34.   Industrial Plants & Industrial Parks

A.   Indicate the types of operation that will occupy the site using appropriate Division and two-digit Standard Industrial Classifications.

Beacon Countyline is anticipated to be a mixed-use development comprised of warehouse uses, office uses, retail uses, and a hotel. Likely industrial related uses of the Project are listed in **Question 10 – General Project Description, Part 3 (See Table 10.3.A.1)**.

B.   What suppliers and other supporting industry are required within the region by the proposed development? Estimate to what degree these linkages will require the location in the region of supporting industrial and commercial activity.

Suppliers associated with the construction industry and trades will be required during the pre-development stage. These suppliers include: steel fabrication, lumber and wood products, concrete and building block manufacturers, building materials and finishes, contractors, mechanics, and land movers. Also, professional services, such as banking, marketing, and management, will be required. There is a vast supply of these industries in the immediate region.

The post-development stage requires for supporting warehouse activity will vary with the actual composition of the tenants. Therefore, the post development requirements cannot be accurately estimated at this time. However, growth trends in Miami-Dade County indicate the presence and availability of the typical services and infrastructure.

C.   Will the proposed operation require the expansion of any transportation systems and facilities in the region (rail, truck terminals, etc.)?

Please refer to **Question 21 – Transportation** for transportation considerations of this Project. The anticipated tenant mix will not require rail services or truck terminals.

D.   How many shifts per day are expected and what will be the average number of employees per shift? Specify approximate hours of shift. Will this vary through the project life?

The number of shifts, employees per shift, and duration of each shift is dependent on tenant composition. It is, therefore, not possible to project accurate data at this time. However, the majority of the employment is anticipated to be during normal (one shift) work hours.