

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

PH: Z21-054

November 1, 2022

Recommendation Summary	
Commission District	8
Applicant	Aligned Real Estate Holdings, LLC
Summary of Requests	The application is to permit a rezoning of the subject property, which is Phase I 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 dedication towards the SW 264 Street roadway (from SW 112 Avenue to SW 107 Avenue) that runs 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 (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 north of SW 268 Street (Moody Drive), between SW 107 Avenue and SW 117 Avenue, Miami-Dade County, Florida.
Property Size	±193.13 Acres (Phase I)
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 (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

	<i>modifications</i> recommended below, and Approval of Requests #2 and #3 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.
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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 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.

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 Requests #2 and #3 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. 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

Application CDMP20210003
Fiscal Impact Analysis

Net Fiscal Impact for Phase I

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, of which Phase I will include 2,676,935 square feet of warehouse space and 20,000 square feet of support commercial 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 I 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.I. for Phase I, 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 \$7.85M during the construction period. At buildout, the annual impact on Miami-Dade County governmental funds’ revenues would be \$3.54M, the impact on its expenditures would be \$3.19M. Net annual fiscal impact (total revenues minus total expenditures) of Phase I on Miami-Dade governmental funds would be \$0.35M on a recurring basis.

Table 3.I. Fiscal Impact Analysis for Phase I

Phase I	Non-recurring Impact (During Construction)	Recurring Impact (After Buildout, 5-Year Average)
Total Rev (\$M 2020 dollars)	\$10.56	\$3.54
Total Exp (\$M 2020 dollars)	\$2.72	\$3.19
Net Fiscal Impact (\$M 2020 dollars)	\$7.85	\$0.35

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

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.

activity on the part of suppliers and support industries, the possible loss of business by competitors 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.I. 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 I development, assuming it is completely built out, to total a one-time positive \$7.85 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 (\$2.37M), 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 3,366³ 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 I development are taken into consideration, the recurring annual revenues would be \$3.54M, the recurring annual costs/expenditures would be \$3.19M, and therefore, the recurring net fiscal impact on the Miami-Dade County's governmental funds would be \$0.35M during the first 5 years after Phase I is fully build-out.

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

Date: March 21, 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: Z2021000054-7th Review
Pedro & Anne Marie Robau
SW 107th Avenue and SW 268th Street

Request:

1. District boundary change from AU to IU-1 and associated site plan approval.
2. Approval of a Chapter 163 Development Agreement.
3. Non-use variance of the requirement to dedicate SW 117th Avenue and SW 264th Street within the Property.
(AU) (203.6 Acres)
30-56-40

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 I 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 shows certain retention areas/drainage lakes, the site plan does not include an existing drainage ditch along SW 268 Street, the site plan does not include an existing drainage ditch along SW 107 Avenue, and has proposed relocation of an existing canal ROW owned by the SFWMD along SW 107 Avenue. DERM's approval of the zoning application shall not be construed to approve any of these proposed improvements or features. They 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. Moreover, it is anticipated that relocation of the above-referenced existing canal ROW will also require consent and approval from SFWMD.

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 conceptual and 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.

DERM notes the site plan submitted in support of the requested district boundary change shows proposed retention areas/drainage lakes. 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. **DERM recommends that the site plan submitted with this application be labeled as conceptual drainage features that are subject to review and approval 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.

Conditions of Approval: All drainage features, inclusive of retention areas, are conceptual and subject to a future review and approval of Paving and Drainage Plans by the Miami-Dade County Division of Environmental Resources Management.

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

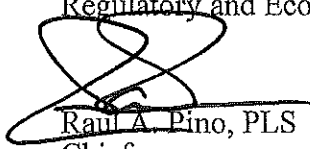
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

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 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 21-054
Name: Aligned Real Estate Holdings, LLC
Section 31 Township 56 South Range 40 East

I. PROJECT LOCATION:

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

II. APPLICATION REQUEST:

This application is requesting a district boundary change from AU to IU-1 waiving dedication along SW 117 Avenue and SW 264 Street.

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 Planning 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 %

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. Waiving of dedication for section line roads must be approved by DTPW.
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 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: Tuesday, March 29, 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 Z2021000054
Name: Aligned Real Estate Holdings LLC

I. PROJECT LOCATION:

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

II. APPLICATION REQUEST:

The applicant is seeking approval of (1) A district boundary change on the property from "Agriculture" (AU) to "Industrial Light Manufacturing" (IU-1) and associated site plan approval, (2) Approval of a Chapter 163 Development Agreement, and (3) Non-use variance of the requirement to dedicate SW 264 Street east of SW 112 Avenue within the property.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the site is available from the north and south by SW 112 Avenue and from the east and west by SW 268 Street and SW 264 Street.

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:

This application is approved conditionally to Road Closure Petition for SW 264 Street east of SW 112 Avenue being approved by the Board of County Commissioners (BCC). As well as contingent upon hold harmless that the development will process through RER ensuring that there will not be any construction over the public until the road closure petition is approved by BCC. Relocation of canal must be approved. The application must comply with Development Agreement (Z2021000089).

Additionally, the following comments must be addressed through the platting process:

- Gated entrances must comply with entrance feature requirements. If site plan must be modified due to modifications required as part of entrance feature process, then it must be revised and re-submitted under the corresponding RER process.
- 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).

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:

- Widen SW 112 Avenue to construct a two-way left turn lane with curb and gutter and a 10-foot shared use path along the frontage of the site.
- Widen SW 268 Street to construct a two-way left-turn lane along the frontage of the site and curb and gutter, a 5-foot bike lane and a 6-foot sidewalk on the north side of the road.
- Improve the eastbound approach of the signalized intersection of SW 268 Street and SW 112 Avenue to include an exclusive eastbound left-turn lane, a shared through left-turn lane, and a shared through and right-turn lane. The proposed eastbound and southbound left-turn lanes should be 450-feet (265' queue length, 135' deceleration length and 50' taper) and 250' (65' queue length, 135' deceleration length and 50' taper), respectively.
- Dedicate and construct 40-feet of right-of-way of SW 117 Avenue, which will include two-lanes, curb and gutter and a 10-foot shared use path on the eastside of the roadway.
- Dedicate and construct 40-feet of right-of way for SW 264 Street, which will include two lanes, curb and gutter and a 10-foot shared use path on the east side of the roadway.
- Perform signal timing optimization, without changing the cycle length, for the signalized intersections of SW 112 Avenue and SW 268 Street with an exclusive eastbound left-turn lane, and a shared through and left and shared through and right turn lane to mitigate the queues on the eastbound approach.
- Perform signal timing optimization, without changing the cycle length, for the intersection of SW 112 Avenue and SW 248 Street to improve the eastbound right-turn movement.

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

James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

Memorandum



DATE: February 8th, 2022

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

FROM: Francisco Arbelaez, AICP
Principal Planner *FAA*
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2021000054
Aligned Real Estate Holdings, LLC
MDT 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 Application 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 a hearing to rezone a property totaling +/- 203.6 acres located at NW Corner of SW 107th Avenue and SW 268th Street from AU to IU-1 and the approval of a site plan. The applicant has also 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. The Applicant is proposing to construct nine (9) warehouse structures, parking, landscaping, and sufficient water retention areas. 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 existing bus stop approximately 0.35 miles away (7-minute walk) along SW 256th Street at SW 112th Avenue.

The table below details the service headways (in minutes) for the above route:

Metrobus Route Service Summary DIC Project No. Z2021000054							
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. 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 BERT South project is approximately 3.2 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 3.2 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. Additionally, this application is subject to the committed infrastructure improvements noted in the Development Agreement for the South Dade Logistics and technology District. **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.**

1. This zoning application shall be subject to the Transit improvements noted in the Development Agreement file under application Z202100089.
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 and SW 112th Avenue are installed, to improve public access to the existing bus stop at the SW 256th Street and SW 112th Avenue.
7. The applicant shall provide a covered, well-lit and secure space for bicycle parking near the entrance of the buildings.

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

Memorandum



Date: March 30, 2021

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: Pre-Application Comments – Aligned Real Estate Holdings LLC
Application No. Z2021000054

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: Aligned Real Estate Holdings LLC

Location: The proposed project is located within 74 acres at the northwest corner of SW 107th Avenue and SW 268th Street with Folios Nos. 30-6031-000-0130, 30-6031-000-0010, 30-6030-000-0150, 30-6031-000-0060, 30-6031-000-0140, 30-6031-000-0120, and 30-6030-000-0170, 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 ten (10) warehouse structures with a total of 2,941,035 S.F. per submitted Site Plan. The applicant is also seeking approval of Chapter 163 Development Agreement. The total water demand for the proposed development is estimated to be 58,821 gallons per day (gpd).

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.

There is a 12-inch water main located at SW 268th Street and SW 119th Avenue, to where the developer may connect and extend a new 12-inch water main easterly along SW 268th Street, to the subject site, as required to provide service to the proposed development. Public water main extensions within the property shall be 12-inch minimum diameter. Public water main extensions along half section lines shall be 12-inch minimum diameter and along section lines shall be minimum 16-inch in 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.

There is a 12-inch force main at SW 268th Street, west of SW 119th Avenue to where the developer may connect to provide sewer service to the proposed development. A force main extension to the subject site will be required. In addition, there is an existing 54-inch force main along SW 268th Street, SW 112th Avenue, and SW 107th Avenue, abutting the subject property that may be available for connection. Connection to the force main will require a private or public pump station. Any public gravity sewer extension shall be minimum 8-inch in diameter. *Final points of connection will be provided at the time the applicant requests connection to the water and sewer infrastructure.*

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

Memorandum



Date: February 10, 2022

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

From: Michael J. Fernandez, Director *Olga Espinosa-Anderson for Michael J. Fernandez*
Department of Solid Waste Management

Subject: South Dade Logistics and Technology Center (#Z2020-000054) Revised Request
(4th Version)

In its response to the original version of this application (and two subsequent revisions), 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 latest set of additional information provided by the applicant concerns further changes that do not impact the DSWM and or its earlier conclusion. **The DSWM continues to have no objections to the proposed application.**

Memorandum



Date: January 5, 2022

To: Nathan Kogon, Assistant Director
RER Development Services

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

Subject: Z21-054
Aligned Real Estate Holdings, LLC
MDAD DN-22-01-3493

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 Z21-054, Aligned Real Estate Holdings. The applicant is requesting approval of a District Boundary Change from AU, Agricultural District, to IU-1, Industrial Light Manufacturing District; approval of an associated site plan; approval of a Chapter 163 Development Agreement (DA); and a non-use variance of the requirement to dedicate SW 264 Street east of SW 112 Avenue within the property. The subject property is approximately 174.14 acres in size and is located lying north of SW 268 Street, between SW 107 Avenue and SW 117 Avenue, Miami-Dade County, Florida.

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. An MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). An MDAD-issued Permissible Crane Height Determination is required for any construction crane 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 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: February 11, 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: Z2021000054– South Dade Master Plan (Pre-application: Z2021P00019)

Applicant Name: Aligned Real Estate Holdings LLC.

Project Location: The proposed development is located on ±203.6 gross acres located at the northwest corner of SW 107th Avenue and SW 268th Street in unincorporated Miami-Dade County (Folios: 30-6031-000-0130, 30-6031-000-0010, 30-6030-000-0150, 30-6031-000-0060, 30-6031-000-0140, 30-6031-000-0120 and 30-6030-000-0170). The proposed development is located outside of the Urban Development Boundary (UDB). The applicant site is adjacent to the proposed Princeton Trail.

Proposed Development: The applicant seeks an Administrative Site Plan Review (ASPR) for the construction of nine (9) warehouse buildings including parking, landscaping, and retention areas. The applicant also makes the following requests:

- A zoning hearing application including a request to rezone the site from Agricultural (AU) to Industrial District, light manufacturing (IU-1);
- A non-use variance of the requirement to dedicate SW 117th Avenue and SW 264th Street within the property and;
- Approval of a Chapter 163 Development Agreement.

A concurrent application was submitted to request CDMP FLUM and text amendments to bring the proposed site into the Urban Development Boundary and establish a Special District governing the uses and intensity of development on the property.

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. The Princeton Trail is a 16.4-mile trail which traverses the County and is directly adjacent to the project location and C-102 canal. PROS offers the following recommendations:

- PROS requests that the applicant meets with the department should canal realignments be approved by the South Florida Water Management District to discuss the proposed Princeton Trail alignment.
- Please note that there must be a 2'-0" minimum clearance from the trail edge and any obstruction.
- Please label the bicycle racks on all plans.
- PROS recommends wayfinding signage be included, where appropriate, along trail nodes at SW 112th Avenue and SW 268th Street/SW 107th Avenue to bring awareness to the Princeton Trail.

These recommendations are based on the following Recreation and Open Space policies and objectives in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but 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, through 2017.

Policy ROS-3B

The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Policy ROS-3E

The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

Objective ROS-8

The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy ROS-8E

By 2014, Miami-Dade County shall develop a greenways prioritization plan to prioritize areas to be designated for greenways, trails, and bicycle lanes, and update the North Miami-Dade Greenway Master Plan and South Miami-Dade Greenway Network Master Plan and the CDMP to include such greenways. The update shall include the designation of the Western Greenway and implementation of the Miami-Dade County Trail Design Guidelines and Standards. On an ongoing basis, Miami-Dade County shall coordinate with State, regional, federal, and local government agencies to establish a countywide interconnected system of nonmotorized pathways that link neighborhoods, parks, natural areas, civic centers, schools, and commercial areas to achieve goals and objectives through a diverse combination of financing methods, partnerships, and interagency coordination.

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: ad

Date: July 30, 2021

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: DIC Z2021000054 – Aligned Real Estate Holdings (Revision No. 1)

According to the letter of intent dated March 8, 2021, the applicant is seeking a District Boundary Change from AU to IU-1 along with accompanying non-use variances on an approximate 203-acre parcel of land located on the northwest corner of SW 107 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 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 203-acre parcel will be developed with ten (10) warehouse facilities comprising a gross building area totaling 2,941,035 Square Feet. Based on the proposed development, the project is expected to generate approximately 141 fire and rescue calls annually.

The 141 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 **disapproved** the site plan uploaded to EnerGov on March 18, 2021 for the following reasons:

1. Site plan is not provided with enough information to provide a complete review. Additional comments may follow if new detail or information warrants further comments.
2. All pertinent dimensions of fire department access roads such as drivable roadway width, turn radii, cul-de-sacs, and T or Y turnarounds must be identified on a site plan. All sidewalks and green space shall be identified separate from roadway dimensions.
3. The minimum dimensions for fire department access roads shall be 20 feet unobstructed width (two-way traffic) and not less than 13 feet 6 inches of unobstructed vertical clearance per the Florida Fire Prevention Code NFPA 1: 18.2.3.4.1.2. The AHJ will accept one-way traffic lanes to be a minimum of 15 feet unobstructed width.
4. Commercial and residential developments or complexes, consisting of more than four buildings, served by a system of private fire department access roads, shall provide an illuminated site plan/map of the complex and the following shall apply:
5. The site plan/map shall be of sufficient size and be located at all emergency vehicle entrances in an area to be clearly viewed from within a responding emergency vehicle.
6. The map must be a detailed representation of the access road(s) and buildings within the complex.
7. The site plan/map shall be constructed with durable materials suitable to withstand outdoor environments and shall be maintained and updated as necessary.
8. Each building on the site shall be represented as an outline of the footprint of the building as it is located on the site.
9. The building number/address shall be clearly identified for each building on the map.


In regards to the site plan, it is recommended that the applicant contact the Fire Engineering Bureau at **786-315-2771** and schedule a “pre-submittal” meeting.

In summary, MDFR has **no objections** to the District Boundary Change from AU to IU-1, or the accompanying non-use variances. However, MDFR **objects** to the accompanying and aforementioned site plan.

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 
Miami-Dade Police Department
Subject: Review - Zoning Application - Case: No. Z2021000054
Aligned Real Estate Holdings, LLC

APPLICATION:

The applicant, Aligned Real Estate 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 ten warehouse structures. The 174 acre property is located at the northwest corner of SW 268 Street and SW 107 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. 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 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

ROBAU, PEDRO AND ANN MARIA

11200 SW 268 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2021000054

DATE

HEARING NUMBER

FOLIO: 30-6031-000-0060/30-6031-000-0140/30-6031-000-0120/30-6030-000-0150/30-6031-000-0010/30-6030-000-0170/30-6031-000-0130

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 3, 2022

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-6031-000-0060/30-6031-000-0140/30-6031-000-0120/30-6030-000-0150/30-6031-000-0010/30-6030-000-0170/30-6031-000-0130

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6031-000-0060/30-6031-000-0140/30-6031-000-0120/30-6030-000-0150/30-6031-000-0010/30-6030-000-0170/30-6031-000-0130

There are no open/closed cases in BSS.

VIOLATOR:

ROBAU, PEDRO AND ANN MARIA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

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 Z2021000054
South Dade Logistics & Technology District ("SDLTD") Phase I**

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 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 I, which will include 2,676,935 square feet of warehouse space and 20,000 square feet of support commercial space. The latter will include a gas station/convenience mart of 6,000 square feet, three fast food restaurants with drive-thru capability and a 2,000 square foot bank

The table on the next page identifies the sources of revenue that the Phase I development will generate and provides estimates, to the extent possible, the amount 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 I is developed. The estimates of impact fees were calculated based on the quantities 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 few years. The amount that will need to be paid for water and sewer connection fees will be dependent on projected usage.

Mr. Nathan Kogon, AICP
 Assistant Director for Development Services
 Department of Regulatory and Economic Resources
 Miami-Dade County
 January 23, 2022
 Page 2

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 DATE: JAN 24 2022
 BY: GONGOL

The recurring revenues estimated are the amounts that will be paid on an annual basis after Phase I has been fully developed. The estimate of ad valorem taxes assumes that Phase I has a taxable value of \$241.4 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	\$ 15,530.0	
Police Impact Fees	\$ 1,091.7	
Fire Impact Fees	\$ 3,885.0	
General Building Permits	\$ 413.4	
Trade-related Permits	**	
Utility Connection Fees	**	
Ad Valorem Taxes		
General Fund		\$ 1,126.6
Debt Service Fund		\$ 122.5
Fire Fund		\$ 584.4
Library Fund		\$ 68.6
UMSA Fund		\$ 465.5
Utility/Communication Taxes		**
Utility Service Charges		**
Local Business Taxes		**
State Sales Tax Rebates		**
Gas Taxes		**
Total	\$ 20,920.1	\$ 2,367.6

** Insufficient information available to estimate amount.
 Source: Aligned Real Estate Holdings LLC; Miami-Dade County; Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.

Fiscal Impact

Development of Phase I of the SDLTD will require that Miami-Dade County: 1) have a roadway system that can accommodate the traffic 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 I will be required to pay \$15.53 million in road impact fees. In lieu of paying impact fees, the developer can pay to construct the system necessary to ensure that Phase I has adequate roadway capacity. The developer will also pay the "proportionate share"

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Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

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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(pursuant to Section 163.3180 F.S.) of Phase I's impact on off-site roadways, which will be credited against the impact fees. MEAI also estimates that the Phase I developer will be required to pay police impact fees exceeding \$1.0 million and fire impact fees of almost \$3.9 million to cover the capital costs, if any, associated with providing Phase I with police and fire protection. In this regard, it is noted that the SDLTD will be immediately south and 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 I of the SDLTD 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 I 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 SDLTD, 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 be \$5.4 to \$6.1 million for Phase I. Therefore, the County will not bear any of the capital costs associated with providing water and sewer services to Phase I.

Operating Costs

Miami-Dade County will be required to fund fire and police operations it will provide to Phase I of the SDLTD. Review of the County's budget for FY 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 I of the SDLTD 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 I 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 I of the SDLTD 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.

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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Review of the budget shows that Investigative Services is the portion of the Police Department's budget that funds that the 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 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.

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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
Page 5

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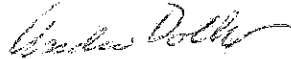
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DATE: JAN 24 2022
BY: GONGOL

Based on the preceding, MEAI believes that provision of police services for Phase I 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 I alone will infuse the County with \$20.92 million in non-recurring revenues during the period in which it is being developed and more than \$2.37 million in annually recurring revenues thereafter. Therefore, Phase I will have a positive net fiscal impact to Miami-Dade County.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

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MIAMI-DADE COUNTY
PROCESS NO: Z21-054
DATE: MAR 18 2021

Disclosure of Interest*

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

CORPORATION NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF STOCK

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

TRUST/ESTATE NAME: N/A

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 the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**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.*



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MIAMI-DADE COUNTY
PROCESS NO: Z21-054
DATE: MAR 18 2021

Disclosure of Interest

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

NAME OF PURCHASER: Aligned Real Estate Holdings, LLC

NAME AND ADDRESS	PERCENTAGE OF INTEREST
Jose Hevia	100%
2550 South Bayshore Drive, Suite 208	
Miami, FL 33133	

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

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, 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.

Jose Hevia

Signature

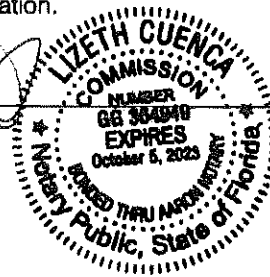
Print Name

Sworn to and subscribed to before me on the 8th day of March, 2021

Affiant is personally known to me or has produced _____ as identification.

Notary:

[Stamp/Seal]



Commission expires: 10/5/2023

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2019/3

Department of Regulatory and Economic Resources • Development Services Division
www.miamidade.gov/zoning

111 NW 1st Street, 11th Floor Miami, Florida 33128
T 305-375-2640



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MIAMI-DADE COUNTY
 PROCESS NO: 224 054
 DATE: MAR 17 2022
 B. J. GONGOL

PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00

PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00

PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00

PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00

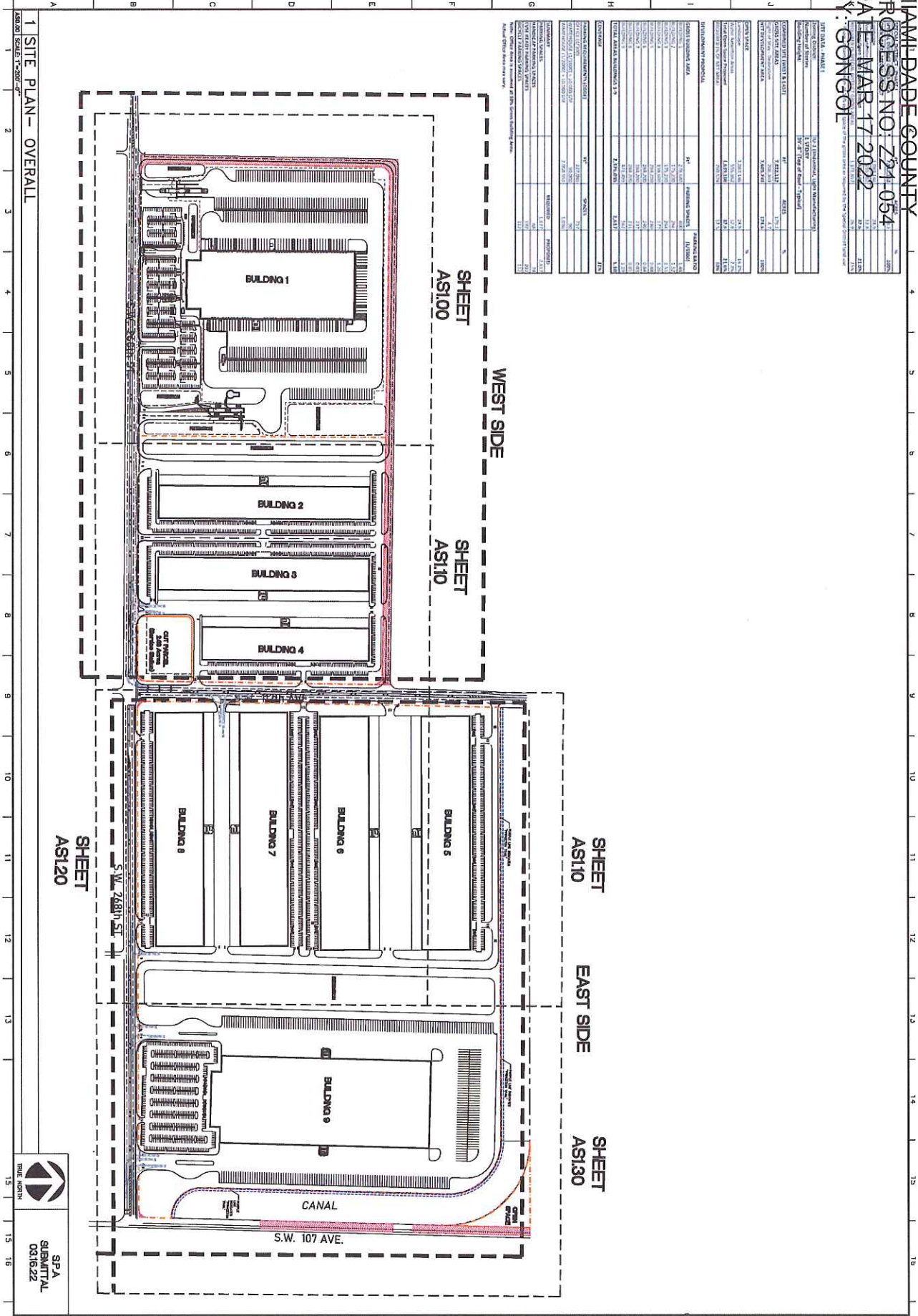
PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00

PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00

PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00

PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00

PROPERTY	VALUE	TAX RATE	TAX AMOUNT
LAND VALUE	1,200,000	0.0000	0.00
IMPROVEMENT VALUE	1,000,000	0.0000	0.00
TOTAL VALUE	2,200,000	0.0000	0.00



1 SITE PLAN - OVERALL

SP A
 QUANTAL
 03/16/22

SP A
 QUANTAL
 03/16/22

REVISIONS

NO.	DATE	DESCRIPTION

Project No. 201431
 Date 03/16/22
 Project Designer: MAS
 Project Manager: MAS
 Checked By: JOC

SOUTH POINT DISTRIBUTION CENTER

MIAMI, FLORIDA

SOUTH POINT

JUAN G. CAICEDO, AIA

RLC Architects

14 SE 1st St, Suite 200, Fort Lauderdale, FL 33301
 Tel: 954.581.1111 Fax: 954.581.1112
 www.rlcarchitects.com

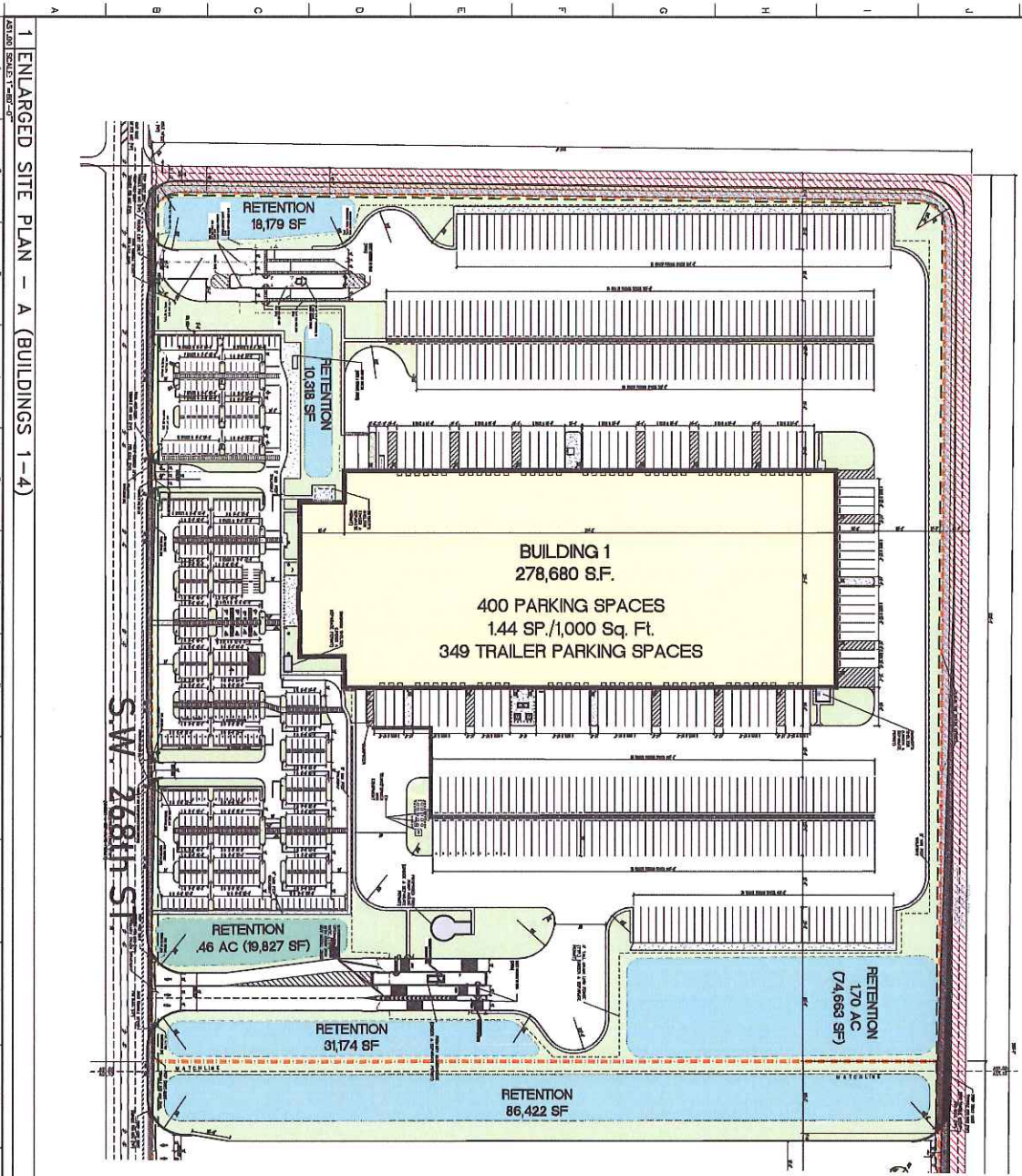
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MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL

WEST SITE
 SITE A
 40.87 Acres



1 ENLARGED SITE PLAN - A (BUILDINGS 1-4)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

WEST SITE	F ²	ACRES	%
GROSS PROPERTY AREA	3,334,587	76.55	
R.O.D.V. (Deduction SW 268th ST & SW 117th ST)	155,459	3.57	
R.O.D.V. (Deduction (Radius return))	295	0.01	
NET DEVELOPMENT AREA	3,178,833	72.98	100%
SOUTH POINT WEST SUBDIVISION	1,574,232	36.43	52.7%
PROPOSED TRACT A	1,417,420	32.54	44.6%
SOUTH POINT IN WEST SUBDIVISION	87,150	2.01	2.7%

SITE A (West Site)			
OPEN SPACE	202,842	4.7	12.1%
Landscape	154,103	3.5	9.2%
Water Retention Areas	357,095	8.2	21.3%
TOTAL OPEN SPACE			
REQUIRED (% of NET AREA)			10%

DEVELOPMENT PROPOSAL			
GROSS BUILDING AREA	F ²	PARKING SPACES	PARKING RATIO (1/1000)
BUILDING 1	278,680	400	1.44
Subtotal	278,680	400	1.44
PARKING REQUIREMENTS	F ²	SPACES	
OFFICE (1/300)	17,349	58	
WAREHOUSE (1/1000) < 10,000 GSF	10,000	10	
WAREHOUSE (1/2000) > 10,000 GSF	251,331	128	
SUMMARY		REQUIRED	PROPOSED
PARKING SPACES	193	400	400
HANDICAP PARKING SPACES	8	8	8
EVEE READY PARKING SPACES	70	30	30
BICYCLE PARKING SPACES	12	12	12
COVERAGE			17%

Note: Office Area is assumed at 10% of Gross Building Area.
 Actual Office Area may vary.

SFA SUBMITTAL 03/16/22

THE NORTH

AS1.00

Project No. 2014201
 Date 03/16/22

Project Designer: AMJ
 Project Engineer: AMJ
 Checked By: JCC

REVISIONS

Drawing Title: ENLARGED SITE PLAN - A

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MIAMI, FLORIDA

SOUTH POINT

RLC Architects

14150 SW 10th St., Suite 200, Miami, FL 33186
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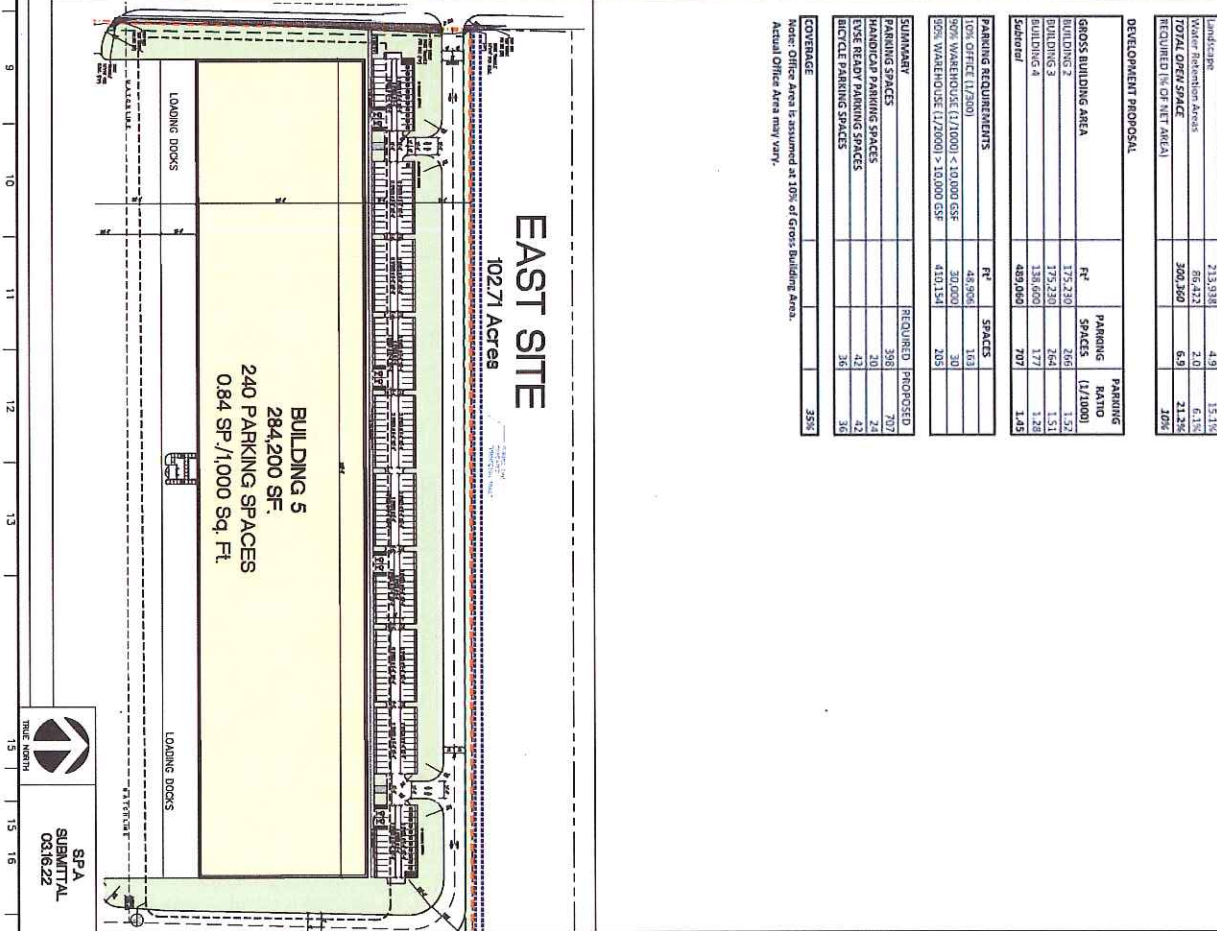
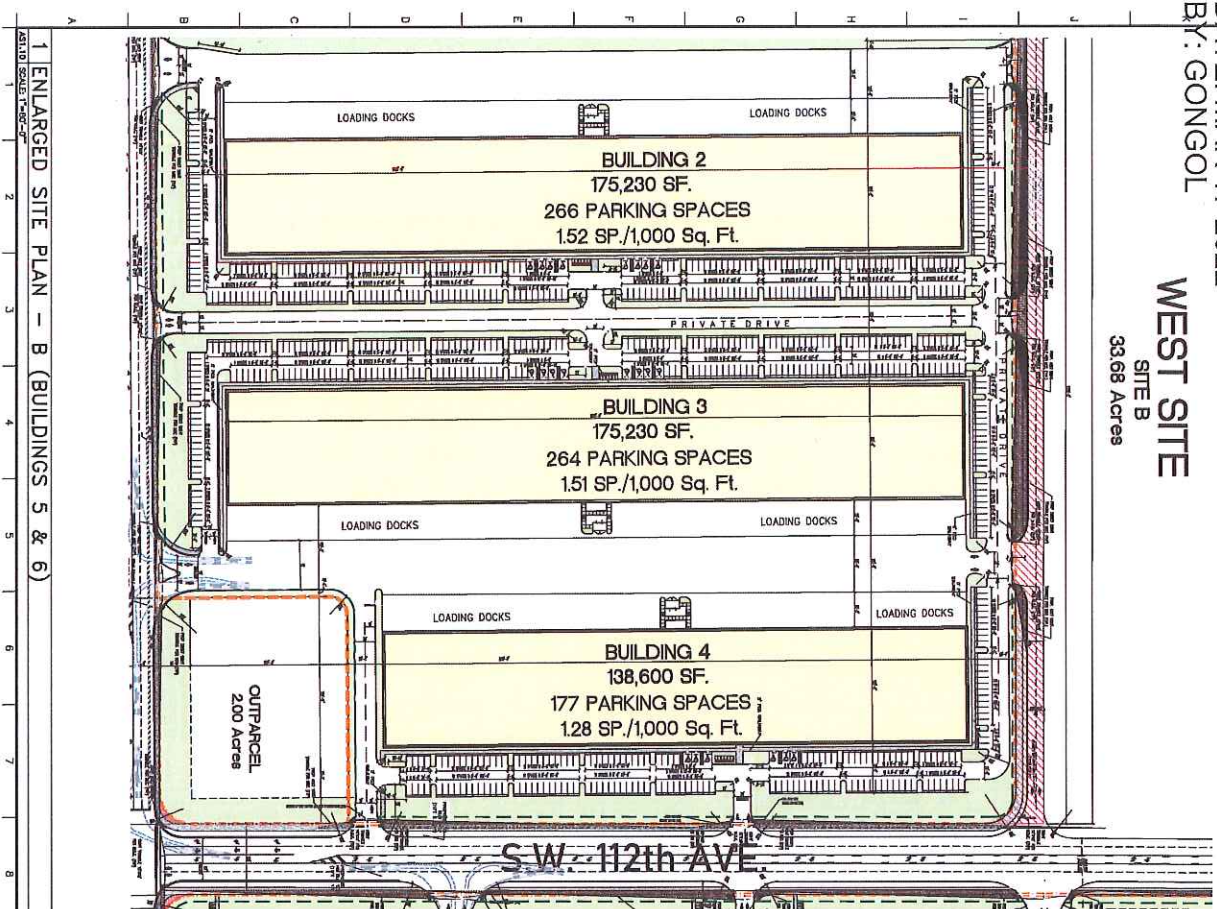
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MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL

WEST SITE
 SITE B
 33.68 Acres



SITE B (West Site)

OPEN SPACE	213,938	4.9	15.1%
Landscaping	65,422	2.0	6.1%
Water Retention Areas	300,360	6.9	21.3%
TOTAL OPEN SPACE			28%
REQUIRED (% OF NET AREA)			20%

DEVELOPMENT PROPOSAL

GROSS BUILDING AREA	FT ²	PARKING SPACES (1/1000)	PARKING RATIO
BUILDING 2	175,230	266	1.52
BUILDING 3	175,230	264	1.51
BUILDING 4	138,600	177	1.28
Subtotal	489,060	707	1.45

PARKING REQUIREMENTS	FT ²	SPACES
LOG. OFFICE (1/2500)	44,906	103
NON. WAREHOUSE (1/1000) < 10,000 GSF	30,000	30
NON. WAREHOUSE (1/2000) > 10,000 GSF	410,154	205

SUMMARY

	REQUIRED	PROPOSED
PARKING SPACES	398	707
MANICURED PARKING SPACES	310	24
EASE READY PARKING SPACES	42	42
BICYCLE PARKING SPACES	36	36

COVERAGE 35%

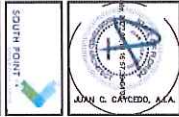
Note: Office Area is assumed at 10% of Gross Building Area.
 Actual Office Area may vary.

SP-1
 SUBMITTAL
 03/16/22

Drawn: TMS
 ENLARGED SITE PLAN - B
 Project No: 2014.01
 Date: 03/16/22

REVISIONS

SOUTH POINT DISTRIBUTION CENTER
 MIAMI, FLORIDA

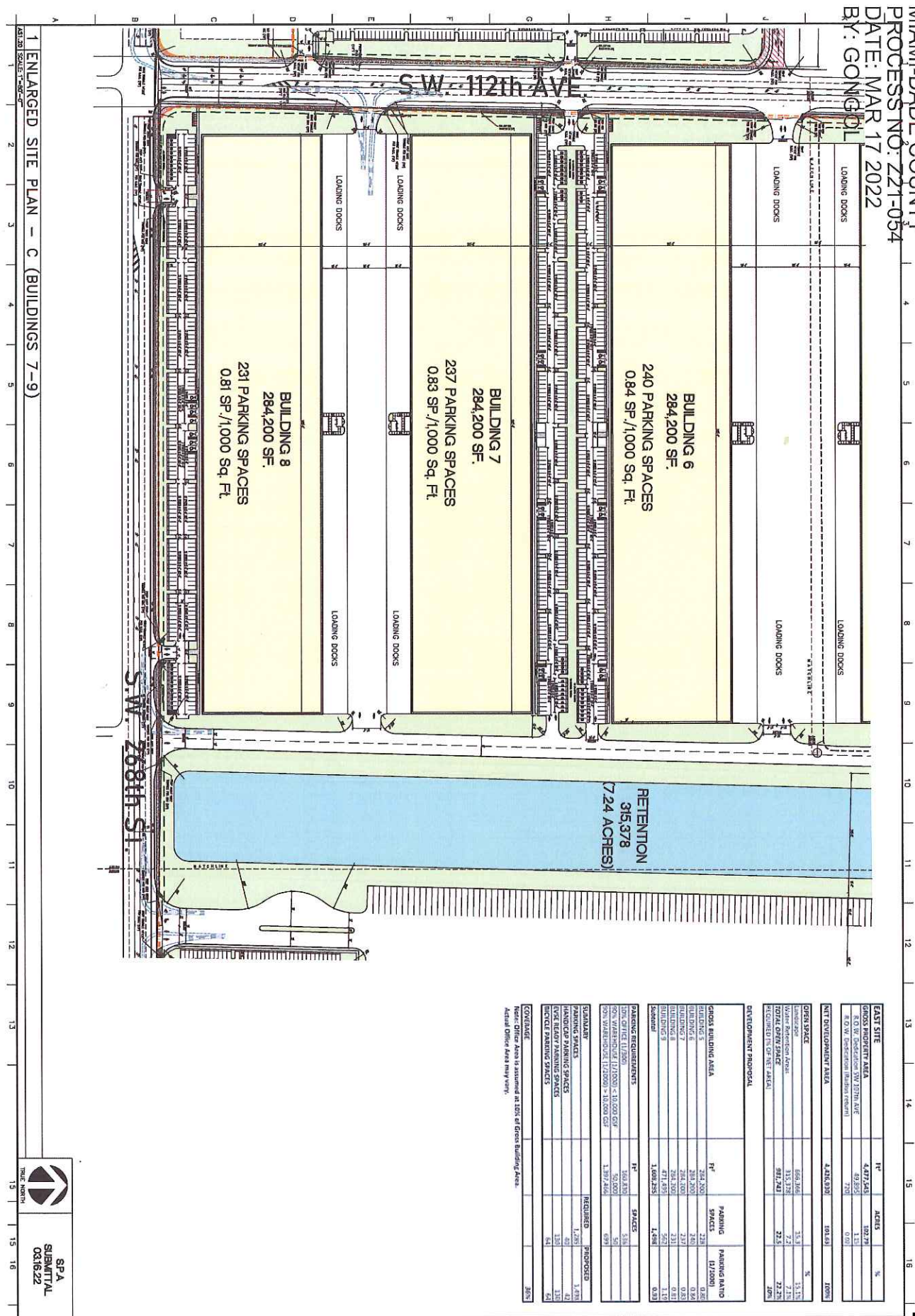


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MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL



FAST SITE	FT ²	ACRES	%
GROSS BUILDING AREA	4,477,544	102.71	
R.O.W. Deduction (W/ 12TH AVE)	40,852	1.31	
R.O.W. Deduction (W/ 26TH AVENUE)	720	0.02	
NET DEVELOPMENT AREA	4,435,972	103.38	100%

OTHER SPACE	FT ²	%
Warehouse	666,168	15.1%
Water Distribution Area	115,128	2.6%
TOTAL OTHER SPACE	781,296	17.7%
RETAINED FOR OPEN SPACE	225	0.01

DEVELOPMENT FOOTPRINT	FT ²	ACRES
GROSS BUILDING AREA	4,477,544	102.71
BUILDING 6	284,200	6.52
BUILDING 7	284,200	6.52
BUILDING 8	284,200	6.52
BUILDING 9	471,055	10.81
Subtotal	1,099,255	25.37

PERMITS REQUIRED	FT ²	ACRES
CON. OFFICE (11250)	50,000	1.15
CON. WAREHOUSE (11250) - 10,000 GSF	1,097,468	25.35
Subtotal	1,147,468	26.50

STANDARD	REQUIRED	PROPOSED
PARKING SPACES	1,265	1,470
VEHICLE PARKING SPACES	120	131
BICYCLE PARKING SPACES	64	64

Note: Office Area is assumed at 100% of Gross Building Area.
 Actual Office Area may vary.

SPA SUBMITTAL
 031622

ENLARGED SITE PLAN - C (BUILDINGS 7-9)

Project No. 20114301
 Date 03.16.22

Project Director: AMS
 Project Manager: JCS
 Drawn by: JCS

REVISIONS

SOUTH POINT DISTRIBUTION CENTER

MIAMI, FLORIDA

SOUTH POINT

RLC Architects

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 Tel: 561.366.6555 Fax: 561.366.6557
 Web: www.rlcarchitect.com

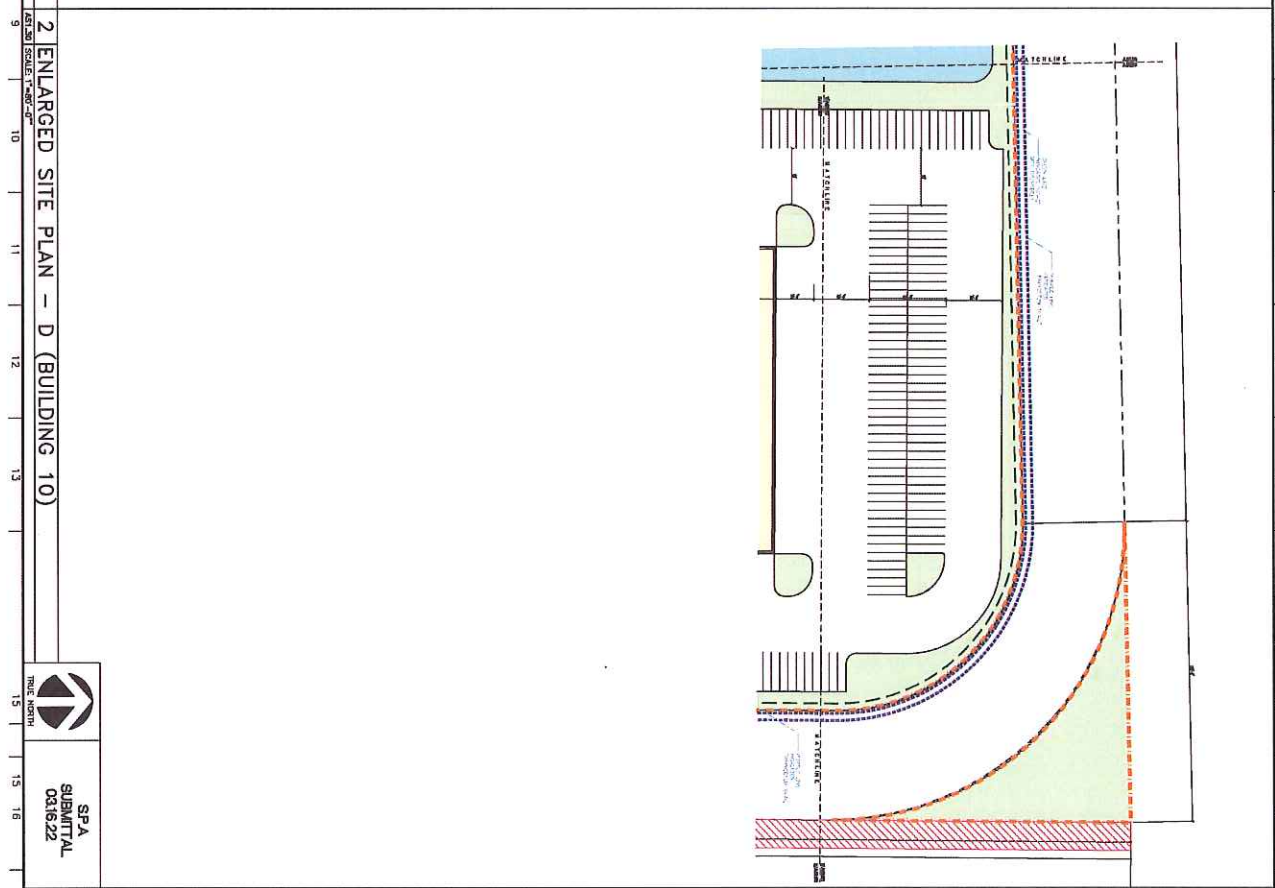
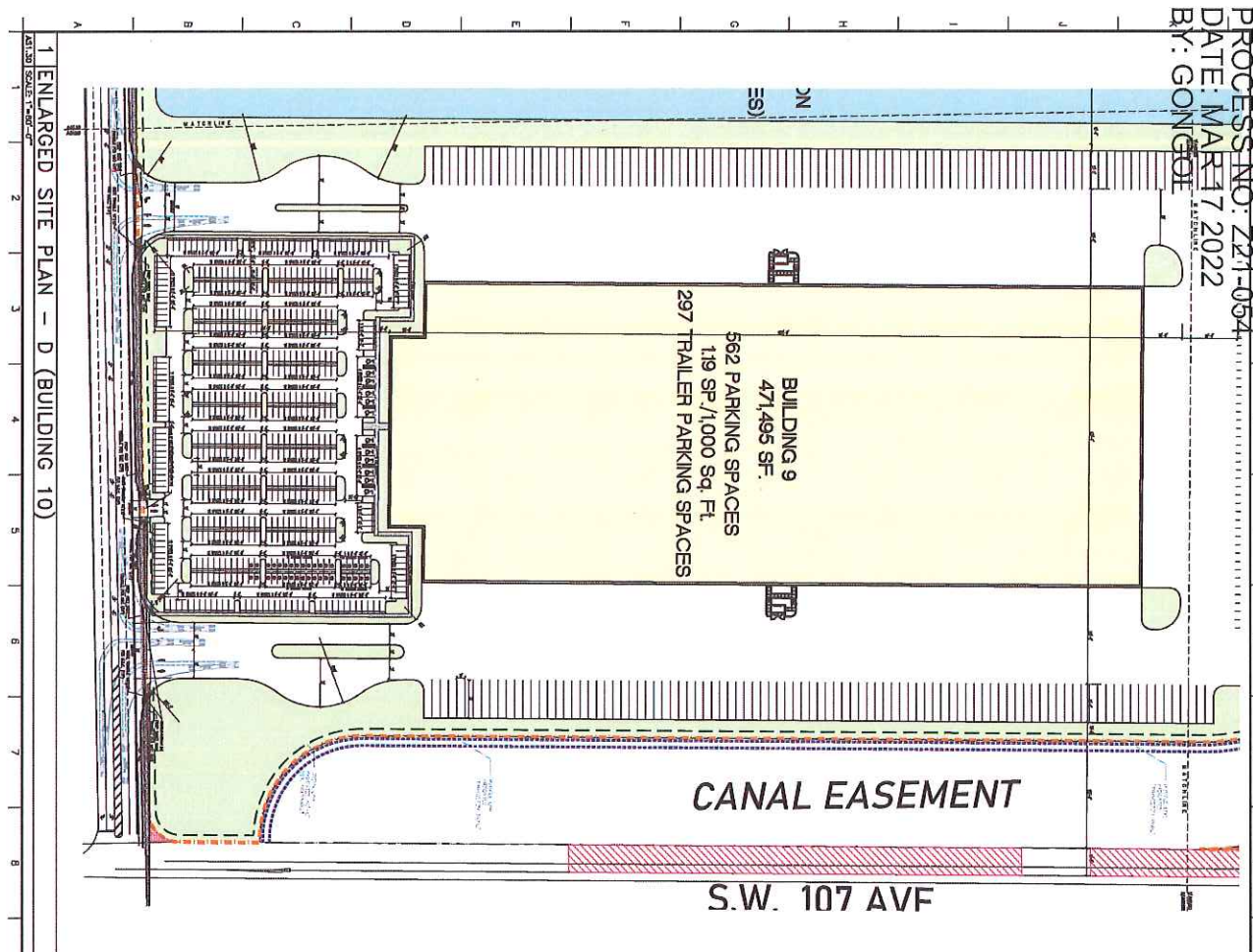
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MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MARCH 7, 2022
 BY: GONDOE



SPA SUBMITTAL
 0316/22

Sheet No.	AS1.30
Scale	1/8" = 1'-0"
Project No.	2014.21
Project Name	SOUTH POINT DISTRIBUTION CENTER
Project Manager	AMS
Checked By	AMS
Date	03.16.22

REVISIONS	

SOUTH POINT DISTRIBUTION CENTER
 MIAMI, FLORIDA

SOUTH POINT

JUAN C. CARVEDO, AIA

RLC Architects
 1455 SW 37th Ave, Suite 300, Ft. Lauderdale, FL 33309
 Phone: 954.581.8888 Fax: 954.581.8887
 Website: www.rlcarchitects.com

COMPILED BY: JUAN C. CARVEDO, AIA
 STATE OF FLORIDA REGISTERED ARCHITECT NO. 44810-000

WE HEREBY CERTIFY THAT THE SEALS, SIGNATURES, AND STAMPS ON THIS PLAN ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, P.A.

MDC041

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MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL

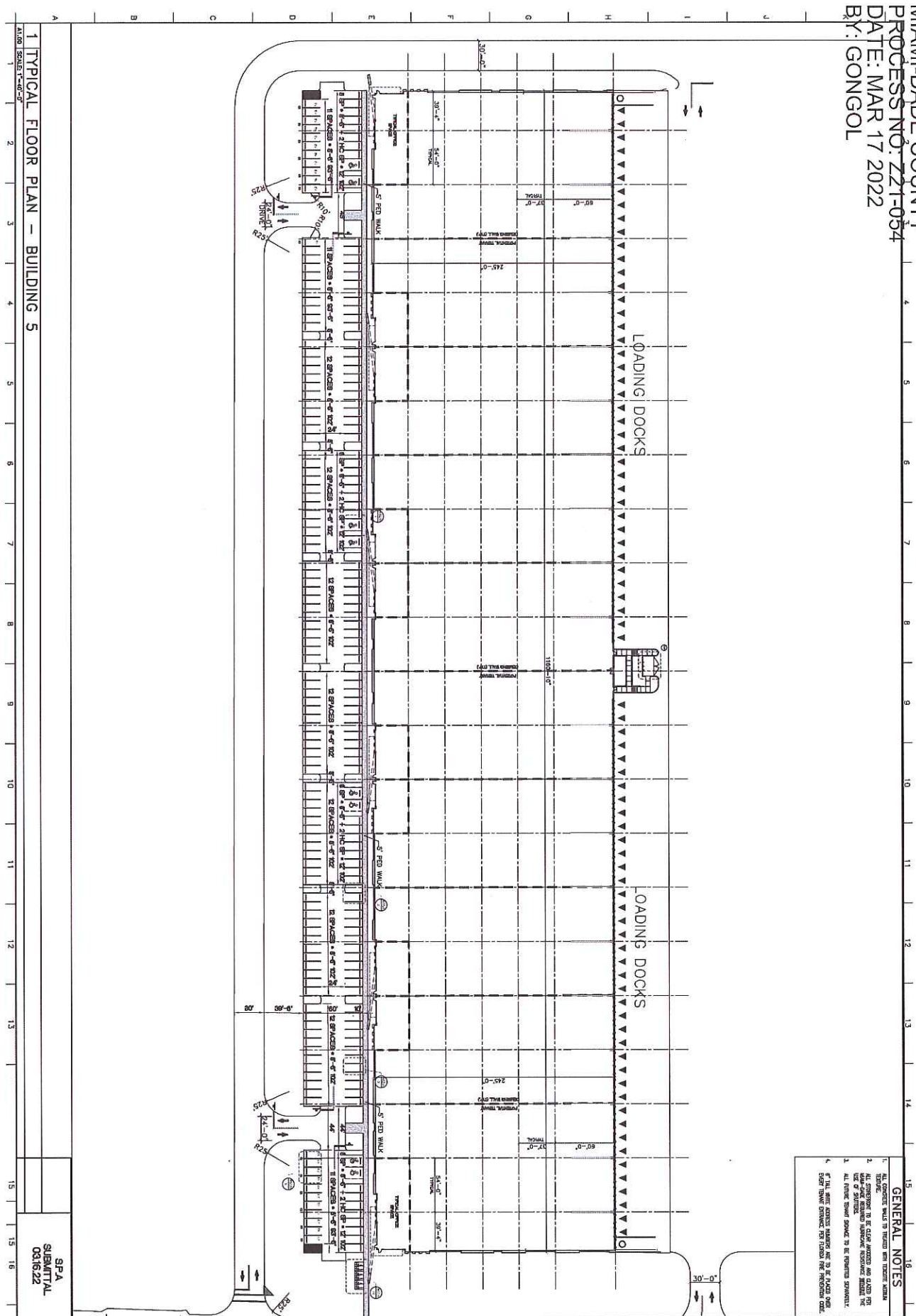
<p>TYPICAL PLAN-PROFILE OF THE PRINCETON TRAIL (CONCEPTUAL PLAN SUBJECT TO SPWM REVIEW AND APPROVAL)</p>	<p>12 BICYCLE PARKING SIGN 1/2" SCALE N.T.S.</p>	<p>8 TYP. DUMPSTER ELEVATION 1/2" SCALE N.T.S.</p>	<p>4 TYPICAL BICYCLE RACK 1/2" SCALE N.T.S.</p>
<p>11 TYP. BICYCLE PARKING AREA (PLAN) 1/2" SCALE N.T.S.</p>	<p>6 BOLLARD 1/2" SCALE N.T.S.</p>	<p>7 TYP. DUMPSTER PLAN 1/2" SCALE N.T.S.</p>	<p>3 TYP. SURFACE PARKING STALL 1/2" SCALE N.T.S.</p>
<p>14 PRINCETON TRAIL 1/2" SCALE N.T.S.</p>	<p>10 EUSE-CHARGING STATION SIGN 1/2" SCALE N.T.S.</p>	<p>2 TYP. PARKING SPACE W/ ISLAND 1/2" SCALE N.T.S.</p>	<p>1 TYPICAL H.C. PARKING STALL 1/2" SCALE N.T.S.</p>
<p>13 BLDG 1 TYP. PKG SPACE 1/2" SCALE N.T.S.</p>	<p>9 EUSE-READY SPACE 1/2" SCALE N.T.S.</p>	<p>5 TYP. H.C. SIGN POLE MOUNTED 1/2" SCALE N.T.S.</p>	<p>1 TYPICAL H.C. SIGN POLE MOUNTED 1/2" SCALE N.T.S.</p>

<p>RLC Architect 1425 SW 15th Ave, Suite 100, Miami, FL 33135 PH: 305.375.1234 www.rlcarchitect.com</p>	<p>SOUTH POINT</p>	<p>SOUTH POINT DISTRIBUTION CENTER M.M. FLORIDA</p>	<p>AS2.00</p>	<p>SPA SUBMITTAL 03/16/22</p>
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 DATE: MAR 17 2022
 BY: GONGOL



1 TYPICAL FLOOR PLAN - BUILDING 5

SPFA
 SUBMITTAL
 031622

Sheet No.
 A100

Scale: 1" = 16'-0"
 Project No. 031622
 Date: 03/16/22

Project: 002
 Project Designer: AMS
 Project Manager: AMS
 Checked By: JCS

REVISIONS

South Point
 DISTRIBUTION CENTER
 MIAMI, FLORIDA



SOUTH POINT
 JOHN C. CARCADO, P.A.

RLC Architects
 4150 N.W. 10th St., Plantation, FL 33324
 Tel: 954.363.8333 Fax: 954.363.8332
 Web: www.rlcarchitects.com

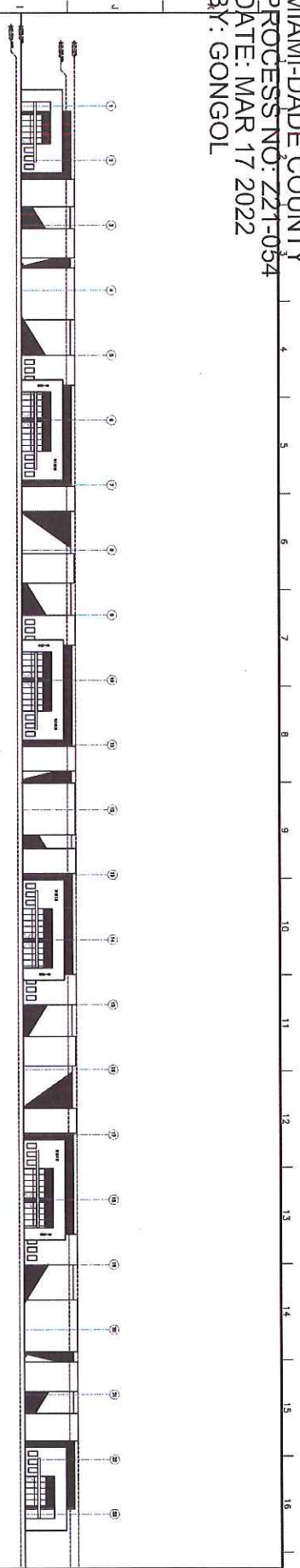
OPTIONAL FILE ARCHITECTS, P.A. 501
 STATE OF FLORIDA REGISTERED ARCHITECT NO. AAB000860
 THE DRAWINGS AND ALL THE REELS, INSTRUMENTS, SPECIFICATIONS AND PLANS
 HEREBY SUBMITTED TO THE BOARD OF ARCHITECTURE, REGISTERED ARCHITECTS AND
 ENGINEERS OF THE STATE OF FLORIDA, AND THE BOARD OF ARCHITECTURE,
 REGISTERED ARCHITECTS AND ENGINEERS OF THE STATE OF FLORIDA, FOR THE
 PURPOSE OF OBTAINING THE PROFESSIONAL SEAL AND CERTIFICATE FOR THE
 ARCHITECTURE, REGISTERED ARCHITECTS AND ENGINEERS OF THE STATE OF
 FLORIDA, HAVE BEEN DRAWN AND DESIGNED BY THE PROFESSIONAL ENGINEER
 AND ARCHITECT, P.A.

- GENERAL NOTES
1. ALL CONCRETE SHALL BE FINISHED WITH TYPICAL FINISH.
 2. ALL STRUCTURE TO BE CLASH AVOIDANCE AND CLASHED THE USE OF STRUCTURE SHALL BE CLASHED AVOIDANCE.
 3. ALL FINISH SHALL BE AS SHOWN IN THE DRAWINGS.
 4. IF ALL THESE CONCRETE WALLS ARE TO BE FINISHED WITH EXTERIOR FINISH, THESE FINISHES SHALL BE FINISHED WITH THE FINISHES SHOWN.

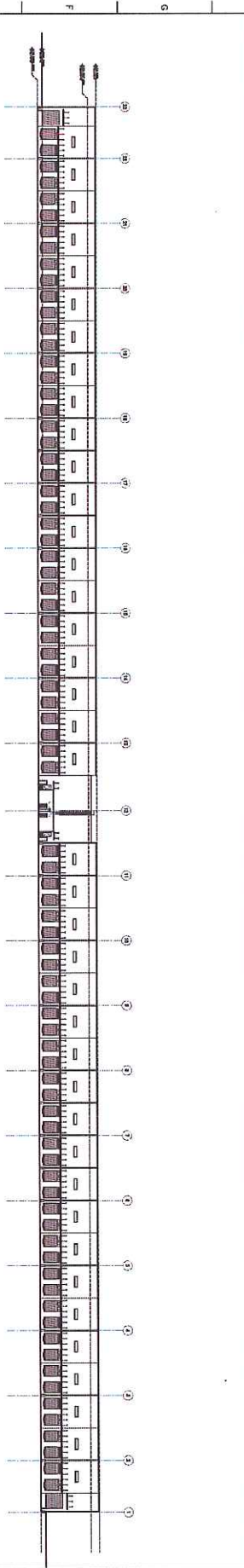
MDC043

RECEIVED

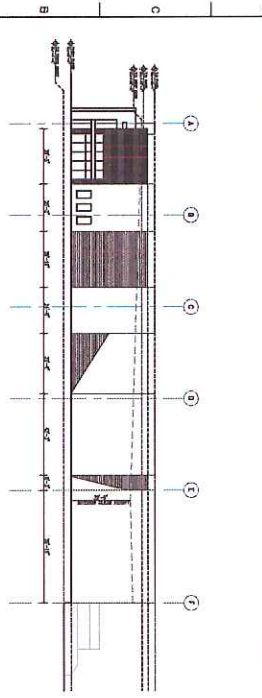
MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL



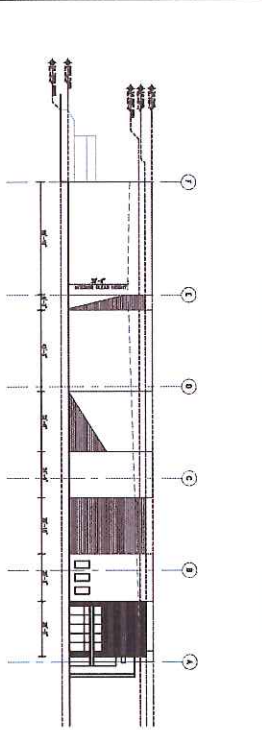
4 TYPICAL FRONT ELEVATION
 ALSO SCALE 1"=4'-0"



3 TYPICAL REAR ELEVATION
 ALSO SCALE 1"=4'-0"



2 TYPICAL SIDE ELEVATION
 ALSO SCALE 1"=3'-0"



1 TYPICAL SIDE ELEVATION
 ALSO SCALE 1"=3'-0"

- GENERAL NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. ALL FINISHES TO BE FINISHED SPERMATIC.
 4. FINISHES TO BE FINISHED SPERMATIC.

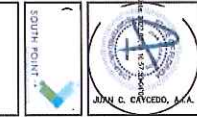
SP-A
 SUBMITTAL
 0316/22

Sheet No. **A3.00**

Project No. 2014.01
 Date 03/16/22
 Project Director: JCS
 Project Manager: JCS
 Checked by: JCS

REVISIONS

SOUTH POINT DISTRIBUTION CENTER
 MIAMI, FLORIDA



RLC Architects
 1101 E. Broward Blvd., Suite 200
 Fort Lauderdale, FL 33304
 Tel: 954.581.1000 Fax: 954.581.1001
 Web: www.rlcarchitects.com

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MIAMI-DADE COUNTY

PROCESSED ON 03/16/22

DATE: MAR 17 2022

BY: GONGOL

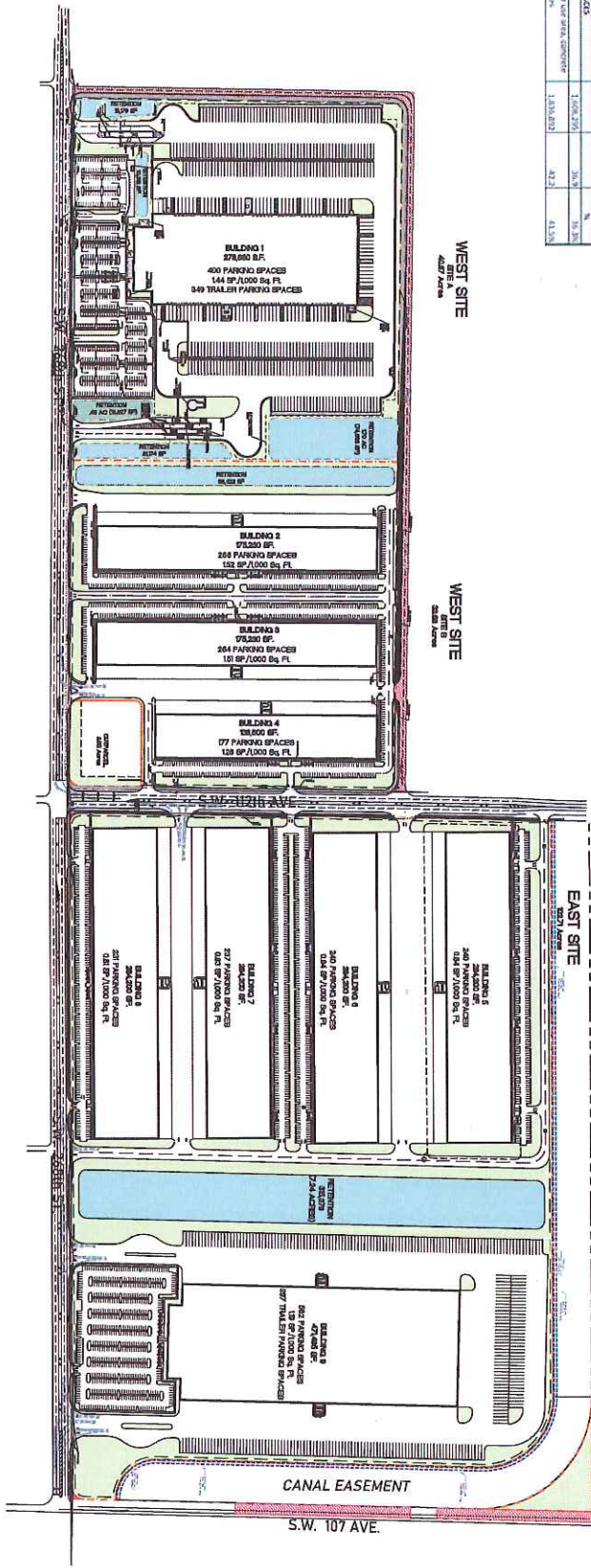
PREVIOUS SURFACES (LANDSCAPE)	AREA	%
Asphalt	1,179,813	72.98
Grass	1,179,813	72.98
Gravel	1,179,813	72.98
Concrete	1,179,813	72.98
Other	1,179,813	72.98
TOTAL	1,613,151	100%

PERVIOUS SURFACES	AREA	%
Grass	1,179,813	72.98
Gravel	1,179,813	72.98
Concrete	1,179,813	72.98
Other	1,179,813	72.98
TOTAL	1,613,151	100%

IMPERVIOUS/PERVIOUS SURFACES LEGEND - EAST SITE	AREA	%
Grass	4,477,541	40.15
Gravel	4,477,541	40.15
Concrete	4,477,541	40.15
Other	4,477,541	40.15
TOTAL	11,917,164	100%

PERVIOUS SURFACES (LANDSCAPE)	AREA	%
Grass	4,477,541	40.15
Gravel	4,477,541	40.15
Concrete	4,477,541	40.15
Other	4,477,541	40.15
TOTAL	11,917,164	100%

PERVIOUS SURFACES	AREA	%
Grass	4,477,541	40.15
Gravel	4,477,541	40.15
Concrete	4,477,541	40.15
Other	4,477,541	40.15
TOTAL	11,917,164	100%



1 LANDSCAPE PLAN - OVERALL



SP/A
SUBMITTAL
03/16/22

A4.00

SOUTH POINT DISTRIBUTION CENTER
MIAMI, FLORIDA

RLC Architects
14155 SW 10th St, Suite 100, Miami, FL 33186
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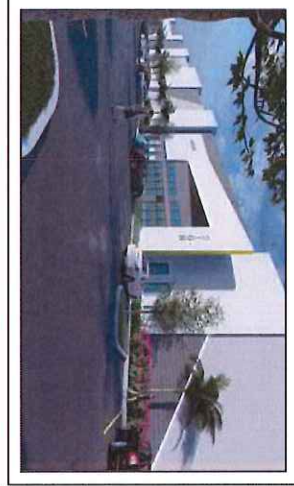
MDC045

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 DATE: MAR 17 2022
 BY: GONGOL

1 3D RENDERINGS
 MAIN SCALE 1"=60'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16




 SPA
 SUBMITTAL
 03.16.22

Sheet No.
A5.00

Drawing Title
3D RENDERINGS
 Scale
 Project No. 2014241
 Date 03.16.22
 Principal Architect
 Project Director
 Prepared By
 Checked By

REVISIONS

**SOUTH POINT
 DISTRIBUTION CENTER**
 MIAMI, FLORIDA

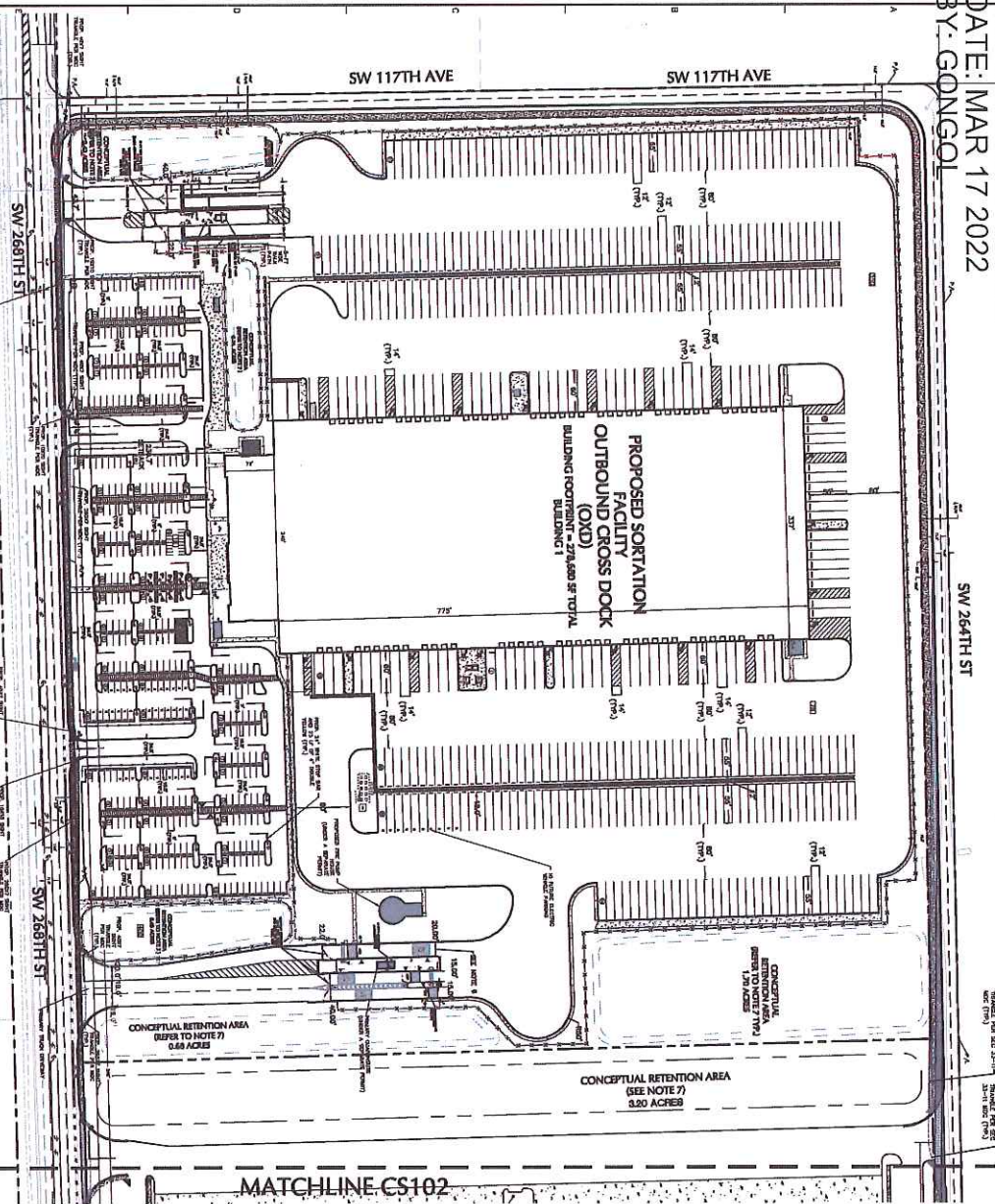

 SOUTH POINT
 JANE C. CANCERO, M.A.

RLC Architects
 14 NE 4th Street, Suite 2000, Fort Lauderdale, FL 33301
 TEL 954 363 4600 FAX 954 363 5007
 WWW.RLCARCHITECTS.COM
 THE DRAWINGS AND ALL THE SCALE, DIMENSIONS, DETAILS AND PLANS
 SHALL BE THE PROPERTY OF THE ARCHITECTS AND NO PART THEREOF
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 MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS, P.A.

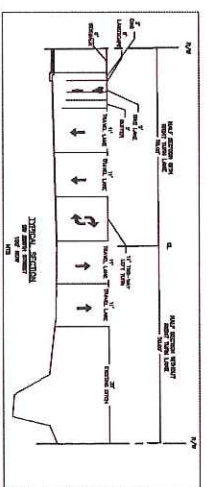
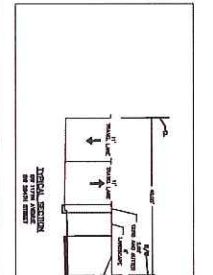
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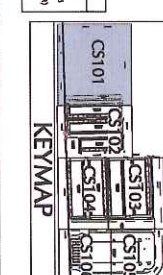
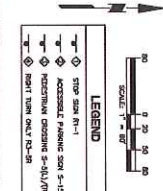
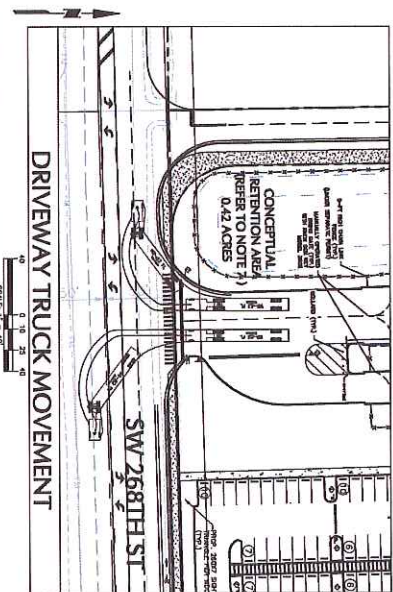
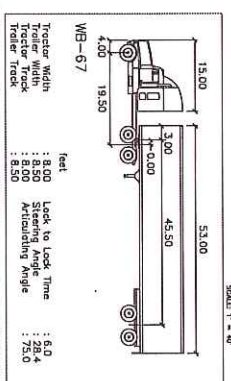
MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL



- NOTE:
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREAS IS... (text partially obscured)
 2. DRIVEWAYS ARE TO BE CONSIDERED FOR TRUCK TURNING MOVEMENTS. SEE TYPE DRIVEWAY TRUCK MOVEMENT.
 3. REFERENCE TO PLANTER BOUNDARIES AND EXISTING CONDITIONS.
 4. ALL PARKING SPACES LABEL "5P" WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 5. EXISTING CANAL ROW, ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL ROW, AS SHOWN IN THE CS105 & CS106.
 6. PAVEMENT MARKING ONLY, THE MINIMUM DRIVE AISLE WIDTH IS 13' OR GREATER THROUGHOUT THE QUADHOUSE AREA.
 7. ALL CONCEPTUAL DRAINAGE FEATURES THAT ARE SUBJECT TO REVIEW AND APPROVAL BY DEBM.



Facility	Location	Construction	Implementation
SW 268 Street	SW 117 Avenue to SW 122 Avenue	70' 2" lane roadway with center shared left turn lane. There will be no individual access between SW 126th Street and SW 122nd Avenue.	At time of subdivision approval
SW 268 Street	SW 127 Avenue to SW 122 Avenue	4-lane roadway (centered with turn lanes) proposed driveway as required.	At time of subdivision approval
SW 127 Avenue	SW 265 Street to SW 268 Street	4-lane roadway (centered with turn lanes) proposed driveway as required.	At time of subdivision approval
SW 127 Avenue	SW 265 Street to SW 268 Street	4-lane roadway (centered with turn lanes) proposed driveway as required.	At time of subdivision approval



LANGAN
 Langan Engineering and Environmental Services, Inc.
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 Ft. Lauderdale, FL 33301
 www.langan.com

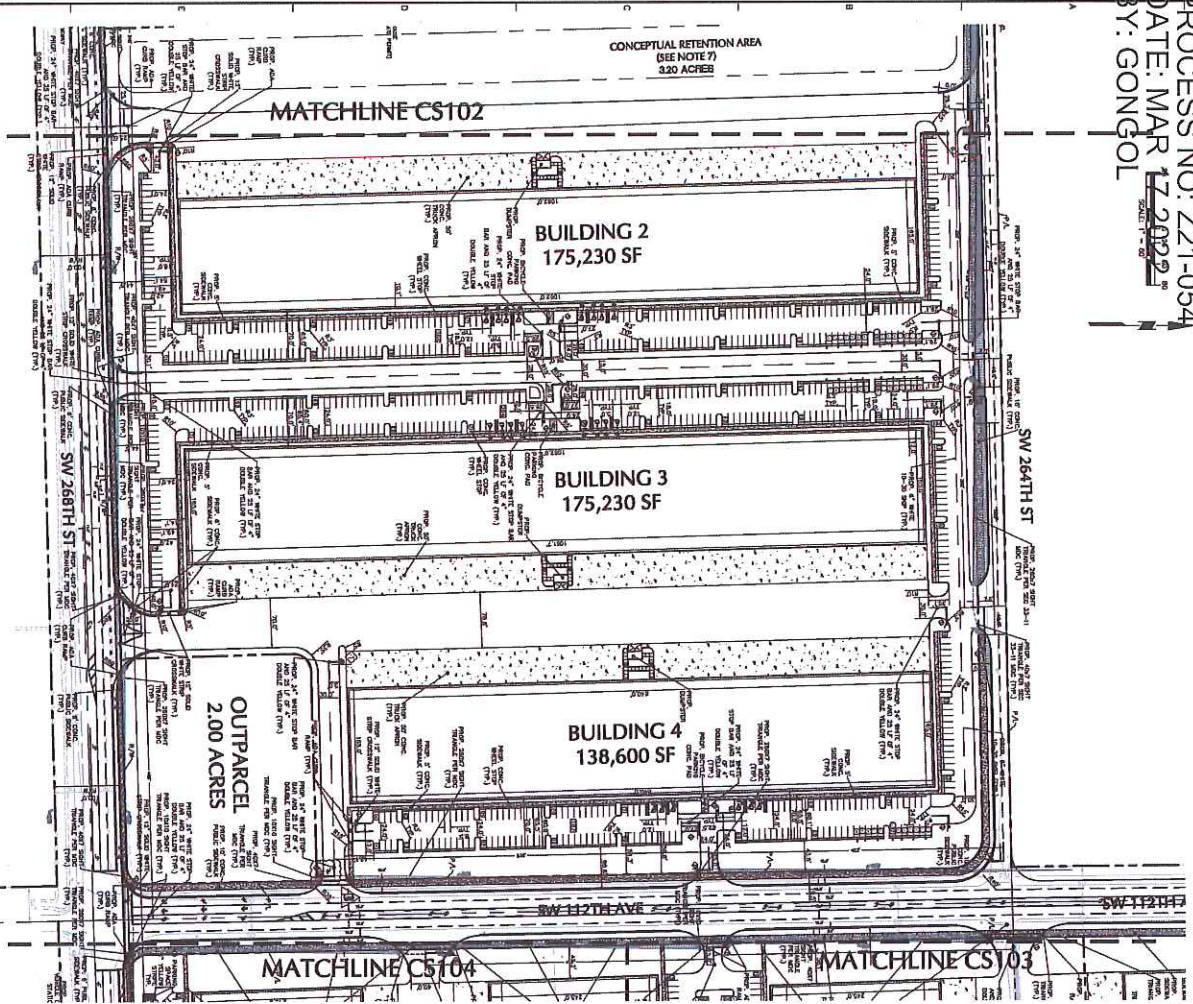
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 Drawing Title: PARTIAL SITE PLAN
 Project No.: CS101
 Date: 4/20/21
 Drawn by: [Name]
 Checked by: [Name]

Signature: [Signature]
 Title: PROFESSIONAL ENGINEER
 No. 72424
 Date: [Date]

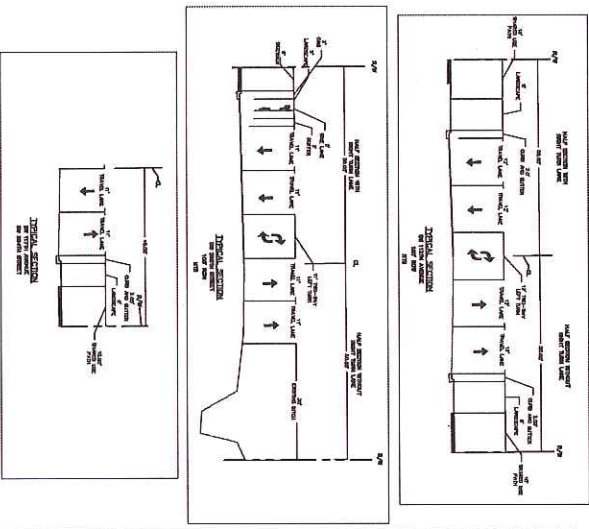
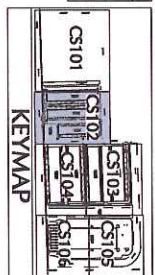
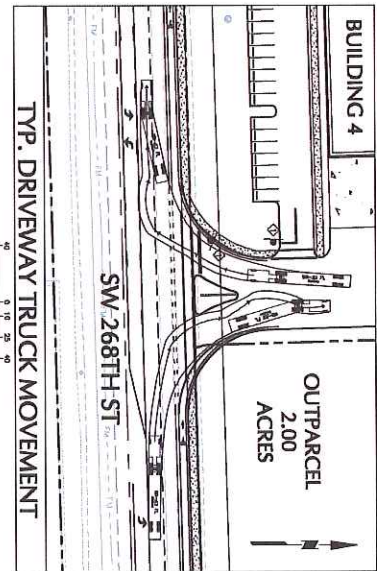
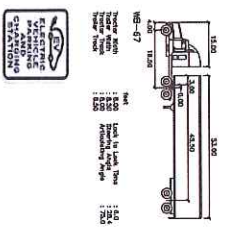
REVISIONS:

NO.	DESCRIPTION	DATE
1	MARKING & SIGNAGE	
2	REVISIONS	
3	FINAL PREPARED FOR CONSENT	

MDC047



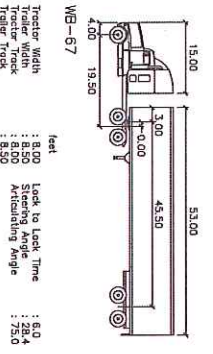
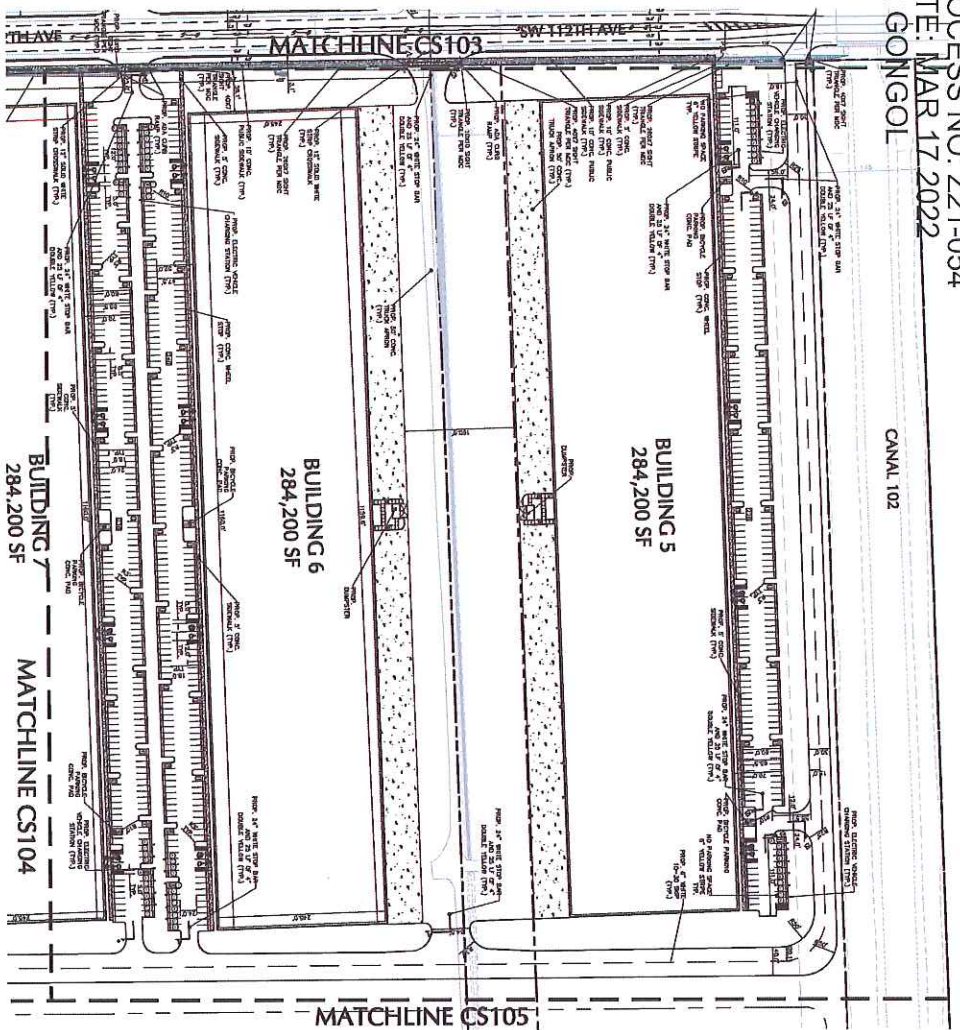
- NOTE:
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREA IS PRIMARILY INDUSTRIAL AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS.
 2. DRIVEWAY IS WIDER THAT 30' TO ACCOMMODATE TRUCK TURNING MOVEMENTS. SEE TYP. DRIVEWAY/REBARRED TYP. FOR BOUNDARIES AND EXISTING CONDITIONS.
 3. ALL PARKING SPACES LABEL "SP" WILL HAVE THE ELECTRICAL VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 4. EXISTING CANAL ROW ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL ROW, AS SHOWN IN THE CS103 & CS106 PLANS. THE NEW CANAL ROW WILL BE THROUGH THE QUADHOUSE AREA.
 5. CONCEPTUAL DRAINAGE FEATURES THAT ARE SUBJECT TO REVIEW AND APPROVAL BY DEWA



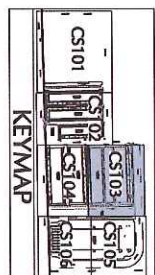
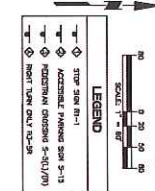
DATE: 02/23/22	ISSUING & SERVICES	3
DATE: 02/23/22	REV. COMMENTS	2
DATE: 02/23/22	FIELD/ARTIST/REV. COMMENTS	1
DATE:	DESCRIPTION	No.

Signature: MICHAEL CHAMBERS
 PROFESSIONAL ENGINEER, FL. LIC. NO. 72424
LANGAN
 LANGAN CONSULTANTS, INC.
 115 East Broward Boulevard, Suite 1500
 Fort Lauderdale, FL 33301
 TEL: 304.252.2170 FAX: 304.252.2101 www.langan.com
 PROJECT: SOUTH POINT DISTRIBUTION CENTER

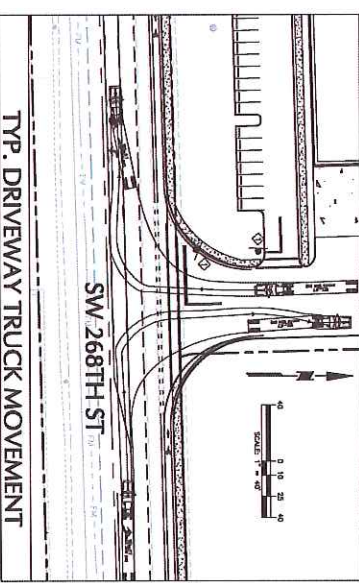
DRAWING TITLE: PARTIAL SITE PLAN
 SHEET NO.: CS102
 DRAWING NO.: 330078601



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Trailer Length	: 19.50	Steering Angle	: 88.4
Trailer Track	: 8.00	Attaching Angle	: 75.0
Trailer	: 8.00		



- NOTE:
1. THE PADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREA IS PRIMARILY INDUSTRIAL AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS.
 2. DRIVEWAY IS WIDER THAT 36 TO ACCOMMODATE TRUCK TURNING MOVEMENTS.
 3. SEE TYP. DRIVEWAY TRUCK MOVEMENT.
 4. REFERENCED TO THE BUILDING AND EXISTING CONDITIONS.
 5. REFERENCED TO THE BELT 8' WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 6. EXISTING CANAL R.O.W. ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL R.O.W. AS SHOWN IN THE CS105 & CS106.
 7. PAVEMENT MARKING ONLY, THE MINIMUM DRIVE AISLE WIDTH IS 15' OR GREATER THROUGH THE GUARDHOUSE AREA.
 8. CONCEPTUAL DRAINAGE FEATURES THAT ARE SUBJECT TO REVIEW AND APPROVAL BY DEEM.



13270201	WARNING SIGNAGE	3
0626251	REVISIONS	2
02020201	FIELD COMMENT	1
	Description	NA
	Revised By	NA

Signature: MICHAEL, CHAIRMAN
 PROFESSIONAL ENGINEER FL. LIC. NO. 72424

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 Fort Lauderdale, FL 33301
 1-754-561-7000
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Project: SOUTH POINT DISTRIBUTION CENTER

MIAMI DADE COUNTY
 HANSEN/DAW
 FLORIDA

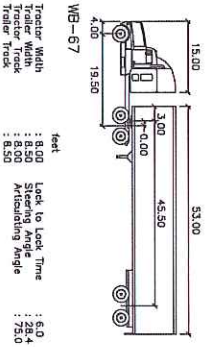
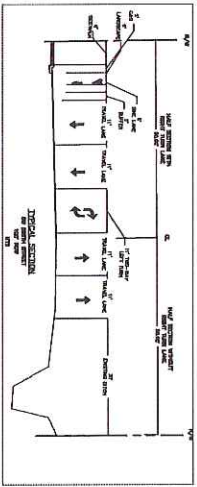
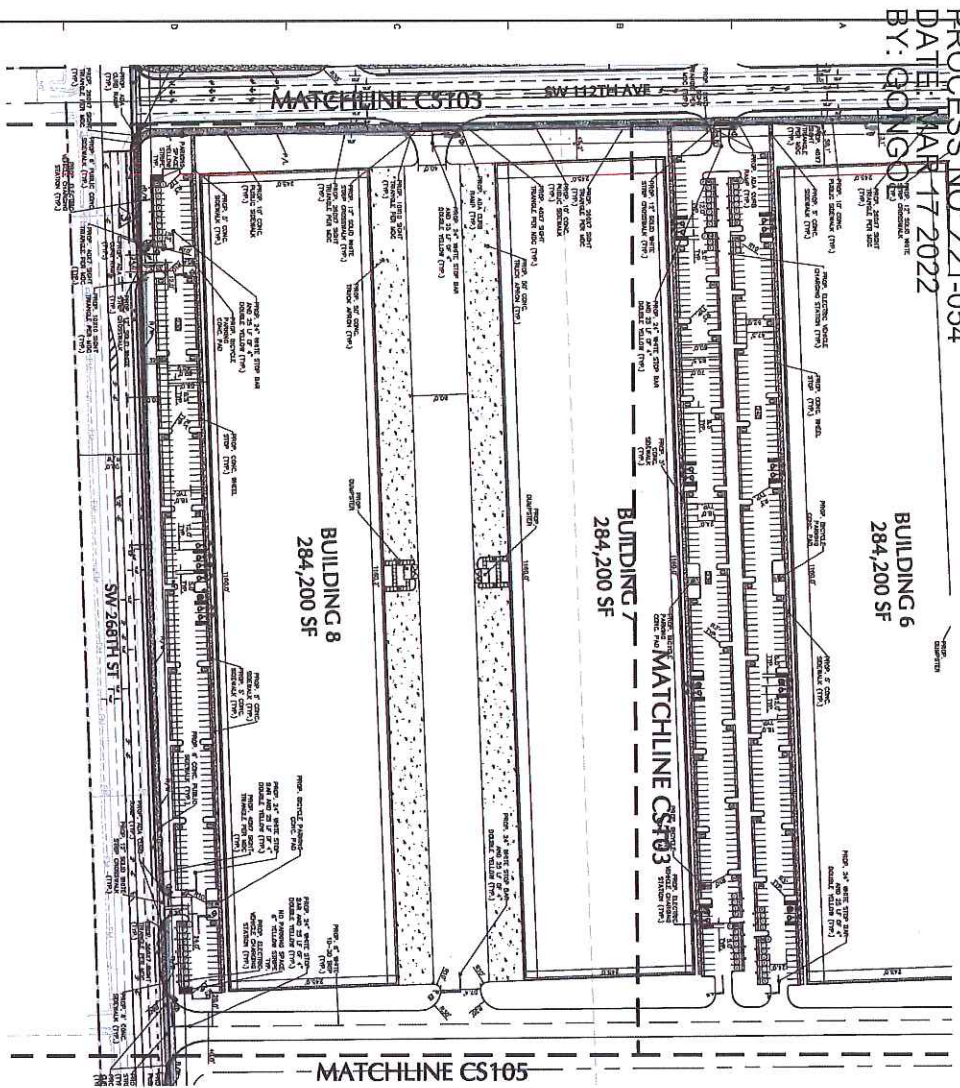
Project No. 330078601
 Drawing No. CS103

Scale: 1/8" = 1'-0"

Drawn By: JED
 Checked By: JED
 Date: 03/10/22

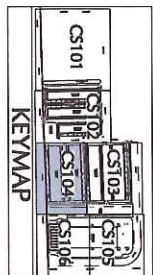
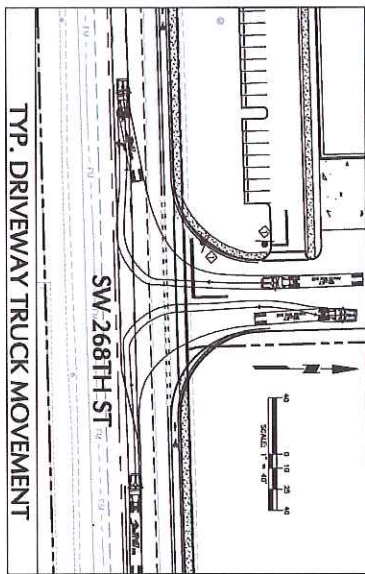
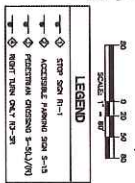
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 PROCESS NO. Z21-054
 DATE: MAR 17 2022
 BY: GONG



Trailer Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Track	: 8.00	Steering Angle	: 28.4
Trailer Truck	: 8.00	Attacking Angle	: 75.0

- NOTE**
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREAS IS PRIMARILY INDUSTRIAL, AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS. DRIVEWAY IS WIDER THAT 36' TO ACCOMMODATE TRUCK TURNING MOVEMENTS.
 2. SEE THE DRIVEWAY TRUCK MOVEMENT.
 3. REFERENCE T-PLAT FOR BOUNDARIES AND EXISTING CONDITIONS.
 4. ALL PARKING SPACES LABEL "EV" WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 5. EXISTING CANAL ROW ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW PARKING ON THE SIDEWALK. THE MINIMUM DRIVE ABLE WIDTH IS 15' OR GREATER.
 6. THE MINIMUM DRIVE ABLE WIDTH IS 15' OR GREATER THROUGH THE GARBOHOLE AREA.
 7. CONCEPTUAL DRAINAGE FEATURES THAT ARE SUBJECT TO REVIEW AND APPROVAL BY DEBM.



15272201	MARKING & SIGNAGE	3
10262021	REAR CURBWAYS	2
10262021	TRUCK DRIVEWAY TRUCK MOVEMENT	1
	Date	Description
	No.	

LANGAN
 Langat Engineering and
 Environmental Services Inc.
 110 East Broward Boulevard, Suite 1500
 Fort Lauderdale, FL 33301
 Phone: 754.330.2700
 Fax: 754.330.2701
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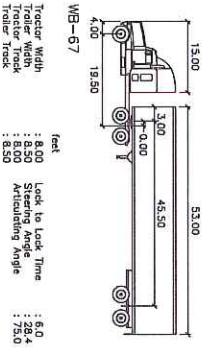
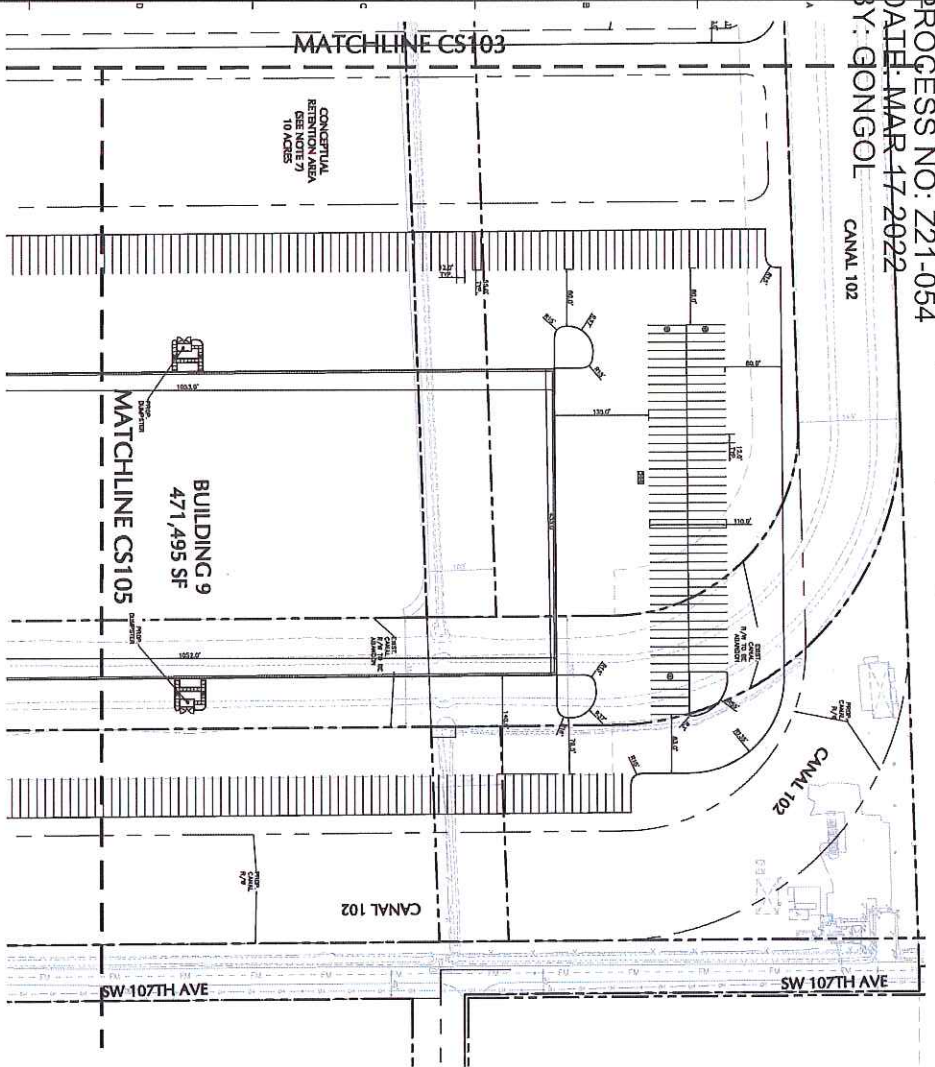
SOUTH POINT
 DISTRIBUTION CENTER
 MIAMI-DADE COUNTY, FLORIDA
 PARTIAL SITE PLAN
 Drawing No. **CS104**

Project No. 330078601
 Date 02/20/21
 Drawn By [Signature]
 Checked By [Signature]

MDC050

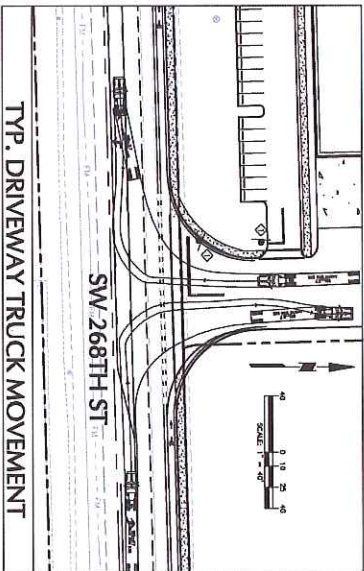
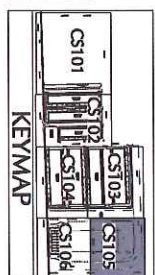
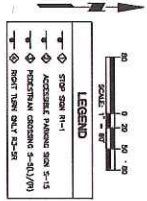
RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL



S-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. DRIVEWAY IS WIDER THAT 36' TO ACCOMMODATE TRUCK TURNING MOVEMENTS. SEE TYP. DRIVEWAY TRUCK MOVEMENT.
 3. REFERENCE T-PLAT FOR BOUNDARIES AND EXISTING CONDITIONS.
 4. ALL PARKING SPACES LABEL "EV" WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 5. EXISTING CANAL ROW, ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL ROW, AS SHOWN IN THE CS105 & CS106.
 6. PAVEMENT MARKING ONLY, THE MINIMUM DRIVE WHEEL WIDTH IS 15' OR GREATER.
 7. CONCEPTUAL DRAINAGE FEATURES THAT ARE SUBJECT TO REVIEW AND APPROVAL BY DEBM.



12/27/2021	MARKING & SIGNAGE	3
10/20/2021	REVISIONS	2
10/20/2021	FIELD PREPARED CONSENT	1
Date	Description	No.

Revised: 10/20/2021

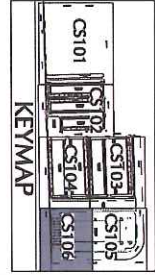
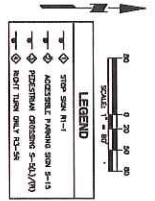
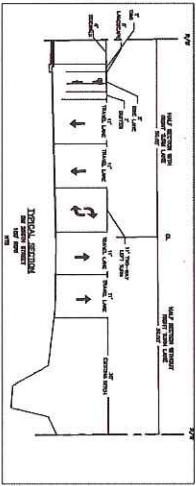
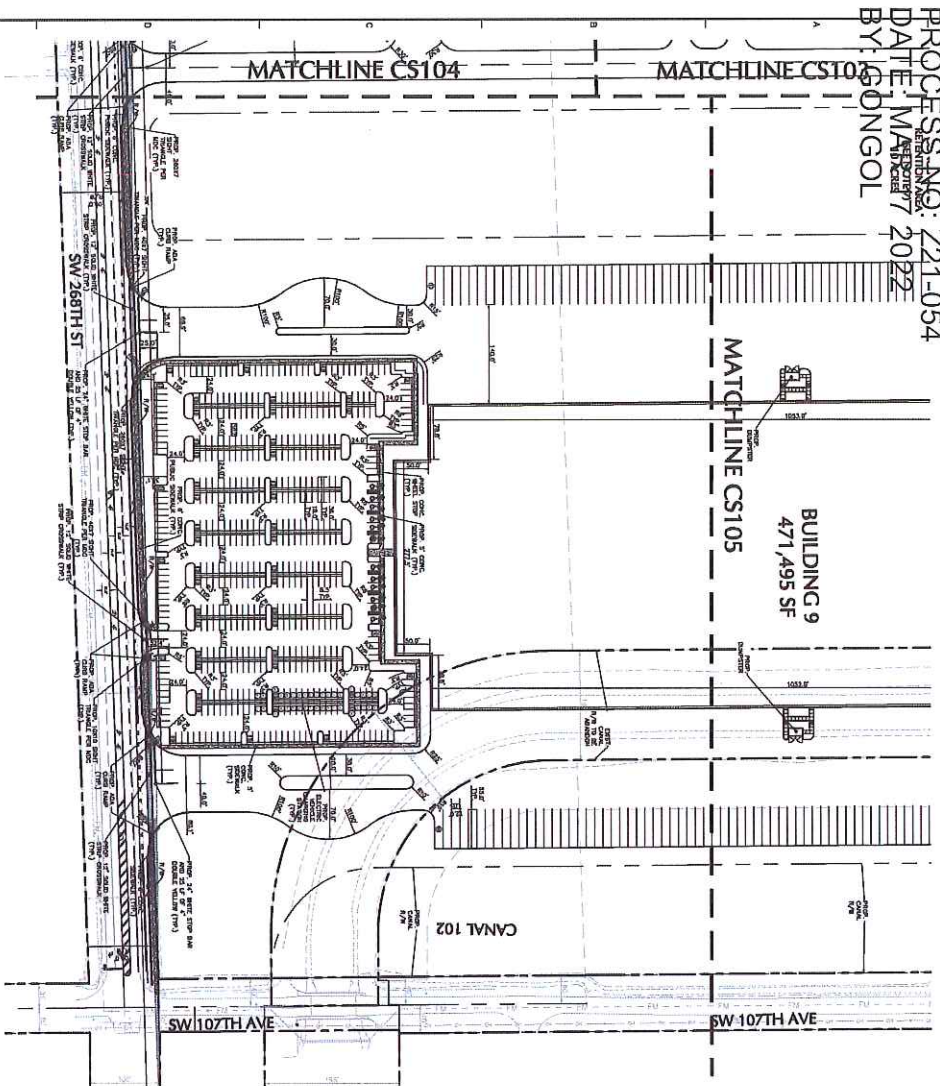
Signature: MICHAEL CARR
 PROFESSIONAL ENGINEER FL. LIC. NO. 72424
 DATE

LANGAN
 Langan Engineering and Environmental Services, Inc.
 110 East Broward Boulevard, Suite 1500
 Fort Lauderdale, FL 33301
 Phone: 954.342.2100 Fax: 954.342.2101 www.langan.com
 Project: SOUTH POINT DISTRIBUTION CENTER

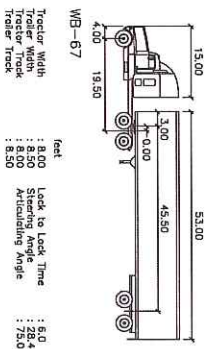
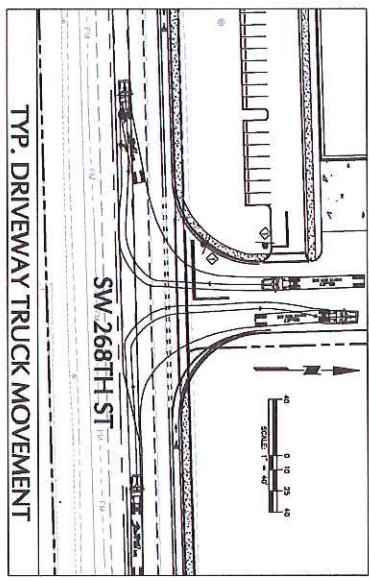
MUNICIPALITY: MIAMI-DADE COUNTY
 COUNTY: MIAMI-DADE
 PROJECT TITLE: PARTIAL SITE PLAN

Project No. 330078601
 Drawing No. CS105
 Date: 03/27/21
 Drawn by: JCA
 Checked by: JMC

MDC051



- NOTE**
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREAS USUALLY INDUSTRIAL AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS.
 2. DRIVEWAY IS WIDER THAT 36' TO ACCOMMODATE TRUCK TURNING MOVEMENTS.
 3. SEE TYP. DRIVEWAY TRUCK MOVEMENT.
 4. ALL PARKING SPACES LABEL 'EV' WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 5. EXISTING CANAL R.O.W. ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL R.O.W. AS SHOWN IN THE CS105 & CS106.
 6. PARALLEL MARKING ONLY, THE MINIMUM DRIVE ASLE WIDTH IS 15' OR GREATER.
 7. CONCEPTUAL DRAINAGE FEATURES THAT ARE SUBJECT TO REVIEW AND APPROVAL BY DEBM.



Project No. 330076601 **LANBAN**

12/27/2021	MARKING & SIGNAGE	3
10/28/2021	PER COMMENTS	2
07/29/2021	FINE DESIGN/VEHIC CONSENT	1
	Date	Description

Revised: 1. 3
2. 2
3. 1

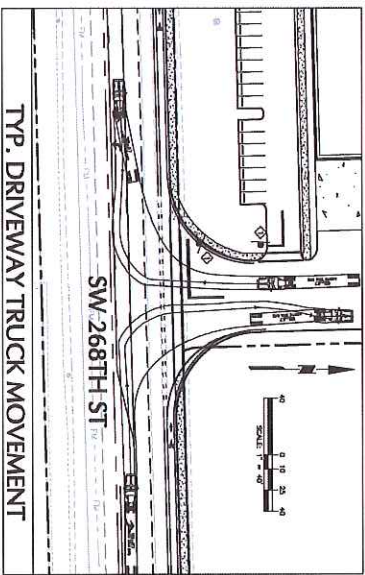
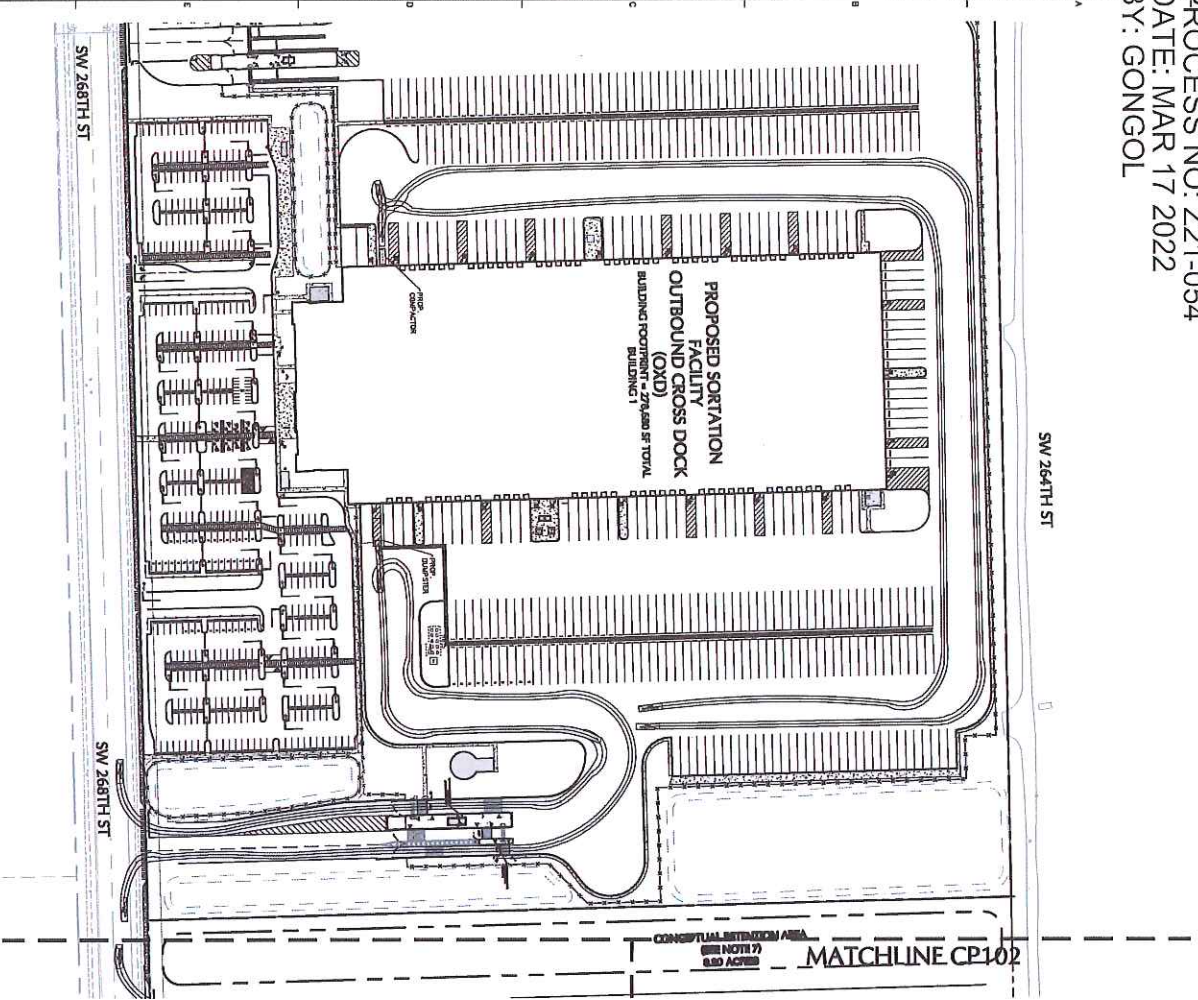
Signature: MICHAEL CHAN, P.E., M.C.S. No. 72424
Professional Engineer
 PROFESSIONAL ENGINEER T.L. DE. No. 72424

Project: SOUTH POINT DISTRIBUTION CENTER
 MIAMI-DADE COUNTY, FLORIDA
 PROJECT TITLE: PARTIAL SITE PLAN
 DRAWING NO: CS106

LANGAN
 Langan Engineering and Environmental Services, Inc.
 110 East Broward Boulevard, Suite 5500
 Fort Lauderdale, FL 33301
 1-844-844-8447
 A CORPORATION OF AMERICAN OVERSEAS INVESTMENT SERVICES

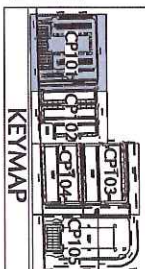
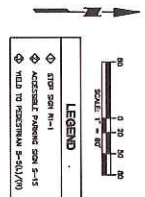
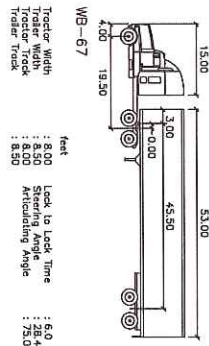
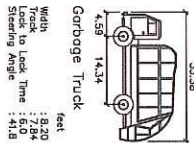
RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL



- NOTE:**
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREA IS PRIMARILY INDUSTRIAL AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS UNDER THAT 36° TO ACCOMMODATE TRUCK TURNING MOVEMENTS. SEE TYP. DRIVEWAY TRUCK MOVEMENT.
 2. REFERENCE TYP. PLAN FOR BOUNDARIES AND EXISTING CONDITIONS.
 3. ALL PARKING SPACES LABEL 'EV' WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 4. EXISTING CANAL R.O.W. ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL R.O.W. AS SHOWN IN THE CS105 & CS106

S-18
 ELECTRIC VEHICLE
 PARKING SIGN
 12" x 18"

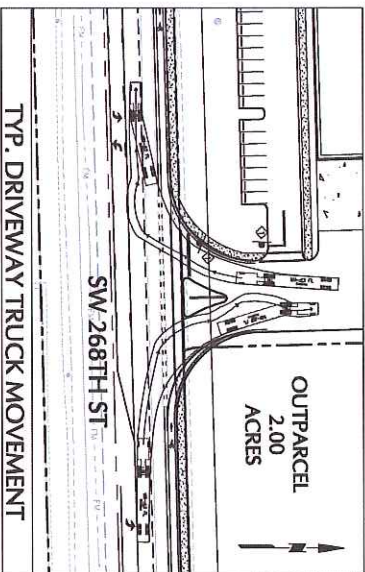
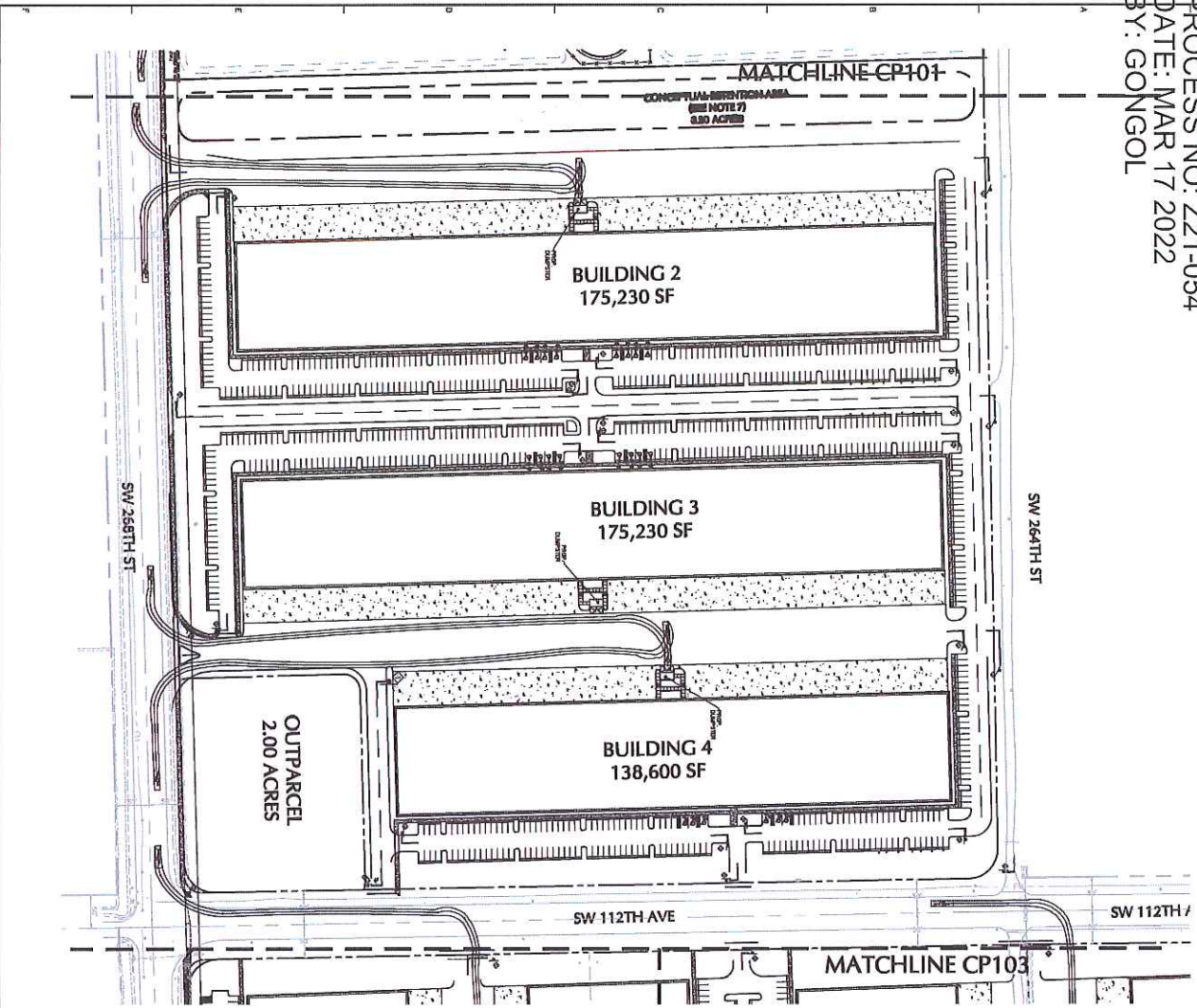


1	ISSUING & SERVICE	3
2	REV. COMMENTS	2
1	FINAL REVIEW COMMENT	1
No.	Description	Date
<p>Prepared by: Michael Chen Date: 03/17/2022</p> <p>Checked by: Michael Chen Date: 03/17/2022</p>		
<p>Signature: Michael Chen PROFESSIONAL ENGINEER P.E. No. 77424</p>		
<p>LANGAN Environmental Services Inc. 115 East Broward Boulevard, Suite 152B Fort Lauderdale, FL 33301 Tel: 954.320.2100 Fax: 954.320.2101 www.langan.com A LICENSED FIRM OF ARCHITECTS AND ENGINEERS (No. 00000000000000000000)</p>		
<p>Project: SOUTH POINT DISTRIBUTION CENTER</p>		
<p>MIAMI-DADE COUNTY HOMETOWN NORMAN</p>		
Project No.	33600001	Drawing No.
Scale	AS SHOWN	
Drawn By	MC	
Checked By	MC	
<p>CP101</p>		
<p>GARBAGE TRUCK MOVEMENT</p>		

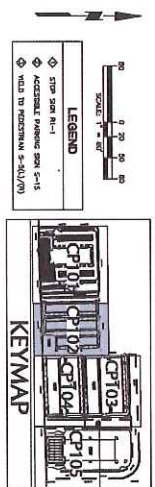
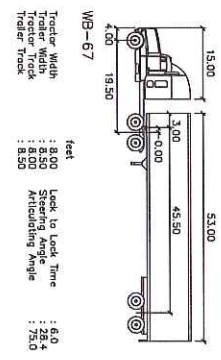
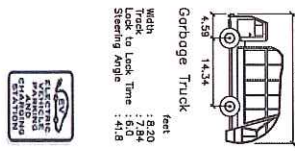
MDC053

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGGOL



- NOTE:**
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREAS PRIMARILY INDUSTRIAL AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS UNDER THAT 36° TO ACCOMMODATE TRUCK TURNING MOVEMENTS. SEE THE DRIVEWAY TRUCK MOVEMENT.
 2. REFERENCE TYP FOR BOUNDARIES AND EXISTING CONDITIONS. ALL PARKING SPACES LABEL "E" WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 3. EXISTING CANAL R.O.W ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL R.O.W, AS SHOWN IN THE CS105 & CS106.



No.	Description	Date	Revised By
02/20/21	ISSUING 3 SHEETS		
10/20/21	REV COMMENTS		
10/20/21	FILE DEPARTMENT COMMENT		

LANGAN
 Environmental Services Inc.
 116 East Broward Boulevard, Suite 1100
 Fort Lauderdale, FL 33301
 Tel: 754.320.2100 F: 561.320.1701 www.langan.com
 PROJECT NO: 202103000101 (MDC054) (REVISED 02/21/2021)

SOUTH POINT DISTRIBUTION CENTER
 MIAMI-DADE COUNTY
 PROJECT TITLE: GARBAGE TRUCK MOVEMENT
 PROJECT NO: CP102

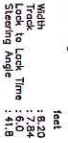
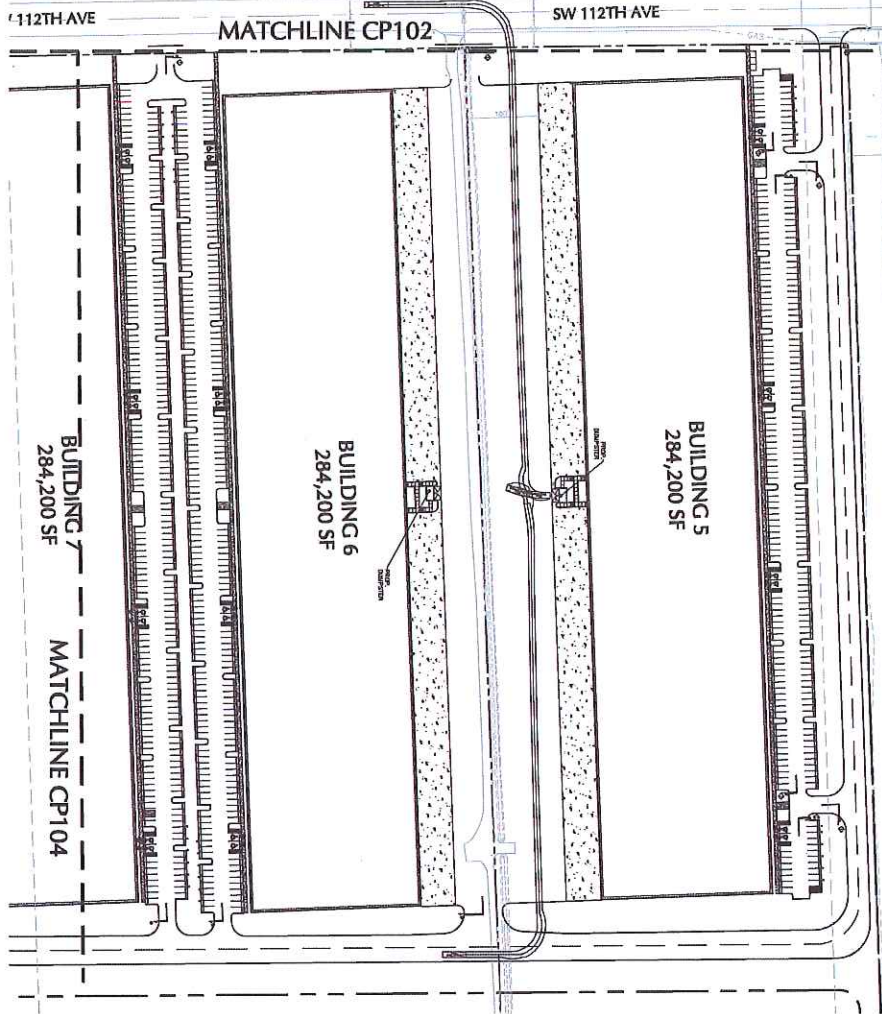
Project No: CP102
 Drawing No: CP102

MDC054

RECEIVED

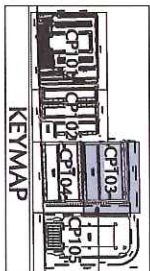
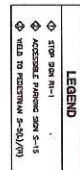
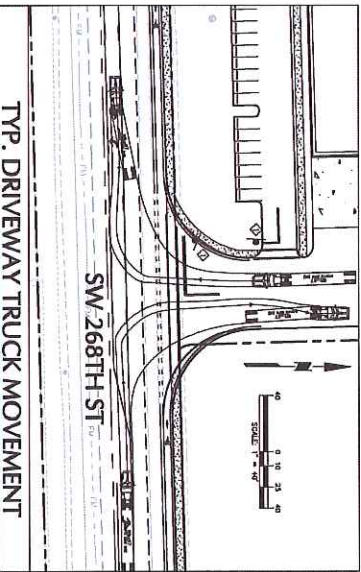
MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOL

CANAL 102



S-18
 ELECTRIC VEHICLE
 PARKING SIGN
 12' x 18'

- NOTE**
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREAS IS NOT WIDEN ENOUGH TO ACCOMMODATE TRUCK TURNING MOVEMENT.
 2. DRIVEWAY IS WIDER THAT 36' TO ACCOMMODATE TRUCK TURNING MOVEMENTS. SEE TYP. DRIVEWAY TRUCK MOVEMENT.
 3. REFERENCE TYP. FOR BOUNDARIES AND EXISTING CONDITIONS.
 4. ALL PARKING SPACES LABEL. 'EV' WILL HAVE THE ELECTRIC VEHICLE PARKING SIGN AS PER THE DETAIL ABOVE.
 5. EXISTING CANAL ROW ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL ROW, AS SHOWN IN THE CS105 & CS106



DATE	1/27/2021	ISSUING & SERVICE	3
DATE	1/27/2021	REV. COMMENTS	2
DATE	1/27/2021	PRELIMINARY COMMENT	1
DATE		DESCRIPTION	No.
DATE		REVISION	

LANGAN
 PROFESSIONAL ENGINEER P.E. No. 72424
 MICHAEL CHERRY
 PROFESSIONAL ENGINEER P.E. No. 72424

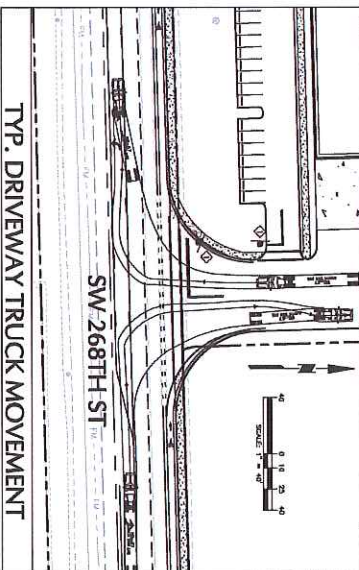
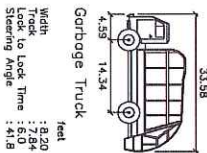
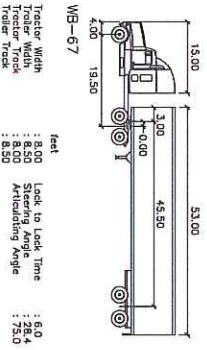
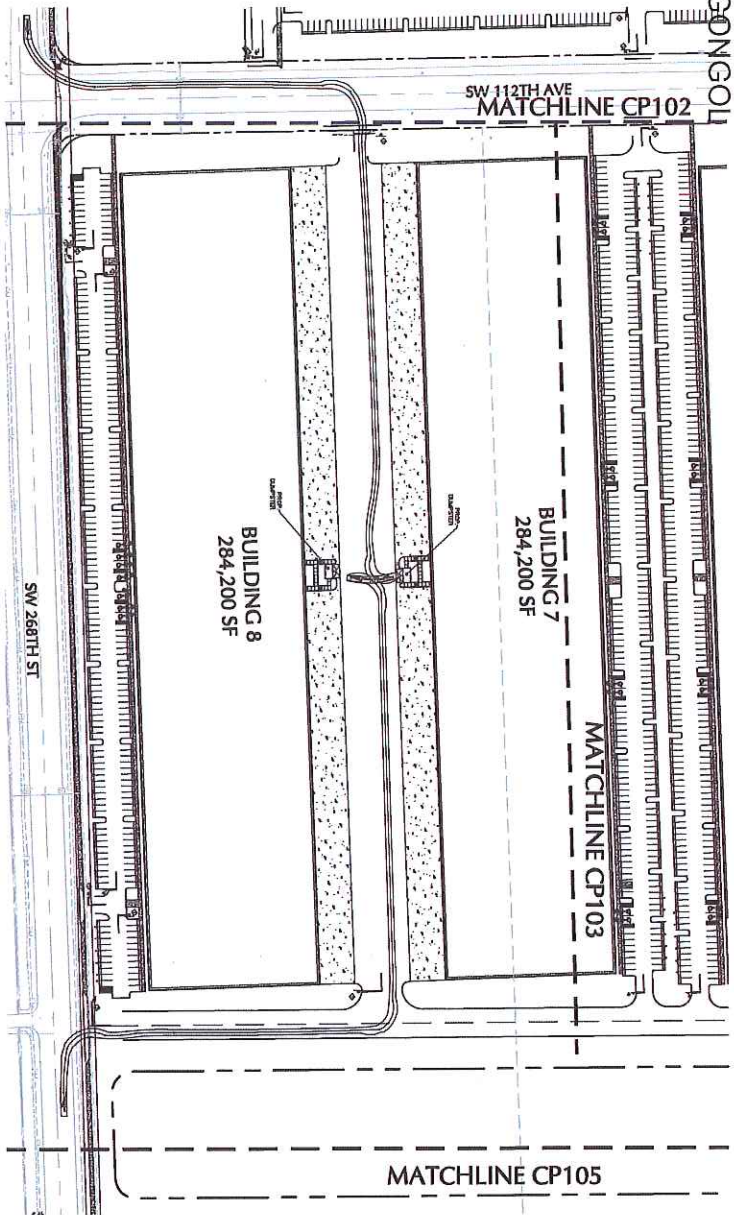
116 East Broward Boulevard, Suite 1150
 Fort Lauderdale, FL 33301
 Tel: (954) 520-2700 Fax: (954) 520-2701 www.langan.com
 A MEMBER OF THE LANGAN GROUP INC. (NYSE: LANG)

PROJECT: SOUTH POINT DISTRIBUTION CENTER
 DRAWING TITLE: GARBAGE TRUCK MOVEMENT
 DRAWING NO.: CP103
 SHEET NO.: 3/30/2021
 DRAWN BY: JAC
 CHECKED BY: JAC

MDC055

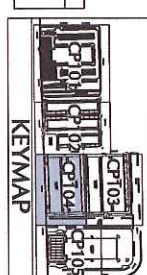
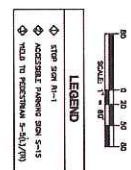
RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONGOLI



- NOTE:
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREA IS PRIMARILY INDUSTRIAL AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS.
 2. DRIVEWAY IS WIDER THAT 36' TO ACCOMMODATE TRUCK TURNING MOVEMENTS. SEE TYP. DRIVEWAY TRUCK MOVEMENT.
 3. REFER TO PLAN FOR DIMENSIONS AND EXISTING CONDITIONS.
 4. PARKING SIGN SHALL BE THE ELECTRIC VEHICLE PARKING SIGN PER THE DETAIL ABOVE.
 5. EXISTING CANAL ED/W ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL ROW, AS SHOWN IN THE CS105 & CS106

5-18
 ELECTRIC VEHICLE
 PARKING SIGN
 12" x 18"



2277223	ISSUING & SERVICE	3
1020221	REV COMMENTS	2
1020221	FINAL DEPARTMENT COMMENT	1
Date	Description	No.

Signature: MICHAEL CHIRRE
 PROFESSIONAL ENGINEER FL LIC. NO. 7424

LANGAN
 Langan Engineering and
 Environmental Services, Inc.
 115 East Broward Boulevard, Suite 1500
 Fort Lauderdale, FL 33301
 Tel: 954.320.2700 Fax: 954.320.2191 www.langan.com
 Project No. 15-00000000-0000-0000-0000-0000-0000-0000

SOUTH POINT
 DISTRIBUTION CENTER

MIAMI-DADE COUNTY
 HOMETOWN FLORIDA

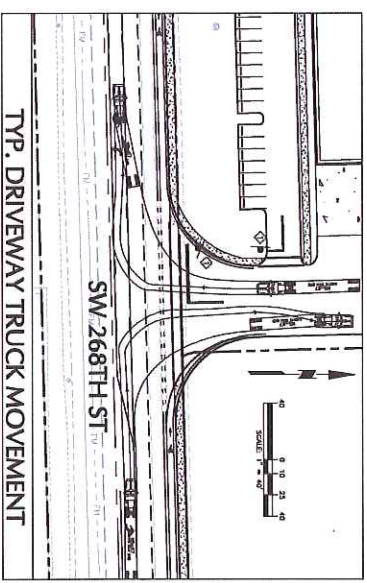
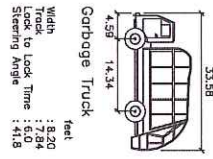
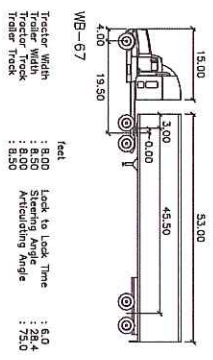
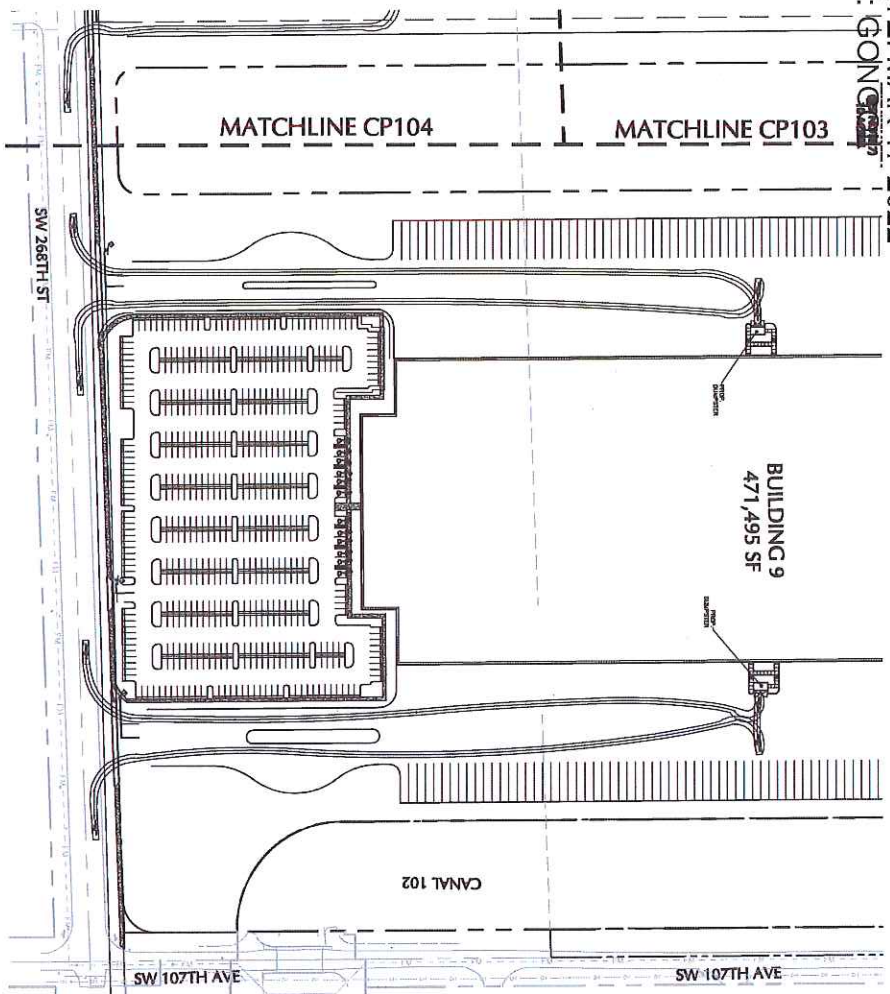
GARBAGE TRUCK
 MOVEMENT

CP104

MDC056

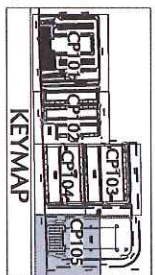
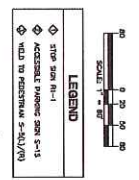
RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO: Z21-054
 DATE: MAR 17 2022
 BY: GONG



- NOTE:
1. THE RADIAL CURB RETURNS AT THE DRIVEWAYS ARE BECAUSE THE AREA IS PRIMARILY INDUSTRIAL AND ARE REQUIRED FOR TRUCK TURNING MOVEMENTS.
 2. DRIVEWAY IS WIDER THAT 36' TO ACCOMMODATE TRUCK TURNING MOVEMENTS. SEE TYP. DRIVEWAY TRUCK MOVEMENT.
 3. REFERENCE PLAN FOR FOUNDATIONS AND EXISTING CONDITIONS.
 4. PARKING SIGN SHALL BE THE DETAIL ABOVE THE ELECTRIC VEHICLE STATION.
 5. EXISTING CANAL ROW ALONG SW 107TH AVE WILL BE ABANDON AND BE REPLACED BY A NEW CANAL ROW, AS SHOWN IN THE CS105 & CS106.

S-18
 ELECTRIC VEHICLE
 PARKING SIGN
 12' x 18"



NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMITS	02/22/21	REVISED COMMENTS
2	REVISED COMMENTS	02/22/21	REVISED COMMENTS
3	ISSUED FOR SERVICE	02/22/21	REVISED COMMENTS

Signature: MICHAEL CHEN
 PROFESSIONAL ENGINEER FL LIC. NO. 72424
 DATE: 02/22/21

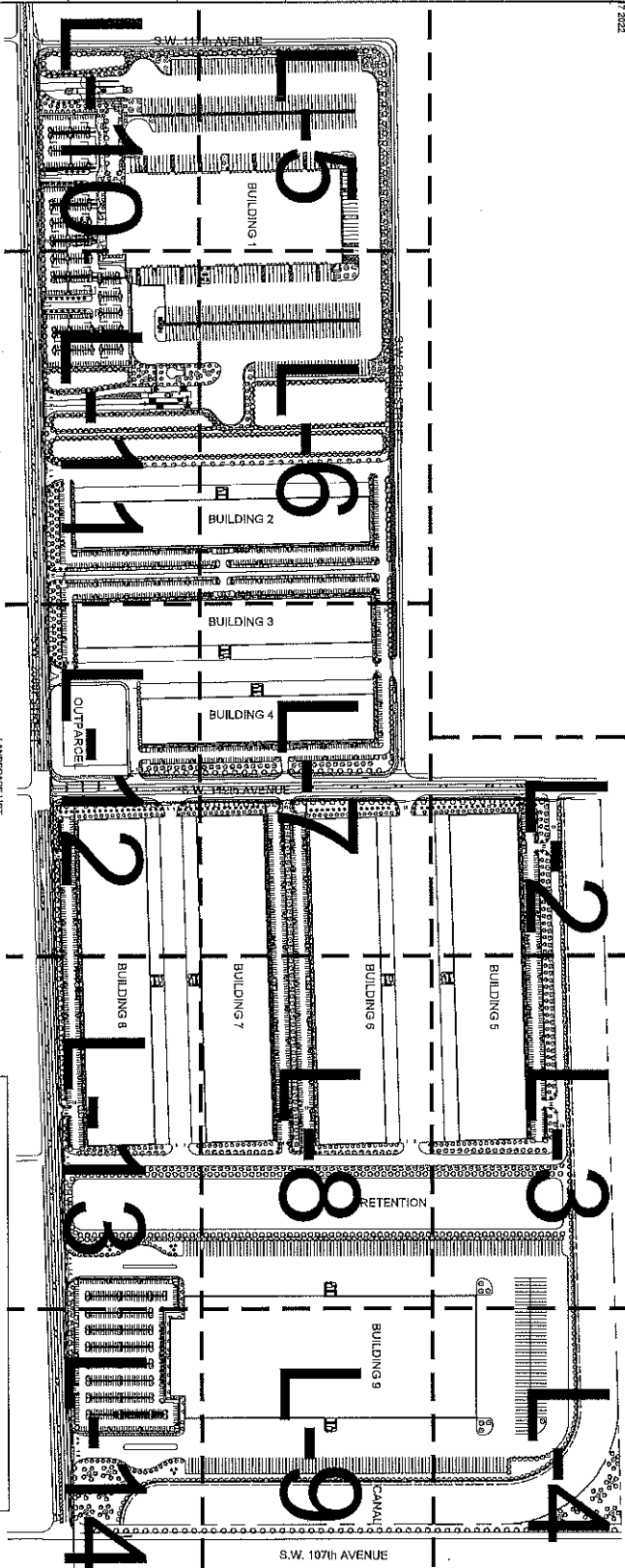
LANGAN
 Environmental Services, Inc.

110 East Broward Boulevard, Suite 100
 Fort Lauderdale, FL 33301
 Tel: 954.320.2100 Fax: 954.320.2101
 www.langan.com

MIAMI-DADE COUNTY
 PROJECT TITLE: SOUTH POINT DISTRIBUTION CENTER
 DRAWING TITLE: GARBAGE TRUCK MOVEMENT
 DRAWING NO.: CP105

Project No.: 330078501
 Drawing No.: CP105
 Date: 02/22/21
 Drawn By: BCL
 Checked By: BCL

MDC057



KEY PLAN
 Scale: N.T.S.
 NORTH

SHEET INDEX:

- L-1 INDEX
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE PLAN
- L-5 LANDSCAPE PLAN
- L-6 LANDSCAPE PLAN
- L-7 LANDSCAPE PLAN
- L-8 LANDSCAPE PLAN
- L-9 LANDSCAPE PLAN
- L-10 LANDSCAPE PLAN
- L-11 LANDSCAPE PLAN
- L-12 LANDSCAPE PLAN
- L-13 LANDSCAPE PLAN
- L-14 LANDSCAPE PLAN
- L-15 LANDSCAPE DETAILS

LANDSCAPE LIST

SYMBOL	DESCRIPTION	QUANTITY	UNIT
100	GRASS	100	SQ. FT.
101	SPERMATOPHYTES	100	SQ. FT.
102	ANGIOSPERMS	100	SQ. FT.
103	SHRUBS	100	SQ. FT.
104	PERENNIALS	100	SQ. FT.
105	ANNUALS	100	SQ. FT.
106	WATER	100	CU. YD.
107	ROCK	100	SQ. FT.
108	PAVING	100	SQ. FT.
109	CONCRETE	100	SQ. FT.
110	ASPHALT	100	SQ. FT.
111	GRAVEL	100	SQ. FT.
112	SAND	100	SQ. FT.
113	SOIL	100	SQ. FT.
114	WOOD	100	SQ. FT.
115	STEEL	100	SQ. FT.
116	BRICK	100	SQ. FT.
117	GLASS	100	SQ. FT.
118	PLASTER	100	SQ. FT.
119	CEMENT	100	SQ. FT.
120	REINFORCEMENT	100	SQ. FT.
121	INSULATION	100	SQ. FT.
122	MECHANICAL	100	SQ. FT.
123	ELECTRICAL	100	SQ. FT.
124	PLUMBING	100	SQ. FT.
125	HEATING	100	SQ. FT.
126	Cooling	100	SQ. FT.
127	Lighting	100	SQ. FT.
128	Acoustics	100	SQ. FT.
129	Fire Protection	100	SQ. FT.
130	Security	100	SQ. FT.
131	Accessibility	100	SQ. FT.
132	Signage	100	SQ. FT.
133	Wayfinding	100	SQ. FT.
134	Art	100	SQ. FT.
135	Public Art	100	SQ. FT.
136	Historic Preservation	100	SQ. FT.
137	Archaeology	100	SQ. FT.
138	Historic Landmarks	100	SQ. FT.
139	Historic Districts	100	SQ. FT.
140	Historic Sites	100	SQ. FT.
141	Historic Structures	100	SQ. FT.
142	Historic Landscapes	100	SQ. FT.
143	Historic Gardens	100	SQ. FT.
144	Historic Parks	100	SQ. FT.
145	Historic Monuments	100	SQ. FT.
146	Historic Landmarks	100	SQ. FT.
147	Historic Districts	100	SQ. FT.
148	Historic Sites	100	SQ. FT.
149	Historic Structures	100	SQ. FT.
150	Historic Landscapes	100	SQ. FT.

LANDSCAPE LEGEND (Information Required to be Permanently Affixed to Plan)

Zone 1 District: 10-1
 Site Data: Green, Site Area: 120,000 sq. ft., Net Area: 120,000 sq. ft.
 Site Data: Red, Site Area: 120,000 sq. ft., Net Area: 120,000 sq. ft.

OPEN SPACE
 A. Minimum: 10% of total site area.
 B. Maximum: 20% of total site area.
 C. Minimum: 10% of total site area.
 D. Maximum: 20% of total site area.

RETENTION
 A. Minimum: 10% of total site area.
 B. Maximum: 20% of total site area.
 C. Minimum: 10% of total site area.
 D. Maximum: 20% of total site area.

SHRUBS
 A. Minimum: 10% of total site area.
 B. Maximum: 20% of total site area.
 C. Minimum: 10% of total site area.
 D. Maximum: 20% of total site area.

SEE LANDSCAPE

REVISIONS

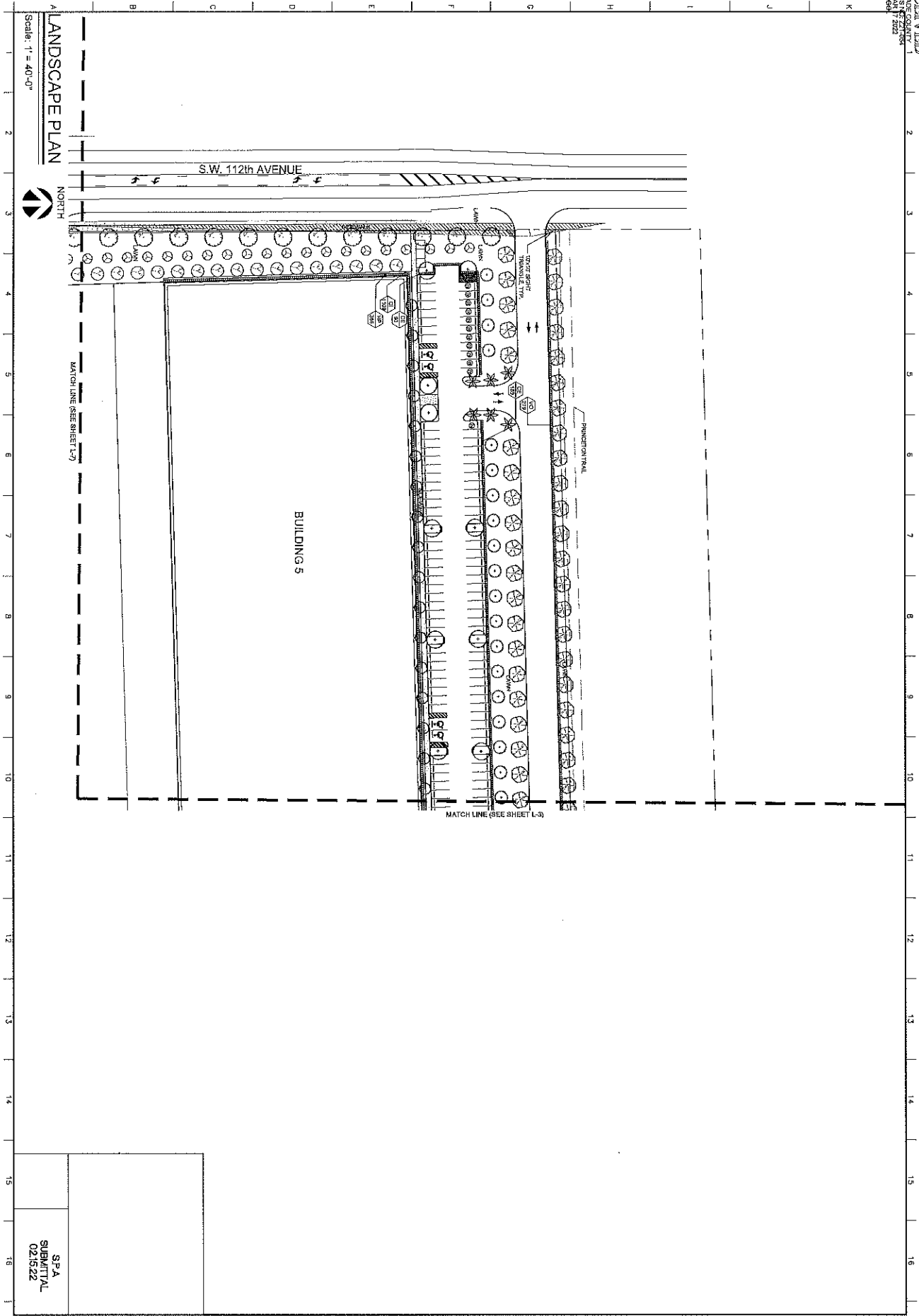
NO.	DATE	DESCRIPTION

SEA SUBMITTAL 02/15/22

SOUTH POINT DISTRIBUTION CENTER
 MIAMI, FLORIDA

RLC Architects
 1000 Brickell Avenue, Suite 1000
 Miami, FL 33131
 Phone: 305.371.1000
 Fax: 305.371.1001
 Website: www.rlc.com

Scale: 1/8" = 1'-0"
Sheet No.: 02/15/22
Project No.: 2017-15-11
Project Name: SOUTH POINT DISTRIBUTION CENTER
Project Location: MIAMI, FLORIDA
Client: SOUTH POINT
Architect: RLC ARCHITECTS
Scale: 1/8" = 1'-0"
Sheet No.: 02/15/22
Project No.: 2017-15-11
Project Name: SOUTH POINT DISTRIBUTION CENTER
Project Location: MIAMI, FLORIDA
Client: SOUTH POINT
Architect: RLC ARCHITECTS



LANDSCAPE PLAN
 Scale: 1" = 40'-0"

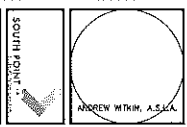


SPA
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 02/15/22

Sheet No.	L-2
Project Name	SPA SUBMITTAL 02/15/22
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Project No.	2014-01
Drawn By	JAC
Checked By	KAT
Project Manager	KAT
Client	SPA

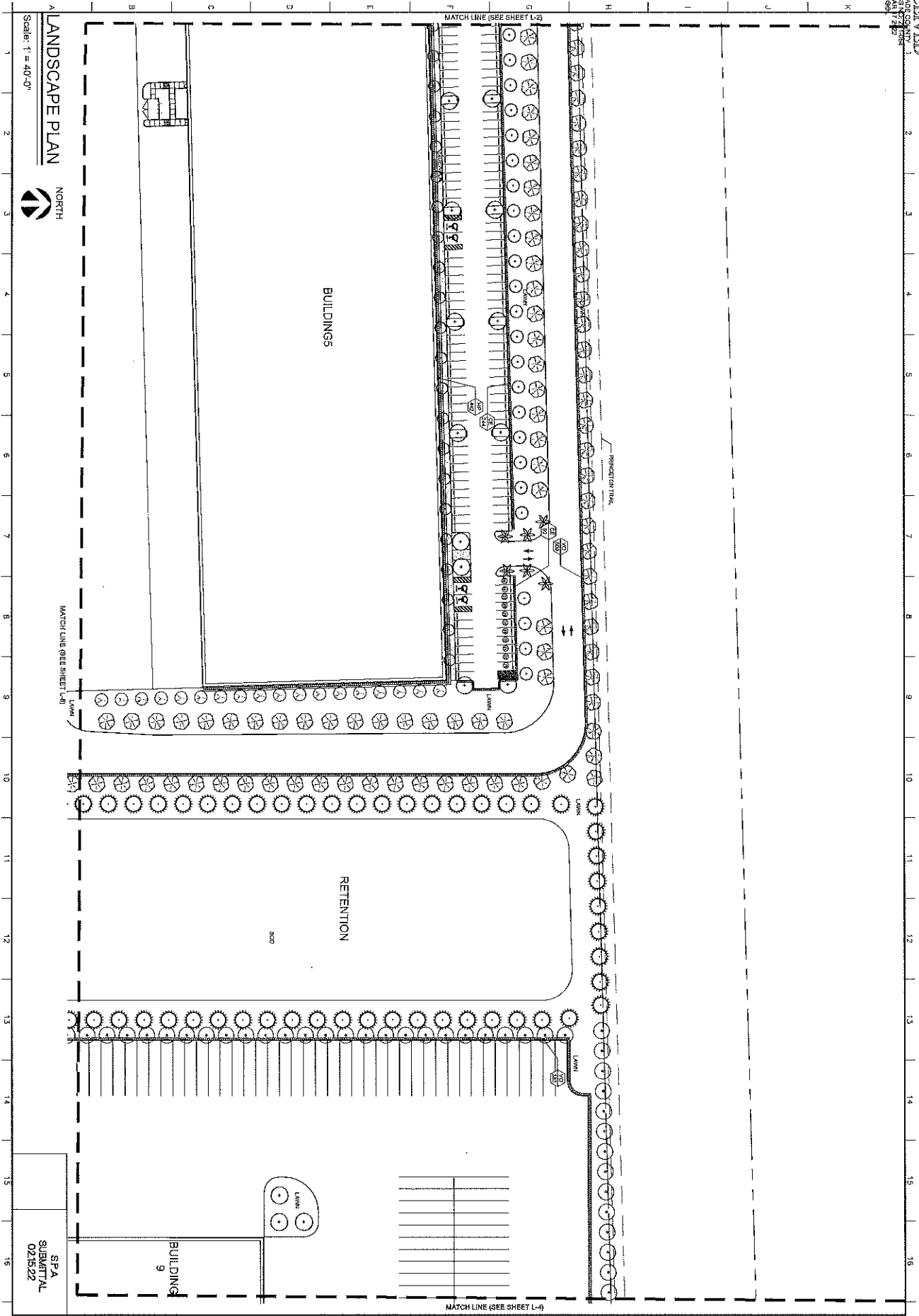
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**SOUTH POINT
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RLC Architects
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 PROJECT NO. 2014-01
 DATE: 01/27/15
 BY: SCOTT



LANDSCAPE PLAN
 Scale: 1" = 40'-0"
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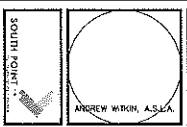
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 SUBMITTAL
 02/15/22

Sheet No.
L-3

Scale	1" = 40'-0"
Project No.	2014-01
Revision	02/15/22
Prepared by	WJ
Checked by	KAT

REVISIONS

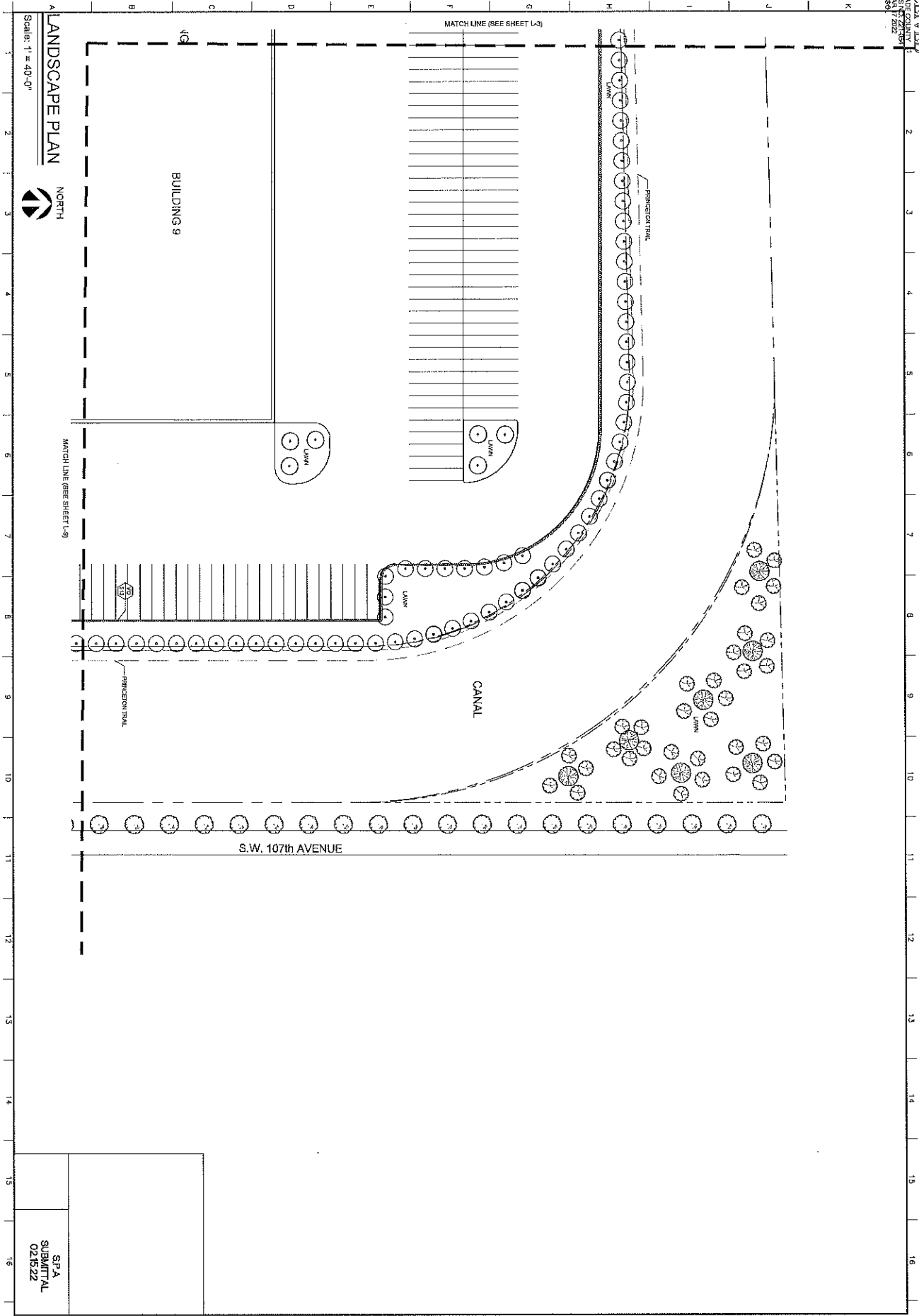
**SOUTH POINT
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 MIAMI, FLORIDA



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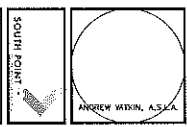


SPA SUBMITTAL 021522	PROJECT NO. 2015.01 DATE 03.28.21 PROJECT MANAGER: KH DESIGNER: MAT APPROVED BY: JCC
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SOUTH POINT L-4	SHEET NO.
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REVISIONS _____ _____ _____

**SOUTH POINT
 DISTRIBUTION CENTER**
 MIAMI, FLORIDA

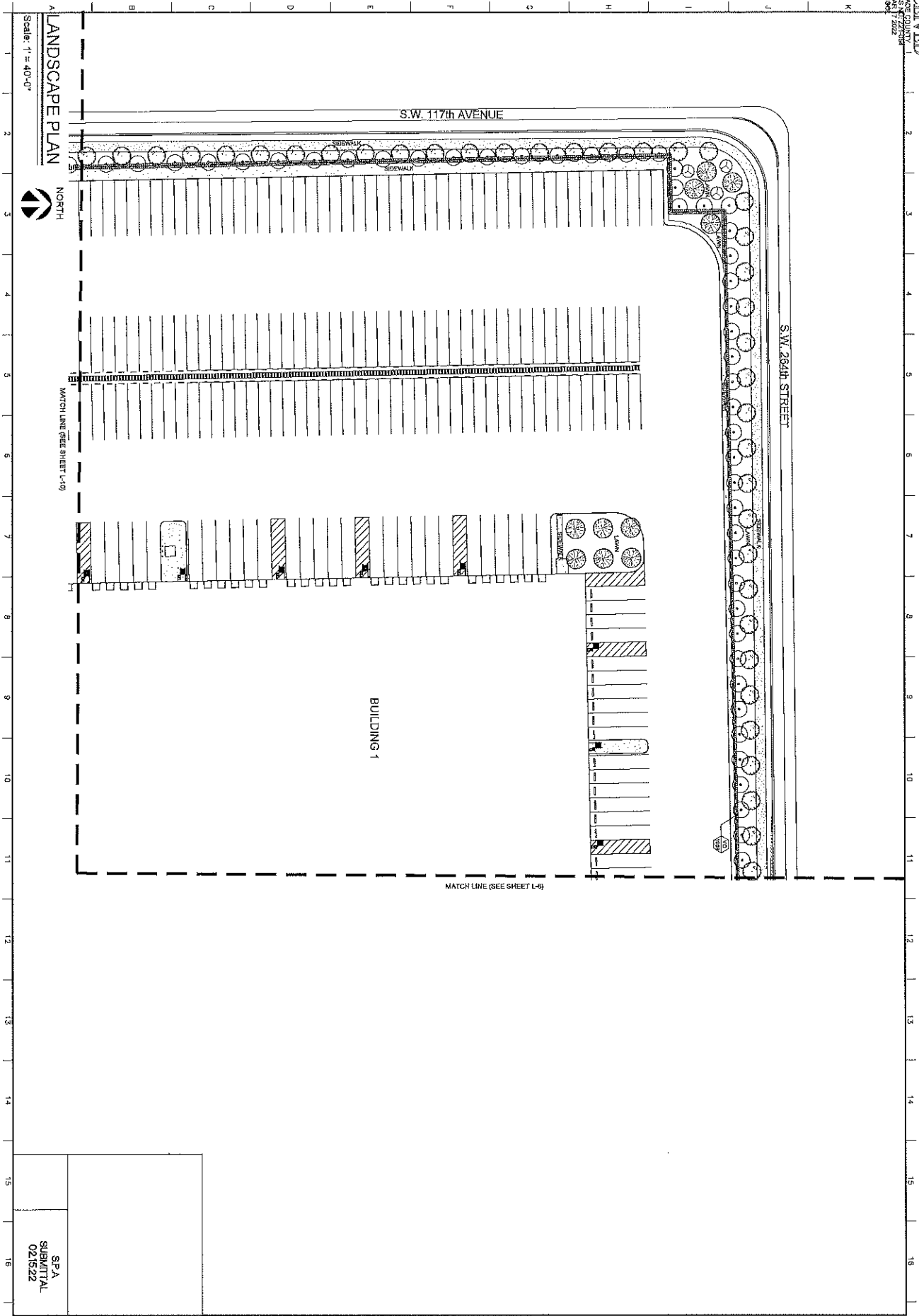


RLC Architects
 1432 W. 10th St., Suite 1000, Ft. Lauderdale, FL 33304
 TEL 561 567 6633 FAX 561 567 6637
 WWW.RLCARCHITECTS.COM

DATE: 03/28/21
 PROJECT: SPA SUBMITTAL 021522
 SHEET: L-4 OF 4
 DRAWN BY: JCC
 CHECKED BY: KH
 APPROVED BY: MAT

MDC061

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 MANHATTAN COUNTY
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 BY: GARDNER



LANDSCAPE PLAN
 Scale: 1" = 40'-0"



MATCH LINE (SEE SHEET L-10)

MATCH LINE (SEE SHEET L-6)

SPA
 SUBMITTAL
 02/18/22

Sheet No.	L-5
Project Name	SOUTH POINT DISTRIBUTION CENTER
Project Location	MIAMI, FLORIDA
Project Manager	KAT
Designer	KAT
Checker	KAT
Scale	1" = 40'-0"
Project No.	2019.01
Date	02/18/22

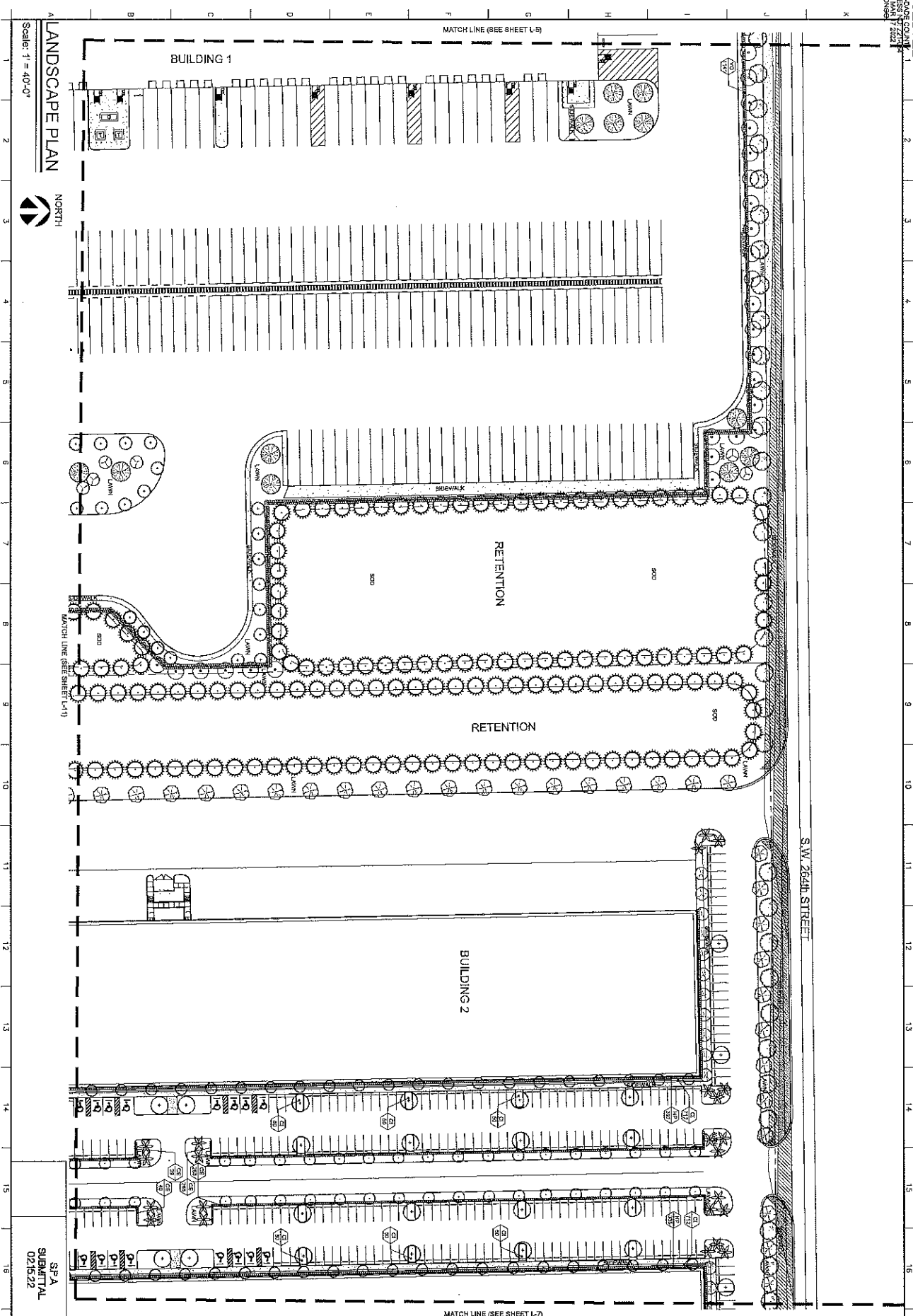
REVISIONS

SOUTH POINT DISTRIBUTION CENTER
 MIAMI, FLORIDA

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 PROGRESS 11/20/11
 BY: GEMMA



LANDSCAPE PLAN
 Scale: 1" = 40'-0"



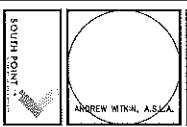
S.F.A.
 SUBMITTAL
 02.15.22

Sheet No.
L-6

Project No. 2011-0101
 Project Name SOUTH POINT
 Project Location MIAMI
 Drawn by: M.A.T.
 Checked by:

REVISIONS

SOUTH POINT
DISTRIBUTION CENTER
MDC063
 MIAMI, FLORIDA

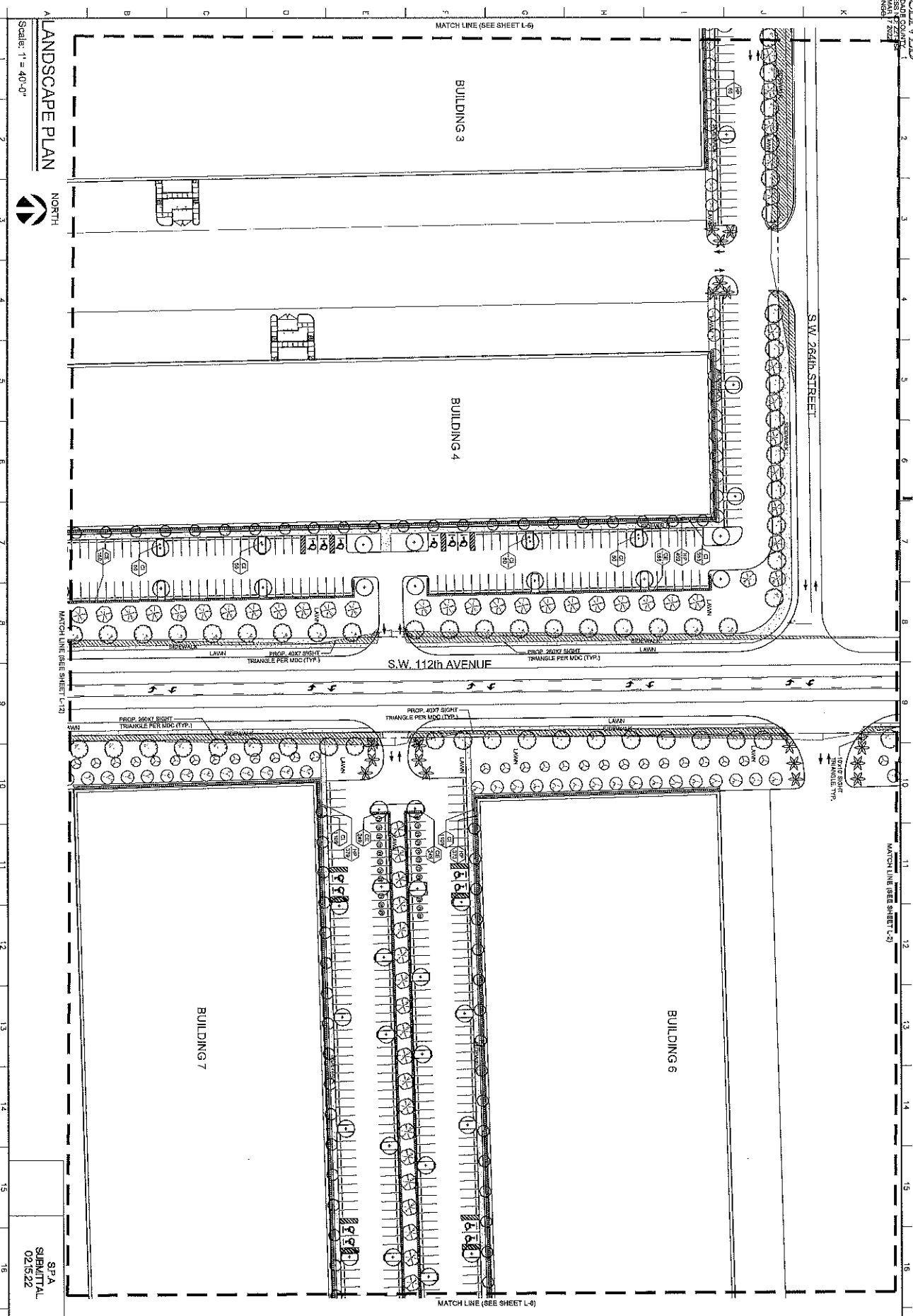


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DATE: 02.15.22
 PROJECT: SOUTH POINT
 SHEET: L-6

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 DATE: JAN 17 2014
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LANDSCAPE PLAN
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 02.15.22

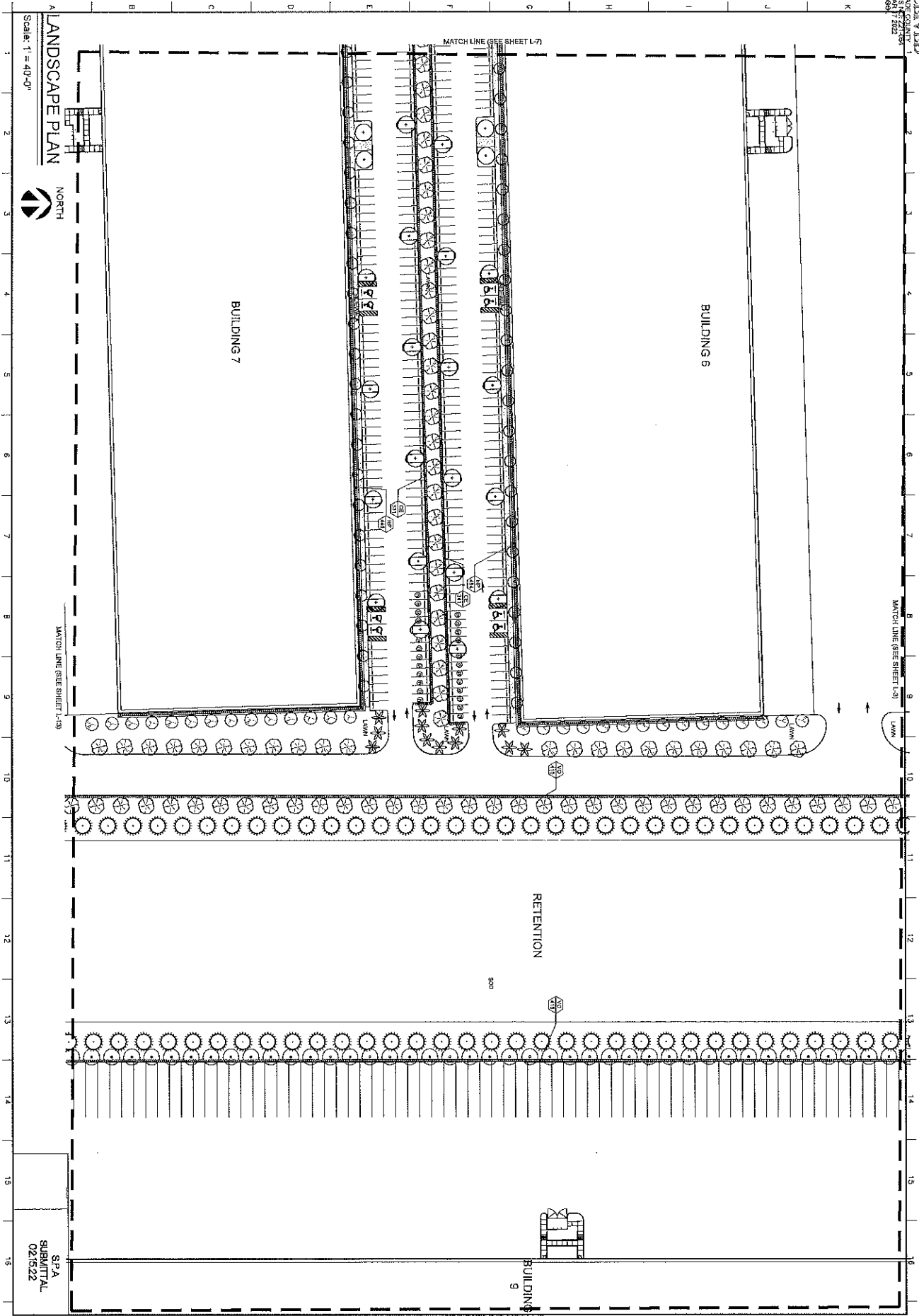
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Project Director	MI
Checked by	NAT
Drawn by	
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Date	02.15.22
Project No.	2014-01
Project Name	SOUTH POINT DISTRIBUTION CENTER MDC064
Project Director	MI
Checked by	NAT
Drawn by	
Scale	1" = 40'-0"
Date	02.15.22

SOUTH POINT
DISTRIBUTION CENTER
MDC064
 MIAMI, FLORIDA

SOUTH POINT
 ANDREW WILKIN, A.S.P.A.

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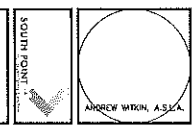
LANDSCAPE PLAN
 Scale: 1" = 40'-0"
 NORTH

S.P.A.
 SUBMITTAL
 02.19.22

Sheet No.	L-8
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Date	05.26.21
Prepared by	JCC
Checked by	KAT
Project Manager	KAT

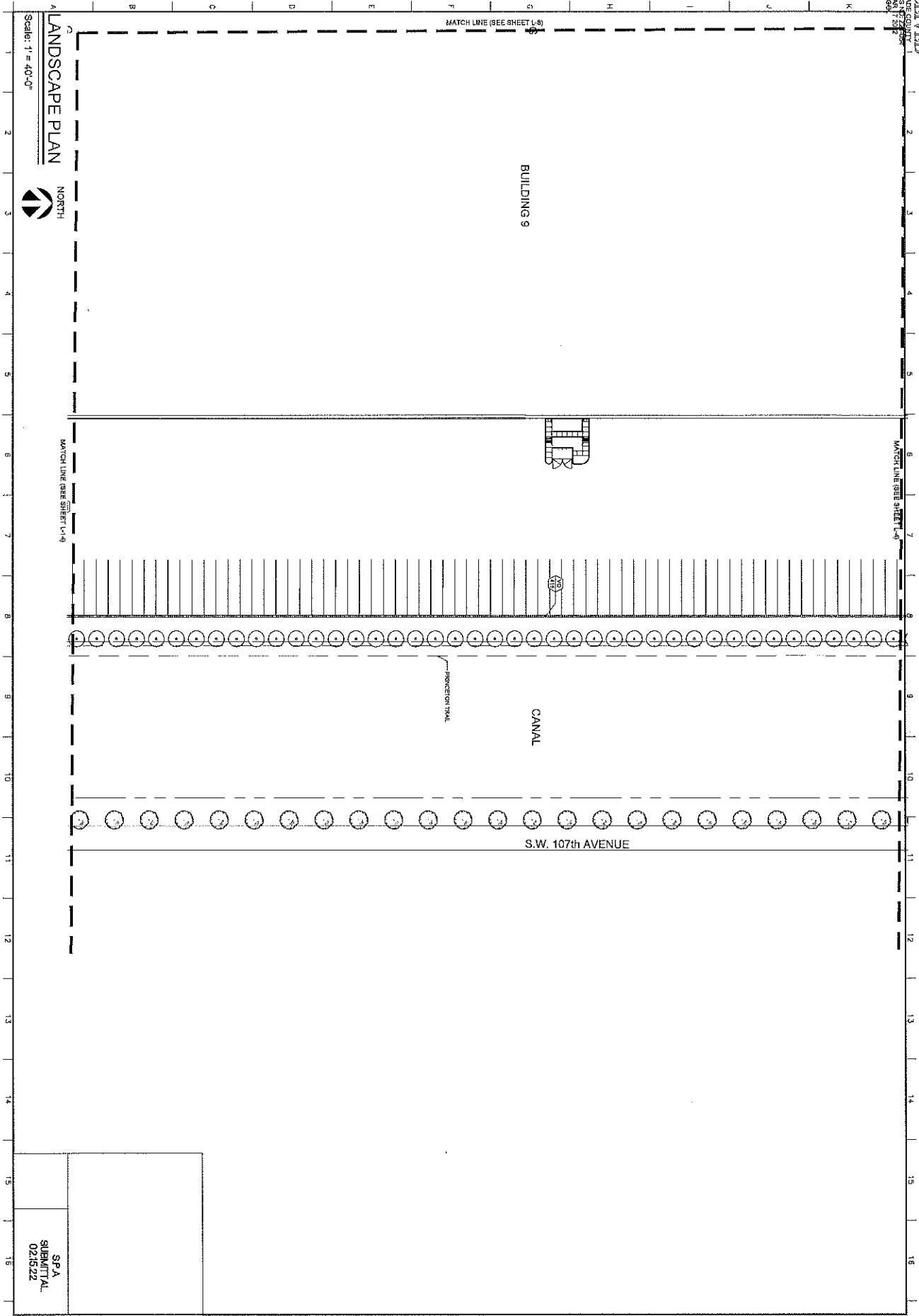
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**SOUTH POINT
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 MDC065**
 MIAMI, FLORIDA



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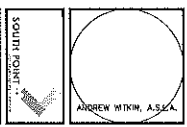
LANDSCAPE PLAN
Scale: 1" = 40'-0"
NORTH

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02/15/22

Sheet No. L-9

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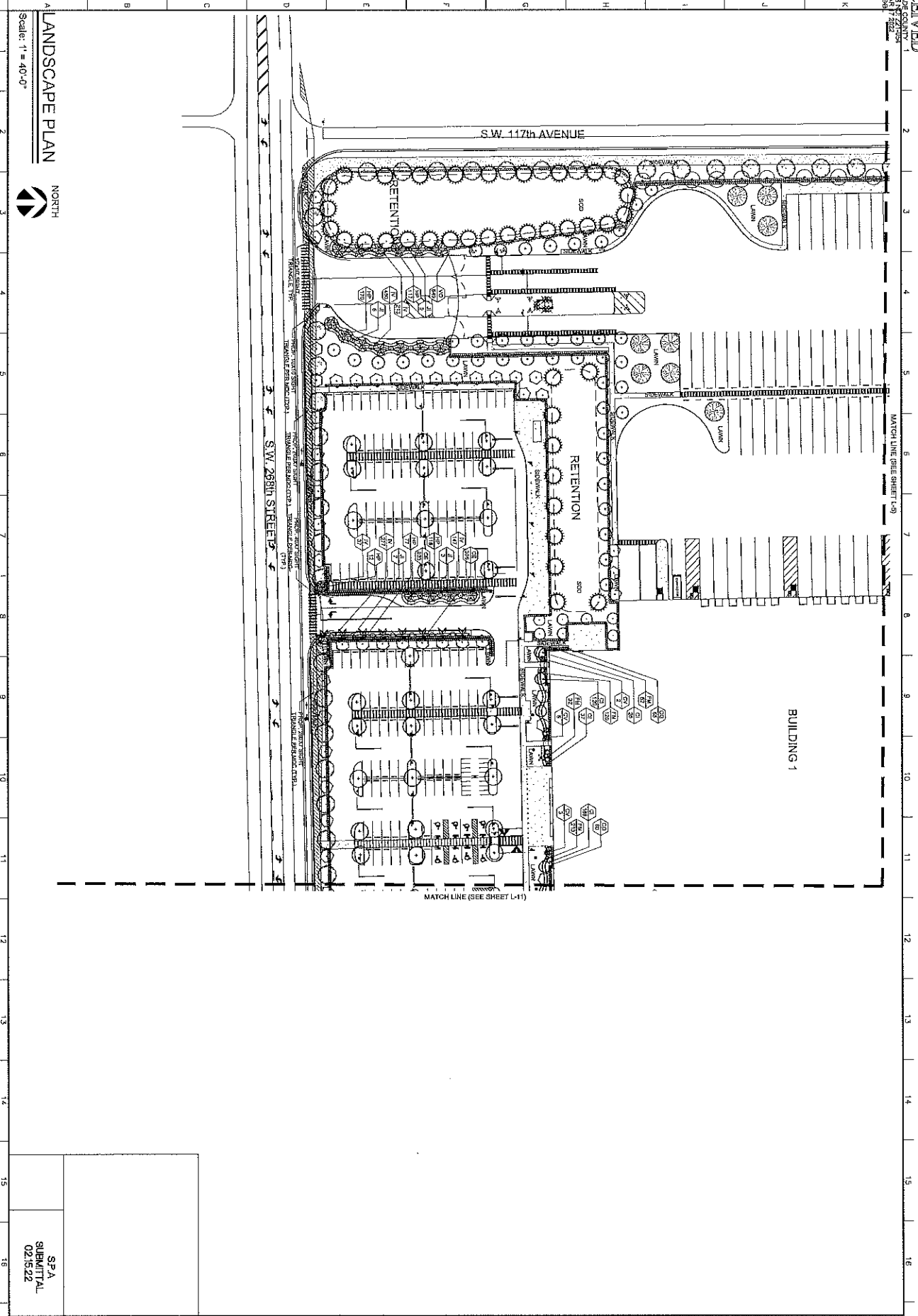


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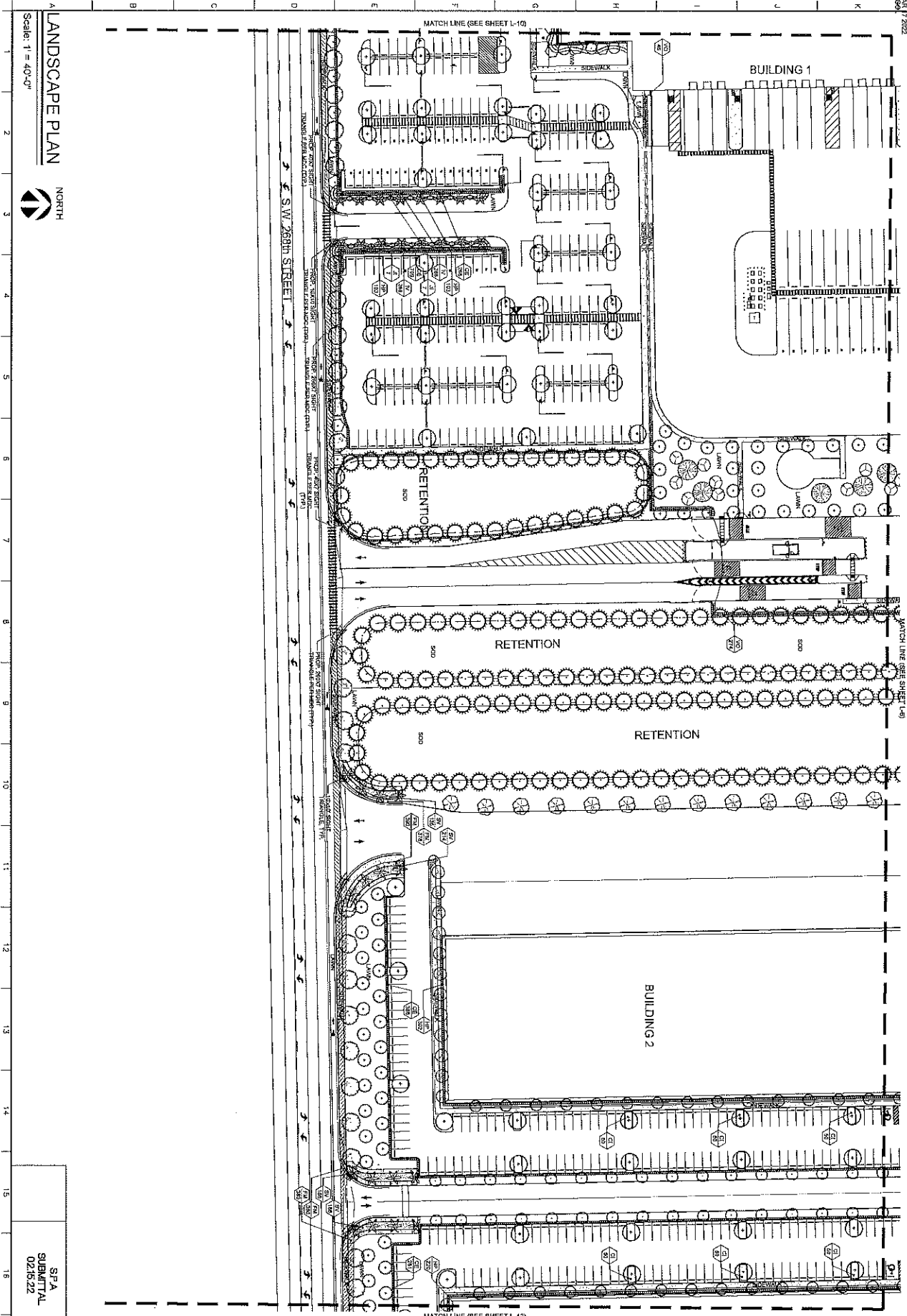
LANDSCAPE PLAN
Scale: 1" = 40'-0"
NORTH

SPA
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02.18.22

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REVISIONS _____ _____ _____	CONTRACTOR'S NAME _____ _____ _____
State: FL Project No.: 2019.01.01 Date: 02.18.22	Project Manager: JCC Project Designer: MH Project Engineer: KAT Checked By: JCC
SHEET NO.: L-10	SHEET TOTAL: 02.18.22

MDC067

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LANDSCAPE PLAN
 Scale: 1" = 40'-0"

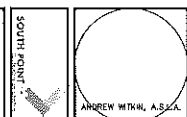


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 02/15/22

Sheet No.	L-11
Scale	AS SHOWN
Project No.	2014-2-11
Project Name	SOUTH POINT DISTRIBUTION CENTER
Project Designer	RLC ARCHITECTS
Drawn by	MAT
Checked by	

REVISIONS

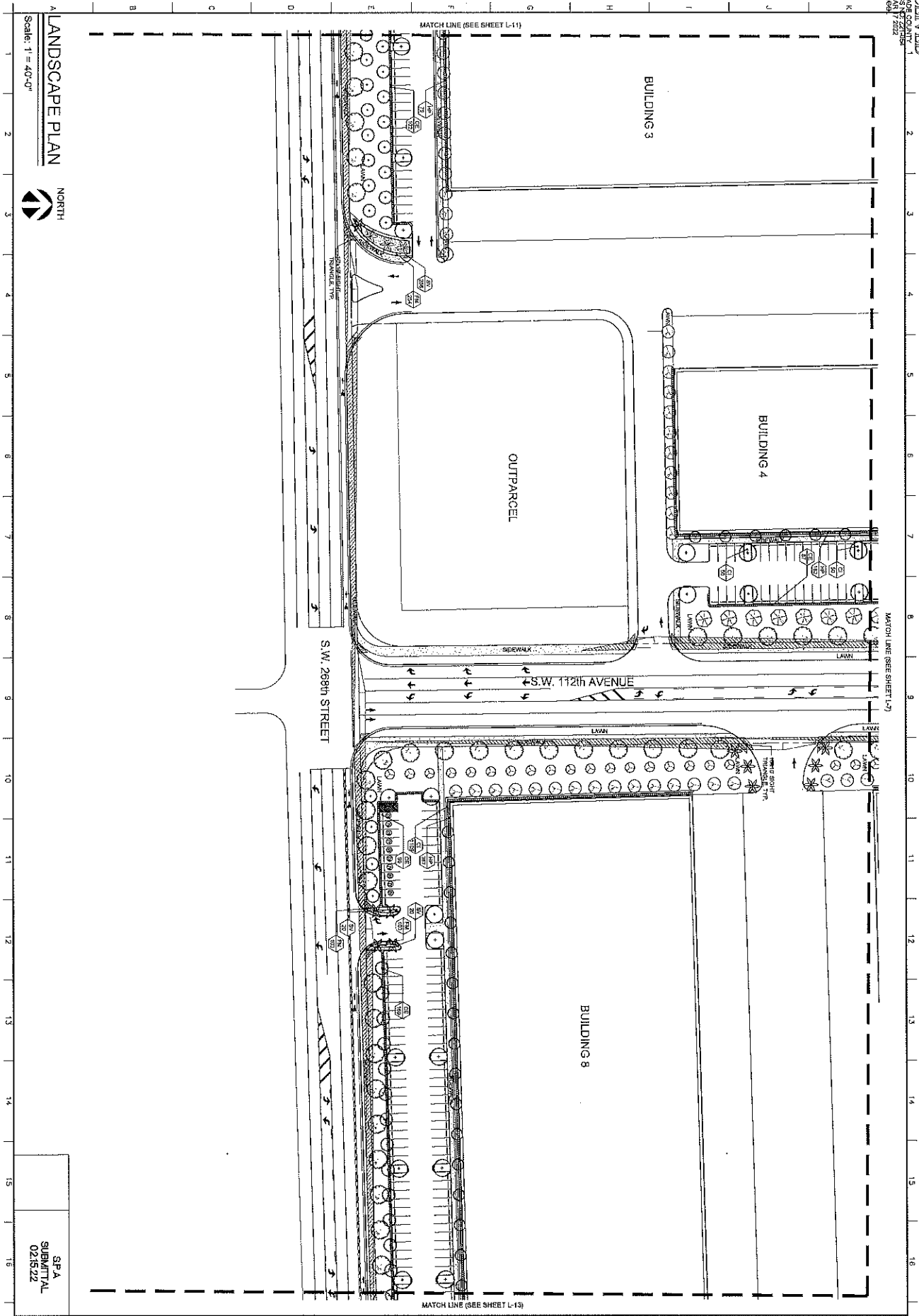
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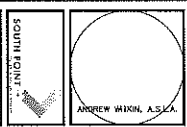
LANDSCAPE PLAN
 Scale: 1" = 40'-0"
 NORTH

SFA SUBMITTAL
 02.15.22

Sheet No.	L-12
Scale	2014.10
Project No.	02.15.22
Project Name	SOUTH POINT DISTRIBUTION CENTER
Project Manager	MAT
Project Engineer	MAT
Project Designer	MAT
Project Checker	MAT
Project Approver	MAT
Project Date	02.15.22

REVISIONS

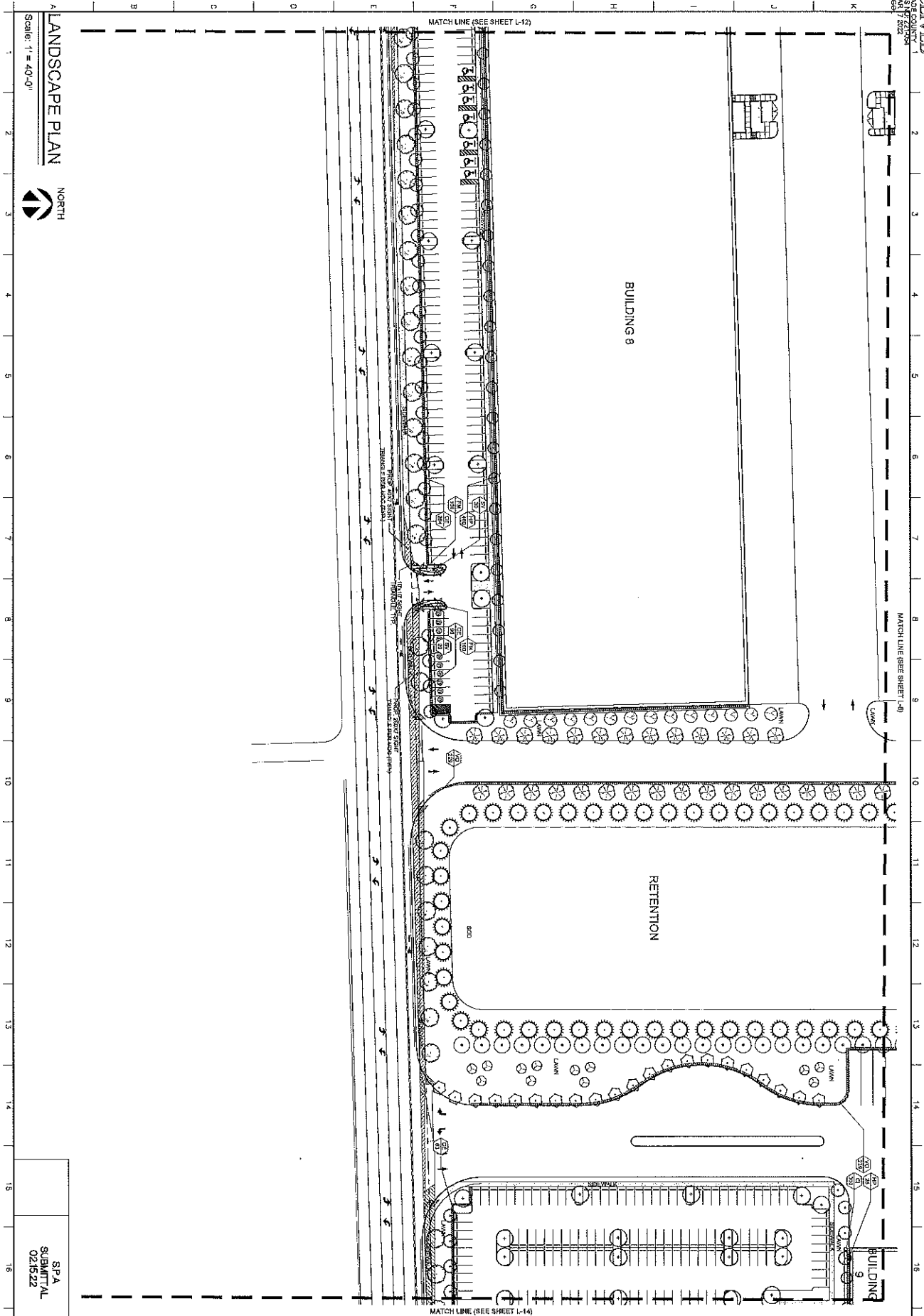
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 PROJECT NO. 22-004
 BY: SCHEER



LANDSCAPE PLAN
 Scale: 1" = 40'-0"
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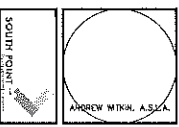
SPA
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 02.15.22

Sheet No.
L-13

Scale: 1" = 40'-0"
 Date: 02.15.22
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 Project Name: SPA
 Project Location: MIAMI, FL
 Project Manager: JCC
 Designer: JCC
 Checker: JCC

REVISIONS

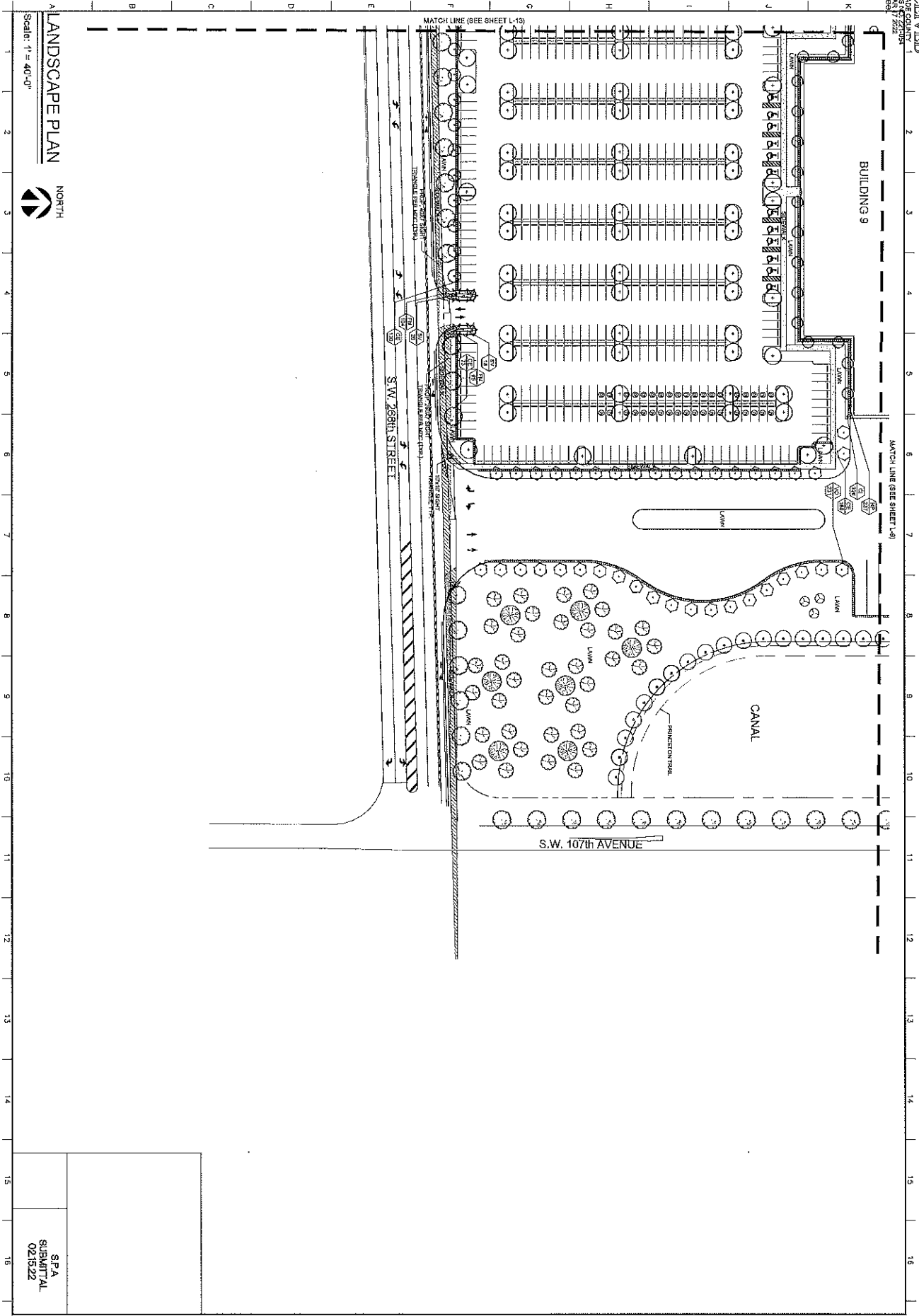
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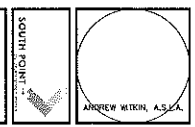
LANDSCAPE PLAN
 Scale: 1" = 40'-0"
 NORTH

SPA
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 02/18/22

Sheet No. L-14

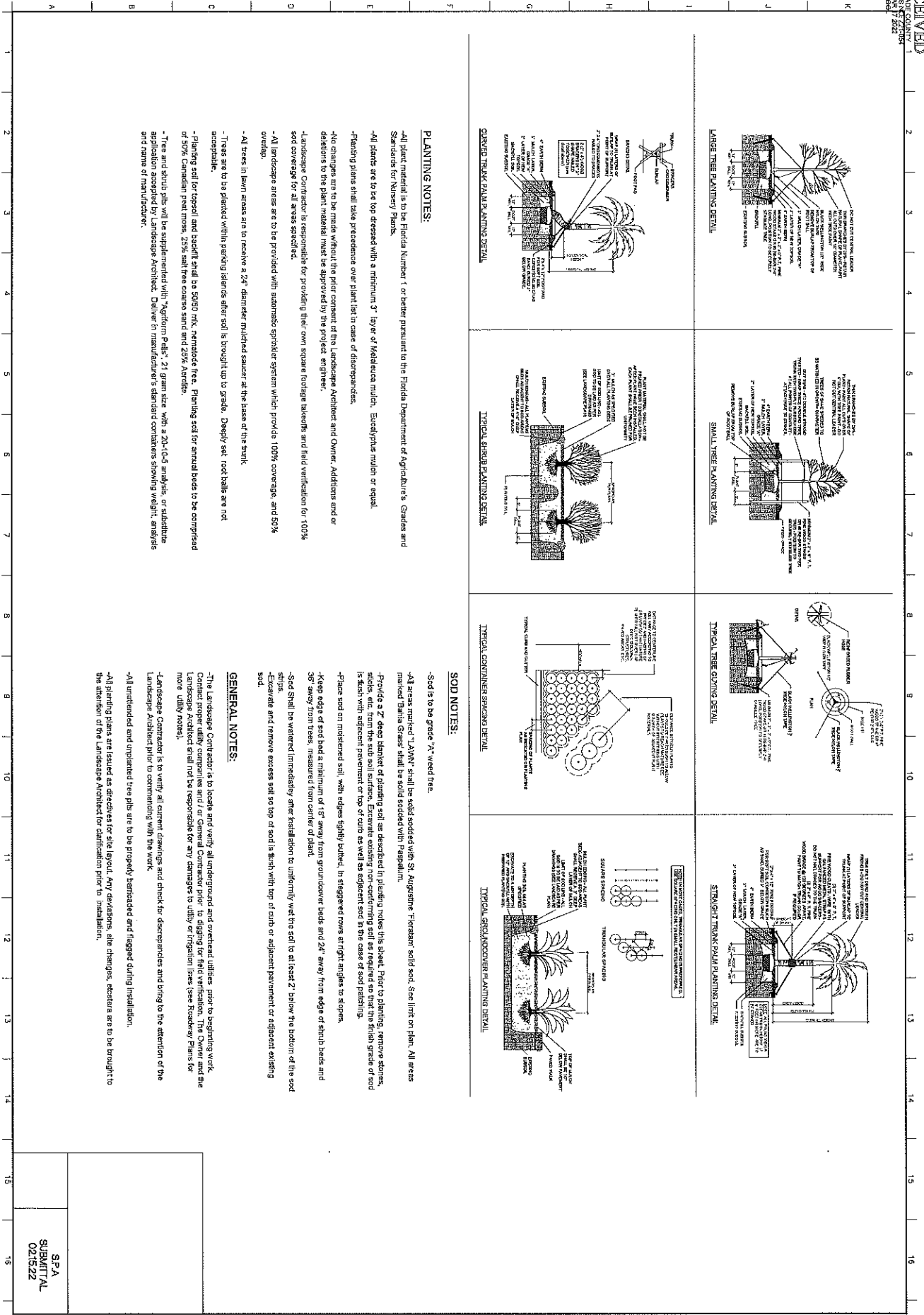
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MDC071



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 Mediflexa mulch. Escarpments major or equal.
- 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 takeoffs and field verification for 100% seed 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, manmade free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aestiva.
- Tree and shrub pits will be supplemented with "Agform Peat's" 21 gram size, with a 20-(G-d) 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 "A" weed free.
- All areas marked "LAWN" shall be sodded with St. Augustine "Petrera" sod 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 this sheet. Prior to planting, remove stones, sticks, etc. from the sod soil surface. Excess soil 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 planting.
- Place sod on moistened soil, with edges tightly butted. In staggered rows at right angles to slopes.
- Keep edge of sod had 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.
- Excess water and remove excess soil to 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 damages to utility or irrigation lines (see Schedule 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 fenced and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

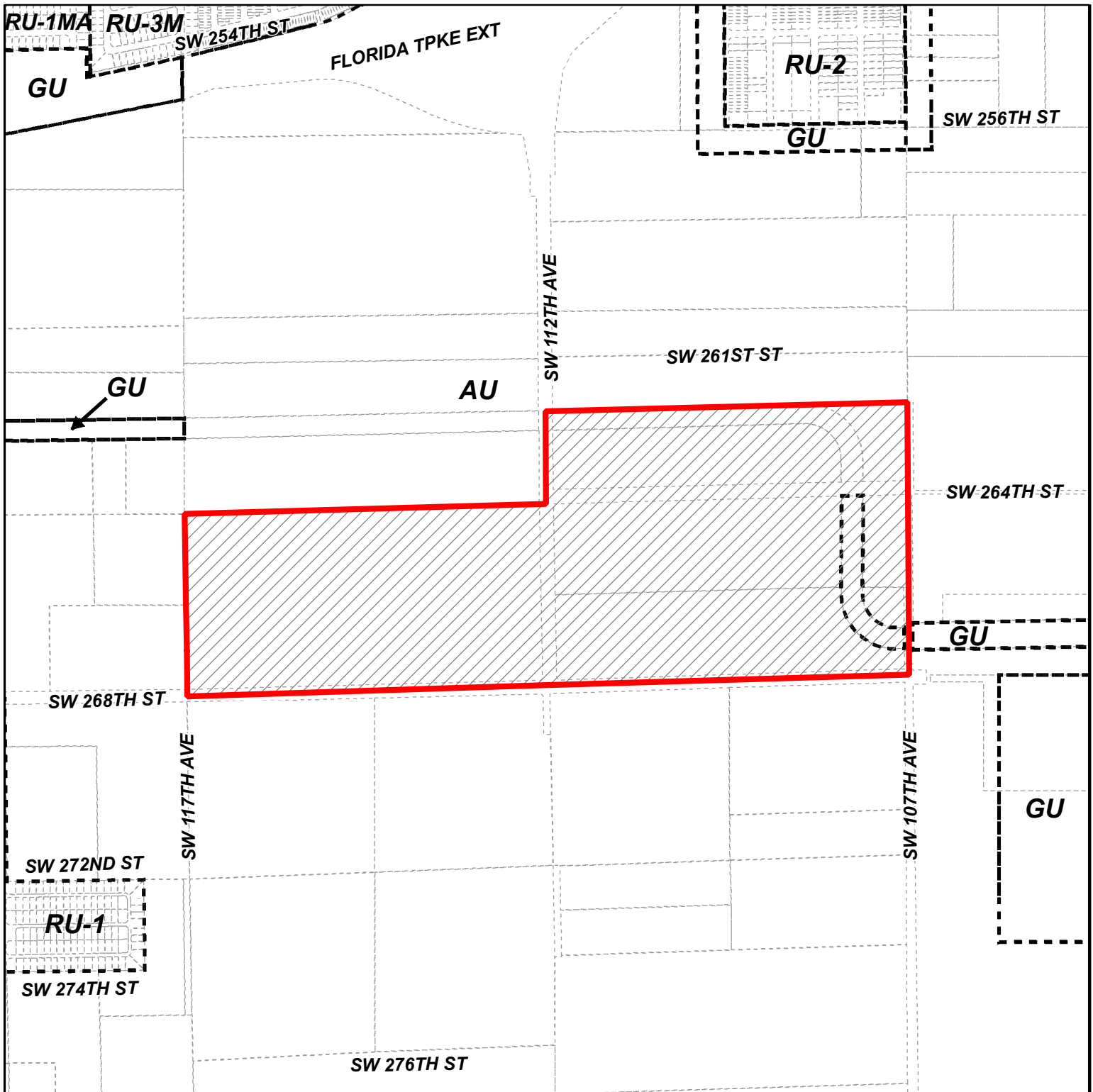
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Date	No.	07/28/14
Project Manager	CC	
Project Manager	KM	
Design Manager	KM	
Drawn By	KM	
Checked By		
Sheet No.	SPA SUBMITTAL 02/15/12	
	L-15	

REVISIONS

SOUTH POINT DISTRIBUTION CENTER
 MIAMI, FLORIDA

SOUTH POINT
 ANDREW MITCAL, A.S.C.A.

RLG Architects
 1400 BAYVIEW BLVD., SUITE 1000, MIAMI, FL 33134
 TEL: 305.556.8800 FAX: 305.556.8807
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
MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2021000054



Section: 30/31 Township: 56 Range: 40
 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




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2021000054

Legend
 Subject Property



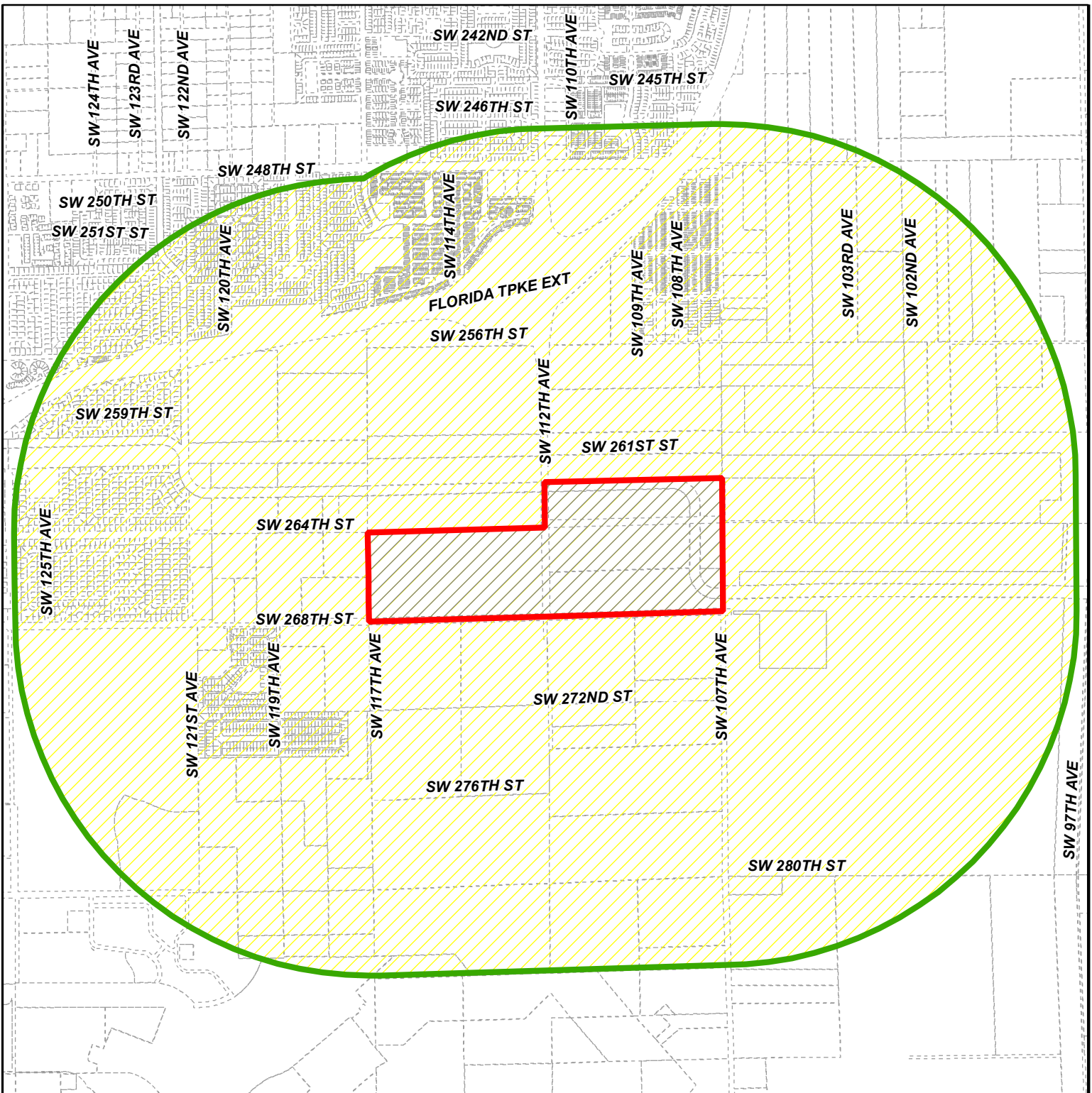
Section: 30/31 Township: 56 Range: 40
 Applicant: Aligned Real Estate Holdings LLC
 Zoning Board: Board of County Commissioners
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, March 16, 2022

MDC074

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2021000054

RADIUS: 5300

Section: 30/31 Township: 56 Range: 40

Applicant: Aligned Real Estate Holdings LLC

Zoning Board: Board of County Commissioners

Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend

 Subject Property

 Buffer

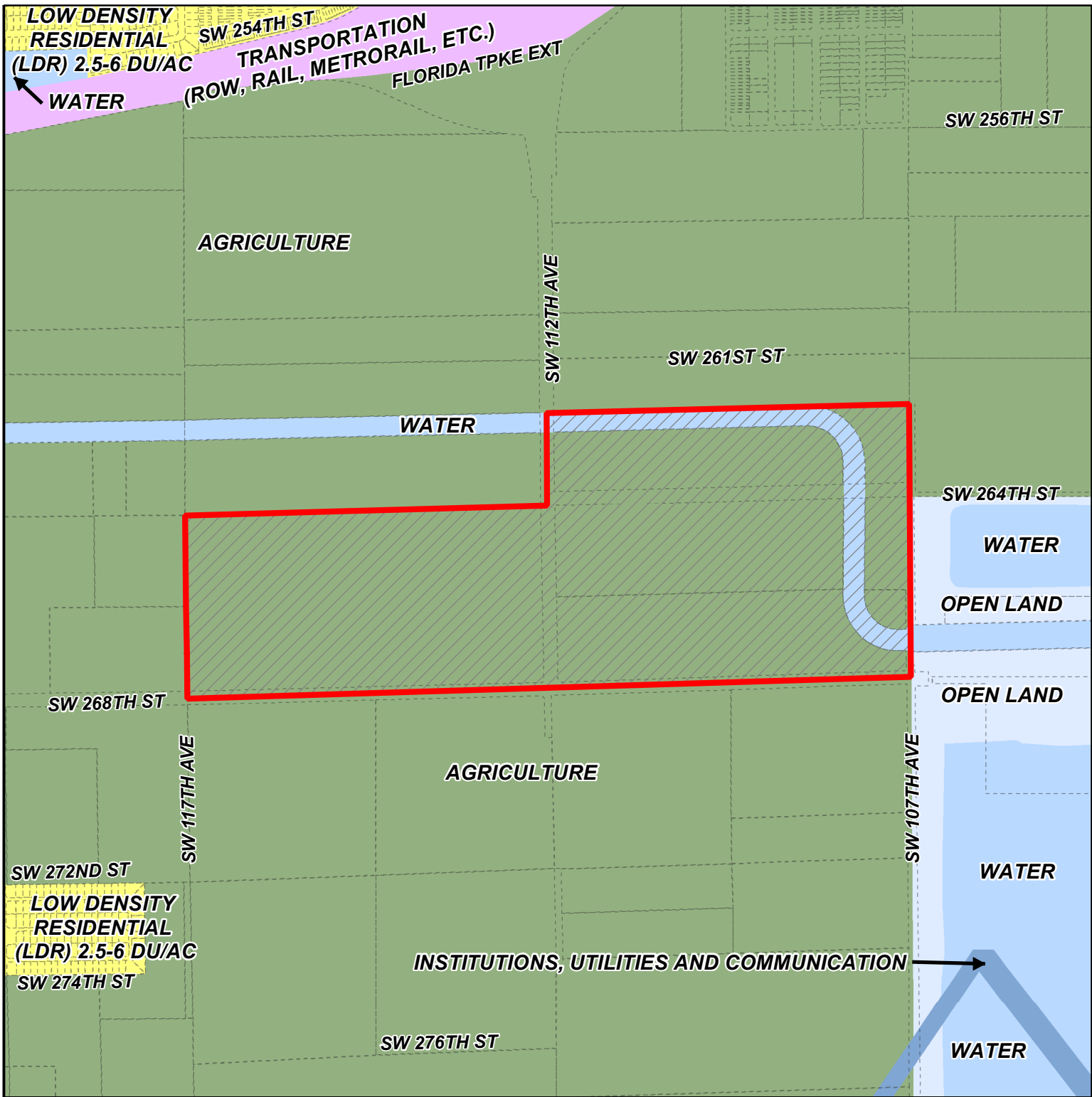
 Property Boundaries



SKETCH CREATED ON: Thursday, April 21, 2022

MDC075

REVISION	DATE	BY





MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2021000054

Section: 30/31 Township: 56 Range: 40
 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




SKETCH CREATED ON: Wednesday, March 16, 2022

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