

SIGN AND SEAL:

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY DIONISIO F. TORRES, PE ON 02-19-2022. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NEW WAREHOUSE BUILDING & SITE DEVELOPMENT FOR:
GT WAREHOUSE, LLC
 APPROX. SW 132 AVE & SW 129 TER.
 MIAMI, FLORIDA 33186

REV	DATE	REMARKS

DRAWN BY: WD
 CHECKED BY: DT
 ISSUE DATE: 02/19/22
 PROJECT No. 2022-0121
 DRAWING No.

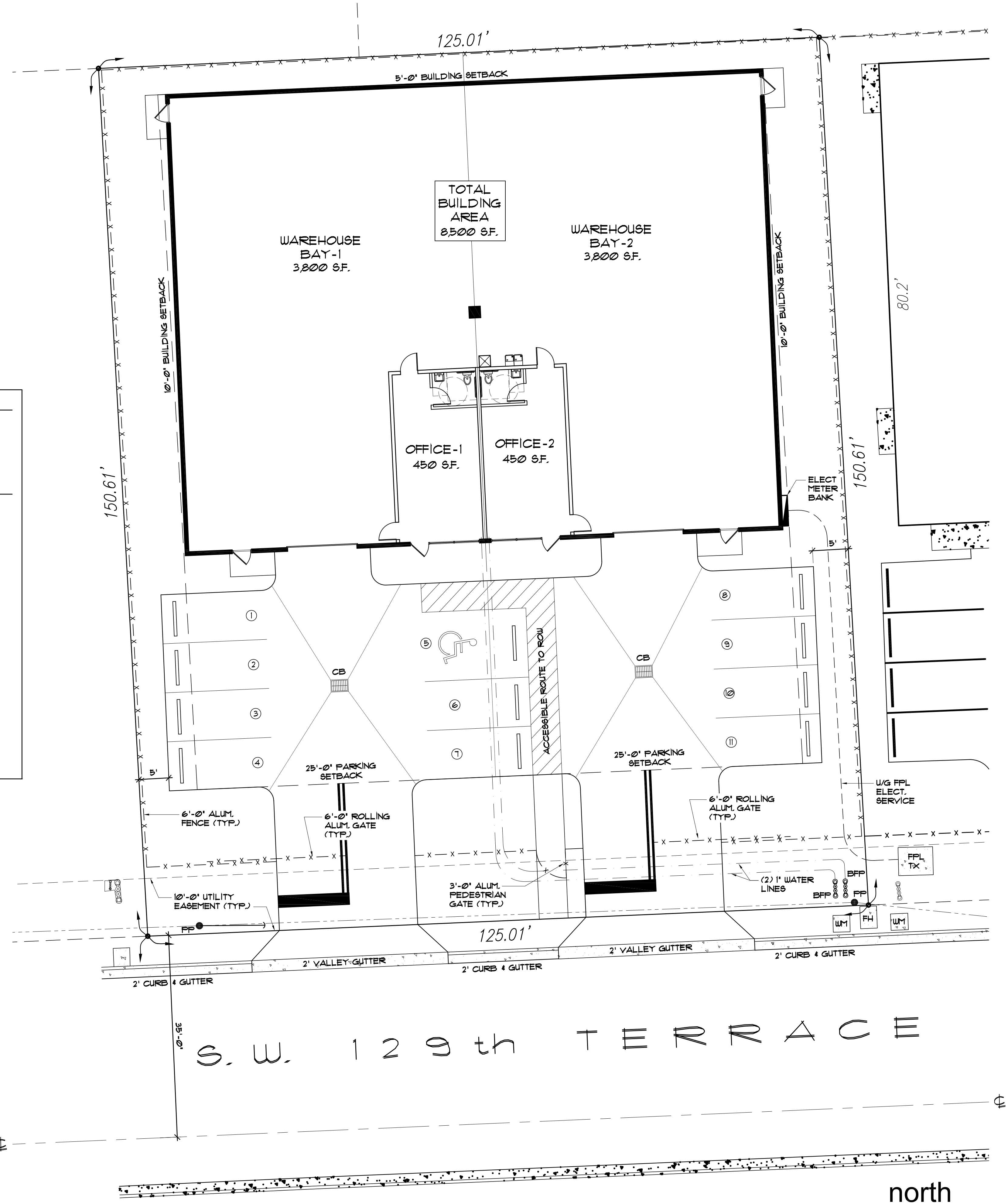
A-1

ZONING LEGEND:

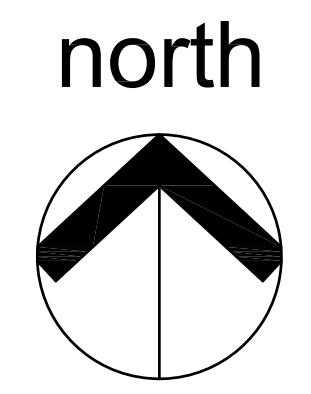
FOLIO NO: 30-5914-056-0020
 EXISTING ZONING DISTRICT: 'IU-C' INDUSTRIAL DISTRICT, CONDITIONAL
 EXISTING LAND USE: EXISTING VACANT COMMERCIAL
 PROPOSED OCCUPANCY: MIXED, GROUP 'B' STORAGE & GROUP 'B' BUSINESS

	REQUIRED	PROVIDED
NET LOT AREA:	10,750 SF. MIN.	10,821 SF. (.43 ACRES)
LOT FRONTAGE:	125 FT. MIN.	125.01 FT. (EXISTING)
LOT DEPTH:	150 FT. MIN.	150.61 FT. (EXISTING)
MINIMUM BUILDING SETBACK:		
FRONT	25 FT.	50 FT.
REAR	5 FT. W / OPENINGS	5 FT.
SIDE (INTERIOR)	10 FT.	10 FT.
SIDE (STREET)	N/A	N/A
BUILDING HEIGHT:		
FEET	35 FT. MAX.	20 FT.
STORIES	2 STORIES	1 STORY
LANDSCAPE OPEN SPACE:		
BUILDING COVERAGE:	3,165 SF. MIN. (20%)	4,189 SF. (25%)
IMPERVIOUS AREA:		8,500 SF. (45%)
		5,538 SF. (30%)
PARKING:		
1 / 1,000 SF STORAGE	11 SPACES	11 SPACES
1 / 300 SF BUSINESS	1,600 SF / 1,000 SF = 8	(1) DISABLED SPACE
	300 SF / 300 = 3	(10) STANDARD SPACES

LEGAL DESCRIPTION:
 LOT 2, IN BLOCK 1, OF 'LAKESIDE WEST COMMERCIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 36 (BEING A REPLAT OF A PORTION OF LOTS 9, 10, & 11, BLOCK 1, LAKESIDE COMMERCIAL CENTER OF KENDALL SECTION 1), OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



1 SITE PLAN
 A-1 SCALE: 1"=10'-0"



S. W. 129th TERRACE