

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

PH: Z21-052

November 1, 2022

Recommendation Summary	
Commission District	8
Applicant	Buxeda Holdings, LLC
Summary of Requests	The application is to permit a rezoning of the subject property, which is Phase IIB 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).
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 (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 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 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.
Property Size	±20.59 Acres (Phase IIB)
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 (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 Request #2 with conditions, as more fully set forth in the Staff Report titled

“PH: Z21-050, Z21-051, Z21-052, Z21-053, Z21-054,” which is attached to PH No. Z21-050.

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.

The detailed CDMP and Zoning Analysis set forth in the Staff Report titled “PH: Z21-050, Z21-051, Z21-052, Z21-053, Z21-054” and attached to PH No. Z21-050 is incorporated as if fully set forth herein and shall be deemed as part of the zoning hearing file for this application. The attachments to this recommendation consist of the professional department recommendations, maps, and other materials that are specific to this application, but all 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 Request #2 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:

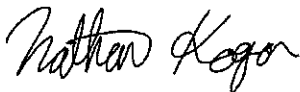
1. All approvals are contingent on the concurrent CDMP application being found in compliance in accordance with Section 163.3184, Florida Statutes.
2. The proposed Development Agreement be modified to require the applicants to provide a full typical section (5 lanes with 10-foot-wide shared-use pedestrian/bicycle paths on both sides) when improving the existing bridge over the C-102 canal along SW 112 Avenue, as referenced in DTPW’s memo 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, 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. 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.

NK:JB:JR:SS



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

Application CDM20210003
Fiscal Impact Analysis

Net Fiscal Impact for Phase IIB

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 IIB will include 366,948 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 IIB 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.IIB. for Phase IIB, 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 \$1.03M during the construction period. At buildout, the annual impact on Miami-Dade County governmental funds’ revenues would be \$0.49M, the impact on its expenditures would be \$0.48M. Net annual fiscal impact (total revenues minus total expenditures) of Phase IIB on Miami-Dade governmental funds would be \$0.01M on a recurring basis.

Table 3.IIB. Fiscal Impact Analysis for Phase IIB

Phase IIB	Non-recurring Impact (During Construction)	Recurring Impact (After Buildout, 5-Year Average)
Total Rev (\$M 2020 dollars)	\$1.39	\$0.49
Total Exp (\$M 2020 dollars)	\$0.36	\$0.48
Net Fiscal Impact (\$M 2020 dollars)	\$1.03	\$0.01

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.

and substitute industries, so too must a comprehensive analysis of the total fiscal impact to the county also include the indirect impacts resulting from indirect and induced changes in revenues and/or expenses. In addition, employment growth in a currently highly competitive industry with an historically low unemployment rate would result in additional population growth in the county because workers from outside the county, and their family members, may choose to move into the county and therefore, additional county services would be needed for these new county residents when they buy or rent homes and spend income in other areas within county boundary. The fiscal impacts in Table 3.IIB. estimated by staff using REMI Tax PI model has taken the direct, indirect, and induced impacts of both the additional economic activities and the new county residents associated with the new development into consideration.

As of the time of this evaluation, the applicant has not provided analysis demonstrating a positive net fiscal impact as stated in LU-8H (m) for the zoning application. There are various reasons why the applicant's report is lacking. For example, the report itemizes impact and connections fees payable to the county without any estimates of even the offsetting-direct capital costs of the county, much less indirect costs associated with the county services provided to the additional economic activities during the construction period. The statement in the analysis is that the applicant "believes" the development "will not fiscally burden the county." Based on the data provided by the applicant, the net fiscal impact is not known. However, based on staff analysis using REMI Tax PI, when the direct and indirect costs and revenues are taken into consideration, the net fiscal impact on the county of the Phase IIB development, assuming it is completely built out, to total a one-time positive \$1.03 million during the construction period.

The applicant also fails to provide a complete analysis with respect to recurring fiscal impacts during the operational phase. While benefits such as the direct future ad valorem tax obligations and fees that will be paid by the development are enumerated in the applicant's fiscal analysis (\$346,000), there is no effort to estimate the future direct operating service costs to the county due to the development, and no mention is made of indirect costs. Again, to reiterate, these incremental costs are not only those incurred directly on the site of the development. Just as there are direct, indirect, and induced economic impacts from a project such as this, the same is true for fiscal benefits and costs created by the project. There are the direct benefits and costs created on site, the indirect benefits and costs created by the expansion of activity offsite elsewhere in the county as a result of the project and created by suppliers, support firms or competitors, and induced benefits and costs such as workers moving into an area to work in a currently highly competitive industry with an historically low unemployment rate and the county services needed when these workers and their family members buy or rent homes and spend income in other areas within the county's boundaries. Such costs must also be accounted for in determining the total net fiscal impact to the county of a proposed development outside the UDB which, according to ordinance, should provide a net positive impact. Noted that the applicant "believes" the development "will only impact [police] investigative services on an exceptional basis and rarely" is not fiscal analysis. Nor is it adequate to dismiss most government functions that are "likely not relevant to the SDLTD." There may never be a bombing at the industrial park, or a DUI checkpoint in the vicinity to keep truck drivers safe, but there may be. Some of their 404³ employees may come from outside the county and choose to move into the county with their families. They may want to use parks in the area, or fly into or out of the airport, or have the need to use the services of Jackson Health. Based on the data provided by the applicant, the net fiscal impact on a recurring basis is not known. According to staff analysis using REMI Tax PI, when the direct and indirect benefits and costs associated with all the additional economic activities and the new county residents resulting from Phase IIB development are taken into consideration, the recurring annual revenues would be \$0.49M, the recurring annual costs/expenditures would be \$0.48M, and therefore, the recurring net fiscal impact

³ Based on the revised development schedule in the draft development agreement received on 2.11.2022 for Phase IIB and the square feet-to-employment ratio assumption provided in the applicant's revised economic analysis as of July 30, 2021.

on the Miami-Dade County's governmental funds would be \$10,000 during the first 5 years after Phase IIB is fully build-out.

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

A handwritten signature in black ink, appearing to read "Rashid Istambouli", written over the printed name in the "From:" field.

Subject: Z2021000052-4th Review
Buxeda Holdings, LLC
SW 122nd Avenue and SW 268th Street

Request:

1. District Boundary Change from AU, Agriculture, to IU-1, Light Industrial Manufacturing.
2. Acceptance and Execution of a Development Agreement (DA).

(AU) (20 Acres)
36-56-39

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 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 IIB 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.

Please note pursuant to Section 24-48.1(1)(f) of the Code, a DERM Class VI permit is required for the installation of a drainage system for any project that has known soil or groundwater contamination, or that uses, generates, handles, disposes of, discharges, or stores hazardous materials. Please contact the Pollution Remediation Section regarding further information for the contaminated sites within the area.

In the event that an outfall or overflow system for drainage is approved, pursuant to section 24-48.1(1)(b) of the Code, a DERM Class II permit will be required prior to construction, installation and/or alteration into any water body of Miami-Dade County.

In the event that dewatering is approved for proposed development, pursuant to section 24-48.1(1)(e) of the Code, a DERM Class V permit is required prior to any construction activities for dewatering groundwater, surface water or water into an underground facility, excavation or trench.

If the proposed development is approved, a DERM Surface Water Management General Permit (SWMGP) shall be required for any new development of 2 acres or more of impervious area or 10 acres total area for the construction and operation of the required surface water management system.

Please be advised, if the property contains wetlands, an Environmental Resources Permit may be required from the South Florida Water Management District (SFWMD), instead of SWMGP. It is

responsibility of the applicant to contact SFWMD (561-686-8800) for further information regarding permitting procedures and requirements.

DERM notes that a site plan was not submitted in support of the requested district boundary change. DERM's approval of this zoning application shall not be construed to approve any drainage features or improvements required for future development. Future plans 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: 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.

DERM notes a site plan was not submitted in support of the requested district boundary change. 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.

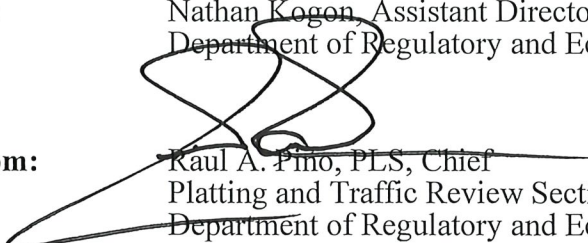
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: March 23, 2022

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

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

Subject: Z2021000052
Name: Buxeda Holdings, LLC
Location: Northeast Corner of SW 122 Avenue and SW 268 Street
Section 36 Township 56 South Range 39 East

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

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.

This application **does** meet the traffic concurrency criteria for an Initial Development Order.

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 I and Phase II will generate **1,506 PM** peak hour vehicle trips.

The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9738	SW 112 Avenue north of SW 268 Street	C	C
9922	SW 268 Street west of SW 127 Avenue	C	C

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.

Notes: PM =Post Meridien

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

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for

Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.


- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: Monday, March 28, 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: DIC Z2021000052
Name: Buxeda Holdings

I. PROJECT LOCATION:

The property is generally located on north of SW 268 Street and south of SW 264 Street, approximately 330 feet east of SW 122 Avenue.

II. APPLICATION REQUEST:

The applicant is seeking approval of a district boundary change on the property from "Agriculture" (AU) to "Industrial, Light Manufacturing" (IU-1) as per letter of intent dated June 10, 2021. Please note that the application does not contain a site plan.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Given that the subject application does not contain a site plan, access to the site is unknown.

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 subject application does not contain a site plan. At the time of ASPR submittal, a site plan and traffic study must be submitted for review. The application must comply with Development Agreement (Z2021000089) as well as the following generic comments. Please note that new comments may be given once the formal submittal is provided.

1. A traffic study that encompasses all phases of the development must be submitted. A traffic study methodology must be submitted for review and approval prior to the full traffic study being submitted.
2. Study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances.
3. Study must include a queuing analysis if the proposed entrance (parking lot, garage or any driveway) will be controlled by gates.

4. Intersection control must be evaluated as part of the traffic study for all the proposed intersections within the development.
5. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the plans to demonstrate compliance with these requirements.
6. A minimum of a 6' sidewalk must be kept within public right-of-way.
7. Parking spaces and/or parking aisles must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).
8. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
9. Please show location of streets necessary to complete the roadway network.
10. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan.

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

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. Z2021000052
Buxeda 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. 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, Buxeda Holdings LLC seeks to rezone a property totaling +/- 20 acres located at NE Corner of SW 122nd Avenue and SW 268th Street from Agricultural District (AU) to Industrial, Light Manufacturing (IU-1). The applicant has also to filed a 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 zoning application seeking approval of a Chapter 163 Development Agreement. The Applicant is proposing to construct an unspecified amount of warehouse structures consistent with the intent of the IU-1 zoning district and the South Dade Logistics and Technology District. 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 an eastbound bus stop approximately 200 feet away (a 1-minute walk) along SW 268th Street at SW 119th Place.

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

Metrobus Route Service Summary DIC Project No. Z2021000052							
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, the service change is estimated to be implemented in Winter 2022.

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 closest station to access the BERT service is at a proposed (unfunded) South Dade Park and Ride at SW 288th Street is approximately 4.8 miles away from the proposed site. The cost of the proposed station is estimated at \$34 Million dollars.

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 CDMPT 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 site plan is formally submitted.**

1. This zoning application shall be subject to the Transit improvements noted in the Development Agreement file under application Z202100089.

FAA
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2. 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.
3. 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.
4. The proposed improvements stated in the above comments were developed following an analysis that includes the proposed roadway master plan dated in February 2022. Any changes to the proposed roadway network (roadway master plan) will require further analysis from DTPW.
5. Please note that due to multiple zoning applications and concurrent CDMP application, further comments will be provided as additional documentation is provided for analysis.
6. The Applicant shall ensure that the sidewalks along SW 268th Street is installed, to improve public access to the existing bus stop at the SW 268th Street and SW 119th Place.
7. 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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Memorandum



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)

Subject: Zoning Application Comments - Buxeda Holdings, LLC.
Application No. Z2021000052

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: Buxeda Holdings, LLC.

Location: The proposed project is within approximately 20 acres, generally located south of SW 264th Street and north of SW 268th Street, approximately 330 feet east from SW 122nd Avenue, with Folio Nos. 30-6936-000-0021, 30-6936-000-0024 and 30-6936-000-0025, 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 various uses such as logistics and last-mile distribution centers, warehouses, sortation and fulfillment space, office buildings and parks, and similar uses. A site plan was not submitted with this application.

This Zoning application accompanies the submittal of a CDMP Amendment that encompasses approximately 792.18 gross acres of land, a portion of which includes entirely the subject property in 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 IIB development with this Zoning Application:

1. There is an existing 12-inch water main abutting the property along SW 268th Street to where the developer may connect to provide water service for the project.
2. Public water main extensions within the property shall be 12-inch minimum diameter.

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 IIB development with this Zoning Application:

1. There is an existing 10-inch gravity sewer partially abutting the application site along SW 268th Street (Pump Station Basin 1030) to where the developer may connect to provide sewer service to the future development with this application.
2. Any public gravity sewer extension within the property shall be minimum 8-inch in diameter.

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-2 A(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: February 15, 2022

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

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

A large, stylized handwritten signature in blue ink, written over the "From:" field and extending into the "Subject:" field.

Subject: South Dade Logistics and Technology District (Z2021000052) Re-review

In its June 11, 2021 response to the original version of this application, 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.

It is understood that there continue to be discussions regarding Stormwater Management issues at the site that do not impact the DSWM and or its earlier 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: Z2021000052
Buxeda Holdings LLC
MDAD DN-21-07-3351

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 Z21-052. The applicant, Buxeda Holdings LLC, is requesting approval of a district boundary change from "Agriculture" (AU) to "Industrial, Light Manufacturing" (IU-1) for the development of various uses such as logistics and last-mile distribution centers, warehouses, sortation and fulfillment space, office buildings and parks, and similar uses. The proposed project is within approximately 20 acres, generally located south of SW 264 Street and north of SW 268 Street, approximately 330 feet east from SW 122 Avenue, with Folio Nos. 30-6936-000-0021, 30-6936-000-0024 and 30-6936-000-0025, in unincorporated Miami-Dade County, outside the UDB and inside of the Urban Expansion Area (UEA).

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>).

AR/rb

Memorandum



Date: March 1, 2022
To: Nathan Kogon, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)
From: Alejandro Zizold, PROS Master Plan Manager
Planning, Design and Construction Excellence Division *A. Zizold*
Parks, Recreation and Open Spaces Department (PROS)
Subject: Z2021000052– Buxeda Holdings (Pre-app: Z2021P00109) V2

Applicant Name: Buxeda Holdings, LLC.

Project Location: The subject property is approximately 20.59 acres, located on the northeast corner of SW 122nd Avenue and SW 268th Street, Folio Nos. 330-6936-000-0021, 30-6936-000-0024, and 30-6936-000-0025 in unincorporated Miami-Dade County. The proposed development is located outside of the Urban Development Boundary (UDB).

Proposed Development: The applicant seeks to change the zoning district from Agricultural (AU) to Industrial, Light Manufacturing (IU-1) in order to develop uses consistent to existing and future uses of the area. This project site corresponds to Phases II B and III A.

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 offers the following recommendations:

- PROS also recommends adding non-motorized access features to promote walking and biking to and from the site.
- As the subject site is near Homestead Air Reserve Park, please provide detailed plans that include shade trees along SW 268th St and private road sidewalks in order to connect non-motorized site users with the park and within the special district and provide a more shaded and walkable network of streets and open spaces per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but not limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

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 Natalia Neira, Park Planner 3, by email at natalia.neira@miamidadecounty.gov or by phone at (305) 755-7997.

AZ: at nn

Signature: *Alissa Turtletaub*

Email: alissa.turtletaub@miamidadecounty.gov

Signature: *Alejandro Zizold*

Email: alejandro.zizold@miamidadecounty.gov

MDC024

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Date: February 2, 2022

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: DIC Z2021000052 – Buxeda Holdings, LLC (Revision No. 2)

According to the revised letter of intent dated June 10, 2021, the applicant is seeking a District Boundary Change from AU to IU-1 on an approximate 20-acre parcel of land located on the northeast corner of SW 122 Avenue and SW 268 Street 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 MDR comments provided below are subject to the approval of the aforementioned CDMP application (CDMP20210003).

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 summary, MDR has **no objections** to the District Boundary Change from AU to IU-1. Although a site plan was not submitted as part of this application, the Fire Engineering & Water Supply Bureau reviewed and approved a corresponding site plan under A2021000047.

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

Memorandum



Date: February 15, 2022
To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources
From: Alfredo Ramirez III, Director *NR*
Miami-Dade Police Department
Subject: Review - Zoning Application - Case: No. Z2021000052
Buxeda Holdings, LLC

APPLICATION:

The applicant, Buxeda Holdings, LLC, 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 20 acre property is located at the northeast corner of SW 122 Avenue and SW 268 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; however, this zoning application accompanies the concurrent submittal of a Comprehensive Development Master Plan Amendment, CDMP20210003, which encompasses 793.93 acres of land. To that end, should future 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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

BUXEDA HOLDINGS, LLC/MIGUEL V.
BUXEDA

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2021000052

DATE

HEARING NUMBER

FOLIO: 30-6936-000-0025/30-6936-000-0024/30-6936-000-0021

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 1, 2022

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-6936-000-0025/30-6936-000-0024/30-6936-000-0021

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6936-000-0025/30-6936-000-0024/30-6936-000-0021

There are no open/closed cases in BSS.

VIOLATOR:

BUXEDA HOLDINGS, LLC/MIGUEL V. BUXEDA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

**Miami Economic
Associates, Inc.**

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-052
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 Z2021000052
South Dade Logistics & Technology District ("SDLTD") Phase IIB**

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 IIB, which will include 366,948 square feet of warehouse space.

The table on the next page identifies the sources of revenue that the Phase IIB 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 IIB 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.

The recurring revenues estimated are the amounts that will be paid on an annual basis after Phase IIB has been fully developed. The estimate of ad valorem taxes assumes

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MDC028

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Mr. Nathan Kogon, AICP
 Assistant Director for Development Services
 Department of Regulatory and Economic Resources
 Miami-Dade County
 January 23, 2022
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MIAMI-DADE COUNTY
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that Phase IIB has a taxable value of approximately \$35.27 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 businesses occupying space within the project.

Revenues (000's)	Non-recurring	Recurring
Road Impact Fees	\$ 1,941.7	
Police Impact Fees	\$ 148.5	
Fire Impact Fees	\$ 531.2	
General Building Permits	\$ 56.3	
Trade-related Permits	**	
Utility Connection Fees	\$ 51.3	
Ad Valorem Taxes		
General Fund		\$ 164.9
Debt Service Fund		\$ 17.9
Fire Fund		\$ 85.4
Library Fund		\$ 10.0
UMSA Fund		\$ 68.0
Utility/Communication Taxes		**
Utility Service Charges		**
Local Business Taxes		**
State Sales Tax Rebates		**
Gas Taxes		**
Total	\$ 2,729.0	\$ 346.2

** Insufficient information available to estimate amount.
 Source: Bedrock 268, LLC; Miami-Dade County; Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.

Fiscal Impact

Development of Phase IIB 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 IIB will be required to pay \$1.94 million in road impact fees. In lieu of paying impact fees, the developer can pay to construct the system necessary to ensure that Phase IIB has adequate roadway capacity. The developer will also pay the "proportionate share" (pursuant to Section 163.3180 F.S.) of Phase IIB's impact on off-site roadways, which will be credited against the impact fees. MEAI also estimates that Phase IIB developer

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Mr. Nathan Kogon, AICP
Assistant Director for Development Services
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Miami-Dade County
January 23, 2022
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BY: GONGOL

will need to pay police impact fees exceeding \$148,000 and fire impact fees of \$531,000 to cover the capital costs, if any, associated with providing Phase IIB 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 IIB 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 IIB 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 \$733,900 to \$825,700 for Phase IIB. Therefore, the County will not bear any of the capital costs associated with providing water and sewer services to Phase IIB.

Operating Costs

Miami-Dade County will be required to fund fire and police operations it will provide to Phase IIB. 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 IIB will pay almost \$85,400 in ad valorem taxes into the Fire Fund annually. It should also be noted that there are activities paid for as part of the suppression and rescue portion of the Fire Department's budget that are not relevant to Phase IIB 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 IIB 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.

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)

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MDC030

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Mr. Nathan Kogon, AICP
Assistant Director for Development Services
Department of Regulatory and Economic Resources
Miami-Dade County
January 23, 2022
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PROCESS NO: Z21-052
DATE: JAN 26 2022
BY: GONGOL

Special Victims; 6) Narcotics; 7) Professional Compliance (Internal Affairs); 8) Public Corruption; 9) Robbery; 10) Warrant Enforcement; and 11) Cyber Crime. Accordingly, MEAI 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.

Based on the preceding, MEAI believes that provision of police services for Phase II B of the SDLTD will result in no negative fiscal impact for Miami-Dade County.

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

MDC031

31

Mr. Nathan Kogon, AICP
Assistant Director for Development Services
Department of Regulatory and Economic Resources
Miami-Dade County
January 23, 2022
Page 5

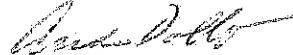
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MIAMI-DADE COUNTY
PROCESS NO: Z21-052
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Closing

The SDLTD will inject funds into the County while being responsible for covering the incremental cost of the infrastructure and services it requires, Phase IIB alone will infuse the County with \$2.73 million in non-recurring revenues during the period in which it is being developed and more than \$346,000 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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Buxeda Holdings, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
<u>Miguel V. Buxeda and Ana Buxeda</u>	<u>100%</u>
<u>285 NW 119 Court Miami, Florida 33182</u>	

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: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

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: Bedrock South Dade 268 Street, LLC

NAME AND ADDRESS (if applicable)	Percentage of Interest
See Exhibit A	

Date of contract: 04-16-2021

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

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.

Bedrock South Dade 268 Street, LLC, a Florida limited liability company

By: [Signature]
 Print Name: Victor Brown
 Title: Manager

Sworn to and subscribed before me this 31st day of MAX, 2022 Applicant is personally known to me or has produced [Signature] as identification.

[Signature]
 (Notary Public)



My commission expires AUGUST 5 2025

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

EXHIBIT A

BEDROCK SOUTH DADE 268 STREET, LLC (CONTRACT PURCHASER)

DISCLOSURE OF OWNERSHIP INTEREST

100.0% BEDROCK SOUTH DADE 268 STREET, LLC

25% Michael Wohl

25% SAJ Holdings, LLC

50% Stephen Blumenthal

25% Allison Blumenthal

25% Jillian Blumenthal

25% Brown Family Investments, LLC

95% David Brown

5% David Brown Family Trust

33.33% Jack Brown

33.33% Jenna Brown

33.33% Eva Brown

25% V Brown Family Investments, LLC

95% Victor Brown & Tracey Brown 5%

Victor Brown Family Trust

33.33% Evie Brown

33.33% Harrison Brown

33.33% June Brown

EXHIBIT B

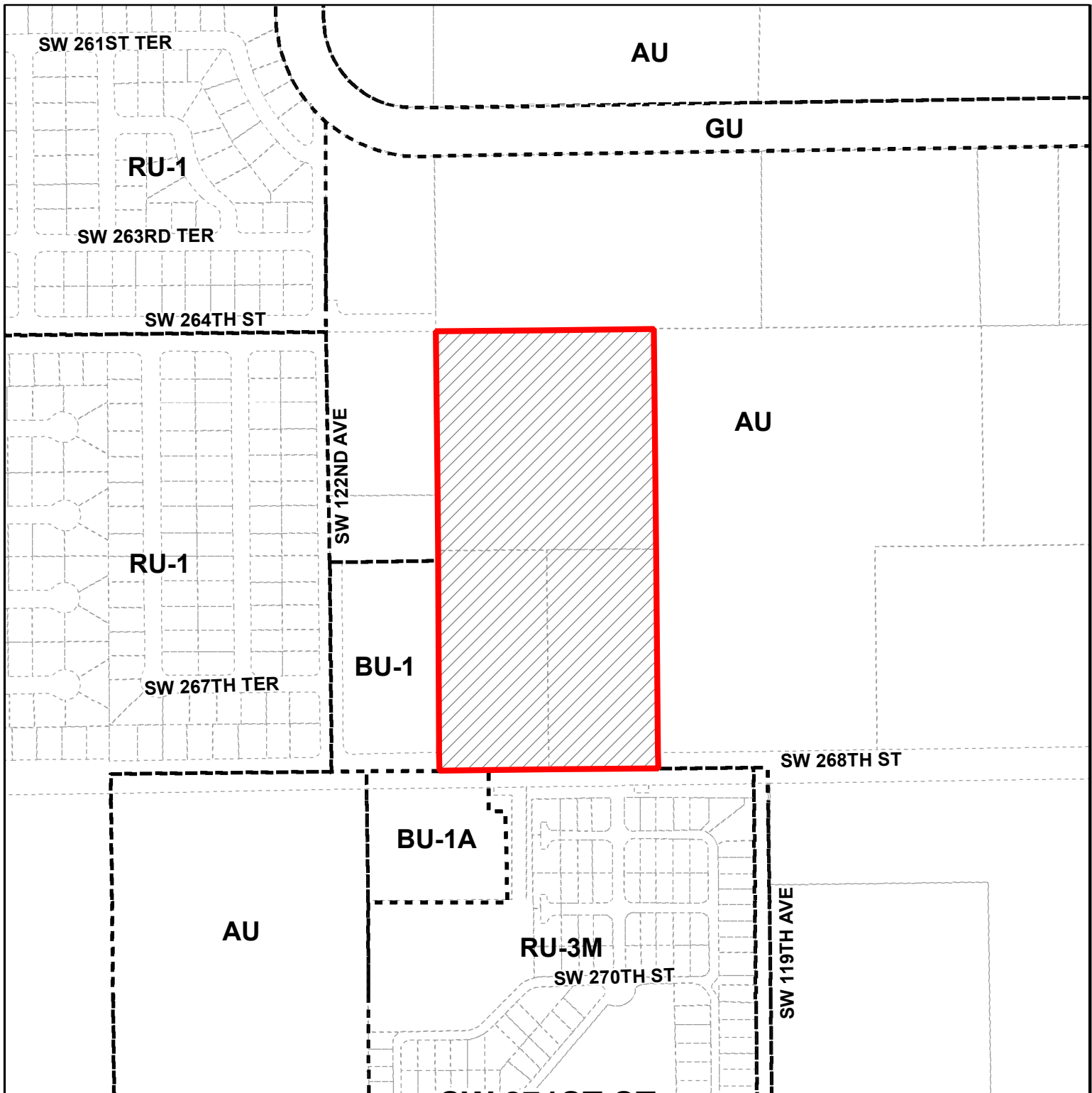
BEDROCK SOUTH DADE 268 STREET, LLC, has entered into a contract with Butters SA, LLC, a Florida limited liability company ("Butters"), to assign the contract to purchase Phase IIB to Butters. Disclosure information for Butters is provided below:

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2021000052



Section: 36 Township: 56 Range: 39
 Applicant: Buxeda Holdings, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2020

Process Number
Z2021000052

Legend
 Subject Property



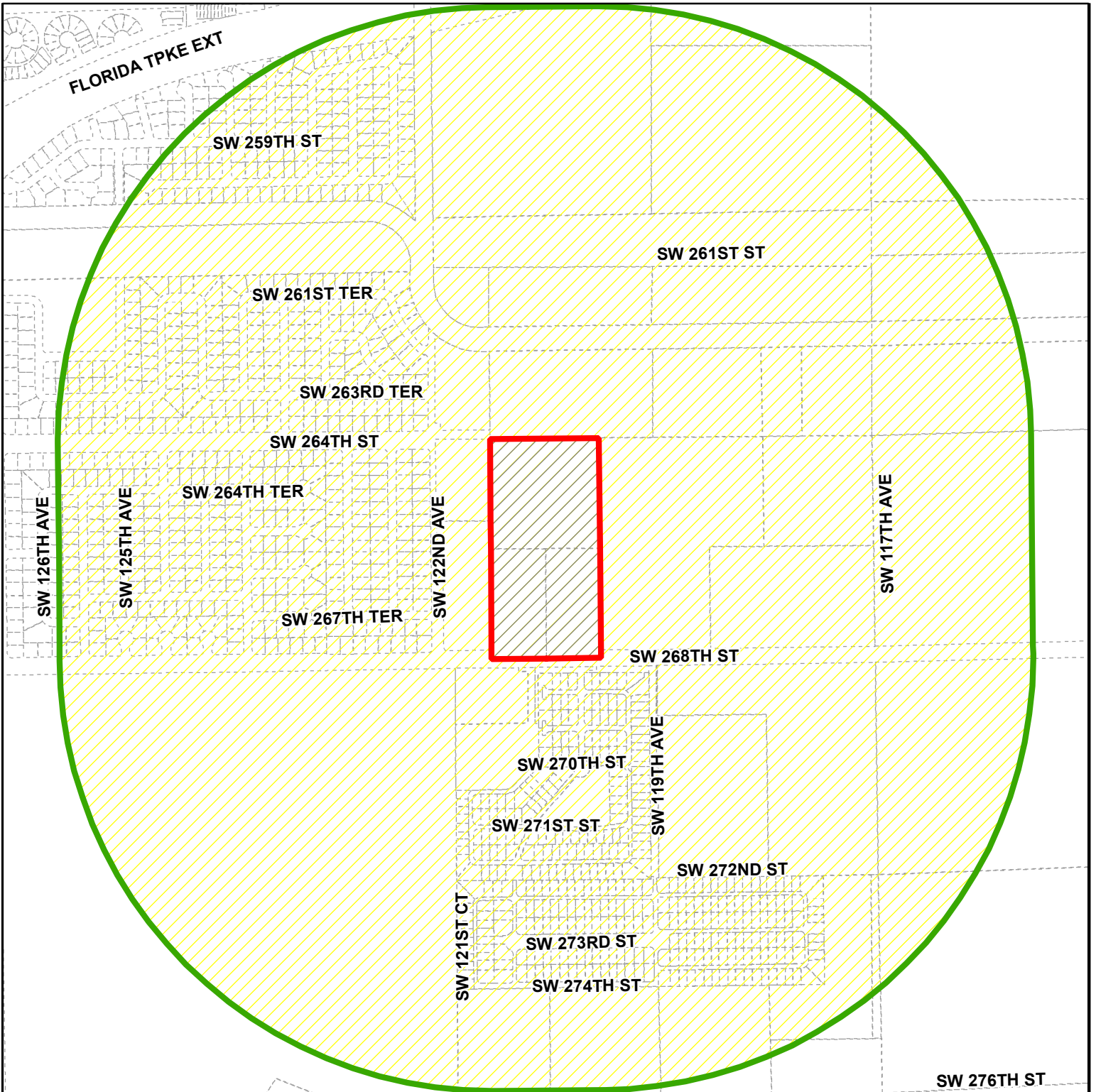
Section: 36 Township: 56 Range: 39
 Applicant: Buxeda Holdings, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, March 11, 2021

MDC038

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 36 Township: 56 Range: 39
 Applicant: Buxeda Holdings, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2021000052
 RADIUS: 2640

Legend

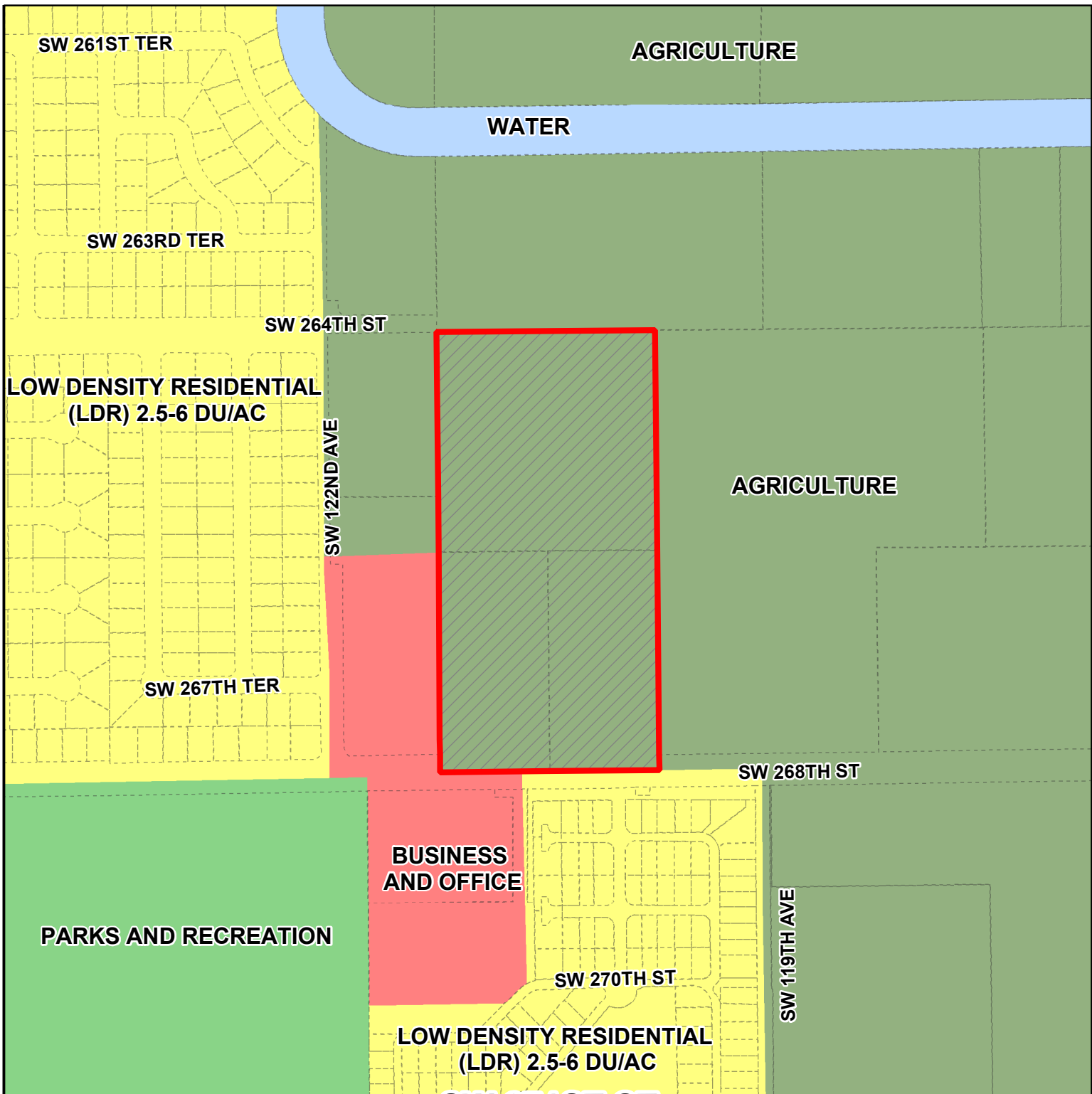
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, March 11, 2021

MDC039

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2021000052

Section: 36 Township: 56 Range: 39
 Applicant: Buxeda Holdings, LLC
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY