

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MEDLEY Sec.: 30 Twp.: 52 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: Pinetree Logistics

2. Owner's Name: Pinetree Logistics Owner, LLC Phone: 954-312-2432

Address: 6820 Lyons Technology Circle, Ste 100 City: Coconut Creek State: FL Zip Code: 33073

Owner's Email Address: AVaisman@butters.com

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 22-2030-016-0550 / _____ / _____ / _____

5. Legal Description of Parent Tract: see attached

6. Street boundaries: NW 124 Street and NW 115 Avenue

7. Present Zoning: M-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(128,000 Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note 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 right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Malcolm Butters, MANAGER

BEFORE ME, personally appeared Malcolm Butters this 30 day of December, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of December, 2024 A.D.

Signature of Notary Public: _____

(Print, Type name here: Patricia Jablonowitz)

5/21/2028
(Commission Expires)

HH 500381
(Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

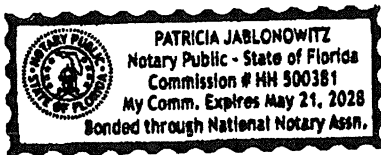


Exhibit "A"

PROPERTY

A portion of Lot 1 in Block 6, Panamerican North Business Park, according to the plat thereof as recorded in Plat Book 162, Page 51, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 1; thence run South 03 degrees 38 minutes 57 seconds East along the West line of Lot 1, also being the East limited access right of way line of Homestead Extension of Florida's Turnpike (State Road 821) for a distance of 653.07 feet; thence run North 88 degrees 00 minutes 00 seconds East for 560.14 feet to the Point of Beginning; thence run North 00 degrees 16 minutes 35 seconds West for 287.92 feet to the South right of way line of Loop Road as said right of way line is recorded in Official Records Book 24220, at Page 4681 of the Public Records of Miami-Dade County, Florida; thence run North 89 degrees 43 minutes 11 seconds East along the last described line for 432.69 feet to a point of curvature; thence run Northeasterly, Easterly and Southeasterly along the arc of a circular curve to the right, having for its elements a radius of 30 feet and a central angle of 87 degrees 38 minutes 35 seconds for 45.89 feet to a point of tangency on the East line of said Lot 1; thence run South 02 degrees 38 minutes 14 seconds East along the last described line for 505.68 feet to a point of curvature; thence run Southeasterly, Southerly and Southwesterly along the arc of a circular curve to the right, having for its elements a radius of 30 feet and a central angle of 92 degrees 21 minutes 25 seconds for 48.36 feet to a point of tangency with the North line of said Loop Road; thence run South 89 degrees 43 minutes 11 seconds West along the last described line for 453.52 feet; thence departing said Loop Road right of way line, run North 00 degrees 16 minutes 35 seconds West for 277.33 feet to the Point of Beginning.

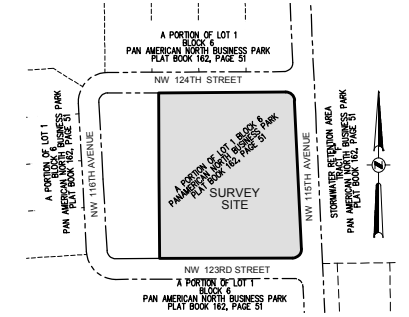
DEVELOPMENT INFORMATION	
PROPOSED USE	
TRACT A	128,000 S.F. OF INDUSTRIAL WAREHOUSE

CONTACT PERSON INFORMATION	
PULICE LAND SURVEYORS INC. - JANE STORMS	
TELEPHONE NUMBER: 954-572-1777	
FAX NUMBER: 954-572-1778	
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM	

TENTATIVE PLAT OF PINETREE LOGISTICS

A REPLAT OF A PORTION OF LOT 1, BLOCK 6
OF PANAMERICAN NORTH BUSINESS PARK,
RECORDED IN PLAT BOOK 162, PAGE 51 OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY,
LYING IN A PORTION OF THE SW 1/4 OF
SECTION 30, TOWNSHIP 52 SOUTH, RANGE 40 EAST,
TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA

OWNER: PINETREE LOGISTICS OWNER, LLC
6820 LYONS TECHNOLOGY CIRCLE, STE 100
COCONUT CREEK, FLORIDA 33073
PHONE: 954-312-2432
EMAIL: AVAISMAN@BUTTERS.COM



LOCATION MAP
PORTION OF SW 1/4 OF SECTION 30-52-40
TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

LEGAL DESCRIPTION:

A PORTION OF LOT 1 IN BLOCK 6, PANAMERICAN NORTH BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1; THENCE RUN SOUTH 03°38'57" EAST ALONG THE WEST LINE OF LOT 1; ALSO BEING THE EAST LIMITED ACCESS RIGHT OF WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD 821) FOR A DISTANCE OF 653.07 FEET; THENCE RUN NORTH 88°00'00" EAST FOR 560.14 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°16'35" WEST FOR 287.92 FEET TO THE SOUTH RIGHT OF WAY LINE OF LOOP ROAD AS SAID RIGHT OF WAY LINE IS RECORDED IN OFFICIAL RECORDS BOOK 24220, AT PAGE 4681 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 89°43'11" EAST ALONG THE LAST DESCRIBED LINE FOR 432.69 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 87°38'35" FOR 45.89 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 1; THENCE RUN SOUTH 02°38'14" EAST ALONG THE LAST DESCRIBED LINE FOR 505.88 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 92°21'25" FOR 48.36 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF SAID LOOP ROAD; THENCE RUN SOUTH 89°43'11" WEST ALONG THE LAST DESCRIBED LINE FOR 453.52 FEET; THENCE DEPARTING SAID LOOP ROAD RIGHT OF WAY LINE, RUN NORTH 00°16'35" WEST FOR 277.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 267,048 SQUARE FEET (6.131 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK: U-134, ELEVATION: 10.82 FEET.
- FLOOD ZONE: AH/AE; BASE FLOOD ELEVATION: 6 FEET/6 FEET; PANEL #12086C0095L; COMMUNITY #120649; MAP DATE: 9/11/09.
- THIS SITE LIES IN SECTION 30, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE, WITH THE EAST LINE OF LOT 1 BEING S02°38'14"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 11793643, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JUNE 28, 2024 AT 5:00 PM. REVISION NUMBER: 3-7/12/24. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
 - ITEMS 1, 2 & 3: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 4 & 5: INTENTIONALLY DELETED.
 - ITEM 6: RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B 22208, PAGE 3829 AND RE-RECORDED IN O.R.B 22325, PAGE 3641, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 25586, PAGE 3989 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 7: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 162, PAGE 51 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 8: WATER FACILITIES AGREEMENT IN O.R.B 22777, PAGE 1261 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 9: SEWER FACILITIES AGREEMENT IN O.R.B. 22777, PAGE 1339 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEMS 10 & 11: NOT ADDRESSED.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: BUTTERS SA, LLC., A FLORIDA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY.
- FOLIO ID: #22-2030-016-0550
- ZONING DISTRICT: (M-1) INDUSTRIAL DISTRICT, LIGHT MANUFACTURING.
- NUMBER OF PROPOSED TRACTS: 1.
- DADE COUNTY FLOOD CRITERIA IS 7.52' NGVD29 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022 (AS CONVERTED FROM PUBLISHED ELEVATION OF 5.5' FEET NORTH AMERICAN VERTICAL DATUM OF 1988 [NAV88]).
- THIS SITE WILL BE SERVED BY MIAMI-DADE WATER AND SEWER DEPARTMENT.
- ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
- THIS SURVEY IS A BOUNDARY AND TOPOGRAPHIC SURVEY.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice Digitally signed by John F Pulice
Date: 2025.02.12 11:41:03 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

NO.	REVISIONS	BY

PROPOSED PINETREE LOGISTICS
NW 124TH STREET & NW 115TH AVENUE
MEDLEY, FLORIDA 33178
(TOWN OF MEDLEY, MIAMI-DADE COUNTY)

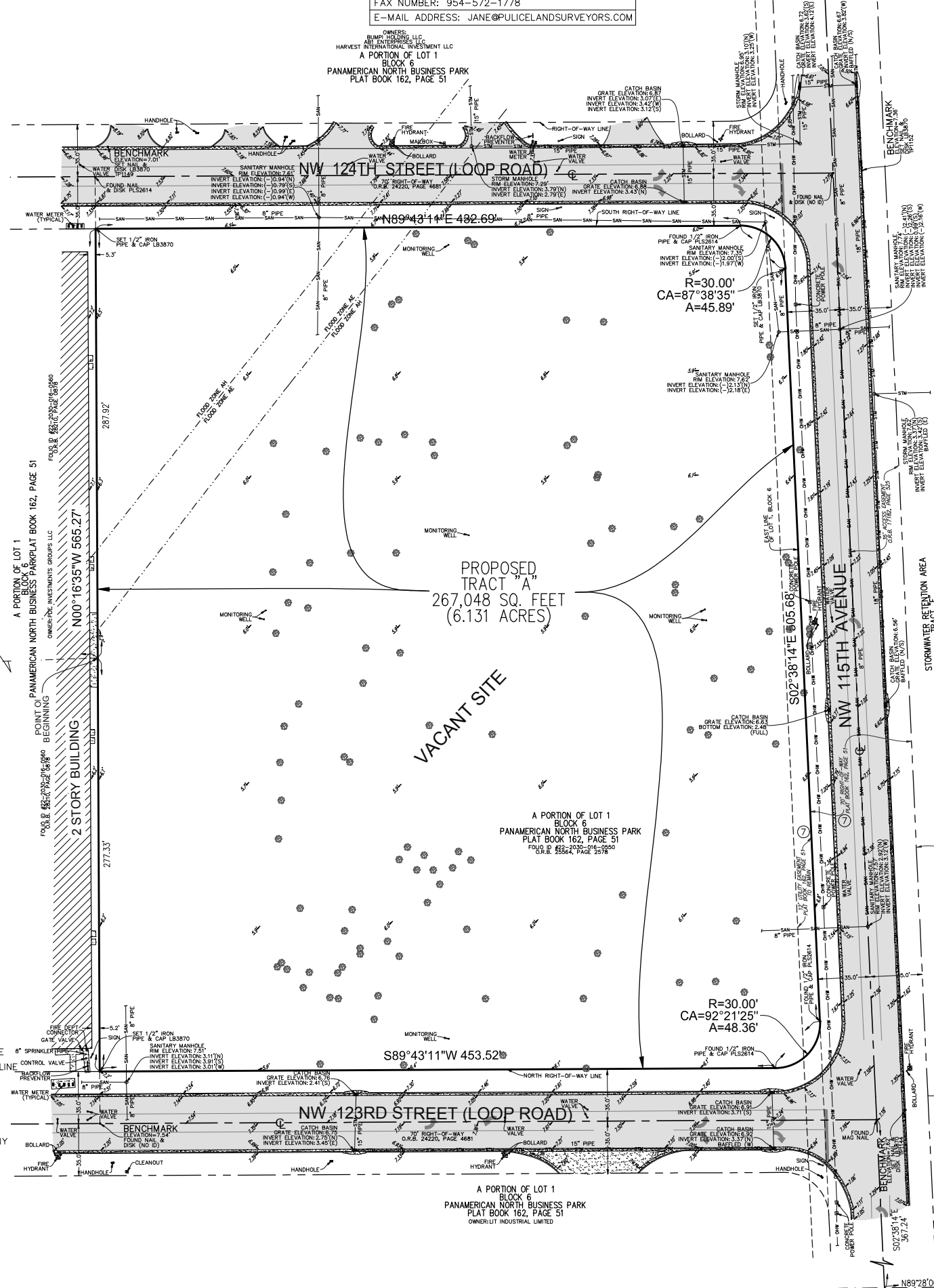
**BOUNDARY AND TOPOGRAPHIC SURVEY
& TENTATIVE PLAT**

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 40'	CLIENT: BUTTERS SA, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 10/23/24	ORDER NO.: 73342



HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE
STATE ROAD NO. 821
S02°38'14"E 653.07'



LEGEND & ABBREVIATIONS

CONCRETE	CONCRETE
ASPHALT PAVEMENT	ASPHALT PAVEMENT
ELEVATION	ELEVATION
OVERHEAD WIRES	OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE	UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE	UNDERGROUND SANITARY SEWER LINE
CENTERLINE	CENTERLINE
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
PLS	PROFESSIONAL LAND SURVEYOR
TREE	TREE