE TRUCK TURNING MOVEMENTS.
 3. MOVEMENTS SEE VEHICLES MOVEMENTS ON THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL BELOW.
 4. EASTERN HALF OF SW 117TH AVENUE AND SOUTHERN HALF OF SW 256TH STREET RIGHT-OF-WAY DEDICATIONS ARE CURRENTLY UNDER CONTRACT WITH THE NEIGHBORING PROPERTY OWNER AND THE APPLICANT.



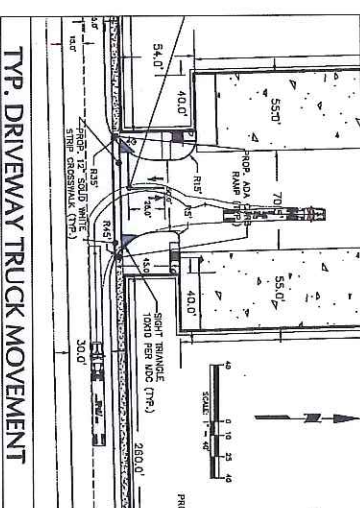
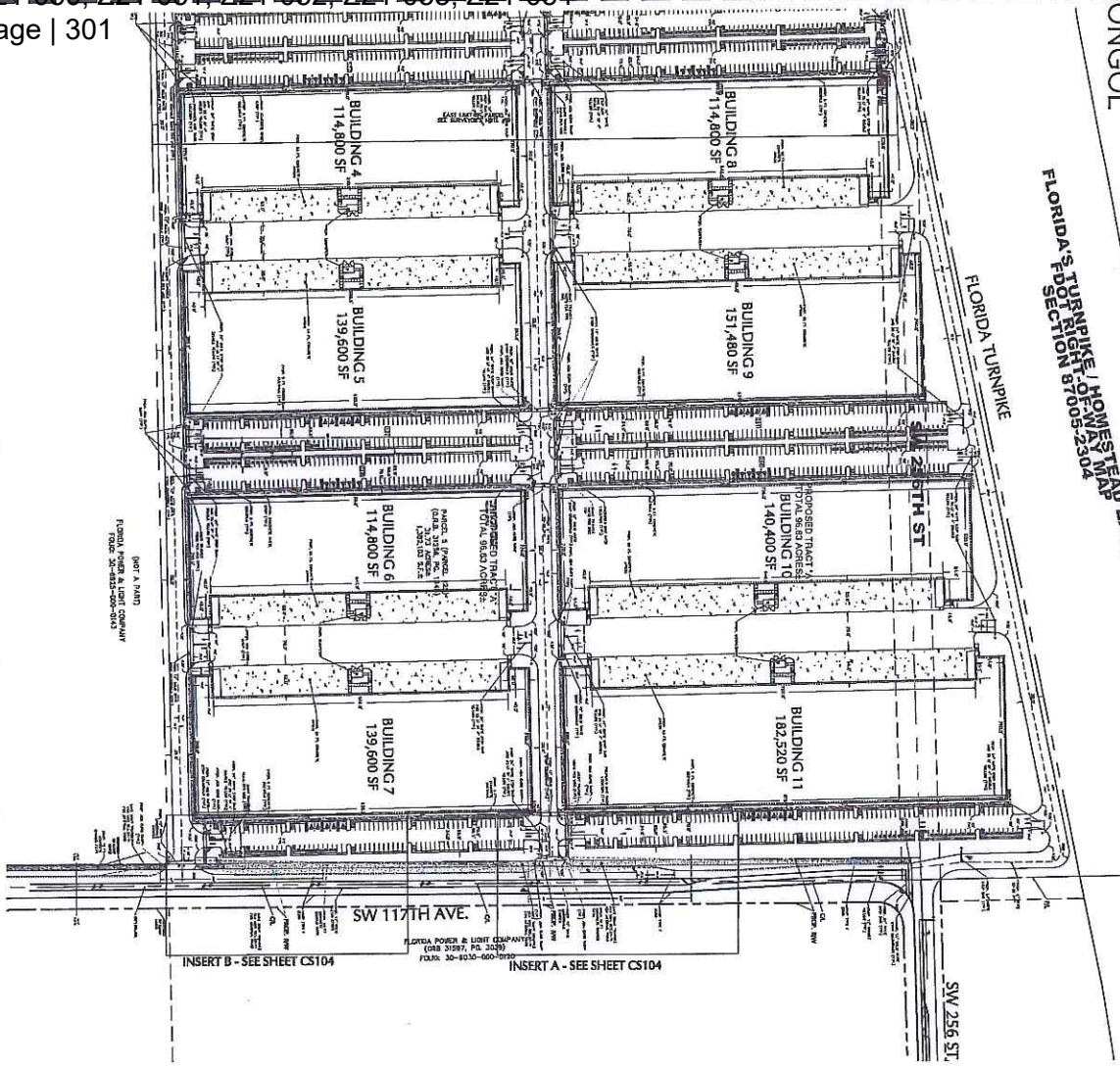
Project No.	330077301	Drawn By	CS101
Date	9/1/2022	Checked By	CS101
PARTIAL SITE PLAN			
MDC300			
SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT PHASE IIA			
MIDLAND COUNTY, FLORIDA			
LANGAN			
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.			
110 East Broward Boulevard, Suite 1500			
Fort Lauderdale, FL 33301			
Tel: 954.333.2170 Fax: 954.333.2171			
www.langan.com			
Project: 330077301			
Sheet: 300 of 300			
Scale: 1" = 100'			
Date: 9/1/2022			
Drawn By: CS101			
Checked By: CS101			

MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 11 2022
BY: GONGOL

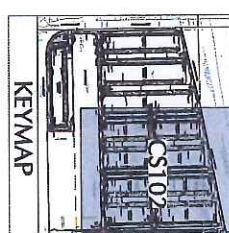
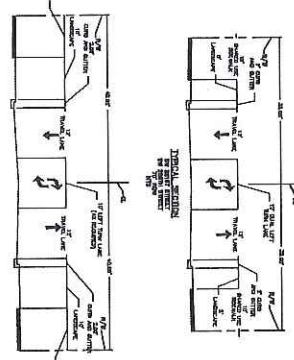
D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz
Partnership, Aligned Real Estate Holdings, LLC
MATCHLINE CS101
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054

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MATCHLINE CS103



1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREA IS PRIMARILY INDUSTRIAL, AND ARE REQUIRED FOR TRUCK TURNING
2. DRIVEWAYS ARE WIDER, THAT 36' TO ACCOMMODATE TRUCK TURNING
3. ALL PARKING SPACES LABEL "EV" WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL BELOW.
4. EASTERN HALF OF SW 17TH AVENUE AND SOUTHERN HALF OF SW 26TH STREET RIGHT-OF-WAY DEDICATIONS ARE CURRENTLY UNDER CONTRACT WITH THE NEIGHBORING PROPERTY OWNER AND THE APPLICANT



Date	Description
------	-------------

MDC301

Signature _____
MICHAEL PATRICK
PROFESSIONAL ENGINEER P.E. No. 12424
LANGAN

**SOUTH DADE
LOGISTICS AND
TECHNOLOGY
DISTRICT PHASE II-A**

PARTIAL SITE PLAN

Project No.	330077001
Date	06/17/2021
Drawn By	N
Checked By	

9/14/2022

Project No. 330027301

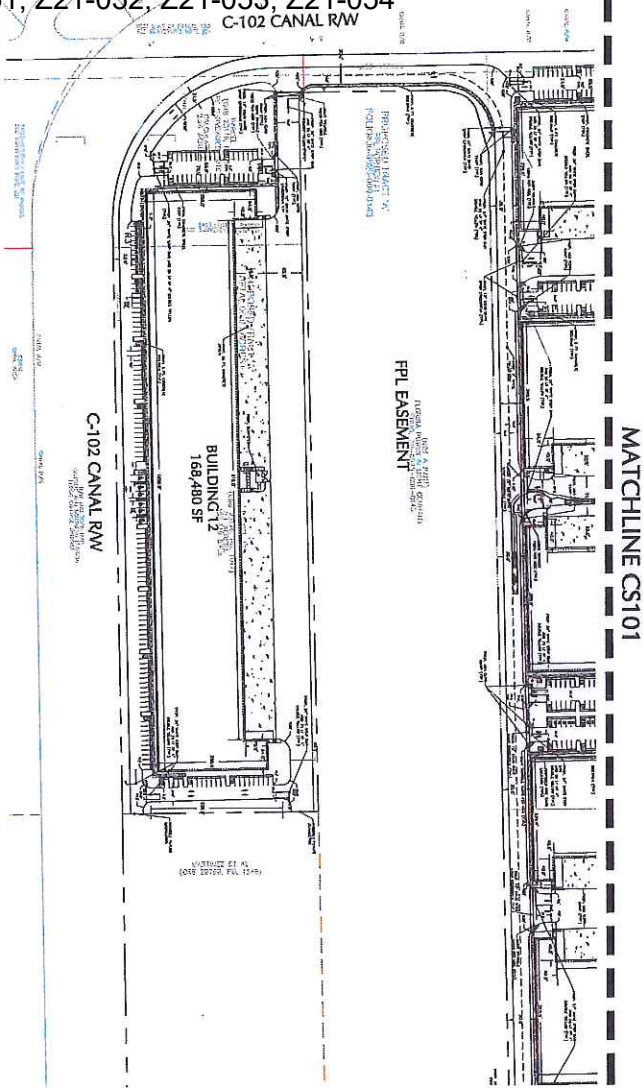
LANEAM

104

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MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 11 2022
BY: GONGOL

D.A.P. Land Holdings LLC, ET AL., D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Frit Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
C-102 CANAL R/W
Page | 302

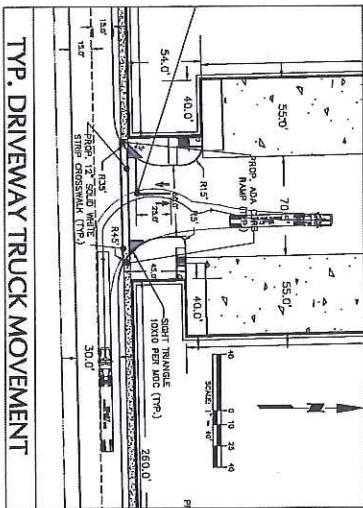


MATCHLINE CS101

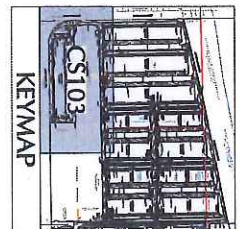
- NOTE:
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREA IS INDUSTRIAL AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS.
 2. DRIVEWAY IS WIDER THAN 36' TO ACCOMMODATE TRUCK TURNING MOVEMENTS. SEE VEHICULAR MOVEMENT BELOW.
 3. ALL PARKING SPACES LABEL "EV" WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL BELOW.
 4. EASTERN HALF OF SW 117TH AVENUE AND SOUTHERN HALF OF SW 256TH STREET RIGHT-OF-WAY DEDICATIONS ARE CURRENTLY UNDER CONTRACT WITH THE NEIGHBORING PROPERTY OWNER AND THE APPLICANT



S-18
ELECTRIC VEHICLE
PARKING SIGN
12' x 18'



TYP. DRIVEWAY TRUCK MOVEMENT



KEYMAP

Date	Description
Revisions	
LANGAN LANGAN ENGINEERING 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 Tel: 954.322.2700 Fax: 954.322.2710 www.langan.com	
Project: SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT PHASE II-A	
Client: MIAMI-DADE COUNTY	
Drawing No: 9/103	
Project No: 330077301	
Scale: 1/8" = 1'-0"	
Drawn By: N	
Checked By: JEC	
Date: 9/103	

MDC302

67

Page | 303

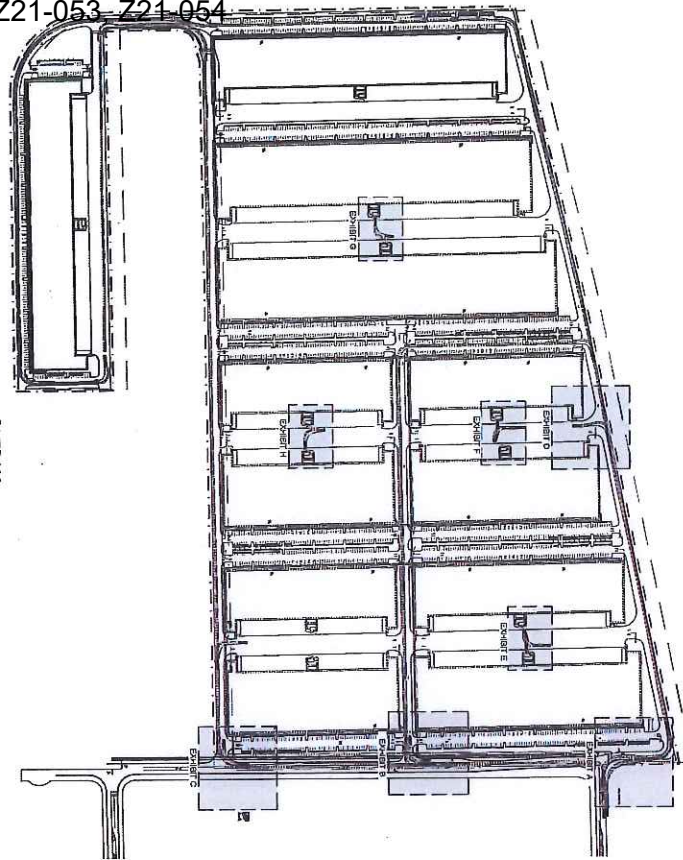


- [illegible]

28

MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 11 2022
BY: GONGOL

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OVERALL
SCALE: 1"=200'

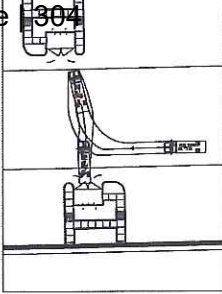


EXHIBIT E
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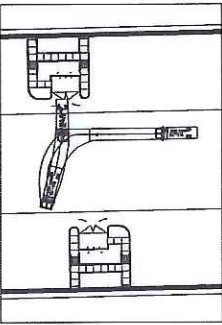


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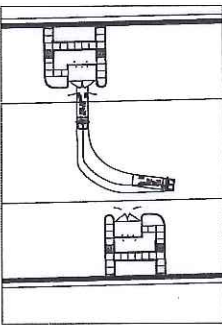


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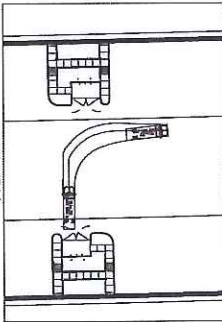


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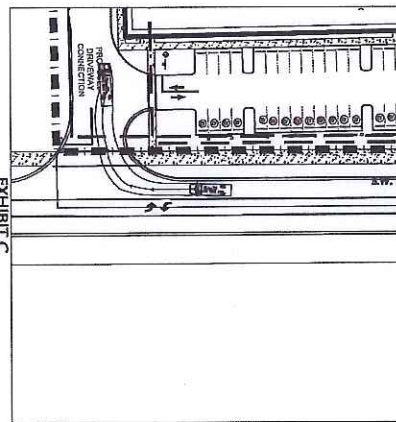


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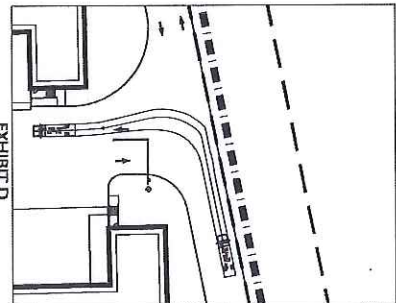


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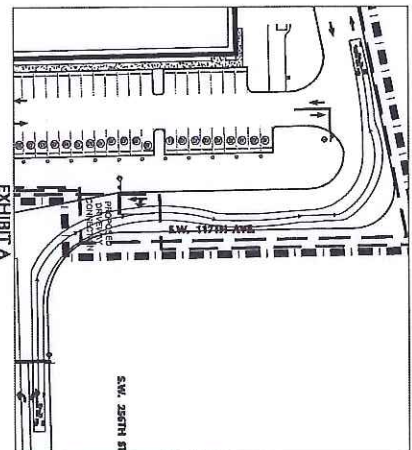


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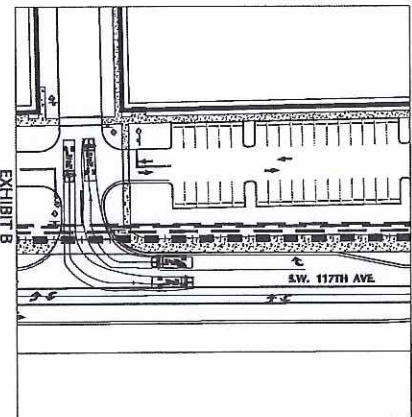
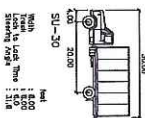


EXHIBIT B
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MDC304

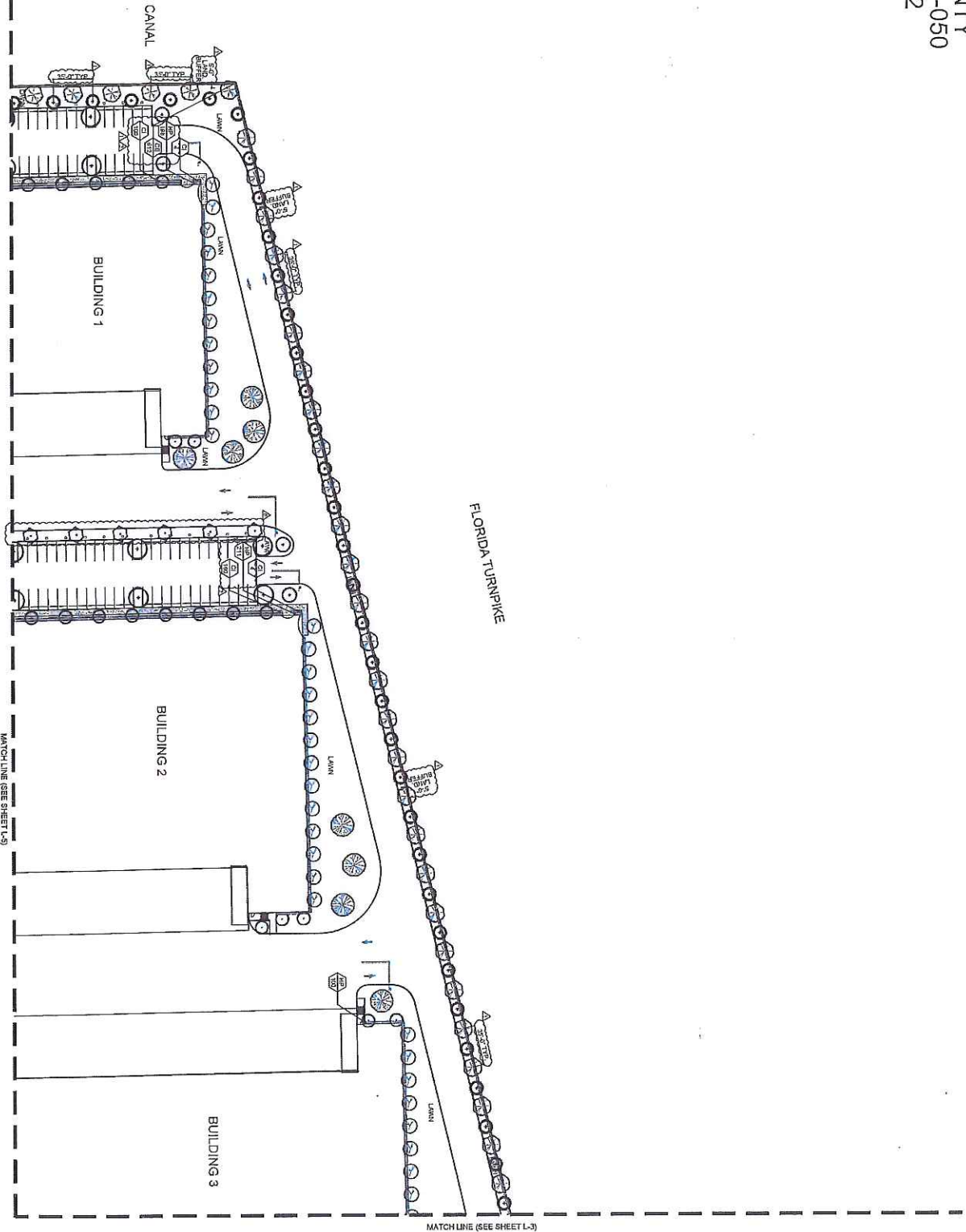
Project No. 330077301

LANEAN

69

MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 10 2022
BY: GONGOL

LANDSCAPE PLAN
Scale: N 1/4" = 1'



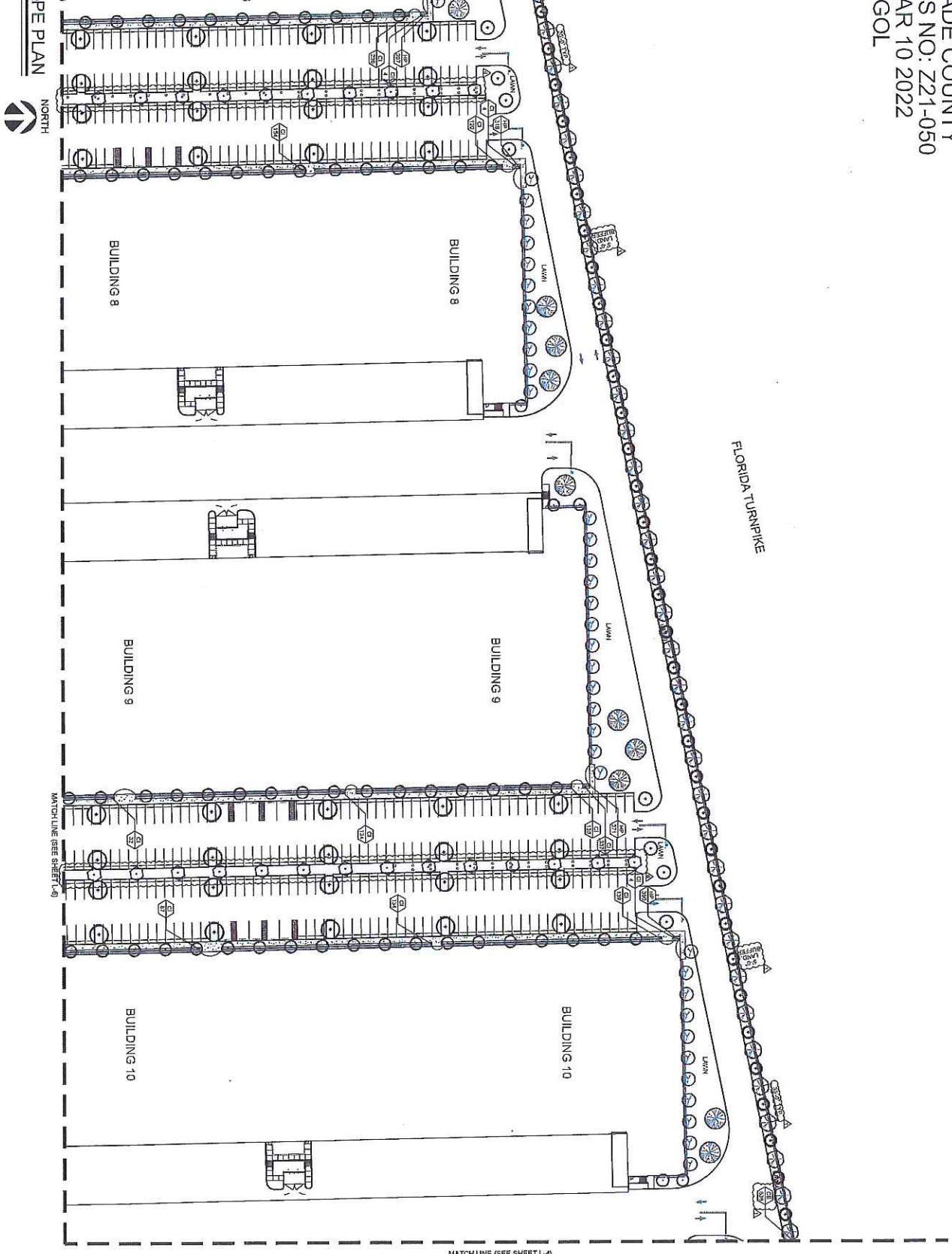
Date: 9/14/2022 Drawn By: L-2 Checked By: [Signature] Design: [Signature]	Project: SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT - PHASE II-A MIAMI-DADE COUNTY MDC306 MAP SHAPE PLAN	<div style="text-align: center;">  <p>WITKIN HULTS + PARTNERS 307 South 23rd Avenue, Suite 200 Miami, FL 33134 Phone: 305.423.3481 Fax: 305.423.3482 www.witkinhults.com</p> </div>
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71

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MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 10 2022
BY: GONGOL

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Case 307



Call No. 2021-050

9/14/2022

L-3

Project: SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT - PHASE II-A

MIAMI-DADE COUNTY

MDC307

LANDSCAPE PLAN

W H P

WITKIN HULTS + PARTNERS

307 South 21st Avenue, Suite 200, Miami, FL 33135

Phone: 305.333.3451, Fax: 305.333.3452, www.witkinhults.com

Professional Seal

Digitally signed by Andrew M. Wilson

2022.03.10 11:51:36 -05'00'

Planning Landscape Plan

Date: 09/14/2022

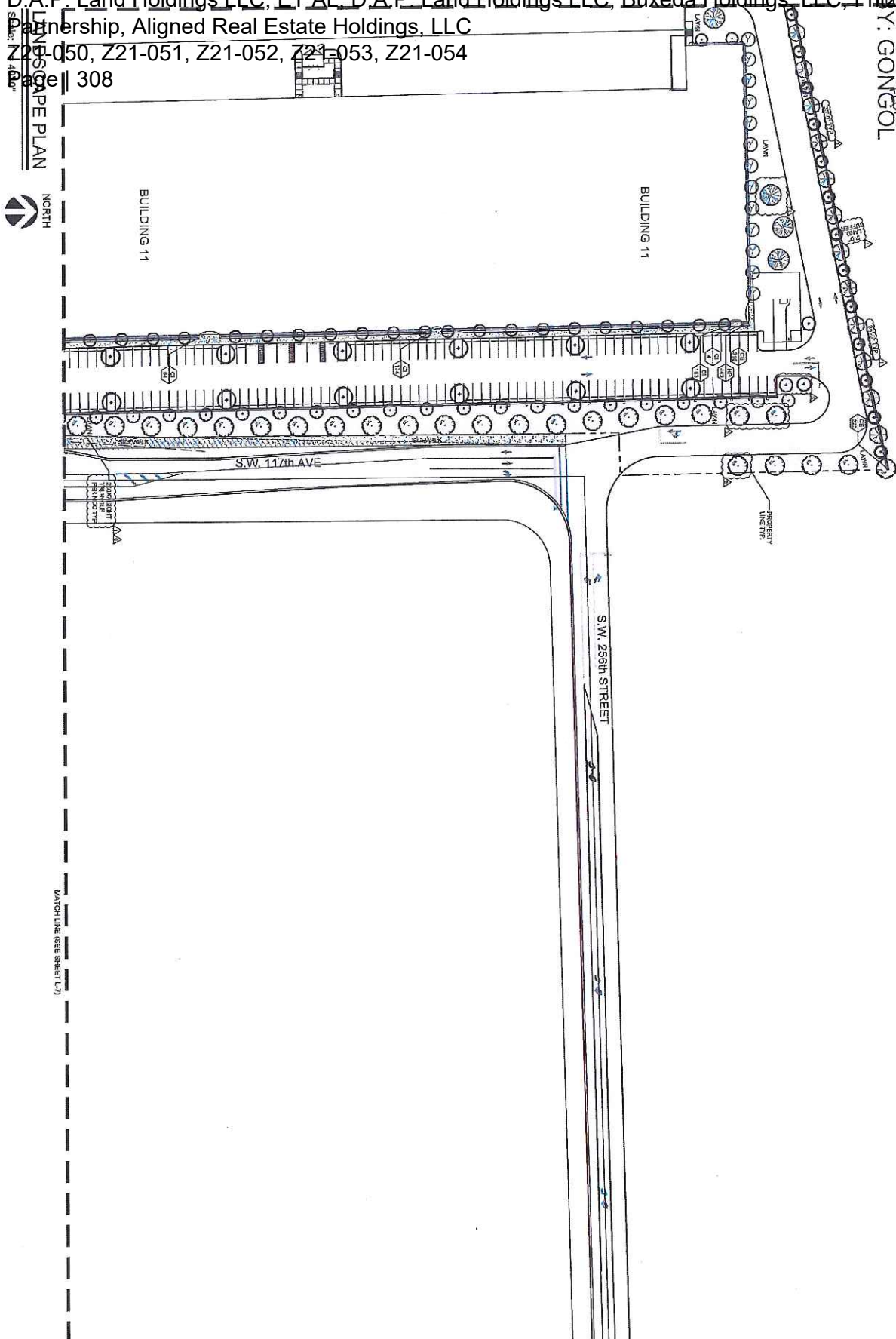
Scale: See Call

Drawn By: AJ

Sheet No.:

MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 10 2022
BY: GONGOL

D.A.P. Land Holdings, LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page 308

[illegible]

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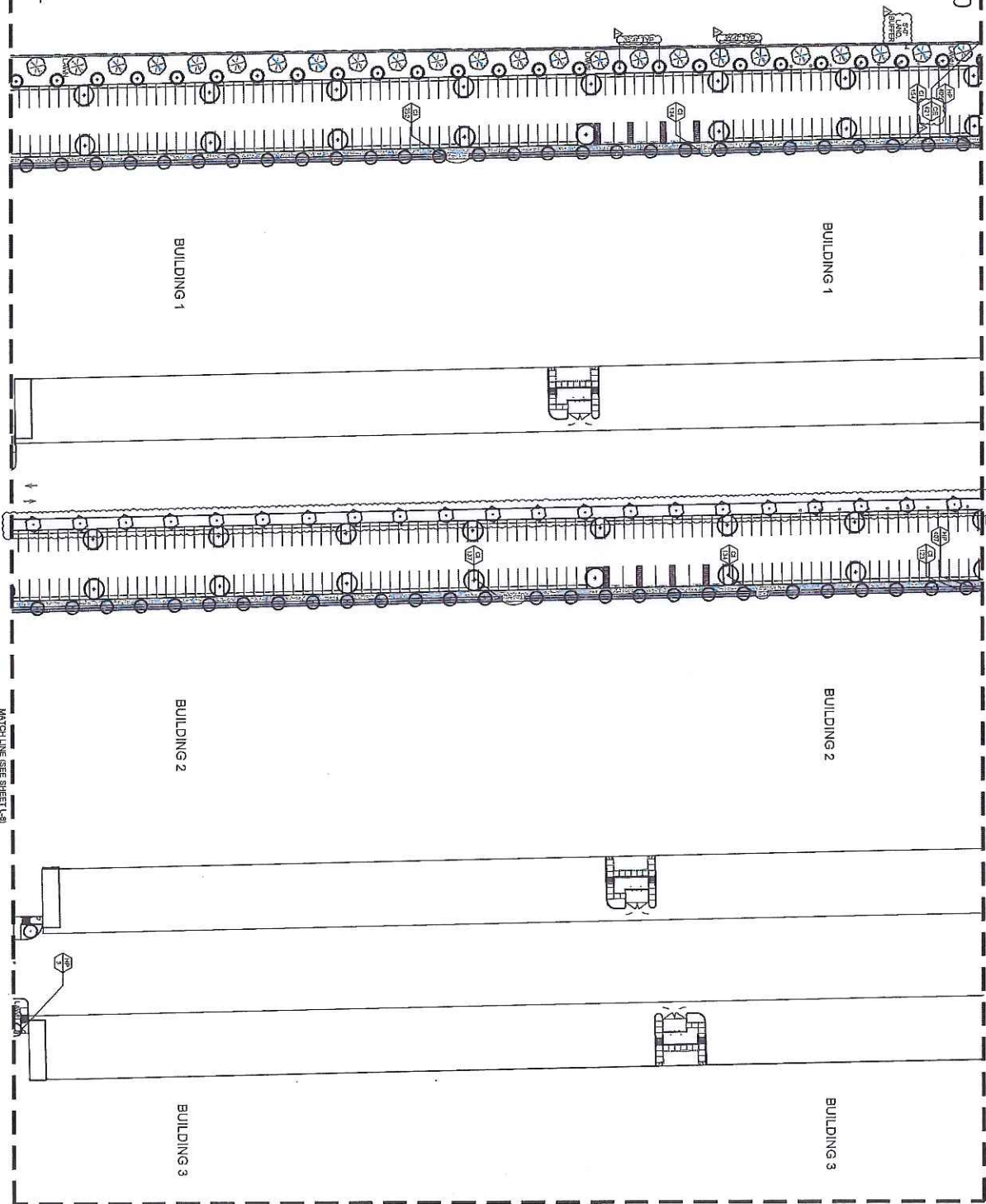
MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 10 2022
BY: GONGOL

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Frit
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
309

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



CANAL



MATCH LINE (SEE SHEET L-6)

Drawn: Landscape Plan	Date: 03/14/2022
Scale: 1/8" = 1'-0"	Sheet: L-5
Project: SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT - PHASE II-A	Client: D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Frit Partnership, Aligned Real Estate Holdings, LLC
Location: 309 SOUTH 21ST AVENUE, MIAMI, FL 33135	Project No: MDC309

Revisions:	Scale:
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15. 03/14/2022	1/8" = 1'-0"
16. 03/14/2022	1/8" = 1'-0"
17. 03/14/2022	1/8" = 1'-0"
18. 03/14/2022	1/8" = 1'-0"
19. 03/14/2022	1/8" = 1'-0"
20. 03/14/2022	1/8" = 1'-0"

Project:	SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT - PHASE II-A
Location:	MIAMI-DADE COUNTY
Project No:	MDC309
Scale:	LANDSCAPE PLAN

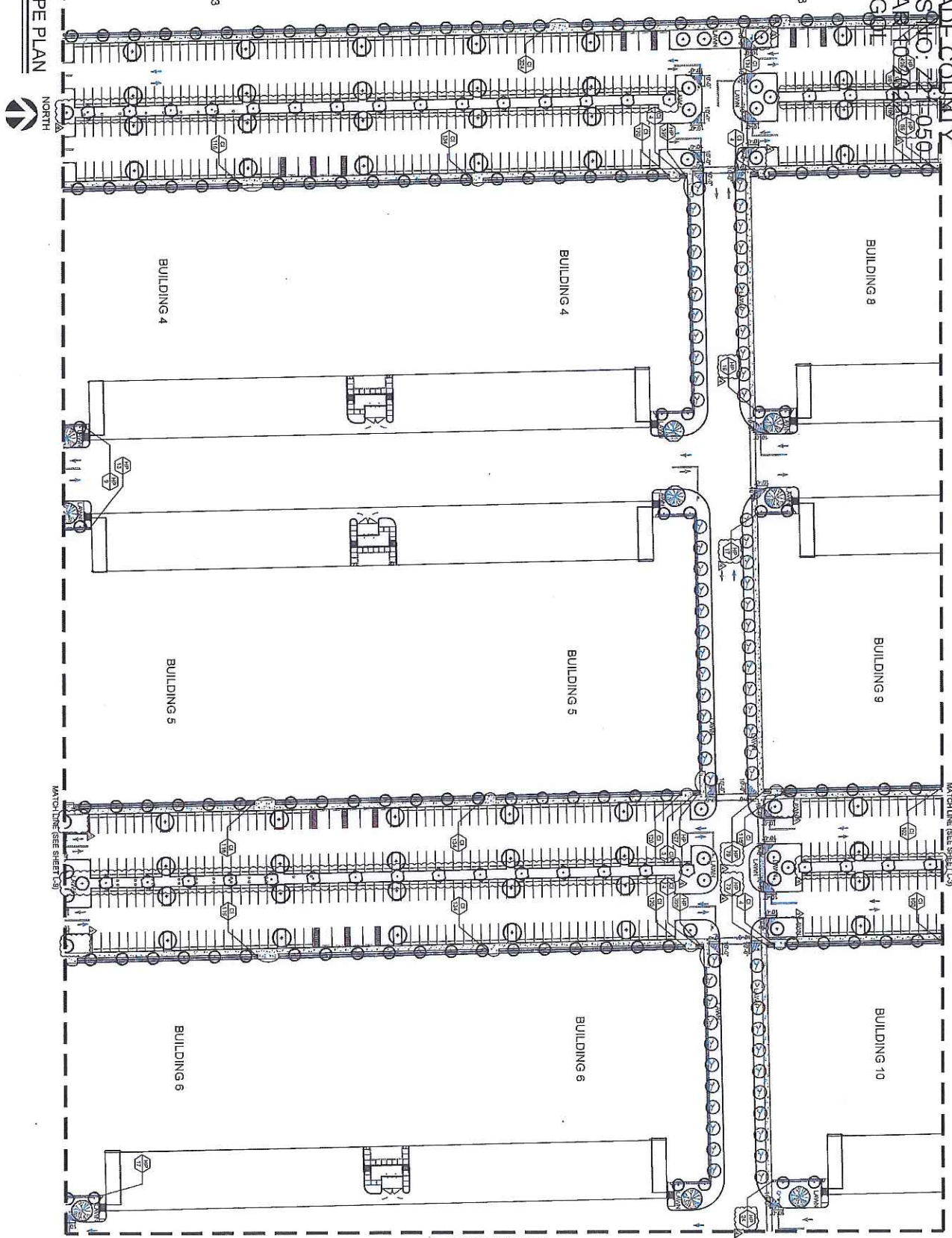
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P	
WITKIN HULTS + PARTNERS	
309 SOUTH 21ST AVENUE, MIAMI, FL 33135	
PHONE: 305.225.5655 FAX: 305.225.5659	
WWW.WITKINHULTS.COM	

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MIAMI-DADE COUNTY
 PROCESS NO: Z21-0507
 DATE: MAY 10, 2022
 BY: GONG

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Frit Partnership, Aligned Real Estate Holdings, LLC
 Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
 310



Overall Landscape Plan
 Date: 09/14/2021
 Scale: per lot
 Drawing: JAL
 Sheet No.:
 9/14/2022
 L-6

Digitally signed
 by Andrew M
 2022.03.10
 11:03:20 -05'00'

Revisions	Date	By
1	09/14/2021	JAL
2	09/14/2021	JAL
3	09/14/2021	JAL
4	09/14/2021	JAL
5	09/14/2021	JAL
6	09/14/2021	JAL
7	09/14/2021	JAL
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19	09/14/2021	JAL
20	09/14/2021	JAL

Project: SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT - PHASE II-A
 MIAMI-DADE COUNTY
 MDC310
 LANDSCAPE PLAN

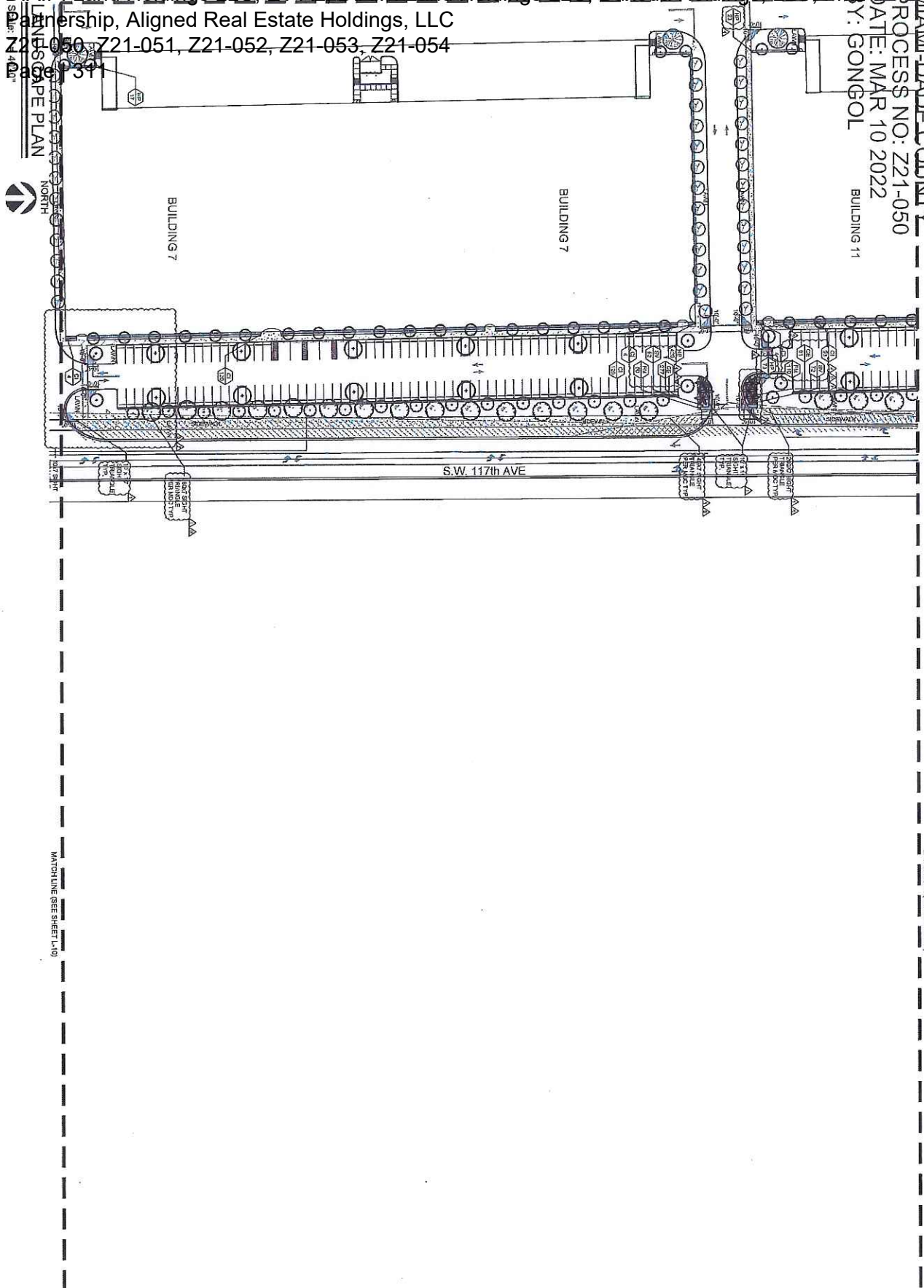
W H
 WITKIN HULTS
 + PARTNERS
 307 North 21st Avenue, Hollywood, Florida 33020
 Phone: 954.323.8431 | Fax: 954.323.8432
 www.witkinhults.com

75

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MIAMI-DADE COUNTY
PROCESS NO: Z21-050
DATE: MAR 10 2022
BY: GONGOL
BUILDING 11

D.A.P. Land Holdings LLC, ET AL., D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Fritz
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
866 P 311



9/14/2022
L-7

Project: SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT - PHASE II-A
MIAMI-DADE COUNTY
LANDSCAPE PLAN
MDC311

WITKIN HULTS + PARTNERS
357 North 21st Avenue, 1st Floor, Suite 100
Miami, FL 33136
Phone: 305.321.8481 | Fax: 305.321.8482
www.witkinhults.com

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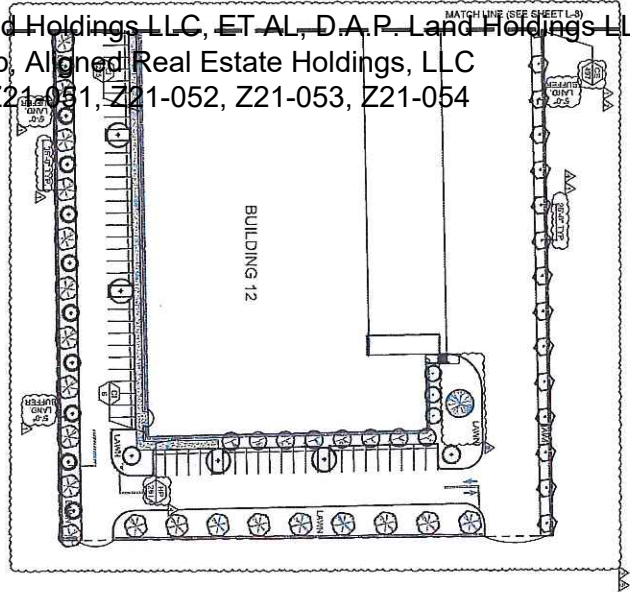
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RECEIVED

MIAMI-DADE COUNTY
 PROJECT NO. 2022-0000000000
 DATE: MAR 10 2022

Y. GONGOL

FPL EASEMENT



D.A.P. Land Holdings LLC, ET-AL, D.A.P. Land Holdings LLC, Buxeda Holdings, LLC, Full Partnership, Aligned Real Estate Holdings, LLC
 Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
 313

LANDSCAPE PLAN
 Scale: 1/8" = 1'-0"
 NORTH



MATCH LINE (SEE SHEET L-10)

9/14/2022
 L-9

Digitally signed
 By Andrew M
 2022.03.10
 11:52:27 -0500

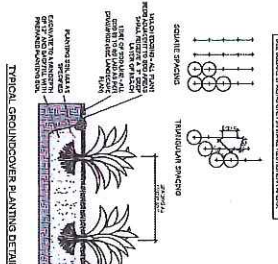
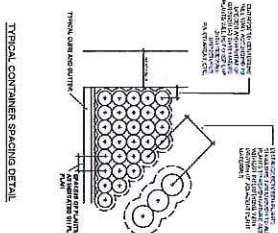
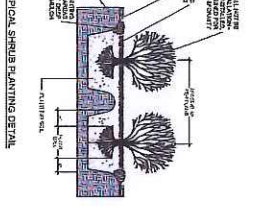
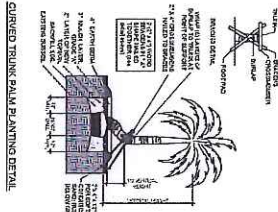
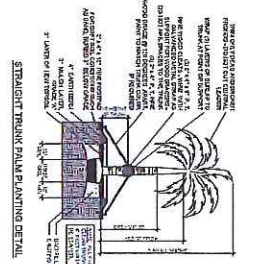
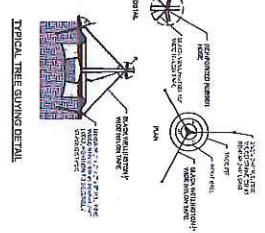
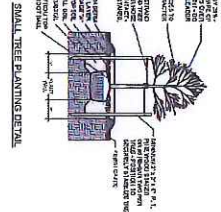
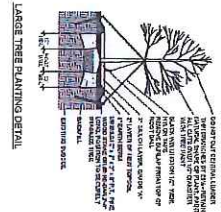
Item	Description	Quantity	Unit	Notes
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Project: SOUTH DADE LOGISTICS AND TECHNOLOGY DISTRICT - PHASE II-A
 MIAMI-DADE COUNTY
 MDC313 LANDSCAPE PLAN

WITKIN HULTS + PARTNERS
 307 South 21st Avenue, Suite 200
 Phone: 954.933.6681 | Fax: 954.933.6682
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PLANTING NOTES:

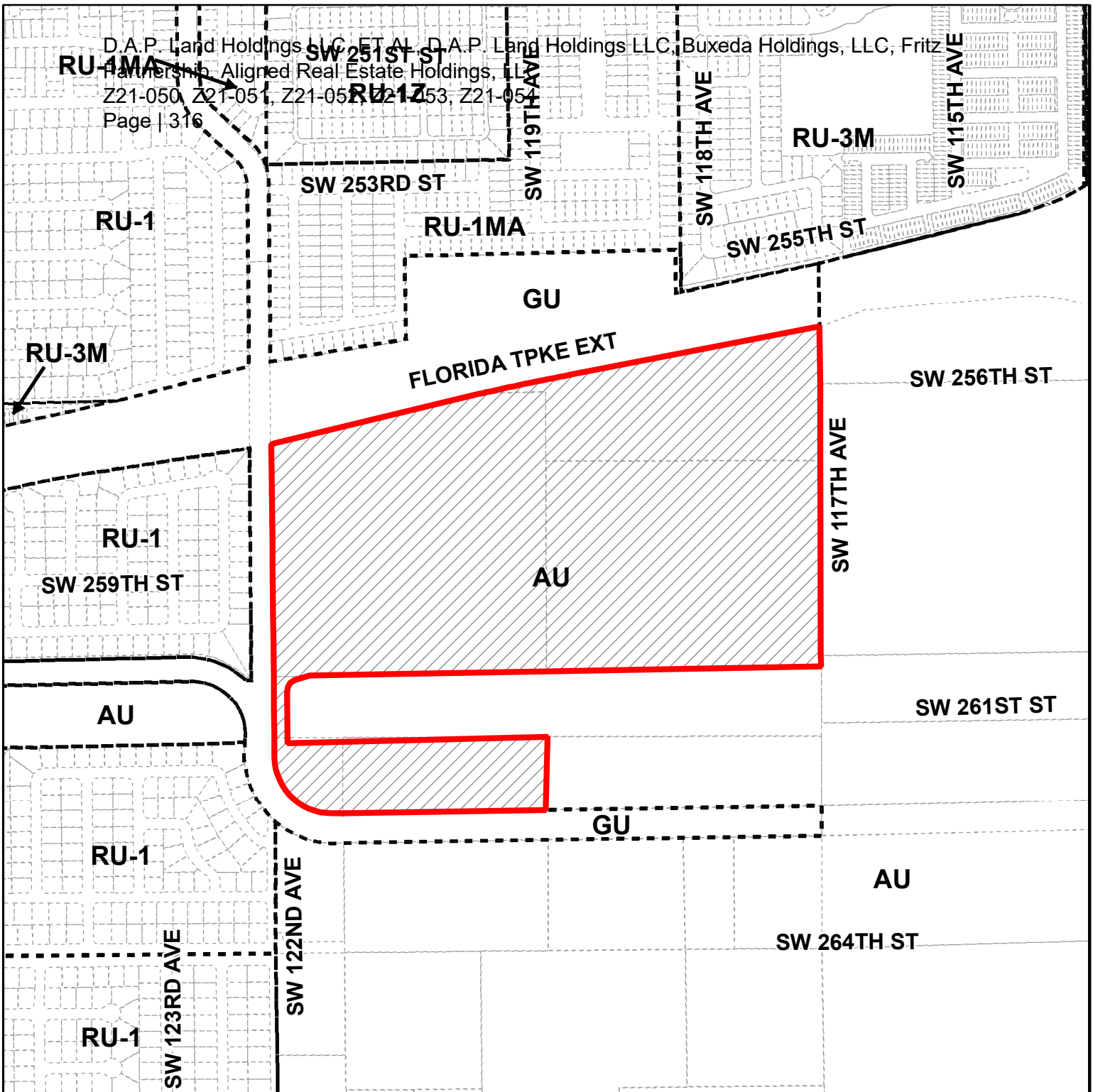
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Mulch or similar.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage, labels and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provides 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, manure free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% soil free coarse sand and 25% Avoila.
- Tree and shrub pits will be supplemented with "Agilom Fertilizer", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade 3" weed free.
- All areas marked "LAWN" shall be sodded with St. Augustine "Floridana" solid sod. See limit on plan. All areas marked "Bahia Grass" shall be sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes file sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted. In staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod edge.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damage to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for clarification prior to installation.



MIAMI-DADE COUNTY

HEARING MAP

Section: 25 Township: 56 Range: 39
Applicant: D.A.P. Land Holdings LLC, et al
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2021000050

Legend



Subject Property Case

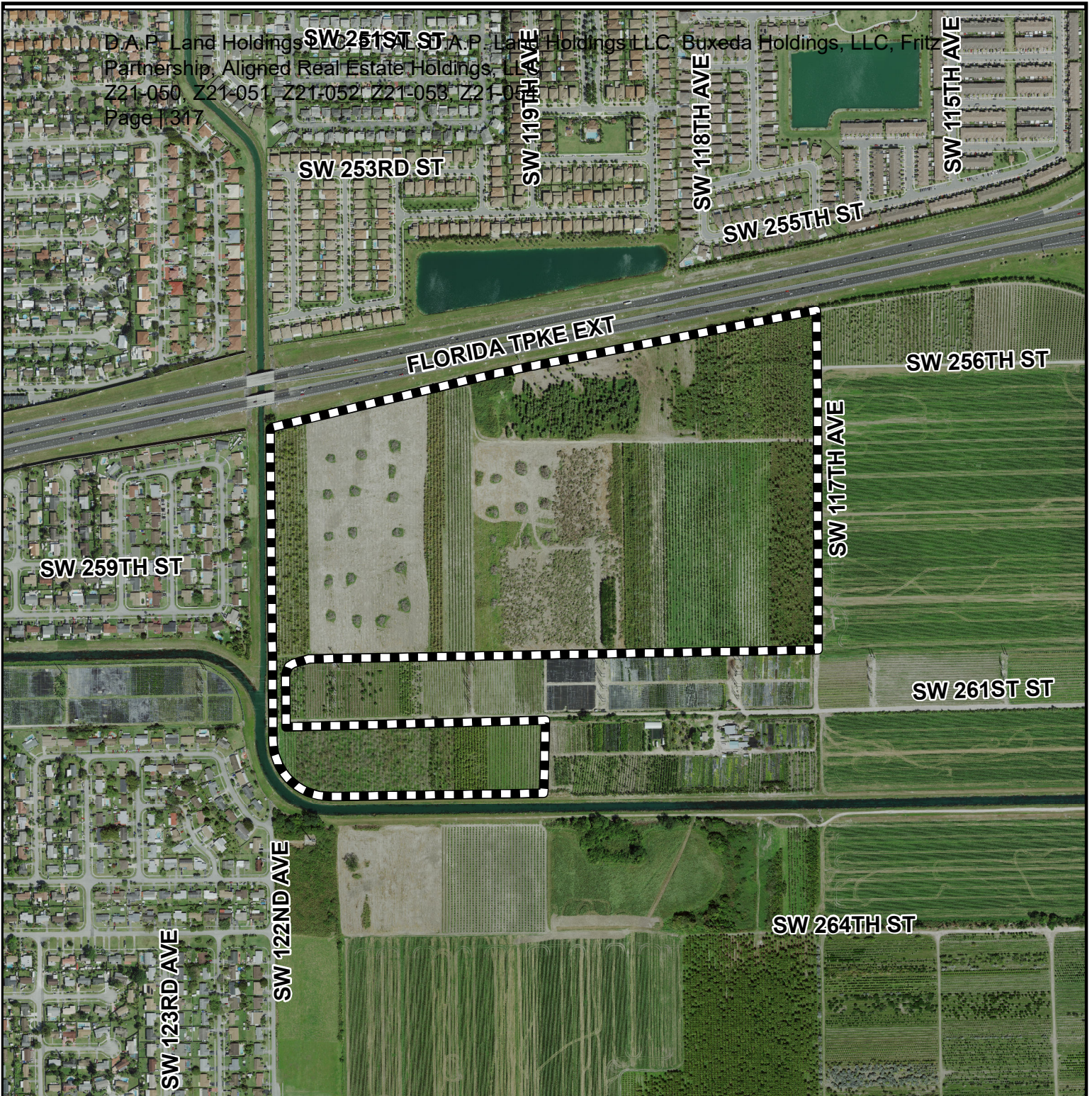


Zoning



REVISION	DATE	BY

D.A.P. Land Holdings LLC, et al
Partnership, Aligned Real Estate Holdings, LLC
Z21-050, Z21-051, Z21-052, Z21-053, Z21-054
Page 1317



MIAMI-DADE COUNTY

AERIAL YEAR 2020

Process Number

Z2021000050

Legend



Subject Property



Section: 25 Township: 56 Range: 39

Applicant: D.A.P. Land Holdings LLC, et al

Zoning Board: C15

Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS

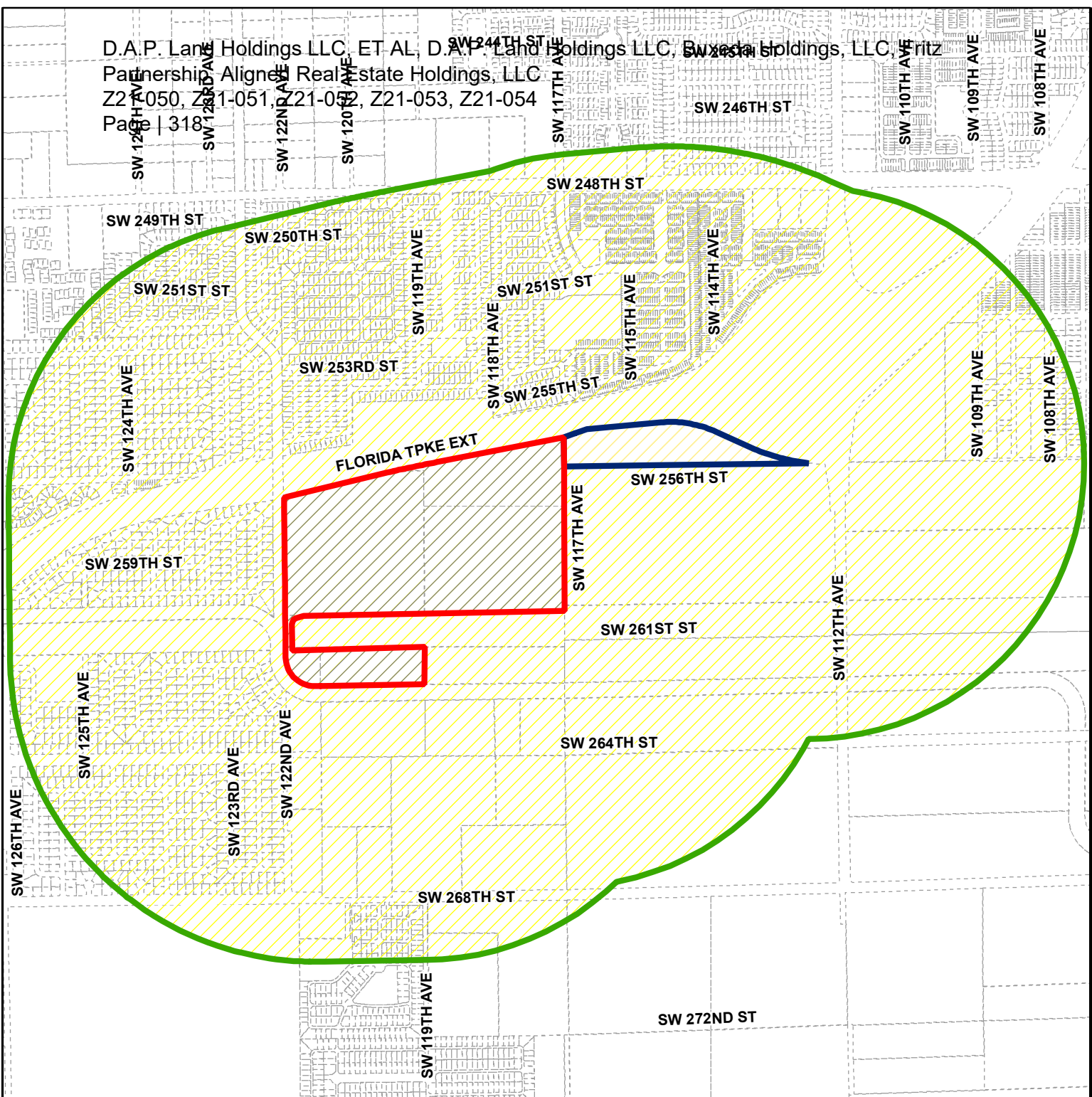


SKETCH CREATED ON Tuesday, March 16, 2021

MDC317

REVISION	DATE	BY

D.A.P. Land Holdings LLC, ET AL, D.A.P. Land Holdings LLC, Buxton Holdings, LLC, Fritz
 Partnership, Aligned Real Estate Holdings, LLC
 Z22-10050, Z22-10051, Z22-10052, Z22-10053, Z22-10054
 Page | 318




MIAMI-DADE COUNTY **RADIUS MAP**

Section: 25 Township: 56 Range: 39
 Applicant: D.A.P. Land Holdings LLC, et al
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2021000050
 RADIUS: 2640

Legend

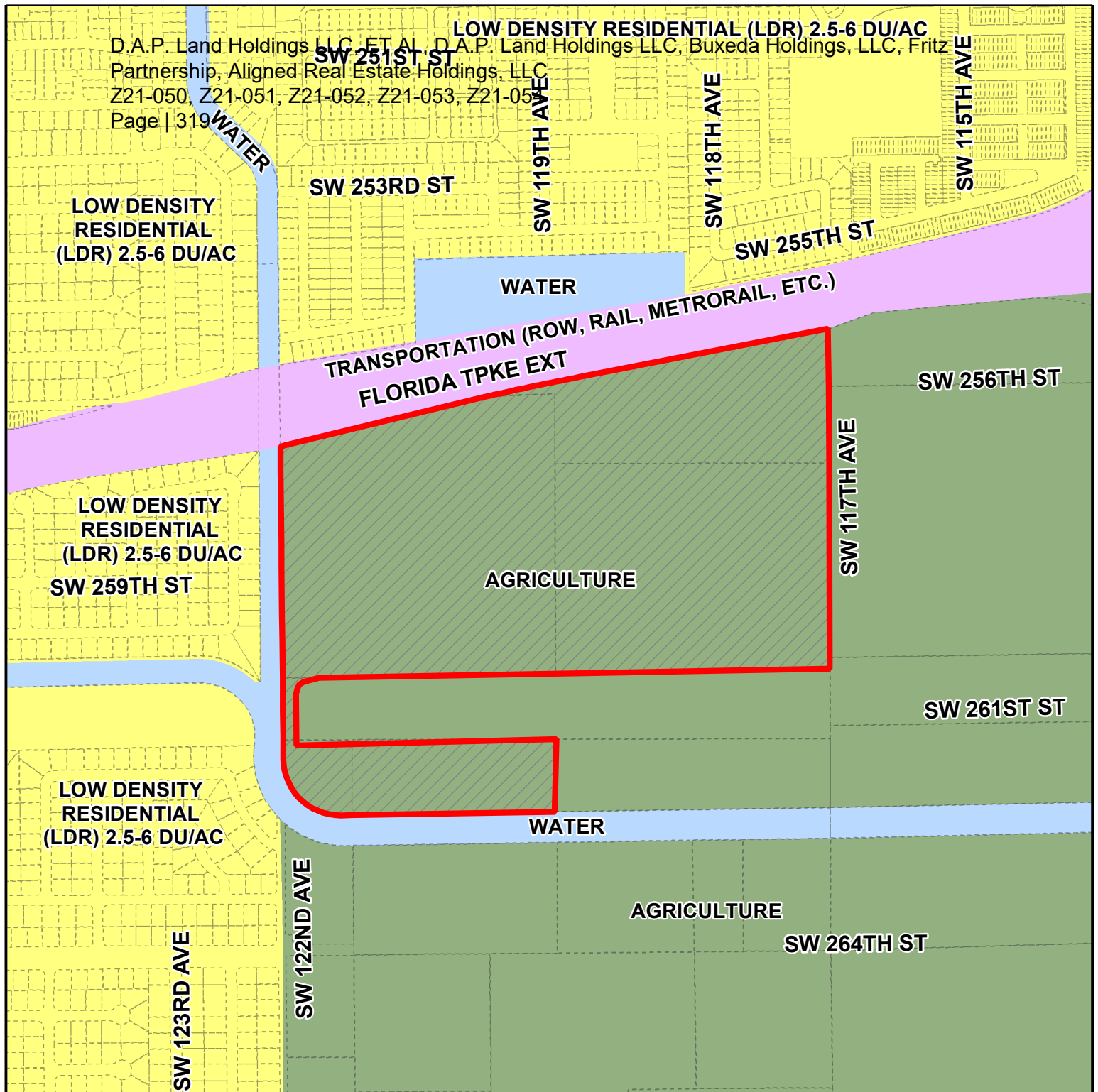
-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: 9/14/2022 Tuesday, March 16, 2021

MDC318

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Section: 25 Township: 56 Range: 39
Applicant: D.A.P. Land Holdings LLC, et al
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2021000050

Legend

 Subject Property Case



REVISION	DATE	BY