

**Date:** December 12, 2023

**To:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

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

**Subject:** Designation of Real Property Generally Located at the Northeast Corner of the Intersection of Florida's Turnpike and SW 248 Street, Miami-Dade County, Florida 33032 as a Brownfield Area

Agenda Item No. 5(K)

## Executive Summary

The purpose of this item is to designate the real property generally located at the northeast corner of the intersection of Florida's Turnpike and SW 248 Street, Miami-Dade County, Florida 33032 as a brownfield area pursuant to Section 376.80, Florida Statutes. A brownfield area is defined as a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government resolution. The property owner, Coconut Palm TH, LLC ("the **Applicant**") is applying for the brownfield area designation due to soil and ground water contamination. A brownfield area designation will allow the Applicant to access certain regulatory and economic incentives to mitigate and manage the risk and expense associated with the contamination or the possibility of discovery of additional contamination and the necessary response. When a brownfield area is being proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and may adopt a resolution to designate the brownfield area. In considering a request for designation, a local government must evaluate and apply the criteria set forth in Chapter 376.80 (2)(c), Florida Statutes. Therefore, the attached application and supporting material is being submitted by Coconut Palm TH, LLC for consideration of approval.

## Recommendation

It is recommended that the Board of County Commissioners ("Board") designate the real property generally located at the northeast corner of the intersection of Florida's Turnpike and SW 248 Street, identified by folio numbers 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210, and 30-6020-000-0160 and further specified in Exhibit 2 to the resolution (the "Subject Property"), as a brownfield area to be known as Coconut Palm Truck Parking.

According to the proposal submitted by the property owner, Coconut Palm TH, LLC proposes to redevelop and rehabilitate the Subject Property. The Project proposes to develop and construct a truck parking space for 1,588 trucks on 57.628 acres of land. The developer is projecting a total investment of approximately \$27 million and the creation of at least 5 permanent jobs. However, the capital investment and the construction outcomes are not guaranteed.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory

and Economic Resources. Pursuant to section 376.80(1)(c)4., Florida Statutes, this matter requires two quasi-judicial public hearings before the Board, and the public hearings must be announced at a meeting of the Board before the actual public hearings.

**Scope**

The Subject Property is located in Commission District 8, represented by Commissioner Danielle Cohen Higgins. The proposed area is identified by folio numbers 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210, and 30-6020-000-0160, Miami-Dade County, Florida 33032.

**Delegation of Authority**

This item has no delegation of authority.

**Fiscal Impact/Funding Source**

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

**Track Record/Monitor**

Not applicable.

**Background**

A brownfield site, as defined in Section 376.79(4) of the Florida Statutes, is real property, where the expansion, redevelopment or reuse of the property may be complicated by actual or perceived environmental contamination. A brownfield area is defined as a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government resolution. Brownfields may include all or portions of community development areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. The goal of the brownfield program is to significantly improve the utilization, general condition, and appearance of these sites. Once a property has been designated as a brownfield by a local government, the property may be eligible for certain state-funded incentives.

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

The Department of Regulatory and Economic Resources (RER), Planning Division, has reviewed the proposal and is recommending that the Board designate the Subject Property as a brownfield area for the following reasons: The Subject Property qualifies as a “brownfield site” under the definition set forth in Section 376.79(4), Florida Statutes because the redevelopment or reuse of the Subject Property may be complicated by the presence of actual or perceived environmental contamination. Thus, the Subject Property may have soil and

ground water contamination due to historic agricultural activities. Coconut Palm TH, LLC's proposed development will consist of the development of 57.628 acres of land to provide 1,588 truck parking spaces.

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

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

Coconut Palm TH, LLC satisfies this criterion in that it owns the Subject Property and has agreed to redevelop and rehabilitate it.

- (2) "The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least five new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks."

With approximately 2,510,266 square feet or 57.628 acres of truck parking use, the Project is anticipated to create at least 5 permanent, full-time jobs at the Subject Property that are not associated with the implementation of the rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area, well in excess of the statutory requirements enumerated above. (This number does not include the temporary construction jobs generated over the development period, which are expected to be significant in and of themselves).

In addition, the rehabilitation of the Subject Property and development of the Project will result in the payment of significant payroll taxes and salaries, thereby benefiting the local economy and increasing the economic productivity of the area.

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

The Project is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations, in conformance with F.S. § 376.80(2)(c)(3). Under Miami-Dade County's Comprehensive Development Master Plan (CDMP), the Property is planned for future truck parking development. Furthermore, the Property is zoned

AU Agricultural District, a zoning district intended to include truck parking uses within the specific area on the CDMP Future Land Use Map. Based on the foregoing, and as explained in the staff report attached hereto as Attachment A, the Project is consistent with Miami-Dade County's CDMP and is a permissible use under the applicable local land development regulations.

(4) "Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area."

Notice will be provided pursuant to F.S. § 376.80(2)(c)(4) by the Applicant to neighbors and nearby residents of the Subject Property of its intent to hold a community meeting to discuss its plans to rehabilitate and revitalize the Subject Property. The community meeting will be at a publicly accessible location, in the vicinity of the Subject Property to afford an opportunity for the public to comment and make suggestions regarding the Project. The Applicant proposes the community meeting to take place after the first public hearing, but before the second public hearing. The Applicant will furnish actual evidence of publication of the notice and of the meeting once the notice and meeting have taken place.

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

The Applicant satisfies F.S. § 376.80(2)(c)(5) because it has secured all the necessary funding to commence and complete construction of the Project. The Applicant, through its parent company, specializes in the acquisition and development of logistic related industrial real estate throughout the United States, with a presence in several key markets including South Florida/Miami, Chicago, Atlanta, Dallas-Fort Worth, Jacksonville, and Memphis. The parent company recently deployed \$60 million in committed capital to nine properties.

Based on all the foregoing, the Subject Property clearly falls within the definition of "brownfield site" as set forth in § 376.79(4), Florida Statutes.

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



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



November 8, 2023

<b>RECOMMENDATION SUMMARY</b>	
<b>Commission District</b>	8
<b>Applicant</b>	Coconut Palm TH, LLC
<b>Request</b>	Brownfield Area Designation of parcels with Folio Numbers 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210 and 30-6020-000-0160 pursuant to Chapter 376.80(2)(c), Florida Statutes
<b>Location</b>	Miami-Dade County, Florida
<b>Property Size</b>	±59.17 acres (See attached map)
<b>Existing Zoning</b>	AU, Agricultural District
<b>Existing Land Use</b>	Agriculture, Single-Family
<b>2030-2040 CDMP Land Use Designation</b>	Agriculture
<b>Applicable CDMP provision(s)</b>	The CDMP Agriculture Land Use designation requires the principal uses should be agriculture and uses which are ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are uses related to preserving, processing, packaging, or selling of agricultural products from Florida and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. In addition, the parking and storage of operable, non-disabled commercial motor vehicles may be considered for approval on properties ten acres or greater in the agricultural area, <b>east of the Urban Development Boundary (UDB), south of the theoretical extension of SW 236 Street, and north of SW 248 Street</b> , as depicted on <b>Figure 5.1</b> , of the CDMP Land Use element, subject to the following requirements: <b>(a)</b> commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; <b>(b)</b> all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; <b>(c)</b> truck washing, mechanical repair, or maintenance of any kind shall be prohibited; <b>(d)</b> the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and <b>(e)</b> a vegetative buffer shall be provided along the perimeter of the property to provide visual screening.
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives, and policies of the Comprehensive Development Master Plan.



NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Future Land Use Designation
<b>North</b>	AU (Agricultural District)	Agriculture
<b>South</b>	AU (Agricultural District), BU-2 (Special Business District), RU-2 (Two-Family Residential District), GU (Interim District); Agriculture, Duplex residential development to the southwest across SW 248 Street and the Goulds Canal	Agriculture
<b>East</b>	AU (Agricultural District); Agriculture, Rural residence (to the southeast)	Agriculture
<b>West</b>	AU (Agricultural District); Florida Turnpike Expressway	Transportation

**Background:**

Coconut Palm TH, LLC filed an application for Brownfield Designation for five (5) parcels with Folios 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210 and 30-6020-000-0160 generally located east of the Florida Turnpike Expressway, north of SW 248<sup>th</sup> Street, south of SW 240<sup>th</sup> Street and west of (theoretical) SW 104<sup>th</sup> Avenue, outside the UDB in Miami-Dade County.

The applicant proposes to develop the subject parcels to provide 1,588 parking spaces for commercial motor vehicle storage. Pursuant to Chapter 376.80 (2)(c)(3) of the Florida Statutes, when designation of a brownfield area is proposed by persons other than a governmental entity, redevelopment of the proposed brownfield site must be consistent with the local comprehensive plan and a permissible land use under the applicable local land development regulations.

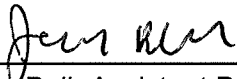
**Staff Analysis:**

The subject parcels are designated “Agriculture” on the Adopted 2030-2040 Land Use Plan map. Uses permitted in the Agricultural land use category include primarily agricultural uses and uses which are ancillary to and directly supportive of agriculture and farm residences. In addition, parking and storage of operable, non-disabled commercial motor vehicles may be considered for approval in this designation, on properties ten acres or greater in the area **east of the Urban Development Boundary, south of the theoretical extension of SW 236 Street, and north of SW 248 Street, as depicted on Figure 5.1 of the CDMP Land Use Element**, subject to the following requirements: **(a)** commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; **(b)** all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; **(c)** truck washing, mechanical repair, or maintenance of any kind shall be prohibited; **(d)** the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and **(e)** a vegetative buffer shall be provided along the perimeter of the property to provide visual

screening. The application site is located within the boundaries mentioned above and is required to be developed in accordance with these provisions.

The subject parcels are zoned AU (Agricultural District), which permits agricultural uses, among others, including commercial vehicle storage where the subject parcels are located, pursuant to Sec. 33-279 (3.1)(a)(2) of Article XXXIII - AU Agricultural District of the Miami-Dade County Code. Furthermore, Administrative Site Plan Review application 2022000139 (ASPR#2022000139) for a truck parking facility on the subject property was approved on October 24, 2023, which among other conditions, requires a minimum 25-foot-wide landscape buffer along the property boundary and the orientation of parking spaces away from the existing rural single-family property adjacent to the southeastern portion of the property in addition to a minimum 50-foot-wide landscape buffer along the southern property boundary from the duplex residential development to the south across SW 248 Street and the Goulds Canal.

Based on the foregoing, this Department finds that the Coconut Palm Project is generally consistent with the goals, objectives, and policies of the CDMP and the property's "Agriculture" land use designation and is permissible under the land development regulations as outlined above.



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

JB:GR:GA

11/8/2023


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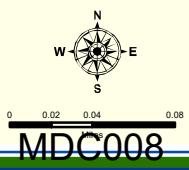


# Coconut Palm TH, LLC. Brownfield Application Site Miami-Dade County, Florida



MAP ID	FOLIO	PARCEL SIZE	
		SQ. FT.	ACRES
1	3060190000200	137,650	3.16
2	3060200000160	435,600	10.00
3	3060200000180	1,174,378	26.96
4	3060200000205	399,968	9.18
5	3060200000210	429,937	9.87
<b>TOTAL</b>		<b>2,577,532</b>	<b>59.17</b>

 BROWNFIELD APPLICATION SITE  
 2030 URBAN DEVELOPMENT BOUNDARY  
 URBAN EXPANSION AREA BOUNDARY



  
 Department of Regulatory and Economic Resources (RER)  
 Planning Research and Economic Analysis Section  
 October 2023





**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** December 12, 2023

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

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

Please note any items checked.

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

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

Agenda Item No. 5(K)  
12-12-23

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TAKING ACTION, AFTER PUBLIC HEARINGS, ON PROPOSAL OF COCONUT PALM TH, LLC TO DESIGNATE REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FLORIDA’S TURNPIKE AND SW 248 STREET, MIAMI-DADE COUNTY, FLORIDA 33032, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES

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

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

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

**WHEREAS**, this Board has reviewed the proposal submitted by Coconut Palm TH, LLC, attached hereto as exhibit 1, to designate real property generally located at the northeast corner of the intersection of Florida’s Turnpike and SW 248 Street, Miami-Dade County, Florida 33032, identified by folio numbers 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210, and 30-6020-000-0160, and further identified in exhibit 2 (the “subject property”), as a brownfield area known as “Coconut Palm Truck Parking”; and

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

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

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

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

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

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

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

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

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 12<sup>th</sup> day of December, 2023. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

CJW

Christopher J. Wahl





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

October 6, 2023

**Via Email**

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

**Re: Request for Designation of Folio Nos. 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210, and 30-6020-000-0160 (the “Property”) as a Brownfield Area**

Dear Ms. Williams:

I am writing on behalf of Coconut Palm TH, LLC to seek designation of the Property as a Brownfield Area pursuant to Florida’s Brownfield Development Act.

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

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

Respectfully submitted,

*Kerri L. Barsh*

Kerri L. Barsh

Enclosures.



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

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

**I. PROPERTY INFORMATION**

Property Address \_\_\_\_\_

Property Name Timberhill

City Miami State FL Zip Code 33032

Property Size (acres/square feet) 57.628 / 2,510,266

Parcel Number(s) \_\_\_\_\_  
30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180,  
Folio Number 30-6020-000-0210, and 30-6020-000-0160

Zoning AU

DERM File Number HWR-1269

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

Name of Applicant's Interest in Property

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

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

No.

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

N/A

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If the project consists of an assemblage, please include all property information for each additional parcel as an attachment, including legal descriptions.

Describe all outstanding property taxes due on the property.

There are no outstanding property taxes due on the property.

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Describe all liens on the property.

There are no liens on the property.

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## II. PROJECT DESCRIPTION

Briefly describe the project and the anticipated redevelopment plan.

The property is currently subject to two development applications: an Administrative Site Plan Review under Application Number A2022000139 and a Right-of-Way Variance under Application Number Z2023000038.

The property will be developed to provide 1,588 truck parking spaces.

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

Historic agricultural activities resulting in soil and groundwater contamination on the property.

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

A site assessment report and soil management plan addendum are being prepared, which will help determine the appropriate site rehabilitation activities to be conducted.

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

No.

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

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

Please attach any non confidential environmental assessment documentation associated with the project, including Phase I and Phase II Reports, Site Assessment Reports, and Remedial Action Plans.

### III. APPLICANT INFORMATION

Name Coconut Palm TH, LLC

Address 8770 W Bryn Mawr Avenue, Suite 1350

City Chicago State IL Zip Code 60631

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

Ownership Interest in Property Owner.

Legal Status of the Applicant:

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

Name of current Property owner if different from Applicant N/A

Address \_\_\_\_\_

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

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

Legal Status of the Current Property Owner (s):

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

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

**IV. SERVICES TO BE PROVIDED**

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

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

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

Type of Assistance/Incentives requested:

Regulatory Assistance (aid for meeting government agency permitting requirements)

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

Grants (gap financing for Brownfield remediation)

Loan (remediation loan funds)

Tax Credits/Exemptions due to Brownfield Area Designation

Job Creation Tax Refund due to Brownfield Area Designation

Other (please describe):

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**Return completed form and attachments to:**

**Office of Economic Development and International Trade**

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

**Miami, FL 33128**

**305 375-1254**

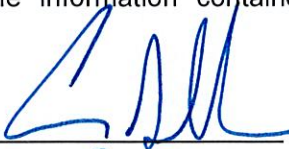
**<http://www.miamidade.gov/oedit/>**

V. CERTIFICATION

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

By: Coconut Palm TH, LLC

Applicant's Signature: \_\_\_\_\_



Date: \_\_\_\_\_

2/12/23

Print / Type Name: \_\_\_\_\_

Cary Goldman

Title: \_\_\_\_\_

Manager

V. CERTIFICATION

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

By: Coconut Palm TH, LLC

Applicant's Signature:  Date: 9/12/23

Print / Type Name: Ryan Battistoni

Title: Manager



**V. CERTIFICATION**

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

By: Coconut Palm TH, LLC

Applicant's Signature: J. D. Salazar Date: September 12, 2023

Print / Type Name: J. D. Salazar

Title: Manager

**FOR OFFICIAL USE ONLY**

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

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

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

Specify reason(s) below:

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

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

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

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

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

\_\_\_\_\_

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

As of 12/11/09

# EXHIBIT A

## Exhibit A

### Legal Description

#### Parcel 1:

The East 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, and

The East 1/2 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, LESS Beginning 333.35 feet East of the Northwest corner of the Southwest 1/4, thence East 175.01 feet, thence Southwesterly along a course arc distance of 936.56 feet, thence North 917.77 feet to the Point of Beginning, and

The West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, less the right of way for the Florida Turnpike

#### Parcel 2:

The East 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

#### Parcel 3:

The West Half (W 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, LESS the North 35 feet of the East 1/2 (E 1/2) thereof.

#### Parcel 4:

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, Miami-Dade County, Florida.

Less and except the East 168.00 feet of the South 212.00 feet of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, Miami-Dade County, Florida.

#### Parcel 5:

THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 19 TOWNSHIP 56 SOUTH RANGE 40 EAST LYING SOUTHEASTERLY AND EASTERLY OF THE RIGHT-OF-WAY FOR STATE ROAD 821 AND LYING NORTH OF THE RIGHT-OF-WAY LINE OF SOUTHWEST 248TH STREET, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, RUN THENCE N00°16'35"W (BEARINGS DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES), ALONG THE EASTERLY BOUNDARY OF SAID SECTION, FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE 739.30 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 5879.58 FEET; THENCE FROM A TANGENT BEARING S24°32'07"W RUN SOUTHWESTERLY ALONG SAID CURVE 807.04 FEET, THROUGH A CENTRAL ANGLE OF 7°51'52" TO A POINT; THENCE RUN S83°43'59"E, 289.43 FEET TO A POINT; THENCE N89°19'18"E, 100.25 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID SECTION 19, BEING THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

# EXHIBIT B



September 13, 2023

miamidade.gov

VIA ELECTRONIC MAIL: [rbattistoni@timberhillgroup.com](mailto:rbattistoni@timberhillgroup.com)

PLEASE NOTE A PAPER COPY WILL NOT FOLLOW BY REGULAR MAIL

Mr. Ryan Battistoni  
Coconut Palm TH, LLC  
8770 W. Bryn Mawr Ave, Ste 1350  
Chicago, IL 60631

Re: Groundwater Assessment in support of Drainage dated August 17, 2023, and Response to Comments dated August 22, 2023, prepared by SCS Engineers for the Proposed Coconut Palm Truck Parking (HWR-1269) located at, near, or in the vicinity of SW 248<sup>th</sup> Street & SW 103<sup>rd</sup> Avenue Homestead, Miami Dade County, Florida. Folio#s: 30-6019-000-0200, 30-6020-000-0180, 30-6020-000-0201, 30-6020-000-0210 and 30-6020-000-0160.

Dear Mr. Battistoni:

The Pollution Remediation Section (PRS) of the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced documents received August 17 and 22, 2023, respectively.

#### Drainage Assessment

The proposed stormwater management system shall not be approved at this time. The following comments are offered:

1. As acknowledged, groundwater contamination (i.e., for Arsenic, Iron and Manganese exceedances) has been documented in the areas of the proposed stormwater recharge. Considering the above and per Chapter 24 of Miami Dade County Code, stormwater recharge is prohibited in areas of documented contamination, or when dispersion to a contaminant plume is expected. Therefore, a better understanding of the groundwater contamination on site is required.
2. DERM concurs with the proposed additional sampling at the intermediate depth. Based on the results, a revised final drainage design shall be submitted to DERM. DERM's evaluation of proposed drainage shall be conducted at that time (e.g., for the proposed recharge at the boundaries, proposed intermediate depth exfiltration, etc.). A Supplemental Site Assessment Report Addendum (SSARA) in support of drainage shall be submitted to DERM, which shall include, but not be limited to, the laboratory results, the groundwater sampling logs and the well completion logs for the installed wells, along with a site diagram as described in Comment #3 below.
3. A revised conceptual drainage layout with an overlay of all monitoring wells shall be provided that clearly depicts all locations for each type of stormwater recharge for the site (e.g., shallow and intermediate exfiltration trenches, retention areas, etc.), along with details of the proposed recharge structures.
4. Contamination has been documented within an intended right of way (ROW) dedication area. Therefore, a notarized affidavit signed by the receiving entity (or its legal representative) shall be required acknowledging the presence of contamination in the affected areas and stating the intent for obtaining a conditional closure pursuant to Chapter 24, Miami-Dade County Code. The affidavit shall also state that to the best of the legal property owner's knowledge, all parties having an interest or right in the subject property (including any encumbrance holders) agree with the closure option elected. Note that the ROW will not receive conditional closure if an encumbrance holder's rights conflict with the restriction(s) in the restrictive covenant and he/she does not consent to being subject to the restrictive covenant (i.e., via a subordination or joinder). Based on the above, please submit the affidavit before

processing the drainage plans through the Miami-Dade County ENERGOV System for review and approval of the plat action.

#### Response to comments

5. Once the final drainage system design has been established, please provide the details for any proposed retention areas (as requested in Comment #3 above), to clearly show the proposed 2' of clean fill noted for said areas in the conceptual Engineering Control Plan (ECP), Figure 1 of this report.
6. DERM acknowledges that a site assessment report (SAR) and Soil Management Plan Addendum (SMPA), addressing the comments of the DERM's previous letter dated June 27, 2023 (see attached) shall be submitted to the Department under separate cover. Please note that while an approved SAR is not required for construction approval, an SAR shall be submitted to the Department within one-hundred and eighty days of receipt of this document.

DERM shall be notified in writing a minimum of three (3) working days prior to the implementation of any sampling or field activities. Email notifications shall be directed to [DERMPCD@miamidade.gov](mailto:DERMPCD@miamidade.gov). Please include the DERM file number on all correspondence.

Pursuant to the above and Chapter 24, Miami-Dade County Code, submit a SAR within one-hundred and eighty (180) days of receipt of this document, addressing the comments above (as applicable), along with the fee of \$967.50 (includes surcharge of \$67.50). Further, an SMPA and an SSARA in support of drainage, addressing the comments above (as applicable) shall be submitted with the fee of \$537.50 (includes surcharge of \$37.50). Send payments via the online payment option, by completing the attached form and emailing it to Jackie Llano ([llanoj@miamidade.gov](mailto:llanoj@miamidade.gov)) and Tammy Welch ([welcht@miamidade.gov](mailto:welcht@miamidade.gov)) for processing.

The consultant collecting the samples shall perform field sampling work in accordance with the Standard Operating Procedures provided in Chapter 62-160, Florida Administrative Code (FAC), as amended. The laboratory analyzing the samples shall perform laboratory analyses pursuant to the National Environmental Laboratory Accreditation Program (NELAP) certification requirements. If the data submitted exhibits a substantial variance from DERM split sample analysis, a complete resampling using two independent certified laboratories will be required.

Be advised that Technical Reports (assessment, remediation, etc.) should be submitted via email to [DERMPCD@miamidade.gov](mailto:DERMPCD@miamidade.gov) and copy Yutta Cuellar ([yutta.cuellar@miamidade.gov](mailto:yutta.cuellar@miamidade.gov)), Jackie Llano ([llanoj@miamidade.gov](mailto:llanoj@miamidade.gov)) and Tammy Welch ([welcht@miamidade.gov](mailto:welcht@miamidade.gov)). For files too large for electronic transmittal, the public is requested to utilize Drop-Box or other equivalent FTP link. Note that future deliverables shall include any pertinent email addresses (e.g., for owner, etc.) that shall be copied in future letters.

Failure to adhere to the items and timeframes stipulated above may result in enforcement action for this site.

Any person aggrieved by any action or decision of the DERM Director may appeal said action or decision to the Environmental Quality Control Board (EQCB) by filing a written notice of appeal along with submittal of the applicable fee, to the Code Coordination and Public Hearings Section of DERM within fifteen (15) days of the date of the action or decision by DERM.

Be advised any portion of the site to be sold, transferred or dedicated (including for public right-of-way) shall be identified, and the receiving entity must be made aware of the contamination and accept any conveyance. If soil contamination, groundwater contamination, solid waste and/or methane will be addressed via a No Further Action with Conditions (See Institutional Control Guidance at <https://www.miamidade.gov/environment/library/instructions/risk-based-corrective-action.pdf> and <https://floridadep.gov/waste/waste/content/institutional-controls-procedures-guidance>), each individual property owner will have to execute a restrictive covenant and each receiving entity must accept all applicable restrictions and responsibilities that are required following transfer of ownership. 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. For proposed dedications, any soil, groundwater or surface water contaminants or solid waste and/or methane must be disclosed to the receiving County or Municipality applicable department at the earliest stage possible; the presence of any such contamination and/or solid waste and/or methane impacts or a delay in disclosure of such contamination or impacts could result in the County declining to accept the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or other changes to the proposed development.

If you have any questions concerning the above, please contact Yutta Cuellar of the PRS of DERM at [yutta.cuellar@miamidade.gov](mailto:yutta.cuellar@miamidade.gov).

Sincerely,

*Jammy Welch for*

Wilbur Mayorga, P.E., Chief  
Environmental Monitoring & Restoration Division

WM/yc

ec: Nolvia A. Vallega – DERM  
Khan, Sanaul [SKhan@scsengineers.com](mailto:SKhan@scsengineers.com)  
Blevins, Kirk [KBlevins@scsengineers.com](mailto:KBlevins@scsengineers.com)  
Fogleman, Amanda [AFogleman@scsengineers.com](mailto:AFogleman@scsengineers.com)  
Karinne Brown [KRBrown@scsengineers.com](mailto:KRBrown@scsengineers.com)  
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Kerri Barsh [BarshK@gtlaw.com](mailto:BarshK@gtlaw.com)  
[crivas@arcomurray.com](mailto:crivas@arcomurray.com), [dchristel@arcomurray.com](mailto:dchristel@arcomurray.com), [bsheridan@arcomurray.com](mailto:bsheridan@arcomurray.com)  
Michael Troxell, [mtroxell@thomaseg.com](mailto:mtroxell@thomaseg.com)





June 27, 2023

VIA ELECTRONIC MAIL: [rbattistoni@timberhillgroup.com](mailto:rbattistoni@timberhillgroup.com)

PLEASE NOTE A PAPER COPY WILL NOT FOLLOW BY REGULAR MAIL

Mr. Ryan Battistoni  
Coconut Palm TH, LLC  
8770 W. Bryn Mawr Ave, Ste 1350  
Chicago, IL 60631

Re: Response to Comments, Site Assessment Plan (SAP) and Soil Management Plan, Dust Control Plan, Chemical-Specific Health and Safety Plan, dated May 31, 2023, prepared by SCS Engineers for the Proposed Coconut Palm Truck Parking (HWR-1269) located at, near, or in the vicinity of SW 248<sup>th</sup> Street & SW 103<sup>rd</sup> Avenue Homestead, Miami Dade County, Florida. Folio #s: 30-6019-000-0200, 30-6020-000-0180, 30-6020-000-0201, 30-6020-000-0210 and 30-6020-000-0160.

Dear Mr. Battistoni:

The Pollution Remediation Section (PRS) of the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced document received May 31, 2023. The following comments are offered:

1. The proposed Site Assessment Plan is hereby disapproved due to the limited sampling available for the soil and groundwater (e.g., for all the contaminants of concern (COCs) in all areas of proposed drainage, etc.), considering the land use (i.e., agricultural), the site size (over 60 acres), and the proposed future use including drainage.
2. Note that regardless of the above, both soil and groundwater exceedances of the cleanup target levels (CTLs) were documented on site, which constitutes a violation of the Chapter 24, Code of Miami-Dade County (the Code), specifically, Sections 24-44, 24-27, 24-28, and 24-29 of the Code. Therefore, while a comprehensive Site Assessment Report (SAR) prepared in accordance with the requirements of the Code is not required prior to the approval of construction plans including drainage (if sufficient data is available), a SAR prepared in accordance with the requirements of Chapter 24, Miami Dade County Code for the intended No Further Action with conditions (NFAC) closure for both soil and groundwater shall be submitted. Considering the above, please note the following:
  - a. The document acknowledges that a drainage assessment plan was approved on May 16, 2023 for the sampling of 36 monitoring wells (MWs). However, it has not been implemented, see attached DERM letter. Please explain why the limited groundwater assessment (i.e., 13 MWs) was conducted in lieu of the drainage assessment approved. Further, provide the rationale for the chosen locations. Be advised that this limited assessment is not sufficient to determine all the COCs for groundwater on the site. Therefore, the proposed parameters (Total Arsenic, Iron, Manganese, Nitrate and Nitrate-Nitrite) are not acceptable at this time for the boundary sampling for the intended NFAC closure in accordance with Chapter 24, Miami-Dade County Code (the Code), nor is this sampling sufficient for the approval of future drainage locations.
  - b. Based on the above, the drainage assessment plan shall be implemented for Arsenic, Iron, Manganese, Nitrate, Nitrate-Nitrite and a 15% subset for Organochlorine Pesticides (OCPs) and Nitrite. Be advised that the subset shall be taken from equally distributed locations. A report shall be submitted to DERM PRS, along with a site diagram (with bar scale) for the proposed drainage with an overlay of all monitoring well locations (existing, destroyed and newly installed). The report shall also include, but not be limited to, cumulative tables with all historical data, groundwater sampling logs, well completion logs, laboratory results, etc. Based on the results,

future assessment required at the site boundaries shall be proposed. Note that all data collected shall be considered for the completion of SAR requirements.

- c. For the soils, DERM has no objection to the proposed perimeter soil sampling (see Figure 3) from the (0-0.5')(0.5'-2') and each subsequent 2' intervals to just above the water table (as applicable) with sampling for all the agricultural COCs (Arsenic, Chromium, Copper, Lead, Manganese and OCPs), as proposed.
- d. Be advised that delineation shall be achieved at the site boundaries (and/or offsite if applicable) per the Code requirements for the intended NFAC to verify that onsite contamination is not migrating, and plumes are stable or that results are similar to the abutting site (e.g., due to similar use, etc.). Therefore, compliance with the residential direct exposure and leachability soil cleanup target levels (SCTLs), as well as the groundwater cleanup target levels (GCTLs) in accordance with the Code, shall be met. Note that while the offsite's use (agriculture, roadway, etc.) shall be taken into consideration, if the SCTLs and/or GCTLs are not met at the boundaries, then offsite sampling at the abutting offsite locations shall be required (in lieu of the statements made on page 1 of this document).

Please note that if the SCTLs for soil leachability is not met, then Synthetic Precipitation Leaching Procedure (SPLP) shall be conducted. Be reminded that soil direct exposure exceedances may not be addressed with SPLP, as it shall not be compared to GCTLs. Based on results additional requirements (e.g., assessment and/or remediation, etc.) may be deemed necessary.

3. For the right of way (ROW) dedications proposed at the north and south boundary, please see the required modifications to the proposed sampling below:
  - a. For soils: soil borings shall be installed to the north and south of the property equally spaced every 50ft and sampled for each of the intervals of 0-0.5', 0.5'-2', and every successive 2 feet interval to the water table. Further, please clarify the reason for excluding the area depicted between ROW 5 and 6. Soil samples will be analyzed for Arsenic, Chromium, Copper, Lead, Manganese and OCPs, as proposed.
  - b. For groundwater: properly constructed shallow monitoring wells shall be properly installed equally spaced every 100ft. An overlay of the proposed drainage system for the ROW dedication shall be provided in the next submittal. Groundwater samples shall be analyzed for Arsenic, Iron, Manganese, Nitrate, Nitrate-Nitrite. In addition to the above, one MW from the north and one from south shall also be analyzed for OCPs and Nitrite, as MWs in the vicinity of the proposed ROW areas were previously analyzed for the said parameters.

Proposed locations for both MWs and SBs shall be modified accordingly.

4. The PRS finds the Soil Management Plan (SMP) incomplete and hereby disapproves it. The following comments shall be addressed:
  - a. Please note that due to the current and historical use of the land (agriculture) and the limited soil assessment conducted at the site (i.e., only 2 soil borings for the 60-acre site), DERM cannot verify that all contaminants of concern (COCs) have been identified through analyses. Therefore, DERM cannot concur that Arsenic is the main/only contaminant of concern (COC) at the site.
  - b. Explain what is considered as "native soils" on the site, considering the former land use.

- c. Based on the comment/question from a. and b. above, note that all soil to be excavated (e.g., from proposed exfiltration trenches, retention areas, swales, etc.) shall be treated as contaminated and properly handled, tracked and disposed of at permitted landfill facility, if it is not used within the interior of the site under an engineering control (as described below). Therefore, DERM does not concur with proposed soil reuse in areas of proposed recharge and/or below the groundwater table, as stated on pages 3-4 of this document. Please note that no reuse of soils above the residential direct exposure and/or leachability cleanup target levels (CTLs) shall be allowed within 20' of any boundary, in any proposed areas of stormwater recharge and/or below the highest 1' October water table.
- d. If reuse of the said soils is intended, testing in accordance with the Miami-Dade County Soil Reuse Guidance for all applicable COCs for agricultural land use (i.e., Arsenic, Chromium, Copper, Lead, Manganese and OCPs) shall be conducted and analytical results, along with a description of the sampling procedures, shall be provided to the PRS for review and approval prior to the placement of the material.
- e. Any imported fill for further site redevelopment that is not virgin material from a Miami Dade County quarry shall be properly characterized in accordance with the Soil Reuse Guidance. Soil analytical results, along with a description of the sampling, shall be provided to the PRS for review and approval prior to the use of the material. Note that clean fill tickets shall also be provided to the PRS.
- f. A conceptual Engineering Control Plan (ECP) shall be submitted to the PRS for review, along with the SMPA resubmittal. The ECP shall include a scaled site map (with bar scale) illustrating the limits of the engineering controls and the types of engineering controls (i.e., asphalt, concrete, two feet of clean fill for open ground areas, etc.).
- g. Considering the limited soil assessment for this site, as stated above, a conservative approach shall be utilized for the SMP/Air Monitoring/Dust Control Plan. Total dust readings shall be collected periodically during all earthwork onsite, in addition to the proposed dust mitigation control techniques (i.e., dust suppression via wetting). Please note that a revised SMP/Air Monitoring/Dust Control Plan, along with a site-specific Health and Safety Plan (HASP) for contamination concerns shall be signed by a Certified Industrial Hygienist (CIH) and submitted to DERM for review and approval or acceptance.

DERM shall be notified in writing a minimum of three (3) working days prior to the implementation of any sampling or field activities. Email notifications shall be directed to [DERMPCD@miamidade.gov](mailto:DERMPCD@miamidade.gov). Please include the DERM file number on all correspondence.

Pursuant to the above and Chapter 24, Miami-Dade County Code, within 30 days of receipt of this letter, submit an SAP Addendum, addressing the comments above (as applicable), along with the fee of \$806.25 (includes surcharge of \$56.25). Send payments via the online payment option, by completing the attached form and emailing it to Jackie Llano ([llanoj@miamidade.gov](mailto:llanoj@miamidade.gov)) and Tammy Welch ([welcht@miamidade.gov](mailto:welcht@miamidade.gov)) for processing.

Be advised that the vertical and horizontal extent of the contaminant plume(s) shall be fully delineated based on the intended type of closure. DERM has the option to split any samples deemed necessary with the consultant or laboratory at the subject site. The consultant collecting the samples shall perform field sampling work in accordance with the Standard Operating Procedures provided in Chapter 62-160, Florida Administrative Code (FAC), as amended. The laboratory analyzing the samples shall perform laboratory analyses pursuant to the National Environmental Laboratory Accreditation Program (NELAP) certification requirements. If the data submitted exhibits a substantial variance from DERM split sample analysis, a complete resampling using two independent certified laboratories will be required.

Mr. Battistoni  
HWR-1269  
June 27, 2023  
Page 4

Be advised that Technical Reports (assessment, remediation, etc.) should be submitted via email to [DERMPCD@miamidade.gov](mailto:DERMPCD@miamidade.gov) and copy Yutta Cuellar ([yutta.cuellar@miamidade.gov](mailto:yutta.cuellar@miamidade.gov)), Jackie Llano ([llanoj@miamidade.gov](mailto:llanoj@miamidade.gov)) and Tammy Welch ([welcht@miamidade.gov](mailto:welcht@miamidade.gov)). For files too large for electronic transmittal, the public is requested to utilize Drop-Box or other equivalent FTP link. Note that future deliverables shall include any pertinent email addresses (e.g., for owner, etc.) that shall be copied in future letters.

Any person aggrieved by any action or decision of the DERM Director may appeal said action or decision to the Environmental Quality Control Board (EQCB) by filing a written notice of appeal along with submittal of the applicable fee, to the Code Coordination and Public Hearings Section of DERM within fifteen (15) days of the date of the action or decision by DERM.

Be advised any portion of the site to be sold, transferred or dedicated (including for public right-of-way) shall be identified, and the receiving entity must be made aware of the contamination and accept any conveyance. If soil contamination, groundwater contamination, solid waste and/or methane will be addressed via a No Further Action with Conditions (See Institutional Control Guidance at <https://www.miamidade.gov/environment/library/instructions/risk-based-corrective-action.pdf> and <https://floridadep.gov/waste/waste/content/institutional-controls-procedures-guidance>), each individual property owner will have to execute a restrictive covenant and each receiving entity must accept all applicable restrictions and responsibilities that are required following transfer of ownership. 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. For proposed dedications, any soil, groundwater or surface water contaminants or solid waste and/or methane must be disclosed to the receiving County or Municipality applicable department at the earliest stage possible; the presence of any such contamination and/or solid waste and/or methane impacts or a delay in disclosure of such contamination or impacts could result in the County declining to accept the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or other changes to the proposed development.

If you have any questions concerning the above, please contact Yutta Cuellar of the PRS of DERM at [yutta.cuellar@miamidade.gov](mailto:yutta.cuellar@miamidade.gov).

Sincerely,

*Tammy Welch for*

Wilbur Mayorga, P.E., Chief  
Environmental Monitoring & Restoration Division

WM/yc

ec: Nolvia A. Vallega – DERM  
Khan, Sanaul [SKhan@scsengineers.com](mailto:SKhan@scsengineers.com)  
Blevins, Kirk [KBlevins@scsengineers.com](mailto:KBlevins@scsengineers.com)  
Fogleman, Amanda [AFogleman@scsengineers.com](mailto:AFogleman@scsengineers.com)  
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Beck, Caleb [cbeck@arcomurray.com](mailto:cbeck@arcomurray.com),  
Kerri Barsh [BarshK@gtlaw.com](mailto:BarshK@gtlaw.com)  
[crivas@arcomurray.com](mailto:crivas@arcomurray.com), [dchristel@arcomurray.com](mailto:dchristel@arcomurray.com), [bsheridan@arcomurray.com](mailto:bsheridan@arcomurray.com)  
Michael Troxell, [mtroxell@thomaseg.com](mailto:mtroxell@thomaseg.com)

MDC032

## EMRD REVIEW FEE

Customer Name : \_\_\_\_\_  
(name as it appears on credit card/check)  
Company Name : \_\_\_\_\_  
Mailing address : \_\_\_\_\_  
City : \_\_\_\_\_  
State : \_\_\_\_\_  
Zip Code : \_\_\_\_\_  
Contact # : \_\_\_\_\_  
E-mail address : \_\_\_\_\_

Permit #/ Application #/ Reference # : HWR-1269/ Proposed Coconut Palm Truck  
/ Fee type description : Parking/SAP Addendum  
Amount of Fee : \$750  
Amount of Surcharge : \$56.25  
Total amount to be paid : \$806.25

November 1, 2023

**Via Email**

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

**Re: Request for Designation of Folio Nos. 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210, and 30-6020-000-0160 (the “Property”) as a Brownfield Area**

Dear Ms. Williams:

I am writing on behalf of Coconut Palm TH, LLC to seek designation of the Property as a Brownfield Area pursuant to Florida’s Brownfield Development Act.

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

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

Respectfully submitted,

Kerri L. Barsh

Enclosures.

## **Brownfields Designation Eligibility Statement**

Coconut Palm TH, LLC (the “**Applicant**”) is proposing to develop and construct a truck parking complex (the “**Project**”), on real property located at, near, or in the vicinity of S.W. 248<sup>th</sup> Street and the Florida Turnpike, Miami-Dade County, Florida 33032 as further identified by Folio Nos. 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210, and 30-6020-000-0160 (the “**Property**”), as more particularly described in Exhibit A. The Project satisfies all five applicable Brownfields designation requirements as set forth in Section 376.80(2)(c), Florida Statutes (F.S.), as demonstrated in this Statement.

### **STATUTORY CRITERIA FOR DESIGNATION OF BROWNFIELDS**

1. **Agreement to Redevelop the Brownfield.** F.S. § 376.80(2)(c)(1) requires that “[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.”

The Applicant satisfies F.S. § 376.80(2)(c)(1) because it owns the Property, which it is requesting be designated a Brownfield, and has agreed to rehabilitate and redevelop the Property.

2. **Economic Productivity and Job Creation.** F.S. § 376.80(2)(c)(2) requires that “[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.”

With approximately 2,510,266 square feet or 57.628 acres of truck parking use, the Project is anticipated to create more than 5 permanent, full-time jobs at the Property that are not associated with the implementation of the rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area, well in excess of the statutory requirements enumerated above. (This number does not include the temporary construction jobs generated over the development period, which are expected to be significant in and of themselves).

In addition, the rehabilitation of the Property and development of the Project will result in the payment of significant payroll taxes and salaries, thereby benefitting the local economy and increasing the economic productivity of the area.

3. **Compliance with Local Land Development Regulations.** F.S. § 376.80(2)(C)(3) requires that “[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.”

The Project is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations, in conformance with F.S. § 376.80(2)(c)(3). Under Miami-Dade County’s Comprehensive Development Master Plan (CDMP), the Property is planned for future truck parking development. Furthermore, the Property is zoned AU Agricultural District, a zoning district intended to include truck parking uses within the specific area on the CDMP Future Land Use Map.

4. **Notice of Proposed Rehabilitation.** § 376.80(2)(c)(4) requires that “[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.”

Notice will be provided pursuant to F.S. § 376.80(2)(c)(4) by the Applicant to neighbors and nearby residents of the Property of its intent to hold a community meeting to discuss its plans to rehabilitate and revitalize the Property. The community meeting will be at a publicly accessible location, in the vicinity of the Property to afford an opportunity for the public to comment and make suggestions regarding the Project. The Applicant proposes the community meeting to take place after the first public hearing, but before the second public hearing. The Applicant will furnish actual evidence of publication of the notice and of the meeting once the notice and meeting have taken place.

5. **Financial Capability.** F.S. § 376.80(2)(c)(5) requires that “[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.”

The Applicant satisfies F.S. § 376.80(2)(c)(5) because it has secured all the necessary funding to commence and complete construction of the Project. The Applicant, through its



parent company, specializes in the acquisition and development of logistic related industrial real estate throughout the United States, with a presence in several key markets including South Florida/Miami, Chicago, Atlanta, Dallas-Fort Worth, Jacksonville, and Memphis. The parent company recently deployed \$60 million in committed capital to nine properties.

6. **Brownfield Site.** F.S. § 376.79(4) defines a Brownfield Site as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.”

The Property is a Brownfield Site, as defined in F.S. § 376.79(4), because there is actual environmental contamination at the Property and such contamination has complicated redevelopment of the Property. Recent sampling activities have documented ground water and soil contamination on the Property (principally, arsenic and other metals) due to historic agricultural operations.

The Property is currently undergoing assessment under DERM process number HWR-1269. Please see Exhibit B, for recent correspondence from DERM on the assessment activities. The contamination on the Property, and the costs and obstacles associated with remediating it, has significantly complicated redevelopment of the Property.

### **CONCLUSION**

This Statement of Eligibility has demonstrated that the Applicant meets the provisions of the Brownfield Redevelopment Act to designate the Property as a brownfield area pursuant to F.S. § 376.80(2)(c). Accordingly, Applicant respectfully requests that Miami-Dade County designate the Property a brownfield site.

## Exhibit A

### LEGAL DESCRIPTION: (DEEDS)

#### PARCEL 1: (FOLIO 30-6020-000-0160)

THE EAST 1/4 OF THE NW 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 440,866 SQUARE FEET (10.1209 ACRES), MORE OR LESS.

#### PARCEL 2: (FOLIO 30-6020-000-0180)

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS BEGINNING 333.35 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4; THENCE EAST 175.01 FEET; THENCE SOUTHWESTERLY ALONG A COURSE ARC DISTANCE OF 936.56 FEET; THENCE NORTH 917.77 FEET TO THE POINT OF BEGINNING, AND

THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,176,685 SQUARE FEET (27.0130 ACRES), MORE OR LESS.

#### PARCEL 3: (FOLIO 30-6019-000-0200)

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING SOUTHEASTERLY AND EASTERLY OF THE RIGHT-OF-WAY FOR STATE ROAD 821 AND LYING NORTH OF THE RIGHT-OF-WAY LINE OF SW 248TH STREET, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 137,659 SQUARE FEET (3.1602 ACRES), MORE OR LESS.

#### PARCEL 4: (FOLIO 30-6020-000-0201)

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 168.00 FEET OF THE SOUTH 212.00 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 405,755 SQUARE FEET (9.3149 ACRES), MORE OR LESS.

#### PARCEL 5: (FOLIO 30-6020-000-0210)

THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE NORTH 35 FEET OF THE EAST 1/2 (E 1/2) THEREOF.

CONTAINING 434,997 SQUARE FEET (9.9861 ACRES), MORE OR LESS.

Cesar Garcia-Pons  
M-Tower  
February 15, 2022

## **Exhibit B**

See DERM Review Letter dated September 2023.

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: Coconut Palm TH LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See attached Exhibit B</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>Cary O. Goldman, Manager</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>



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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

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

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

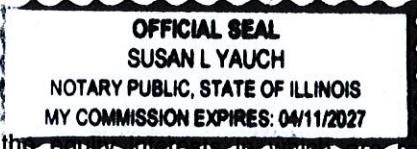
Signature: \_\_\_\_\_

(Applicant)

Sworn to and subscribed before me this 7<sup>th</sup> day of February, 2023. Affiant is personally known to me or has produced Drivers License as identification.

(Notary Public)

My commission expires 4-11-2027



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

## Exhibit A

### Legal Description

#### Parcel 1:

The East 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, and

The East 1/2 of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, LESS Beginning 333.35 feet East of the Northwest corner of the Southwest 1/4, thence East 175.01 feet, thence Southwesterly along a course arc distance of 936.56 feet, thence North 917.77 feet to the Point of Beginning, and

The West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, less the right of way for the Florida Turnpike

#### Parcel 2:

The East 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

#### Parcel 3:

The West Half (W 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 20, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, LESS the North 35 feet of the East 1/2 (E 1/2) thereof.

#### Parcel 4:

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, Miami-Dade County, Florida.

Less and except the East 168.00 feet of the South 212.00 feet of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 56 South, Range 40 East, Miami-Dade County, Florida.

#### Parcel 5:

THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 19 TOWNSHIP 56 SOUTH RANGE 40 EAST LYING SOUTHEASTERLY AND EASTERLY OF THE RIGHT-OF-WAY FOR STATE ROAD 821 AND LYING NORTH OF THE RIGHT-OF-WAY LINE OF SOUTHWEST 248TH STREET, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, RUN THENCE N00°16'35"W (BEARINGS DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES), ALONG THE EASTERLY BOUNDARY OF SAID SECTION, FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE 739.30 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 5879.58 FEET; THENCE FROM A TANGENT BEARING S24°32'07"W RUN SOUTHWESTERLY ALONG SAID CURVE 807.04 FEET, THROUGH A CENTRAL ANGLE OF 7°51'52" TO A POINT; THENCE RUN S83°43'59"E, 289.43 FEET TO A POINT; THENCE N89°19'18"E, 100.25 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID SECTION 19, BEING THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**Exhibit B**  
**Ownership Disclosure**

**Coconut Palm TH, LLC, a Delaware limited liability company**

- CP Sidecar TH, LLC, a Delaware limited liability company – 53%
  
- TH Logistics Fund I, LP, a Delaware limited partnership – 47%
  - o Group A – 50%
  
  - o Group B – 50%



Account legal name	Account street	Account street 2	Account city	Account state	Account postal code	Account country	Owner/Beneficiary	% Ownership
A&J Popcorn Holdings, LLC	661 Valley Road		Glencoe	IL	60022	United States	Andrew Friedman (100%)	0.22%
Alex Gordon	105 Hillside Ave		Prospect Heights	IL	60070		Alex Gordon (100%)	0.09%
Allan Edelson	5247 Hilltop Rd		Long Grove	IL	60047	United States	Allan Edelson (100%)	1.80%
Amended and Restated Nicholas M. Burdi Living Trust u/a/d 12/15/2011	228 Appletree Lane		Mountainside	NJ	7092	United States	Nicholas Burdi (100%)	9.81%
Andrea Farr Capizzi	c/o Timber Hill	8770 W Bryn Mawr Ave	Chicago	IL	60631	United States	Andrea Farr Capizzi (100%)	0.45%
Andrew Margolick	1287 Sherwood Road		Highland Park	IL	60035	United States	Andrew Margolick (100%)	0.09%
Audra Elisco	3706 Maple Avenue		Northbrook	IL	60062	United States	Audra Elisco (100%)	0.27%
Battistoni Family Investment Group	6311 Prentice Drive		Downers Grove	IL	60516	United States	Grace Battistoni (16.7%); Richard A. Battistoni (16.7%); Ryan Battistoni (16.7%); Taryn Battistoni (16.7%); John Poliva (16.7%); Laura Polivka (16.7%)	0.63%
Berz Holdings LLC	826 Chestnut St		Deerfield	IL	60015	United States	Danny Berz (100%)	0.45%
Bradley S.M. Dworkin Revocable trust dated 9/5/2002	420 E. Waterside Dr.	#2510	Chicago	IL	60035	United States	Bradley Dworkin (100%)	5.40%
Brady Davis Daitch Irrevocable Trust	240 Ramsay Rd		Deerfield	IL	60015		Brady Davis Daitch (50%); MJ Daitch (50%)	0.04%
Brian Finn	901 Southerly Rd	Apt 426	Towson	MD	21204	United States	Brian Finn (100%)	0.18%
Brian Patrick McBride 2020 Trust	126 SW 17th Rd 505		Miami	FL	33129	United States	Pat McBride (100%)	2.70%
Claude and Jane Harmon	6202 E. McKellips Road	Unit 294	Mesa	AZ	85215	United States	Jane Harmon (50%); Claude W Harmon Jr (50%)	0.45%
Connor Harmon	860 W. Blackhawk Street	unit 1804	Chicago	IL	60642	United States	Connor Harmon (100%)	0.27%
Danielle Goldman Revocable Trust	1476 Sherwood Road		Highland Park	IL	60035	United States	Andrea Farr Capizzi (25%); Cary O. Goldman (25%); Danielle Goldman (25%); Ruth Uress (25%)	1.35%
David S. Goone Revocable Trust	984 Oak Drive		Glencoe	IL	60022	United States	David Goone (100%)	1.80%
EJ Children Trust	110 N Wacker Drive	Suite 3400	Chicago	IL	60606	United States	Phillip Gordon (25%); Dan Joss (25%); Ellen Joss (25%); Tamara A Stanton (25%)	1.80%
Elijah Simon Daitch Irrevocable Trust	240 Ramsay Rd		Deerfield	IL	60015	United States	Eli Daitch (50%); MJ Daitch (50%)	0.04%
Evan Ratner	54 Barnsdale Road		Short Hills	NJ	7078	United States	Evan Ratner (100%)	2.25%
Francis J. Bomher Revocable Trust	67	Sheridan Ave	Clarendon Hills	IL	60514	United States	Frank Bomher (100%)	0.45%
FRC Aspiration Trust	600 West Jackson Boulevard	Suite 600	Chicago	IL	60661	United States	Steve Fifeild (100%)	0.36%
Gerard L. Burdi Living Trust	37 Pacer Ct. Basking Ridge, NJ		Basking Ridge	NJ	7920	United States	Gerard L. Burdi (100%)	0.90%
Goldman Family Investments LLC	1476 Sherwood Road		Highland Park	IL	60035	United States	Alex Goldman (100%)	1.89%
Howard Kaplan	1310 Lewisville-Clemmons		Lewisville	NC	27023	United States	Howard Kaplan (100%)	0.90%
Jacob Daitch	240 Ramsay Rd		Deerfield	IL	60015		Jacob Daitch (100%)	0.06%
James Charles Cohen, Renee Sheila Cohen	575 Lincoln Ave		Glencoe	IL	60022		James Cohen (50%); Renee Sheila Cohen (50%)	0.27%
James K. Willerman Self Declaration of Trust	447 Jefferson Avenue		Glencoe	IL	60022	United States	Jim Willerman (100%)	0.63%



Account legal name	Account street	Account street 2	Account city	Account state	Account postal code	Account country	Owner/Beneficiary	% Ownership
Jared Schenk	51015 Lake Park Drive		Grand Beach	MI	49117	United States	Jared Schenk (100%)	0.45%
JASON LEVY INVESTMENT TRUST	1874 N Howe St		Chicago	IL	60614	United States	MICHAEL COVEY (20%); Scott David (20%); Alexandra Didac (20%); Matthew Levy (20%); Michael Westfall (20%)	0.90%
Jeffrey J. Provenza	2052 W. Warren Blvd.	Apt 2	Chicago	IL	60612	United States	Jeffrey J. Provenza (100%)	3.60%
John Kinzelberg	339 Linden Street		Winnetka	IL	60093-3828	United States	John Kinzelberg (100%)	0.36%
Julia H. Witz Family Trust	192 WATER ST	Apt 4W	Brooklyn	NY	11201	United States	Jennifer C Witz (50%); Josh Witz (50%)	0.22%
KAS Dynasty Trust	150 N. Wacker Drive	Suite 1220	Chicago	IL	60606	United States	Kenneth Allen Steel, III (100%)	4.50%
Katherine Foreman Cohen Revocable Trust	201 VINE AVENUE		HIGHLAND PARK	IL	60035	United States	Brad Cohen (50%); Katie Cohen (50%)	0.36%
Kenneth H. Foreman	108 Sippewissett Rd.		Falmouth	MA	2540		Kenneth H. Foreman (100%)	1.80%
LANE LAKE INVESTMENTS, LLC	6400 Telegraph Rd	Ste 2100	Bloomfield Hills	MI	48301	United States	DAWN GALATI (50%); BRUCE F ISRAEL (50%)	4.50%
Lauren Magnusson	41W048 Chippewa Pass		Elgin	IL	60124	United States	Lauren Magnusson (100%)	0.27%
Marco Battistoni	517 S. Chester Ave.		Park Ridge	IL	60068	United States	Marco Battistoni (100%)	0.18%
Mark A. Shapiro Revocable Trust u/a/d 01/09/1994	1580 Asbury Ave.		Winnetka	IL	60093		Robert Gerber (50%); Mark Shapiro (50%)	0.67%
Martha-Jane Foreman Daitch Revocable Trust	240 Ramsay Road		Deerfield	IL	60015	United States	MJ Daitch (100%)	0.09%
Martin Siegel	2320 Coach Road		Long Grove	IL	60047	United States	Marty Siegel (100%)	0.18%
Matthew B Ratner	1451 Brickell Avenue, Unit 1706		Miami	FL	33131	United States	Matt Ratner (100%)	0.45%
MATTHEW LEVY INVESTMENT TRUST	1874 N HOWE ST		CHICAGO	IL	60614	United States	MICHAEL COVEY (20%); Scott David (20%); Alexandra Didac (20%); Matthew Levy (20%); Michael Westfall (20%)	0.90%
Michael L Caprile	626 Linden		Oak Park	IL	60302	United States	Michael Caprile (100%)	0.36%
Michael S. McWeeney	1281 Harlan lane		Lake Forest	IL	60045	United States	Michael S. McWeeney (100%)	0.22%
Michael Zucker	1813 Sunnyside Ave		Highland Park	IL	60035	United States	Michael Zucker (100%)	0.09%
Molly Cooper	5050 Gaviota Ave.		Encino	CA	91436	United States	Molly Cooper (100%)	0.45%
OlyFam H, LLC	300 Lincolnwood Rd		Highland Park	IL	60035	United States	Jared Olian (100%)	0.02%
Papatito, LLC	332 Skokie Valley Road	#223	Highland Park	IL	60035	United States	Brad Cohen (50%); Ron Foreman (50%)	0.36%
Patrick McDonald	32 Turkey Hill RD S		Westport	CT	6880		Patrick McDonald (100%)	0.90%
PDL Investments, LLC	1874 N Howe St		Chicago	IL	60614	United States	MICHAEL COVEY (20%); Alexandra Didac (20%); Kerry Kohlbacher (20%); Peter Levy (20%); Michael Westfall (20%)	5.40%
Perry J. Vieth 2021 Trust	1 Kress Farm Road		Hingham	MA	2043	United States	Doug Moon (33.34%); O.F.O. Partners (33.34%); Perry Vieth (33.34%)	18.00%
Peter Gotsch	5550 S Blackstone		Chicago	IL	60637	United States	Peter Gotsch (100%)	2.70%

Account legal name	Account street	Account street 2	Account city	Account state	Account postal code	Account country	Owner/Beneficiary	% Ownership
Rainy Day Lincolnwood LLC	6643 N Ramona		Lincolnwood	IL	60712	United States	Brett Kroner (100%)	0.90%
Richard A. Battistoni	900 S Spring Ave		La Grange	IL	60525	United States	Richard A Battistoni (100%)	1.80%
Richard M. Woldenberg Family Trust II, Dated 8-1-02	176 Hastings Ave		HIGHLAND PARK	IL	60035	United States	Richard Woldenberg (100%)	1.80%
Robert J Moore and Ellen P Moore	32 Locust Drive		Summit	NJ	7901	United States	Ellen P Moore (50%); Robert (Bob) Moore (50%)	3.60%
Rosebank LLC	110 N Wacker Drive	Suite 3400	Chicago	IL	60657	United States	Phillip Gordon (100%)	0.45%
Ryan Kieser	668 Stillwater Ln		Barrington	IL	60010	United States	Ryan Kieser (100%)	0.18%
Schneider Family Living Trust	12901 McGregor Blvd	20-125	Ft. Myers	FL	33919	United States	Christine J Schneider (50%); Hermann Schneider (50%)	0.09%
Schreiber Family Trust	4509 sunnyslope ave		sherman oaks	CA	91423	United States	Nate Schreiber (100%)	0.36%
Scott Lewis Vuolo	14230 S. 88th Avenue		Orland Park	IL	60462	United States	Scott Vuolo (100%)	0.18%
Sherwin Siegel Trust	365 Edge Field Lane		Lake Forest	IL	60045	United States	Ron Magee (25%); Marty Siegel (25%); Mary Siegel (25%); Sherwin Siegel (25%)	0.36%
SLAB Holdings LLC	450 Skokie Blvd.	#600	Northbrook	IL	60062	United States	Matt Aven (50%); Daniel Shachtman (50%)	0.45%
Stephanie S. D'Amico Trust Dated August 6, 2021	1006 Old Elm Place		Glencoe	IL	60022	United States	Brent D'Amico (50%); Stephanie Sylvia D'Amico (50%)	0.40%
The Dan L Drexler Living Trust, u/a/d May 10, 2004	778 Stonegate Drive		Highland Park	IL	60035	United States	Dan L. Drexler (100%)	0.90%
The JEM Family 2017 Trust	2711 Noyes St		Evanston	IL	60201	United States	Erin Roth (25%); Jacob Roth (25%); Mark Roth (25%); Steve Roth (25%)	0.72%
Thomas A. Bass	1 Fineran way	Apt 546	Short Hills	NJ	7078	United States	Thomas A. Bass (100%)	0.18%
Tierra De Oro 1, LLC	800 West 79th St	Suite 3	Willowbrook	IL	60527	United States	JD Salazar (100%)	2.25%
Voshel Investments, LLC	636 W. Wellington Ave.		Chicago	IL	60657	United States	Alice Mosley (50%); Gerald L. Nudo (50%)	0.90%
William Dagley	353 locust ave		San rafael	CA	94901	United States	William Dagley (100%)	0.45%
WV LP Fund 1, LLC	121 Perimeter Ctr W	Suite 320	Atlanta	GA	30346	United States	Rahim B. Charania (50%); Elizabeth Crockett (50%)	0.27%
Zach C. Graham	1803 W Cortland St		Chicago	IL	60622	United States	Zach C. Graham (100%)	0.27%

Account legal name	Account street	Account street 2	Account street 3	Account city	Account state	Account postal code	Account country	Owner/Beneficiary	% Ownership
A&J Popcorn Holdings, LLC	661 Valley Road			Glencoe	IL	60022	United States	Andrew Friedman (100%)	0.87%
Alexander C Gordon	105 Hillside Ave			Prospect Heights	IL	60070		Alex Gordon (100%)	0.17%
Allan Edelson	5247 Hilltop Rd			Long Grove	IL	60047		Allan Edelson (100%)	3.49%
Andrea Farr-Capizzi	c/o Timber Hill	8770 W Bryn Mawr Ave	Suite 1350	Chicago	IL	60631	United States	Andrea Farr Capizzi (100%)	0.09%
Andrew Margolick	1287 Sherwood Road			Highland Park	IL	60035	United States	Andrew Margolick (100%)	0.17%
Audra Elisco	3706 Maple Avenue			Northbrook	IL	60062	United States	Audra Elisco (100%)	0.52%
Brady Daitch	240 Ramsay Road			Deerfield	IL	60015	United States	Brady Daitch (100%)	0.09%
Bryan W. Polhemus and Kari M. Polhemus	1373 NW Coconut Point Lane			Stuart	FL	34994		Bryan Polhemus (50%); Kari M Polhemus (50%)	0.87%
Cohen Gordon Family Trust	10726 Knight Drive			Carmel	IN	46032	United States	Zachary R. Cohen (100%)	0.52%
Cugini Capital LLC	2625 Butterfield Rd.	Suite 213W		Oak Brook	IL	60523	United States	Joelle Duke (33.34%); Dominic A. Sergi (33.34%); Joe M Sergi (33.34%)	1.74%
Daniel A. Baird Revocable Living Trust dated 05/10/97	12661 Golf View Drive			Huntley	IL	60142	United States	Dan Baird (100%)	0.35%
Daniel J. Lota	60 Butler Lane			New Canaan	CT	6840	United States	Josh Cooper (33.34%); Daniel Josepher (33.34%); Dan Lota (33.34%)	0.35%
Danielle Goldman Revocable Trust	1476 Sherwood Road			Highland Park	IL	60035	United States	Andrea Farr Capizzi (33.34%); Cary O. Goldman (33.34%); Ruth Uress (33.34%)	2.62%
Declaration of Trust Establishing Cary Orrin Goldman Revocable Trust	1476 Sherwood Road			Highland Park	IL	60035	United States	Andrea Farr Capizzi (33.34%); Cary O. Goldman (33.34%); Ruth Uress (33.34%)	2.62%
EJ Children Trust	330 W. Diversey Pkwy	#1201		Chicago	IL	60657	United States	Dan Joss (33.34%); Ellen Joss (33.34%); Tamara A Stanton (33.34%)	3.49%
Elijah Simon Daitch Irrevocable Trust	240 Ramsay Rd			Deerfield	IL	60015	United States	Eli Daitch (100%)	0.09%
Francis J. Bomher Revocable Trust	67	Sheridan Ave		Clarendon Hills	IL	60514	United States	Frank Bomher (100%)	0.87%
FRC Aspiration Trust	600 West Jackson Boulevard	Suite 600		Chicago	IL	60661	United States	Mike Doyle (50%); Steve Fifield (50%)	0.70%
GMS Family LLC	P.O. Box 8779			Naples	FL	34101	United States	Greg Scurto (100%)	0.87%
Goldman Family Investments LLC	1476 Sherwood			Highland Park	IL	60035	United States	Alex Goldman (100%)	3.66%
Harmon Truck Parking LLC	9558 Gross Point	Apartment 202		Skokie	IL	60076	United States	Jonathan Schatz (100%)	15.69%
Herbert User	600 N Fairbanks Ct	3803		Chicago	IL	60611	United States	Herb User (100%)	0.70%
Howard Kaplan	1310 Lewisville-Clemmons			Lewisville	NC	27023	United States	Howard Kaplan (100%)	1.74%
Jacob Foreman Daitch Irrevocable Trust	240 Ramsay Rd			Deerfield	IL	60015	United States	Jacob Daitch (100%)	0.12%
James Charles Cohen, Renee Sheila Cohen	575 Lincoln Ave			Glencoe	IL	60022		James Cohen (50%); Renee Sheila Cohen (50%)	0.52%
James K. Willerman Self Declaration of Trust	447 Jefferson Avenue			Glencoe	IL	60022	United States	Jim Willerman (100%)	1.22%
James Woldenberg 2012 Legacy Trust	2096 Park Lane			Highland Park	IL	60035	United States	James Woldenberg (100%)	3.49%
Jared Schenk	51015 Lake Park Drive			Grand Beach	MI	49117	United States	Jared Schenk (100%)	0.87%
JASON LEVY INVESTMENT TRUST	1874 N HOWE ST			CHICAGO	IL	60614	United States	MICHAEL COVEY (20%); Alexandra Didac (20%); Matthew Levy (20%); Peter Levy (20%); Michael Westfall (20%)	1.74%
John Kinzelberg	339 Linden Street			Winnetka	IL	60093-3828	United States	John Kinzelberg (100%)	0.70%
Julia H. Witz Family Trust	192 WATER ST	Apt 4W		Brooklyn	NY	11201	United States	Jennifer C Witz (50%); Josh Witz (50%)	0.87%
KAS Dynasty Trust	150 N. Wacker Drive	Suite 1220		Chicago	IL	60606	United States	Kenneth Steel (50%); Kenneth Allen Steel, Jr. (50%)	0.87%
Katherine Foreman Cohen	201 vine Avenue			Highland Park	IL	60035	United States	Katherine F Cohen (100%)	0.70%
Kenneth H. Foreman	108 Sippewissett Rd.			Falmouth	MA	2540		Kenneth H. Foreman (100%)	3.49%
Lauren Magnusson	41W048 Chippewa Pass			Elgin	IL	60124	United States	Lauren Magnusson (100%)	0.52%
Marco Battistoni	517 S. Chester Ave.			Park Ridge	IL	60068	United States	Marco Battistoni (100%)	0.35%
Mark A. Shapiro Revocable Trust u/a/d 01/09/1994	1580 Asbury Ave.			Winnetka	IL	60093		Robert Gerber (100%); Mark Shapiro (100%)	1.31%
Martha-Jane Foreman Daitch Revocable Trust	240 Ramsay Road			Deerfield	IL	60015	United States	MJ Daitch (100%)	0.17%
MATTHEW LEVY INVESTMENT TRUST	1874 N HOWE ST			CHICAGO	IL	60614	United States	MICHAEL COVEY (25%); Alexandra Didac (25%); Matthew Levy (25%); Michael Westfall (25%)	1.74%
Max Dezara	1844 w Barry			Chicago	IL	60657	United States	Max Dezara (100%)	0.87%
Mex Management Group LLC	9558 Gross Point Road	Apartment 202		Skokie	IL	60076	United States	Jonathan Schatz (100%)	1.74%
Michael L Caprile	626 Linden			Oak Park	IL	60302	United States	Michael Caprile (100%)	1.39%
Michael O'Connell	707 E Hamlin Ln			Arlington Heights	IL	60004	United States	Mike O'Connell (100%)	0.10%
Michael S. McWeeney	1281 Harlan Lane			Lake Forest	IL	60045	United States	Michael S. McWeeney (100%)	0.87%
Mike Zucker	1813 Sunnyside			Highland Park	IL	60035		Michael Zucker (100%)	0.35%
MITCHELL P KAHN REVOCABLE TRUST	4740 S OCEAN BLVD			HIGHLAND BEACH	FL	33487	United States	Ashley Bebeau (50%); Mitchell Kahn (50%)	0.87%
OlyFam H, LLC	300 Lincolnwood Rd			Highland Park	IL	60035	United States	Jared Olian (100%)	0.03%
Papatito, LLC	322 Skokie Valley Road	#223		Highland Park	IL	60035	United States	Brad Cohen (50%); Ron Foreman (50%)	0.70%
PDL Investments, LLC	1874 N Howe St			Chicago	IL	60614	United States	MICHAEL COVEY (20%); Alexandra Didac (20%); Kerry Kohlbacher (20%); Peter Levy (20%); Michael Westfall (20%)	10.46%
Peter A Traeger	130 South Orchard Circle			Lake Forest	IL	60045	United States	Peter Traeger (100%)	1.74%




Rainy Day Lincolnwood, LLC	6643 N. Ramona			Lincolnwood	IL	60712	United States	Eric W Fischer (33.34%); Brett Kroner (33.34%); Errol W Kroner (33.34%)	1.74%
Richard M. Woldenberg 2012 Legacy Trust	176 Hastings Ave			HIGHLAND PARK	IL	60035	United States	Richard Woldenberg (100%)	3.49%
Rosebank LLC	110 N Wacker Drive	Suite 3400		Chicago	IL	60657	United States	Phillip Gordon (50%); Tamara A Stanton (50%)	0.87%
Ryan Kieser	668 Stillwater Ln			Barrington	IL	60010	United States	Ryan Kieser (100%)	0.35%
Ryan Stormont Bain	1129 Astbury Lane			Libertyville	IL	60048	United States	Ryan Bain (100%)	0.35%
Sam R Scurto	389 SOLA DRIVE			GILBERTS	IL	60136	United States	Sam Scurto (100%)	0.35%
Schneider Family Living Trust	12901 McGregor Blvd	20-125		Ft. Myers	FL	33919	United States	Christine J Schneider (50%); Hermann Schneider (50%)	0.17%
Schreiber Family Trust	4509 sunnyslope ave			sherman oaks	CA	91423	United States	Nate Schreiber (100%)	0.70%
Scott L. David Estate Trust Dated December 5 1994	51214 Main Drive			New Buffalo	MI	49117	United States	Scott David (100%)	0.35%
Scott Lewis Vuolo	14230 S. 88th Avenue			Orland Park	IL	60462	United States	Scott Vuolo (100%)	0.35%
Sherwin Siegel Trust	365 Edge Field Lane			Lake Forest	IL	60045	United States	Ron Magee (25%); Marty Siegel (25%); Mary Siegel (25%); Sherwin Siegel (25%)	0.70%
SLAB Holdings LLC	450 Skokie Blvd.	#600		Northbrook	IL	60062	United States	Daniel Shachtman (100%)	0.87%
The JEM Family 2017 Trust	2711 Noyes St			Evanston	IL	60201	United States	Erin Roth (25%); Jacob Roth (25%); Mark Roth (25%); Steve Roth (25%)	1.39%
TH Investment Group, LLC	1000 W Irving Park Rd	Suite 200		Itasca	IL	60143	United States	Brian Paul (100%)	1.74%
TH Logistics Fund I Manager LLC								Cary O. Goldman (100%)	100.00%
Tierra De Oro 1, LLC	800 West 79th St	Suite 3		Willowbrook	IL	60527	United States	Carol A Rediehs (50%); JD Salazar (50%)	4.36%
Tom Foreman(TH)	2145	Sheridan Rd		Highland Park	IL	60035	United States	Tom Foreman (100%)	0.09%
West Logan LLC	774 Summer Isle Ln			Inverness	IL	60010	United States	Trinity Scurto (50%); Michael K Shintani (50%)	0.09%
William Dagley	353 locust ave			San rafael	CA	94901	United States	William Dagley (100%)	0.87%
WV LP Fund 1, LLC	121 Perimeter Ctr W	Suite 320		Atlanta	GA	30346	United States	Rahim B. Charania (50%); Elizabeth Crockett (50%)	0.52%
Zachary C. Graham	1803 W Cortland St			Chicago	IL	60622	United States	Zach C. Graham (100%)	0.52%

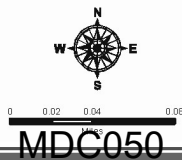
Account legal name	Account street	Account street 2	Account city	Account state	Account postal code	Account country	Owner/Beneficiary	% Ownership
Amended and Restated Nicholas M. Burdi Living Trust u/a/d 12/15/2011	228 Appletree Lane		Mountainside	NJ	7092	United States	Nicholas Burdi (100%)	1.50%
Battistoni Family Investment Group	6311 Prentice Drive		Downers Grove	IL	60516	United States	Grace Battistoni (16.67%); Richard A. Battistoni (16.67%); Ryan Battistoni (16.67%); Taryn Battistoni (16.67%); John Poliva (16.67%); Laura Polivka (16.67%)	1.17%
Brett G Baris	9 Devonshire Road		Livingston	NJ	7039	United States	Brett Baris (100%)	1.17%
Brian Selmo	304 14th		Santa Monica	CA	90402		Brian Selmo (100%)	0.83%
Cypress Value Fund LP	4 Embarcadero Center	Suite 3450	San Francisco	CA	94111		Matthew Hooker (50%); Michael Tom (50%)	1.67%
Cyrus and Michael Tang Foundation	8960 Spanish Ridge Avenue		Las Vegas	NV	89148		Vytas Ambutas (33.34%); Michael Tang (33.34%); Michelle Tang (33.34%)	1.67%
David C. Wiers Family SLAT Trust, dated December 15, 2020	2300 Sheridan Rd.		Highland Park	IL	60035		David C. Wiers (100%)	0.83%
David S. Goone Revocable Trust	984 Oak Drive		Glencoe	IL	60022	United States	David Goone (100%)	1.67%
Doron Barness	142 Fairfield Drive		Short Hills	NJ	7078	United States	Doron Barness (100%)	1.67%
E&S Ratner Investments Group, LLC	54 Barnsdale Road		Short Hills	NJ	7078		Evan Ratner (100%)	0.67%
Eve Hoffman, Revocable Trust	7 Pitcher Point		Somerset	NJ	8873	United States	Eve Hoffman (50%); Scott Hoffman (50%)	0.50%
Gary R. Kimball	4509 Price Circle Rd 37 Pacer Ct. Basking Ridge, NJ		Nashville	TN	37205	United States	Gary R. Kimball (100%)	1.67%
Gerard L. Burdi Living Trust			Basking Ridge	NJ	7920	United States	Gerard L. Burdi (100%)	1.67%
Jason I. Drexler Living Trust Dated 04/26/2005	1143 Warrington Road		Deerfield	IL	60015	United States	Jason Drexler (100%)	0.33%
Jeffrey M Gorsky	1 Sinclair Terrace		Short Hills	NJ	7078		Jeff Gorsky (100%)	0.67%
Landecker Living Trust u/t/d 4/1/2011	710 23rd Street		Santa Monica	CA	90402	United States	Mark Landecker (100%)	2.50%
Marty Siegel	2320 C0ach Rd		Long Grove	IL	60047	United States	Marty Siegel (100%)	0.33%
Matthew B Ratner	54 barnsdale road		short hills	NJ	7078	United States	Evan Ratner (100%)	0.33%
Matthew Dolente	34 Ramona Court		New Rochelle	NY	10804	United States	Matt Dolente (100%)	0.67%
McQuest Properties, LLC	609 Enquirer Ave		Nashville	TN	37205	United States	Doug McDowell (100%)	6.67%
M&M Descendants GST Trust No. 2	6612 N. Le Mai		Lincolnwood	IL	60712	United States	Michael Aufrecht (100%)	5.00%
Molly Cooper	5050 Gaviota Ave.		Encino	CA	91436	United States	Mike Rappaport (100%)	0.83%
MW Fund 1 LLC	582 Page Avenue		Atlanta	GA	30305		Patrick McDonald (50%); John J Wolf (50%)	1.67%
Peachtree Real Estate Fund II-A, L.P.	3550 Lenox Rd, NE	Suite 2700	Atlanta	GA	30326	United States	Brigid Cochran (25%); Apex Fund Services (25%); Krista Koch (25%); Arch Client Requests (25%)	6.53%
Peachtree Real Estate Fund II, L.P.	3550 Lenox Road, NE	Suite 2700	Atlanta	GA	30338	United States	Brigid Cochran (25%); Apex Fund Services (25%); Krista Koch (25%); Arch Client Requests (25%)	8.48%
Peter Gotsch	5550 S Blackstone		Chicago	IL	60637	United States	Peter Gotsch (100%)	5.00%
Randy J Wolcott	1213 Devens drive		Brentwood	TN	37027		Randy J. Wolcott (100%)	16.68%
Ratner Investments, LLC	54 Barnsdale Road		Short Hills	NJ	7078		Evan Ratner (100%)	0.67%
Robert J Moore and Ellen P Moore	32 Locust Drive		Summit	NJ	7901	United States	Ellen P Moore (50%); Robert (Bob) Moore (50%)	0.83%
Scott Hoffman	48 GREAT HILLS TER		SHORT HILLS	NJ	7078	United States	Scott Hoffman (100%)	0.83%
Stephanie S. D'Amico Trust Dated August 6, 2021	1006 Old Elm Place		Glencoe	IL	60022	United States	Brent D'Amico (50%); Stephanie Sylvia D'Amico (50%)	0.75%
The Dan L Drexler Living Trust, u/a/d May 10, 2004	778 Stonegate Drive		Highland Park	IL	60035	United States	Dan L. Drexler (100%)	1.67%
The Ledford Wolcott 2020 Trust	1213 Devens drive		Brentwood	TN	37027	United States	Randy J. Wolcott (100%)	16.68%
The Stephen Freedman Irrevocable Trust	455 Heards Ferry Road		Sandy Springs	GA	30328	United States	Brigid Cochran (25%); HB Core Dept (25%); Steve Freedman (25%); Freedman Family Office (25%)	0.83%
TH Logistics Fund I Manager LLC							Cary O. Goldman (100%)	100.00%
Thomas A. Bass	1 Fineran way	Apt 546	Short Hills	NJ	7078	United States	Thomas A. Bass (100%)	0.33%
Twin Pagoda Holdings LLC	130 e. Oak Street	Unit 22B	Chicago	IL	60611	United States	Xu Wu (100%)	3.34%
Voshel Investments, LLC	636 W. Wellington Ave.		Chicago	IL	60657	United States	Alice Mosley (50%); Gerald L. Nudo (50%)	1.67%

# Coconut Palm TH, LLC. Brownfield Application Site Miami-Dade County, Florida



MAP ID	FOLIO	PARCEL SIZE	
		SQ. FT.	ACRES
1	3060190000200	137,650	3.16
2	3060200000160	435,600	10.00
3	3060200000180	1,174,378	26.96
4	3060200000205	399,968	9.18
5	3060200000210	429,937	9.87
<b>TOTAL</b>		<b>2,577,532</b>	<b>59.17</b>

 BROWNFIELD APPLICATION SITE  
 2030 URBAN DEVELOPMENT BOUNDARY  
 URBAN EXPANSION AREA BOUNDARY



Department of Regulatory and Economic Resources (RER)  
 Planning Research and Economic Analysis Section  
 October 2023