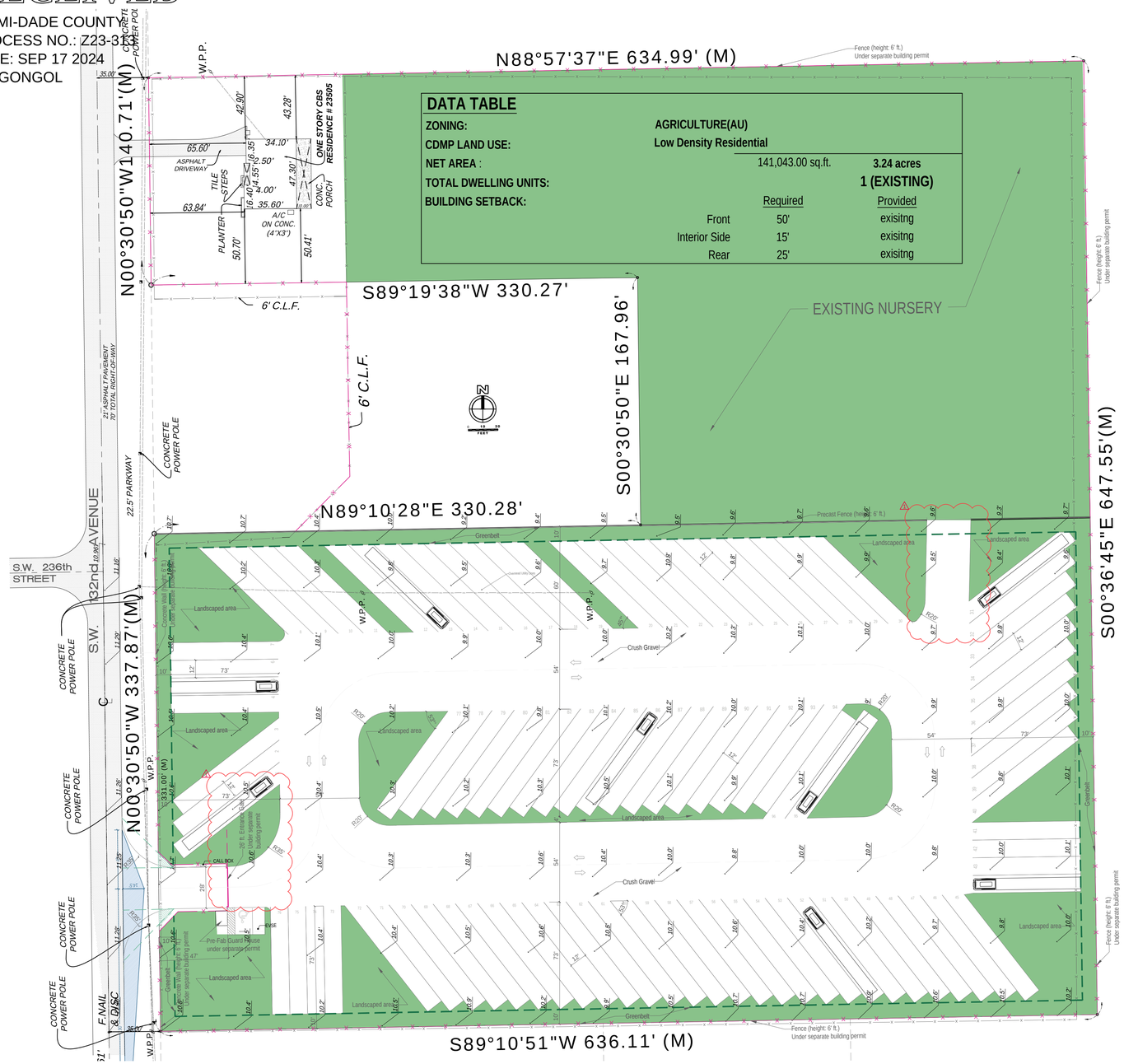
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z23-31
DATE: SEP 17 2024
BY: GONGOL



DATA TABLE

ZONING:	AGRICULTURE(AU)		
CDMP LAND USE:	Low Density Residential		
NET AREA :		141,043.00 sq.ft.	3.24 acres
TOTAL DWELLING UNITS:			1 (EXISTING)
BUILDING SETBACK:		Required	Provided
	Front	50'	exisitng
	Interior Side	15'	exisitng
	Rear	25'	exisitng

SITE PLAN

SCALE: 1"= 40'-0"

N

LOCATION MAP N.T.S.

GENERAL SITE DATA TABLE

ZONING:	AGRICULTURE(AU)		
CDMP LAND USE:	Low Density Residential ; Industrial and Office		
PROPERTY AREA		373,144.80 sq.ft.	8.57 acres
NET LOT AREA :		355,887.63 sq.ft.	8.17 acres
	Low density residential:	141,043.00 sq.ft.	3.24 acres
	Industrial and office:	214,844.63 sq.ft.	4.93 acres

DATA TABLE

ZONING:	AGRICULTURE(AU)		
CDMP LAND USE:	Industrial and office		
NET AREA :		214,844.63 sq.ft.	4.93 acres
BUILDING SETBACK:		Required	Provided
	Front street	20'	na
	Interior Side	15'	na
	Rear	15'	na
LANSCAPED OPEN SPACE:		Minimum	Provided
		32,226.69 s.f.	52,402 s.f.
	15 % of net ot area(214844.63 sq.ft.)	15.00 %	24.39 %
PARKING		Provide	
	For WB-65 interstate semi-trailer	96	

2

PARKING CALCULATION: Sec. 33-124 (h) Commercial (6)

Industrial

5 ps for first 5,000 sf	5000	=	5 p.s.	Calculated: 214,845 sf (site) - 52,402 sf (open space) = 162,443 sf
1 PS / 500 sf	162443 / 500	=	325 p.s.	
				On Site 1 p.s.
Total parking required			330 p.s.	Handicapped: 1 p.s.
Total parking required :			330 p.s.	Total parking provided: 2 p.s.

#1 Variance requested for required parking on-site

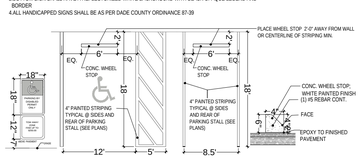
LEGAL DESCRIPTION

THE SOUTH 1/2 , OF THE SW 1/4 , OF THE NE 1/4 , LESS THE WEST 365.27 FEET, OF SOUTH 1/4 , THEREOF; AND THE NORTH 1/2, OF THE NW 1/4 , OF THE SW 1/4, OF THE NE 1/4 , OF SECTION 23, TOWNSHIP 56 S, RANGE 39 E, LYING AND BEING IN DADE COUNTY FLORIDA.
AND
THE WEST 365.27 FEET, OF THE SOUTH 1/4, OF THE SW 1/4, OF THE NW 1/4 , OF THE NE 1/4, OF SECTION 23, TOWNSHIP 56 S, RANGE 39 E,

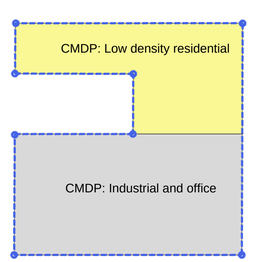
NOTE: Sec 33-122.5 (4) SIGNAGE AND MARK
All electric vehicle parking spaces shall be prominently designated with a permanent above-ground sign which shall conform to Figure left entitled "Electric Vehicle Charging Station Sign." The bottom of the sign must be at least 5 feet above grade when attached to a building, or 7 feet above grade for a detached sign. The property owner or operator may establish the hours during which vehicles may be charged and the length of charging time permitted per vehicle, provided such information is depicted on the sign in the manner shown in the figure left.

Electric Vehicle Charging Station Sign N.T.S.

NOTES:
1.ALL LETTERS ARE 1.5" SERIES "C"
2.TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH A WHITE BORDER
3.BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER
4.ALL HANDICAPPED SIGNS SHALL BE AS PER DADE COUNTY ORDINANCE 87-39



90° Parking Stalls N.T.S.



JOB N°: 2812

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CLIENT / OWNER:

CONSULTANTS:

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Miami-Dade, Florida

REVISIONS
2 Revision #1 04/30/2024
2 Revision #2 06/20/2024

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SHEET TITLE:
SITE PLAN

SHEET NO:
AS- 1.0