The Opa-locka
Planning & Zoning Board
(PZAB)

PZAB Meeting

Tuesday, September 13, 2022 @ 7:00 p.m.

Sherbondy Village
215 Perviz Ave
Opa-locka, Florida 33054

OPA-LOCKA PZAB BOARD

Elio Guerrero, Chairman
Germane Barnes, Board Member
Dorothy Johnson, Board Member
Dawn Mangham, Board Member
Claudienne Hibbert Smith, Board Member

AGENDA

AND

NOTICE

CITY OF OPA-LOCKA
NOTICE OF SPECIAL PLANNING & ZONING BOARD MEETING AGENDA

NOTICE IS HEREBY GIVEN that a meeting of the Opa-locka Special Planning & Zoning Board Meeting will be held on Tuesday, September 13, 2022, at 7 p.m., in the auditorium at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida. The purpose of Planning & Zoning Board Meeting is to discuss and consider the following:

I. ROLL CALL

II. INVOCATION/PLEDGE

III. APPROVAL OF MINUTES FROM 5/10/2022

IV. PUBLIC HEARINGS

A) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST FOR THE OPERATION OF A PLACE OF RELIGIOUS WORSHIP AT 2560 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-000-0130 IN THE B-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

B) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF CONVENINENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

C) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT REQUEST FOR THE CONSTRUCTION AND OPERATION OF CONVENINENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

D) **A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

E) **A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

F) **AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, TO RECOMMEND THE ADOPTION OF A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATION, ORDINANCE 15-31, TO PERMIT TRACTOR TRAILER TRUCK AND / OR MAJOR VEHICLE (10,000 LBS OR GREATER) PARKING IN THE I-4 ZONING DISTRICT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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Procedures for Public Participation

Planning & Zoning Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Planning & Zoning Board may do so in person or virtually.

To participate virtually, please register online by 5:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

How to watch the meeting
Members of the public can watch City of Opa-locka public meetings at https://www.youtube.com/user/CityofOpaLocka.

PURSUANT TO FS 286.0105: Anyone who desires to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal may be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 (voice) for assistance at least 24 hours prior to the proceeding. TTY users may call via 711 (Florida Relay Service) prior to the proceeding. For questions and/or additional information, please contact the Office of the Community Redevelopment Clerk by email at khall@opalockafl.gov or by telephone at (305) 953-2800.

Kinshannta Hall
Planning & Zoning Clerk

Joanna Flores, CMC
City Clerk

CITY OF OPA-LOCKA
NOTICE OF SPECIAL PLANNING & ZONING BOARD MEETING

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A) **A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST FOR THE OPERATION OF A PLACE OF RELIGIOUS WORSHIP AT 2560 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-000-0130 IN THE B-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

B) **A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF CONVENINENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

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F) AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, TO RECOMMEND THE ADOPTION OF A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATION, ORDINANCE 15-31, TO PERMIT TRACTOR TRAILER TRUCK AND / OR MAJOR VEHICLE (10,000 LBS OR GREATER) PARKING IN THE I-4 ZONING DISTRICT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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PURSUANT TO FS 286.0105: Anyone who desires to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal may be based.

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Kinshannta Hall
Planning & Zoning Clerk

Joanna Flores, CMC
City Clerk

APPROVAL

OF

MINUTES

(May 10, 2022)

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

P&Z Meeting

Tuesday, May 10, 2022

6:00 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Planning & Zoning Meeting to order at 6:05 p.m. on Tuesday, May 10, 2022.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a session on Tuesday, May 10, 2022, at 6:05 p.m. The following members of the Planning & Zoning Meeting were present: Chairman Elio Guerrero, Board Member Dawn Mangham, Board Member Dorothy Johnson, and Board Member Claudienne Hibbert-Smith.

Temporary Absent: Board Member Germane Barnes

Also, in Attendance were Planning & Zoning Director, Gregory Gay, Zoning Official Gerald Lee, Planning & Zoning Board Clerk, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE: Prayer was led by Chairman Elio Guerrero and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from January 18, 2022, Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from January 18, 2022, meeting.

Board Member Dorothy Johnson made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Dawn Mangham	Yes
Dorothy Johnson	Yes

IV. PUBLIC HEARING:

A.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

In the Beginning of the Meeting Attorney Booker suggest a motion to be put in place and table Item A & Item B at the end of the agenda since the applicants weren't present. Board Member Dorothy Johnson made a motion to defer Item A & Item B last on the agenda and make Item C current. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Dawn Mangham	Yes
Dorothy Johnson	Yes

Due to the Applicant not being in attendance Item A & Item B were both deferred to the next Planning & Zoning Board Meeting scheduled for June 7, 2022. Board Member Dawn Mangham move to defer Item A & Item B to the next planning and zoning board meeting scheduled for June 7, 2022.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Dawn Mangham	Yes
Dorothy Johnson	Yes

B.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

****In the Beginning of the Meeting Attorney Booker suggest a motion to be put in place and table Item A & Item B at the end of the agenda since the applicants weren't present. Board Member Dorothy Johnson made a motion to defer Item A & Item B last on the agenda and make Item C current. Board Member Dawn Mangham second the motion.***

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Dawn Mangham	Yes
Dorothy Johnson	Yes

Due to the Applicant not being in attendance Item A & Item B were both deferred to the next Planning & Zoning Board Meeting scheduled for June 7, 2022. Board Member Dawn Mangham move to defer Item A & Item B to the next planning and zoning board meeting scheduled for June 7, 2022

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Dawn Mangham	Yes
Dorothy Johnson	Yes

C.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION, REHABILITATION AND OPERATION OF A CONSTRUCTION EQUIPMENT RENTAL COMPANY AT 2950 NW 132ND TERRACE AND 2990 NW 132ND TERRACE; IDENTIFIED BY FOLIO 08-2128-004-0350 AND 08-2128-004-0340 IN THE I-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Public Comments

Chairman Guerrero: Any public comments?

(No Public Comments for Item C on the agenda)

Attorney Graham Penn came before the Planning Zoning Board to presents the presentation for item C & D on the agenda.

Attorney Penn: I'm back again. I'm representing Rock and Dirt LLC. I do have a brief slide presentation. The reason we are back following our last meeting the client wants to add a maintenance building to the plan. To do that we have to come back and show you all the revised plan. I have two items tonight to present to you all the final site plan and the related developer agreement. The property is zoned I-2. It is in an industrial zoning district. The property never been platted which is the reason for many issues related to the roadways. We believe there are three major benefits to this package: 1. Dedication and or construction of new roadways. 2. Introduction of perimeter buffering/landscaping. 3. Site Improvement to the property. The areas in the red are roadway segments that have never been dedicated to the public. We are going to be

improving 131 street which has been dedicated but never improved at all. We are planting 75 new trees and 100 percent will be native species. These trees are designed for our environment. I think it is important to bring up industrial properties to current regulations since nothing have been improved in decades. There will be 700 shrubs planted. We are putting a fence around the entire property six-foot fence and wedge. We are rehabbing the existing structure and expanding it doubling the size of the building. We are building a parking lot as well with 42 parking spaces on site. The development agreement establish construction and permitting. the whole goal is to bring this property up to standards. I'm here for any questions currently. We would like to ask for your recommendation at this time.

Chairman Guerrero: Any questions board members?

Board Member Johnson: Is this a new application or amended application to staff?

Mr. Gay: This is an amended application because of the changes they were making to the property. We felt that we needed to bring it back before the board.

Board Member Johnson: In the resolution it says final site plan it doesn't say amended. For legal sufficient it needs to state that because that is a difference. I heard the applicant say that there is no need for a neighborhood petition. I would like to suggest to staff, if a neighborhood petition has not gone out it needs to be a part of this package. If it has then I publicly apologize. If you can direct me to it that would be helpful. In the application on the resolution, it is diluted that it would be 62 new trees, but I heard 77 trees that needs to be revised and because we are a USA tree city documented I think any applicant bringing any nature trees we need to make sure it is a part of their application. I noticed in the fourth whereas there are 42 employees parking and since January 29th, 1991, the handicap program came in. Where is that in this package? My last question where is the traffic study?

Mr. Gay: As far as the neighborhood petition and the traffic study they were included as a part of the first application that was presented before the Planning and Zoning board and City Commission in January. Since this was going to be just an amendment focusing on the mechanical repair building that was added to this application, we did not include that information that was previously presented before the board. There is no additional traffic study. The neighborhood petition was included as a part of the original application.

Board Member Johnson: I strongly suggest if any amendment is made on any application package all documents should travel together It needs to be consistent. We need to make sure everything is together. We need to make sure everything is covered.

Staff Presentation (For Item C & Item D on the agenda)

Mr. Lee comes before the Planning & Zoning board to do his presentation for item three and item four on the agenda. Mr. Lee also informs all board members they have the right to make modifications.

Mr. Lee: The subject properties are currently owned by Rock and Dirt Construction Equipment Rental, LLC according to Miami-Dade County Property Appraiser's website. The property site is currently the location of this equipment rental business and through this development

review process they will combine these two properties, rehab, and increase the office space, provide parking for their employees, and construct a maintenance and repair building for their vehicles and equipment. They will also make appropriate right of-way dedications for NW 132nd Terrace and for NW 131st street. The site plan complies with the permitted uses for the I-2 zoning district and the landscaping and parking regulations of the LDR. The land use for this site is industrial. They needed a maintenance building to work on their vehicles. They did all the work on their vehicles. They did all the cleaning prior to obtaining the property. This is an industrial I-2 property that is across from residential. They're buffering the property. They are providing parking for employees. I-2 is an intensive use. They are going through a platting process. It is correct for what they are doing. Staff recommend approval of this final site plan and development agreement with any conditions that may be imposed by the Planning and zoning board.

Chairman Guerrero: We should include neighborhood petition.

Board Member Dorothy Johnson made a motion to approve Item C with modification applied on the agenda and Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Dawn Mangham	Yes
Dorothy Johnson	Yes

D.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION, REHABILITATION AND OPERATION OF A CONSTRUCTION EQUIPMENT RENTAL COMPANY AT 2950 NW 132ND TERRACE AND 2990 NW 132ND TERRACE; IDENTIFIED BY FOLIO 08-2128-004-0350 AND 08-2128-004-0340 IN THE I-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Public Comments

Chairman Guerrero: Any public comments?

(No Public Comments for Item D on the agenda)

Board Member Johnson: If there is any environment study, it needs to be in the agreement. If you could put some type of safety job zone that would be great if you could add that.

Board Member Dorothy Johnson made a motion to approve Item D with modification applied on the agenda and Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert Smith	Yes
Elio Guerrero	Yes
Dawn Mangham	Yes
Dorothy Johnson	Yes

STAFF UPDATE

VI ADJOURNMENT

The meeting was adjourned.

Submitted by _____

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

_____

Elio Guerrero
Chairman

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST FOR THE OPERATION OF A PLACE OF RELIGIOUS WORSHIP AT 2560 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-000-0130 IN THE B-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Ricardo P. Moore of St. Andrew Missionary Baptist Church has submitted an application for Special Exception site plan review approval for the operation of a place of religious worship at 2560 Service Road, Opa-Locka, Florida and identified by folio 08-2122-000-0130 in the B-2 Zoning District; and

WHEREAS, the City's Land Development Regulations, Section 22-60 provides general criteria used in making a decision regarding approval or disapproval of a Special Exceptions, and

WHEREAS, the Planning & Community Development Department Staff has reviewed the general criteria provided in the LDR and determined that the applicant is in compliance with Section 22-60, and

WHEREAS, the applicants request for site plan approval meets the review criteria set forth in the Land Development Regulations, Section 22-55 H.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.
Approval/Denial of Site Plan Review. The Planning & Zoning Board of the City of Opa-Locka hereby recommends approval / denial of the Special Exception Site Plan review request for the operation of a place of religious worship at 2560 Service Road, Opa-Locka, Florida and identified by folio 08-2122-000-0130 in the B-2 Zoning District. A copy of the Site Plan is attached hereto and incorporated herein as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Kinshannta Hall, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Johnson _____

Board Member Hibbert _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: St. Andrew Missionary Baptist Church

PROPERTY OWNER'S ADDRESS: 2010 Lincoln Ave (Number/Street) Opa Locka (City) FL / 33054 (State/Zip Code)

APPLICANT'S NAME: Ricardo P. Moore

APPLICANT'S ADDRESS: 2010 Lincoln Ave (Number/Street) Opa Locka (City) FL/33054 (State/Zip Code)

PHONE NUMBER: OFFICE (305)-688-3510 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 2560 Service Road (Number/Street)

TAX FOLIO NUMBER: 08-2122-000-0130 PRESENT ZONING: 6500 COMMERCIAL - CLASSIFIED

LEGAL DESCRIPTION: 22 52 41 .5 AC THAT PT OF NW1/4 OF SW1/4 PER DB 3863-567 LOT SIZE 21775 SQUARE FEET OR 13719-1754 0588 4 COC 23079-3028 02 2005 4

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
___Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
___Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

Add any additional information that may be of importance to this request:

_____

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

_____Completed application form

_____Application fee payable to the City of Opa-locka by check or money order

_____Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)

_____Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)

_____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

_____All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.

_____Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

_____Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

_____Narrative concept must be submitted with application

AFFIDAVIT

I, Nelson Wyartt ..., being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

Nelson Wyartt
Signature

10-12-21
Date

Sworn to and subscribed before me:
This 12 day of October 2021

Angela Carey
Notary Public
Attach copy of identification

ANGELA CAREY
MY COMMISSION # GG 988065
EXPIRES: May 15, 2024
Bonded Thru Notary Public Underwriters

My commission expires _____

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: St. Andrew Missionary Baptist Church, Inc.

This certifies that Rev. Ricardo P. Moore, Senior Pastor/Teacher (applicant/owner) and Deacon Nelson Wyartt, Deacon Chairman (owner) are authorized speak on behalf of St. Andrew Missionary Baptist Church of Opa Locka, Inc., and grant special Power of Attorney to the Bespoke Construction Management Team, which consists of Mr. Laurence Butler and his design and planning team.

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Nelson Wyartt, being first duly sworn, depose and say that I am the owner of the property legally described as:

22 52 41 .5 AC THAT PT OF NW1/4 OF SW1/4 PER DB 3863-567 LOT SIZE 21775 SQUARE FEET OR 13719-1754 0588 4 COC 23079-3028 02 2005 4

I do give to The Bespoke Construction Management Team the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize The Bespoke Construction Management Team to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Nelson Wyartt
Signature

10-12-21
Date

Sworn to and subscribed before me
This 12 day of October 2021

Angela Carey
Notary Public

ANGELA CAREY
MY COMMISSION # GG 988065
EXPIRES: May 15, 2024
Bonded Thru Notary Public Underwriters

My commission expires:

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 2530 Service Road

LEGAL DESCRIPTION: Electrical contractor

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Edilberto Obregon PHONE: 3056323329

ADDRESS (If different): _____

Signature

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

2530 Service Rd

Legal Description: 22 52 41 .51 AC

COMM AT SW COR OF BLK 314 TH S 88

DEG W 474.83FT OF E1/4 OF NW1/4

OF NW1/4 OF SW1/4 OF SEC TH

N 01 DEG W 214.96FT NELY AD 150FT

FOR POB TH S 53 DEG W 150.43FT

NELY AD 150FT N 53 DEG W 151.70FT

SWLY AD 150FT TO POB

FOR DB 3904-9

LOT SIZE 22216 SQ FT

OR 20119-1671 1201 1

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 2695 Burlington St

LEGAL DESCRIPTION: Car Lot

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: 3056855600

ADDRESS (If different): _____

Signature

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

2695 Burlington St (a.k.a. 2695 NW 141 ST)

Legal Description:

22 52 41 .921 AC M/L

BEG 357.15FTW & 1.17FT N OF

SW COR BLK 314 PB 49-72 TH W

143.69FT S 64 DEG W125.3FT

W35.88FT NELY AD 317.18FT S 53

DEG E150FT S122.1FT TO POB

LOT SIZE 40119 SQ FT

OR 19514-2630 0201 1

2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N96000004897

FILED
Mar 14, 2021
Secretary of State
3605133477CC

Entity Name: ST. ANDREW MISSIONARY BAPTIST CHURCH OF OPA-LOCKA, INC.

Current Principal Place of Business:

2010 LINCOLN AVE
OPA LOCKA, FL 33054

Current Mailing Address:

2010 LINCOLN AVE
OPA LOCKA, FL 33054 US

FEI Number: 65-0691197

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WYARTT, NELSON
2010 LINCOLN AVENUE
OPA LOCKA, FL 33054 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: NELSON WYARTT 03/14/2021

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	DEACON	Title	DEACON
Name	WYARTT, NELSON	Name	WIGGINS, TERRY SR.
Address	3000 NW 158TH STREET	Address	2610 FOREST DRIVE
City-State-Zip:	MIAMI GARDENS FL 33054	City-State-Zip:	MIRAMAR FL 33025

Title	PASTOR
Name	MOORE, RICARDO P
Address	2010 LINCOLN AVE
City-State-Zip:	OPA LOCKA FL 33054

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RICARDO MOORE PASTOR 03/14/2021

Electronic Signature of Signing Officer/Director Detail — Date

N96000004897

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

600001945006
-09/11/96--01088--003
*****131.25 *****131.25

SUBJECT: St. Andrew missionary Baptist Church
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

- ☐ $70.00 Filing Fee
- ☐ $78.75 Filing Fee & Certificate
- ☐ $122.50 Filing Fee & Certified Copy
- ☒ $131.25 Filing Fee, Certified Copy & Certificate

FROM: St. Andrew Missionary Baptist Church
Name (Printed or typed)

15000 North West 27 Avenue
Address

Opa-Locka, Florida 33054
City, State & Zip

(305) 688-3510
Daytime Telephone number

FILED
96 SEP 20 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

~~146-1258~~

~~5 502, 524, 626,~~

Dmc
9-20-96

NOTE: Please provide the original and one copy of the articles.

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

September 12, 1996

ST. ANDREW MISSIONARY BAPTIST CHURCH
15000 NW 27 AVENUE
OPA-LOCKA, FL 33054

SUBJECT: ST. ANDREWS MISSIONARY BAPTIST CHURCH
Ref. Number: W96000019258

We have received your document for ST. ANDREWS MISSIONARY BAPTIST CHURCH and your check(s) totaling $131.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

The corporate name listed in your document is not available. Please select a new name. Also, please provide a complete address for the principal office in Article II and registered office in Article VI.

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

If you have any questions concerning the filing of your document, please call (904) 487-6923.

Doris McDuffie
Corporate Specialist Supervisor

Letter Number: 196A00042510

As per our phone conversation of 9/16/96
all necessary corrections have been made.
Thank you
D. O'Reilly - Clerk

ARTICLES OF INCORPORATION

The undersigned, acting as incorporator(s) of a corporation pursuant to chapter 617, Florida Statutes, adopt(s) the following Articles of Incorporation:

ARTICLE I
Name

The name of the corporation shall be: St. Andrew Missionary Baptist Church OF OPA- LOCKA, INC.

FILED
96 SEP 20 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE II
Principal place of business and mailing address

The principal place of business and mailing address of this corporation shall be:

15000 North West 27 Avenue
OPA- LOCKA, FLA. 33054

ARTICLE III
Purpose(s)

The specific purpose(s) for which the corporation is organized is(are):

Exclusively for Charity, Religion, Educational. Under the Organization code 501(c) (3) for non-corp., and the code.

ARTICLE IV
Manner of election of directors

The manner in which the directors are elected or appointed is as follows:

1). Pastor-Teacher Larry T. Walthour
2). Deacon Chairman Emory Gibson Sr.
3). Trustee Chairman Clinton B. Neilly
4). Deacon Craig Alexander
5). Church Clerk Diana S. Neilly

The positions of DEACON CHAIRMAN , TRUSTEE CHAIRMAN ,and DEACON ARE APPOINTED BY THE PASTOR.

ARTICLE V
Limitation of corporate powers

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes, unless limited are as follows:

ARTICLE VI
Initial registered agent and street address

The name and the street address of the initial registered agent is:

Larry T. Walthour
15000 North West 27 Avenue
OPA- LOCKA, FLA. 33054

ARTICLE VII
Incorporators

The name(s) and the street address(es) of the incorporator(s) for these articles of incorporation is(are):

Pastor-Teacher-Larry T. Walthour
850 Ives Dairy Road #516
North Miami, Florida

Deacon Chairman- Emory Gibson sr.
16430 N.W. 20th Ave.
Opa-Locka, Florida

Church Clerk- Diana Neilly
20521 N.W. 34th Court
Carol City, Florida

Trustee- Clinton B. Neilly Sr.
20521 N.W. 34th Court
Carol City, Florida

Deacon-Craig Alexander
7131 Hood Street
Hollywood, Florida

The undersigned incorporator has executed these Articles of Incorporation this 6 day of September, 1996.

Signature of Incorporator:

Larry T. Walthour
Typed name of incorporator signing

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

FILED
96 SEP 20 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PURSUANT TO THE PROVISIONS OF SECTION 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is:

St. Andrew Missionary Baptist Church of OPA-LOCKA, INC.
(must include suffix)

2. The name and address of the registered agent and office is:

Larry T. Walthour
(NAME)

15000 North West 27th Avnue
(P.O. Box or Mail Drop Box NOT ACCEPTABLE)

Opa-Locka, Florida 33054
(CITY/STATE/ZIP)

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

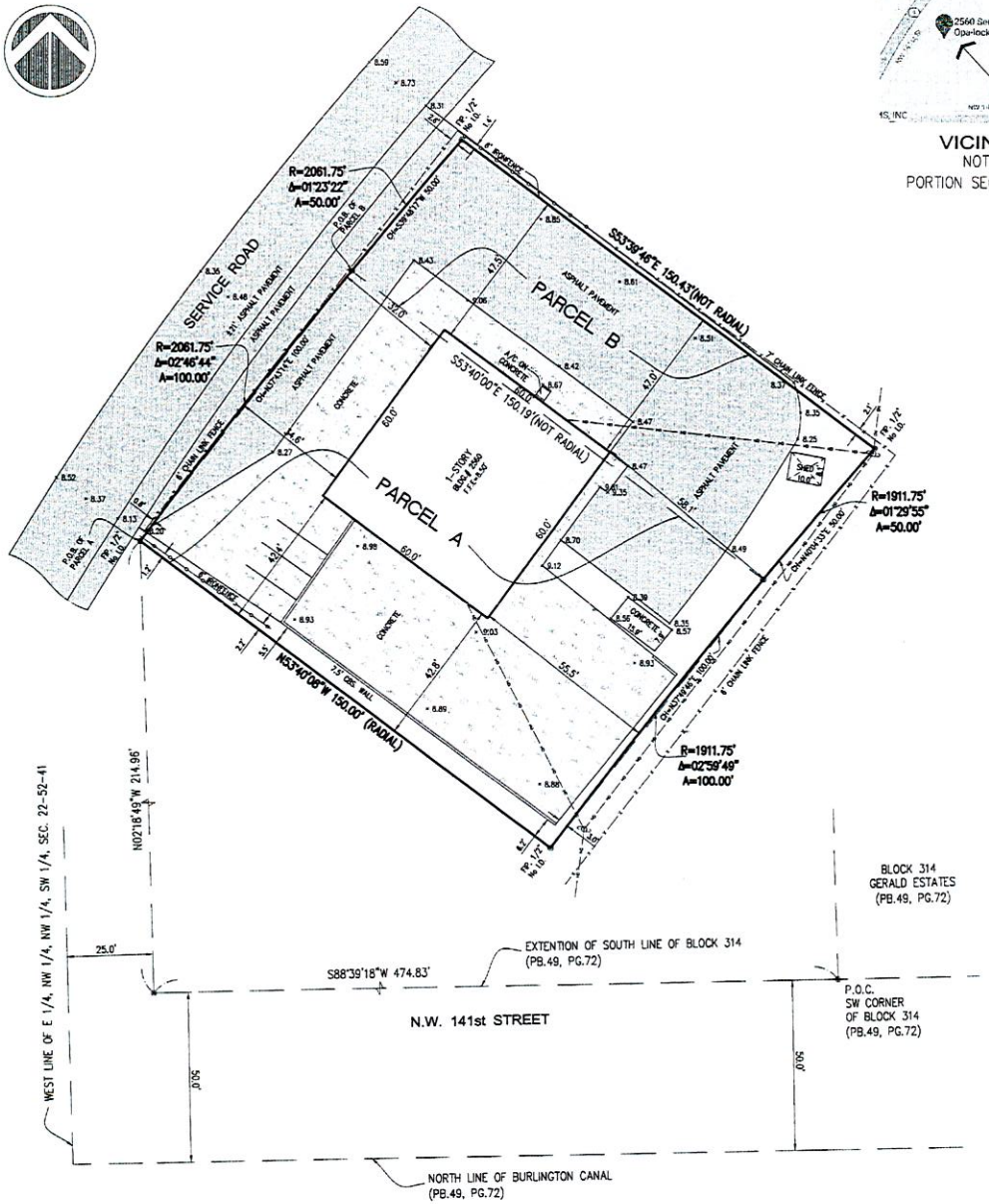
(SIGNATURE)

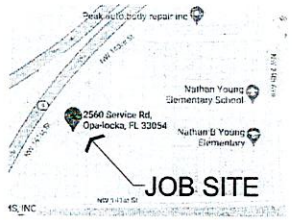
9/10/96
(DATE)

GRAPHIC SCALE

25' 0 12.5' 25' 50' 100'

(IN FEET)
1 inch = 25 ft.





VICINITY MAP
NOT TO SCALE
PORTION SECTION 22-52S-41E

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

- Existing Elevations
- Catch Basin
- Water Meter
- Electric Box
- Sanitary Manhole
- Sprinkler Pump
- Wood Pole
- Conc. Pole
- Light Pole
- Fire Hydrant
- Water Valve
- Inlet
- Cable Tv Box
- Electric Meter Box
- Traffic Signal Box
- Gas Valve
- Monitoring Valve
- Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block + Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIPR = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

PROPERTY ADDRESS:

2560 SERVICE ROAD OPA-LOCKA, FL 33054
Folio# 08-2122-000-0130

LEGAL DESCRIPTION

Parcel "A"

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 52 South, Range 41 East, more particularly described as follows:

Commence at the Southwest corner of Block 314, Gerald Estates, according to Plat Book 49, Page 72, of the Public Records of Miami-Dade County, Florida; thence run South 88 degrees 39 minutes 18 seconds West, along the South line of said Block 314 extended 474.83 feet more or less to a point that is 25 feet East from the West line of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence North 01 degrees 59 minutes 41 seconds West parallel to and 25 feet East of said West line of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, for 214.96 feet to the Point of Beginning of the tract of land hereinafter to be described; thence Northeasterly along the arc of a circular curve to the right, having for its elements a radius of 2061.75 feet, a central angle of 2 degrees 46 minutes 44 seconds and a chord bearing of North 37 degrees 43 minutes 14 seconds East, for a distance of 100 feet; thence South 53 degrees 40 minutes 00 seconds East for 150.19 feet; thence Southwesterly along the arc of a circular curve to the left, having for its elements a radius of 1911.75 feet, a central angle of 2 degrees 59 minutes 49 seconds and a chord bearing of South 37 degrees 49 minutes 46 seconds West for a distance of 100 feet; thence North 53 degrees 40 minutes 06 seconds West radial to the last mentioned curve, for 150 feet to the Point of Beginning.

Parcel "B"

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 52 South, Range 41 East, more particularly described as follows:

Commence at the Southwest corner of Block 314, Gerald Estates, according to Plat Book 49, Page 72, of the Public Records of Miami-Dade County, Florida; thence run South 88 degrees 39 minutes 18 seconds West, along the South line of said Block 314 extended 474.83 feet more or less to a point that is 25 feet East of the West line of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence North 01 degrees 59 minutes 41 seconds West, parallel to and 25 feet East of said West line of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 22, for 214.96 feet; thence Northeasterly along the arc of a circular curve to the right having for its elements a radius of 2061.75 feet and a central angle of 2 degrees 46 minutes 44 seconds and a chord bearing of North 37 degrees 43 minutes 14 seconds East, for a distance of 100 feet to the Point of Beginning of the tract of land hereinafter to be described; thence South 53 degrees 40 minutes 00 seconds East for 150.19 feet; thence run Northeasterly along the arc of a circular curve to the right having for its elements a radius of 1911.75 feet and a central angle of 1 degree 29 minutes 55 seconds and a chord bearing of North 40 degrees 04 minutes 33 seconds East for a distance of 50 feet; thence North 53 degrees 39 minutes 46 seconds West for 150.43 feet; thence Southwesterly along the arc of a circular curve to the left, having for its elements a radius of 2061.75 feet and a central angle of 1 degree 23 minutes 22 seconds and a chord bearing of South 39 degrees 48 minutes 17 seconds West, for a distance of 50 feet to the Point of Beginning.

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey BOUNDARY SURVEY.
11- North arrow direction and/or Bearings are based on an assumed meridian as shown on the aforementioned Plat.
12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
13- Benchmark Used: Miami-Dade County Benchmark #N-392. Elevation = +9.14'.
14- Flood Zone Data: Community/ Panel # 120657/0136L Dated: 9/11/09 Flood Zone: "X" Base Flood Elevation = N/A.
15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- ST. ANDREW MISSIONARY BAPTIST CHURCH OPA LOCKA, INC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☒ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5660 STATE OF FLORIDA

NO	DATE	DESCRIPTION	BY	APP.	NO	DATE	DESCRIPTION	BY	APP.

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669

PREPARED FOR:
ST. ANDREW MISSIONARY BAPTIST CHURCH
OPA LOCKA, INC.

TYPE OF SURVEY:
BOUNDARY SURVEY

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 08/12/2021
JOB No.: RP21-1229

SHEET:
1
OF 1 SHEET

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

ST. ANDREWS MISSIONARY BAPTIST CHURCH

PROJECT INFORMATION

ADDRESS

2560 SERVICE ROAD, OPA-LOCKA FL, 33054

LEGAL DESCRIPTION

PARCEL "A"
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST

PARCEL "B"
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST

ZONING

B-2 COMMERCIAL LIBERAL BUSINESS DISTRICT

FEMA FLOOD ELEVATION

X

	REQUIRED	PROVIDED
LOT AREA	10,000 SQ. FT.	22,500 SQ. FT.
LOT DIM.	100'-0" WIDE MIN.	150'-0"
SETBACKS		
FRONT	25'-0"	25'-0"
SIDE (West)	10% TOTAL = 15'-0"	15'-0"
SIDE (East)	10% TOTAL = 15'-0"	15'-0"
REAR	25'-0"	25'-0"
HEIGHT LIMITS	35'-0"	19'-6"
LOT COVERAGE	MAX 40%	3,600.00 SQ. FT. = 16%
PARKING	0.2 PER SEAT = 120	24
LANDSCAPE (%)	25% = 5625 SQ. FT.	(30%) 6,730 SQ. FT.

GENERAL NOTES

1. DIMENSIONS INDICATED ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED
2. EMPLOY ONLY EXPERIENCED INDIVIDUALS TO FABRICATE AND INSTALL THE WORK INDICATED IN THE CONTRACT DOCUMENTS. ENSURE THAT SAID INDIVIDUALS ARE THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES. ESTABLISH A CONSTRUCTION SEQUENCE THAT TAKES INTO ACCOUNT THE PRIORITY OF THE CONSTRUCTION DOCUMENTS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
3. ENSURE THAT DISCREPANCIES AND CONFLICTS IDENTIFIED DURING BIDDING OR CONSTRUCTION ARE IMMEDIATELY COMMUNICATED TO THE ARCHITECT AS INDICATED IN DIVISION 1 OF THE SPECIFICATIONS
4. VERIFY UTILITY SERVICES AND LOCATIONS PRIOR TO COMMENCING WORK. COORDINATE LOCATIONS WITH RESPECTIVE TRADES. COMPLY WITH DIVISION 1 REQUIREMENTS
5. COORDINATE ORDER LEAD TIMES OF MATERIALS AND EQUIPMENT CRITICAL TO ACCOMPLISHING THE PROJECT TIMELINE. REVIEW APPROPRIATE SPECIFICATION SECTIONS FOR OTHER MATERIAL AND EQUIPMENT REQUIREMENTS
6. COMPLY WITH APPLICABLE CODES, ORDINANCES AND LIFE SAFETY REQUIREMENTS. COORDINATE CODE COMPLIANCE FOR THE WORK OF THE PROJECT
7. COMPLY WITH STORAGE AND PRODUCT HANDLING REQUIREMENTS CONTAINED IN THE SPECIFICATIONS
8. COMPLY WITH SUBMITTAL REQUIREMENTS FOR COLOR SELECTION AND APPROVAL CONTAINED IN THE SPECIFICATIONS
9. SEISMICALLY RESTRAIN FREE STANDING EQUIPMENT, SHELVING, AND TALL FURNITURE ELEMENTS
10. COMPLY WITH FBC 1120A 4.3 FOR SLIP RESISTANT SURFACES AT EXTERIOR STAIRS AND APPROACHES
11. SEE SPECIFICATIONS FOR DUCT PENETRATION OF SHAFT WALL REQUIREMENTS
12. COORDINATE ADDRESSES OF NEW BUILDINGS PER FBC 502 AND USPS REGULATIONS
13. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 (FBC R 302.9.1)
14. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (FBC R 302.9.2)
15. INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 (FBC R302.10.1)
16. PROVIDE FIRE BLOCKING PER FBC R. 302.11
17. TERMITE PROTECTION SHALL BE PROVIDED AGAINST SUBTERRANEAN TERMITES IN CLOMPLAINCE WITH FBC 2017 R318. ONCE APPLICATION OF PROTECTION IS COMPLETED, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE
18. A RIGHT OF WAY CLOSURE SUBPERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY

AERIAL VIEW

ARCHITECTURAL INDEX

SHEET NUMBER	SHEET TITLE	PERMIT SET 08-20-2021
A-1	PROJECT INFORMATION	•
A-2	SITE PLAN & AREA PLAN	•
A-3	GROUND LEVEL PLANS	•
A-4	ELEVATIONS	
A-5	ELEVATIONS	•

ST. ANDREW

2560 SERVICE ROAD,
OPA-LOCKA
FL, 33054

ARCHITECT

Baena Architectu

AA26003706

6780 SW 64 AVENU
SOUTH MIAMI FL.,3
(305) 342-4789
baena.architecture@gmail

SEAL / SIGNATURE

JAVIER BAEN
AR 98686

DESIGN CONSULTANTS

8970 W FLAGLER S
MIAMI FL.,33174
(786) 638-6050
mjevarch@gmail.com
@mjev_design

REVISIONS

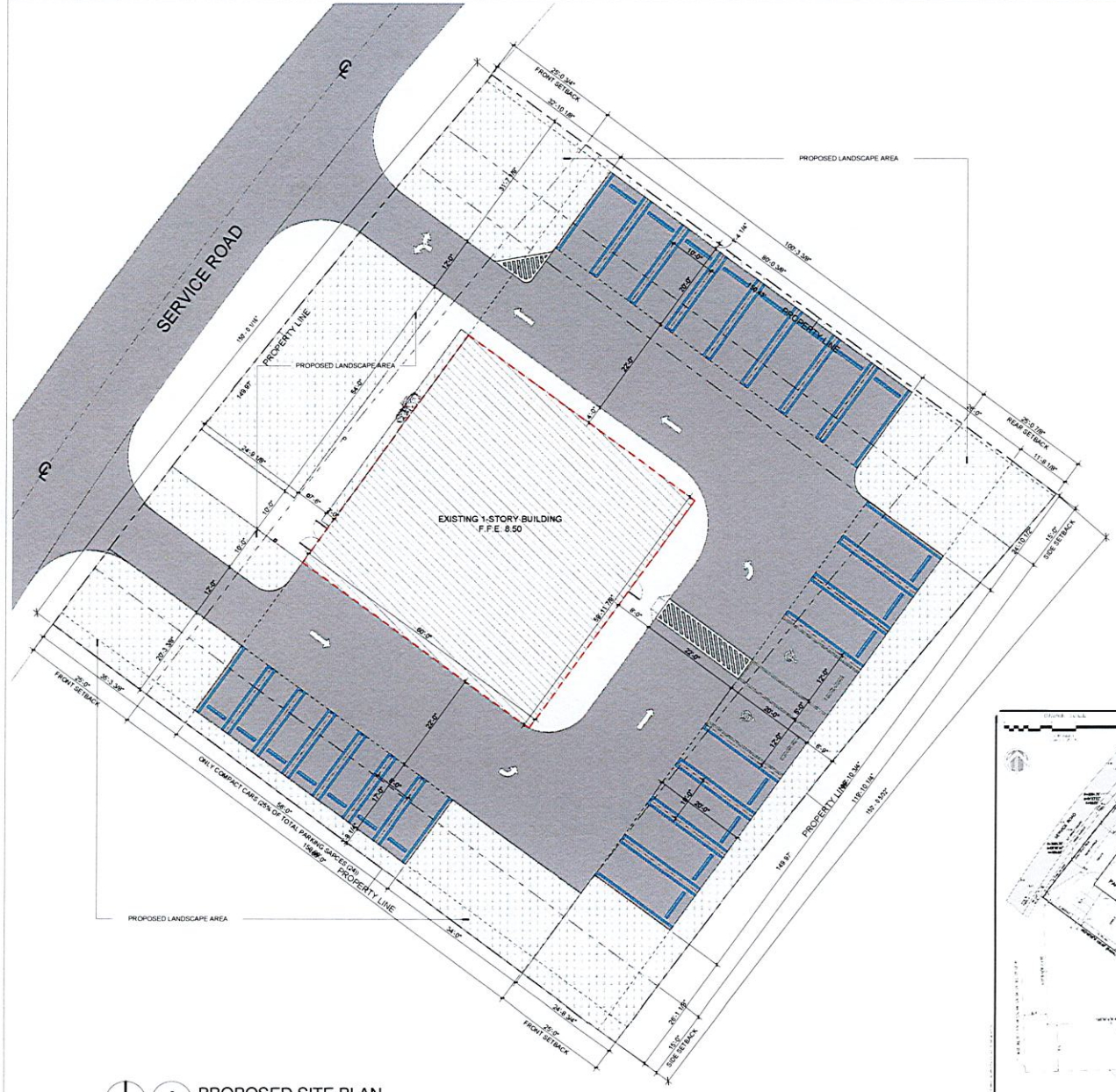
#	DESCRIPTION

ISSUE DATE
09/03/2021

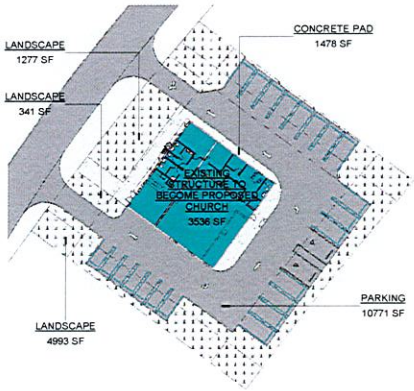
PHASE
PERMIT SET

DRAWING
PROJECT INFORMATION

DRAWING NUMBER
A-1



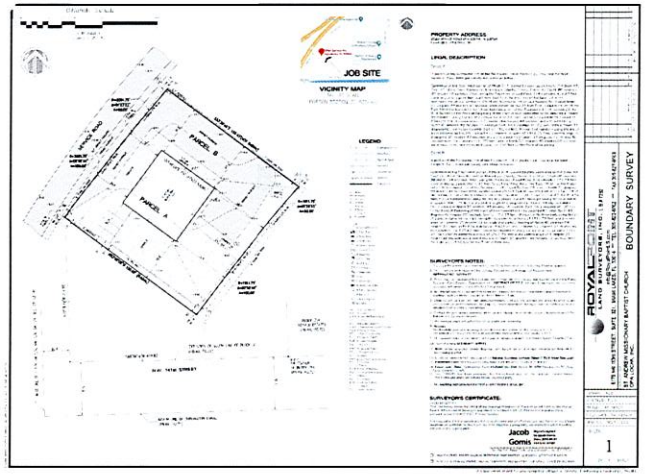
2 A-2 PROPOSED SITE PLAN
3/32" = 1'-0"



CONCRETE PAD
EXISTING STRUCTURE TO BECOME PROPOSED CHURCH
LANDSCAPE
PARKING

AREA CALCULATIONS	
Name	Area
CONCRETE PAD	1510 SF
EXISTING STRUCTURE TO BECOME PROPOSED CHURCH	3536 SF
LANDSCAPE	1722 SF
LANDSCAPE	4993 SF
PARKING	10771 SF
	22533 SF

1 A-2 AREA CALCULATION
1/32" = 1'-0"



ST. ANDREW

2560 SERVICE ROAD,
OPA-LOCKA
FL, 33054

ARCHITECT

Baena Architectu

AA26003706

6780 SW 64 AVENU
SOUTH MIAMI FL.
(305) 342-4789
baena.architecture@gmai

SEAL / SIGNATURE

JAVIER BAEN
AR 98686

DESIGN CONSULTANTS

8970 W FLAGLER S
MIAMI FL ,33174
(786) 638-6050
mjevarch@gmail.com
@mjev_design

REVISIONS

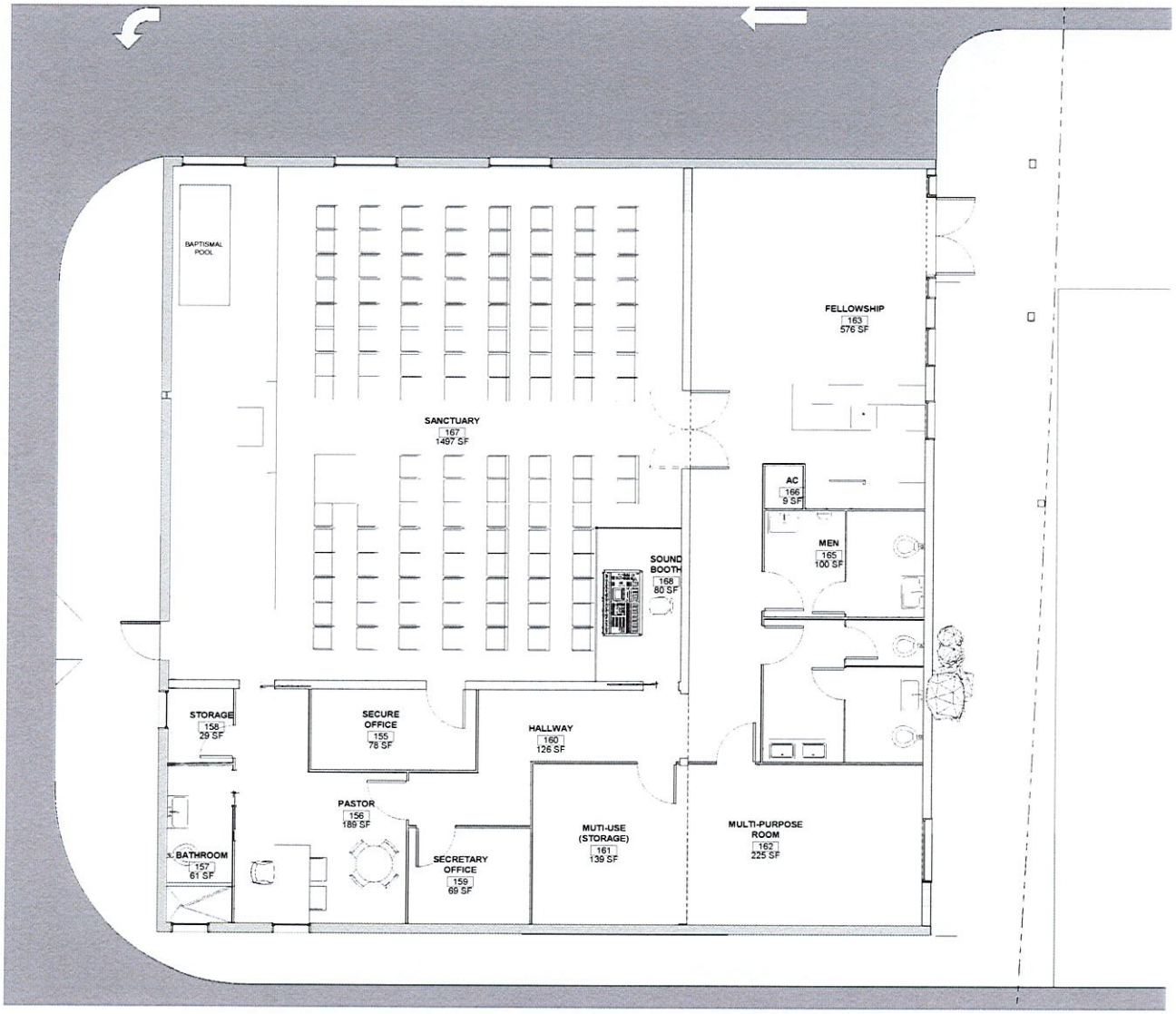
#	DESCRIPTION

ISSUE DATE
09/03/2021

PHASE
PERMIT SET

DRAWING
SITE PLAN & AREA PLAN

DRAWING NUMBER
A-2



1 A-3 GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"

ST. ANDREW

2560 SERVICE ROAD.
OPA-LOCKA
FL. 33054

ARCHITECT

Baena Architectu

AA26003706

6780 SW 64 AVENU
SOUTH MIAMI FL.,
(305) 342-4789
baena.architecture@gmai

SEAL / SIGNATURE

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REVISIONS

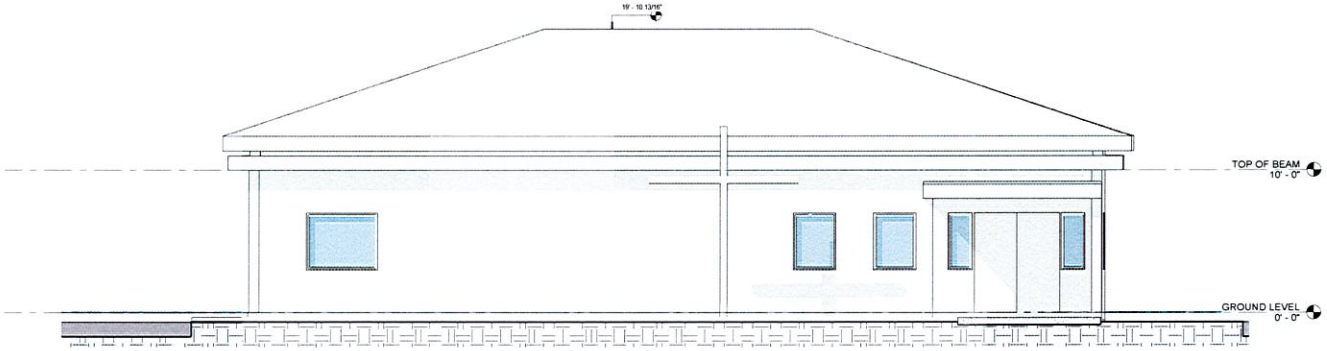
#	DESCRIPTION

ISSUE DATE
09/03/2021

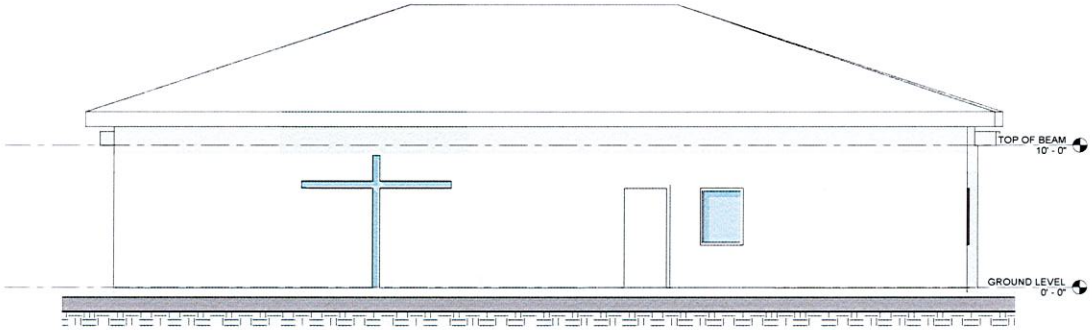
PHASE
PERMIT SET

DRAWING
GROUND LEVEL PLANS

DRAWING NUMBER
A-3



1 / A-4 NORTH ELEVATION
1/4" = 1'-0"



2 / A-4 SOUTH ELEVATION
1/4" = 1'-0"

ST. ANDREW

2560 SERVICE ROAD,
OPA-LOCKA
FL, 33054

ARCHITECT

Baena Architectu
AA26003706
6780 SW 64 AVENU
SOUTH MIAMI FL.,
(305) 342-4789
baena.architecture@gmail

SEAL / SIGNATURE

JAVIER BAEN
AR 98686

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(786) 638-6050
myevaring@gmail.com
@myev_design

REVISIONS

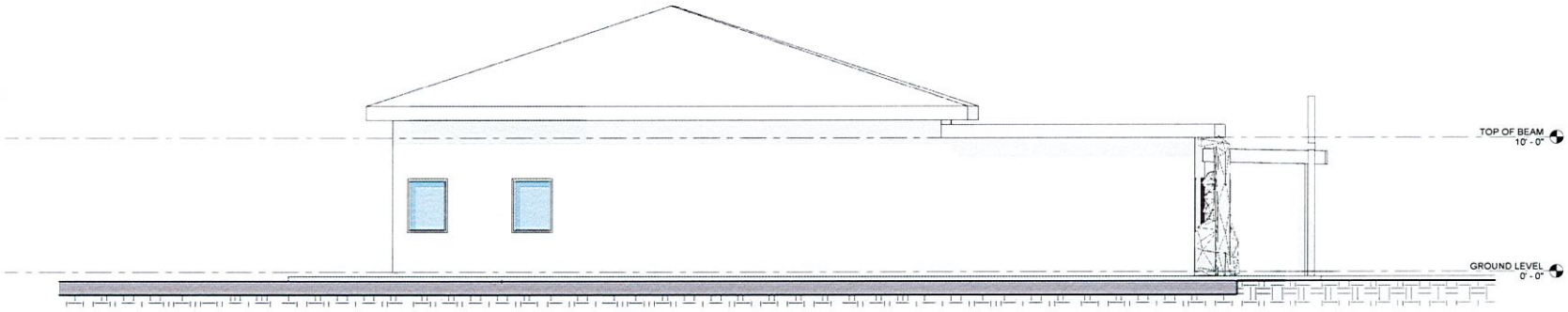
#	DESCRIPTION

ISSUE DATE
09/03/2021

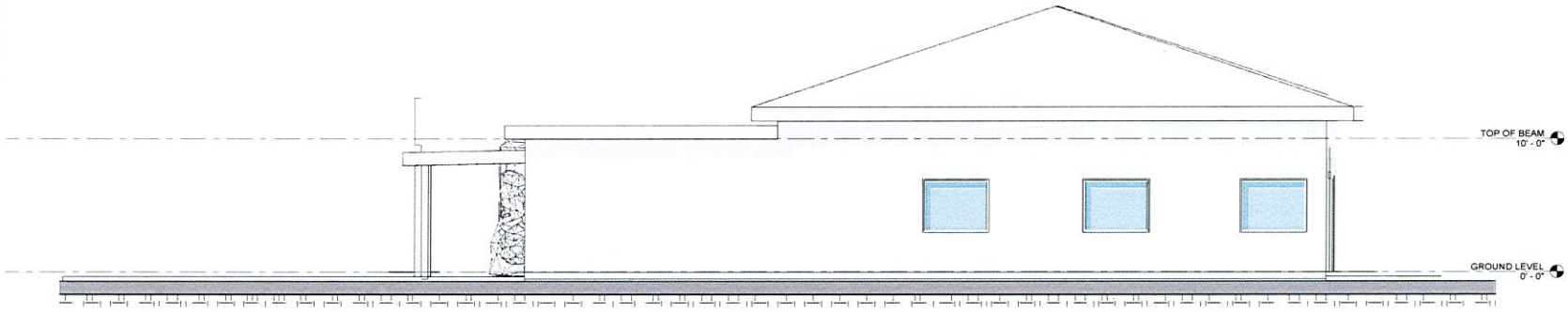
PHASE
PERMIT SET

DRAWING
ELEVATIONS

DRAWING NUMBER
A-4



5 / A-5 EAST ELEVATION
1/4" = 1'-0"



7 / A-5 WEST ELEVATION
1/4" = 1'-0"

ST.
ANDREW

2560 SERVICE ROAD.
OPA-LOCKA
FL. 33054

ARCHITECT

Baena Architectu
AA26003706
6780 SW 64 AVEN
SOUTH MIAMI FL.,
(305) 342-4789
baena.architecture@gmai

SEAL / SIGNATURE

JAVIER BAEN
AR 98686

DESIGN CONSULTANTS

8970 W FLAGLER
MIAMI FL. 33174
(786) 638-6050
mevarch@gmail.com
@mev_design

REVISIONS

#	DESCRIPTION

ISSUE DATE
09/03/2021

PHASE
PERMIT SET

DRAWING
ELEVATIONS

DRAWING NUMBER
A-5

City of Opa Locka Planning & Zoning Board Meeting

August 23, 2022

1

Planning And Zoning Board Meeting

Who Are We?

2

Planning And Zoning Board Meeting

Who Are We?

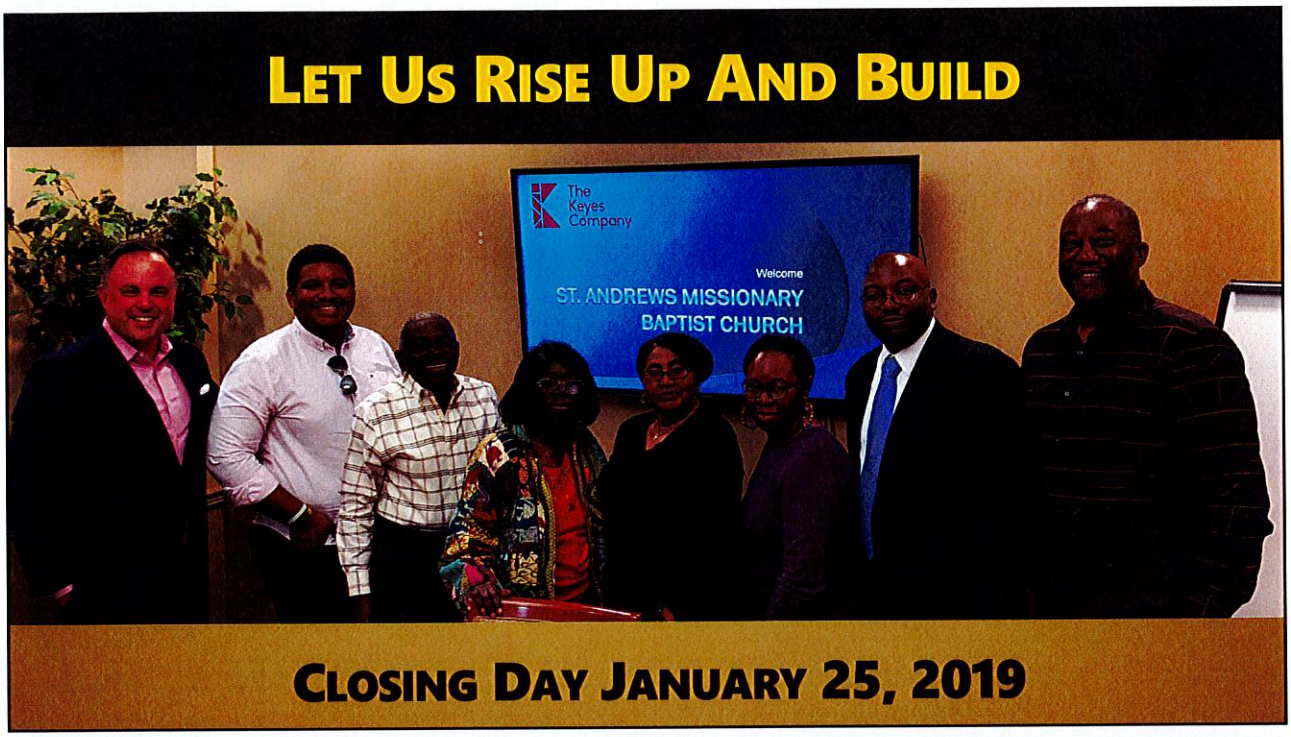
- ❑ Founded In Opa Locka in 1975.
- ❑ Serving Spiritual and Physical Needs of the Community for 30+ years through collaborative partnerships.
- ❑ Place of Grace, leading the lost to Christ.

3

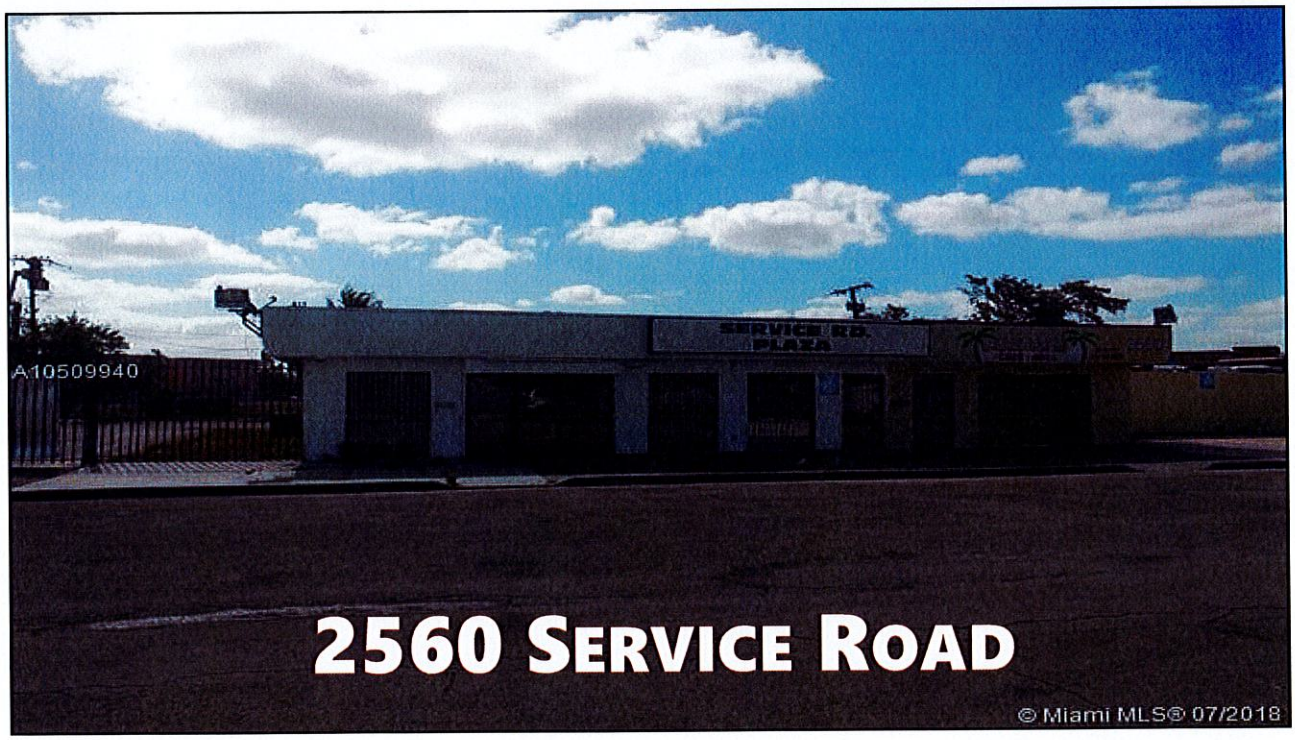
Planning And Zoning Board Meeting

What Are We Doing?

4


LET US RISE UP AND BUILD
The Keyes Company
Welcome
ST. ANDREWS MISSIONARY BAPTIST CHURCH
CLOSING DAY JANUARY 25, 2019

5


A10509940
2560 SERVICE ROAD
© Miami MLS® 07/2018

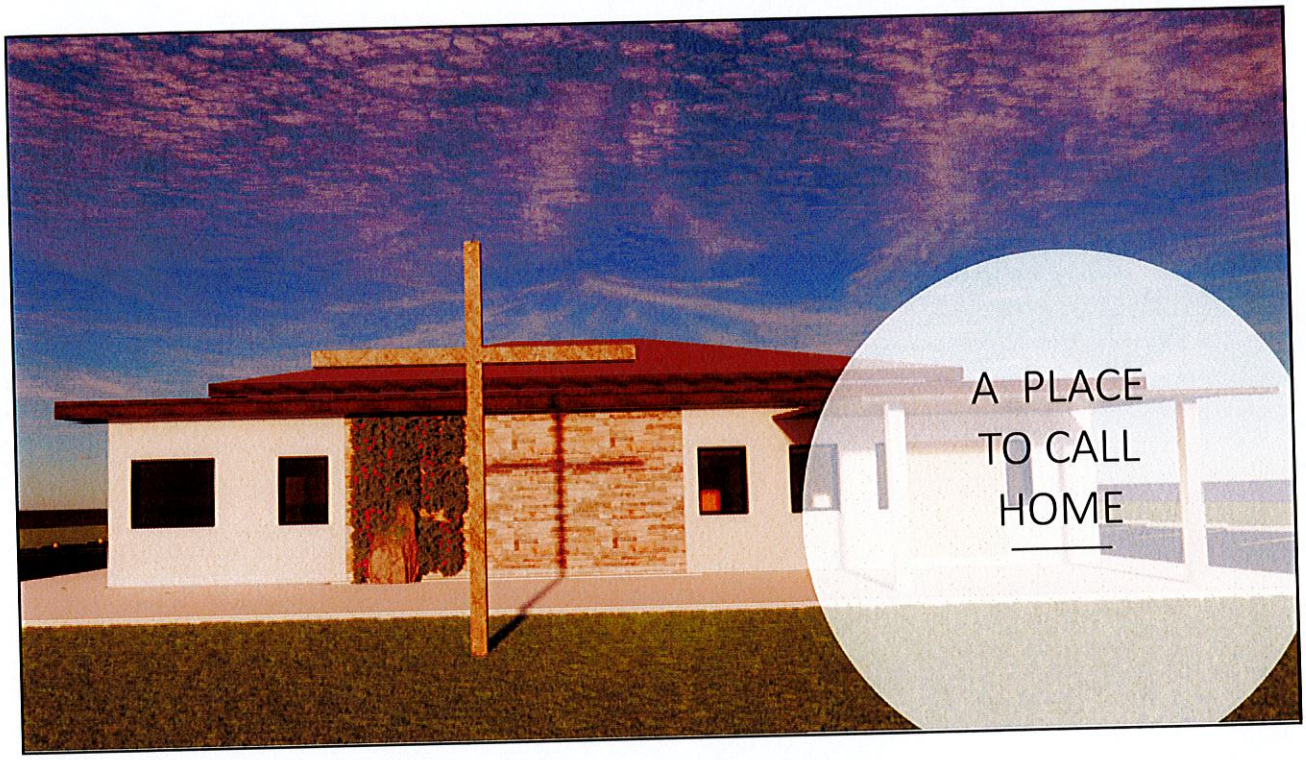
6

2560 SERVICE ROAD

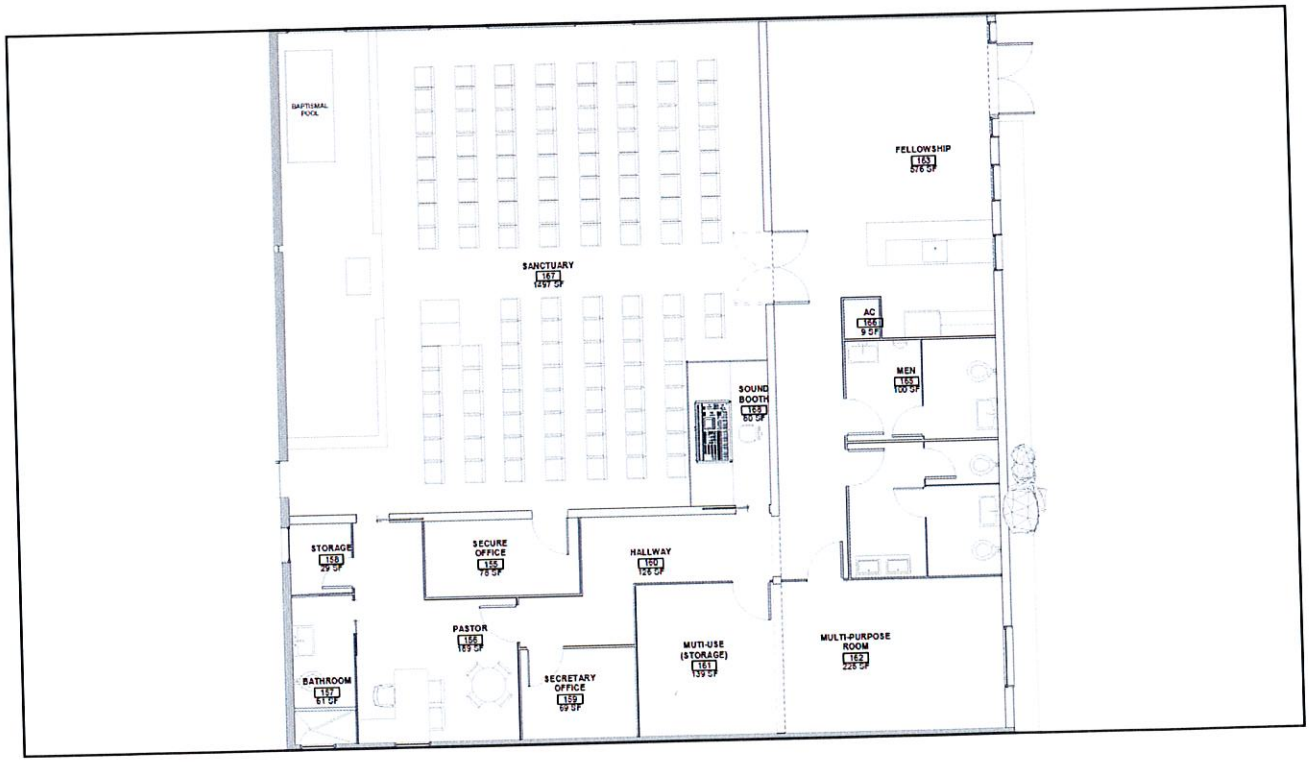
7

SAINT ANDREW MISSIONARY BAPTIST CHURCH
Planning And Zoning Board Meeting
Where Are We Going?

8


A PLACE
TO CALL
HOME

9


BAPTISMAL POOL
SANCTUARY
167
1297 SF
FELLOWSHIP
165
516 SF
AG
164
9 SF
MEN
163
100 SF
SOUND BOOTH
162
60 SF
STORAGE
158
49 SF
SECURE OFFICE
155
76 SF
HALLWAY
160
128 SF
PASTOR
156
169 SF
BATHROOM
157
61 SF
SECRETARY OFFICE
159
69 SF
MUTI-USE (STORAGE)
161
139 SF
MULTI-PURPOSE ROOM
152
226 SF

10

Planning And Zoning Board Meeting

PLANS

- ❑ Partner with Nathan B. Young Elementary School
- ❑ Partner with City in Outreach Efforts
- ❑ Mentoring Program Implementation
- ❑ Music and Arts Program Implementation
- ❑ Continue Mission of leading the lost to Christ

11

Planning And Zoning Board Meeting

THANK YOU

Q & A

12

Connect With Us

SAINT ANDREW MISSIONARY BAPTIST CHURCH

www.standrewmbc.org

Follow us on:

Twitter – The Drew

Facebook: St. Andrew Missionary Baptist Church

Instagram: St. Andrew MBC

13

RESOLUTION NO. 21-XXXXXXX

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF CONVENINENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Mauricio Falla has submitted an application for site plan approval for a Project located at 14585 NW 22nd Avenue, Opa-Locka, Florida and identified by folio 08-2122-005-0690 in the B-2 Zoning District; and

WHEREAS, the applicant intends to re-develop the site into a new convenience store, with two retail spaces and a service station with a hand car-wash in the east section of the City of Opa-Locka ("City"); and

WHEREAS, the Project will consist of the demolition of the current building and the new construction and operation of a convenience store, retail spaces and a service station with a hand car-wash; and

WHEREAS, the redevelopment of this site is intended to provide two new retail spaces and a new convenience store and a service station with a hand car-wash at this location; and

WHEREAS, the development will also include 9 car parking spaces, 19 new assorted trees, 359 shrub plants and landscaped open space; and

WHEREAS, after the applicant, Mauricio Falla presented this request to the Planning & Zoning Board he obtained a traffic study that conveyed the site plan must be modified and this site plan reflects those changes; and

WHEREAS, the request for site plan approval meets the review criteria set forth in the Land Development Regulations, Section 22-55 H.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.

Approval/Denial of Site Plan Review. The Planning & Zoning Board of the City of Opa-Locka hereby recommends approval / denial of the Site Plan for the demolition of the current building and the new construction and operation of a convenience store, two retail spaces and a service station with a hand car-wash located at 14585 NW 22nd Avenue, Opa-Locka, Florida and identified by folio 08-2122-005-0690 in the B-2 Zoning District. A copy of the Site Plan is attached hereto and incorporated herein as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

_____

Elio Guerrero, Chairman

ATTEST:

_____

Kinshannta Hall, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Johnson _____

Board Member Hibbert-Smith _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

Site Plan

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS
FY 2020-2021

TOTAL FEES: $ 1,200 **New Fees as of October 1, 2015** #1086

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 5, 2021	August 20, 2021
November 2, 2021	September 17, 2021
December 7, 2021	October 15, 2021
January 4, 2022	November 19, 2021
February 1, 2022	December 17, 2021
March 1, 2022	January 14, 2022
April 5, 2022	February 18, 2022
May 3, 2022	March 18, 2022
June 7, 2022	April 15, 2022
July 5, 2022	May 20, 2022
August 2, 2022	June 17, 2022
September 6, 2022	July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

   City of Opa-locka
   Planning & Community Development Department
   780 Fishermen Street 4th floor
   Opa-locka, FL 33054
   Telephone: 305-953-2868, Ext. 1503
   Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: Maclam Investment LLC

PROPERTY OWNER'S ADDRESS: 10773 NW 58th ST #140 DOral, FL 33178
Number/Street City State/Zip Code

APPLICANT'S NAME: Mauricio Falla

APPLICANT'S ADDRESS: 10773 NW 58th ST #140 Doral, FL 33178
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 786-797-6086 CELL HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 14585 NW 22 Ave
Number/Street

TAX FOLIO NUMBER: 08-2122-005-0690 PRESENT ZONING: _____

LEGAL DESCRIPTION: Magnolia Gardens Consolidated

PB 50-5 lots 41 thru 44 BLK 336 LESS BEG NW COR of 525 FT of lot 43 TH SELY AD 119.46 FT SELY AD 49.29 FT SWLY

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
✓ Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
___Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

Add any additional information that may be of importance to this request:
Site Plan Modification

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

_____Completed application form

_____Application fee payable to the City of Opa-locka by check or money order

_____Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)

_____Affidavit (see below), and power of attorney of the property owner (page 3) **(Both must be Notarized)**

_____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

_____All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.

_____Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

_____Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

_____Narrative concept must be submitted with application

AFFIDAVIT

I, Mauricio Falls, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

_____
Signature

May 18, 2022
Date

Sworn to and subscribed before me:

This 18th day of May, 2022

_____
Notary Public
Attach copy of identification

SONIA GONZALEZ
MY COMMISSION # HH 235323
EXPIRES: March 2, 2026

My commission expires _____

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: Mauricio Falla, Maclam Investment LLC

1) Jorge Fiallo
Fiallo's MEP Design Inc.
10010 SW 83rd ST
Miami, FL 33173
305-877-1845
jfiallo@fiallomepdesign.com

2) Sonia Gonzalez
The Permit Shop
4100 N. 58th Ave #109
Hollywood, FL 33021
305-796-0141
thepermitshop@gmail.com

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Mauricio Falla, being first duly sworn, depose and say that I am the owner of the property legally described as:
Magnolia Gardens Consolidated

PB 50-5 lots 41 thru 44 BLK 336 LESS BEG NW COR of 525 FT of lot 43 TH SELY AD 119.46 FT SELY AD 49.29 FT SWLY

I do give to Jorge Fiallo / Sonia Gonzalez the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Jorge Fiallo / Sonia Gonzalez to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

5/17/2022
Date

NOTARY PUBLIC STATE OF FLORIDA
GABRIELA PEREZ
Commission # HH 230207
Expires February 17, 2026

Sworn to and subscribed before me:

This 17th day of May, 2022

Notary Public

My commission expires: Feb 17 2026

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14585 NW 22 Ave

LEGAL DESCRIPTION: Magnolia Gardens Consolidated
PB 50-5 lots 41 thru 44 BLK 336 LESS BEG NW COR of 525
FT of lot 43 TH SELY AD 119.46 FT SELY AD 49.29 FT SWLY

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

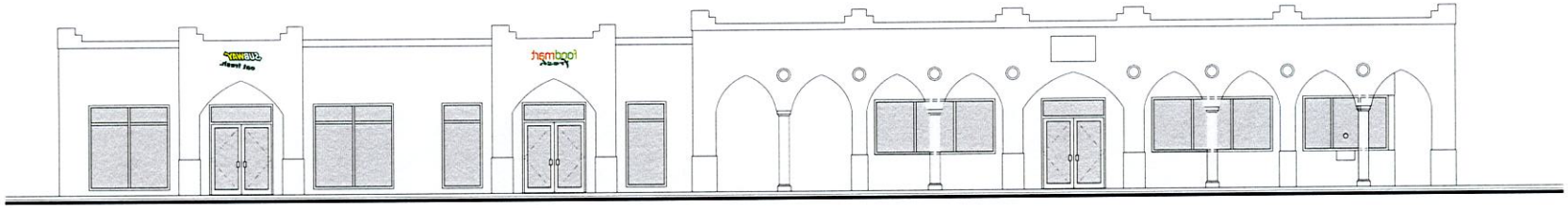
PROPERTY OWNER'S NAME: Mauricio Falla PHONE: 786-797-6086

ADDRESS (If different): 10773 NW 58th ST #140 Doral, FL 33178

Signature

NEW C-STORE AND GAS STATION
UNBRANDED

14585 NW 22 AVENUE
OPA-LOCKA, FLORIDA 33054



AERIAL MAP

SCALE: N.T.S.

NORTH

BUILDING AND ZONING CRITERIA

ZONING CRITERIA
PER MIAMI-DADE COUNTY, CITY OF OPA-LOCKA
RE: Sea@Surfwood Center

		ALLOWED REQUIRED	PROVIDED
ZONING	B-2 COMMERCIAL LIBERAL BUSINESS DISTRICT		
LOT SIZE		N/A	21,960 SQ FT
SETBACKS			
PRINCIPAL BUILDING	FRONT (WEST)	10'-0" MIN	57'-3" NEW
	SIDE STREET (NORTH)	15'-0" MIN	15'-1" NEW
	SIDE STREET (SOUTH)	15'-0" MIN	15'-1" NEW
	REAR (EAST)	0'-0" MIN	4" NEW
FUEL CANOPY	FRONT (WEST)		20'-5 3/4" NEW
	SIDE STREET (NORTH)		58'-9" NEW
	SIDE STREET (SOUTH)		20'-3" NEW
BUILDING HEIGHT		55'-0" MAX / 4 STORIES	18'-0" NEW 1 STORY
BUILDING AREA			
CONVENIENCE STORE			1,975 SQ FT
RETAIL SPACE #1			802 SQ FT
RETAIL SPACE #2			802 SQ FT
METAL CANOPY			1,440 SQ FT
CARWASH			808 SQ FT
LOT COVERAGE	21,960 SQ FT x 50%	10,980 SQ FT MAX	5,827 SQ FT
LANDSCAPE OPEN SPACE	21,960 SQ FT x 20%	4,392 SQ FT MIN	4,422 SQ FT
REQUIRED PARKING			
SERVICE STATION (1 P.S. PER 500 S.Q.)	3,579 SQ FT / 500	7.1 P.S. REQUIRED	9 P.S. PROVIDED
HANDICAP PARKING	(1 P.S. PER 25 P.S.)	1 P.S. REQUIRED	1 P.S. PROVIDED FROM TOTAL ABOVE

FLOOD ZONE "X"

FIALL(
MEF
DESIGN,
10010 SW 83R
Miami, Florida
305 877 1845
jfiallo@fiallomepde
CA# 28637

NEW C-STORE & GAS STATION
UNBRANDED
14585 NW 22 Avenue

JORGE FIALLO
FLORIDA P.E. #65527
Drawings not valid unless Signed, S and Sealed by a Registered Professi

NO	REVISIONS	DA
1		
2		
3		
4		
5		

JOB NUMBER
20-200-005

ISSUE DATE	DEC 202
DRAWN BY	
CHECKED BY	J. FIALLO
ISSUE	

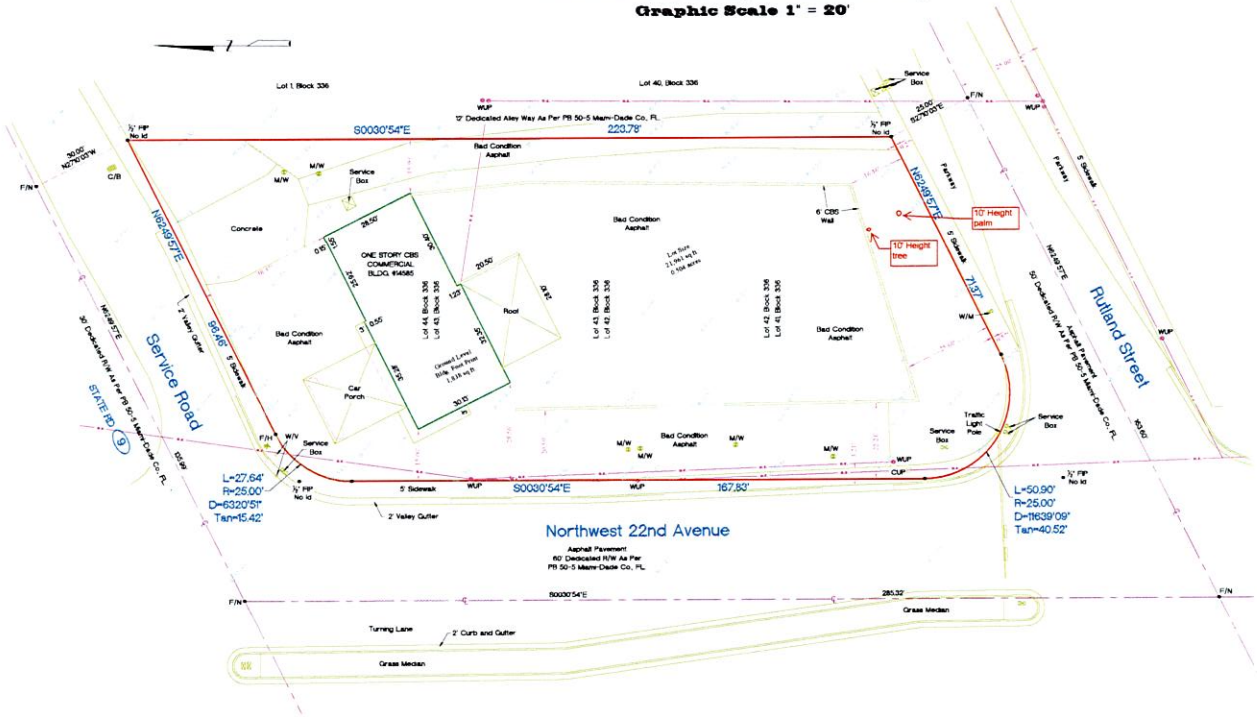
COVER SHEET

A-0.0

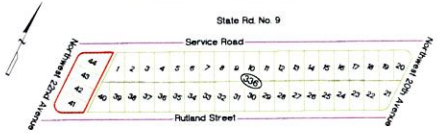
SHEET NUMBER

Boundary Survey

Graphic Scale 1" = 20'



Location Sketch N.T.S.



CERTIFIED ONLY TO:
Jose Unlimited Inc.

PROPERTY ADDRESS:
14585 Northwest 22nd Avenue
Opa-Locka, Florida 33054

LEGAL DESCRIPTION:
Lots 41, 42, 43 and 44, Block 336, of: "MAGNOLIA GARDENS, CONSOLIDATED", according to the Plat Thereof as Recorded in Plat Book 50, Page 5, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	120657
Panel #	0136
Firm Zone:	"X"
Date of Firm:	09-11-2009
Base Flood Elev.	N/A
F.Floor Elev.	10.30'
Garage Elev.	N/A
Suffix:	"L"

Elev. Reference to NGVD 1929

JOB #	21-086
DATE	01-22-2021
PB	50-5

Surveyors Notes.

#1 Land Shown Hereon were not abstracted for Easements and or Right of Way Records. The Easements / Rights of Way Show on Survey are as per plat of record unless otherwise noted
#2 Benchmark: Miami-Dade County Public Works Dep.
BM Loc: 23.93 SE, Name: N-391, Elev. = 12.17'
#3 Bearings as Shown hereon are based upon Northwest 22nd Avenue, S00°30'54"E
#4 Please See Abbreviations
#5 Drawn By: A. Tarin
#6 Date: 9-1-2020; 1-22-21
#7 Completed Survey Field Date: 9-28-2020; 1-22-21
#8 Date No 2021, Status Surveying Scan
#9 Last Revised:
#10 Zoned Building setback line not determined

AFA & Company, Inc.
Land Surveyors
Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588
Fax: (206) 495-0778

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

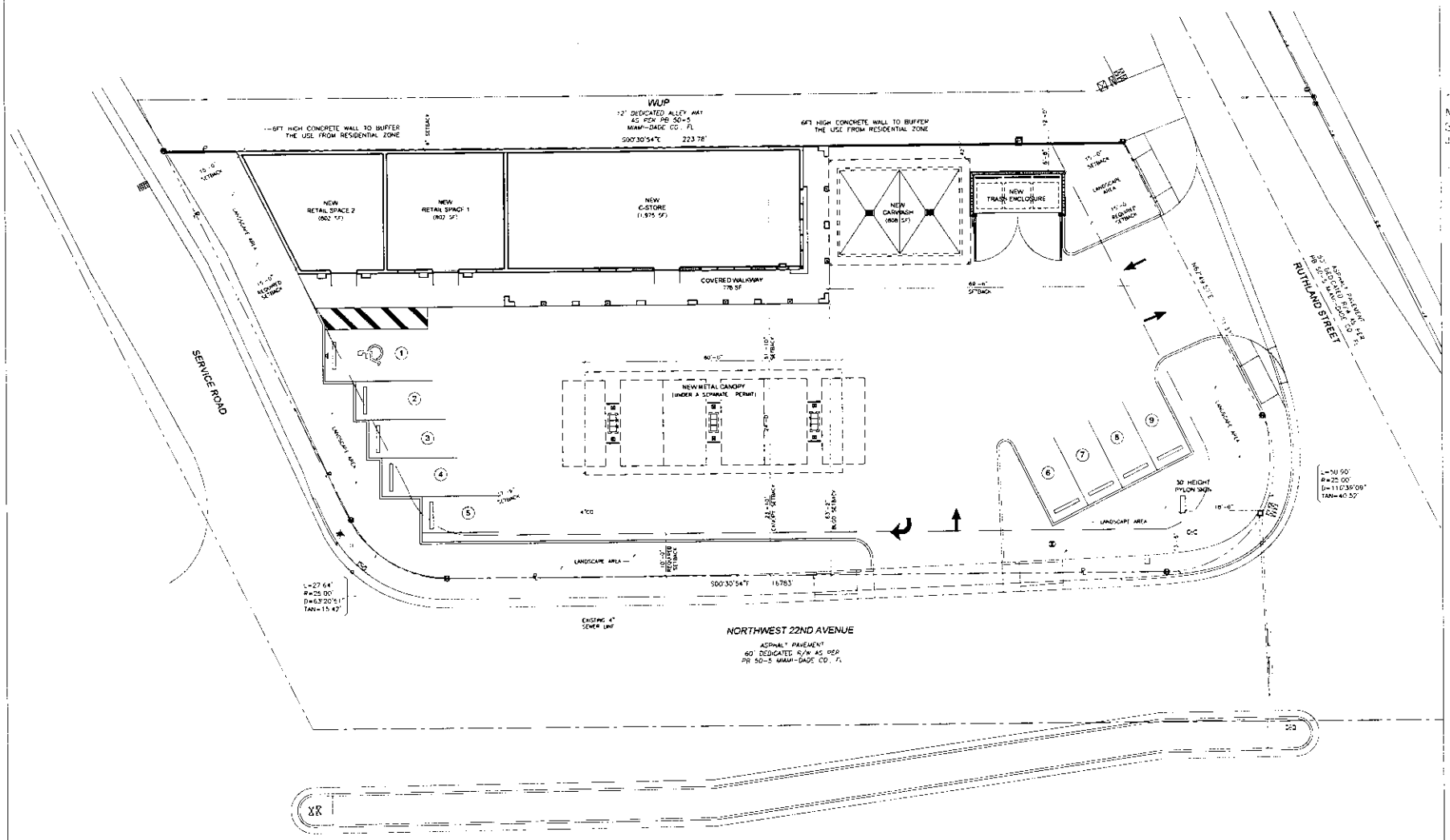
Alejandro F. Alvarez
Professional Surveyor & Mapper #5
State of Florida
Not Valid unless Signed & Stamped with Seal.

Surveyor's Notes

#11 The hereon captioned Property was surveyed and described on the Legal Description Provided by Client
#12 The Certification is Only for the lands as Described, it is not certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this map that may be found in the Public Records of Said County. Examination of ABSTRACT OF TITLE will have to be ma determine recorded instruments, if any affecting this property
#14 Accuracy:
The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 ft in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundaries of the parcel hereon described are not shown hereon
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to a map or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work in the lands described parcel for building and zoning informa
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property hereon described. Surveyor shall be notified ne to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title

Abbreviations of Legend

ATT	ATTACHED
ACP	ASBESTOS PIPE
AOW	ABOVE OVERHEAD WIRE
AC	AIR CONDITIONER
BLDG	BUILDING
B. COR	BELLSOUTH CORNER
B.F.P.	BACK FLOW PREVENTER
C.B.	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
COL	COLUMN
C.U.P.	CONCRETE UTILITY POLE
C.L.P.	CONCRETE LIGHT POLE
CBS	CONCRETE BLOCK STRUCTURE
C.M.E.	CLEANOUT MAINTENANCE EASEMENT
D	DELTA
DW	DRIVEWAY
D.M.E.	DRAINAGE & MAINTENANCE EASEMENT
E.W.C.	ELECTRIC WATER CABINET
E.T.P.	ELECTRIC TRANSFORMER PAD
F.P.L.	FLORIDA POWER AND LIGHT
F.F.E.	FINISH FLOOR ELEV.
F.P.	FIREPLUG (DRAWING)
F.F.	FINISH FLOOR
FWD	FIFTEEN DRILL HOLE
F.B.	FIFTEEN REBAR
FIC	FIFTEEN DISC
FP	FIFTEEN PIPE
G	GRADE
L	ELEVATION
L.M.E.	PLANE MAINTENANCE EASEMENT
L.F.E.	LOWEST FLOOR ELEVATION
LP	LIGHT POLE
MEAS	MEASURED
M.H.	MANHOLE
MO.	MONUMENT LINE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.E.	OVERHEAD ELECTRIC LINE
OL	OVER LINE
P.C.P.	PERMANENT CONTROL POINT
P.M.	PARKING METER
P.O.B.	POINT OF BEGINNING
PW	PARKWAY
PL	PLASTER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PVC	PLASTIC
RES	RESIDENCE
R/W	RIGHT OF WAY
S.H.	SET DRILL HOLE
S.R.	SET REBAR
S.P.	SET PIKA PIPE
SPWALL	SEPERWALL
ST	METRET
TYP	TYPICAL
U	UTILITY EASEMENT
WD	WOOD FENCE
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE
	CHAIN LINK FENCE
	VINYL FENCE
	BLOCK WALL
	WOOD LINE FENCE
	OVERHEAD ELEC.
	OVERHEAD WIRE
	FOUNDATION
	HYDROTEC ELEVATIONS
	(FIELD)
	ASPHALT
	CONCRETE DRIVE
	WATER METER
	FIR LOT
	ROLLER ROAD
	RAILROAD
	INTERSTATE
	MONITORING WELL



ARCHITECTURAL GROUND SITE PLAN

SCALE : 3/32" = 1'-0"

FIALL
MEF
DESIGN,

10010 SW 89
Miami, FL 3316
305 877 1845
jfiallo@fiallomepde

CA# 26037

NEW C-STORE & GAS STATION
UNBRANDED
14585 NW 22 Avenue

JORGE FIALLO
FLORIDA P.E. #69507

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5		

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ISSUE DATE	OCT 20
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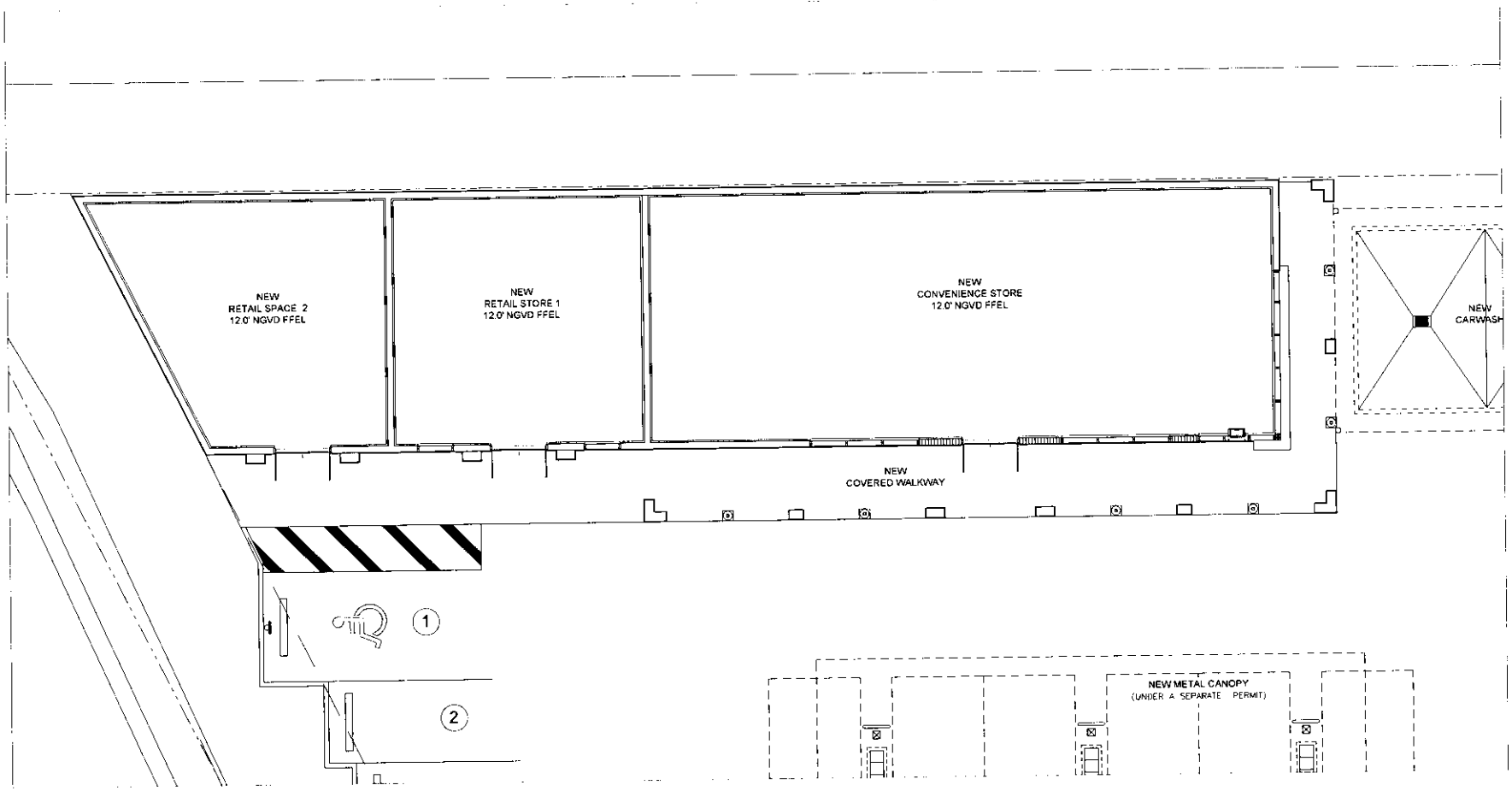
ISSUE	

SITE PLAN

A-1.0

SHEET NUMBER



FLOOR PLAN

SCALE: 3/16" = 1'-0"

FIALL(
MEP
DESIGN,

10010 SW 83rd
Miami, Florida
305 877 1845
jfiallo@fiallomepdes
CA# 28637

NEW C-STORE & GAS STATION
UNBRANDED
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JORGE FIALLO
FLORIDA P.E. #55332

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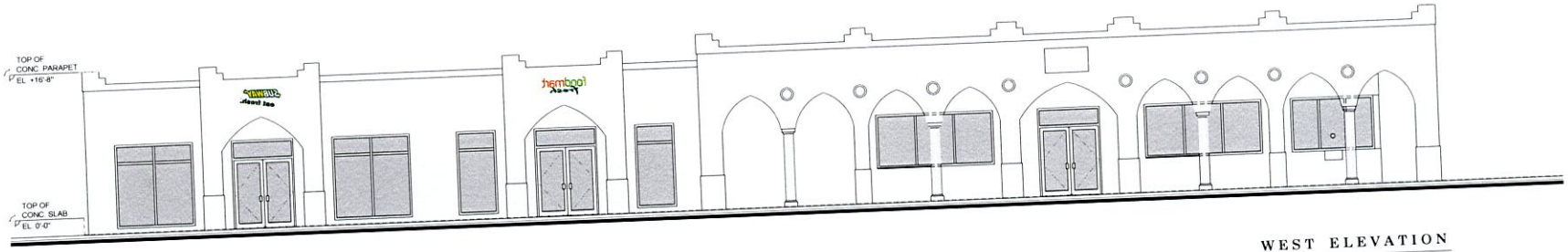
FLOOR PLAN

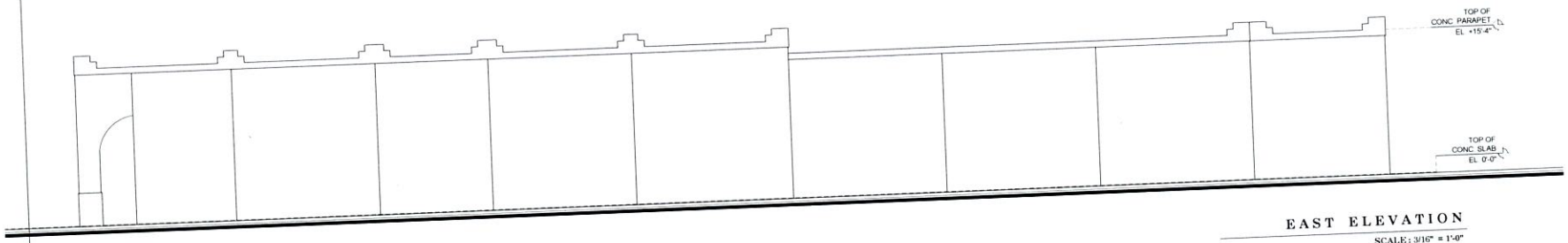
A-2.0

SHEET NUMBER



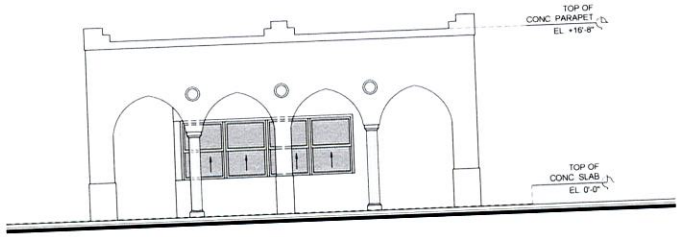
WEST ELEVATION

SCALE : 3/16" = 1'-0"



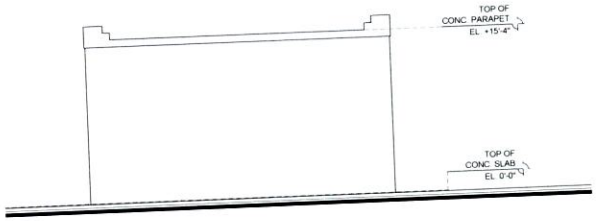
EAST ELEVATION

SCALE : 3/16" = 1'-0"



SOUTH ELEVATION

SCALE : 3/16" = 1'-0"



NORTH ELEVATION

SCALE : 3/16" = 1'-0"

FIALLO'S
MEP
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jfiallo@fiallomepdesign.c
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OPA - LOCKA, Florida 33054

JORGE FIALLO
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EXTERIOR ELEVATIO

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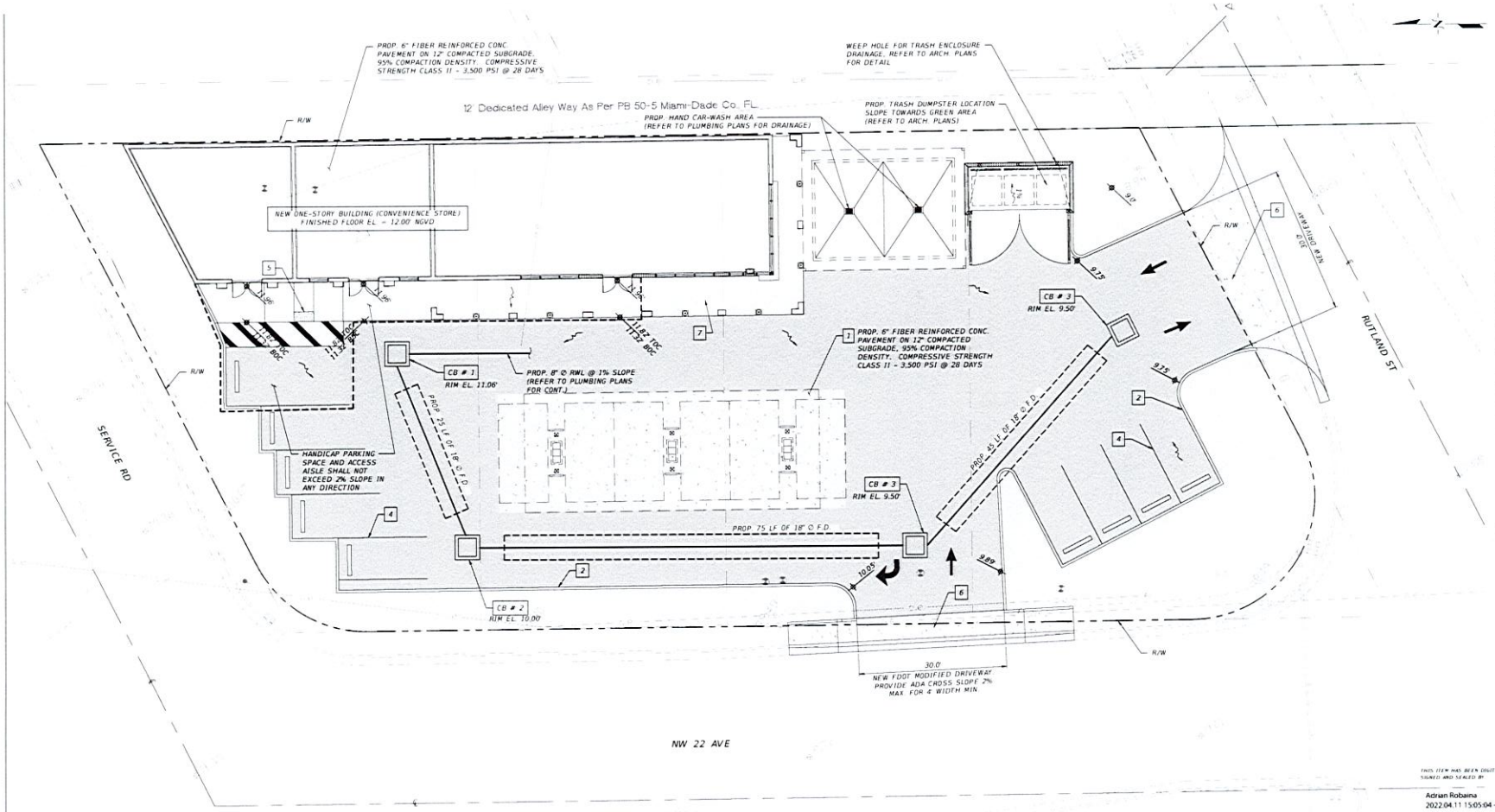
SHEET NUMBER



SITE PLAN

SCALE: 1" = 10'

GENERAL NOTES:

1. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, MUTCD, FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND SPECIFICATIONS LATEST EDITION, FLORIDA BUILDING CODE 2020, 7TH EDITION AND ANY APPLICABLE GOVERNING AGENCY.
2. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NGVD OF 1929, AS SHOWN ON TOPOGRAPHIC SURVEY BY AFA & COMPANY, INC. DATED 09-01-2020.
3. ALL DIMENSIONS ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DIRECTION AND/OR APPROVAL PRIOR TO STARTING WORK.
4. NEITHER THE ENGINEER, NOR THE OWNER, SHALL BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE CONTRACTOR'S WORK.
5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING.
6. ALL DEBRIS FROM DEMOLITION WORK AND EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR IN A LEGAL MANNER. ALL DISTURBED AREAS SHALL BE COVERED WITH SOLID SOD IN ORDER TO PROTECT THEM FROM EROSION.
7. FOR AREAS OF WORK BEYOND SWALES, PROVIDE FILL TO ENSURE THAT THE FINISHED GRADE IS AT LEVEL OF LANDSCAPE AREAS AND/OR SIDEWALK. TAPER TO MATCH EXISTING GRADES.
8. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.
9. CONTRACTOR TO VERIFY LOCATION, ELEVATION, MATERIAL AND CONDITION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. AFTER OBTAINING LOCATIONS FROM SUNSHINE STATE ONE CALL OF FLORIDA, AND OTHER UTILITY COMPANIES, AND PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT REPORT THEM TO THE ENGINEER.
10. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
11. GENERAL CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES RESULTING FROM HIS WORK.
12. GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND/OR DESIGNER IF ANY ADDITIONAL INFORMATION OR SPECIFICATION ARE NEEDED TO LAYOUT OR CONSTRUCT THE PROPOSED WORK.
13. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT HAVE BEEN INCORPORATED INTO THESE PLANS AS A RESULT OF INFORMATION FURNISHED BY OTHERS.

LEGEND:

- CB # 1 — STRUCTURE ID (SEE STRUCTURE TABLE ON DETAILS SHEET)
- EXIST. ELEVATION (EL.)
- 0.00 — PROP. ELEVATION (WORK WITH ARCHITECTURAL PLANS)
- FLOW ARROW (RUNOFF DIRECTION)
- PROP. ASPHALT PAVEMENT - SEE "TYPICAL PAVEMENT SECTION"
- PROP. CONCRETE PAVEMENT
- PROP. SOD / LANDSCAPING (SEE LANDSCAPING PLANS)

TYPICAL PAVEMENT SECTION:

1.5" TYPE S-III ASPHALTIC CONC. SURFACE ON
8" LIMEROCK BASE (MIN. LBR 100) COMPACTED
TO 98% AS DETERMINED BY AASHTO T-180
12" COMPACTED SUBGRADE COMPACTED TO 95%
AS DETERMINED BY AASHTO T-180

UTILITY STATEMENT:

1. THERE IS LIMITED AS-BUILT INFORMATION AVAILABLE WITHIN THE PRIVATE PROPERTY AREA. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION ACTIVITIES.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES FOR THE PROPOSED WORK AREA. IF ANY UTILITIES ARE IN CONFLICT WITH THE DEMOLITION ACTIVITIES, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONTINUING WITH THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

KEY NOTES:

1. PROP. CONC. PUMP ISLAND AND CANOPY (REFER TO ARCH. PLANS)
2. PROP. TYPE "D" CURB
3. NOT USED
4. PROP. PAVEMENT MARKINGS (SEE SIGNING AND PAVEMENT MARKINGS PLAN)
5. PROP. DETECTABLE WARNING REFER TO INDEX NO. 304
6. PROP. 6" THICK CONC. DRIVEWAY, W/ 8" LIMEROCK BASE AND 12" COMPACTED SUBGRADE
7. PROP. 4" THICK CONC. SIDEWALK

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MIAMI, FL 33133
O (305) 981-6142
C (786) 250-9966
WWW.CONNECTENG.US
ADRIAN ROBAINA, P.E.

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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONICALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.

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Adrian Robaina
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ON THE DATE ADJACENT TO THE SEAL.
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Jfiallo@fiallomepdesign.com
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14585 NW 22 Avenue
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ADRIAN ROBAINA, P.E.
FLORIDA P.E. #82271

NO.	REVISIONS	DATE
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2		
3		
4		
5		

JOB NUMBER CE11172020

ISSUE DATE	APR. 2022
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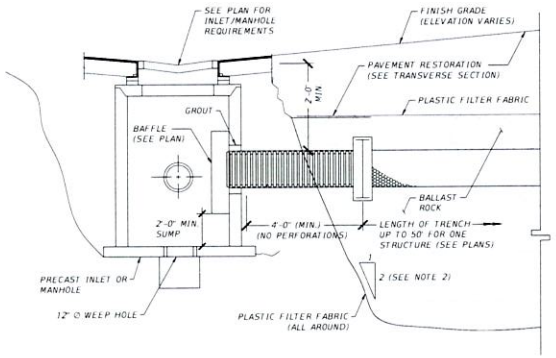
ISSUE	

PAVING, GRADING, AND DRAINAGE PLAN

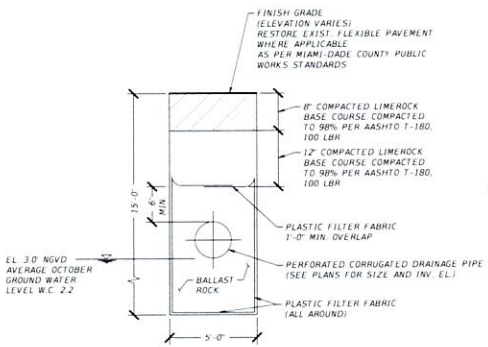
C-1.0

SHEET NUMBER



TYPICAL EXFILTRATION TRENCH DETAIL
SCALE: N.T.S.

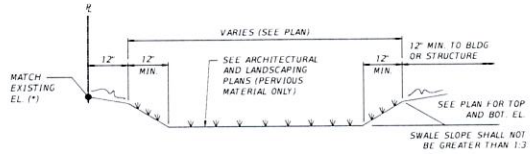
WORK THIS DETAILS WITH THE MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS



TRANSVERSE SECTION EXFILTRATION TRENCH
SCALE: N.T.S.

SPECIFIC NOTES:

1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF INITIAL SETTLEMENT TAKES PLACE, ADDITIONAL BALLAST ROCK SHALL BE ADDED TO RESTORE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. TRENCH ENDS AND SIDES SHALL BE EXCAVATED AS NEAR VERTICAL AS CONDITIONS ALLOW.
3. CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES FOR ENGINEER'S APPROVAL.
4. STRUCTURES & ADAPTERS SPECIFICATIONS ARE AVAILABLE FROM MANUFACTURER AND SHALL BE INCLUDED AS PART OF THE SHOP DRAWING SUBMITTAL PACKAGE.

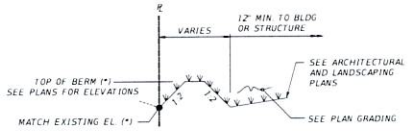


TYPICAL SWALE DETAIL
NOT TO SCALE

SPECIFIC NOTE:

FOR ANY PROPOSED FILL MATERIAL, NO MUCK IS PERMITTED. POST CONSTRUCTION PERCOLATION RATES MUST EQUAL OR EXCEED PRE-CONSTRUCTION PERCOLATION RATES.

(*) CONTRACTOR TO VERIFY THAT ADJACENT PROPERTY IS LOWER THAN PROPOSED ELEVATION OF THE TOP OF SWALE. IF ADJACENT PROPERTY IS HIGHER, CONTRACTOR TO PROVIDE A 6" MIN. BERM AT PROPERTY LINE ABOVE ADJACENT GRADE.

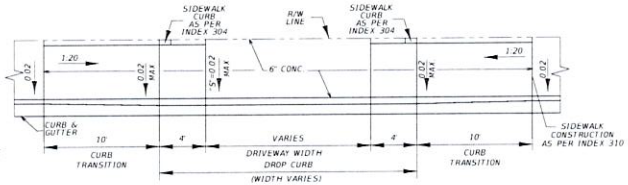


TYPICAL BERM DETAIL
NOT TO SCALE

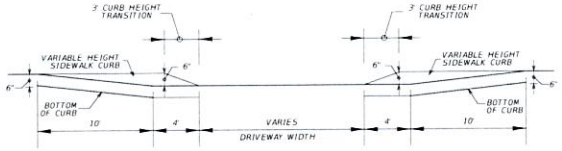
SPECIFIC NOTE:

FOR ANY PROPOSED FILL MATERIAL, NO MUCK IS PERMITTED. POST CONSTRUCTION PERCOLATION RATES MUST EQUAL OR EXCEED PRE-CONSTRUCTION PERCOLATION RATES.

(*) CONTRACTOR TO VERIFY THAT ADJACENT PROPERTY IS LOWER THAN PROPOSED ELEVATION OF THE TOP OF BERM. IF ADJACENT PROPERTY IS HIGHER, CONTRACTOR TO PROVIDE A 6" MIN. BERM AT PROPERTY LINE ABOVE ADJACENT GRADE.



PLAN

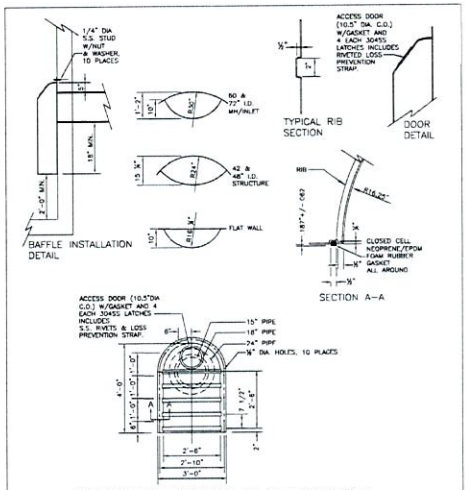


BACK OF SIDEWALK PROFILE

MODIFIED FDOT DRIVEWAY DETAIL
SCALE: N.T.S.

NOTES:

1. SIDEWALK CURB SHOWN ON THESE DETAILS SHALL BE PAINTED REFLECTIVE YELLOW.
2. CONCRETE JOINTS SHALL BE AS PER INDEX 515 AND INDEX 310



ABS STORM DRAIN BAFFLE WITH C.O. OR APPROVED EQUAL

NOTE:
BAFFLE MATERIAL:
1/8" ABS PLASTIC WITH UV PROTECTED BLACK

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED	REVISED 3-18-08	STANDARD STORM DRAINAGE DETAIL STORMWATER BAFFLE	SD 0.0 SHEET 1 OF 1

STORMWATER BAFFLE DETAIL
SCALE: N.T.S.

SHOP DRAWINGS ARE REQUIRED:

SUBMIT SHOP DRAWINGS FOR ALL PRECAST DRAINAGE STRUCTURES, INCLUDING CATCH BASIN INLETS, OPTIONAL PIPE MATERIAL AND BAFFLE SPECS. SHOP DRAWINGS MUST SHOW BAFFLE LOCATION AND SUMP PROVIDED.

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THIS OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.

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ON THE DATE ADJACENT TO THE SEAL.
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ADRIAN ROBAINA, P.E.
FLORIDA P.E. #82271
Drawings not sealed unless Signed, Sealed and Dated by a Registered Professional

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JOB NUMBER
OE11172020

ISSUE DATE	APR. 2022
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PAVING, GRADING, AND DRAINAGE DETAILS

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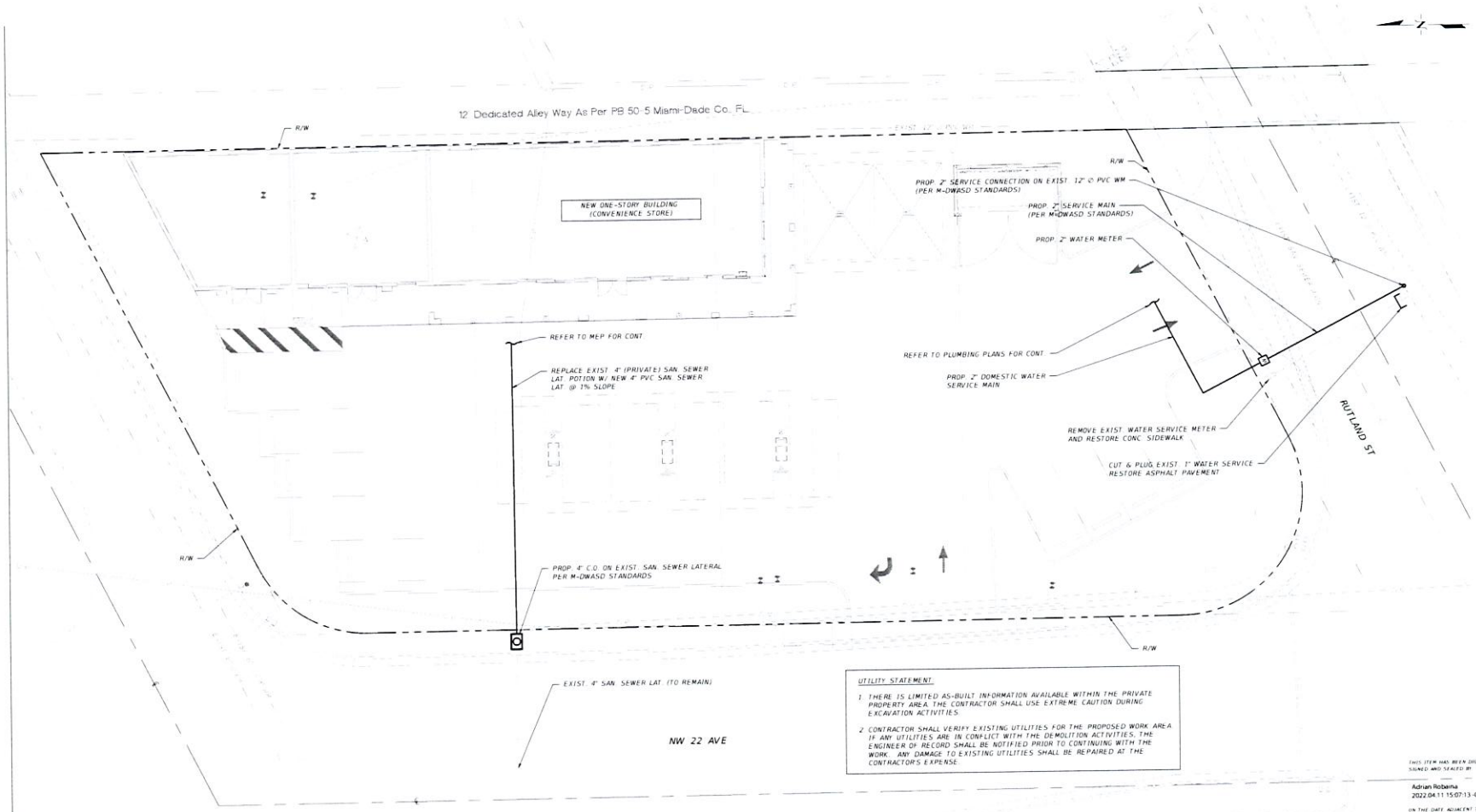
SHEET NUMBER



UTILITY STATEMENT:

1. THERE IS LIMITED AS-BUILT INFORMATION AVAILABLE WITHIN THE PRIVATE PROPERTY AREA. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION ACTIVITIES.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES FOR THE PROPOSED WORK AREA. IF ANY UTILITIES ARE IN CONFLICT WITH THE DEMOLITION ACTIVITIES, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONTINUING WITH THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

SITE PLAN

SCALE: 1" = 10'

GENERAL NOTES:

1. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT M-DWASD, FLORIDA BUILDING CODE 2020, 7TH EDITION AND ANY APPLICABLE GOVERNING AGENCY.
2. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NGVD OF 1929.
3. ALL DIMENSIONS ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DIRECTION AND/OR APPROVAL PRIOR TO STARTING WORK.
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6. ALL DEBRIS FROM DEMOLITION WORK AND EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR IN A LEGAL MANNER. ALL DISTURBED AREAS SHALL BE COVERED WITH SOLID SOD IN ORDER TO PROTECT THEM FROM EROSION.
7. FOR AREAS OF WORK BEYOND SWALES, PROVIDE FILL TO ENSURE THAT THE FINISHED GRADE IS AT LEVEL OF LANDSCAPE AREAS AND/OR SIDEWALK. TAPER TO MATCH EXISTING GRADES.
8. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.
9. CONTRACTOR TO VERIFY LOCATION, ELEVATION, MATERIAL AND CONDITION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. AFTER OBTAINING LOCATIONS FROM SUNSHINE STATE ONE CALL OF FLORIDA, AND OTHER UTILITY COMPANIES, AND PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT REPORT THEM TO THE ENGINEER.
10. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
11. GENERAL CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES RESULTING FROM HIS WORK.
12. GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND/OR DESIGNER IF ANY ADDITIONAL INFORMATION OR SPECIFICATION ARE NEEDED TO LAYOUT OR CONSTRUCT THE PROPOSED WORK.
13. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT HAVE BEEN INCORPORATED INTO THESE PLANS AS A RESULT OF INFORMATION FURNISHED BY OTHERS.

ZONING SUBMITTAL - FOR REVIEW ONLY - NOT FOR CONSTRUCTION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
Adrian Robaina
2022.04.11 15:07:13 -04'00'
ON THE DATE ADJACENT TO THE SEAL.
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Jfiallo@fiallomepdesign.com
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NEW C-STORE & GAS STATION
UNBRANDED
14585 NW 22 Avenue
OPA-LOCKA, Florida 33054

ADRIAN ROBAINA LICENSE No. 82271 STATE OF FLORIDA PROFESSIONAL ENGINEER

ADRIAN ROBAINA, P.E.
FLORIDA P.E. #82271
This Item Has Been Digitally Signed And Sealed By Adrian Robaina On The Date Adjacent To This Seal. Printed Copies Of This Document Are Not Considered Signed And Sealed And The Signature Must Be Verified On Any Electronic Copies.

NO	REVISIONS	DATE
1		
2		
3		
4		
5		

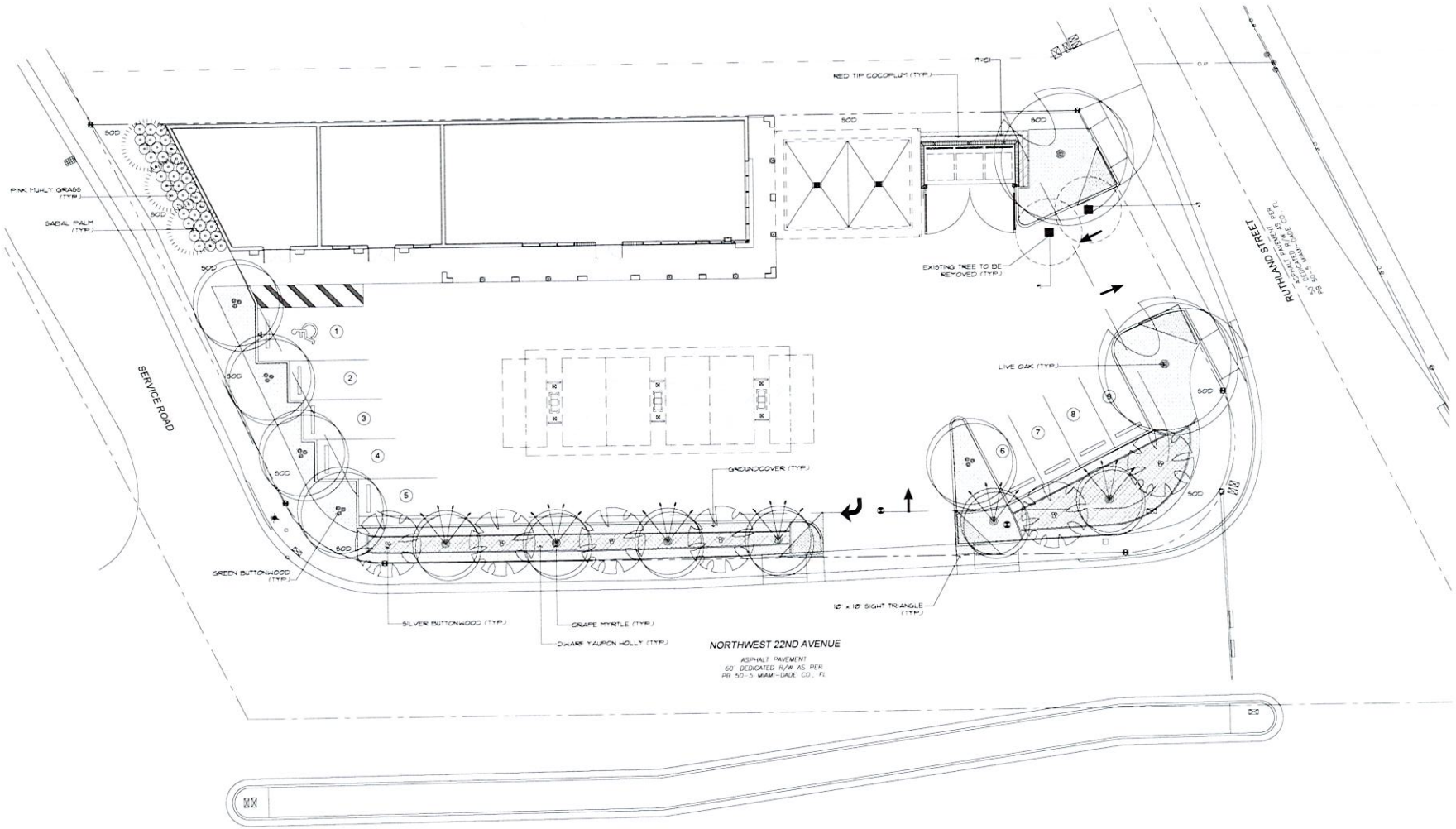
JOB NUMBER CE11172020

ISSUE DATE	APR. 2022
DRAWN BY	DG
CHECKED BY	AR
ISSUE	

DOMESTIC WATER AND SANITARY SEWER PLAN

C-3.0

SHEET NUMBER



PRELIMINARY LANDSCAPE PLAN

SCALE : 3/32" = 1'-0"

Laura Llerena-Hernandez

Digitally signed by Laura Llerena-Hernandez
Date: 2022.04.01 13:14:45 -04'00'

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305.877.1845
Jfiallo@fiallomepdesign

CA# 28637

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14548 NW 22 Avenue
OPA-LOCKA, Florida 33054

LAURA M. LLERENA-HERNANDE
FLORIDA RLA #6667125

NO	REVISIONS	DATE
A	SITE PLAN	04-01-2
A		
A		
A		

JOB NUMBER
20-200-0058

ISSUE DATE	FEB 2021
DRAWN BY	
CHECKED BY	LMLH
ISSUE	

L-1

SHEET NUMBER

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	D.T. SIZE & REMARKS
TREES:				
5	CE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	△** MIN. 12' HT. x 2" DBH. F.G.
6	CES	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	△** MIN. 12' HT. x 2" DBH. STD. F.G
6	LI	LAGESTROEMIA INDICA	CRAPE MYRTLE	** MIN. 8' HT. MULTI-TRUNK RED FLOWERS. F.G
2	QV	QUERCUS VIRGINIANA	LIVE OAK	△** MIN. 14' HT. x 2.5" DBH. F.G.
PALMS:				
3	SP	SABAL PALMETTO	SABAL PALM	△** MIN. 18'-22' OAHT., BOOTED, STAGERRED HTS. F.G
SHRUBS:				
11	CI	CHYRSABALANUS ICACO	RED TIP COCOPLUM	△** 3 GAL. 24" O.C. S.R.
204	IV	ILEX VOMITORIA	DWARF YAUPON HOLLY	△** 3 GAL. 24" O.C. T.S.
35	MC	MUHLENBERGHIA CAPILLARIS	PINK MUHLY GRASS	△** 3 GAL. 30" O.C. T.S.
GROUNDCOVERS:				
		TO BE DETERMINED		
SOD:				
537±	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	△ * SOLID SOD
500±	SOD	PASPALUM NOTATUM	BAHIA SOD	△ * SOLID SOD

ABBREVIATIONS:

OAHT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGERRED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK		

DROUGHT TOLERANCE & ORIGIN:

* MODERATE DROUGHT TOLERANCE
** VERY DROUGHT TOLERANT
△ NATIVE

NEW TREE - 1 YEAR MAINTENANCE PLAN

WATER:
ALL NEW TREES TO BE ON A AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR.
1ST MONTH WATER EVERYDAY
2ND THROUGH 6TH MONTHS - EVERY OTHER DAY
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER.
IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

FERTILIZER:
USE A PALM SPECIAL FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

MULCH:
INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED FLORIMULCH. EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.

TRIMMING & PRUNING:
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN)

STAKING AND BRACING:
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
2. ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
3. SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
4. VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEPTH OF SHREDDED FLORIMULCH.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF. IN CASE OF ANY DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
7. SOLID SOD SHALL BE ST. AUGUSTINE FLORATAM.
8. THERE SHALL BE A 24" WIDE STRIP OF FLORIMULCH BETWEEN SOD AND SHRUBS/GROUNDCOVERS.
9. TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
10. PLANTING SOIL SHALL CONSIST OF AN EVENLY BLENDED MIX OF 50% MUCK, 25% SAND, 15% SPHAGNUM PEAT MOSS & 10% SHEEP MANURE. TWO LBS. OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER.
11. TOPSOIL MIX SHALL CONSIST OF 80% SAND & 20% MUCK THOROUGHLY MIXED WITH A COMMERCIAL SHREDDER. MIX SHALL BE FREE OF ROCKS, LIMBS, ROOTS & OTHER MATTER.
12. ALL EXISTING SOD OUTSIDE THE LIMIT OF WORK LINE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES AT NO COST TO OWNER.
13. ALL PLANTING BEDS MUST BE FREE OF SURFACE ROCK WITH A DIAMETER OF ½" PRIOR TO INSTALLATION OF WEED FABRIC.
14. ALL PLANT MATERIAL EXCLUDING SOD, TO BE WARRANTED AS FOLLOWS: SHRUBS AND GROUNDCOVER FOR 180 DAYS, LARGE SHRUBS (OVER 10 GAL.) AND SMALL PALMS FOR 180 DAYS, AAND B&B MATERIAL FOR 360 DAYS PROVIDED THAT PLANT MATERIAL IS RECEIVING PROPER MAINTENANCE PRESCRIBED BY LANDSCAPE CONTRACTOR.
NOTE: ACTS OF GOD (HURRICANES) AND OTHER CAUSES BEYOND THE CONTROL OF THE LANDSCAPE CONTRACTOR ARE NOT COVERED.
15. ALL WARRANTIES TO RUN CONCURRENTLY, BEGINNING UPON LANDSCAPE ARCHITECT'S FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS OWNER OR GC REQUIRES CONSTRUCTION PHASING BEYOND CONTROL OF THE INSTALLER.
16. WATERING IS THE RESPONSIBILITY OF THE INSTALLER DURING THE INSTALLATION PHASE UNTIL FINAL ACCEPTANCE.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE IRRIGATION CONTRACTOR. TREES SHALL NOT BE PLANTED ON TOP OF IRRIGATION LINES.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ASSURE IRRIGATION INSTALLATION IS PROPERLY PROGRESSING AND IN THE END ADEQUATE FOR GOOD GROWTH. THE OWNER OR GC MUST BE NOTIFIED IN WRITING OF ANY PROBLEMS WITH IRRIGATION PHASING OR PERFORMANCE.
19. ANY EXISTING IRRIGATION TO BE RE-USED (IF APPLICABLE) IS TO BE BROUGHT TO A GOOD FUNCTIONING STANDARD TO ENSURE PROPER WATERING OF ALL PLANT MATERIAL.
20. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. THIS IS DESIGNED FOR "HEAD TO HEAD" COVERAGE.
21. DEEPROOT PANELS TO BE PLACE ALONG PERIMTER OF ALL LANDSCAPE ISLANDS THAT CONTAIN GUMBO LIMO TREES. MINIMUM 2' DEPTH PANELS TO BE USED.

EXISTING TREE LIST:

NO. (#)	BOTANICAL NAME	COMMON NAME	DBH (")	HT. (')	SPR (')	Condition	Disposition	DBH Loss
1	Conocarpus Erectus	Green Buttonwood		10		Fair	Remove	0 - under size requirements/does not qualify as a tree
2	Cocos Nucifera	Coconut Palm		10		Fair	Remove	0 - under size requirements/does not qualify as a tree

PRELIMINARY PLANT LIST

SCALE : NTS

Laura Llerena-Hernandez

Digitally signed by Laura Llerena-Hernandez
Date: 2022.04.01 13:17:18 -04'00'

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Jfiallo@fiallomepdesign.c
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LAURA M. LLERENA-HERNANDEZ
FLORIDA RLA #6667125

NO.	REVISIONS	DATE
1	SITE PLAN	04-01-2
2		
3		
4		
5		

JOB NUMBER: 20-200-0058

ISSUE DATE	FEB. 2021
DRAWN BY	LMLH
CHECKED BY	LMLH
ISSUE	

L-2

SHEET NUMBER

375' Radius Map

Sheet 1 of 1

Scale 1"=150'

JOB #	21-695
DATE	05-28-2021
PB	50-5

AFA & Company, Inc. Land Surveyors

Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph. # (305) 234-0588
Fax # (206) 495-0778

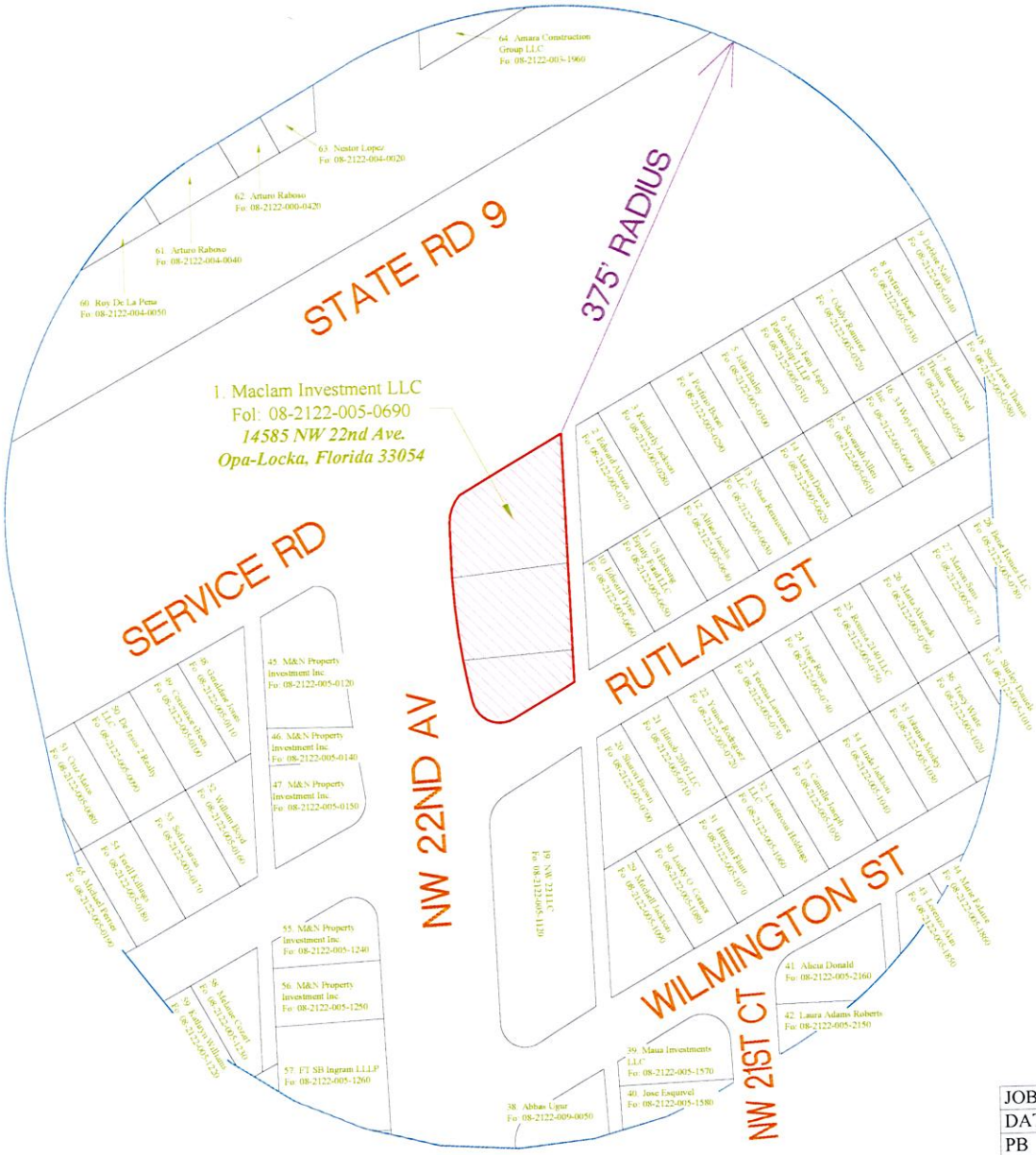
The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

375' Radius Map

Sheet 1 of 1

Scale 1"=100'



JOB #	21-695
DATE	05-28-2021
PB	50-5

AFA & Company, Inc. Land Surveyors

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Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
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E-mail: afaco@bellsouth.net
Ph. # (305) 234-0588
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The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed S

AFA & COMPANY, INC.

Owner's List within 375-foot Radius Map

Folio # and Legal Description	Owners
1. Magnolia Gardens Consolidated Lots 41-44, Block 336, PB 50-5 08-2122-005-0690 P.A. 14585 NW 22 AVE	Maclam Investment LLC 10773 NW 58th ST, Ste. 140 Doral, FL 33178
2. Magnolia Gardens Consolidated Lot 1, Block 336, PB 50-5 08-2122-005-0270 P.A. 2180 SERVICE RD	Edward Alonza Frierson 2180 Service Rd. Opa Locka, FL 33054
3. Magnolia Gardens Consolidated Lot 2, Block 336, PB 50-5 08-2122-005-0280 P.A. 2170 SERVICE RD	Kimberly Jackson / Brandon Bailey 4291 NW 44th Ct Lauderdale Lakes, FL 33319
4. Magnolia Gardens Consolidated Lot 3, Block 336, PB 50-5 08-2122-005-0290 P.A. 2160 SERVICE RD	Porfirio M. Bonet 19201 S. St. Andrews Dr. Hialeah, FL 33015
5. Magnolia Gardens Consolidated Lot 4, Block 336, PB 50-5 08-2122-005-0300 P.A. 2150 SERVICE RD	John S. Bailey & w Tanya 2150 Service Rd. Opa Locka, FL 33054
6. Magnolia Gardens Consolidated Lot 5, Block 336, PB 50-5 08-2122-005-0310 P.A. 2140 SERVICE RD	McCoy Fam Legacy Prtnship LLLP 101 NW 3rd Ave. 1420 Ft. Lauderdale, FL 33301
7. Magnolia Gardens Consolidated Lot 6, Block 336, PB 50-5 08-2122-005-0320 P.A. 2130 SERVICE RD	Odalys Isabel Ramirez Reyes 2130 Service Rd. Opa Locka, FL 33054
8. Magnolia Gardens Consolidated Lot 7, Block 336, PB 50-5 08-2122-005-0330 P.A. 2120 SERVICE RD	Porfirio M. Bonet 19201 S. St. Andrews Dr. Hialeah, FL 33015
9. Magnolia Gardens Consolidated Lot 8, Block 336, PB 50-5 08-2122-005-0340 P.A. 2110 SERVICE RD	Debbie P. Nails 18040 NW 2nd PL. Miami, FL 33169

Folio # and Legal Description	Owners
10. Magnolia Gardens Consolidated Lot 40, Block 336, PB 50-5 08-2122-005-0660 P.A. 2181 RUTLAND ST	Edward Tynes & w Valerie 5275 NW 181st Ter. Opa Locka, FL 33055
11. Magnolia Gardens Consolidated Lot 39, Block 336, PB 50-5 08-2122-005-0650 P.A. 2171 RUTLAND ST	US Housing Equity Fund LLC 20295 NE 29th PL 100A Aventura, FL 33180
12. Magnolia Gardens Consolidated Lot 38, Block 336, PB 50-5 08-2122-005-0640 P.A. 2161 RUTLAND ST	Althea Jacobs 2161 Rutland St. Opa Locka, FL 33054
13. Magnolia Gardens Consolidated Lot 37, Block 336, PB 50-5 08-2122-005-0630 P.A. 2151 RUTLAND ST	Notsas Renaissance LLC 1189 NW 44th Ave. Lauderhill, FL 33313
14. Magnolia Gardens Consolidated Lot 36, Block 336, PB 50-5 08-2122-005-0660 P.A. 2141 RUTLAND ST	Marion Denson & w Catherine 4344 NW 202nd St. Carol City, FL 33055
15. Magnolia Gardens Consolidated Lot 35, Block 336, PB 50-5 08-2122-005-0610 P.A. 2131 RUTLAND ST	Savannah Allen / Shirley Wallace 2131 Rutland St. Opa Locka, FL 33054
16. Magnolia Gardens Consolidated Lot 34, Block 336, PB 50-5 08-2122-005-0600 P.A. 2121 RUTLAND ST	34 Ways Foundation Inc. PO Box 308 Metaire, LA 70004
17. Magnolia Gardens Consolidated Lot 33, Block 336, PB 50-5 08-2122-005-0590 P.A. 2111 RUTLAND ST	Randall Neal Thomas LE 2111 Rutland St. Opa Locka, FL 33054
18. Magnolia Gardens Consolidated Lot 32, Block 336, PB 50-5 08-2122-005-0580 P.A. 2101 RUTLAND ST	Stacy Lewis Thomas 2101 Rutland St. Opa Locka, FL 33054

Folio # and Legal Description	Owners
19. Magnolia Gardens Consolidated Lots 41-44, Block 339, PB 50-5 08-2122-005-1120 P.A. 14495 NW 22 AVE	NW22LLC 20281 E. Country Club Dr. Ste. 1805 Aventura, FL 33180
20. Magnolia Gardens Consolidated Lot 1, Block 339, PB 50-5 08-2122-005-0700 P.A. 2190 RUTLAND ST	Sharon Ann Brown 2190 Rutland St. Opa Locka, FL 33054
21. Magnolia Gardens Consolidated Lot 2, Block 339, PB 50-5 08-2122-005-0710 P.A. 2180 RUTLAND ST	Elituob 2016 LLC 1301 Miami Gardens Dr. Unit 806W Miami, FL 33179
22. Magnolia Gardens Consolidated Lot 3, Block 339, PB 50-5 08-2122-005-0720 P.A. 2170 RUTLAND ST	Yunior Rodriguez / Marianela Perez 2170 Rutland St. Opa Locka, FL 33054
23. Magnolia Gardens Consolidated Lot 4, Block 339, PB 50-5 08-2122-005-0730 P.A. 2160 RUTLAND ST	Tercena Raffelita Lawrence 2160 Rutland St. Opa Locka, FL 33054
24. Magnolia Gardens Consolidated Lot 5, Block 339, PB 50-5 08-2122-005-0740 P.A. 2150 RUTLAND ST	Jorge Rojas De Leon 2150 Rutland St. Opa Locka, FL 33054
25. Magnolia Gardens Consolidated Lot 6, Block 339, PB 50-5 08-2122-005-0750 P.A. 2140 RUTLAND ST	Romisa 2140 LLC 3450 SW 32nd St. Opa Locka, FL 33055
26. Magnolia Gardens Consolidated Lot 7, Block 339, PB 50-5 08-2122-005-0760 P.A. 2130 RUTLAND ST	Marta Argelia Alvarado 2130 Rutland St. Opa Locka, FL 33054
27. Magnolia Gardens Consolidated Lot 8, Block 339, PB 50-5 08-2122-005-0770 P.A. 2120 RUTLAND ST	Marion Sims 2120 Rutland St. Opa Locka, FL 33054

AFA & COMPANY, INC.

Owner's List within 375-foot Radius Map

Folio # and Legal Description	Owners
28. Magnolia Gardens Consolidated Lot 9, Block 339, PB 50-5 08-2122-005-0780 P.A. 2110 RUTLAND ST	Bene Homes LLC 9030 SW 48th Ter. Miami, FL 33165
29. Magnolia Gardens Consolidated Lot 40, Block 339, PB 50-5 08-2122-005-1090 P.A. 2181 WILMINGTON ST	Mitchell Allen Jackson & Icilda 2181 Wilmington St. Opa Locka, FL 33054
30. Magnolia Gardens Consolidated Lot 39, Block 339, PB 50-5 08-2122-005-1080 P.A. 2171 WILMINGTON ST	Lucky O. Connor 291 N. Biscayne River Dr. Miami, FL 33169
31. Magnolia Gardens Consolidated Lot 38, Block 339, PB 50-5 08-2122-005-1070 P.A. 2161 WILMINGTON ST	Herman Fluitt & Eloise Fluitt 2606 Raven Lake Ct. Pearland, TX 77584
32. Magnolia Gardens Consolidated Lot 37, Block 339, PB 50-5 08-2122-005-1060 P.A. 2151 WILMINGTON ST	Luciferous Holdings LLC 2151 Wilmington St. Opa Locka, FL 33054
33. Magnolia Gardens Consolidated Lot 36, Block 339, PB 50-5 08-2122-005-1050 P.A. 2141 WILMINGTON ST	Camelle Joseph 2141 Wilmington St. Opa Locka, FL 33054
34. Magnolia Gardens Consolidated Lot 35, Block 339, PB 50-5 08-2122-005-1040 P.A. 2131 WILMINGTON ST	Linda B. Jackson 2131 Wilmington St. Opa Locka, FL 33054
35. Magnolia Gardens Consolidated Lot 34, Block 339, PB 50-5 08-2122-005-1030 P.A. 2121 WILMINGTON ST	Johnnie Mae Mosley & Charrise 2121 Wilmington St. Opa Locka, FL 33054
36. Magnolia Gardens Consolidated Lot 33, Block 339, PB 50-5 08-2122-005-1020 P.A. 2111 WILMINGTON ST	Tracy White & Kirby White 2111 Wilmington St. Opa Locka, FL 33054

Owner's List within 375-foot Radius Map

Folio # and Legal Description	Owners
37. Magnolia Gardens Consolidated Lot 32, Block 339, PB 50-5 08-2122-005-1010 P.A. 2101 WILMINGTON ST	Shirley B. Daniels 2101 Wilmington St. Opa Locka, FL 33054
38. Magnolia Gardens Consolidated 2nd Add. Lot 32, Block 343, PB 49-70 08-2122-009-0050 P.A. N/A	Abbas Ugur 46 NW 95th St. Miami, FL 33150
39. Magnolia Gardens Consolidated Lot 1, Block 343, PB 50-5 08-2122-005-1570 P.A. 14430 NW 21 CT	Maua Investments LLC 4699 N. Federal Hwy, Ste. 109E Pompano Beach, FL 33064
40. Magnolia Gardens Consolidated Lot 2, Block 343, PB 50-5 08-2122-005-1580 P.A. 14420 NW 21 CT	Jose Esquivel 3282 NW 50th St. Miami, FL 33142
41. Magnolia Gardens Consolidated Lot 32, Block 344, PB 50-5 08-2122-005-2160 P.A. 14445 NW 21 CT	Alicia L. Donald 3422 NW 5th Ave. Miami, FL 33127
42. Magnolia Gardens Consolidated Lot 31, Block 344, PB 50-5 08-2122-005-2150 P.A. 14435 NW 21 CT	Laura Adams Roberts 14435 NW 21st Ct. Opa Locka, FL 33054
43. Magnolia Gardens Consolidated Lot 1, Block 344, PB 50-5 08-2122-005-1850 P.A. 2130 WILMINGTON ST	Lorenzo Akin 15421 NW 27th PL. Miami Gardens, FL 33054
44. Magnolia Gardens Consolidated Lot 2, Block 344, PB 50-5 08-2122-005-1860 P.A. 2120 WILMINGTON ST	Marie E. Falaise 268 SW Grove Ave. Port St. Lucie, FL 34983
45. Magnolia Gardens Consolidated Lots 12, 13 & N21.5' Lot 14, Block 335, PB 50-5 08-2122-005-0120 P.A. 14566 NW 22 AVE	M&N Property Investment Inc. 14566 NW 22nd Ave. Opa Locka, FL 33054

Folio # and Legal Description	Owners
46. Magnolia Gardens Consolidated S28.5' Lot 14, Block 335, PB 50-5 08-2122-005-0140 P.A. N/A	M&N Property Investment Inc. 14566 NW 22nd Ave. Opa Locka, FL 33054
47. Magnolia Gardens Consolidated Lot 15, Block 335, PB 50-5 08-2122-005-0150 P.A. N/A	M&N Property Investment Inc. 14566 NW 22nd Ave. Opa Locka, FL 33054
48. Magnolia Gardens Consolidated Lot 11, Block 335, PB 50-5 08-2122-005-0110 P.A. 2210 SERVICE RD	Geraldine Jones 1610 NW 154th St. Opa Locka, FL 33054
49. Magnolia Gardens Consolidated Lot 10, Block 335, PB 50-5 08-2122-005-0100 P.A. 2220 SERVICE RD	Constance Green Syder LE 2601 NW 162nd Ter. Miami Gardens, FL 33054
50. Magnolia Gardens Consolidated Lot 9, Block 335, PB 50-5 08-2122-005-0090 P.A. 2230 SERVICE RD	De Jesus 2 Realty LLC 5445 Collins Ave. CU28 Miami Beach, FL 33140
51. Magnolia Gardens Consolidated Lot 8, Block 335, PB 50-5 08-2122-005-0080 P.A. 2240 SERVICE RD	Cruz M. Matos LE 2240 Service Rd. Opa Locka, FL 33054
52. Magnolia Gardens Consolidated Lot 16, Block 335, PB 50-5 08-2122-005-0160 P.A. 2211 RUTLAND ST	William Boyd III 2211 Rutland St. Opa Locka, FL 33054
53. Magnolia Gardens Consolidated Lot 17, Block 335, PB 50-5 08-2122-005-0170 P.A. 2221 RUTLAND ST	Sofia Garcia & Sofia Cruz 2221 Rutland St. Opa Locka, FL 33054
54. Magnolia Gardens Consolidated Lot 18, Block 335, PB 50-5 08-2122-005-0180 P.A. 2231 RUTLAND ST	Terell Killings 2161 NW 60th St. Miami, FL 33142

Folio # and Legal Description	Owners
55. Magnolia Gardens Consolidated Lot 12, Block 340, PB 50-5 08-2122-005-1240 P.A. N/A	M&N Property Investment Inc. 14566 NW 22nd Ave. Opa Locka, FL 33054
56. Magnolia Gardens Consolidated Lot 13, Block 340, PB 50-5 08-2122-005-1250 P.A. N/A	M&N Property Investment Inc. 14566 NW 22nd Ave. Opa Locka, FL 33054
57. Magnolia Gardens Consolidated Lot 14, Blk 340 & Lot 1, Blk 356, PB 50-5 08-2122-005-1260 P.A. 14460 NW 22 AVE	FT SB Ingram LLLP 703 Waterford Way 780 Miami, FL 33126
58. Magnolia Gardens Consolidated Lot 11, Block 340, PB 50-5 08-2122-005-1230 P.A. 2210 RUTLAND ST	Melanie Cozart 2210 Rutland St. Opa Locka, FL 33054
59. Magnolia Gardens Consolidated Lot 10, Block 340, PB 50-5 08-2122-005-1220 P.A. 2220 RUTLAND ST	Kathryn L. Williams LE 2220 Rutland St. Opa Locka, FL 33054
60. Magnolia Subdivision 2nd Add. Lot 6, Block 1, PB 46-89 08-2122-004-0050 P.A. 2236 ALI BABA AVE	Roy De La Pena 841 NE 3rd PL. Hialeah, FL 33010
61. Magnolia Subdivision 2nd Add. Portion of Block 1, PB 46-89 08-2122-004-0040 P.A. 2222 ALI BABA AVE	Arturo Raboso 2222 Ali Baba Ave. Opa Locka, FL 33054
62. Magnolia Subdivision 2nd Add. Portion of Block 1, PB 46-89 08-2122-000-0420 P.A. 2218 ALI BABA AVE	Arturo Raboso & Onasis Morris 671 E. 34th St. Hialeah, FL 33013
63. Magnolia Subdivision 2nd Add. Lots 1 & 2, Block 1, PB 46-89 08-2122-004-0020 P.A. 2216 ALI BABA AVE	Nestor J. Lopez & Diana M. Suarez 19284 SW 66th St. Weston, FL 33332

AFA & COMPANY, INC.

Owner's List within 375-foot Radius Map

Folio # and Legal Description	**Owners**
64. Magnolia Subdivision Lots 1-3, Block 12, PB 40-80 08-2122-003-1960 P.A. 2196 ALI BABA AVE	Amara Construction Group LLC 14201 SW 41st St. Miramar, FL 33027
65. Magnolia Gardens Consolidated Lot 19, Block 335, PB 50-5 08-2122-005-0190 P.A. 2241 RUTLAND ST	Michael Perrier & Shemika Carter 2241 Rutland St. Opa Locka, FL 33054

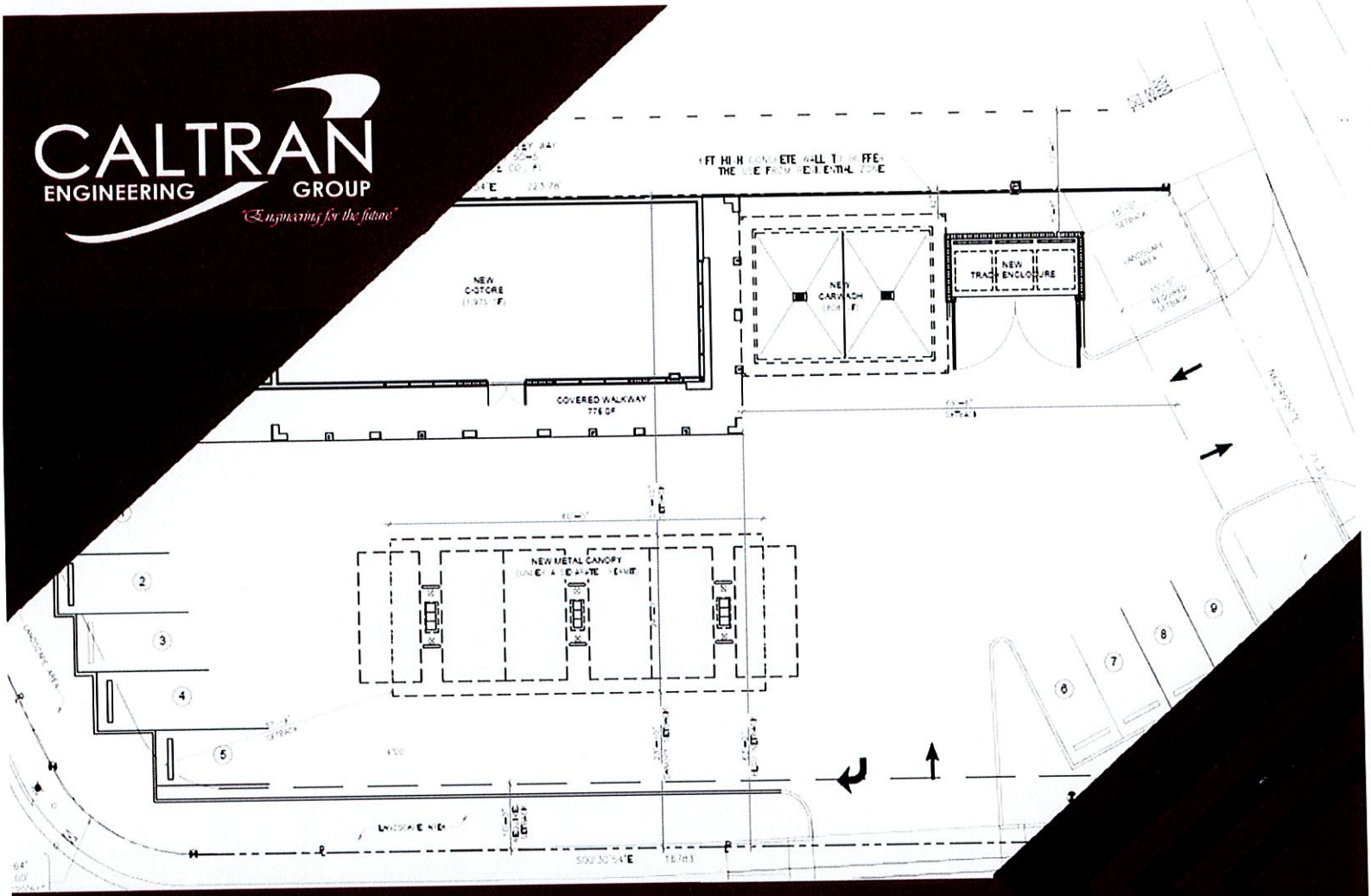
List prepared by:
AFA & Company, Inc.
Professional Land Surveyors & Mappers
13050 SW 133rd Court, Miami, FL 33186
O. 305.234.0588
Email: afaco@bellsouth.net

The List hereon is true and accurate representation thereof to the best of my knowledge and belief.

Armando F. Alvarez
Professional Surveyors & Mappers #5526
State of Florida

CALTRAN ENGINEERING GROUP

"Engineering for the future"



New C-Store & Gas Station

Traffic Impact Study

Caltran Engineering Group, Inc.
790 NW 107 Avenue, Suite 200
Miami, FL 33172
Phone: 786-456-7700
Fax: 786-513-0711

ENGINEER's CERTIFICATION

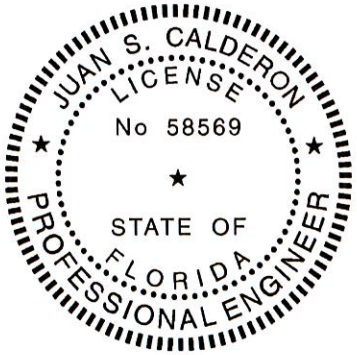
DATE: March 4th, 2022

PROJECT LOCATION: NEW C-STORE & GAS STATION
14585 NW 22nd Avenue
Opa-Locka, Florida

REPORT BY: CALTRAN Engineering Group, Inc.
790 NW 107th Avenue, Suite 200
Miami, FL 33172
Certificate of Authorization 29379

ENGINEER'S CERTIFICATION

I, JUAN S. CALDERON, CERTIFY THAT I CURRENTLY HOLD AN ACTIVE PROFESSIONAL ENGINEER'S LICENSE IN THE STATE OF FLORIDA AND I AM COMPETENT THROUGH EDUCATION AND EXPERIENCE TO PROVIDE ENGINEERING SERVICES IN THE CIVIL AND TRAFFIC ENGINEERING DISCIPLINES CONTAINED IN THIS REPORT. I FURTHER CERTIFY THAT THIS REPORT WAS PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AS REQUIRED BY CHAPTER 61G15-18. F.A.C. AND THAT ALL STATEMENTS, CONCLUSIONS AND RECOMMENDATIONS MADE HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Juan S Calderon
2022.03.04 16:50:20 -05'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CALTRAN ENGINEERING GROUP
790 NW 107 AVENUE, Suite 200
MIAMI, FL 33172
CERTIFICATE OF AUTHORIZATION 29379
JUAN S. CALDERON, P.E. NO. 58569

CITY OF OPA-LOCKA, FL

Traffic Impact Study

NEW C-STORE & GAS STATION
14585 NW 22nd Avenue
Opa-Locka, Florida

PREPARED FOR:

City of Opa-Locka

PREPARED BY:

CALTRAN ENGINEERING GROUP
790 NW 107 AVENUE Suite 200
MIAMI, FL 33176

MARCH 2022

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1.0 EXECUTIVE SUMMARY

Caltran Engineering Group, Inc was retained to perform a traffic impact analysis (TIA) for a proposed Gas Station with a convenience store, as well as a proposed retail space located in 14585 NW 22nd Avenue, Opa-Locka, FL under Folio No. 082122-005-0690.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2022) traffic condition as well as the projected (2024) background and build-out traffic conditions.

The proposed gas station will consist of 6 pumps, in addition to the proposed 1,604 Square Feet (Sf) of retail space.

The proposed development has the potential to generate 1,902 daily weekday trips for the proposed driveways. Out of the total weekday daily trips, 105 driveway trips are anticipated to occur during the AM peak hour and 122 driveway trips are expected to occur during the PM peak hour.

Based on the results of the traffic analysis, the future impacts associated with the proposed development are anticipated to be minimal overall, with some deterioration in operations anticipated at the signalized intersections of SR 9 and Rutland Street along NW 22nd Avenue.

As a result, the following improvements are recommended as mitigation measures:

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NW 22nd Avenue at SR 9

A split optimization of its current Time of Day (TOD), signal timing, anticipates traffic improvements after the addition of the forecasted growth and potential trip generation. Said process yielded the results summarized in Section 7, Capacity Analysis, Table 4.

AM and PM Signal Timing are illustrated on ***Exhibit 1*** and ***Exhibit 2***, respectively.

Cycle Length [s]	160											
Coordination Type	Time of Day Pattern Coordinated											
Actuation Type	Semi-actuated											
Lost time [s]	0.00											
Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	3.0	0.0	4.8	3.0	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	11	50	0	29	68	0	12	52	0	29	69	0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0

Exhibit 1. AM- SR9 at NW 22 Ave – Proposed Signal Timing

Cycle Length [s]	160											
Coordination Type	Time of Day Pattern Coordinated											
Actuation Type	Semi-actuated											
Lost time [s]	0.00											
Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	4.8	0.0	4.8	4.8	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	32	62	0	26	56	0	21	52	0	21	52	0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0

Exhibit 2. PM- SR9 at NW 22 Ave – Proposed Signal Timing

Rutland Street and Proposed Driveway

Traffic simulation forecasted ±150 feet of westbound queues at the intersection of NW 22nd Avenue at Rutland Street. Said queues could potentially create conflict points at the proposed development access point. Although, VISTRO simulation did not yield excessive queues, the implementation of "DO NOT BLOCK INTERSECTION' sign R10-7 and/or pavement markings are recommended to mitigate potential intersection conflict points.

Beyond the above-mentioned improvements, no other offsite geometric or traffic control improvements are recommended as part of the proposed development.

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2.0 INTRODUCTION

Caltran Engineering Group, Inc. was retained to perform a traffic impact analysis (TIA) for a proposed Gas Station, as well as a retail space. The proposed Gas Station will consist of a 1,975 square foot (sf) convenience market with 6 fueling positions, in addition to 1,604 square feet (sf) of retail space. The proposed sites are adjacent to each other, and bounded by Rutland Street to the south, and NW 22nd Avenue, as illustrated in ***Exhibit 3***. A conceptual site plan is found in **Appendix A**.

The purpose of this TIA is to examine existing and future traffic conditions within the study area upon project implementation, identify traffic impacts resulting from the proposed development on the surrounding local road network, and recommend transportation improvements if needed.

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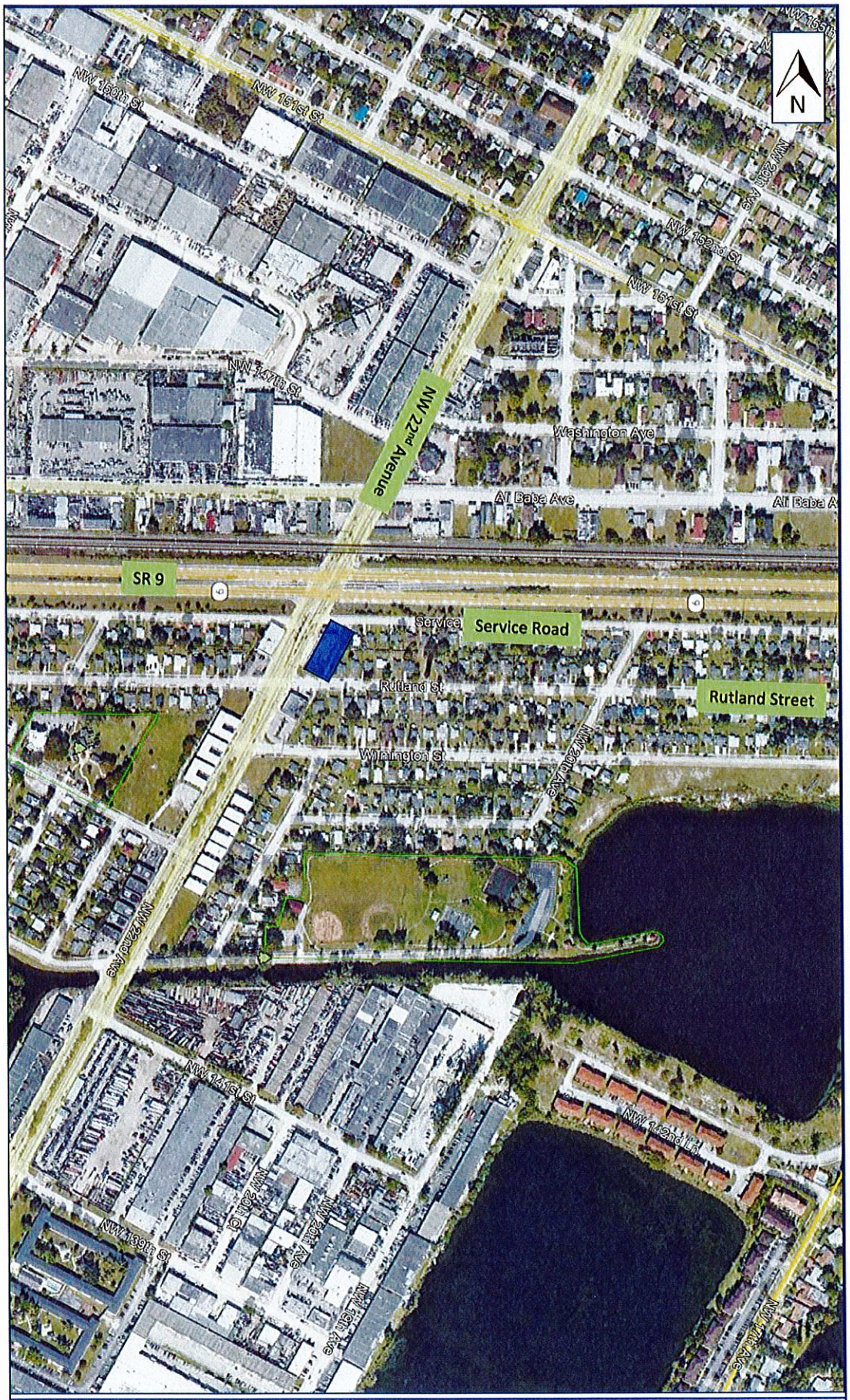

Exhibit 3. Site Location

CALTRAN ENGINEERING GROUP

Proposed Site Location

14585 NW 22nd Avenue Opa-Locka, Florida
Folio No. 082122-005-0690

3.0 PROJECT BACKGROUND

3.1 ROADWAY DESIGN CHARACTERISTICS

The study area for this analysis includes four (3) existing roadways, three (3) existing intersections, and three (2) future intersections/access points planned to support the proposed development. The study area roadways and intersections are as follows:

Roadways

1. SR 9
2. Rutland Street
3. NW 22nd Avenue

Intersections

1. Rutland Street and NW 22nd Avenue
2. NW 22nd Avenue and Service Road
3. SR 9 and NW 22nd Avenue

Exhibit 4 depicts existing lane designations throughout the study area along with existing full width storage and taper lengths for exclusive turn lanes.

The following provides a short description of the existing roadway characteristics for each facility:

SR 9 – is a four-lane, divided Urban Principal Arterial within the limits of the study area. SR 9 is oriented in an approximate east/west direction with a posted speed limit of 35 miles per hour (mph). FDOT historic counts reported an average vehicle count of 27,576 vehicles per day (vpd) during the 2016-2020 *(Information taken from FDOT traffic station 870096*).

NW 22nd Avenue - is a four-lane, divided Urban Minor Arterial within the limits of the study area. NW 22nd Avenue is oriented in an approximate north/south direction with a posted speed limit of 30 miles per hour (mph). FDOT historic counts reported an average vehicle count of 21,260 vehicles per day (vpd) during the 2016-2020 *(Information taken from FDOT traffic station 878621*).

Rutland Street - is primarily a two-lane, undivided local road within the limits of the study area. Rutland runs in an approximate east/west direction. The posted speed limit is 30 mph.

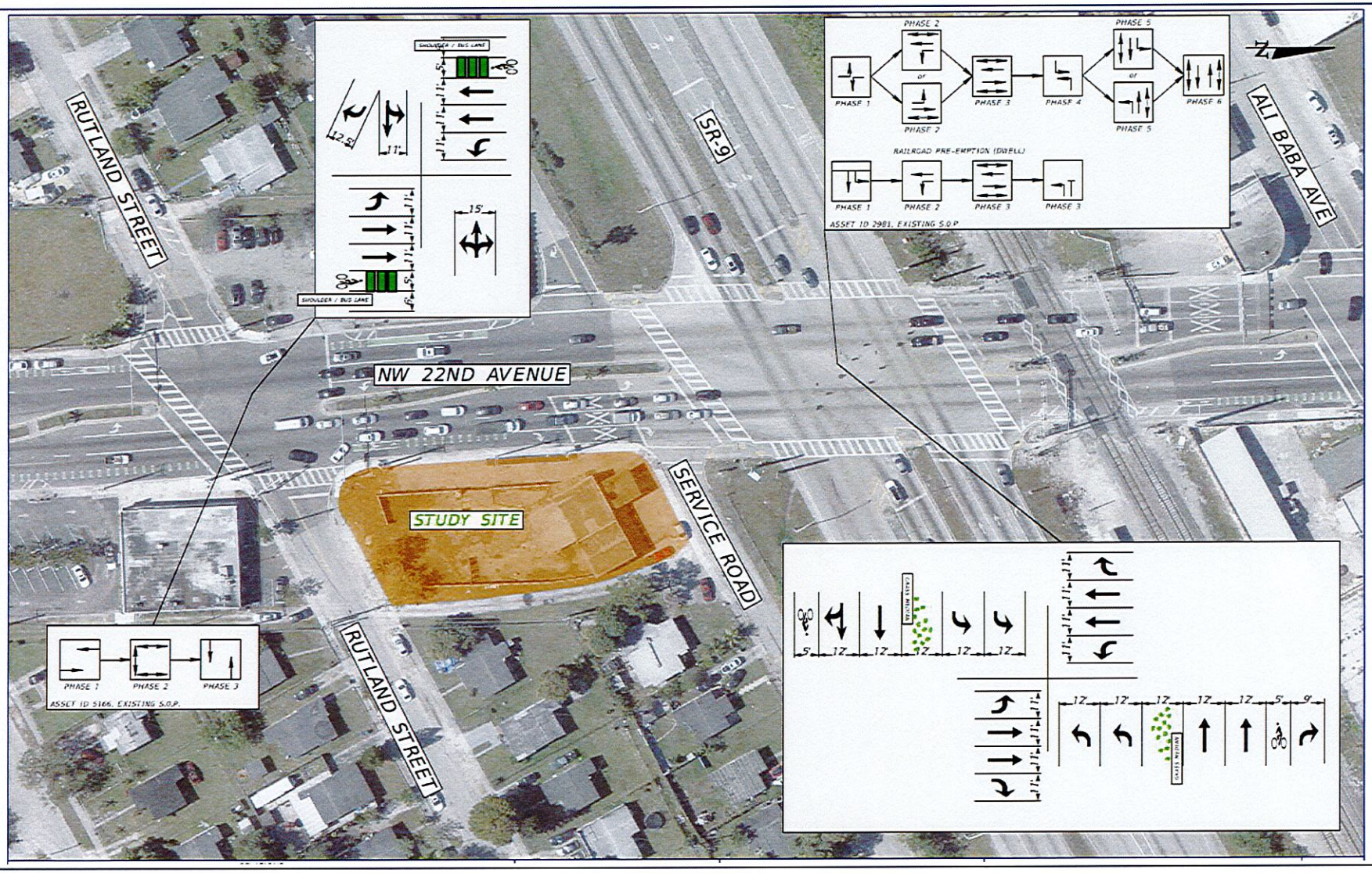

Exhibit 4. Roadway Network Characteristics

4.0 TRAFFIC GENERATION

The potential traffic generation of the proposed development was determined using the traffic generation rates published in the Institute of Transportation Engineers, Eleventh Edition, through the Online Traffic Impact Study Software (OTISS). As currently envisioned the site is assumed to consist of approximately: 1,604 Sf of retail space and a 6-pump gas station with a convenience store.

Table 1 summarizes the estimated traffic generation for the proposed development.

Table 1. Trip Generation

Land Use	Size	Weekday		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.			Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.		
		Entry	Exit	Entry	Exit	Total	Entry	Exit	Total
945 - Convenience Store/Gas Station -	6 Vehicle Fueling Positions	900	900	50	50	100	56	55	111
814 - Variety Store	1.6 1000 Sq. Ft. GFA	51	51	2	3	5	6	5	11
Total		951	951	52	53	105	62	60	122

As shown in **Table 1**, the proposed development has the potential to generate 105 new trips in the AM peak hour (52 entering and 53 exiting) and 122 new trips in the PM peak hour (62 entering and 60 exiting) on a typical weekday.

While ITE methodology suggests a potential pass-by rate of 62% AM / 56% PM for land use 945 and 34% for retail use, no such reduction was assumed in order to maintain a conservative approach.

Please refer to **Appendix B** for OTISS reports.

5.0 SITE TRAFFIC DISTRIBUTION

The proposed generated trips were assigned to the surrounding roadway network. The directional distribution and assignment are based on land uses in the area and existing travel patterns and a review of area origins and destinations. Site trips were assigned to the network based on the following distribution:

- NNE (17.4%) trips were equally distributed to/from SR 9 westbound left turns and NW 22nd Avenue southbound through movements.
- NNW (11.7%) trips were equally distributed to/from SR 9 eastbound right turns and NW 22nd Avenue southbound through movements.
- ENE (12.9%) + ESE (4.6%) site trips were assigned to/from westbound Rutland Street.
- SSE + SSW + WSW (40.5%) site trips were assigned to/from northbound NW 22nd Avenue.
- WNW (9.8%) site trips were assigned to/from northbound eastbound Rutland Street.

Year	TAZ	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	TOTAL
2024	251	394	293	104	370	396	222	223	265	
%		17.4%	12.9%	4.6%	16.3%	17.4%	9.8%	9.8%	11.7%	

The site traffic distribution and percent assignment for the development are shown on ***Exhibit 5 and Exhibit 6.***

Please refer to **Appendix C** for a detail site traffic distribution.

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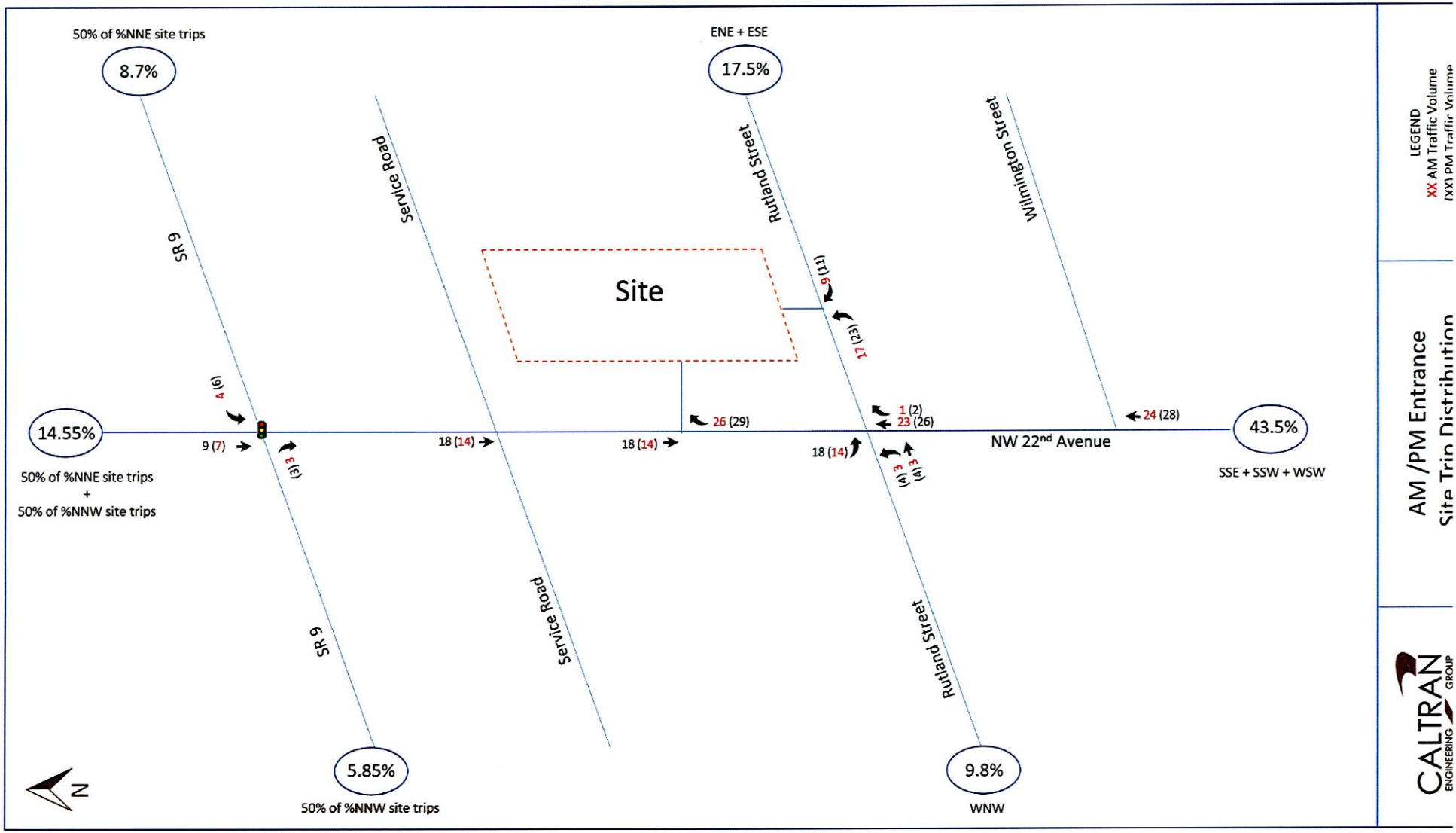

Exhibit 5. Entrance Site Trip Route Assignment.

Exhibit 6. Exit Site Trip Route Assignment.

6.0 TRAFFIC VOLUME

5.1 EXISTING TRAFFIC - SCENARIO 1

AM peak hour (7:00 to 9:00 AM) and PM peak hour (4:00 to 6:00 PM) turning movement counts were performed at the following intersections on January 25th, 2022:

- SR 9 and NW 22nd Avenue.
- NW 22nd and Service Road.
- NW 22nd Avenue and Rutland Street.

It is important to note that the collected data was adjusted by applying each corresponding Peak Hour Factor (PHF) and a Seasonal Factor of 1.0 as per the Florida Department of Transportation (FDOT) online data.

Existing AM and PM peak hour traffic volumes are shown on ***Exhibit 7***.

Data Collection reports can be found on **Appendix D**.

5.2 HISTORIC TRAFFIC GROWTH

The analysis was based on the FDOT Monitoring Site – 878621 located at NW 22nd Avenue, 200 feet North of NW 132nd Street; *It is important to note that Station 878621 was selected for growth representation as 100% of the forecasted trips will be traveling through this segment.*

Based on the annual growth rates obtained and traffic analysis zone patterns characteristics and knowledge of the area, it was determined that a conservative 2.00% Compounded Annual Historic Growth Rates could be applied to the studied roadway network.

It is important to note that upon calculation of the annual growth rates, the future volumes are developed by adjustments upon multiplying the existing volume by the Growth Rate Factor; this Growth Rate Factor (GF) was calculated by using the following formula:

$$\mathbf{GF} = (1+r)^{y}$$

where,

r = Annual Growth Rate
y= number of years to opening year (2 Years) (2024)
GF= 1.04

Background traffic growth calculations are detailed on **Appendix E.**

5.3 BACKGROUND TRAFFIC - SCENARIO 2

Background traffic volumes, which include existing and historic growth traffic, is shown on ***Exhibit 8***.

It is important to note that no in-process traffic was reported.

5.4 BUILD-OUT TRAFFIC - SCENARIO 3

To obtain the projected (2024) build-out traffic volumes, the projected site traffic was added to the projected background traffic. ***Exhibit 9*** illustrate the projected AM and PM peak hour build-out traffic volumes.

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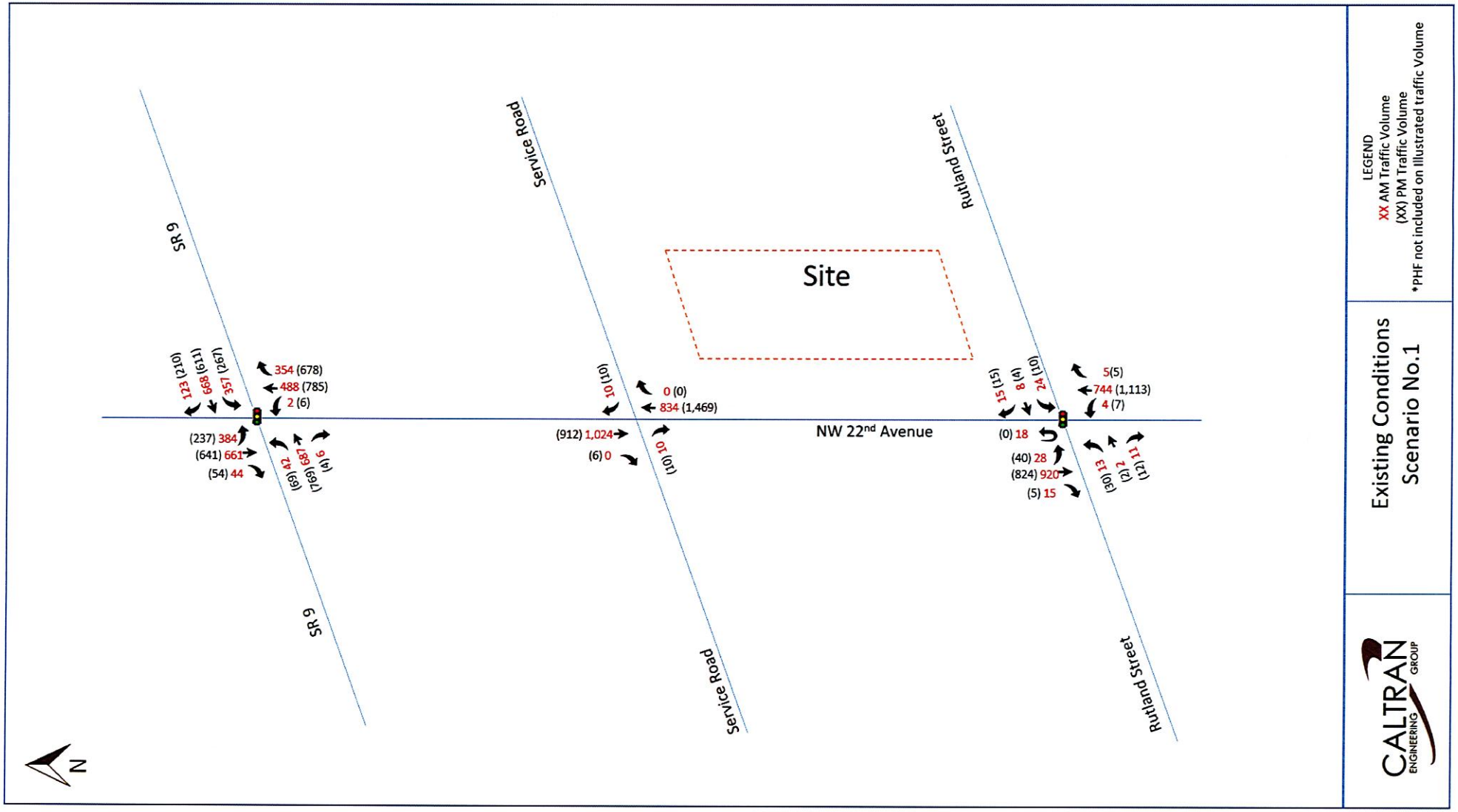

Exhibit 7.Hourly Traffic Volume-Scenario 1.

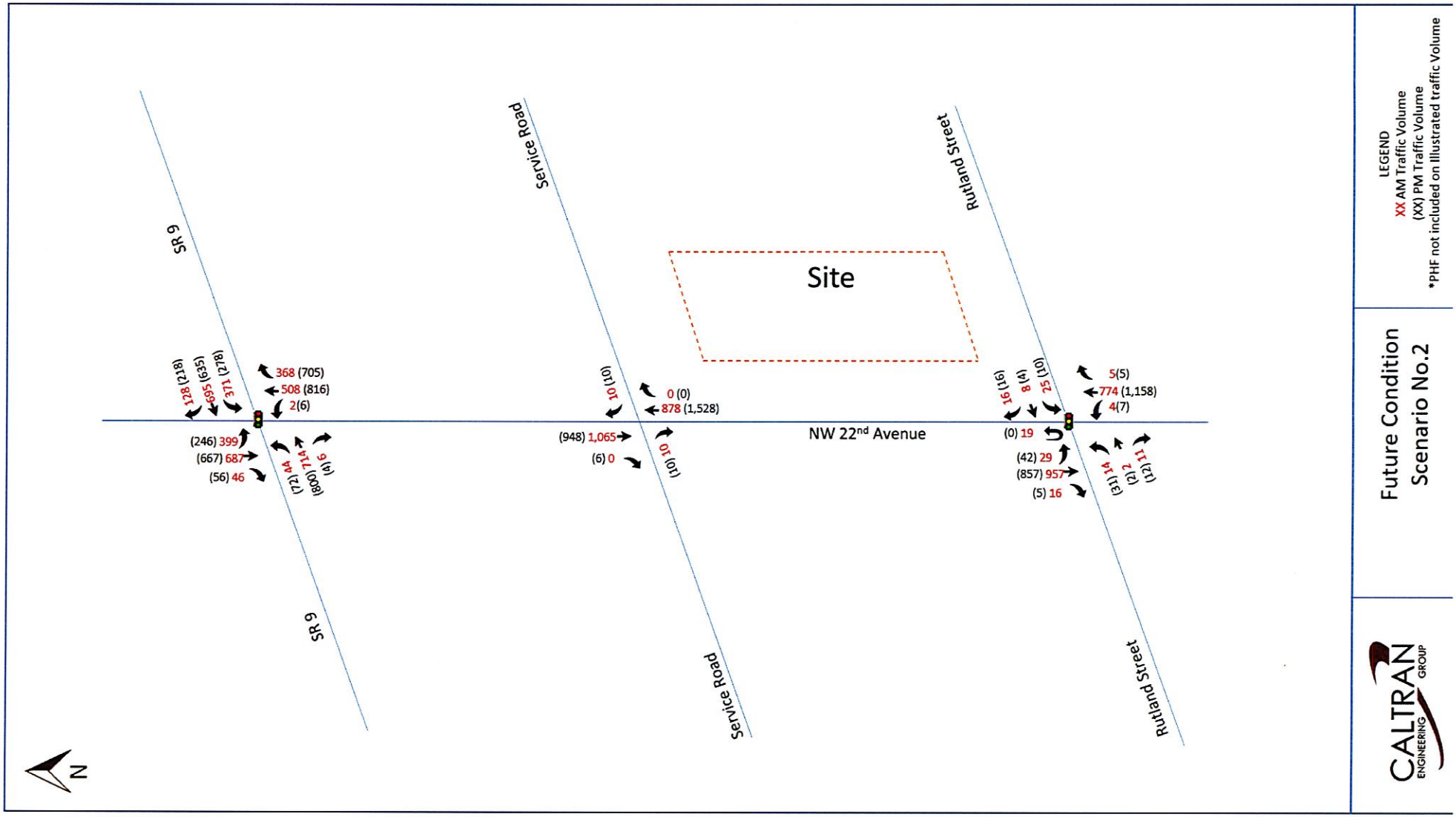

Exhibit 8. Background Hourly Traffic Volume-Scenario 2.

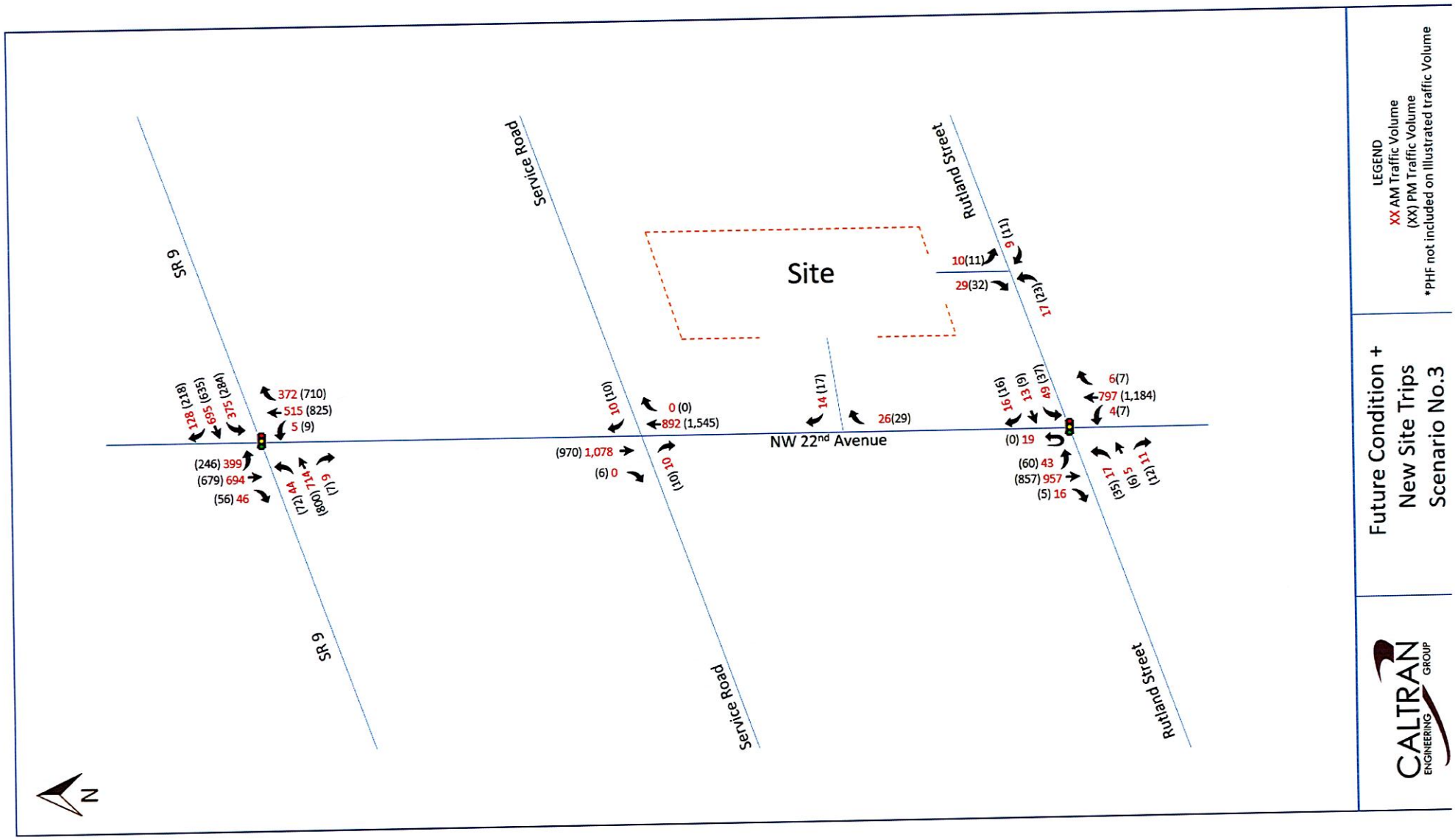

Exhibit 9. Total Future Hourly Traffic Volume-Scenario 3.

7.0 CAPACITY ANALYSIS

Capacity analyses were performed for the AM and PM peak hours for the existing (2022) traffic condition, the projected (2025) background and build-out traffic conditions using PTV America, VISTRO 2022 software to determine the operating characteristics of the adjacent road network and the impacts of the proposed project.
It is important to note that LOS analysis was evaluated under the Highway capacity Manual 7th Edition.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a set time duration. Said capacity is combined with Level-of-Service (LOS) to describe the operating characteristics of a road segment or intersection. LOS is a qualitative measure that describes operational conditions and motorist perceptions within a traffic stream. The Highway Capacity Manual defines six levels of service, LOS A through LOS F, with A representing the shortest average delays and F representing the longest average delays.

For unsignalized intersections, only the movements that must yield right-of-way experience control delay. Therefore, V/C criteria for the overall intersection is not reported by PTV America, VISTRO 22, or computable using methodology published in the Highway Capacity Manual. It is typical for stop sign-controlled side streets and driveways intersecting major streets to experience long delays during peak hours.

VISTRO reports can be found at **APPENDIX F.**

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7.1 SR 9 AT NW 22ND AVENUE

Results from the capacity analyses at this signalized intersection are shown in **Table 2** and **Table 3**, respectively.

Under existing conditions, SR 9 and NW 22nd Avenue operates with an overall LOS E during the AM and PM traffic conditions. The northbound and southbound movements operate under an acceptable Level of Service D; however, the eastbound and westbound traffic demands experience excessive delays during the above mention periods.

With the addition of the proposed development trips and the 2024 background traffic, AM peak hour conditions are projected to maintain an overall level of service. However, during the PM peak hour, the eastbound and westbound traffic demands were observed to experience an increase in delays causing the overall intersection to operate under a qualitative measure F.

As part of this analysis, a different signal improvement scenario was considered providing mitigation measures to improve traffic flow at those critical movements. Said improvement was performed by optimizing the provided split time allocated per group. By split optimization, the overall morning peak period delay was observed to decrease to a total of 53.61 s/Veh. Additionally, an equivalent split optimization process was performed to the afternoon peak period in which the overall LOS decreased to 73.06 s/Veh. *It is important to note that the performed local split optimization targeted the improvement of the existing excessive westbound delays.*

Detailed results can be observed on **Table 4**.

As per the VISTRO model, through and turning movement queues are projected to lengthen without altering existing behaviors. However, it is important to note that under current conditions storage capacity at the northbound right turn is overcapacity.

Existing queue lengths will remain at this intersection. Detailed results are shown in **Table 5 and Table 6**.

Table 2. SR 9 at NW 22nd Street – AM LOS

	Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
	Approach	Northbound			Southbound			Eastbound			Westbound		
Scenario 1	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Delay for Lane Group [s/veh]	17.0	39.9	51.7	43.5	24.2	19.2	81.4	74.7	74.8	188.7	50.8	43.2
	Lane Group LOS	B	D	D	D	C	B	F	E	E	F	D	D
	Approach Delay	44.81			30.86			75.18			92.88		
	Intersection Delay [s/veh]	61.15											
	Intersection LOS	E											
	Intersection V/C	0.731											
Scenario 2	Delay for Lane Group [s/veh]	17.8	42.5	57.7	50.2	25.4	19.9	81.6	75.1	75.2	209.3	50.2	42.5
	Lane Group LOS	B	D	E	D	C	B	F	E	E	F	D	D
	Approach Delay	48.86			33.95			75.55			98.82		
	Intersection Delay [s/veh]	64.78											
	Intersection LOS	E											
	Intersection V/C	0.764											
Scenario 3	Delay for Lane Group [s/veh]	18.0	42.8	58.9	51.2	26.0	20.3	81.6	75.23	75.27	216.6	50.1	42.37
	Lane Group LOS	B	D	E	D	C	C	F	E	E	F	D	D
	Approach Delay	49.44			36.64			75.6			101.47		
	Intersection Delay [s/veh]	65.85											
	Intersection LOS	E											
	Intersection V/C	0.77											

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Table 3. SR 9 at NW 22nd Street – PM LOS

	Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
	Approach	Northbound			Southbound			Eastbound			Westbound		
Scenario 1	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Delay for Lane Group [s/veh]	20.3	45.2	211.6	48.7	28.9	23.2	83.4	78.4	78.4	107.9	48.3	45.8
	Lane Group LOS	C	D	F	D	C	C	F	E	E	F	D	D
	Approach Delay	121.95			33.68			78.88			62.47		
	Intersection Delay [s/veh]	79.64											
	Intersection LOS	E											
	Intersection V/C	0.935											
Scenario 2	Delay for Lane Group [s/veh]	21.2	50.3	272.4	54.8	30.2	24.0	83.3	80	80.0	122.5	47.9	45.3
	Lane Group LOS	C	D	F	D	C	C	F	F	F	F	D	D
	Approach Delay	152.79			36.15			80.29			65.76		
	Intersection Delay [s/veh]	91.71											
	Intersection LOS	F											
	Intersection V/C	0.977											
Scenario 3	Delay for Lane Group [s/veh]	21.5	51.17	280.76	55.64	30.97	24.43	83.33	80.22	80.24	130.66	47.8	45.19
	Lane Group LOS	C	D	F	E	C	C	F	F	F	F	D	D
	Approach Delay	156.49			36.80			80.48			36.8		
	Intersection Delay [s/veh]	93.79											
	Intersection LOS	F											
	Intersection V/C	0.983											

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Table 4. SR 9 at NW 22nd Street – Mitigation Measures - LOS

	Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
	Approach	Northbound			Southbound			Eastbound			Westbound		
Scenario 3-AM	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Delay for Lane Group [s/veh]	21.38	44.95	63.81	56.77	30.5	23.81	81.97	75.56	75.6	76.38	44.06	37.45
	Lane Group LOS	C	D	E	E	C	C	F	E	E	E	D	D
	Approach Delay	52.69									39.43		
	Intersection Delay [s/veh]	53.61											
	Intersection LOS	D											
	Intersection V/C	0.784											
Scenario 3 - PM	Delay for Lane Group [s/veh]	19.84	33.75	125.13	157.1	28.84	22.77	83.61	97.91	97.93	102.23	49.04	46.36
	Lane Group LOS	B	C	F	F	C	C	F	F	F	F	D	D
	Approach Delay	75.65									60.77		
	Intersection Delay [s/veh]	73.06											
	Intersection LOS	E											
	Intersection V/C	0.949											

Table 5. SR 9 at NW 22nd Street – AM Queue Analysis

	Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
	Approach	Northbound			Southbound			Eastbound			Westbound		
Scenario 1-AM	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Storage Capacity	100	-	-	80	-	-	415	-	-	400	-	275
	95th %ile Queue Length Veh/ln	0.07	12.37	19.68	16.68	12.86	1.6	1.66	21.95	21.9	17.44	17.93	6.98
	95th %ile Queue Length Feet/ln	1.63	309.33	491.91	417.05	321.38	40.11	41.4	548.7	547.57	436.06	448.26	174.49
Scenario 3 - AM	95th %ile Queue Length Veh/ln	0.17	13.41	21.84	18.36	13.88	1.73	1.74	22.89	22.82	19.28	18.46	7.18
	95th %ile Queue Length Feet/ln	4.18	335.2	545.99	459.04	346.95	43.24	43.38	572.28	570.53	482.04	461.58	179.43

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Table 6. SR 9 at NW 22nd Street – PM Queue Analysis

	Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
	Approach	Northbound			Southbound			Eastbound			Westbound		
Scenario 1-PM	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Storage Capacity	100	-	-	80	-	-	415	-	-	400	-	275
	95th %ile Queue Length Veh/ln	0.22	20.86	68.04	11.34	14.03	2.27	2.85	25.58	25.55	11.37	16.64	11.7
	95th %ile Queue Length Feet/ln	5.42	521.52	1701.06	283.5	350.68	56.83	71.22	639.54	638.7	284.37	415.97	292.43
Scenario 3 - PM	95th %ile Queue Length Veh/ln	0.37	23.15	80.42	11.98	15.19	2.46	3	26.89	26.83	12.79	17.17	12.03
	95th %ile Queue Length Feet/ln	9.27	578.85	2010.41	299.38	379.65	61.62	75.02	672.28	670.78	319.74	429.2	300.84

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7.2 NW 22ND AVENUE AT RUTLAND STREET

Results from the capacity and queuing analyses at this signalized intersection are shown in **Table 7** through **Table 10**.

Under all peak hour scenarios, this intersection is anticipated to operate at an overall LOS A with all individual turning movements operating at its current level of service. With the addition of the proposed future site traffic, vehicle delays are expected to experience minor increases in comparison to No Build conditions. All simulated queues are projected to be contained within the existing available storage. However, westbound queue lengths presented blocking occurrences at the proposed Rutland Street Driveway.

Therefore, the addition of the proposed development traffic is anticipated to have minimal impacts to this intersection with no additional improvements required.

Table 7. NW 22nd Avenue & Rutland Street – AM LOS

	Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
	Approach	Northbound			Southbound				Eastbound			Westbound		
Scenario 1	Turning Movement	Left	Thru	Right	U-Turns	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Delay for Lane Group [s/veh]	3.58	2.55	2.55	3.61		2.89	2.89	72.96		72.87	80.55		
	Lane Group LOS	A	A	A	A		A	A	E		E	F		
	Approach Delay	2.56			2.92				72.92			80.55		
	Intersection Delay [s/veh]	5.75												
	Intersection LOS	A												
	Intersection V/C	0.334												
Scenario 2	Delay for Lane Group [s/veh]	3.82	2.68	2.68	3.85		3.06	3.06	72.68		72.41	80.32		
	Lane Group LOS	A	A	A	A		A	A	E		E	F		
	Approach Delay	2.69			3.09				72.57			80.32		
	Intersection Delay [s/veh]	5.89												
	Intersection LOS	A												
	Intersection V/C	0.348												
Scenario 3	Delay for Lane Group [s/veh]	5.74	3.98	3.98	6.07		4.42	4.42	67.55		66.74	77.3		
	Lane Group LOS	A	A	A	A		A	A	E		E	E		
	Approach Delay	3.99			4.52				67.29			77.3		
	Intersection Delay [s/veh]	8.22												
	Intersection LOS	A												
	Intersection V/C	0.375												

Table 8. NW 22nd Avenue & Rutland Street – PM LOS

	Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
	Approach	Northbound			Southbound				Eastbound			Westbound		
	Turning Movement	Left	Thru	Right	U-Turns	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Scenario 1	Delay for Lane Group [s/veh]	2.88	2.7	2.7	4.43		2.19	2.2	78.25		76.51	84.52		
	Lane Group LOS	A	A	A		A	A	A	E		E	F		
	Approach Delay	2.7			2.3				77.79			84.52		
	Intersection Delay [s/veh]	5.26												
	Intersection LOS	A												
	Intersection V/C	0.384												
Scenario 2	Delay for Lane Group [s/veh]	3.15	2.83	2.83	5.01		2.28	2.28	77.98		76.23	82.63		
	Lane Group LOS	A	A	A	A		A	A	E		E	F		
	Approach Delay	2.69			3.09				72.57			80.32		
	Intersection Delay [s/veh]	5.31												
	Intersection LOS	A												
	Intersection V/C	0.391												
Scenario 3	Delay for Lane Group [s/veh]	6.03	3.91	3.91	10.78		10.78	3.13	3.13		73.19	73.19		
	Lane Group LOS	A	A	A	B		B	A	A		E	E		
	Approach Delay	3.8			3.59				72.99			3.59		
	Intersection Delay [s/veh]	7.47												
	Intersection LOS	A												
	Intersection V/C	0.42												

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Table 9. NW 22nd Avenue & Rutland Street – AM Queue Analysis

	Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
	Approach	Northbound			Southbound				Eastbound			Westbound		
	Turning Movement	Left	Thru	Right	U-Turns	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Storage Capacity [Feet]	100	-	-	100		-	-	-	-	50	-	-	-
Scenario 1-AM	95th %ile Queue Length [Veh/ln]	0.05	3.44	3.43	0.63		4.65	4.63	1.1		0.81	3.78		
	96th %ile Queue Length [Feet/ln]	1.37	86	85.84	15.74		116.31	115.74	27.54		20.31	94.49		
Scenario 3-AM	95th %ile Queue Length Veh/ln	0.07	5.41	5.4	1.18		7.07	7.04	1.61		0.77	6.09		
	96th %ile Queue Length Feet/ln	1.84	135.36	135.05	29.62		176.8	175.93	40.37		19.14	152.36		

Table 10. NW 22nd Avenue & Rutland Street – PM Queue Analysis

	Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
	Approach	Northbound			Southbound				Eastbound			Westbound		
	Turning Movement	Left	Thru	Right	U-Turns	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Storage Capacity [Feet]	100	-	-	100		-	-	-	-	50	-	-	-
Scenario 1-PM	95th %ile Queue Length [Veh/ln]	0.08	4.77	4.76	0.63		3.12	3.11	2.54		0.92	2.38		
	96th %ile Queue Length [Feet/ln]	2.03	119.2	119.05	15.72		77.92	77.78	63.48		23.05	59.61		
Scenario 3-PM	95th %ile Queue Length Veh/ln	0.13	7.53	7.52	1.69		4.68	4.69	3.09		0.87	4.9		
	96th %ile Queue Length Feet/ln	3.28	188.28	187.93	42.19		117.31	117.31	77.36		21.74	122.47		

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7.3 NW 22ND AVENUE AT SERVICE ROAD

Under all future build scenarios, this un-signalized intersection is anticipated to operate at an overall LOS B with the eastbound and westbound movements operating at LOS B. Therefore, the addition of the proposed development traffic is anticipated to have minimal impacts to this intersection with no additional improvements required. Results from the capacity at this un-signalized intersection are shown in **Table 11** through **Table 12**.

After the addition of the proposed development trips, the VISTRO simulation yielded a total maximum queue of 1 vehicle along the eastbound and westbound during the AM and PM peak periods. Results from the capacity at this un-signalized intersection are shown in **Table 13** through **Table 14**.

Table 11. NW 22nd Avenue & Service Road – AM LOS

	Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
	Approach	Northbound			Southbound			Eastbound			Westbound		
	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Scenario 1	Lane Group LOS	-	-	-	-	-	-	-	-	B	-	-	B
	Approach Delay	-			-			13.69			12.49		
	Intersection Delay [s/veh]	0.14											
	Intersection LOS	B											
	Intersection V/C	-											
Scenario 2	Lane Group LOS	-	-	-	-	-	-	-	-	B	-	-	B
	Approach Delay	-			-			13.98			12.69		
	Intersection Delay [s/veh]	0.13											
	Intersection LOS	B											
	Intersection V/C	-											
Scenario 3	Lane Group LOS	-	-	-	-	-	-	-	-	B	-	-	B
	Approach Delay	-	-	-	-	-	-	14.07			12.69		
	Intersection Delay [s/veh]	0.13											
	Intersection LOS	B											
	Intersection V/C	-											

Table 12. NW 22nd Avenue & Service Road – PM LOS

	Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
	Approach	Northbound			Southbound			Eastbound			Westbound		
	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Scenario 1	Lane Group LOS	-	-	-	-	-	-	-	-	B	-	-	C
	Approach Delay	-			-			13.13			17.93		
	Intersection Delay [s/veh]	0.11											
	Intersection LOS	C											
	Intersection V/C	-											
Scenario 2	Lane Group LOS	-	-	-	-	-	-	-	-	B	-	-	C
	Approach Delay	-			-			13.37			18.59		
	Intersection Delay [s/veh]	0.11											
	Intersection LOS	C											
	Intersection V/C	-											
Scenario 3	Lane Group LOS	-	-	-	-	-	-	-	-	B	-	-	C
	Approach Delay							13.34			18.17		
	Intersection Delay [s/veh]	0.12											
	Intersection LOS	C											
	Intersection V/C	-											

Table 13. NW 22nd Avenue & Service Road – AM Queue Analysis

	Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
	Approach	Northbound			Southbound			Eastbound			Westbound		
	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Scenario 1-AM	95th %ile Queue Length [Veh/ln]	-	-	-	-	-	-	-	-	0.07	-	-	0.06
	96th %ile Queue Length [Feet/ln]	-	-	-	-	-	-	-	-	1.81	-	-	1.56
Scenario 3-AM	95th %ile Queue Length Veh/ln	-	-	-	-	-	-	-	-	0.08	-	-	0.07
	96th %ile Queue Length Feet/ln	-	-	-	-	-	-	-	-	1.89	-	-	1.63

Table 14. NW 22nd Avenue & Service Road – PM Queue Analysis

	Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
	Approach	Northbound			Southbound			Eastbound			Westbound		
	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Scenario 1-PM	95th %ile Queue Length [Veh/ln]	-	-	-	-	-	-	-	-	0.05	-	-	0.12
	96th %ile Queue Length [Feet/ln]	-	-	-	-	-	-	-	-	1.18	-	-	2.95
Scenario 3-PM	95th %ile Queue Length Veh/ln	-	-	-	-	-	-	-	-	0.07	-	-	0.11
	96th %ile Queue Length Feet/ln	-	-	-	-	-	-	-	-	1.74	-	-	2.73

7.4 NW 22ND AVENUE & DRIVEWAY

The proposed driveway is located within the exclusive northbound NW 22nd Avenue right turn at SR 9.

With the addition of background traffic and site generated traffic, short delays are expected for the westbound right turn movements exiting the proposed development during the AM and PM periods. It is important to reiterate that ingress and egress through this driveway will be performed by right turn movements only through.

As entrance maneuvers are to be performed by uncontrolled right turn movements, no queues are expected along the mainline.

Results from the capacity and queue analyses are summarized in **Table 15** through **Table 16**.

Table 15. NW 22nd Avenue & Driveway – AM & PM LOS Analysis

	Name	NW 22 Avenue			NW 22 Avenue			-			Driveway		
	Approach	Northbound			Southbound			-			Westbound		
	Turning Movement	Left	Thru	Right	Left	Thru	Right	-	-	-	Left	Thru	Right
Scenario 3-AM	Lane Group LOS	-	-	-	-	-	-	-	-	-	-	-	B
	Approach Delay	-			-			-			11.26		
	Intersection Delay [s/veh]	0.18											
	Intersection LOS	B											
	Intersection V/C	-											
Scenario 3-PM	Lane Group LOS	-	-	-	-	-	-	-	-	-	-	-	C
	Approach Delay	-			-			-			16.14		
	Intersection Delay [s/veh]	0.17											
	Intersection LOS	C											
	Intersection V/C	-											

Table 16. NW 22nd Avenue & Driveway – AM & PM LOS Analysis

	Name	NW 22 Avenue			NW 22 Avenue			-			Rutland Street		
	Approach	Northbound			Southbound			-			Westbound		
	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Scenario 3-AM	95th %ile Queue Length [Veh/ln]	-	-	-	-	-	-	-	-	-	-	-	0.07
	96th %ile Queue Length [Feet/ln]	-	-	-	-	-	-	-	-	-	-	-	1.82
Scenario 3-PM	95th %ile Queue Length Veh/ln	-	-	-	-	-	-	-	-	-	-	-	0.16
	96th %ile Queue Length Feet/ln	-	-	-	-	-	-	-	-	-	-	-	3.93

7.5 RUTLAND STREET & DRIVEWAY

This driveway is proposed to be located ±150 feet east of NW 22nd Avenue along Ruland Street. Ingress and egress will allow left turn maneuvers.
VISTRO simulation yielded acceptable Level of Services overall forecasting delays of 2.71 and 3.52 sec/veh. during the AM and PM, respectively.

Westbound queues at the intersection of NW 22nd Avenue at Rutland Street are expected to extend up to ±150 feet blocking the proposed driveway. Said blockages cause the eastbound left traffic at the proposed driveway; VISTRO traffic simulation forecasted queue lengths of 1 vehicle during the AM and PM peak hours respectively. Although queues appear to be minimal, the implementation of "DO NOT BLOCK INTERSECTION' sign R10-7 and pavement markings are recommended to mitigate potential intersection conflict points.

Results from the capacity and queue analyses are summarized in **Table 17** through **Table 18**.

Table 17. Rutland Street & Driveway – AM & PM LOS Analysis

	Name	Driveway			Rutland Street			Rutland Street			-		
	Approach	Southbound			Eastbound			Westbound			-		
	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	-	-	-
Scenario 3-AM	Lane Group LOS	A	-	A	A	A	-	-	A	A	-	-	-
	Approach Delay	9.0			2.38			-			-		
	Intersection Delay [s/veh]	2.65											
	Intersection LOS	A											
	Intersection V/C	-											
Scenario 3-PM	Lane Group LOS	A	-	A	A	A	-	-	A	A	-	-	-
	Approach Delay	8.33			2.34			-			-		
	Intersection Delay [s/veh]	3.52											
	Intersection LOS	A											
	Intersection V/C	-											

Table 18. Rutland Street & Driveway – AM & PM LOS Analysis

	Name	Driveway			Rutland Street			Rutland Street			-		
	Approach	Southbound			Eastbound			Westbound			-		
	Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	-	-	-
Scenario 3-AM	95th %ile Queue Length [Veh/ln]	0.13	-	0.13	0.03	0.03	-	-	0	0	-	-	-
	96th %ile Queue Length [Feet/ln]	3.25	-	3.25	0.85	0.85	-	-	0	0	-	-	-
Scenario 3-PM	95th %ile Queue Length Veh/ln	0.14	-	0.14	0.04	0.04	-	-	0	0	-	-	-
	96th %ile Queue Length Feet/ln	3.43	-	3.43	1.12	1.12	-	-	0	0	-	-	-

8.0 CONCURRENCY ANALYSIS

Pursuant to the Miami-Dade County Concurrency Management System, the study area traffic count station on the roadway adjacent to the Amendment Site has to be operating at an acceptable level of service during the peak hour period of the proposed development. Available capacity and acceptable level of service is maintained for the adjacent count station, and the study area roadway segment, meet the traffic concurrency standards from the Miami-Dade County.

Please refer to **Table 19** for a summary of the concurrency analysis.

Table 19. NW 22nd Avenue – Concurrency Analysis

Station	Location	LOS D Traffic Volume	2020 PM Peak Volume	2024 PM Peak Volume	PM Peak Forecasted Trips	Buildout Traffic Volume
991300	NW 22ND AVENUE South OF SERVICE RD	2,920*	2,046	2,127	122	2,249

Note*- LOS traffic Volume was taken from the Florida Department of Transportation (FDOT) Generalized Peak Hour Two-Way Table 4.

As summarized on **Table 19**, the trip generation yielded a total of 122 PM peak hour vehicle trips forecasted to travel through NW 22nd Avenue without negatively impacting the adopted LOS traffic volumes.

Please refer to **Appendix G** for FDOT generalized LOS table.

8.0 PARKING ANALYSIS

Parking Calculations were performed as per the City of Opa-Locka Municipality Code. Please refer to the site plan provided in **Appendix A.**

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8.0 CONCLUSSIONS AND RECOMENDATIONS

Caltran Engineering Group was retained to perform a traffic impact analysis (TIA) for a proposed Gas Station with a convenience store, as well as a proposed retail space located in 14585 NW 22nd Avenue under Folio No. 082122-005-0690.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2022) traffic condition as well as the projected (2024) background and build-out traffic conditions.

The proposed gas station will consist of 6 pumps, in addition to the proposed 1,600 Sqf of retail space and has the potential to generate 1,902 daily weekday trips for the proposed driveways. Out of the total weekday daily trips, 105 driveway trips are anticipated to occur during the AM peak hour and 122 driveway trips are expected to occur during the PM peak hour.

Based on the results of the traffic analysis, the future impacts associated with the proposed development are anticipated to be minimal overall, with some deterioration in operations anticipated at the signalized intersections of SR 9 and Rutland Street along NW 22nd Avenue. As a result, the following improvements are recommended as mitigation measures:

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NW 22nd Avenue at SR 9

A split optimization of its current TOD, signal timing, anticipates traffic improvements after the addition of the forecasted growth and potential trip generation. Said process yielded the results summarized in Section 7, Capacity Analysis, Table 4.

AM and PM Signal Timing are illustrated on ***Exhibit 10*** and ***Exhibit 11***, respectively.

Cycle Length [s]	160											
Coordination Type	Time of Day Pattern Coordinated											
Actuation Type	Semi-actuated											
Lost time [s]	0.00											
Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	3.0	0.0	4.8	3.0	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	11	50	0	29	68	0	12	52	0	29	69	0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0

Exhibit 10. AM- SR9 at NW 22 Ave – Proposed Signal Timing

Cycle Length [s]	160											
Coordination Type	Time of Day Pattern Coordinated											
Actuation Type	Semi-actuated											
Lost time [s]	0.00											
Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	4.8	0.0	4.8	4.8	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	32	62	0	26	56	0	21	52	0	21	52	0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0

Exhibit 11. PM- SR9 at NW 22 Ave – Proposed Signal Timing

Rutland Street and Proposed Driveway

Traffic simulation forecasted ±150 feet of westbound queues at the intersection of NW 22nd Avenue at Rutland Street. Said queues could potentially create conflict points at the proposed development access point. Although, VISTRO simulation did not yield excessive queues, the implementation of "DO NOT BLOCK INTERSECTION' sign R10-7 and pavement markings are recommended to mitigate potential intersection conflict points.

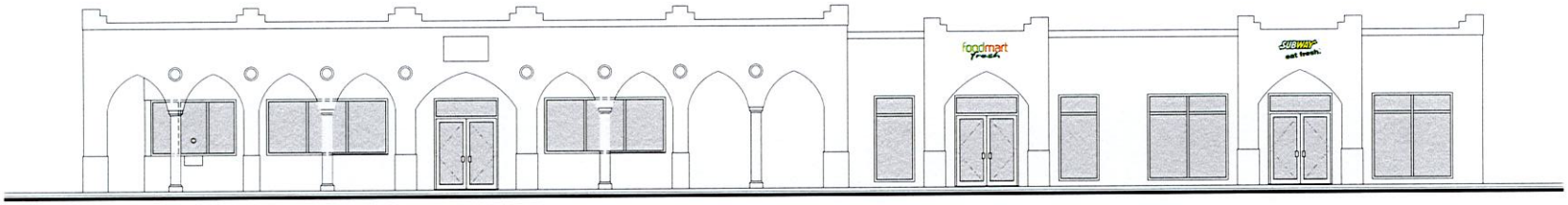
Beyond the above-mentioned improvements, no other offsite geometric or traffic control improvements are recommended as part of the proposed development.

APPENDIX A

Architectural Site Plan

NEW C-STORE AND GAS STATION
UNBRANDED

14585 NW 22 AVENUE
OPA-LOCKA, FLORIDA 33054



AERIAL MAP

SCALE: N.T.S.

NORTH

BUILDING AND ZONING CRITERIA

ZONING CRITERIA PER MIAMI-DADE MUNICIPALITY OF OPA-LOCKA N.C. Neighborhood Center

		ALLOWED REQUIRED	PROVIDED
ZONING	B-2 COMMERCIAL UBERAL BUSINESS DISTRICT		
LOT SIZE		N/A	21,960 SQ FT
SETBACKS:			
PRINCIPAL BUILDING	FRONT (WEST)	10'-0" MIN	57'-3" NEW
	SIDE STREET (NORTH)	15'-0" MIN	15'-1" NEW
	SIDE STREET (SOUTH)	15'-0" MIN	15'-1" NEW
	REAR (EAST)	0'-0" MIN	4" NEW
FUEL CANOPY	FRONT (WEST)		20'-5 3/4" NEW
	SIDE STREET (NORTH)		58'-9" NEW
	SIDE STREET (SOUTH)		20'-3" NEW
BUILDING HEIGHT		55'-0" MAX / 4 STORIES	18'-0" NEW 1 STORY
BUILDING AREA:			
CONVENIENCE STORE			1,975 SQ FT
RETAIL SPACE #1			802 SQ FT
RETAIL SPACE #2			802 SQ FT
METAL CANOPY			1,440 SQ FT
CARWASH			808 SQ FT
LOT COVERAGE	21,960 SQ FT X 50%	10,980 SQ FT MAX.	5,827 SQ FT
LANDSCAPE OPEN SPACE	21,960 SQ FT X 20%	4,392 SQ FT MIN.	4,422 SQ FT
REQUIRED PARKING SERVICE STATION (1 P.S. PER 200 S.Q.)	3,579 SQ FT./ 500	7.1 P.S. REQUIRED	9 P.S. PROVIDED
HANDICAP PARKING	(1 P.S. PER 25 P.S.)	1 P.S. REQUIRED	1 P.S. PROVIDED FROM TOTAL ABOVE

FLOOD ZONE "X"

FIALLO'S MEP DESIGN, INC

10010 SW 83rd ST
Miami, Florida 33173
305 877 1845
jfiallo@fiallomepdesign.com

CA# 28637

NEW C-STORE & GAS STATION
UNBRANDED
14585 NW 22 Avenue
OPA-LOCKA, Florida 33054

JORGE FIALLO
FLORIDA P.E. #65527
Drawings not valid unless Signed, Sealed and Dated by a Registered Professional

NO	REVISIONS	DATE
1		
2		
3		
4		

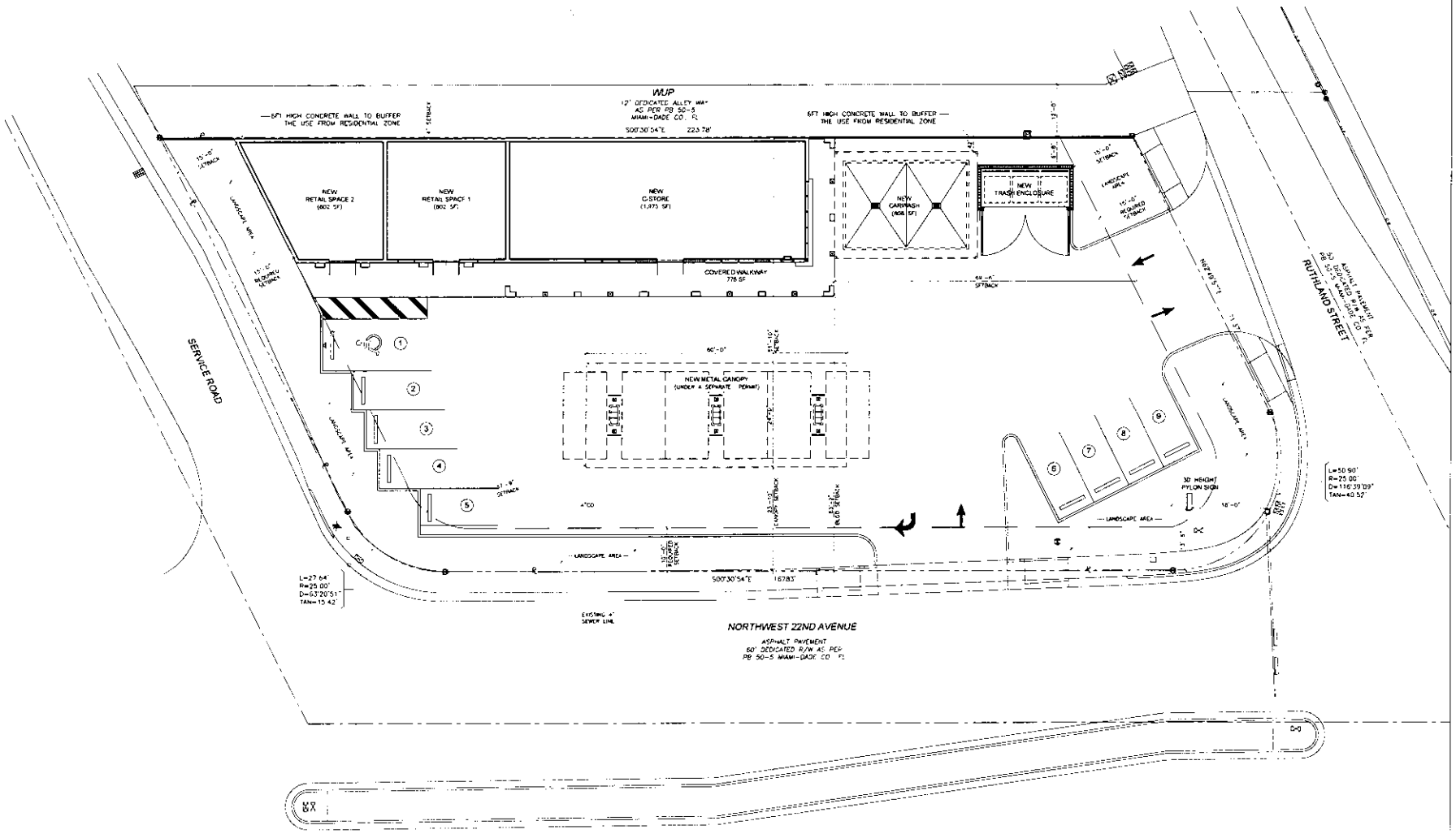
JOB NUMBER
20-200-00585

ISSUE DATE	DEC 2020
DRAWN BY	
CHECKED BY	J FIALLO
ISSUE	

COVER SHEET

A-0.0

SHEET NUMBER



ARCHITECTURAL GROUND SITE PLAN

SCALE : 3/32" = 1'-0"

FIALLO'S MEP DESIGN, INC

10010 SW 83rd St
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

NEW C-STORE & GAS STATION
UNBRANDED
14585 NW 22 Avenue
OPA-LOCKA, Florida 33054

JORGE FIALLO
FLORIDA P.E. #65927

NO	REVISIONS	DATE
1		
2		
3		
4		
5		

JOB NUMBER
20-200-00585

ISSUE DATE	DEC 2020
DRAWN BY	
CHECKED BY	J. FIALLO
ISSUE	

SITE PLAN

A-1.0

SHEET NUMBER

APPENDIX B

Trip Generation OTISS Reports

Land Use: 945
Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory "none."

Additional Data

ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052

Convenience Store/Gas Station - GFA (2-4k) (945)

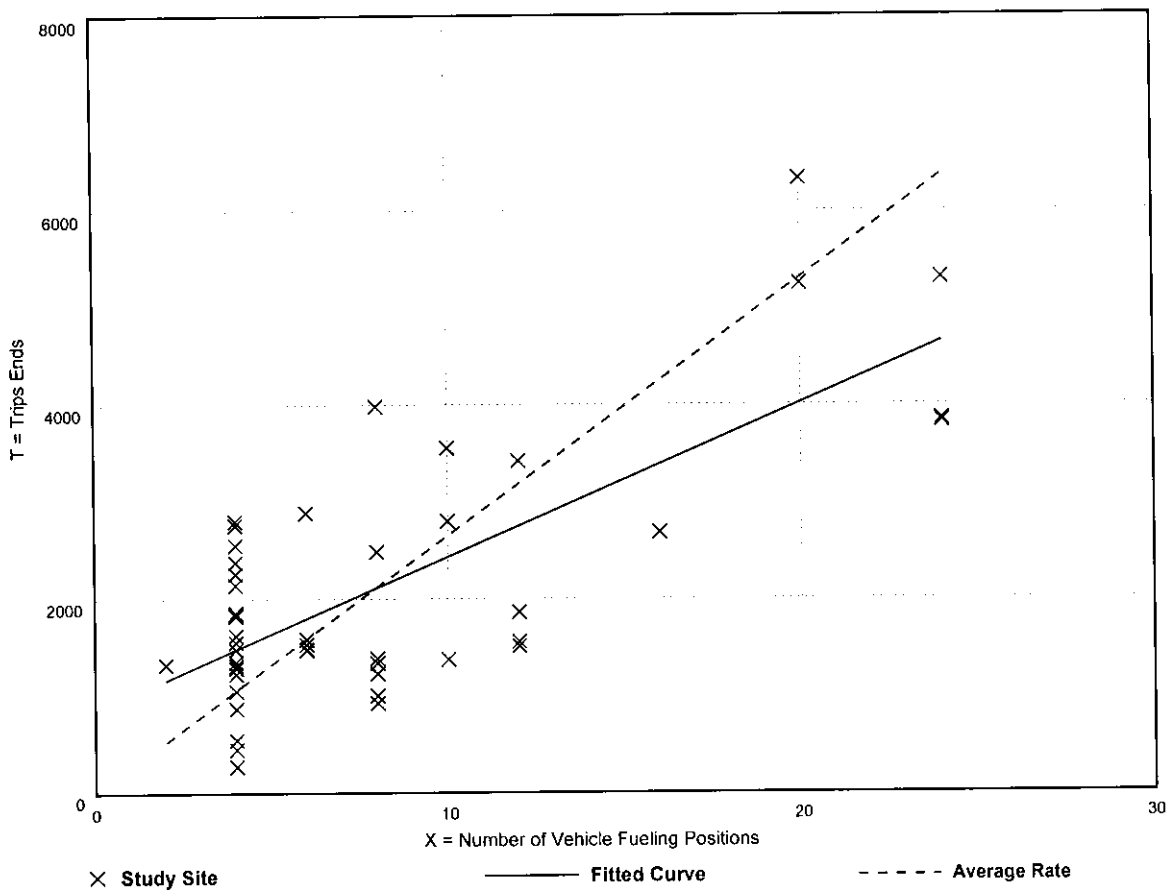
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
265.12	68.50 - 701.00	142.37

Data Plot and Equation



Fitted Curve Equation: T = 158.28(X) + 850.23

R^2= 0.52

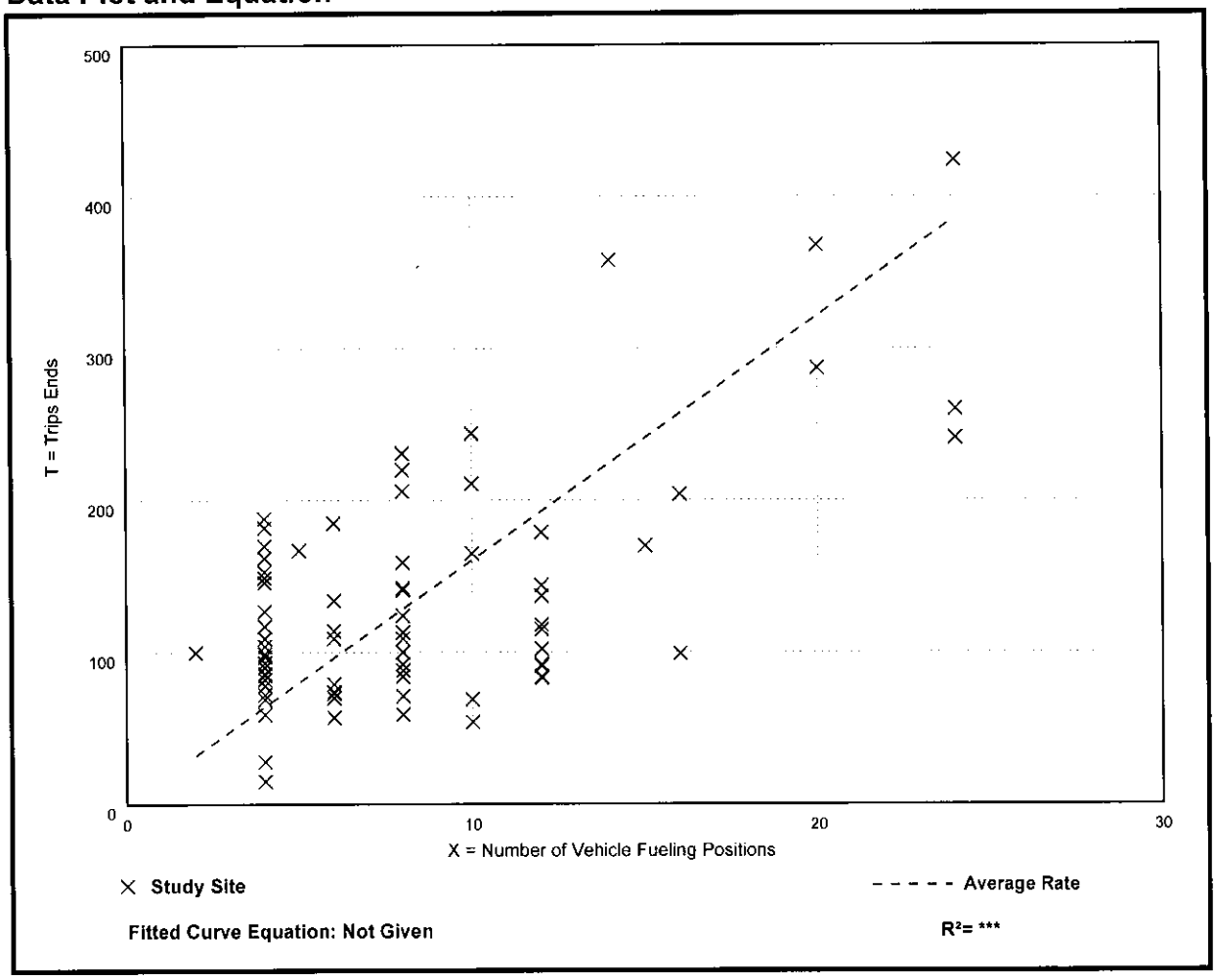
Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 76
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
16.06	3.75 - 50.00	8.79

Data Plot and Equation



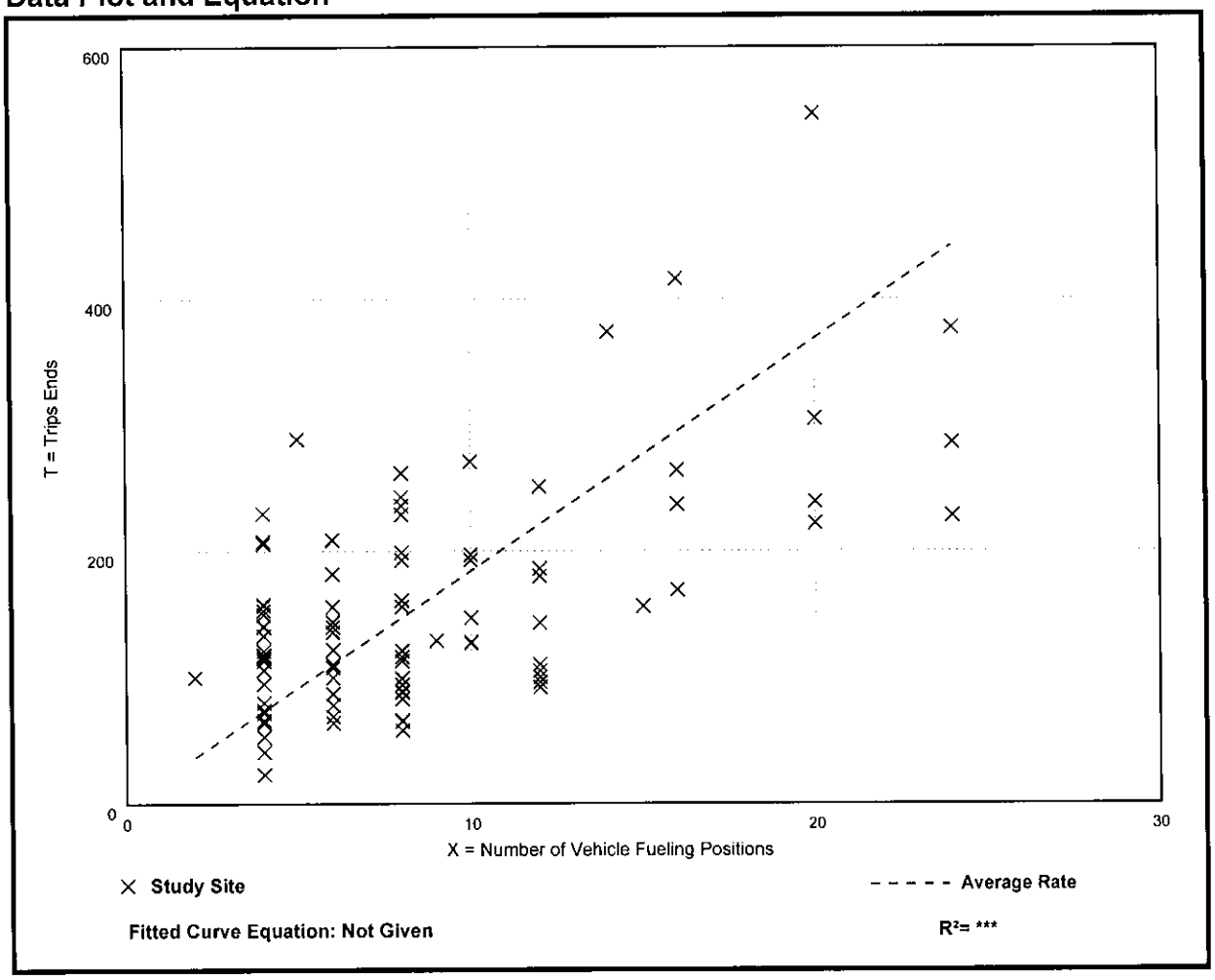
Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 93
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
18.42	5.75 - 57.80	10.16

Data Plot and Equation



Land Use	Size	Weekday		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	
		Entry	Exit	Entry	Exit	Entry	Exit
945 - Convenience Store/Gas Station - GFA (2-4k) (General Urban/Suburban)	6 Vehicle Fueling Positions	900	900	50	50	56	55
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		900	900	50	50	56	55
814 - Variety Store (General Urban/Suburban)	1.6 1000 Sq. Ft. GFA	51	51	2	3	6	5
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		51	51	3	2	6	5
Total		951	951	51	50	62	60
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		951	951	52	53	62	60

APPENDIX C

Trip Distribution

Miami-Dade 2015 Base Year Direction Trip Distribution Summary

TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
235	3135	Trips	114	67	28	102	109	105	72	99	697
235	3135	Percent	16.3	9.6	4.1	14.7	15.7	15.1	10.4	14.2	
236	3136	Trips	621	379	200	591	604	546	306	419	3,715
236	3136	Percent	16.9	10.4	5.5	16.1	16.5	14.9	8.4	11.4	
237	3137	Trips	166	95	43	98	124	112	87	136	867
237	3137	Percent	19.3	11.1	5.0	11.4	14.4	13.0	10.1	15.8	
238	3138	Trips	1,665	434	147	518	753	691	578	1,071	6,038
238	3138	Percent	28.4	7.4	2.5	8.9	12.9	11.8	9.9	18.3	
239	3139	Trips	261	40	53	160	211	218	120	119	1,190
239	3139	Percent	22.1	3.4	4.5	13.6	17.9	18.5	10.2	10.1	
240	3140	Trips	608	142	115	349	508	413	221	329	2,739
240	3140	Percent	22.7	5.3	4.3	13.0	18.9	15.4	8.2	12.2	
241	3141	Trips	93	22	23	60	76	95	55	61	484
241	3141	Percent	19.2	4.6	4.8	12.4	15.6	19.7	11.3	12.6	
242	3142	Trips	726	408	214	758	587	644	433	526	4,502
242	3142	Percent	16.9	9.5	5.0	17.6	13.7	15.0	10.1	12.3	
243	3143	Trips	388	154	79	258	378	269	230	212	1,993
243	3143	Percent	19.7	7.8	4.0	13.1	19.2	13.7	11.7	10.8	
244	3144	Trips	526	285	176	458	591	451	223	335	3,172
244	3144	Percent	17.3	9.4	5.8	15.1	19.4	14.8	7.3	11.0	
245	3145	Trips	499	261	197	355	545	297	269	338	2,821
245	3145	Percent	18.1	9.4	7.1	12.9	19.7	10.8	9.8	12.2	
246	3146	Trips	415	252	108	321	386	285	222	238	2,236
246	3146	Percent	18.6	11.3	4.9	14.4	17.3	12.8	10.0	10.7	
247	3147	Trips	326	283	161	339	390	370	161	177	2,236
247	3147	Percent	14.8	12.8	7.3	15.4	17.7	16.8	7.3	8.0	
248	3148	Trips	511	307	195	466	604	407	232	335	3,161
248	3148	Percent	16.7	10.0	6.4	15.2	19.8	13.3	7.6	11.0	
249	3149	Trips	361	233	134	260	318	264	105	230	1,942
249	3149	Percent	18.9	12.3	7.0	13.6	16.7	13.9	5.5	12.1	
250	3150	Trips	874	581	389	806	1,083	598	340	481	5,411
250	3150	Percent	17.0	11.3	7.6	15.7	21.0	11.6	6.6	9.3	
251	3151	Trips	390	288	88	356	332	181	238	249	2,151
251	3151	Percent	18.4	13.6	4.1	16.8	15.7	8.5	11.2	11.7	
252	3152	Trips	319	327	167	390	561	313	213	336	2,683
252	3152	Percent	12.1	12.5	6.4	14.9	21.4	11.9	8.1	12.8	
253	3153	Trips	103	106	56	137	180	128	71	161	942
253	3153	Percent	10.9	11.3	6.0	14.6	19.1	13.6	7.5	17.1	
254	3154	Trips	257	244	169	234	383	217	213	273	2,000
254	3154	Percent	12.9	12.3	8.5	11.8	19.3	10.9	10.7	13.7	
255	3155	Trips	597	489	369	680	794	271	407	440	4,143
255	3155	Percent	14.7	12.1	9.1	16.8	19.6	6.7	10.1	10.9	
256	3156	Trips	257	321	150	274	382	243	163	253	2,102
256	3156	Percent	12.6	15.7	7.3	13.4	18.7	11.9	8.0	12.4	
257	3157	Trips	567	480	283	498	684	391	290	499	3,788
257	3157	Percent	15.4	13.0	7.7	13.5	18.5	10.6	7.8	13.5	
258	3158	Trips	368	195	138	309	350	157	114	187	1,850
258	3158	Percent	20.3	10.7	7.6	17.0	19.2	8.7	6.3	10.3	
259	3159	Trips	393	436	210	388	461	355	255	392	2,907
259	3159	Percent	13.6	15.1	7.3	13.4	16.0	12.3	8.8	13.6	
260	3160	Trips	436	389	235	359	498	393	235	439	3,076
260	3160	Percent	14.6	13.0	7.9	12.0	16.7	13.2	7.9	14.7	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary

TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
235	3135	Trips	228	130	35	155	229	238	100	232	1,374
235	3135	Percent	16.9	9.7	2.6	11.5	17.0	17.7	7.5	17.2	
236	3136	Trips	561	329	182	633	600	545	288	405	3,704
236	3136	Percent	15.8	9.3	5.2	17.9	16.9	15.4	8.1	11.4	
237	3137	Trips	173	142	55	114	149	95	100	108	951
237	3137	Percent	18.5	15.2	5.8	12.2	15.9	10.1	10.7	11.6	
238	3138	Trips	1,932	396	226	777	1,149	912	817	1,136	7,707
238	3138	Percent	26.3	5.4	3.1	10.6	15.6	12.4	11.1	15.5	
239	3139	Trips	302	58	52	247	343	288	131	232	1,696
239	3139	Percent	18.3	3.5	3.1	14.9	20.8	17.5	7.9	14.0	
240	3140	Trips	548	128	91	451	553	454	270	330	2,873
240	3140	Percent	19.4	4.5	3.2	16.0	19.6	16.1	9.6	11.7	
241	3141	Trips	171	29	34	143	172	94	73	116	842
241	3141	Percent	20.6	3.5	4.1	17.2	20.7	11.3	8.8	13.9	
242	3142	Trips	862	376	274	888	865	793	506	537	5,321
242	3142	Percent	16.9	7.4	5.4	17.4	17.0	15.5	9.9	10.5	
243	3143	Trips	368	126	131	344	387	337	287	308	2,309
243	3143	Percent	16.1	5.5	5.7	15.1	16.9	14.7	12.5	13.5	
244	3144	Trips	678	283	165	606	664	549	361	432	3,858
244	3144	Percent	18.1	7.6	4.4	16.2	17.8	14.7	9.7	11.6	
245	3145	Trips	581	324	164	467	544	361	307	322	3,119
245	3145	Percent	18.9	10.6	5.3	15.2	17.7	11.8	10.0	10.5	
246	3146	Trips	354	242	155	445	461	390	300	333	2,696
246	3146	Percent	13.2	9.0	5.8	16.6	17.2	14.6	11.2	12.4	
247	3147	Trips	424	321	188	365	514	435	310	267	2,882
247	3147	Percent	15.0	11.4	6.6	12.9	18.2	15.4	11.0	9.4	
248	3148	Trips	581	373	164	491	702	556	297	369	3,576
248	3148	Percent	16.5	10.6	4.6	13.9	19.9	15.7	8.4	10.4	
249	3149	Trips	340	213	122	397	573	347	202	225	2,443
249	3149	Percent	14.1	8.8	5.1	16.4	23.7	14.3	8.3	9.3	
250	3150	Trips	1,386	901	613	1,185	1,387	950	577	688	8,004
250	3150	Percent	18.0	11.7	8.0	15.4	18.0	12.4	7.5	9.0	
251	3151	Trips	404	305	141	404	544	318	187	303	2,700
251	3151	Percent	15.5	11.7	5.4	15.5	20.9	12.2	7.2	11.6	
252	3152	Trips	502	365	195	437	630	480	394	418	3,494
252	3152	Percent	14.7	10.7	5.7	12.8	18.4	14.0	11.5	12.2	
253	3153	Trips	128	150	98	213	254	136	101	120	1,245
253	3153	Percent	10.6	12.5	8.2	17.8	21.2	11.3	8.4	10.0	
254	3154	Trips	488	378	177	393	582	313	341	380	3,061
254	3154	Percent	16.0	12.4	5.8	12.9	19.1	10.2	11.2	12.5	
255	3155	Trips	763	643	377	886	1,057	541	520	571	5,531
255	3155	Percent	14.2	12.0	7.0	16.5	19.7	10.1	9.7	10.7	
256	3156	Trips	394	404	192	446	492	284	210	309	2,819
256	3156	Percent	14.4	14.8	7.0	16.3	18.0	10.4	7.7	11.3	
257	3157	Trips	640	544	382	634	877	575	471	455	4,718
257	3157	Percent	14.0	11.9	8.4	13.9	19.2	12.6	10.3	9.9	
258	3158	Trips	355	320	184	419	455	293	261	206	2,523
258	3158	Percent	14.3	12.8	7.4	16.8	18.2	11.8	10.5	8.3	
259	3159	Trips	372	380	209	369	554	379	339	395	3,110
259	3159	Percent	12.4	12.7	7.0	12.3	18.5	12.6	11.3	13.2	
260	3160	Trips	716	592	373	740	933	592	579	670	5,284
260	3160	Percent	13.8	11.4	7.2	14.2	18.0	11.4	11.1	12.9	

APPENDIX D

Data Collection

24 Hr. – Road Tube Count

County: 99
Station: 1300
Description: NW 22ND AVENUE EAST OF SERVICE RD
Start Date: 01/25/2022
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	39	40	40	16	135	29	25	34	16	104	239
0100	26	32	13	12	83	20	16	14	14	64	147
0200	15	45	8	9	77	19	13	20	11	63	140
0300	16	14	11	20	61	8	12	17	13	50	111
0400	16	19	29	39	103	17	12	17	18	64	167
0500	27	53	63	71	214	32	30	49	67	178	392
0600	76	114	148	158	496	73	134	183	204	594	1090
0700	150	182	190	184	706	236	244	279	283	1042	1748
0800	210	214	177	158	759	229	217	219	283	948	1707
0900	179	168	175	143	665	208	193	154	157	712	1377
1000	162	181	157	147	647	158	150	144	160	612	1259
1100	154	169	168	163	654	118	138	149	152	557	1211
1200	191	183	205	179	758	169	168	159	141	637	1395
1300	201	190	192	154	737	150	145	148	176	619	1356
1400	193	203	188	254	838	157	176	194	214	741	1579
1500	223	242	272	262	999	191	199	232	262	884	1883
1600	276	271	268	290	1105	201	228	232	223	884	1989
1700	293	289	208	281	1071	206	245	213	236	900	1971
1800	258	241	242	273	1014	173	212	191	163	739	1753
1900	191	188	190	147	716	164	121	103	105	493	1209
2000	154	112	113	118	497	101	80	91	73	345	842
2100	110	102	94	80	386	81	78	77	57	293	679
2200	70	65	77	63	275	59	54	43	48	204	479
2300	58	67	39	39	203	47	46	39	31	163	366
24-Hour Totals:					13199					11890	25089

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	730	798	700	1042	730	1806
P.M.	1630	1140	1530	923	1630	2046
Daily	1630	1140	700	1042	1630	2046

Generated by SPS 5.0.53P

SR 9 and NW 22nd Avenue.

SR 9 at NE 22nd Avenue

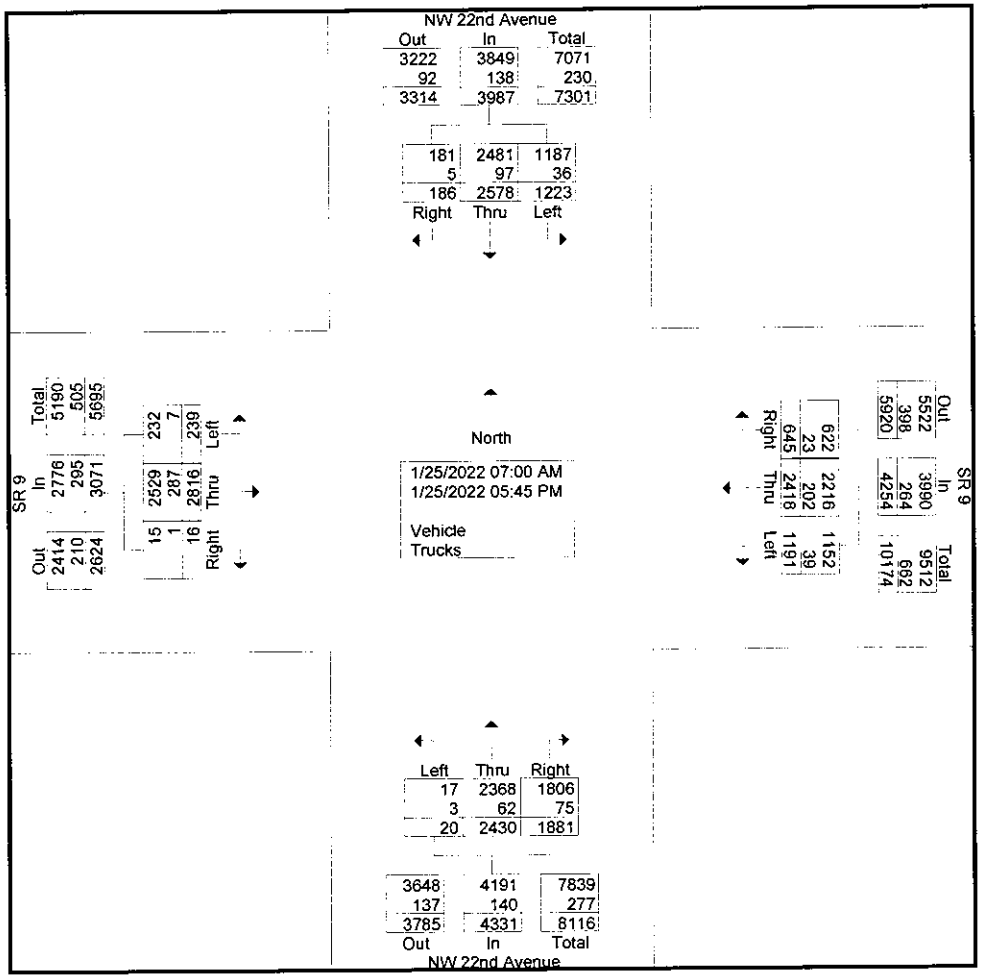
File Name : TMC-1 SR-9 at NW 22nd Avenue
Site Code : 00000000
Start Date : 1/25/2022
Page No : 1

Groups Printed- Vehicle - Trucks

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					SR 9 Westbound					SR 9 Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	60	144	4	208	0	1	90	69	160	0	74	114	36	224	0	4	163	1	168	760
07:15 AM	0	49	157	6	212	0	0	109	82	191	0	67	142	31	240	0	1	192	1	194	837
07:30 AM	0	74	180	9	263	0	0	110	81	191	0	98	137	31	266	0	3	182	0	185	905
07:45 AM	0	102	205	12	319	0	0	105	94	199	0	82	162	33	277	0	10	146	0	156	951
Total	0	285	686	31	1002	0	1	414	326	741	0	321	555	131	1007	0	18	683	2	703	3453
08:00 AM	0	121	160	11	292	0	1	140	81	222	0	78	174	32	284	0	10	173	2	185	983
08:15 AM	0	87	116	12	215	0	1	133	98	232	0	99	195	27	321	0	19	186	4	209	977
08:30 AM	0	132	149	13	294	0	4	104	79	187	0	75	159	31	265	0	17	127	1	145	891
08:45 AM	0	86	183	13	282	0	2	97	70	169	0	83	117	23	223	0	16	108	0	124	798
Total	0	426	608	49	1083	0	8	474	328	810	0	335	645	113	1093	0	62	594	7	663	3649
*** BREAK ***																					
04:00 PM	0	55	141	13	209	0	1	199	127	327	0	70	150	37	257	0	22	240	1	263	1056
04:15 PM	0	66	167	12	245	0	3	196	151	350	0	71	144	44	259	0	21	191	1	213	1067
04:30 PM	0	59	170	13	242	0	2	191	140	333	0	61	170	38	269	0	16	183	1	200	1044
04:45 PM	0	58	156	16	230	0	1	203	145	349	0	76	135	47	258	0	14	193	1	208	1045
Total	0	238	634	54	926	0	7	789	563	1359	0	278	599	166	1043	0	73	807	4	884	4212
05:00 PM	0	51	147	15	213	0	2	195	205	402	0	68	150	52	270	0	19	191	1	211	1096
05:15 PM	0	69	168	10	247	0	1	196	188	385	0	62	156	73	291	0	20	202	1	223	1146
05:30 PM	0	77	144	11	232	0	1	159	126	286	0	68	145	62	275	0	22	175	0	197	990
05:45 PM	0	77	191	16	284	0	0	203	145	348	0	59	168	48	275	0	25	164	1	190	1097
Total	0	274	650	52	976	0	4	753	664	1421	0	257	619	235	1111	0	86	732	3	821	4329
Grand Total	0	1223	2578	186	3987	0	20	2430	1881	4331	0	1191	2418	645	4254	0	239	2816	16	3071	15643
Apprch %	0	30.7	64.7	4.7		0	0.5	56.1	43.4		0	28	56.8	15.2		0	7.8	91.7	0.5		
Total %	0	7.8	16.5	1.2	25.5	0	0.1	15.5	12	27.7	0	7.6	15.5	4.1	27.2	0	1.5	18	0.1	19.6	
Vehicle	0	1187	2481	181	3849	0	17	2368	1806	4191	0	1152	2216	622	3990	0	232	2529	15	2776	14806
% Vehicle	0	97.1	96.2	97.3	96.5	0	85	97.4	96	96.8	0	96.7	91.6	96.4	93.8	0	97.1	89.8	93.8	90.4	94.6
Trucks	0	36	97	5	138	0	3	62	75	140	0	39	202	23	264	0	7	287	1	295	837
% Trucks	0	2.9	3.8	2.7	3.5	0	15	2.6	4	3.2	0	3.3	8.4	3.6	6.2	0	2.9	10.2	6.2	9.6	5.4

SR 9 at NE 22nd Avenue

File Name : TMC-1 SR-9 at NW 22nd Avenu
Site Code : 00000000
Start Date : 1/25/2022
Page No : 2



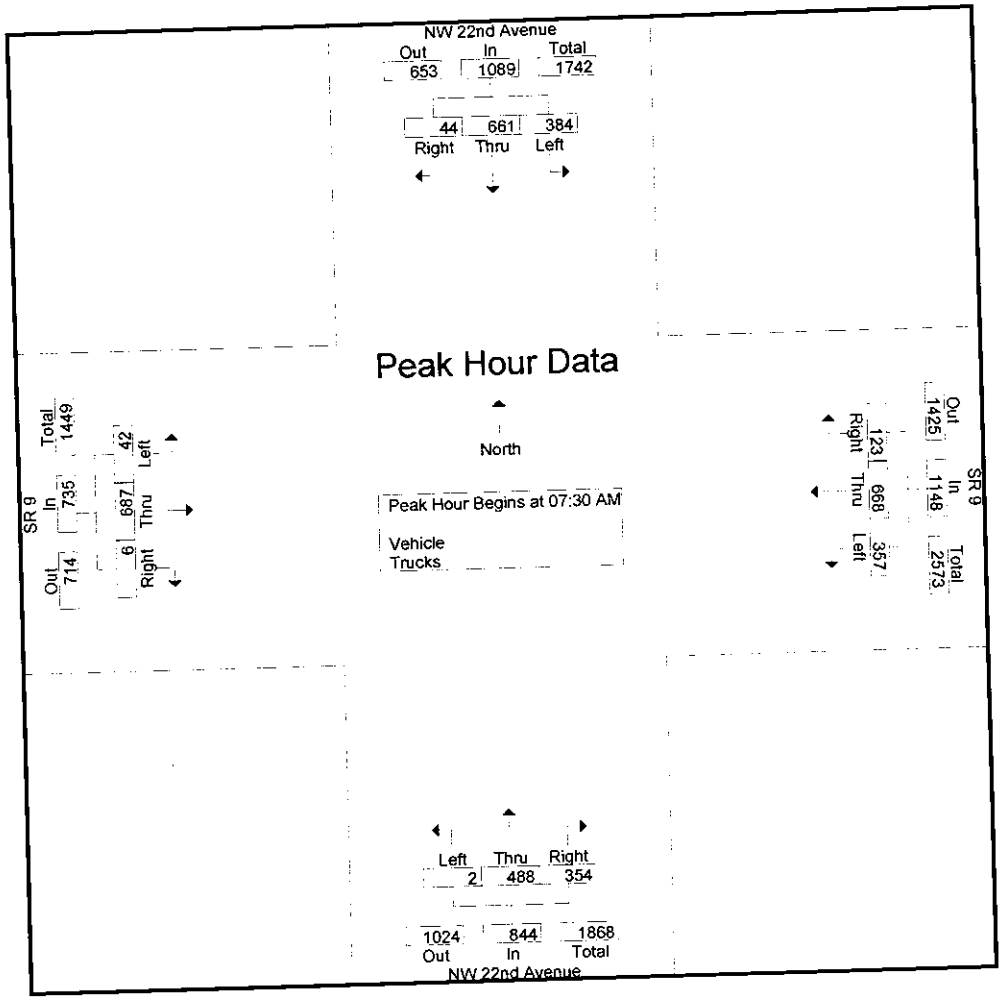
SR 9 at NE 22nd Avenue

File Name : TMC-1 SR-9 at NW 22nd Avenu
Site Code : 00000000
Start Date : 1/25/2022
Page No : 3

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					SR 9 Westbound					SR 9 Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	74	180	9	263	0	0	110	81	191	0	98	137	31	266	0	3	182	0	185	905
07:45 AM	0	102	**205**	**12**	**319**	0	0	105	94	199	0	82	162	**33**	277	0	10	146	0	156	951
08:00 AM	0	**121**	160	11	292	0	**1**	**140**	81	222	0	78	174	32	284	0	10	173	2	185	**983**
08:15 AM	0	87	116	12	215	0	1	133	**98**	**232**	0	**99**	**195**	27	**321**	0	**19**	**186**	**4**	**209**	977
Total Volume	0	384	661	44	1089	0	2	488	354	844	0	357	668	123	1148	0	42	687	6	735	3816
% App. Total	0	35.3	60.7	4		0	0.2	57.8	41.9		0	31.1	58.2	10.7		0	5.7	93.5	0.8		
PHF	.000	.793	.806	.917	.853	.000	.500	.871	.903	.909	.000	.902	.856	.932	.894	.000	.553	.923	.375	.879	.970

SR 9 at NE 22nd Avenue

File Name : TMC-1 SR-9 at NW 22nd Avenue
Site Code : 00000000
Start Date : 1/25/2022
Page No : 4



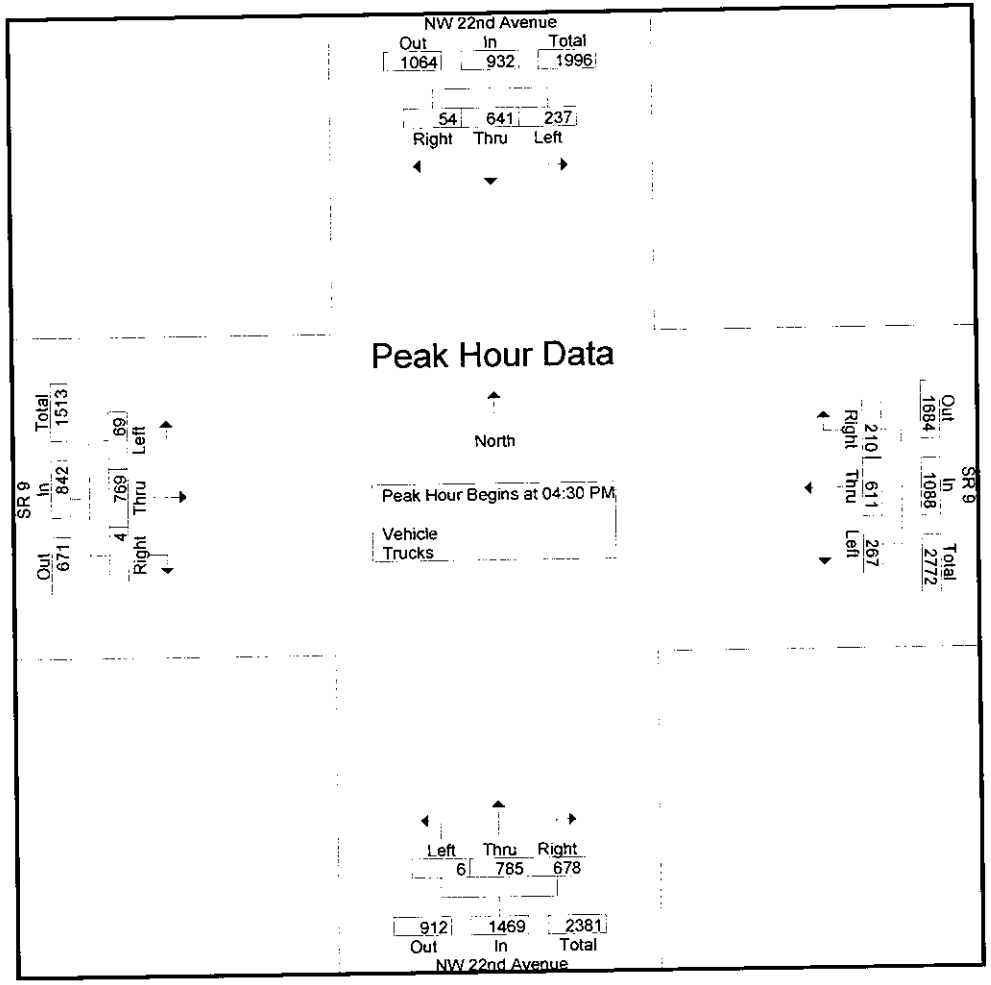
SR 9 at NE 22nd Avenue

File Name : TMC-1 SR-9 at NW 22nd Avenu
Site Code : 00000000
Start Date : 1/25/2022
Page No : 5

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					SR 9 Westbound					SR 9 Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	59	**170**	13	242	0	**2**	191	140	333	0	61	**170**	38	269	0	16	183	**1**	200	1044
04:45 PM	0	58	156	**16**	230	0	1	**203**	145	349	0	**76**	135	47	258	0	14	193	1	208	1045
05:00 PM	0	51	147	15	213	0	2	195	**205**	**402**	0	68	150	52	270	0	19	191	1	211	1096
05:15 PM	0	**69**	168	10	**247**	0	1	196	188	385	0	62	156	**73**	**291**	0	**20**	**202**	1	**223**	**1146**
Total Volume	0	237	641	54	932	0	6	785	678	1469	0	267	611	210	1088	0	69	769	4	842	4331
% App. Total	0	25.4	68.8	5.8		0	0.4	53.4	46.2		0	24.5	56.2	19.3		0	8.2	91.3	0.5		
PHF	.000	.859	.943	.844	.943	.000	.750	.967	.827	.914	.000	.878	.899	.719	.935	.000	.863	.952	1.00	.944	.945

SR 9 at NE 22nd Avenue

File Name : TMC-1 SR-9 at NW 22nd Avenue
Site Code : 00000000
Start Date : 1/25/2022
Page No : 6



Service Road and NW 22nd Avenue.

NW 22nd Avenue at Service Rd

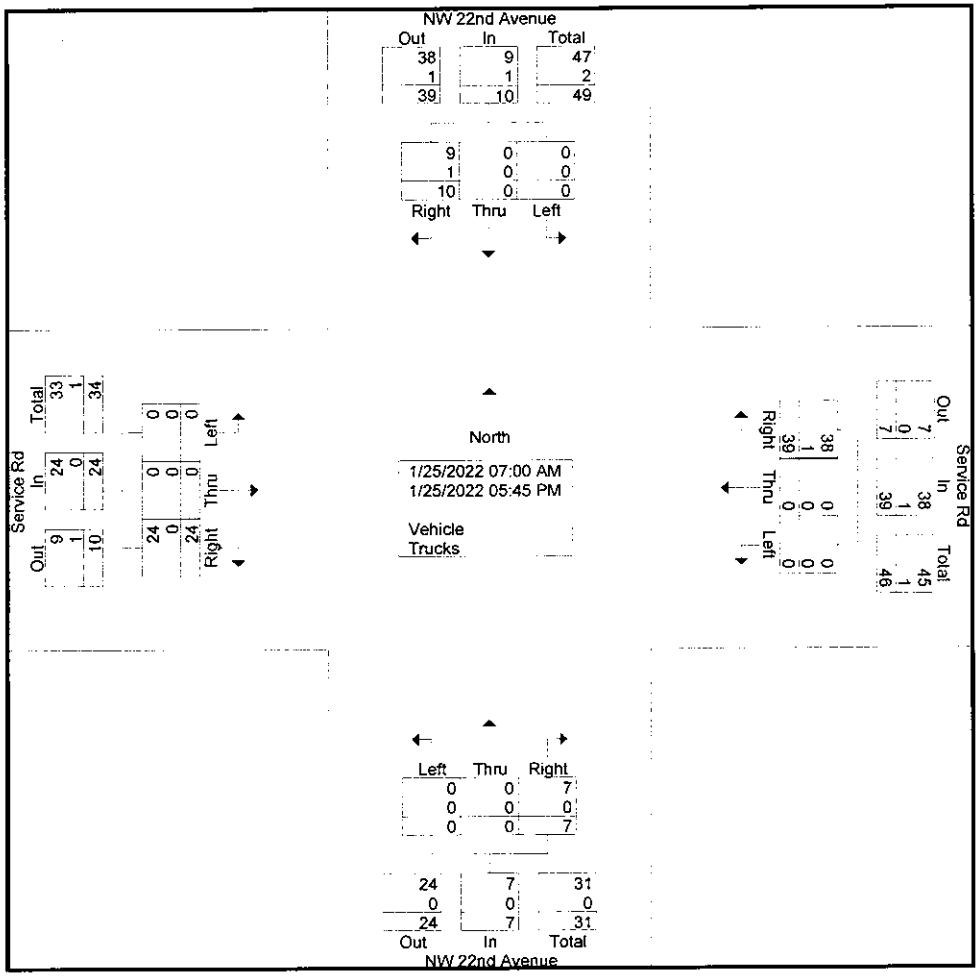
File Name : TMC-2 NW 22nd Avenue at Service Rd
Site Code : 00000000
Start Date : 1/25/2022
Page No : 1

Groups Printed- Vehicle - Trucks

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					Service Rd Westbound					Service Rd Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2	2	3
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	1	1	3
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	3	3	12
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	4	4	7
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2	2	3
08:30 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	5	5	0	0	0	1	1	7
08:45 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	1	1	0	0	0	3	3	5
Total	0	0	0	0	0	0	0	0	2	2	0	0	0	10	10	0	0	0	10	10	22
*** BREAK ***																					
04:00 PM	0	0	0	2	2	0	0	0	2	2	0	0	0	3	3	0	0	0	0	0	7
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	2	2	4
04:30 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	2	2	0	0	0	2	2	6
04:45 PM	0	0	0	0	0	0	0	0	2	2	0	0	0	1	1	0	0	0	1	1	4
Total	0	0	0	3	3	0	0	0	5	5	0	0	0	8	8	0	0	0	5	5	21
05:00 PM	0	0	0	5	5	0	0	0	0	0	0	0	0	5	5	0	0	0	2	2	12
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	1	1	4
05:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	2	2	4
05:45 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	1	1	5
Total	0	0	0	7	7	0	0	0	0	0	0	0	0	12	12	0	0	0	6	6	25
Grand Total	0	0	0	10	10	0	0	0	7	7	0	0	0	39	39	0	0	0	24	24	80
Apprch %	0	0	0	100		0	0	0	100		0	0	0	100		0	0	0	100		
Total %	0	0	0	12.5	12.5	0	0	0	8.8	8.8	0	0	0	48.8	48.8	0	0	0	30	30	
Vehicle	0	0	0	9	9	0	0	0	7	7	0	0	0	38	38	0	0	0	24	24	78
% Vehicle	0	0	0	90	90	0	0	0	100	100	0	0	0	97.4	97.4	0	0	0	100	100	97.5
Trucks	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
% Trucks	0	0	0	10	10	0	0	0	0	0	0	0	0	2.6	2.6	0	0	0	0	0	2.5

NW 22nd Avenue at Service Rd

File Name : TMC-2 NW 22nd Avenue at Service R
Site Code : 00000000
Start Date : 1/25/2022
Page No : 2



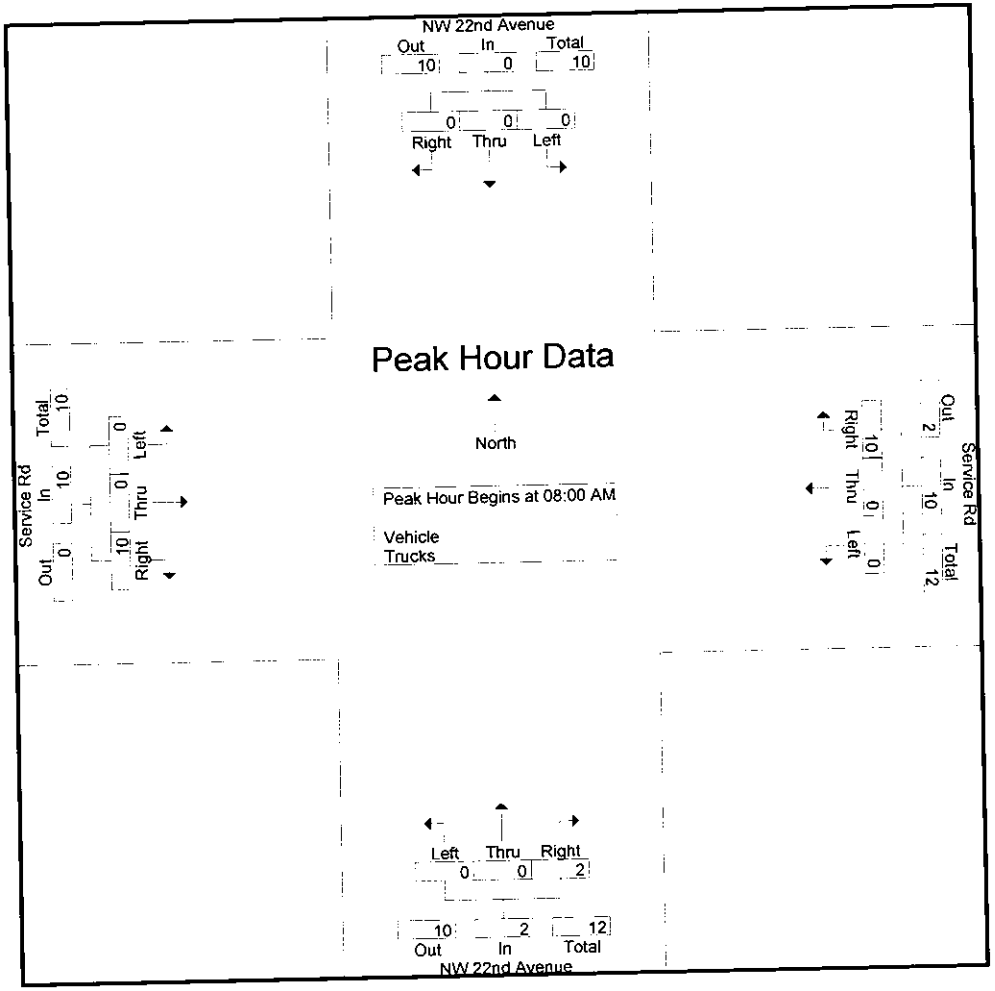
NW 22nd Avenue at Service Rd

File Name : TMC-2 NW 22nd Avenue at Service R
Site Code : 00000000
Start Date : 1/25/2022
Page No : 3

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					Service Rd Westbound					Service Rd Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	4	4	7
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2	2	3
08:30 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	5	5	0	0	0	1	1	7
08:45 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	1	1	0	0	0	3	3	5
Total Volume	0	0	0	0	0	0	0	0	2	2	0	0	0	10	10	0	0	0	10	10	22
% App. Total	0	0	0	0		0	0	0	100		0	0	0	100		0	0	0	100		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.500	.500	.000	.000	.000	.500	.500	.000	.000	.000	.625	.625	.786

NW 22nd Avenue at Service Rd

File Name : TMC-2 NW 22nd Avenue at Service Rd
Site Code : 00000000
Start Date : 1/25/2022
Page No : 4



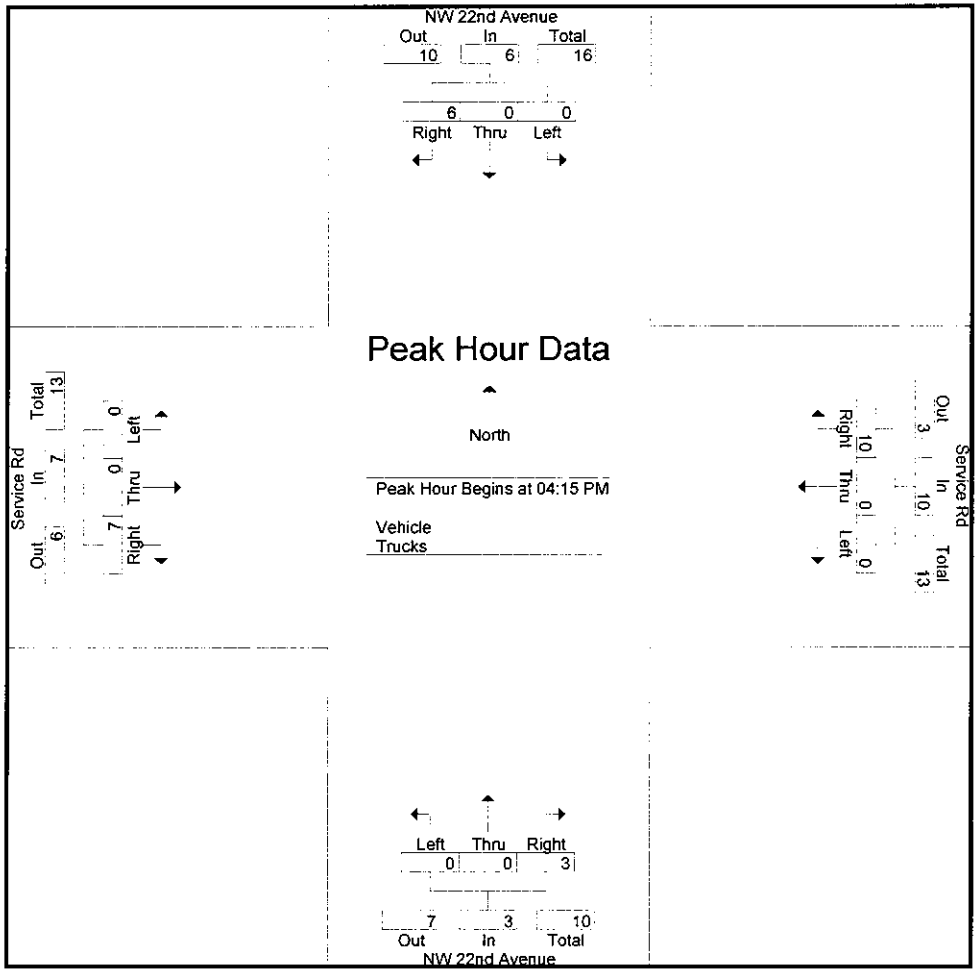
NW 22nd Avenue at Service Rd

File Name : TMC-2 NW 22nd Avenue at Service Rd
Site Code : 00000000
Start Date : 1/25/2022
Page No : 5

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					Service Rd Westbound					Service Rd Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	**2**	**2**	4
04:30 PM	0	0	0	1	1	0	0	0	1	1	0	0	0	2	2	0	0	0	2	2	6
04:45 PM	0	0	0	0	0	0	0	0	**2**	**2**	0	0	0	1	1	0	0	0	1	1	4
05:00 PM	0	0	0	**5**	**5**	0	0	0	0	0	0	0	0	**5**	**5**	0	0	0	2	2	**12**
Total Volume	0	0	0	6	6	0	0	0	3	3	0	0	0	10	10	0	0	0	7	7	26
% App. Total	0	0	0	100		0	0	0	100		0	0	0	100		0	0	0	100		
PHF	.000	.000	.000	.300	.300	.000	.000	.000	.375	.375	.000	.000	.000	.500	.500	.000	.000	.000	.875	.875	.542

NW 22nd Avenue at Service Rd

File Name : TMC-2 NW 22nd Avenue at Service R
Site Code : 00000000
Start Date : 1/25/2022
Page No : 6



Rutland Road and NW 22nd Avenue.

NW 22nd Avenue at Rutland St

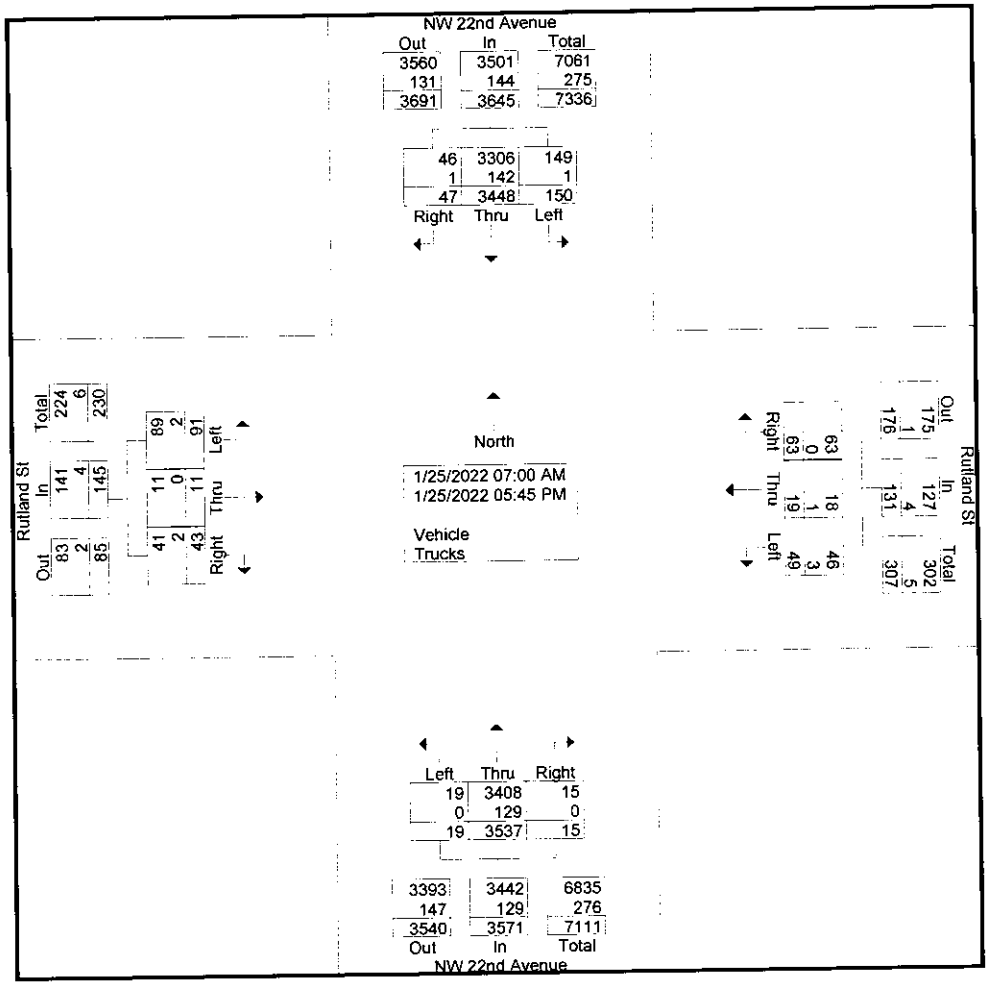
File Name : TMC-3 NW 22nd Avenue at Rutland S
Site Code : 000000
Start Date : 1/25/2022
Page No : 1

Groups Printed- Vehicle - Trucks

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					Rutland St Westbound					Rutland St Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
07:00 AM	4	5	207	1	217	0	0	132	1	133	0	1	0	5	6	0	6	0	1	7	363
07:15 AM	2	12	222	2	238	0	0	163	0	163	0	0	2	7	9	0	1	0	3	4	414
07:30 AM	8	7	266	4	285	0	0	175	0	175	0	6	0	4	10	0	1	1	1	3	473
07:45 AM	1	6	258	3	268	0	2	177	1	180	0	7	2	5	14	0	5	0	4	9	471
Total	15	30	953	10	1008	0	2	647	2	651	0	14	4	21	39	0	13	1	9	23	1721
08:00 AM	5	8	212	4	229	0	1	208	2	211	0	7	4	2	13	0	3	1	2	6	459
08:15 AM	4	7	184	4	199	0	1	214	2	217	0	4	2	4	10	0	4	0	4	8	434
08:30 AM	3	2	191	7	203	0	3	159	0	162	0	1	0	6	7	0	5	0	1	6	378
08:45 AM	3	9	274	8	294	0	2	147	1	150	0	2	0	5	7	0	7	0	1	8	459
Total	15	26	861	23	925	0	7	728	5	740	0	14	6	17	37	0	19	1	8	28	1730
*** BREAK ***																					
04:00 PM	0	6	186	1	193	0	1	282	1	284	0	2	3	4	9	0	8	0	5	13	499
04:15 PM	0	7	214	0	221	0	1	280	2	283	0	4	0	4	8	0	4	0	2	6	518
04:30 PM	0	12	199	0	211	0	4	276	1	281	0	2	0	2	4	0	9	0	3	12	508
04:45 PM	0	9	226	1	236	0	1	269	2	272	0	2	2	4	8	0	5	0	1	6	522
Total	0	34	825	2	861	0	7	1107	6	1120	0	10	5	14	29	0	26	0	11	37	2047
05:00 PM	0	4	187	2	193	0	1	295	0	296	0	5	0	3	8	0	9	1	3	13	510
05:15 PM	0	15	212	2	229	0	1	273	1	275	0	1	2	6	9	0	7	1	5	13	526
05:30 PM	0	5	191	2	198	0	1	210	1	212	0	3	2	1	6	0	9	4	3	16	432
05:45 PM	0	6	219	6	231	0	0	277	0	277	0	2	0	1	3	0	8	3	4	15	526
Total	0	30	809	12	851	0	3	1055	2	1060	0	11	4	11	26	0	33	9	15	57	1994
Grand Total	30	120	3448	47	3645	0	19	3537	15	3571	0	49	19	63	131	0	91	11	43	145	7492
Apprch %	0.8	3.3	94.6	1.3		0	0.5	99	0.4		0	37.4	14.5	48.1		0	62.8	7.6	29.7		
Total %	0.4	1.6	46	0.6	48.7	0	0.3	47.2	0.2	47.7	0	0.7	0.3	0.8	1.7	0	1.2	0.1	0.6	1.9	
Vehicle	30	119	3306	46	3501	0	19	3408	15	3442	0	46	18	63	127	0	89	11	41	141	7211
% Vehicle	100	99.2	95.9	97.9	96	0	100	96.4	100	96.4	0	93.9	94.7	100	96.9	0	97.8	100	95.3	97.2	96.2
Trucks	0	1	142	1	144	0	0	129	0	129	0	3	1	0	4	0	2	0	2	4	281
% Trucks	0	0.8	4.1	2.1	4	0	0	3.6	0	3.6	0	6.1	5.3	0	3.1	0	2.2	0	4.7	2.8	3.8

NW 22nd Avenue at Rutland St

File Name : TMC-3 NW 22nd Avenue at Rutland S
Site Code : 000000
Start Date : 1/25/2022
Page No : 2



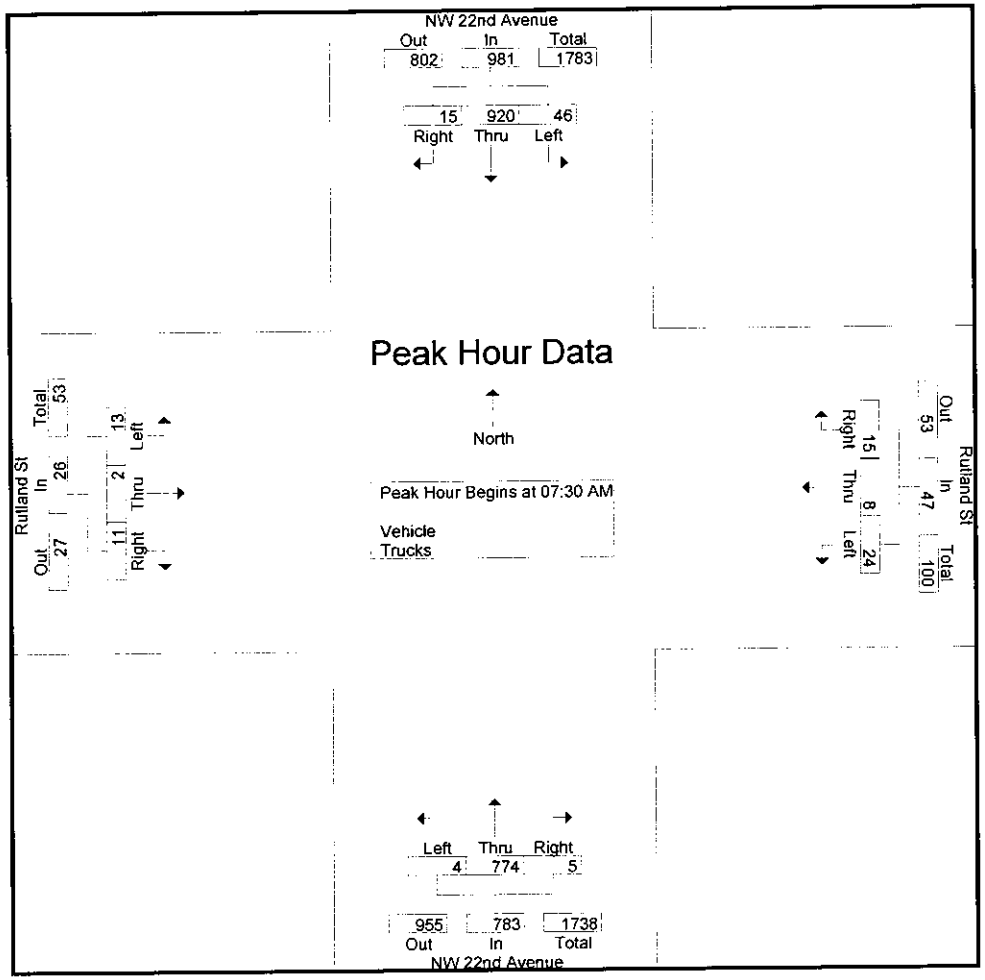
NW 22nd Avenue at Rutland St

File Name : TMC-3 NW 22nd Avenue at Rutland St
Site Code : 000000
Start Date : 1/25/2022
Page No : 3

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					Rutland St Westbound					Rutland St Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	**8**	7	**266**	**4**	**285**	0	0	175	0	175	0	6	0	4	10	0	1	**1**	1	3	**473**
07:45 AM	1	6	258	3	268	0	**2**	177	1	180	0	**7**	2	**5**	**14**	0	**5**	0	**4**	**9**	471
08:00 AM	5	**8**	212	4	229	0	1	208	**2**	211	0	7	**4**	2	13	0	3	1	2	6	459
08:15 AM	4	7	184	4	199	0	1	**214**	2	**217**	0	4	2	4	10	0	4	0	4	8	434
Total Volume	18	28	920	15	981	0	4	774	5	783	0	24	8	15	47	0	13	2	11	26	1837
% App. Total	1.8	2.9	93.8	1.5		0	0.5	98.9	0.6		0	51.1	17	31.9		0	50	7.7	42.3		
PHF	.563	.875	.865	.938	.861	.000	.500	.904	.625	.902	.000	.857	.500	.750	.839	.000	.650	.500	.688	.722	.971

NW 22nd Avenue at Rutland St

File Name : TMC-3 NW 22nd Avenue at Rutland S
Site Code : 000000
Start Date : 1/25/2022
Page No : 4



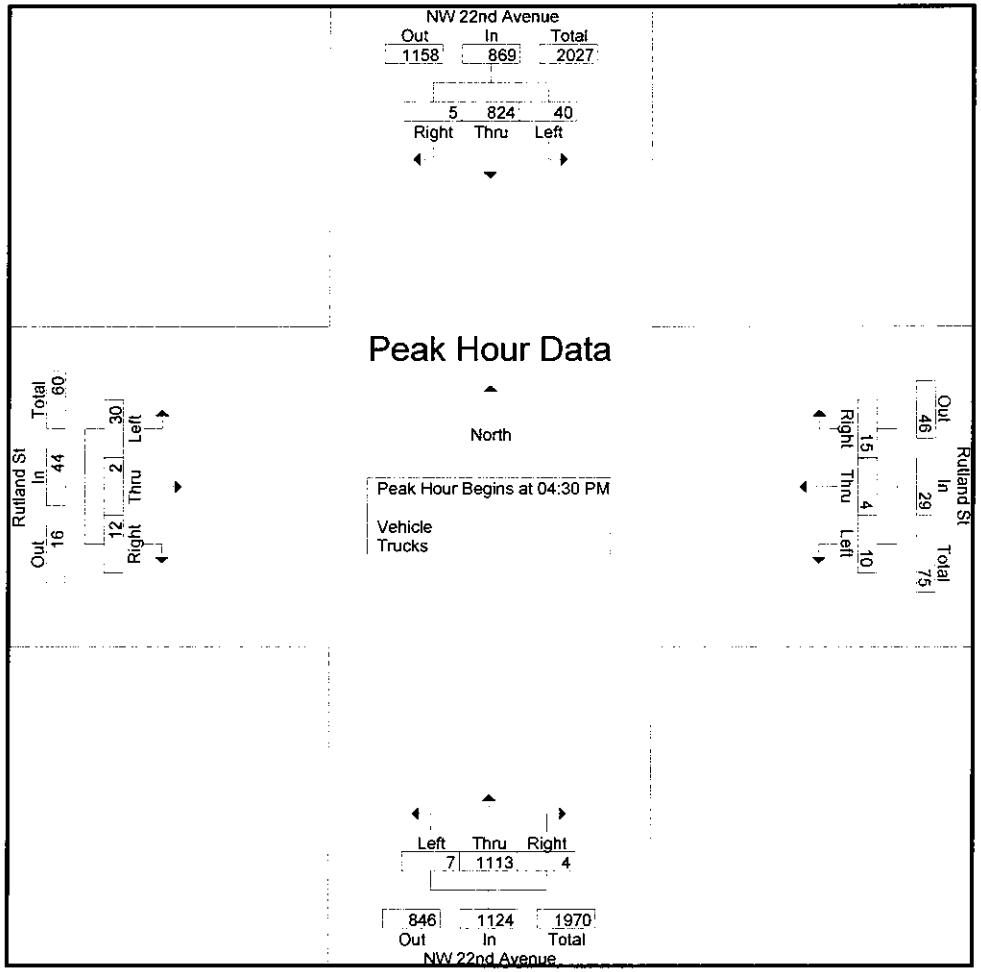
NW 22nd Avenue at Rutland St

File Name : TMC-3 NW 22nd Avenue at Rutland St
Site Code : 000000
Start Date : 1/25/2022
Page No : 5

	NW 22nd Avenue Southbound					NW 22nd Avenue Northbound					Rutland St Westbound					Rutland St Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	12	199	0	211	0	**4**	276	1	281	0	2	0	2	4	0	**9**	0	3	12	508
04:45 PM	0	9	**226**	1	**236**	0	1	269	**2**	272	0	2	**2**	4	8	0	5	0	1	6	522
05:00 PM	0	4	187	**2**	193	0	1	**295**	0	**296**	0	**5**	0	3	8	0	9	**1**	3	**13**	510
05:15 PM	0	**15**	212	2	229	0	1	273	1	275	0	1	2	**6**	**9**	0	7	1	**5**	13	**526**
Total Volume	0	40	824	5	869	0	7	1113	4	1124	0	10	4	15	29	0	30	2	12	44	2066
% App. Total	0	4.6	94.8	0.6		0	0.6	99	0.4		0	34.5	13.8	51.7		0	68.2	4.5	27.3		
PHF	.000	.667	.912	.625	.921	.000	.438	.943	.500	.949	.000	.500	.500	.625	.806	.000	.833	.500	.600	.846	.982

NW 22nd Avenue at Rutland St

File Name : TMC-3 NW 22nd Avenue at Rutland S
Site Code : 000000
Start Date : 1/25/2022
Page No : 6



APPENDIX E

Growth Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 8621 - NW 22 AVE, 200' NORTH OF NW 132 ST (2011 OFF SYSTEM CYCLE)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	19900 C	N 10500	S 9400	9.00	56.00	5.20
2019	20100 T	N 10500	S 9600	9.00	56.00	8.30
2018	20300 S	N 10500	S 9800	9.00	54.30	6.00
2017	23000 F	N 12000	S 11000	9.00	55.70	8.50
2016	23000 C	N 12000	S 11000	9.00	56.10	6.50
2015	17900 T	N 9600	S 8300	9.00	57.40	8.50
2014	18100 S	N 9700	S 8400	9.00	59.30	7.50
2013	18300 F	N 9800	S 8500	9.00	58.90	16.20
2012	18400 C	N 9900	S 8500	9.00	59.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

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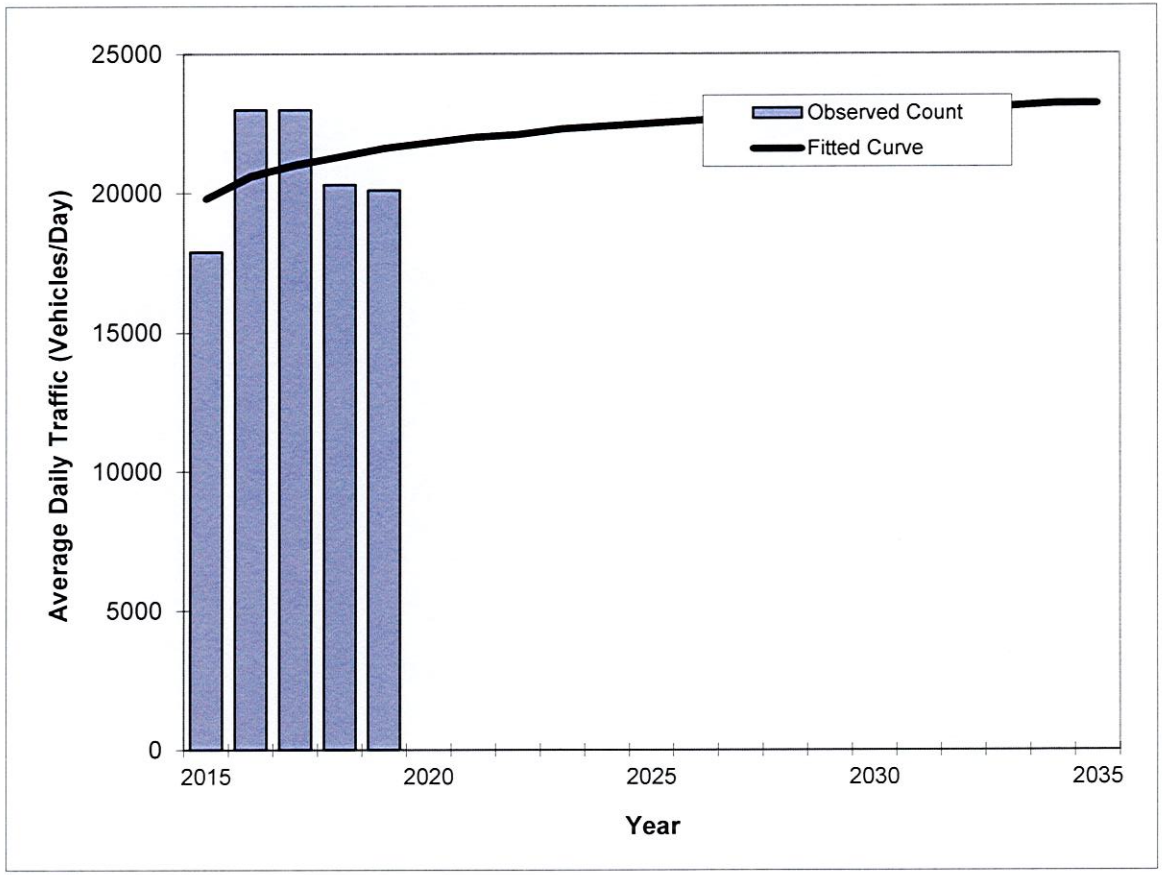
FIN#	1234
Location	1

County:	Miami-Dade (87)
Station #:	0
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2015	17900	19800
2016	23000	20600
2017	23000	21000
2018	20300	21300
2019	20100	21600
2032 Opening Year Trend		
2032	N/A	23100
2033 Mid-Year Trend		
2033	N/A	23100
2034 Design Year Trend		
2034	N/A	23200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	11.08%
Compounded Annual Historic Growth Rate:	2.20%
Compounded Growth Rate (2019 to Design Year):	0.48%
Printed:	3-Feb-22

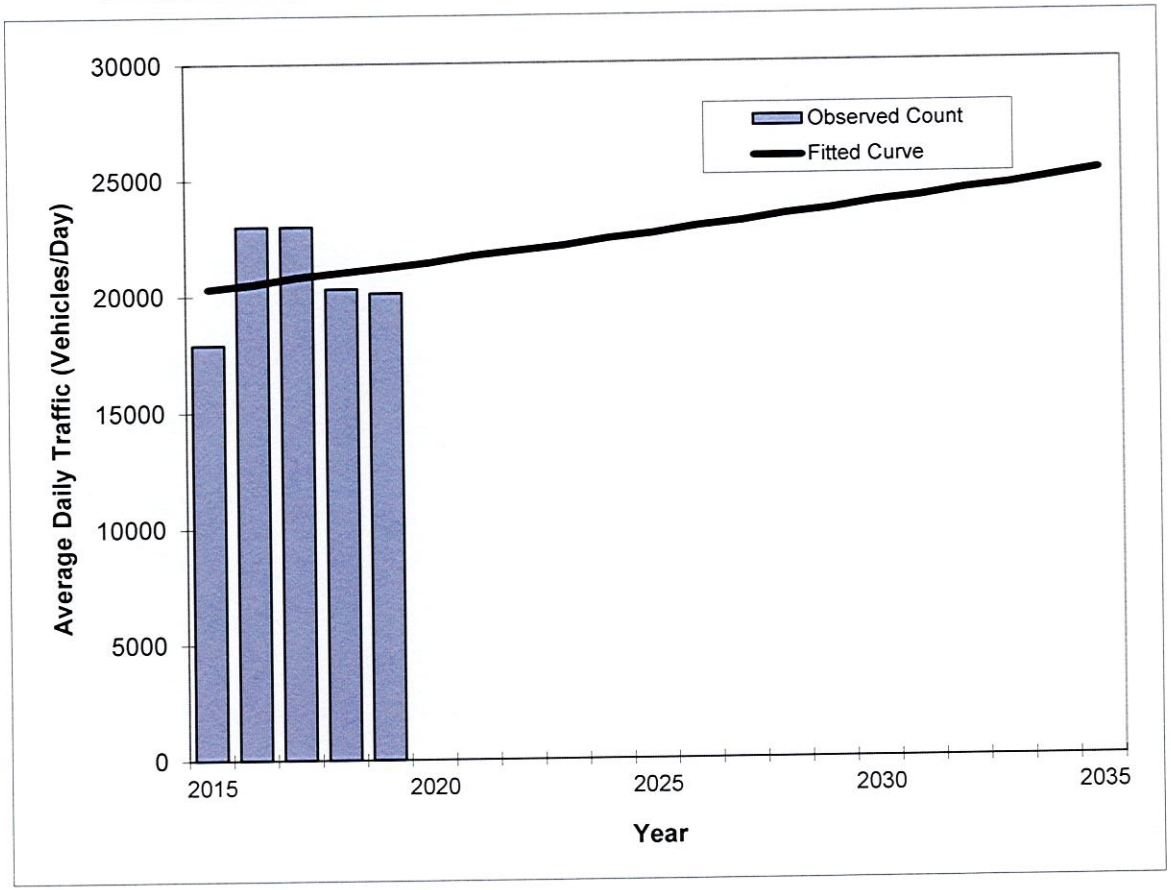
Decaying Exponential Growth Option

Traffic Trends - V03.a

--

FIN#	1234
Location	1

County:	Miami-Dade (87)
Station #:	0
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2015	17900	20300
2016	23000	20500
2017	23000	20800
2018	20300	21000
2019	20100	21200
2032 Opening Year Trend		
2032	N/A	24400
2033 Mid-Year Trend		
2033	N/A	24600
2034 Design Year Trend		
2034	N/A	24900
TRANPLAN Forecasts/Trends		

Trend R-squared:	2.57%
Compounded Annual Historic Growth Rate:	1.09%
Compounded Growth Rate (2019 to Design Year):	1.08%
Printed:	3-Feb-22

Exponential Growth Option

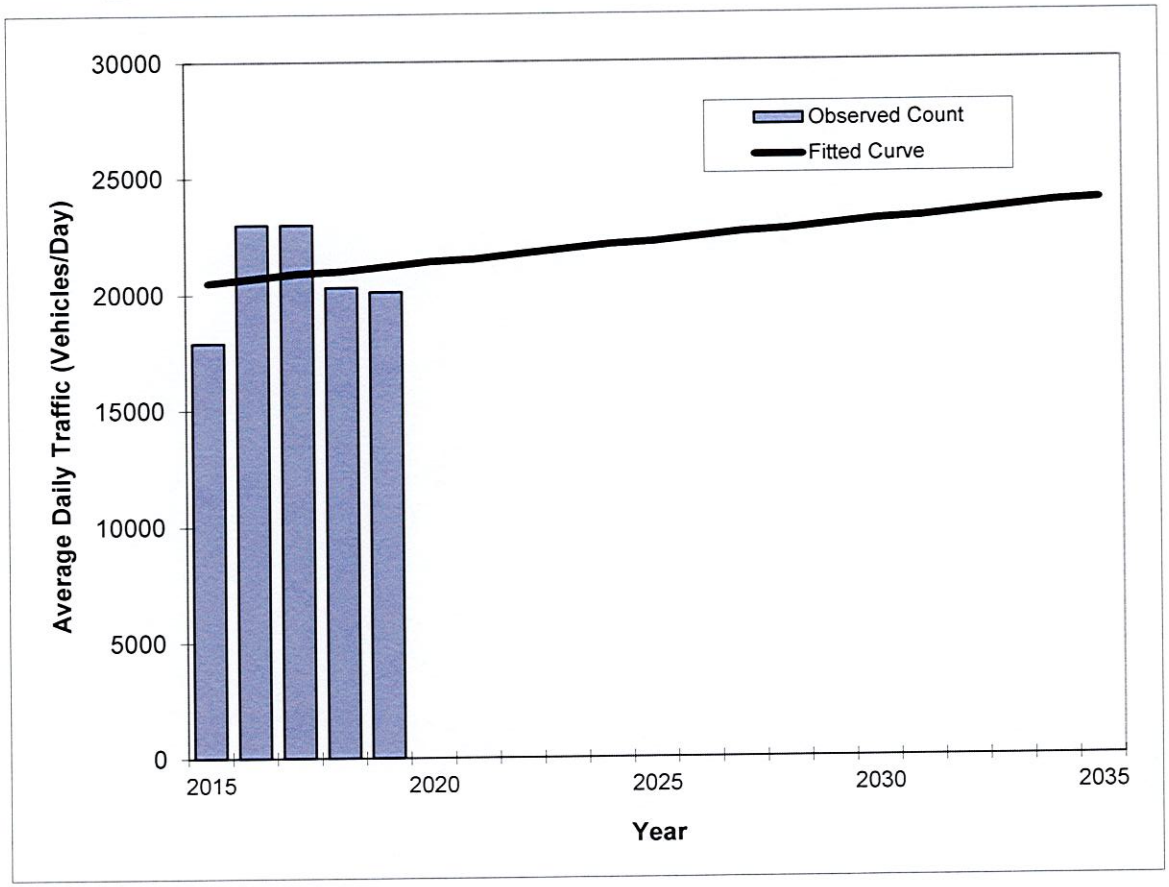
*Axle-Adjusted

Traffic Trends - V03.a

--

FIN#	1234
Location	1

County:	Miami-Dade (87)
Station #:	0
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2015	17900	20500
2016	23000	20700
2017	23000	20900
2018	20300	21000
2019	20100	21200
2032 Opening Year Trend		
2032	N/A	23400
2033 Mid-Year Trend		
2033	N/A	23600
2034 Design Year Trend		
2034	N/A	23800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	170
Trend R-squared:	1.54%
Trend Annual Historic Growth Rate:	0.85%
Trend Growth Rate (2019 to Design Year):	0.82%
Printed:	3-Feb-22

Straight Line Growth Option

APPENDIX F

Vistro Reports

Signal Timing

TOD Schedule Report

for 5166: Rutland St&NW 22 Av

Print Date: 10/4/2021

Print Time: 7:52 PM

Asset	Intersection	TOD Schedule	Op Mode	Plan #	Cycle	Offset	TOD Setting	Active PhaseBank	Active Maximum
5166	Rutland St&NW 22 Av	DOW-2	TOD	[05] POST-AM PEAK	110	0	N/A	2	Max 2

Splits

PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8
-	SBT	-	WBT	-	NBT	-	EBT
0	62	0	34	0	62	0	34

Active Phase Bank: Phase Bank 2

Phase	Walk (Phase Bank 1 - 2 - 3)	Don't Walk (1 - 2 - 3)	Min Initial (1 - 2 - 3)	Veh Ext (1 - 2 - 3)	Max Limit (1 - 2 - 3)	Max 2 (1 - 2 - 3)	Yellow	Red
1 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
2 SBT	0 - 7 - 7	0 - 18 - 18	18 - 7 - 7	1 - 1 - 1	32 - 26 - 26	0 - 48 - 48	4	3
3 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
4 WBT	0 - 0 - 0	0 - 0 - 0	7 - 7 - 7	2.5 - 2.5 - 2.5	12 - 12 - 12	24 - 24 - 32	4	3
5 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
6 NBT	0 - 7 - 7	0 - 18 - 18	18 - 7 - 7	1 - 1 - 1	32 - 26 - 26	0 - 48 - 48	4	3
7 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
8 EBT	0 - 7 - 7	0 - 26 - 26	7 - 7 - 7	2.5 - 2.5 - 2.5	12 - 12 - 12	24 - 24 - 32	4	3

Last In Service Date: unknown

Permitted Phases

	12345678
Default	-234-6-8
External Permit 0	--------
External Permit 1	--------
External Permit 2	--------

TOD Schedule Report

for 5166: Rutland St&NW 22 Av

Print Date: 10/4/2021

Print Time: 7:52 PM

Current TOD Schedule	Plan	Cycle	Green Time 1 -	2 SBT	3 -	4 WBT	5 -	6 NBT	7 -	8 EBT	Ring Offset	Offset
	2	85	0	24	0	47	0	24	0	47	0	0
	3	140	0	88	0	38	0	88	0	38	0	42
	4	120	0	82	0	24	0	82	0	24	0	0
	5	110	0	62	0	34	0	62	0	34	0	0
	6	120	0	51	0	55	0	51	0	55	0	0
	7	160	0	75	0	71	0	75	0	71	0	0
	8	160	0	75	0	71	0	75	0	71	0	152
	9	145	0	91	0	40	0	91	0	40	0	12
	10	160	0	71	0	75	0	71	0	75	0	152
	13	130	0	92	0	24	0	92	0	24	0	0
	14	130	0	92	0	24	0	92	0	24	0	0
	16	120	0	72	0	34	0	72	0	34	0	28
	18	70	0	32	0	24	0	32	0	24	0	0
	19	70	0	63	0	0	0	63	0	0	0	0
	20	70	0	32	0	24	0	32	0	24	0	0
	21	70	0	63	0	0	0	63	0	0	0	0

Local TOD Schedule

Time	Plan	DOW
0000	Free	Su M T W Th F S
0600	16	M T W Th F
0700	9	Su S
0700	10	M T W Th F
0930	3	M T W Th F
1330	7	M T W Th F
1600	8	M T W Th F
1900	5	M T W Th F
2100	Free	Su M T W Th F S

Current Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	-7-----1	SuM T W ThF S
0700	TOD OUTPUTS	--------	M T W ThF
0930	TOD OUTPUTS	-7-----1	M T W ThF
1330	TOD OUTPUTS	--------	M T W ThF
1600	TOD OUTPUTS	-7-----1	M T W ThF

Local Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	-7-----1	SuM T W ThF S
0700	TOD OUTPUTS	--------	M T W ThF
0930	TOD OUTPUTS	-7-----1	M T W ThF
1330	TOD OUTPUTS	--------	M T W ThF
1600	TOD OUTPUTS	-7-----1	M T W ThF

* Settings

Blank - FREE - Phase Bank 1, Max 1
Blank - Plan - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

No Calendar Defined/Enabled

TOD Schedule Report
for 2981: SR- 9&NW 22 Av

Print Date: 10/4/2021

Print Time: 3:55 PM

Asset	Intersection	TOD Schedule	Op Mode	Plan #	Cycle	Offset	TOD Setting	Active PhaseBank	Active Maximum
2981	SR- 9&NW 22 Av	DOW-2	TOD	N/A	0	0	N/A	0	Max 0

Splits

PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8
NBL	SBT	EBL	WBT	SBL	NBT	WBL	EBT
0	0	0	0	0	0	0	0

Active Phase Bank: Phase Bank 1

Phase		Walk (Phase Bank 1 2 3)	Don't Walk (1 2 3)	Min Initial (1 2 3)	Veh Ext (1 2 3)	Max Limit (1 2 3)	Max 2 (1 2 3)	Yellow	Red
1	NBL	0 - 0 - 0	0 - 0 - 0	5 - 5 - 5	2 - 2 - 2	16 - 20 - 20	30 - 30 - 30	4	2
2	SBT	7 - 7 - 7	36 - 36 - 36	7 - 7 - 7	1 - 1 - 1	40 - 40 - 40	0 - 50 - 50	4	2.2
3	EBL	0 - 0 - 0	0 - 0 - 0	5 - 5 - 5	2.5 - 2.5 - 2.5	16 - 15 - 15	22 - 22 - 22	4.8	2
4	WBT	7 - 7 - 7	32 - 32 - 32	18 - 18 - 18	2.5 - 2.5 - 2.5	38 - 35 - 35	50 - 50 - 50	4.8	2
5	SBL	0 - 0 - 0	0 - 0 - 0	5 - 5 - 5	3.5 - 2 - 2	16 - 20 - 20	30 - 30 - 30	4	2
6	NBT	7 - 7 - 7	36 - 36 - 36	7 - 7 - 7	1 - 1 - 1	40 - 40 - 40	0 - 50 - 50	4	2.2
7	WBL	0 - 0 - 0	0 - 0 - 0	5 - 5 - 5	2.5 - 2.5 - 2.5	16 - 15 - 15	22 - 22 - 22	4.8	2
8	EBT	7 - 7 - 7	32 - 32 - 32	18 - 18 - 18	2.5 - 2.5 - 2.5	38 - 35 - 35	50 - 50 - 50	4.8	2

Last In Service Date: unknown

Permitted Phases

	12345678
Default	12345678
External Permit 0	--------
External Permit 1	--------
External Permit 2	--------

Current TOD Schedule	Plan	Cycle	Green Time 1 NBL	2 SBT	3 EBL	4 WBT	5 SBL	6 NBT	7 WBL	8 EBT	Ring Offset	Offset
	2	145	29	42	15	33	29	42	15	33	0	0
	3	140	16	46	15	37	16	46	15	37	0	0
	4	150	25	51	15	33	25	51	15	33	0	0
	6	140	9	54	14	35	20	43	16	35	0	0
	7	140	16	46	16	36	16	46	16	36	0	0
	8	160	26	50	14	44	20	56	14	44	0	136
	9	145	29	42	15	33	29	42	15	33	0	0
	10	160	12	60	15	47	28	44	15	47	0	126
	11	140	8	54	14	36	23	39	17	35	0	0
	16	120	12	44	12	26	12	44	12	26	0	0

Local TOD Schedule

Time	Plan	DOW
0000	Free	Su M T W Th F S
0600	16	M T W Th F
0700	9	Su S
0700	10	M T W Th F
0930	3	M T W Th F
1330	7	M T W Th F
1500	8	M T W Th F
1900	Free	M T W Th F

TOD Schedule Report

for 2981: SR- 9&NW 22 Av

Print Date:
10/4/2021

Print Time
3:55 PM

Current Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S

Local Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S

*** Settings**

Blank - FREE - Phase Bank 1, Max 1
Blank - Plan - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

No Calendar Defined/Enabled

Scenario No.1

SR 9 & NW 22nd Avenue

AM

Intersection Level Of Service Report
Intersection 1: NW 22 Avenue and SR 9

Control Type:	Signalized	Delay (sec / veh):	61.1
Analysis Method:	HCM 7th Edition	Level Of Service:	E
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.731

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	2	0	0	2	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	80.00	100.00	100.00	415.00	100.00	100.00	400.00	100.00	275.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	1	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	Yes			Yes			Yes			Yes		
Crosswalk	Yes			Yes			Yes			Yes		

Generated with PTV VISTRO

Version 2022 (SP 0-2)

Volumes

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Base Volume Input [veh/h]	2	488	354	384	661	44	42	687	6	357	668	123
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	2	488	354	384	661	44	42	687	6	357	668	123
Peak Hour Factor	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	126	91	99	170	11	11	177	2	92	172	32
Total Analysis Volume [veh/h]	2	503	365	396	681	45	43	708	6	368	689	127
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	126.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead			Lead			Lead			Lead		
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	3.0	0.0	4.8	3.0	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	18	49	0	34	66	0	22	54	0	22	54	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	4.0	4.2	0.0	4.0	4.2	0.0	4.8	3.0	0.0	4.8	3.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	3.0	0.0	0.0	3.0	0.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Detector Length [ft]	40.0	0.0	0.0	40.0	0.0	0.0	40.0	40.0	0.0	40.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	R	L	C	C	L	C	R
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	6.20	6.20	6.20	6.20	6.20	6.20	6.80	5.00	5.00	6.80	5.00	5.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	4.20	4.20	0.00	4.20	4.20	4.80	3.00	3.00	4.80	3.00	3.00
g_i, Effective Green Time [s]	90	58	58	90	83	83	4	37	37	15	48	48
g / C, Green / Cycle	0.56	0.36	0.36	0.56	0.52	0.52	0.03	0.23	0.23	0.10	0.30	0.30
(v / s)_i Volume / Saturation Flow Rate	0.00	0.16	0.26	0.50	0.21	0.03	0.01	0.21	0.21	0.12	0.22	0.09
s, saturation flow rate [veh/h]	703	3204	1431	788	3204	1431	3113	1683	1678	3113	3204	1431
c, Capacity [veh/h]	370	1158	517	459	1662	742	85	392	391	296	964	430
d1, Uniform Delay [s]	17.00	38.72	43.82	24.55	23.53	19.13	76.77	59.75	59.75	72.40	49.81	42.91
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.22	0.22	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.03	1.19	7.90	18.96	0.75	0.16	4.66	15.03	15.08	116.34	1.00	0.38
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.43	0.71	0.86	0.41	0.06	0.51	0.91	0.91	1.24	0.71	0.30
d, Delay for Lane Group [s/veh]	17.03	39.91	51.72	43.51	24.28	19.29	81.44	74.78	74.83	188.74	50.82	43.29
Lane Group LOS	B	D	D	D	C	B	F	E	E	F	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.04	7.79	13.62	11.19	8.17	0.89	0.92	15.49	15.46	10.77	12.20	3.88
50th-Percentile Queue Length [ft/ln]	0.90	194.86	340.58	279.87	204.20	22.28	23.00	387.32	386.38	269.18	305.05	96.94
95th-Percentile Queue Length [veh/ln]	0.07	12.37	19.68	16.68	12.86	1.60	1.66	21.95	21.90	17.44	17.93	6.98
95th-Percentile Queue Length [ft/ln]	1.63	309.33	491.91	417.05	321.38	40.11	41.40	548.70	547.57	436.06	448.26	174.49

Movement, Approach, & Intersection Results

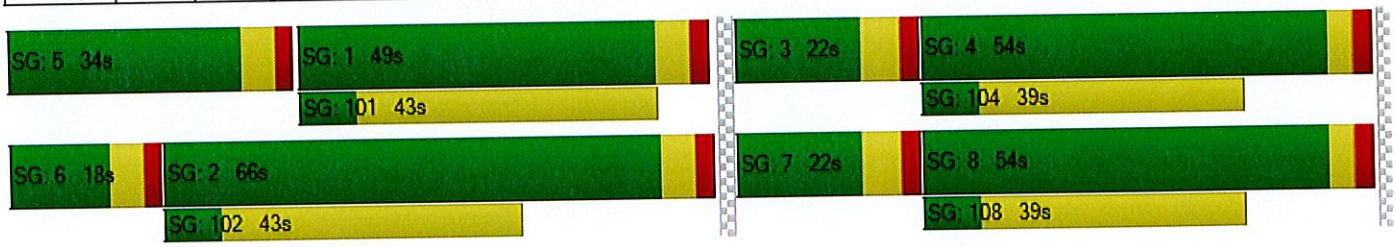
d_M, Delay for Movement [s/veh]	17.03	39.91	51.72	43.51	24.28	19.29	81.44	74.81	74.83	188.74	50.82	43.29
Movement LOS	B	D	D	D	C	B	F	E	E	F	D	D
d_A, Approach Delay [s/veh]	44.81			30.86			75.18			92.88		
Approach LOS	D			C			E			F		
d_I, Intersection Delay [s/veh]	61.15											
Intersection LOS	E											
Intersection V/C	0.731											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	69.38	69.38	69.38	69.38
I_p,int, Pedestrian LOS Score for Intersection	2.793	2.772	2.935	3.386
Crosswalk LOS	C	C	C	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	535	748	613	613
d_b, Bicycle Delay [s]	42.92	31.38	38.50	38.50
I_b,int, Bicycle LOS Score for Intersection	2.277	2.485	2.184	2.536
Bicycle LOS	B	B	B	B

Sequence

Ring 1	5	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	2	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



PM

Intersection Level Of Service Report
Intersection 1: NW 22 Avenue and SR 9

Control Type:	Signalized	Delay (sec / veh):	79.6
Analysis Method:	HCM 7th Edition	Level Of Service:	E
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.935

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	2	0	0	2	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	80.00	100.00	100.00	415.00	100.00	100.00	400.00	100.00	275.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	1	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	Yes			Yes			Yes			Yes		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Base Volume Input [veh/h]	6	785	678	237	641	54	69	769	4	267	611	210
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	785	678	237	641	54	69	769	4	267	611	210
Peak Hour Factor	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	209	180	63	170	14	18	205	1	71	163	56
Total Analysis Volume [veh/h]	6	835	721	252	682	57	73	818	4	284	650	223
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	136.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-		Lead	-	-	Lead	-	-	Lead		
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	4.8	0.0	4.8	4.8	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	32	62	0	26	56	0	21	52	0	21	52	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	4.0	4.2	0.0	4.0	4.2	0.0	4.8	4.8	0.0	4.8	4.8	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	3.0	0.0	0.0	3.0	0.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Detector Length [ft]	40.0	0.0	0.0	40.0	0.0	0.0	40.0	40.0	0.0	40.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	R	L	C	C	L	C	R
C, Cycle Length [s]	161	161	161	161	161	161	161	161	161	161	161	161
L, Total Lost Time per Cycle [s]	6.20	6.20	6.20	6.20	6.20	6.20	6.80	6.80	6.80	6.80	6.80	6.80
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	4.20	4.20	0.00	4.20	4.20	4.80	4.80	4.80	4.80	4.80	4.80
g_i, Effective Green Time [s]	84	61	61	84	77	77	6	42	42	14	50	50
g / C, Green / Cycle	0.52	0.38	0.38	0.52	0.48	0.48	0.04	0.26	0.26	0.09	0.31	0.31
(v / s)_i Volume / Saturation Flow Rate	0.01	0.26	0.50	0.40	0.21	0.04	0.02	0.24	0.24	0.09	0.20	0.16
s, saturation flow rate [veh/h]	708	3204	1431	626	3204	1431	3113	1683	1680	3113	3204	1431
c, Capacity [veh/h]	339	1213	541	326	1527	682	110	438	438	275	1004	448
d1, Uniform Delay [s]	20.23	42.05	50.03	32.47	28.04	22.99	76.73	58.27	58.27	73.40	47.60	44.95
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.28	0.28	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.10	3.21	161.57	16.28	0.95	0.24	6.76	20.19	20.21	34.58	0.71	0.85
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.02	0.69	1.33	0.77	0.45	0.08	0.67	0.94	0.94	1.03	0.65	0.50
d, Delay for Lane Group [s/veh]	20.33	45.26	211.60	48.75	28.98	23.23	83.49	78.45	78.48	107.98	48.31	45.81
Lane Group LOS	C	D	F	D	C	C	F	E	E	F	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.12	14.60	45.99	7.00	9.08	1.26	1.58	18.52	18.49	6.92	11.16	7.27
50th-Percentile Queue Length [ft/ln]	3.01	364.88	1149.63	175.01	227.10	31.57	39.57	463.08	462.37	173.02	279.00	181.85
95th-Percentile Queue Length [veh/ln]	0.22	20.86	68.04	11.34	14.03	2.27	2.85	25.58	25.55	11.37	16.64	11.70
95th-Percentile Queue Length [ft/ln]	5.42	521.52	1701.06	283.49	350.68	56.83	71.22	639.54	638.70	284.37	415.97	292.43

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Version 2022 (SP 0-2)

Movement, Approach, & Intersection Results

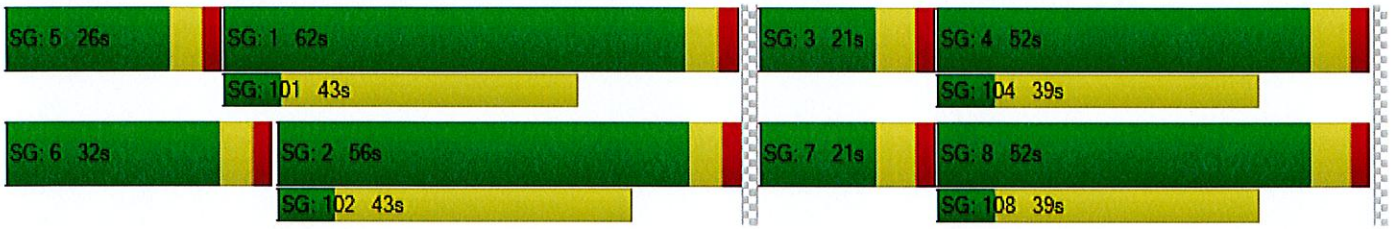
d_M, Delay for Movement [s/veh]	20.33	45.26	211.60	48.75	28.98	23.23	83.49	78.47	78.48	107.98	48.31	45.81
Movement LOS	C	D	F	D	C	C	F	E	E	F	D	D
d_A, Approach Delay [s/veh]	121.95			33.68			78.88			62.47		
Approach LOS	F			C			E			E		
d_I, Intersection Delay [s/veh]	79.64											
Intersection LOS	E											
Intersection V/C	0.935											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	69.88	69.88	69.88	69.88
I_p,int, Pedestrian LOS Score for Intersection	2.892	2.825	2.962	3.378
Crosswalk LOS	C	C	C	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	693	619	561	561
d_b, Bicycle Delay [s]	34.37	38.40	41.64	41.64
I_b,int, Bicycle LOS Score for Intersection	2.848	2.377	2.298	2.514
Bicycle LOS	C	B	B	B

Sequence

Ring 1	5	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	2	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Scenario No. 1

NW 22nd Avenue & Service Road

AM

Generated with PTV VISTRO
Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 3: NW 22 Avenue and Service Road

Control Type:	Two-way stop	Delay (sec / veh):	13.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.024

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	60.00	100.00	95.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
Base Volume Input [veh/h]	0	834	0	0	1024	0	0	0	10	0	0	10
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	834	0	0	1024	0	0	0	10	0	0	10
Peak Hour Factor	1.0000	0.9710	0.9710	1.0000	0.9710	0.9710	1.0000	1.0000	0.9710	1.0000	1.0000	0.9710
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	215	0	0	264	0	0	0	3	0	0	3
Total Analysis Volume [veh/h]	0	859	0	0	1055	0	0	0	10	0	0	10
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane				
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.02	0.00	0.00	0.02
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.69	0.00	0.00	12.49
Movement LOS		A	A		A	A			B			B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.06
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.81	0.00	0.00	1.56
d_A, Approach Delay [s/veh]	0.00			0.00			13.69			12.49		
Approach LOS	A			A			B			B		
d_I, Intersection Delay [s/veh]	0.14											
Intersection LOS	B											

PM

Generated with PTV VISTRO
Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 3: NW 22 Avenue and NW Service Road

Control Type:	Two-way stop
Analysis Method:	HCM 7th Edition
Analysis Period:	15 minutes

Delay (sec / veh):	17.9
Level Of Service:	C
Volume to Capacity (v/c):	0.038

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	60.00	100.00	95.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
Base Volume Input [veh/h]	0	1469	0	0	912	6	0	0	7	0	0	10
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	1469	0	0	912	6	0	0	7	0	0	10
Peak Hour Factor	1.0000	0.9400	0.9400	1.0000	0.9400	0.9400	1.0000	1.0000	0.9400	1.0000	1.0000	0.9400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	391	0	0	243	2	0	0	2	0	0	3
Total Analysis Volume [veh/h]	0	1563	0	0	970	6	0	0	7	0	0	11
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane				
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.02	0.00	0.00	0.04	0.00	0.00	0.00	0.02	0.00	0.00	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.13	0.00	0.00	17.93
Movement LOS		A	A		A	A			B			C
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.12
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.18	0.00	0.00	2.95
d_A, Approach Delay [s/veh]	0.00			0.00			13.13			17.93		
Approach LOS	A			A			B			C		
d_I, Intersection Delay [s/veh]	0.11											
Intersection LOS	C											

Scenario No. 1

NW 22nd Avenue & Rutland Street

AM

Generated with PTV VISTRO
Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 2: NW 22 Avenue & Rutland Street

Control Type:	Signalized
Analysis Method:	HCM 7th Edition
Analysis Period:	15 minutes

Delay (sec / veh):	5.8
Level Of Service:	A
Volume to Capacity (v/c):	0.334

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue				Rutland Avenue			Rutland Avenue		
Approach	Northbound			Southbound				Eastbound			Westbound		
Lane Configuration													
Turning Movement	Left	Thru	Right	U-tu	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	1	0	0	0
Entry Pocket Length [ft]	55.00	100.00	100.00	60.00	100.00	100.00	100.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00				30.00			30.00		
Grade [%]	0.00			0.00				0.00			0.00		
Curb Present	Yes			Yes				Yes			Yes		
Crosswalk	Yes			No				Yes			Yes		

Generated with PTV VISTRO

Version 2022 (SP 0-2)

Volumes

Name	NW 22 Avenue			NW 22 Avenue				Rutland Avenue			Rutland Avenue		
Base Volume Input [veh/h]	4	744	5	18	28	920	15	13	2	11	24	8	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00												
Growth Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	4	744	5	18	28	920	15	13	2	11	24	8	15
Peak Hour Factor	0.9710	0.9710	0.9710	0.971	0.971	0.971	0.971	0.9710	0.9710	0.9710	0.9710	0.9710	0.9710
Other Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	192	1	5	7	237	4	3	1	3	6	2	4
Total Analysis Volume [veh/h]	4	766	5	19	29	947	15	13	2	11	25	8	15
Presence of On-Street Parking	No		No	No			No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0				0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0				0			0		
v_co, Outbound Pedestrian Volume crossing	0			0				0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0				0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0				0			0		
Bicycle Volume [bicycles/h]	0			0				0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	152.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Permi	Permi	Permi	Permi	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups													
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	0	18	0	0	0	18	0	0	7	0	0	7	0
Maximum Green [s]	0	48	0	0	0	48	0	0	24	0	0	24	0
Amber [s]	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Split [s]	0	78	0	0	0	78	0	0	82	0	0	82	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	7	0	0	0	7	0	0	26	0	0	7	0
Pedestrian Clearance [s]	0	18	0	0	0	18	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No				No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	5.0	0.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0
Minimum Recall		No				No			No			No	
Maximum Recall		No				No			No			No	
Pedestrian Recall		No				No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	C	R	C
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	2.00
l2, Clearance Lost Time [s]	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
g_i, Effective Green Time [s]	137	137	137	137	137	137	9	9	9
g / C, Green / Cycle	0.86	0.86	0.86	0.86	0.86	0.86	0.06	0.06	0.06
(v / s)_i Volume / Saturation Flow Rate	0.01	0.23	0.23	0.08	0.29	0.29	0.01	0.01	0.05
s, saturation flow rate [veh/h]	525	1683	1679	628	1683	1674	1147	1431	1010
c, Capacity [veh/h]	460	1444	1441	551	1444	1436	105	78	89
d1, Uniform Delay [s]	3.55	2.10	2.10	3.30	2.26	2.26	72.34	72.06	75.62
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.03	0.45	0.46	0.31	0.62	0.63	0.62	0.81	4.93
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.27	0.27	0.09	0.33	0.33	0.14	0.14	0.54
d, Delay for Lane Group [s/veh]	3.58	2.55	2.55	3.61	2.89	2.89	72.96	72.87	80.55
Lane Group LOS	A	A	A	A	A	A	E	E	F
Critical Lane Group	No	No	No	No	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.03	1.91	1.91	0.35	2.58	2.57	0.61	0.45	2.10
50th-Percentile Queue Length [ft/ln]	0.76	47.78	47.69	8.75	64.62	64.30	15.30	11.28	52.49
95th-Percentile Queue Length [veh/ln]	0.05	3.44	3.43	0.63	4.65	4.63	1.10	0.81	3.78
95th-Percentile Queue Length [ft/ln]	1.37	86.00	85.84	15.74	116.31	115.74	27.54	20.31	94.49

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Version 2022 (SP 0-2)

Movement, Approach, & Intersection Results

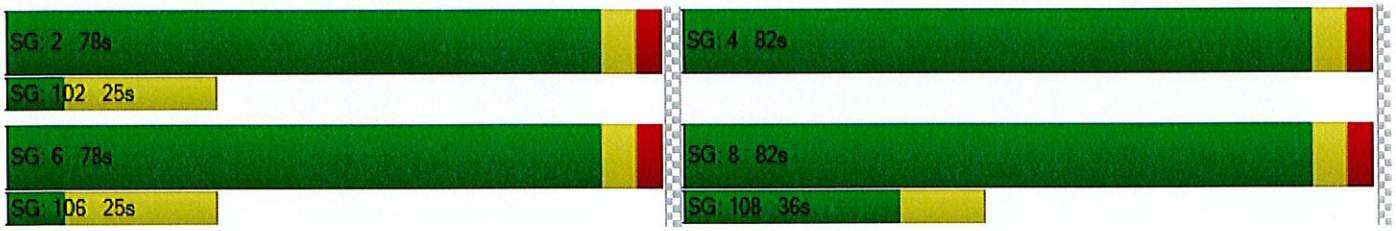
d_M, Delay for Movement [s/veh]	3.58	2.55	2.55	3.61	3.61	2.89	2.89	72.96	72.96	72.87	80.55	80.55	80.55
Movement LOS	A	A	A	A	A	A	A	E	E	E	F	F	F
d_A, Approach Delay [s/veh]	2.56			2.92				72.92			80.55		
Approach LOS	A			A				E			F		
d_I, Intersection Delay [s/veh]	5.75												
Intersection LOS	A												
Intersection V/C	0.334												

Other Modes

g_Walk,mi, Effective Walk Time [s]	30.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	52.81	0.00	69.38	69.38
I_p,int, Pedestrian LOS Score for Intersection	2.695	0.000	1.990	1.851
Crosswalk LOS	B	F	A	A
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	888	888	938	938
d_b, Bicycle Delay [s]	24.75	24.75	22.58	22.58
I_b,int, Bicycle LOS Score for Intersection	2.199	2.369	1.603	1.639
Bicycle LOS	B	B	A	A

Sequence

Ring 1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



PM

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Version 2022 (SP 0-2)

Intersection Level Of Service Report

Intersection 2: NW 22 Avenue & Rutland Street

Control Type:	Signalized	Delay (sec / veh):	5.3
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.384

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
Approach	Northbound			Southbound				Eastbound			Westbound		
Lane Configuration													
Turning Movement	Left	Thru	Right	U-tu	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	1	0	0	0
Entry Pocket Length [ft]	55.00	100.00	100.00	60.00	100.00	100.00	100.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00				30.00			30.00		
Grade [%]	0.00			0.00				0.00			0.00		
Curb Present	Yes			Yes				Yes			Yes		
Crosswalk	Yes			No				Yes			Yes		

Volumes

Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
Base Volume Input [veh/h]	7	1113	4	0	40	824	5	30	2	12	10	4	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00												
Growth Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	7	1113	4	0	40	824	5	30	2	12	10	4	15
Peak Hour Factor	0.9800	0.9800	0.9800	0.980	0.980	0.980	0.980	0.9800	0.9800	0.9800	0.9800	0.9800	0.9800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	284	1	0	10	210	1	8	1	3	3	1	4
Total Analysis Volume [veh/h]	7	1136	4	0	41	841	5	31	2	12	10	4	15
Presence of On-Street Parking	No		No	No			No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0				0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0				0			0		
v_co, Outbound Pedestrian Volume crossing	0			0				0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0				0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0				0			0		
Bicycle Volume [bicycles/h]	0			0				0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	152.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Permi	Permi	Permi	Permi	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups													
Lead / Lag	-	-	-	-	-	-	-		-	-	-		-
Minimum Green [s]	0	18	0	0	0	18	0	0	7	0	0	7	0
Maximum Green [s]	0	48	0	0	0	48	0	0	24	0	0	24	0
Amber [s]	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Split [s]	0	82	0	0	0	82	0	0	78	0	0	78	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	7	0	0	0	7	0	0	26	0	0	7	0
Pedestrian Clearance [s]	0	18	0	0	0	18	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No				No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	5.0	0.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0
Minimum Recall		No				No			No			No	
Maximum Recall		No				No			No			No	
Pedestrian Recall		No				No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	C	R	C
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	2.00
l2, Clearance Lost Time [s]	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
g_i, Effective Green Time [s]	140	140	140	140	140	140	6	6	6
g / C, Green / Cycle	0.87	0.87	0.87	0.87	0.87	0.87	0.04	0.04	0.04
(v / s)_i Volume / Saturation Flow Rate	0.01	0.34	0.34	0.09	0.25	0.25	0.03	0.01	0.05
s, saturation flow rate [veh/h]	586	1683	1681	444	1683	1679	1255	1431	638
c, Capacity [veh/h]	521	1471	1469	396	1471	1468	92	55	55
d1, Uniform Delay [s]	2.83	1.92	1.92	3.91	1.70	1.70	75.91	74.57	76.87
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.05	0.77	0.77	0.53	0.49	0.50	2.34	1.94	7.65
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.39	0.39	0.10	0.29	0.29	0.36	0.22	0.53
d, Delay for Lane Group [s/veh]	2.88	2.70	2.70	4.43	2.19	2.20	78.25	76.51	84.52
Lane Group LOS	A	A	A	A	A	A	E	E	F
Critical Lane Group	No	No	Yes	No	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.05	2.65	2.65	0.35	1.73	1.73	1.41	0.51	1.32
50th-Percentile Queue Length [ft/ln]	1.13	66.21	66.14	8.73	43.29	43.21	35.27	12.80	33.12
95th-Percentile Queue Length [veh/ln]	0.08	4.77	4.76	0.63	3.12	3.11	2.54	0.92	2.38
95th-Percentile Queue Length [ft/ln]	2.03	119.17	119.05	15.72	77.92	77.78	63.48	23.05	59.61

Movement, Approach, & Intersection Results

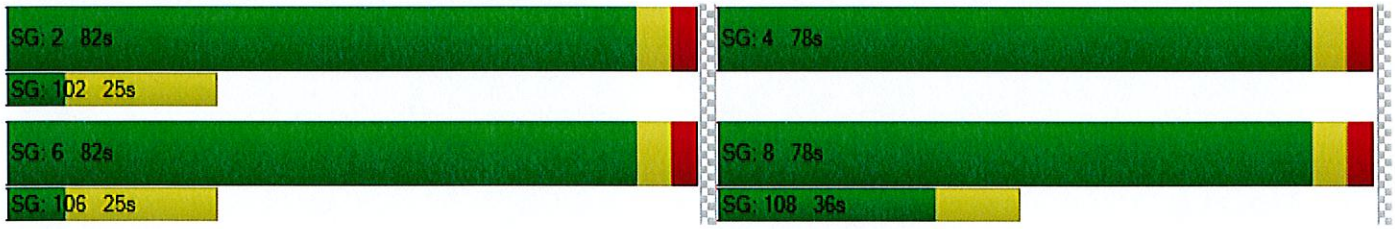
d_M, Delay for Movement [s/veh]	2.88	2.70	2.70	4.43	4.43	2.19	2.20	78.25	78.25	76.51	84.52	84.52	84.52
Movement LOS	A	A	A	A	A	A	A	E	E	E	F	F	F
d_A, Approach Delay [s/veh]	2.70			2.30				77.79			84.52		
Approach LOS	A			A				E			F		
d_I, Intersection Delay [s/veh]	5.26												
Intersection LOS	A												
Intersection V/C	0.384												

Other Modes

g_Walk,mi, Effective Walk Time [s]	30.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	52.81	0.00	69.38	69.38
I_p,int, Pedestrian LOS Score for Intersection	2.722	0.000	1.997	1.838
Crosswalk LOS	B	F	A	A
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	938	938	888	888
d_b, Bicycle Delay [s]	22.58	22.58	24.75	24.75
I_b,int, Bicycle LOS Score for Intersection	2.506	2.258	1.634	1.607
Bicycle LOS	B	B	A	A

Sequence

Ring 1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Scenario No.2

SR 9 & NW 22nd Avenue

AM

Generated with PTV VISTRO

Version 2022 (SP 0-2)

Intersection Level Of Service Report

Intersection 1: NW 22 Avenue and SR 9

Control Type:	Signalized	Delay (sec / veh):	64.8
Analysis Method:	HCM 7th Edition	Level Of Service:	E
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.764

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	2	0	0	2	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	80.00	100.00	100.00	415.00	100.00	100.00	400.00	100.00	275.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	1	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	Yes			Yes			Yes			Yes		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Base Volume Input [veh/h]	2	488	354	384	661	44	42	687	6	357	668	123
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	2	508	368	399	687	46	44	714	6	371	695	128
Peak Hour Factor	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	131	95	103	177	12	11	184	2	96	179	33
Total Analysis Volume [veh/h]	2	524	379	411	708	47	45	736	6	382	716	132
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	126.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	3.0	0.0	4.8	3.0	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	18	49	0	34	66	0	22	54	0	22	54	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	4.0	4.2	0.0	4.0	4.2	0.0	4.8	3.0	0.0	4.8	3.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	3.0	0.0	0.0	3.0	0.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Detector Length [ft]	40.0	0.0	0.0	40.0	0.0	0.0	40.0	40.0	0.0	40.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	R	L	C	C	L	C	R
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	6.20	6.20	6.20	6.20	6.20	6.20	6.80	5.00	5.00	6.80	5.00	5.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	4.20	4.20	0.00	4.20	4.20	4.80	3.00	3.00	4.80	3.00	3.00
g_i, Effective Green Time [s]	88	55	55	88	82	82	4	39	39	15	49	49
g / C, Green / Cycle	0.55	0.34	0.34	0.55	0.51	0.51	0.03	0.24	0.24	0.10	0.31	0.31
(v / s)_i Volume / Saturation Flow Rate	0.00	0.16	0.26	0.52	0.22	0.03	0.01	0.22	0.22	0.12	0.22	0.09
s, saturation flow rate [veh/h]	687	3204	1431	791	3204	1431	3113	1683	1678	3113	3204	1431
c, Capacity [veh/h]	352	1104	493	455	1636	730	86	406	405	296	989	442
d1, Uniform Delay [s]	17.78	41.09	46.76	26.39	24.60	19.82	76.76	59.11	59.11	72.40	49.23	42.12
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.24	0.24	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.03	1.46	10.99	23.82	0.84	0.17	4.89	16.05	16.10	136.90	1.02	0.38
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.47	0.77	0.90	0.43	0.06	0.52	0.92	0.92	1.29	0.72	0.30
d, Delay for Lane Group [s/veh]	17.81	42.55	57.75	50.20	25.44	19.99	81.66	75.15	75.20	209.30	50.26	42.50
Lane Group LOS	B	D	E	D	C	B	F	E	E	F	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.04	8.44	15.03	12.44	8.76	0.95	0.96	16.19	16.15	11.61	12.66	3.99
50th-Percentile Queue Length [ft/ln]	0.93	211.04	375.78	310.99	218.95	23.77	24.10	404.70	403.74	290.29	316.42	99.85
95th-Percentile Queue Length [veh/ln]	0.07	13.21	21.39	18.22	13.61	1.71	1.74	22.79	22.74	18.79	18.49	7.19
95th-Percentile Queue Length [ft/ln]	1.67	330.16	534.74	455.60	340.28	42.78	43.38	569.67	568.50	469.87	462.28	179.74

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Movement, Approach, & Intersection Results

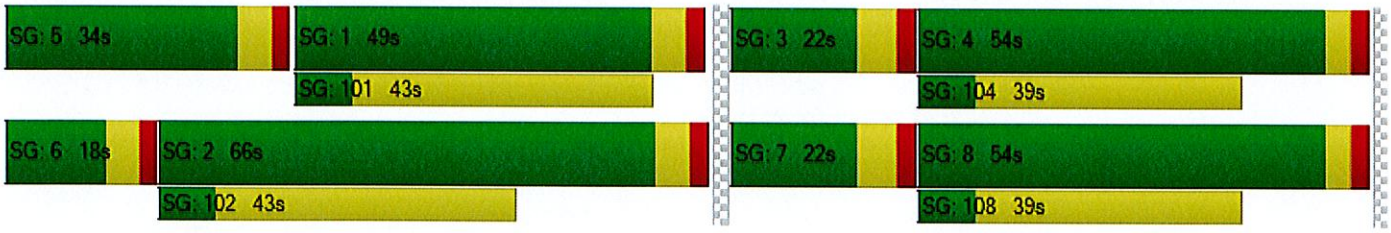
d_M, Delay for Movement [s/veh]	17.81	42.55	57.75	50.20	25.44	19.99	81.66	75.18	75.20	209.30	50.26	42.50
Movement LOS	B	D	E	D	C	B	F	E	E	F	D	D
d_A, Approach Delay [s/veh]	48.86			33.95			75.55			98.82		
Approach LOS	D			C			E			F		
d_I, Intersection Delay [s/veh]	64.78											
Intersection LOS	E											
Intersection V/C	0.764											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	69.38	69.38	69.38	69.38
I_p,int, Pedestrian LOS Score for Intersection	2.805	2.784	2.947	3.406
Crosswalk LOS	C	C	C	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	535	748	613	613
d_b, Bicycle Delay [s]	42.92	31.38	38.50	38.50
I_b,int, Bicycle LOS Score for Intersection	2.306	2.522	2.209	2.574
Bicycle LOS	B	B	B	B

Sequence

Ring 1	5	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	2	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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Version 2022 (SP 0-2)

Intersection Level Of Service Report

Intersection 1: NW 22 Avenue and SR 9

Control Type:	Signalized	Delay (sec / veh):	91.7
Analysis Method:	HCM 7th Edition	Level Of Service:	F
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.977

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	2	0	0	2	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	80.00	100.00	100.00	415.00	100.00	100.00	400.00	100.00	275.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	1	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	Yes			Yes			Yes			Yes		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Base Volume Input [veh/h]	6	785	678	237	641	54	69	769	4	267	611	210
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	816	705	246	667	56	72	800	4	278	635	218
Peak Hour Factor	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	217	188	65	177	15	19	213	1	74	169	58
Total Analysis Volume [veh/h]	6	868	750	262	710	60	77	851	4	296	676	232
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

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Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	136.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead			Lead			Lead			Lead		
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	4.8	0.0	4.8	4.8	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	32	62	0	26	56	0	21	52	0	21	52	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	4.0	4.2	0.0	4.0	4.2	0.0	4.8	4.8	0.0	4.8	4.8	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	3.0	0.0	0.0	3.0	0.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Detector Length [ft]	40.0	0.0	0.0	40.0	0.0	0.0	40.0	40.0	0.0	40.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	R	L	C	C	L	C	R
C, Cycle Length [s]	161	161	161	161	161	161	161	161	161	161	161	161
L, Total Lost Time per Cycle [s]	6.20	6.20	6.20	6.20	6.20	6.20	6.80	6.80	6.80	6.80	6.80	6.80
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	4.20	4.20	0.00	4.20	4.20	4.80	4.80	4.80	4.80	4.80	4.80
g_i, Effective Green Time [s]	83	58	58	83	76	76	6	43	43	14	52	52
g / C, Green / Cycle	0.51	0.36	0.36	0.51	0.47	0.47	0.04	0.27	0.27	0.09	0.32	0.32
(v / s)_i Volume / Saturation Flow Rate	0.01	0.27	0.52	0.40	0.22	0.04	0.02	0.25	0.25	0.10	0.21	0.16
s, saturation flow rate [veh/h]	692	3204	1431	652	3204	1431	3113	1683	1680	3113	3204	1431
c, Capacity [veh/h]	321	1145	511	333	1501	670	114	452	451	275	1025	458
d1, Uniform Delay [s]	21.09	45.60	51.73	37.81	29.22	23.74	76.59	57.77	57.77	73.40	47.18	44.44
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.30	0.30	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.11	4.72	220.72	16.99	1.07	0.26	6.73	22.24	22.26	49.16	0.73	0.87
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.02	0.76	1.47	0.79	0.47	0.09	0.67	0.95	0.95	1.08	0.66	0.51
d, Delay for Lane Group [s/veh]	21.20	50.31	272.45	54.80	30.29	24.01	83.33	80.00	80.03	122.56	47.92	45.31
Lane Group LOS	C	D	F	D	C	C	F	F	F	F	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.12	16.14	51.91	7.47	9.74	1.36	1.67	19.52	19.49	7.48	11.60	7.54
50th-Percentile Queue Length [ft/ln]	3.07	403.47	1297.72	186.79	243.44	33.89	41.68	487.88	487.16	186.92	290.05	188.58
95th-Percentile Queue Length [veh/ln]	0.22	22.73	78.89	11.95	14.86	2.44	3.00	26.76	26.73	12.29	17.19	12.05
95th-Percentile Queue Length [ft/ln]	5.53	568.18	1972.18	298.86	371.38	61.00	75.02	669.00	668.14	307.23	429.71	301.19

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Movement, Approach, & Intersection Results

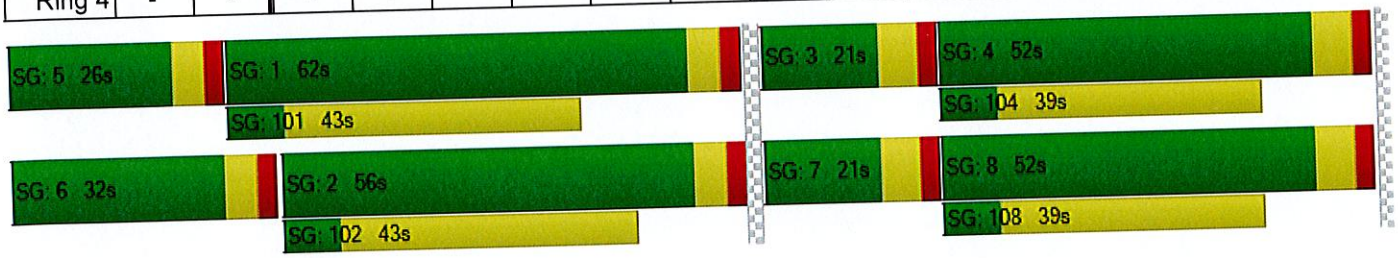
d_M, Delay for Movement [s/veh]	21.20	50.31	272.45	54.80	30.29	24.01	83.33	80.02	80.03	122.56	47.92	45.31
Movement LOS	C	D	F	D	C	C	F	F	F	F	D	D
d_A, Approach Delay [s/veh]	152.79			36.15			80.29			65.76		
Approach LOS	F			D			F			E		
d_I, Intersection Delay [s/veh]	91.71											
Intersection LOS	F											
Intersection V/C	0.977											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	69.88	69.88	69.88	69.88
I_p,int, Pedestrian LOS Score for Intersection	2.908	2.839	2.975	3.400
Crosswalk LOS	C	C	C	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	693	619	561	561
d_b, Bicycle Delay [s]	34.37	38.40	41.64	41.64
I_b,int, Bicycle LOS Score for Intersection	2.899	2.411	2.329	2.553
Bicycle LOS	C	B	B	B

Sequence

Ring 1	5	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	2	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Scenario No. 2

NW 22nd Avenue & Service Road

AM

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Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 3: NW 22 Avenue and Service Road

Control Type:	Two-way stop	Delay (sec / veh):	14.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.024

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	60.00	100.00	95.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
Base Volume Input [veh/h]	0	834	0	0	1024	0	0	0	10	0	0	10
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0400	1.0400	1.0000	1.0400	1.0400	1.0000	1.0000	1.0400	1.0000	1.0000	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	867	0	0	1065	0	0	0	10	0	0	10
Peak Hour Factor	1.0000	0.9710	0.9710	1.0000	0.9710	0.9710	1.0000	1.0000	0.9710	1.0000	1.0000	0.9710
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	223	0	0	274	0	0	0	3	0	0	3
Total Analysis Volume [veh/h]	0	893	0	0	1097	0	0	0	10	0	0	10
Pedestrian Volume [ped/h]	0			0			0			0		

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Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane				
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.02	0.00	0.00	0.02
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.98	0.00	0.00	12.69
Movement LOS		A	A		A	A			B			B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.06
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.87	0.00	0.00	1.60
d_A, Approach Delay [s/veh]	0.00			0.00			13.98			12.69		
Approach LOS	A			A			B			B		
d_I, Intersection Delay [s/veh]	0.13											
Intersection LOS	B											

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Intersection Level Of Service Report
Intersection 3: NW 22 Avenue and NW Service Road

Control Type:	Two-way stop	Delay (sec / veh):	18.6
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.040

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	60.00	100.00	95.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			Service Road			Service Road		
Base Volume Input [veh/h]	0	1469	0	0	912	6	0	0	7	0	0	10
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0400	1.0400	1.0000	1.0400	1.0400	1.0000	1.0000	1.0400	1.0000	1.0000	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	1528	0	0	948	6	0	0	7	0	0	10
Peak Hour Factor	1.0000	0.9400	0.9400	1.0000	0.9400	0.9400	1.0000	1.0000	0.9400	1.0000	1.0000	0.9400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	406	0	0	252	2	0	0	2	0	0	3
Total Analysis Volume [veh/h]	0	1626	0	0	1009	6	0	0	7	0	0	11
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane				
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.02	0.00	0.00	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.37	0.00	0.00	18.59
Movement LOS		A	A		A	A			B			C
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.12
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.22	0.00	0.00	3.10
d_A, Approach Delay [s/veh]	0.00			0.00			13.37			18.59		
Approach LOS	A			A			B			C		
d_I, Intersection Delay [s/veh]	0.11											
Intersection LOS	C											

Scenario No. 2

NW 22nd Avenue & Rutland Street

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Version 2022 (SP 0-2)

Intersection Level Of Service Report

Intersection 2: NW 22 Avenue & Rutland Street

Control Type:	Signalized	Delay (sec / veh):	5.9
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.348

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue				Rutland Avenue			Rutland Avenue		
Approach	Northbound			Southbound				Eastbound			Westbound		
Lane Configuration													
Turning Movement	Left	Thru	Right	U-tu	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	1	0	0	0
Entry Pocket Length [ft]	55.00	100.00	100.00	60.00	100.00	100.00	100.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00				30.00			30.00		
Grade [%]	0.00			0.00				0.00			0.00		
Curb Present	Yes			Yes				Yes			Yes		
Crosswalk	Yes			No				Yes			Yes		

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Volumes

Name	NW 22 Avenue			NW 22 Avenue				Rutland Avenue			Rutland Avenue		
Base Volume Input [veh/h]	4	744	5	18	28	920	15	13	2	11	24	8	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00												
Growth Factor	1.0400	1.0400	1.0400	1.040	1.040	1.040	1.040	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	4	774	5	19	29	957	16	14	2	11	25	8	16
Peak Hour Factor	0.9710	0.9710	0.9710	0.971	0.971	0.971	0.971	0.9710	0.9710	0.9710	0.9710	0.9710	0.9710
Other Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	199	1	5	7	246	4	4	1	3	6	2	4
Total Analysis Volume [veh/h]	4	797	5	20	30	986	16	14	2	11	26	8	16
Presence of On-Street Parking	No		No	No			No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0				0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0				0			0		
v_co, Outbound Pedestrian Volume crossing	0			0				0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0				0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0				0			0		
Bicycle Volume [bicycles/h]	0			0				0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	152.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Permi	Permi	Permi	Permi	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups													
Lead / Lag	-	-	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	0	18	0	0	0	18	0	0	7	0	0	7	0
Maximum Green [s]	0	48	0	0	0	48	0	0	24	0	0	24	0
Amber [s]	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Split [s]	0	78	0	0	0	78	0	0	82	0	0	82	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	7	0	0	0	7	0	0	26	0	0	7	0
Pedestrian Clearance [s]	0	18	0	0	0	18	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No				No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	5.0	0.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0
Minimum Recall		No				No			No			No	
Maximum Recall		No				No			No			No	
Pedestrian Recall		No				No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	C	R	C
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	2.00
l2, Clearance Lost Time [s]	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
g_i, Effective Green Time [s]	137	137	137	137	137	137	9	9	9
g / C, Green / Cycle	0.85	0.85	0.85	0.85	0.85	0.85	0.06	0.06	0.06
(v / s)_i Volume / Saturation Flow Rate	0.01	0.24	0.24	0.08	0.30	0.30	0.01	0.01	0.05
s, saturation flow rate [veh/h]	506	1683	1679	610	1683	1674	1122	1431	1010
c, Capacity [veh/h]	441	1440	1436	533	1440	1431	106	82	92
d1, Uniform Delay [s]	3.78	2.20	2.20	3.50	2.39	2.39	72.04	71.67	75.39
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.04	0.48	0.48	0.35	0.67	0.67	0.65	0.74	4.93
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.28	0.28	0.09	0.35	0.35	0.15	0.13	0.54
d, Delay for Lane Group [s/veh]	3.82	2.68	2.68	3.85	3.05	3.06	72.68	72.41	80.32
Lane Group LOS	A	A	A	A	A	A	E	E	F
Critical Lane Group	No	No	No	No	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.03	2.07	2.07	0.38	2.82	2.81	0.65	0.45	2.18
50th-Percentile Queue Length [ft/ln]	0.80	51.82	51.72	9.53	70.53	70.18	16.29	11.23	54.61
95th-Percentile Queue Length [veh/ln]	0.06	3.73	3.72	0.69	5.08	5.05	1.17	0.81	3.93
95th-Percentile Queue Length [ft/ln]	1.43	93.28	93.10	17.16	126.96	126.32	29.32	20.21	98.29

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Movement, Approach, & Intersection Results

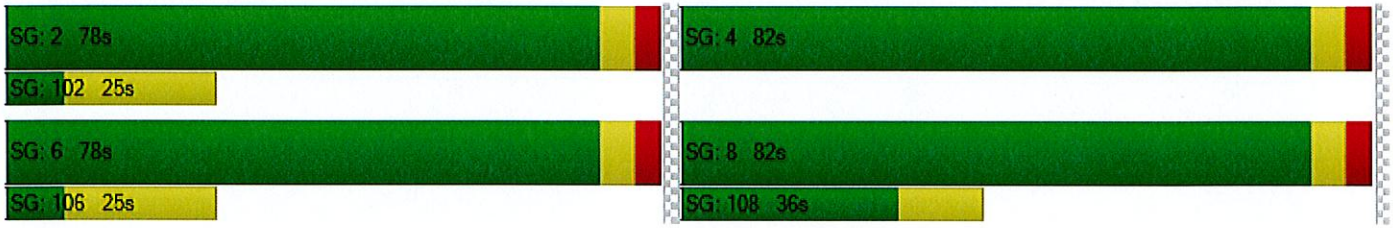
d_M, Delay for Movement [s/veh]	3.82	2.68	2.68	3.85	3.85	3.06	3.06	72.68	72.68	72.41	80.32	80.32	80.32
Movement LOS	A	A	A	A	A	A	A	E	E	E	F	F	F
d_A, Approach Delay [s/veh]	2.69			3.09				72.57			80.32		
Approach LOS	A			A				E			F		
d_I, Intersection Delay [s/veh]	5.89												
Intersection LOS	A												
Intersection V/C	0.348												

Other Modes

g_Walk,mi, Effective Walk Time [s]	30.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	52.81	0.00	69.38	69.38
I_p,int, Pedestrian LOS Score for Intersection	2.710	0.000	1.991	1.856
Crosswalk LOS	B	F	A	A
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	888	888	938	938
d_b, Bicycle Delay [s]	24.75	24.75	22.58	22.58
I_b,int, Bicycle LOS Score for Intersection	2.225	2.403	1.604	1.642
Bicycle LOS	B	B	A	A

Sequence

Ring 1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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Intersection Level Of Service Report

Intersection 2: NW 22 Avenue & Rutland Street

Control Type:	Signalized	Delay (sec / veh):	5.3
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.391

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
Approach	Northbound			Southbound				Eastbound			Westbound		
Lane Configuration													
Turning Movement	Left	Thru	Right	U-tu	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	1	0	0	0
Entry Pocket Length [ft]	55.00	100.00	100.00	60.00	100.0	100.0	100.0	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00				30.00			30.00		
Grade [%]	0.00			0.00				0.00			0.00		
Curb Present	Yes			Yes				Yes			Yes		
Crosswalk	Yes			No				Yes			Yes		

Volumes

Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
Base Volume Input [veh/h]	7	1113	4	0	40	824	5	30	2	12	10	4	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00												
Growth Factor	1.0400	1.0400	1.0400	1.040	1.040	1.040	1.040	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	7	1158	4	0	42	857	5	31	2	12	10	4	16
Peak Hour Factor	0.9800	0.9800	0.9800	0.980	0.980	0.980	0.980	0.9800	0.9800	0.9800	0.9800	0.9800	0.9800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	295	1	0	11	219	1	8	1	3	3	1	4
Total Analysis Volume [veh/h]	7	1182	4	0	43	874	5	32	2	12	10	4	16
Presence of On-Street Parking	No		No	No			No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0				0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0				0			0		
v_co, Outbound Pedestrian Volume crossing	0			0				0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0				0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0				0			0		
Bicycle Volume [bicycles/h]	0			0				0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	152.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Permi	Permi	Permi	Permi	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups													
Lead / Lag	-	-	-	-		-	-	-	-	-	-	-	-
Minimum Green [s]	0	18	0	0	0	18	0	0	7	0	0	7	0
Maximum Green [s]	0	48	0	0	0	48	0	0	24	0	0	24	0
Amber [s]	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Split [s]	0	82	0	0	0	82	0	0	78	0	0	78	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	7	0	0	0	7	0	0	26	0	0	7	0
Pedestrian Clearance [s]	0	18	0	0	0	18	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No				No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	5.0	0.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0
Minimum Recall		No				No			No			No	
Maximum Recall		No				No			No			No	
Pedestrian Recall		No				No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	C	R	C
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	2.00
l2, Clearance Lost Time [s]	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
g_i, Effective Green Time [s]	140	140	140	140	140	140	6	6	6
g / C, Green / Cycle	0.87	0.87	0.87	0.87	0.87	0.87	0.04	0.04	0.04
(v / s)_i Volume / Saturation Flow Rate	0.01	0.35	0.35	0.10	0.26	0.26	0.03	0.01	0.04
s, saturation flow rate [veh/h]	568	1683	1681	425	1683	1680	1299	1431	774
c, Capacity [veh/h]	502	1469	1467	376	1469	1466	95	57	61
d1, Uniform Delay [s]	3.10	2.00	2.00	4.39	1.75	1.75	75.73	74.40	76.53
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.05	0.83	0.83	0.62	0.52	0.52	2.25	1.83	6.10
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.40	0.40	0.11	0.30	0.30	0.36	0.21	0.49
d, Delay for Lane Group [s/veh]	3.15	2.83	2.83	5.01	2.27	2.28	77.98	76.23	82.63
Lane Group LOS	A	A	A	A	A	A	E	E	F
Critical Lane Group	No	No	Yes	No	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.05	2.85	2.85	0.40	1.85	1.85	1.45	0.51	1.35
50th-Percentile Queue Length [ft/ln]	1.20	71.34	71.27	9.95	46.22	46.13	36.24	12.77	33.69
95th-Percentile Queue Length [veh/ln]	0.09	5.14	5.13	0.72	3.33	3.32	2.61	0.92	2.43
95th-Percentile Queue Length [ft/ln]	2.16	128.41	128.29	17.90	83.19	83.04	65.23	22.98	60.65

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Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	3.15	2.83	2.83	5.01	5.01	2.28	2.28	77.98	77.98	76.23	82.63	82.63	82.63
Movement LOS	A	A	A	A	A	A	A	E	E	E	F	F	F
d_A, Approach Delay [s/veh]	2.83			2.40				77.52			82.63		
Approach LOS	A			A				E			F		
d_I, Intersection Delay [s/veh]	5.31												
Intersection LOS	A												
Intersection V/C	0.391												

Other Modes

g_Walk,mi, Effective Walk Time [s]	30.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	52.81	0.00	69.38	69.38
I_p,int, Pedestrian LOS Score for Intersection	2.738	0.000	1.998	1.842
Crosswalk LOS	B	F	A	A
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	938	938	888	888
d_b, Bicycle Delay [s]	22.58	22.58	24.75	24.75
I_b,int, Bicycle LOS Score for Intersection	2.544	2.285	1.636	1.609
Bicycle LOS	B	B	A	A

Sequence

Ring 1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Scenario No.3

SR 9 & NW 22nd Avenue

AM

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Intersection Level Of Service Report

Intersection 1: NW 22 Avenue and SR 9

Control Type:	Signalized	Delay (sec / veh):	65.8
Analysis Method:	HCM 7th Edition	Level Of Service:	E
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.770

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	2	0	0	2	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	80.00	100.00	100.00	415.00	100.00	100.00	400.00	100.00	275.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	1	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	Yes			Yes			Yes			Yes		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Base Volume Input [veh/h]	2	488	354	384	661	44	42	687	6	357	668	123
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	3	7	4	0	7	0	0	0	3	4	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	5	515	372	399	694	46	44	714	9	375	695	128
Peak Hour Factor	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700	0.9700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	133	96	103	179	12	11	184	2	97	179	33
Total Analysis Volume [veh/h]	5	531	384	411	715	47	45	736	9	387	716	132
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	126.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead			Lead			Lead			Lead		
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	3.0	0.0	4.8	3.0	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	18	49	0	34	66	0	22	54	0	22	54	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	4.0	4.2	0.0	4.0	4.2	0.0	4.8	3.0	0.0	4.8	3.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	3.0	0.0	0.0	3.0	0.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Detector Length [ft]	40.0	0.0	0.0	40.0	0.0	0.0	40.0	40.0	0.0	40.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	R	L	C	C	L	C	R
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	6.20	6.20	6.20	6.20	6.20	6.20	6.80	5.00	5.00	6.80	5.00	5.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	4.20	4.20	0.00	4.20	4.20	4.80	3.00	3.00	4.80	3.00	3.00
g_i, Effective Green Time [s]	88	55	55	88	81	81	4	39	39	15	50	50
g / C, Green / Cycle	0.55	0.34	0.34	0.55	0.51	0.51	0.03	0.24	0.24	0.10	0.31	0.31
(v / s)_i Volume / Saturation Flow Rate	0.01	0.17	0.27	0.52	0.22	0.03	0.01	0.22	0.22	0.12	0.22	0.09
s, saturation flow rate [veh/h]	690	3204	1431	788	3204	1431	3113	1683	1676	3113	3204	1431
c, Capacity [veh/h]	352	1100	491	453	1621	724	86	408	406	296	992	443
d1, Uniform Delay [s]	17.96	41.36	47.17	26.64	25.13	20.19	76.76	59.02	59.03	72.40	49.09	41.99
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.24	0.24	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.07	1.52	11.75	24.64	0.87	0.17	4.89	16.17	16.24	144.29	1.01	0.37
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.48	0.78	0.91	0.44	0.06	0.52	0.92	0.92	1.31	0.72	0.30
d, Delay for Lane Group [s/veh]	18.04	42.88	58.92	51.28	26.01	20.36	81.66	75.19	75.27	216.69	50.10	42.37
Lane Group LOS	B	D	E	D	C	C	F	E	E	F	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.09	8.60	15.40	12.55	8.97	0.96	0.96	16.28	16.22	11.92	12.63	3.99
50th-Percentile Queue Length [ft/ln]	2.32	214.97	385.08	313.79	224.18	24.02	24.10	406.88	405.43	297.88	315.85	99.68
95th-Percentile Queue Length [veh/ln]	0.17	13.41	21.84	18.36	13.88	1.73	1.74	22.89	22.82	19.28	18.46	7.18
95th-Percentile Queue Length [ft/ln]	4.18	335.20	545.99	459.04	346.95	43.24	43.38	572.28	570.53	482.04	461.58	179.43

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Movement, Approach, & Intersection Results

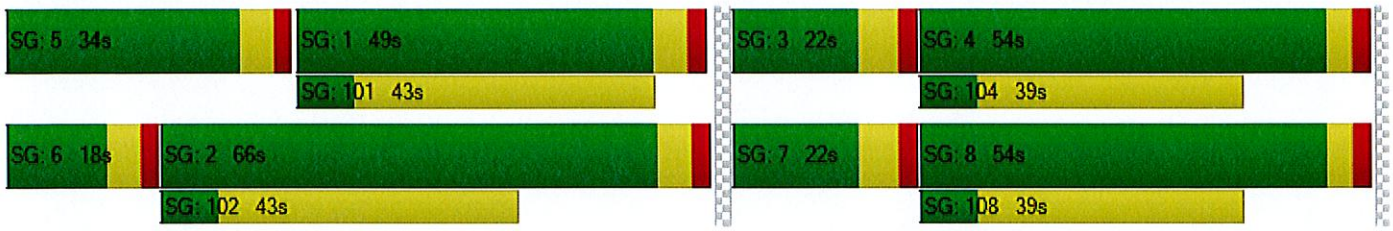
d_M, Delay for Movement [s/veh]	18.04	42.88	58.92	51.28	26.01	20.36	81.66	75.23	75.27	216.69	50.10	42.37
Movement LOS	B	D	E	D	C	C	F	E	E	F	D	D
d_A, Approach Delay [s/veh]	49.44			34.64			75.60			101.47		
Approach LOS	D			C			E			F		
d_I, Intersection Delay [s/veh]	65.85											
Intersection LOS	E											
Intersection V/C	0.770											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	69.38	69.38	69.38	69.38
I_p,int, Pedestrian LOS Score for Intersection	2.810	2.786	2.950	3.407
Crosswalk LOS	C	C	C	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	535	748	613	613
d_b, Bicycle Delay [s]	42.92	31.38	38.50	38.50
I_b,int, Bicycle LOS Score for Intersection	2.319	2.527	2.211	2.578
Bicycle LOS	B	B	B	B

Sequence

Ring 1	5	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	2	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



AM Mitigation

Generated with PTV VISTRO

Version 2022 (SP 0-2)

Unmitigated

Number	1											
Intersection	NW 22 Avenue and SR 9											
Control Type	Signalized											
Analysis Method	HCM 7th Edition											
Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Base Volume Input [veh/h]	6	785	678	237	641	54	69	769	4	267	611	210
Total Analysis Volume [veh/h]	10	878	755	262	719	60	77	851	7	302	676	232

Intersection Settings

Cycle Length [s]	160											
Coordination Type	Time of Day Pattern Coordinated											
Actuation Type	Semi-actuated											
Lost time [s]	0.00											
Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead			Lead			Lead			Lead		
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	4.8	0.0	4.8	4.8	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	32	62	0	26	56	0	21	52	0	21	52	0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
l1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Pedestrian Signal Group	0											
Pedestrian Walk [s]	0											
Pedestrian Clearance [s]	0											

Lane Group Calculations

g / C, Green / Cycle	0.51	0.36	0.36	0.51	0.46	0.46	0.04	0.27	0.27	0.09	0.32	0.32
(v / s)_i Volume / Saturation Flow Rate	0.01	0.27	0.53	0.40	0.22	0.04	0.02	0.26	0.26	0.10	0.21	0.16
so, Base Saturation Flow per Lane [pc/h/ln]	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Arrival type	3			3			3			3		
s, saturation flow rate [veh/h]	695	3204	1431	653	3204	1431	3113	1683	1678	3113	3204	1431
c, Capacity [veh/h]	320	1138	508	333	1486	663	114	453	452	275	1028	459
X, volume / capacity	0.03	0.77	1.49	0.79	0.48	0.09	0.67	0.95	0.95	1.10	0.66	0.51
d, Delay for Lane Group [s/veh]	21.50	51.17	280.76	55.64	30.97	24.43	83.33	80.20	80.24	130.66	47.80	45.19
Lane Group LOS	C	D	F	E	C	C	F	F	F	F	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No

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50th-Percentile Queue Length [veh/ln]	0.21	16.49	52.76	7.49	10.00	1.37	1.67	19.63	19.58	7.79	11.59	7.53
50th-Percentile Queue Length [ft/ln]	5.15	412.34	1319.04	187.19	250.00	34.23	41.68	490.65	489.38	194.64	289.65	188.32
95th-Percentile Queue Length [veh/ln]	0.37	23.15	80.42	11.98	15.19	2.46	3.00	26.89	26.83	12.79	17.17	12.03
95th-Percentile Queue Length [ft/ln]	9.27	578.85	2010.41	299.38	379.65	61.62	75.02	672.28	670.78	319.74	429.20	300.84

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	21.50	51.17	280.76	55.64	30.97	24.43	83.33	80.22	80.24	130.66	47.80	45.19
Movement LOS	C	D	F	E	C	C	F	F	F	F	D	D
Critical Movement	No	No	Yes	No	No	No	No	No	No	No	No	No
d_A, Approach Delay [s/veh]	156.49			36.80			80.48			67.98		
Approach LOS	F			D			F			E		
d_I, Intersection Delay [s/veh]	93.79											
Intersection LOS	F											
Intersection V/C	0.983											

PM

Generated with PTV VISTRO
Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 1: NW 22 Avenue and SR 9

Control Type:	Signalized	Delay (sec / veh):	93.8
Analysis Method:	HCM 7th Edition	Level Of Service:	F
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.983

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	2	0	0	2	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	80.00	100.00	100.00	415.00	100.00	100.00	400.00	100.00	275.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	1	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	Yes			Yes			Yes			Yes		
Crosswalk	Yes			Yes			Yes			Yes		

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Volumes

Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Base Volume Input [veh/h]	6	785	678	237	641	54	69	769	4	267	611	210
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	3	9	5	0	9	0	0	0	3	6	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	9	825	710	246	676	56	72	800	7	284	635	218
Peak Hour Factor	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400	0.9400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	219	189	65	180	15	19	213	2	76	169	58
Total Analysis Volume [veh/h]	10	878	755	262	719	60	77	851	7	302	676	232
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	136.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-		Lead	-		Lead	-		Lead	-	
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	4.8	0.0	4.8	4.8	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	32	62	0	26	56	0	21	52	0	21	52	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	4.0	4.2	0.0	4.0	4.2	0.0	4.8	4.8	0.0	4.8	4.8	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	3.0	0.0	0.0	3.0	0.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Detector Length [ft]	40.0	0.0	0.0	40.0	0.0	0.0	40.0	40.0	0.0	40.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	R	L	C	C	L	C	R
C, Cycle Length [s]	161	161	161	161	161	161	161	161	161	161	161	161
L, Total Lost Time per Cycle [s]	6.20	6.20	6.20	6.20	6.20	6.20	6.80	6.80	6.80	6.80	6.80	6.80
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	4.20	4.20	0.00	4.20	4.20	4.80	4.80	4.80	4.80	4.80	4.80
g_i, Effective Green Time [s]	83	57	57	83	75	75	6	43	43	14	52	52
g / C, Green / Cycle	0.51	0.36	0.36	0.51	0.46	0.46	0.04	0.27	0.27	0.09	0.32	0.32
(v / s)_i Volume / Saturation Flow Rate	0.01	0.27	0.53	0.40	0.22	0.04	0.02	0.26	0.26	0.10	0.21	0.16
s, saturation flow rate [veh/h]	695	3204	1431	653	3204	1431	3113	1683	1678	3113	3204	1431
c, Capacity [veh/h]	320	1138	508	333	1486	663	114	453	452	275	1028	459
d1, Uniform Delay [s]	21.32	46.09	51.90	38.59	29.84	24.16	76.59	57.72	57.72	73.40	47.07	44.33
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.30	0.30	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.18	5.08	228.85	17.05	1.13	0.27	6.73	22.48	22.52	57.26	0.72	0.86
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.03	0.77	1.49	0.79	0.48	0.09	0.67	0.95	0.95	1.10	0.66	0.51
d, Delay for Lane Group [s/veh]	21.50	51.17	280.76	55.64	30.97	24.43	83.33	80.20	80.24	130.66	47.80	45.19
Lane Group LOS	C	D	F	E	C	C	F	F	F	F	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.21	16.49	52.76	7.49	10.00	1.37	1.67	19.63	19.58	7.79	11.59	7.53
50th-Percentile Queue Length [ft/ln]	5.15	412.34	1319.04	187.19	250.00	34.23	41.68	490.65	489.38	194.64	289.65	188.32
95th-Percentile Queue Length [veh/ln]	0.37	23.15	80.42	11.98	15.19	2.46	3.00	26.89	26.83	12.79	17.17	12.03
95th-Percentile Queue Length [ft/ln]	9.27	578.85	2010.41	299.38	379.65	61.62	75.02	672.28	670.78	319.74	429.20	300.84

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Movement, Approach, & Intersection Results

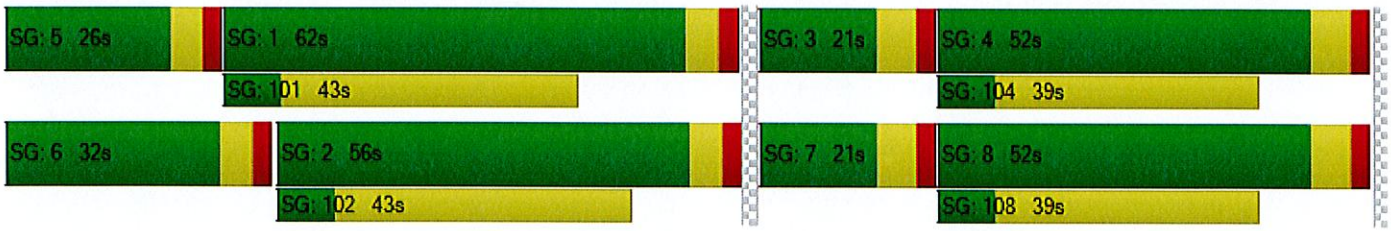
d_M, Delay for Movement [s/veh]	21.50	51.17	280.76	55.64	30.97	24.43	83.33	80.22	80.24	130.66	47.80	45.19
Movement LOS	C	D	F	E	C	C	F	F	F	F	D	D
d_A, Approach Delay [s/veh]	156.49			36.80			80.48			67.98		
Approach LOS	F			D			F			E		
d_I, Intersection Delay [s/veh]	93.79											
Intersection LOS	F											
Intersection V/C	0.983											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	69.88	69.88	69.88	69.88
I_p,int, Pedestrian LOS Score for Intersection	2.915	2.843	2.980	3.402
Crosswalk LOS	C	C	C	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	693	619	561	561
d_b, Bicycle Delay [s]	34.37	38.40	41.64	41.64
I_b,int, Bicycle LOS Score for Intersection	2.915	2.418	2.331	2.558
Bicycle LOS	C	B	B	B

Sequence

Ring 1	5	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	2	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



PM Mitigation

Generated with PTV VISTRO

Version 2022 (SP 0-2)

Unmitigated

Number	1											
Intersection	NW 22 Avenue and SR 9											
Control Type	Signalized											
Analysis Method	HCM 7th Edition											
Name	NW 22 Avenue			NW 22 Avenue			SR 9			SR 9		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Base Volume Input [veh/h]	6	785	678	237	641	54	69	769	4	267	611	210
Total Analysis Volume [veh/h]	10	878	755	262	719	60	77	851	7	302	676	232

Intersection Settings

Cycle Length [s]	160											
Coordination Type	Time of Day Pattern Coordinated											
Actuation Type	Semi-actuated											
Lost time [s]	0.00											
Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	6	1	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-		Lead	-	-	Lead	-		Lead		-
Minimum Green [s]	5	7	0	5	7	0	5	18	0	5	18	0
Maximum Green [s]	30	50	0	30	50	0	22	50	0	22	50	0
Amber [s]	4.0	4.0	0.0	4.0	4.0	0.0	4.8	4.8	0.0	4.8	4.8	0.0
All red [s]	2.0	2.2	0.0	2.0	2.2	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Split [s]	32	62	0	26	56	0	21	52	0	21	52	0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	36	0	0	36	0	0	32	0	0	32	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
l1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Pedestrian Signal Group	0											
Pedestrian Walk [s]	0											
Pedestrian Clearance [s]	0											

Lane Group Calculations

g / C, Green / Cycle	0.51	0.36	0.36	0.51	0.46	0.46	0.04	0.27	0.27	0.09	0.32	0.32
(v / s)_i Volume / Saturation Flow Rate	0.01	0.27	0.53	0.40	0.22	0.04	0.02	0.26	0.26	0.10	0.21	0.16
so, Base Saturation Flow per Lane [pc/h/ln]	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Arrival type	3			3			3			3		
s, saturation flow rate [veh/h]	695	3204	1431	653	3204	1431	3113	1683	1678	3113	3204	1431
c, Capacity [veh/h]	320	1138	508	333	1486	663	114	453	452	275	1028	459
X, volume / capacity	0.03	0.77	1.49	0.79	0.48	0.09	0.67	0.95	0.95	1.10	0.66	0.51
d, Delay for Lane Group [s/veh]	21.50	51.17	280.76	55.64	30.97	24.43	83.33	80.20	80.24	130.66	47.80	45.19
Lane Group LOS	C	D	F	E	C	C	F	F	F	F	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No

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Version 2022 (SP 0-2)

50th-Percentile Queue Length [veh/ln]	0.21	16.49	52.76	7.49	10.00	1.37	1.67	19.63	19.58	7.79	11.59	7.53
50th-Percentile Queue Length [ft/ln]	5.15	412.34	1319.04	187.19	250.00	34.23	41.68	490.65	489.38	194.64	289.65	188.32
95th-Percentile Queue Length [veh/ln]	0.37	23.15	80.42	11.98	15.19	2.46	3.00	26.89	26.83	12.79	17.17	12.03
95th-Percentile Queue Length [ft/ln]	9.27	578.85	2010.41	299.38	379.65	61.62	75.02	672.28	670.78	319.74	429.20	300.84

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	21.50	51.17	280.76	55.64	30.97	24.43	83.33	80.22	80.24	130.66	47.80	45.19
Movement LOS	C	D	F	E	C	C	F	F	F	F	D	D
Critical Movement	No	No	Yes	No	No	No	No	No	No	No	No	No
d_A, Approach Delay [s/veh]	156.49			36.80			80.48			67.98		
Approach LOS	F			D			F			E		
d_I, Intersection Delay [s/veh]	93.79											
Intersection LOS	F											
Intersection V/C	0.983											

Scenario No. 3

NW 22nd Avenue & Service Road

AM

Generated with PTV VISTRO
Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 3: NW 22 Avenue and Service Road

Control Type:	Two-way stop	Delay (sec / veh):	14.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.025

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			Service Road					
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	60.00	100.00	20.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			Service Road					
Base Volume Input [veh/h]	0	844	0	0	1024	0	0	0	10	0	0	10
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0400	1.0400	1.0000	1.0400	1.0400	1.0000	1.0000	1.0400	1.0000	1.0000	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	14	0	0	14	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	892	0	0	1079	0	0	0	10	0	0	10
Peak Hour Factor	1.0000	0.9710	0.9710	1.0000	0.9710	0.9710	1.0000	1.0000	0.9710	1.0000	1.0000	0.9710
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	230	0	0	278	0	0	0	3	0	0	3
Total Analysis Volume [veh/h]	0	919	0	0	1111	0	0	0	10	0	0	10
Pedestrian Volume [ped/h]	0			0			0			0		

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Version 2022 (SP 0-2)

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane				
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.02	0.00	0.00	0.02
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.07	0.00	0.00	12.84
Movement LOS		A	A		A	A			B			B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.07
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89	0.00	0.00	1.63
d_A, Approach Delay [s/veh]	0.00			0.00			14.07			12.84		
Approach LOS	A			A			B			B		
d_I, Intersection Delay [s/veh]	0.13											
Intersection LOS	B											

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Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 3: NW 22 Avenue and Service Road

Control Type:	Two-way stop	Delay (sec / veh):	18.2
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.035

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue			Service Road					
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	60.00	100.00	20.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	NW 22 Avenue			NW 22 Avenue			Service Road					
Base Volume Input [veh/h]	0	1469	0	0	912	6	0	0	10	0	0	10
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0400	1.0400	1.0000	1.0400	1.0400	1.0000	1.0000	1.0400	1.0000	1.0000	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	17	0	0	18	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	1545	0	0	966	6	0	0	10	0	0	10
Peak Hour Factor	1.0000	0.9710	0.9710	1.0000	0.9710	0.9400	1.0000	1.0000	0.9710	1.0000	1.0000	0.9710
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	398	0	0	249	2	0	0	3	0	0	3
Total Analysis Volume [veh/h]	0	1591	0	0	995	6	0	0	10	0	0	10
Pedestrian Volume [ped/h]	0			0			0			0		

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Version 2022 (SP 0-2)

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane				
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.02	0.00	0.00	0.01	0.05	0.00	0.00	0.02	0.00	0.00	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.34	0.00	0.00	18.17
Movement LOS		A	A		A	A			B			C
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.11
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.74	0.00	0.00	2.73
d_A, Approach Delay [s/veh]	0.00			0.00			13.34			18.17		
Approach LOS	A			A			B			C		
d_I, Intersection Delay [s/veh]	0.12											
Intersection LOS	C											

Scenario No. 3

NW 22nd Avenue & Rutland Street

AM

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Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 2: NW 22 Avenue & Rutland Street

Control Type:	Signalized
Analysis Method:	HCM 7th Edition
Analysis Period:	15 minutes

Delay (sec / veh):	8.2
Level Of Service:	A
Volume to Capacity (v/c):	0.375

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street`		
Approach	Northbound			Southbound				Eastbound			Westbound		
Lane Configuration													
Turning Movement	Left	Thru	Right	U-tu	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	1	0	0	0
Entry Pocket Length [ft]	55.00	100.00	100.00	60.00	100.00	100.00	100.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00				30.00			30.00		
Grade [%]	0.00			0.00				0.00			0.00		
Curb Present	Yes			No				Yes			No		
Crosswalk	Yes			No				Yes			Yes		

Volumes

Name	NW 22 Avenue			NW 22 Avenue				Rutland Avenue			Rutland Avenue		
Base Volume Input [veh/h]	4	744	5	18	28	920	15	13	2	11	24	8	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00												
Growth Factor	1.0400	1.0400	1.0400	1.040	1.040	1.040	1.040	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	23	1	0	14	0	0	3	3	0	24	5	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	4	797	6	19	43	957	16	17	5	11	49	13	16
Peak Hour Factor	0.9710	0.9710	0.9710	0.971	0.971	0.971	0.971	0.9710	0.9710	0.9710	0.9710	0.9710	0.9710
Other Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	205	2	5	11	246	4	4	1	3	13	3	4
Total Analysis Volume [veh/h]	4	821	6	20	44	986	16	18	5	11	50	13	16
Presence of On-Street Parking	No		No	No			No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0				0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0				0			0		
v_co, Outbound Pedestrian Volume crossing	0			0				0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0				0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0				0			0		
Bicycle Volume [bicycles/h]	0			0				0			0		

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Version 2022 (SP 0-2)

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	152.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Permi	Permi	Permi	Permi	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups													
Lead / Lag													
Minimum Green [s]	0	18	0	0	0	18	0	0	7	0	0	7	0
Maximum Green [s]	0	48	0	0	0	48	0	0	24	0	0	24	0
Amber [s]	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Split [s]	0	78	0	0	0	78	0	0	82	0	0	82	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	7	0	0	0	7	0	0	26	0	0	7	0
Pedestrian Clearance [s]	0	18	0	0	0	18	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No				No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	5.0	0.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0
Minimum Recall		No				No			No			No	
Maximum Recall		No				No			No			No	
Pedestrian Recall		No				No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	C	R	C
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	2.00
l2, Clearance Lost Time [s]	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
g_i, Effective Green Time [s]	131	131	131	131	131	131	15	15	15
g / C, Green / Cycle	0.82	0.82	0.82	0.82	0.82	0.82	0.09	0.09	0.09
(v / s)_i Volume / Saturation Flow Rate	0.01	0.25	0.25	0.11	0.30	0.30	0.02	0.01	0.08
s, saturation flow rate [veh/h]	506	1683	1679	596	1683	1674	1197	1431	1028
c, Capacity [veh/h]	416	1381	1377	493	1381	1373	150	132	131
d1, Uniform Delay [s]	5.70	3.42	3.42	5.52	3.67	3.67	67.08	66.47	72.93
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.04	0.56	0.56	0.54	0.74	0.75	0.47	0.27	4.37
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.30	0.30	0.13	0.36	0.36	0.15	0.08	0.60
d, Delay for Lane Group [s/veh]	5.74	3.98	3.98	6.07	4.42	4.42	67.55	66.74	77.30
Lane Group LOS	A	A	A	A	A	A	E	E	E
Critical Lane Group	No	No	No	No	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.04	3.01	3.00	0.66	3.93	3.91	0.90	0.43	3.39
50th-Percentile Queue Length [ft/ln]	1.02	75.20	75.03	16.46	98.25	97.74	22.43	10.63	84.64
95th-Percentile Queue Length [veh/ln]	0.07	5.41	5.40	1.18	7.07	7.04	1.61	0.77	6.09
95th-Percentile Queue Length [ft/ln]	1.84	135.36	135.05	29.62	176.84	175.93	40.37	19.14	152.36

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Movement, Approach, & Intersection Results

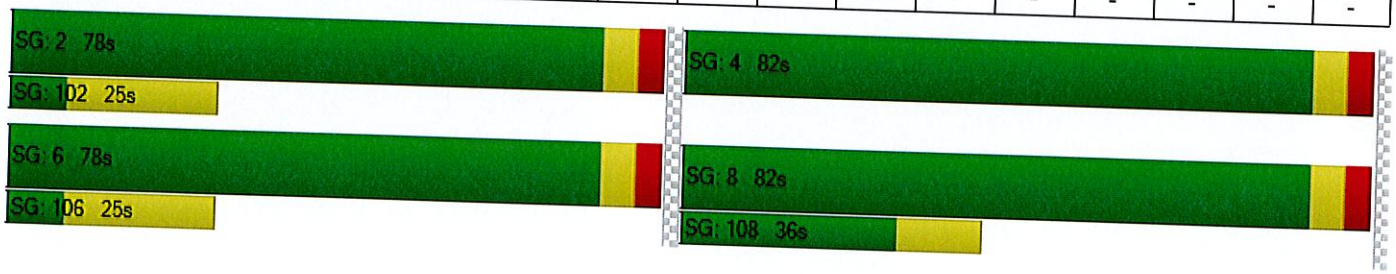
d_M, Delay for Movement [s/veh]	5.74	3.98	3.98	6.07	6.07	4.42	4.42	67.55	67.55	66.74	77.30	77.30	77.30
Movement LOS	A	A	A	A	A	A	A	E	E	E	E	E	E
d_A, Approach Delay [s/veh]	3.99			4.52				67.29			77.30		
Approach LOS	A			A				E			E		
d_I, Intersection Delay [s/veh]	8.22												
Intersection LOS	A												
Intersection V/C	0.375												

Other Modes

g_Walk,mi, Effective Walk Time [s]	30.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	52.81	0.00	69.38	69.38
l_p,int, Pedestrian LOS Score for Intersection	2.754	0.000	1.995	1.899
Crosswalk LOS	C	F	A	A
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	888	888	938	938
d_b, Bicycle Delay [s]	24.75	24.75	22.58	22.58
l_b,int, Bicycle LOS Score for Intersection	2.245	2.403	1.616	1.690
Bicycle LOS	B	B	A	A

Sequence

Ring 1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 2: NW 22 Avenue & Rutland Street

Control Type:	Signalized	Delay (sec / veh):	7.5
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.420

Intersection Setup

Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
Approach	Northbound			Southbound				Eastbound			Westbound		
Lane Configuration													
Turning Movement	Left	Thru	Right	U-tu	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	1	0	0	0
Entry Pocket Length [ft]	55.00	100.00	100.00	60.00	100.00	100.00	100.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00				30.00			30.00		
Grade [%]	0.00			0.00				0.00			0.00		
Curb Present	Yes			No				Yes			No		
Crosswalk	Yes			No				Yes			Yes		

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Version 2022 (SP 0-2)

Volumes

Name	NW 22 Avenue			NW 22 Avenue				Rutland Street			Rutland Street		
Base Volume Input [veh/h]	7	1113	5	0	40	824	5	30	2	12	10	4	15
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00												
Growth Factor	1.0400	1.0400	1.0400	1.040	1.040	1.040	1.040	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	26	2	0	18	0	0	4	4	0	27	5	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	7	1184	7	0	60	857	5	35	6	12	37	9	16
Peak Hour Factor	0.9800	0.9710	0.9710	0.971	0.971	0.971	0.971	0.9710	0.9710	0.9800	0.9710	0.9710	0.9710
Other Adjustment Factor	1.0000	1.0000	1.0000	1.000	1.000	1.000	1.000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	305	2	0	15	221	1	9	2	3	10	2	4
Total Analysis Volume [veh/h]	7	1219	7	0	62	883	5	36	6	12	38	9	16
Presence of On-Street Parking	No		No	No			No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0				0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0				0			0		
v_co, Outbound Pedestrian Volume crossing	0			0				0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0				0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0				0			0		
Bicycle Volume [bicycles/h]	0			0				0			0		

Intersection Settings

Located in CBD	Yes
Signal Coordination Group	-
Cycle Length [s]	160
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	152.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Permi	Permi	Permi	Permi	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups													
Lead / Lag													
Minimum Green [s]	0	18	0	0	0	18	0	0	7	0	0	7	0
Maximum Green [s]	0	48	0	0	0	48	0	0	24	0	0	24	0
Amber [s]	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Split [s]	0	82	0	0	0	82	0	0	78	0	0	78	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	7	0	0	0	7	0	0	26	0	0	7	0
Pedestrian Clearance [s]	0	18	0	0	0	18	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No				No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	5.0	0.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0
Minimum Recall		No				No			No			No	
Maximum Recall		No				No			No			No	
Pedestrian Recall		No				No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	C	R	C
C, Cycle Length [s]	160	160	160	160	160	160	160	160	160
L, Total Lost Time per Cycle [s]	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	2.00
l2, Clearance Lost Time [s]	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
g_i, Effective Green Time [s]	135	135	135	135	135	135	11	11	11
g / C, Green / Cycle	0.85	0.85	0.85	0.85	0.85	0.85	0.07	0.07	0.07
(v / s)_i Volume / Saturation Flow Rate	0.01	0.36	0.36	0.15	0.26	0.26	0.03	0.01	0.06
s, saturation flow rate [veh/h]	563	1683	1680	409	1683	1680	1385	1431	1138
c, Capacity [veh/h]	455	1425	1422	324	1425	1422	133	94	111
d1, Uniform Delay [s]	5.97	2.96	2.96	9.48	2.55	2.55	71.84	70.42	74.53
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.06	0.95	0.95	1.31	0.57	0.57	1.35	0.60	4.51
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.02	0.43	0.43	0.19	0.31	0.31	0.32	0.13	0.57
d, Delay for Lane Group [s/veh]	6.03	3.91	3.91	10.78	3.12	3.13	73.19	71.02	79.04
Lane Group LOS	A	A	A	B	A	A	E	E	E
Critical Lane Group	No	No	Yes	No	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.07	4.18	4.18	0.94	2.61	2.60	1.72	0.48	2.72
50th-Percentile Queue Length [ft/ln]	1.82	104.57	104.41	23.44	65.17	65.05	42.98	12.08	68.04
95th-Percentile Queue Length [veh/ln]	0.13	7.53	7.52	1.69	4.69	4.68	3.09	0.87	4.90
95th-Percentile Queue Length [ft/ln]	3.28	188.23	187.93	42.19	117.31	117.09	77.36	21.74	122.47

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Movement, Approach, & Intersection Results

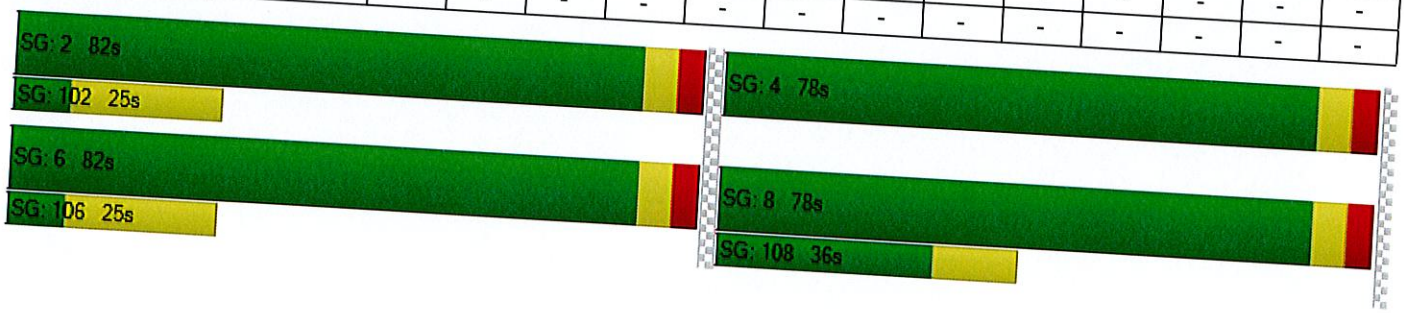
d_M, Delay for Movement [s/veh]	6.03	3.91	3.91	10.78	10.78	3.13	3.13	73.19	73.19	71.02	79.04	79.04	79.04
Movement LOS	A	A	A	B	B	A	A	E	E	E	E	E	E
d_A, Approach Delay [s/veh]	3.92			3.63				72.70			79.04		
Approach LOS	A			A				E			E		
d_I, Intersection Delay [s/veh]	7.47												
Intersection LOS	A												
Intersection V/C	0.420												

Other Modes

g_Walk,mi, Effective Walk Time [s]	30.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	52.81	0.00	69.38	69.38
l_p,int, Pedestrian LOS Score for Intersection	2.793	0.000	2.002	1.898
Crosswalk LOS	C	F	B	A
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	938	938	888	888
d_b, Bicycle Delay [s]	22.58	22.58	24.75	24.75
l_b,int, Bicycle LOS Score for Intersection	2.577	2.292	1.649	1.664
Bicycle LOS	B	B	A	A

Sequence

Ring 1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	6	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Scenario No. 3

NW 22nd Avenue & Proposed Driveway

AM

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Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 8: Drivewa No1

Control Type:	Two-way stop	Delay (sec / veh):	11.3
Analysis Method:	HCM 6th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.024

Intersection Setup

Name	NW 22 Avenue		NW 22 Avenue		Driveway No1	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	20.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	1	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	100.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		Yes	

Volumes

Name	NW 22 Avenue		NW 22 Avenue		Driveway No1	
Base Volume Input [veh/h]	823	0	0	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	25	0	14	0	14
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	823	25	0	14	0	14
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	206	6	0	4	0	4
Total Analysis Volume [veh/h]	823	25	0	14	0	14
Pedestrian Volume [ped/h]	0		0		0	

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Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.02	0.40	0.06	0.00	0.02
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	0.00	0.00	11.26
Movement LOS	A	A		A		B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.07
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	1.82
d_A, Approach Delay [s/veh]	0.00		0.00		11.26	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	0.18					
Intersection LOS	B					

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Intersection Level Of Service Report
Intersection 8: Driveway No1

Control Type:	Two-way stop	Delay (sec / veh):	16.1
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.050

Intersection Setup

Name	NW 22 Avenue		NW 22 Avenue		Driveway No1	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	20.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	1	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	100.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		Yes	

Volumes

Name	NW 22 Avenue		NW 22 Avenue		Driveway No1	
Base Volume Input [veh/h]	1552	0	0	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	29	0	18	0	17
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1552	29	0	18	0	17
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	388	7	0	5	0	4
Total Analysis Volume [veh/h]	1552	29	0	18	0	17
Pedestrian Volume [ped/h]	0		0		0	

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Version 2022 (SP 0-2)

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.00	0.00	0.00	0.05
d_M, Delay for Movement [s/veh]	0.00	0.00	0.00	0.00	0.00	16.14
Movement LOS	A	A		A		C
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.16
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	3.93
d_A, Approach Delay [s/veh]	0.00		0.00		16.14	
Approach LOS	A		A		C	
d_I, Intersection Delay [s/veh]	0.17					
Intersection LOS	C					

Scenario No. 3

Rutland Street & Proposed Driveway

AM

Intersection Level Of Service Report
Intersection 10: Driveway 2

Control Type:	Two-way stop
Analysis Method:	HCM 6th Edition
Analysis Period:	15 minutes

Delay (sec / veh):	9.5
Level Of Service:	A
Volume to Capacity (v/c):	0.012

Intersection Setup

Name	Driveway No.2		Rutland Avenue		Rutland Avenue	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Driveway No.2		Rutland Avenue		Rutland Avenue	
Base Volume Input [veh/h]	0	0	0	37	78	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	10	29	17	0	0	9
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	29	17	37	78	9
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	7	4	9	20	2
Total Analysis Volume [veh/h]	10	29	17	37	78	9
Pedestrian Volume [ped/h]	0		0		0	

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Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.03	0.01	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.51	8.85	7.41	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.13	0.13	0.03	0.03	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.26	3.26	0.85	0.85	0.00	0.00
d_A, Approach Delay [s/veh]	9.02		2.33		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	2.65					
Intersection LOS	A					

PM

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Version 2022 (SP 0-2)

Intersection Level Of Service Report
Intersection 10: Driveway 2

Control Type:	Two-way stop
Analysis Method:	HCM 6th Edition
Analysis Period:	15 minutes

Delay (sec / veh):	9.4
Level Of Service:	A
Volume to Capacity (v/c):	0.013

Intersection Setup

Name	Driveway No. 2		Rutland Street		Rutland Avenue	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Driveway No. 2		Rutland Street		Rutland Avenue	
Base Volume Input [veh/h]	0	0	0	49	30	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	11	32	23	0	0	11
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	11	32	23	49	30	11
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	8	6	12	8	3
Total Analysis Volume [veh/h]	11	32	23	49	30	11
Pedestrian Volume [ped/h]	0		0		0	

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Version 2022 (SP 0-2)

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.03	0.01	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.40	8.64	7.33	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.14	0.14	0.04	0.04	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.43	3.43	1.12	1.12	0.00	0.00
d_A, Approach Delay [s/veh]	8.83		2.34		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	3.52					
Intersection LOS	A					

APPENDIX G

Concurrency Analysis

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,700	>1,770	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	4,050	5,640	6,800	7,420
6	5,960	8,310	10,220	11,150
8	7,840	10,960	13,620	14,850
10	9,800	13,510	17,040	18,580
12	11,600	16,350	20,930	23,200

Urbanized

Lanes	B	C	D	E
4	4,130	5,640	7,070	7,690
6	6,200	8,450	10,510	11,530
8	8,270	11,270	13,960	15,380
10	10,350	14,110	17,310	19,220

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	1,050	1,620	2,180	2,930
4	Divided	3,270	4,730	5,960	6,780
6	Divided	4,910	7,090	8,950	10,180

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

*** Cannot be achieved using table input value defaults.**

**** Not applicable for that level of service letter grade.** For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 4
(continued)

Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas

January 2020

INPUT VALUE ASSUMPTIONS	Uninterrupted Flow Facilities				Interrupted Flow Facilities					
					State Arterials				Class I	
	Freeways	Core Freeways	Highways		Class I		Class II		Bicycle	Pedestrian
ROADWAY CHARACTERISTICS										
Area type (urban, rural)	urban	urban								
Number of through lanes (both dir.)	4-10	4-12	2	4-6	2	4-8	2	4-8	4	4
Posted speed (mph)	70	65	50	50	45	50	30	30	45	45
Free flow speed (mph)	75	70	55	55	50	55	35	35	50	50
Auxiliary Lanes (n,y)	n	n								
Median (d, twlt, n, nr, r)				d	n	r	n	r	r	r
Terrain (l,r)	l	l	l	l	l	l	l	l	l	l
% no passing zone			80							
Exclusive left turn lane impact (n, y)			[n]	y	y	y	y	y	y	y
Exclusive right turn lanes (n, y)					n	n	n	n	n	n
Facility length (mi)	3	3	5	5	2	2	1.9	1.8	2	2
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.090	0.085	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.550	0.560	0.565	0.560	0.565	0.565
Peak hour factor (PHF)	0.95	0.95	0.95	0.95	1.000	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)	2,400	2,400	1,700	2,200	1,950	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	4.0	4.0	2.0	2.0	1.0	1.0	1.0	1.0	2.5	2.0
Speed Adjustment Factor (SAF)	0.975	0.975		0.975						
Capacity Adjustment Factor (CAF)	0.968	0.968		0.968						
% left turns					12	12	12	12	12	12
% right turns					12	12	12	12	12	12
CONTROL CHARACTERISTICS										
Number of signals					4	4	10	10	4	6
Arrival type (1-6)					3	3	4	4	4	4
Signal type (a, c, p)					c	c	c	c	c	c
Cycle length (C)					120	150	120	120	120	120
Effective green ratio (g/C)					0.44	0.45	0.44	0.44	0.44	0.44
MULTIMODAL CHARACTERISTICS										
Paved shoulder/bicycle lane (n, y)									n, 50%, y	n
Outside lane width (n, t, w)									t	t
Pavement condition (d, t, u)									t	
On-street parking (n, y)										
Sidewalk (n, y)										n, 50%, y
Sidewalk/roadway separation(a, t, w)										t
Sidewalk protective barrier (n, y)										n

LEVEL OF SERVICE THRESHOLDS

Level of Service	Freeways	Highways		Arterials		Bicycle	Ped	Bus
	Density	Two-Lane %ffs	Multilane Density	Class I ats	Class II ats	Score	Score	Buses/hr.
B	≤ 17	> 83.3	≤ 17	> 31 mph	> 22 mph	≤ 2.75	≤ 2.75	≤ 6
C	≤ 24	> 75.0	≤ 24	> 23 mph	> 17 mph	≤ 3.50	≤ 3.50	≤ 4
D	≤ 31	> 66.7	≤ 31	> 18 mph	> 13 mph	≤ 4.25	≤ 4.25	< 3
E	≤ 39	> 58.3	≤ 35	> 15 mph	> 10 mph	≤ 5.00	≤ 5.00	< 2

% ffs = Percent free flow speed ats = Average travel speed

PLANNING & ZONING BOARD

September 13,

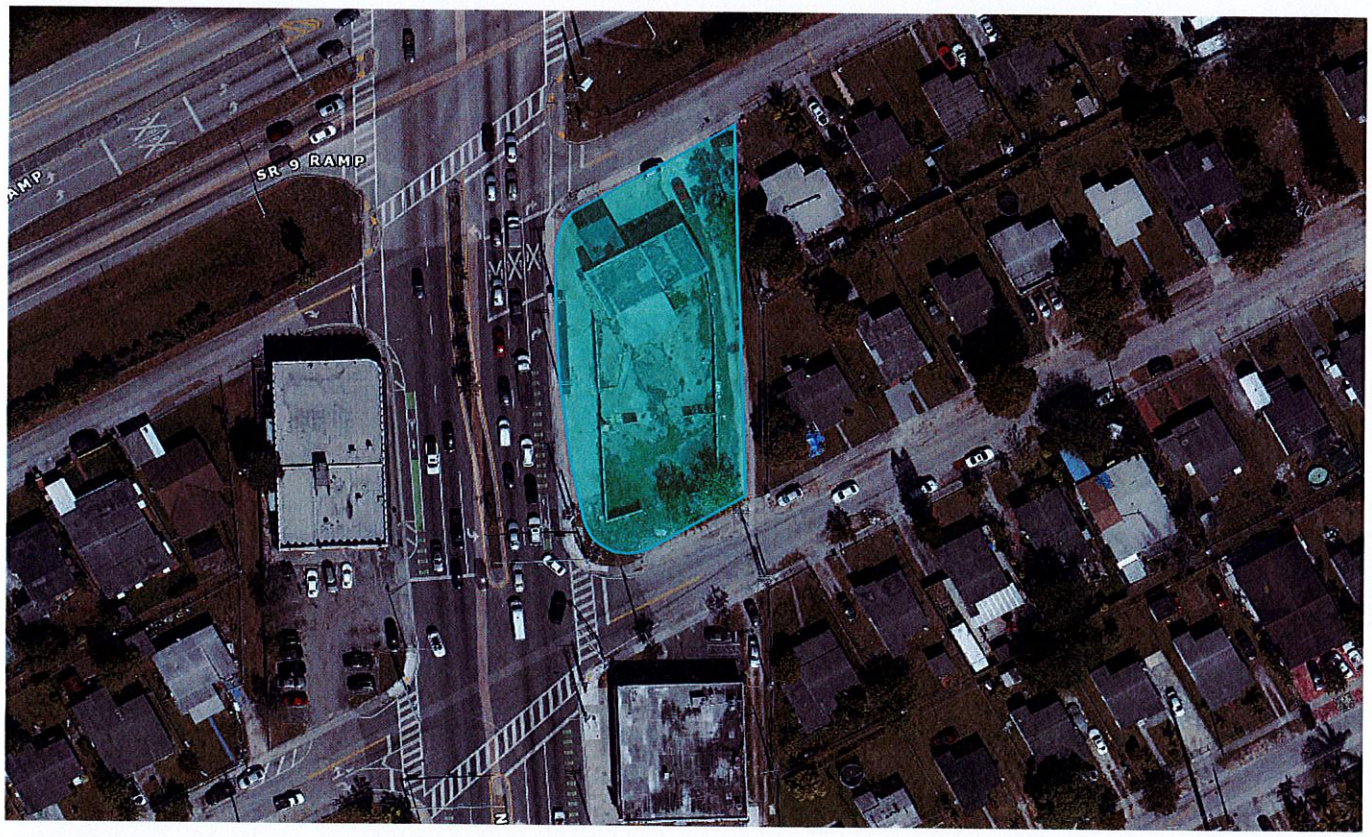
2022

MACLAM INVESTMENT LLC C/O MAURICIO FALLA SERVICE STATION-CONVENIENCE STORE-RETAIL SPACES-HAND CAR WASH: Site Plan

Staff Report

APPLICANT'S REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF CONVENINENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I.Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follo

  MAGNOLIA GARDENS CONSOLIDATED; PB 50-5
  LOTS 41 THRU 44 BLK 336 LESS BEG NW COR OF
  S25FT OF LOT 43 TH SELY AD 119.46FT SELY AD
  49.29FT SWLY AD 4.23FT NWLY AD 50.90FT NLY
  119.67FT TO POB FOR R/W LOT SIZE 20,886 SQ FT

- The subject property is currently owned by Maclam Investment LLC according to Miami-Dade County Propert appraiser's website. The subject Property is currently vacant pending the review and approval of this request fo the construction of a convenience store, service station, two proposed retail spaces and a hand car wash. The applicant, Mauricio Falla, has submitted a site plan review application, a development agreement application an the supporting documentation for the City to consider approval of their request for the redevelopment of this sit This parcel is located at 14585 NW 22nd Avenue and is identified by Folio #08-2122-005-0690 and the zoning designation of this property is B-2 Liberal Commercial, and it is within the Corridor Mixed Use Overlay.

- Currently the site conditions are as follow: This property is vacant and is not being used by any business. *(see Existing Condition Section).* The site is located in the southeast section of the City at the intersection of Service Road and NW 22nd Avenue.

NORTH **NW 22nd Ave** **SOUTH**

Figure 1: Google Street View, dated: October 2021

II. Project Details

- **Applicant's intent**

The applicant wishes to redevelop and construct a service station (fueling station) and a 3,579 square foot building with 1,975 square feet allocated for the Convenience Store and two 802 square foot sections for new retail spaces. This development will also include an 808 square foot section for a hand car wash. The new development will include 9 car parking spaces, 22 new assorted trees 359 shrub plants and appropriate landscaped open space.

The City of Opa-locka's Comprehensive Plan, Future Land Use map provides that the property has a future land use designation of "Commercial" and the zoning map provides that the property is zoned Commercial Liberal and is within the "Corridor Mixed Use Overlay". This use, Auto Service Station is permitted in the B-2 zoning district after Special Exception review approval and the Retail Sales and Services uses are permitted in the B-2 zoning district. The outside hand car wash is permitted as an accessory use for any Auto Service Station. This proposed operation is adjacent to Single-Family homes on the eastside of this parcel. According to the site plan a 6-foot concrete wall will be built on the eastside of this property to buffer the use from the single-family residential properties. For additionally buffering there is a 12-foot dedicated alley between the service station and the single-family residential properties.

Site Computations & Land Development Regulation / Zoning Code | Table 1

Applicant	Maclam Investment LLC		
Folio Number (s)	Opa-locka: 08-2121-005-0690		
Address Location	14585 NW 22nd Avenue		
Building (s) Footprint	**Total Site Area –** 20,886 SF **Convenience Store Bldg. Area –** 1,975 SF **(2) Retail Spaces –** 802 SF each **Hand Car Wash Area –** 808 SF **Fueling Area –** 1,440 SF		
Floor Area	Total 3,579 SF		
Zoning	**B-2 – Liberal Commercial / CMU – Corridor Mixed Use Overlay**		
Zoning Code Consistency	The proposed use for an Auto Service Station is consistent with the B-2 Zoning after Special Exception review approval.		
Existing Land Use	Commercial Use		
Future Land Use Designation	Commercial Use		
Comprehensive Plan Consistency	- The proposed use for an Auto Service Station and retail sales and service use are consistent with the Comprehensive Plan.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-80, Sec. 22-90; Article V 22-112, Article VII, VIII and X		
SET BACKS/ YARD	**REQUIRED**	**PROPOSED**	**COMPLIANCE**
Front (West)	**10 Feet**	**83 Feet**	**YES**
Rear (East) Alley way	**0 Feet**	**N/A**	**YES**
Side (North) Corner	**15 Feet**	**15 Feet**	**YES**
Side (South) Corner	**15 Feet**	**15 Feet**	**YES**
Corner Lots/ Other	**N/A**	**N/A**	**N/A**
Lot Coverage	**80%**	**80%**	**YES**

Lot Density	**N/A**	**N/A**	**N/A**
Lot Size	**10,000 SF (0.23 Acres)**	**20,886 SF (.479 Acres)**	**YES**
Lot Width	**N/A**	**N/A**	**N/A**
Building Height	**3 Stories or 45 Feet whichever less**	**Convenience Store & 2 Retail Spaces: (16' 8") Less than 45 Feet / 3 Stories**	**YES**
Structure Length	**N/A**	**N/A**	**N/A**
Open Space	**4,177.2 SF**	**4,177.2 sq. ft.**	**YES**
(Landscaping) Trees	**22**	**22**	**YES**
Parking Details	**Auto Service Station (Gas Stations and Mini Marts):** pursuant to the Land development Regulation Ordinance 15-31: Article VI, one (1) Parking per 500 square feet of floor area. - 3.92 spaces required	Auto Service Station. Total Parking Spaces Provided:	**YES** **YES**
Parking Details (Cont'd)	**Retail Sales & Service (General Commercial):** pursuant to the Land Development Regulation, Ordinance 15-31: Article VI, one (1) Parking per 500 square feet of floor area. 1,604 sq. ft. floor area – 3.2 spaces required Total Required Parking Spaces: 7 parking spaces	5 Total Spaces 3 Total Spaces 1 Handicapped Spaces Provided	**YES**
Landscape/ Pervious Lot Coverage	**20% minimum required pervious**	**20% provided**	**YES**
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Tuesday, August 31st, 2022. To be advertises at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, September 13th, 2022. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable boards or agency(s).		

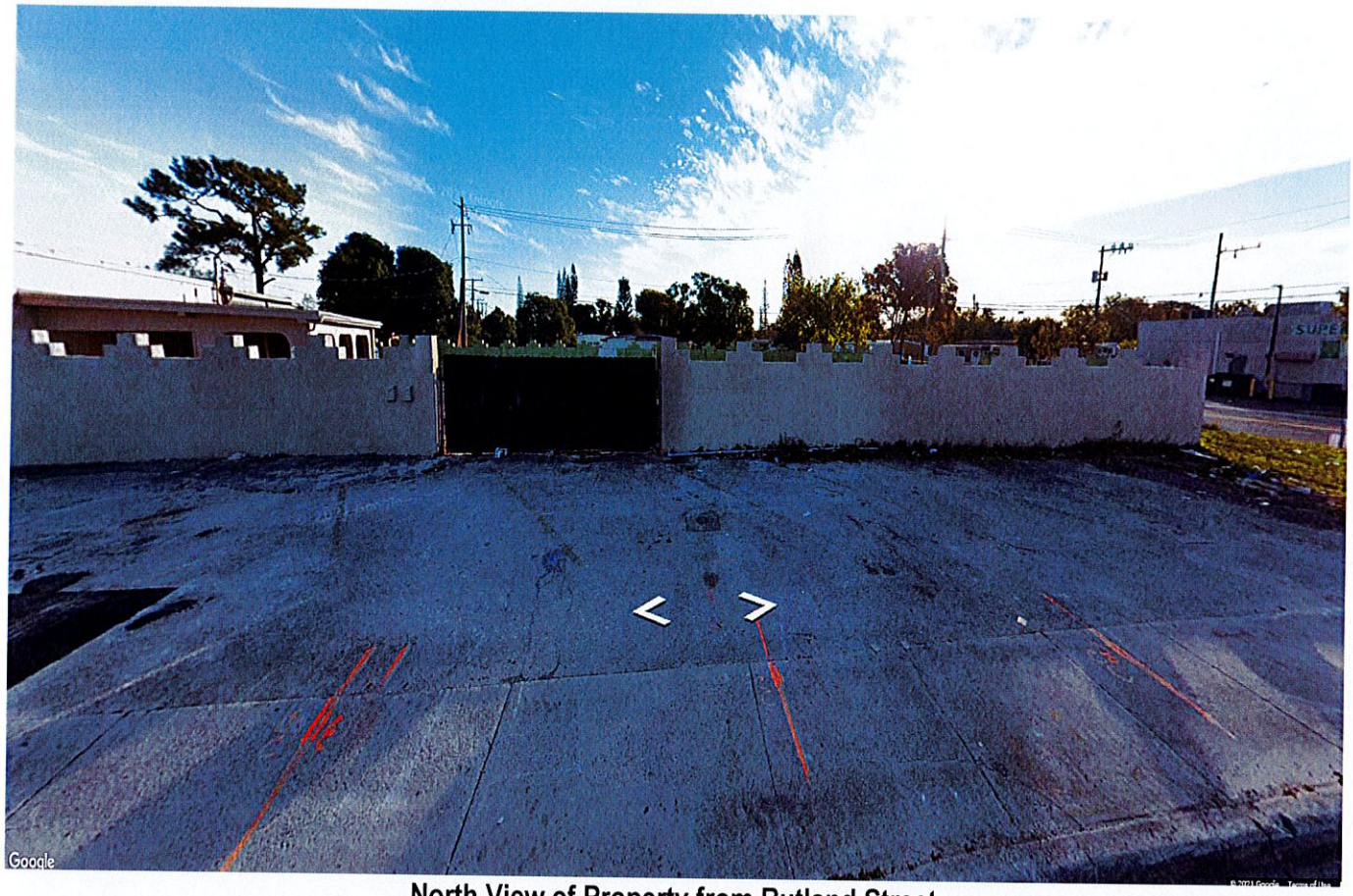
III. Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by Residential properties to the east and commercial and residential properties to the west and south of this site and State Road #9 to the north of this site.
- Sidewalk alongside the west edge of the Property.
- The property is currently vacant and no licensed business operates at this site.
- The last approved commercial use of this site was for a Car Wash.

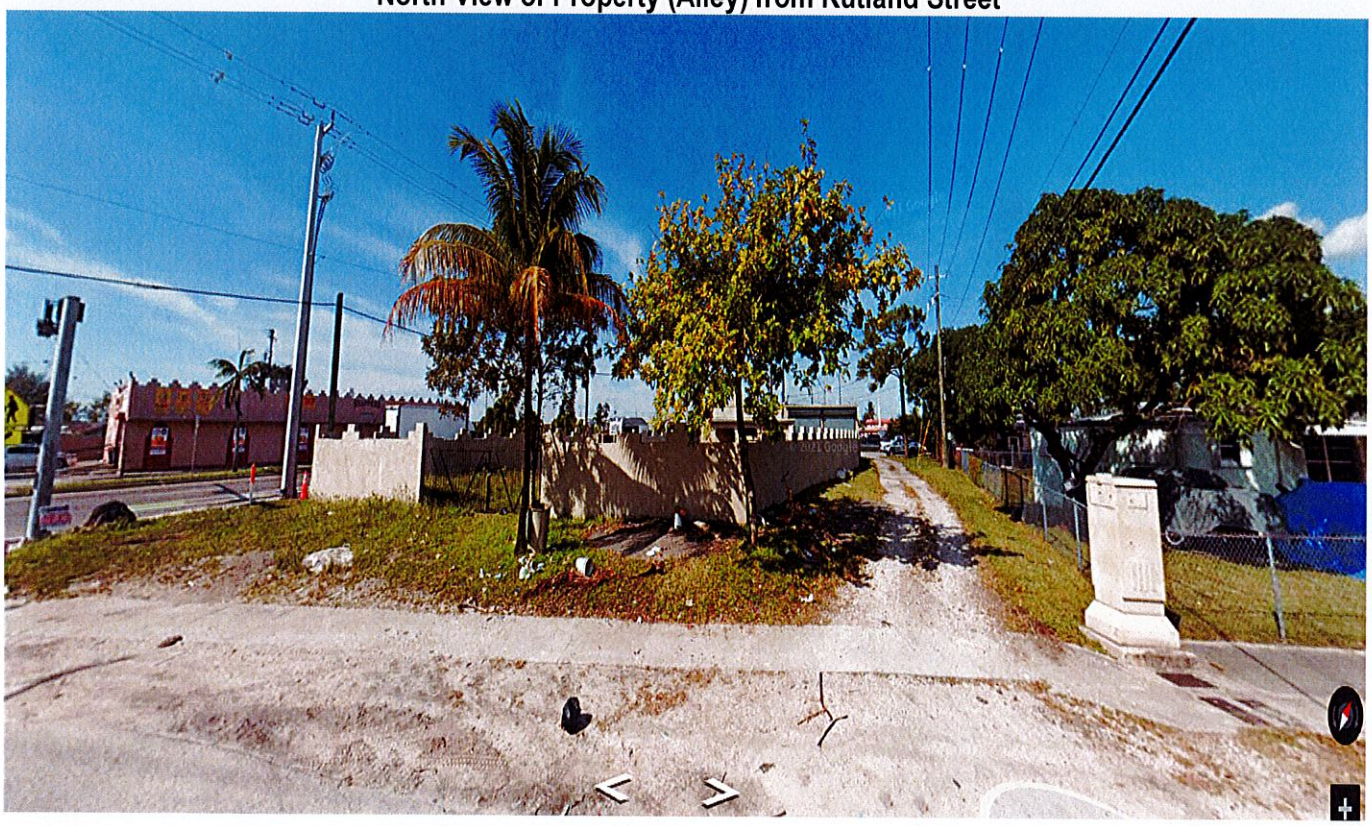
South-East View of property from NW 22nd Avenue

East View of Property from NW 22nd Avenue



North View of Property from Rutland Street

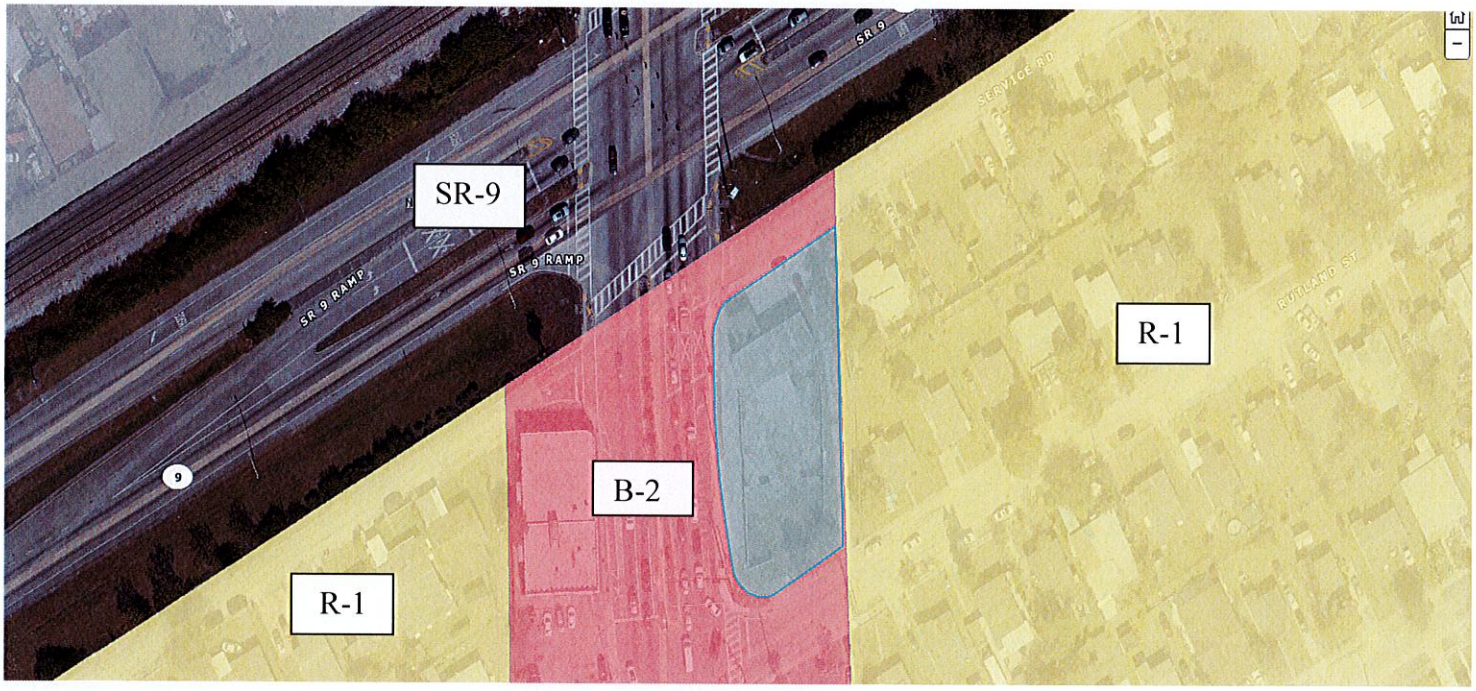
North View of Property (Alley) from Rutland Street



Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	ROW	ROW (State Road 9)	N/A
South	Low Density Residential/Commercial	Low Density Residential/Commercial	R-1 /B-2
East	Low Density Residential	Low Density Residential	R-1
West	ROW	ROW (NW 22nd Avenue)	N/A

Surrounding Zoning Designation Map
The Site is Highlighted in image



- **General Character / Neighborhood Compatibility:** The proposed development use is permitted if approved after special exception review. This site is adjacent to a single-family residential area in need of services beyond fueling, however the most recent licensed use of this site was a hand car wash. This development proposed to buffer the site from the adjacent east-side residential properties through a 6 ft tall concrete wall and because of the alley between the site and the residential properties. Will this proposed use be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?

  COMPLIES

  - **Findings:**
    - The proposed development use 'Auto Service Station with 2 retail spaces and a hand car wash" is permitted by the LDR and an opportunity to provide retail services as well as auto services which may be in harmony with the general characteristic of the surrounding neighborhood: Commercial/Residential Uses

- **Tree Preservation:** Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

  COMPLIES

  - **Findings:**

    The Applicant is proposing to include 22 new assorted trees, 359 shrub plants and appropriate landscaped open space.
    - *(Please see attached Landscape Plan for Trees detailed information).*

- **Fence:** All fences constructed on property perimeters shall be of a solid masonry construction or a decorative masonry block to prevent the view of any stored article. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.
  - **Findings:**
    - The Applicant is not required to have fencing as the property is on a commercial corridor pursuant to the City Land development Regulation/Zoning Code 15-31, B-2 Commercial Liberal District (Section 22-90).

COMPLIES

- **Future Land Use:** Commercial
  - **Findings:**
    - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Commercial land use designation category location.

COMPLIES

- **B-2 (Commercial Liberal) Permitted Uses:** Project Specific: *Auto Service Station, Two Retail Spaces, and Hand-Car Wash*
  - **Findings:**
    - According to the City's Land Development Regulation/ Zoning Code B-2 (Commercial Liberal) allows for Auto Service Station, Two Retail Spaces, and Hand-Car Wash within this zoning district.

COMPLIES

- **Community Comments/Petitions:** The Applicant provided a mailing list to the Planning and Community development Department that will inform the surrounding businesses for signatures, comments or possible opposition.
  - **Findings:** The Planning and community Development Department has not received any public opinions concerning this development in support or in opposition. Residents will have opportunity to support or oppose this action at the public hearings.

COMPLIES

IV. Project Need Assessment / other Required Approvals

1. Site Plan
   - Application submitted for Planning & Zoning Board Meeting (last meeting) Tuesday, December 7th, 2021
2. Development Agreement
   - Application submitted for Planning & Zoning Board Meeting (last meeting) Tuesday, December 7th, 2021

V. Development Review Committee (DRC): *Meeting Review Comments*

1. **Capital Improvement Project (CIP):**
   - No issues reported for the proposed Site Plan
2. **Building:**
   - N/A
3. **Police:**
   - N/A

4. **Community Redevelopment Agency (CRA):**
   - N/A
5. **City Manager's Office (CMO):**
   - N/A
6. **Code Enforcement:**
   - N/A
7. **City Attorney's Office:**
   - Development Agreement under review
8. **Public works:**
   - N/A
9. **Inter-jurisdictional Review:**
   - N/A

VI. Staff Recommendation:

- Staff recommend approval of this Site Plan. Approval of this site plan should include the following other approvals:
  - A Development Agreement must be submitted along with this Auto Service Station, with two Retail Spaces, and a Hand Car Wash Site Plan pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: Article V Section 22-112 and F.S. Section 163.3220-163.3243;
  - Traffic Statement was provided and the site plan was modified in accordance.
  - All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;
  - All landscaping and parking areas must be provided and maintained as shown in the Site Plan;
  - Trees to be planted in accordance with the City LDR
  - Adequate landscape buffer around parking area;
  - Extend employment and educational opportunities to City residents through local employment centers, and collaboration with The Meek Group, Miami-Dade Chamber of Commerce and local higher learning centers. M-D College, Florida Memorial University, & St. Thomas University ;
  - Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary for this Auto Service Station site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;
  - All trash & garbage containers shall comply with the City dumpster enclosure requirements;
  - The Development Agreement (D.A.) shall specifically address the site plan, the daily operation, business, behaviors and any other requirements set forth by the City's Land Development Code, Planning and Zoning Board and the City Commission for this proposed development site plan;
  - Address all Miami-Dade County's input/recommendations as appropriate

VII. Attachments:

- Site Plan
- Development Agreement

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, Interim CRA Manager, City Planner	TD
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VIII. Staff Report Will be Updated After the Planning and Zoning Board Meeting on September 13, 2022. *Reflected Actions:*

I. Planning and Zoning Board Decision: **(PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)**

Resolution No. 2022-09-13-02,
RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: MACLAM INVESTMENT LLC C/O MAURICIO FALLA, FOR: SITE PLAN APPROVAL REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING:
A CONVENINENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH WITH 9 CAR PARKING SPACES.

WHEREAS, applicant has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐ DATE: 09-13-2022

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ___

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning and Zoning Board Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

_____
Chairperson or Designee

The Following changes/recommendations will reflect recommendations from the Planning and Zoning Board discussions in regard to the proposed Service Station, Retail uses and Car Wash.

RESOLUTION NO. 21-XXXXXXX

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT REQUEST FOR THE CONSTRUCTION AND OPERATION OF CONVENINENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Mauricio Falla has submitted an application for site plan approval for a Project located at 14585 NW 22nd Avenue, Opa-Locka, Florida and identified by folio 08-2122-005-0690 in the B-2 Zoning District; and

WHERAS, the applicant intends to re-develop the site into a new convenience store, with two retail spaces and a service station with a hand car-wash in the east section of the City of Opa-Locka ("City"); and

WHEREAS, the Project will consist of the demolition of the current building and the new construction and operation of an convenience store, retail spaces and a service station with a hand car-wash; and

WHEREAS, the redevelopment of this site is intended to provide two new retail spaces and a new convenience store and a service station with a hand car-wash at this location.

WHEREAS, the development will also include 9 car parking spaces, 19 new assorted trees, 359 shrub plants and landscaped open space; and

WHEREAS, after the applicant, Mauricio Falla presented this request to the Planning & Zoning Board he obtained a traffic study that conveyed the site plan must be modified and this site plan reflects those changes; and

WHEREAS, the request for site plan approval meets the review criteria set forth in the Land Development Regulations, Section 22-55 H.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.

The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.

Approval/Denial of Development Agreement. The Planning & Zoning Board of the City of Opa-Locka hereby recommends approval / denial of a request for the Development Agreement approval for the demolition of the current building and the new construction and operation of a convenience store, two retail spaces and a service station with a hand car-wash located at 14585 NW 22nd Avenue, Opa-Locka, Florida and identified by folio 08-2122-005-0690 in the B-2 Zoning District. A copy of the Development Agreement with a copy of the approved Site Plan is attached hereto and incorporated herein as composite Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

_____

Elio Guerrero, Chairman

ATTEST:

_____

Kinshannta Hall, Clerk

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Johnson _____

Board Member Hibbert-Smith _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

DEV.

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS
FY 2020-2021

TOTAL FEES: $ 500 **New Fees as of October 1, 2015** #1089

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 5, 2021	August 20, 2021
November 2, 2021	September 17, 2021
December 7, 2021	October 15, 2021
January 4, 2022	November 19, 2021
February 1, 2022	December 17, 2021
March 1, 2022	January 14, 2022
April 5, 2022	February 18, 2022
May 3, 2022	March 18, 2022
June 7, 2022	April 15, 2022
July 5, 2022	May 20, 2022
August 2, 2022	June 17, 2022
September 6, 2022	July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

   City of Opa-locka
   Planning & Community Development Department
   780 Fishermen Street 4th floor
   Opa-locka, FL 33054
   Telephone: 305-953-2868, Ext. 1503
   Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: Maclam Investment LLC

PROPERTY OWNER'S ADDRESS: 10773 NW 58th ST #140 DOral, FL 33178
Number/Street City State/Zip Code

APPLICANT'S NAME: Mauricio Falla

APPLICANT'S ADDRESS: 10773 NW 58th ST #140 Doral, FL 33178
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 786-797-6086 CELL HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 14585 NW 22 Ave
Number/Street

TAX FOLIO NUMBER: 08-2122-005-0690 PRESENT ZONING: _____

LEGAL DESCRIPTION: Magnolia Gardens Consolidated

PB 50-5 lots 41 thru 44 BLK 336 LESS BEG NW COR of 525 FT of lot 43 TH SELY AD 119.46 FT SELY AD 49.29 FT SWLY

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
___Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
X_Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

Add any additional information that may be of importance to this request:
Development Agreement Modification

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

_____Completed application form

_____Application fee payable to the City of Opa-locka by check or money order

_____Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)

_____Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)

_____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

_____All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.

_____Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

_____Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

_____Narrative concept must be submitted with application

AFFIDAVIT

I, Mauricio Falla, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

_____
Signature

May 18, 2022
Date

Sworn to and subscribed before me:

This 18th day of May, 2022

Sonia Gonzalez
Notary Public
Attach copy of identification

SONIA GONZALEZ
MY COMMISSION # HH 235323
EXPIRES: March 2, 2026

My commission expires _____

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: Mauricio Falla, Maclam Investment LLC

1) Jorge Fiallo
Fiallo's MEP Design Inc.
10010 SW 83rd ST
Miami, FL 33173
305-877-1845
jfiallo@fiallomepdesign.com

2) Sonia Gonzalez
The Permit Shop
4100 N. 58th Ave #109
Hollywood, FL 33021
305-796-0141
thepermitshop@gmail.com

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Mauricio Falla, being first duly sworn, depose and say that I am the owner of the property legally described as:
Magnolia Gardens Consolidated

PB 50-5 lots 41 thru 44 BLK 336 LESS BEG NW COR of 525 FT of lot 43 TH SELY AD 119.46 FT SELY AD 49.29 FT SWLY

I do give to Jorge Fiallo / Sonia Gonzalez the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Jorge Fiallo / Sonia Gonzalez to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

05/17/2022
Date

NOTARY PUBLIC STATE OF FLORIDA
GABRIELA PEREZ
Commission # HH 230207
Expires February 17, 2026

Sworn to and subscribed before me:

This 17th day of May, 2022

Notary Public

My commission expires: Feb 17-2026

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14585 NW 22 Ave

LEGAL DESCRIPTION: Magnolia Gardens Consolidated PB 50-5 lots 41 thru 44 BLK 336 LESS BEG NW COR of 525 FT of lot 43 TH SELY AD 119.46 FT SELY AD 49.29 FT SWLY

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Mauricio Falla PHONE: 786-797-6086

ADDRESS (If different): 10773 NW 58th ST #140 Doral, FL 33178

Signature

Electronic Articles of Organization For Florida Limited Liability Company

L20000335744
FILED 8:00 AM
October 22, 2020
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:

MACLAM INVESTMENT LLC

Article II

The street address of the principal office of the Limited Liability Company is:

10773 NW 58TH STREET
140
DORAL, FL. UN 33178

The mailing address of the Limited Liability Company is:

10773 NW 58TH STREET
140
DORAL, FL. UN 33178

Article III

The name and Florida street address of the registered agent is:

BIZCPAS
1300 NW 84TH AVE
DORAL, FL. 33126

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: OBDULIA LEMUS

L20000335744
FILED 8:00 AM
October 22, 2020
Sec. Of State
jafason

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
MAURICIO FALLA
10773 NW 58TH STREET APT 140
DORAL, FL. 33178 UN

Title: MGR
CLARA I DUENAS
9995 NW 75 STREET
DORAL, FL. 33178 UN

Title: MGR
AMILKAR J CONTRERAS
10710 NW 66 STREET APT 512
MIAMI, FL. 33178 UN

Article V

The effective date for this Limited Liability Company shall be:

10/22/2020

Signature of member or an authorized representative

Electronic Signature: MAURICIO FALLA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 11-02-2020

Employer Identification Number:
85-3726617

Form: SS-4

Number of this notice: CP 575 B

MACLAM INVESTMENT LLC
MAURICIO FALLA MBR
10773 NW 58TH ST APT 140
DORAL, FL 33178

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-3726617. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065 03/15/2021

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is MACL. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records. CP 575 B (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 B

9999999999

Your Telephone Number
( ) -

Best Time to Call

DATE OF THIS NOTICE: 11-02-2020
EMPLOYER IDENTIFICATION NUMBER: 85-3726617
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

MACLAM INVESTMENT LLC
MAURICIO FALLA MBR
10773 NW 58TH ST APT 140
DORAL, FL 33178

Record and Return to:
(enclose self-addressed stamped envelope)

Developers Attorney
(NEEDED)

This Instrument Prepared by:
Law Offices of Burnadette Norris-Weeks, P.A.
CITY ATTORNEY
City of Opa-locka
780 Fisherman Street
Opa-locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE GREAT CITY OF OPA-LOCKA, FLORIDA; AND MACLAM INVESTMENT, LLC

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ___ day of _____, 2021 ("Execution Date") by and between **the Owner, Maclam Investment, LLC**, a Florida Corporation, with the mailing address of 10773 NW 58th Street No. 140, Doral, Florida 33178 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fishermen Street, 4th Floor, Opa-locka Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately **20,886** acres of land located at **14585 NW 22nd Avenue,** Opa-Locka, FL 33054, within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No.**08-2122-005-0690** (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City's Commission adopted Resolution Number _____ approving a Master Site Plan for the **Convenience Store, Service Station with Metal Canopy for fuel pumps, two separate retail sales units and a hand carwash** accommodated within approximately **5,827** square feet; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No. _____ , adopted on _____ , 2021, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and listed below, and the Owner have authorized the Owner/Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owner and City agrees to as follows:

1. **Recitals**. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

2. **Consideration**. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.

3. **Definitions**.

   (a) "Additional Term" means anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.

   (b) "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owners/Owners.

   (c) "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies and instrumentalities subject to the jurisdiction thereof.

   (d) "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.

   (e) "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, **Maclam Investment, LLC.**, with the address of 14585 NW 22nd Avenue, Opa-locka, Florida, 33054 and/or any of its respective successors, assigns, or heirs thereof.

   (f) "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

   (g) "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

   (h) "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,

   (i) "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein.

(j) "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

(k) "Existing Zoning" means (a) all entitlements associated with the City's approval of the Maclam Investment, LLC., Site Plan, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-Locka, including the City of Opa-Locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

(l) "Final Site Plan "means the Site Plan approved by the City Commission via Resolution No. _____ for a **Convenience Store & Service Station with two additional retail units and a carwash at 14585 NW 22nd Avenue, Opa-locka, FL 33054.**

(m) "Governing Body" means the City of Opa-Locka's City Commission.

(n) "Initial Term" is thirty (30) years commencing on the Effective Date.

(o) "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.

(p) "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

(q) "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Unified Land Development Regulation Code, the Ordinance and the Resolution Number 15-31.

(r) "Parties" means the City and the Owner

(s) "Project" is the **Maclam Investment, LLC's Convenience Store and Service Station at 14585 NW 22nd Avenue, Opa-locka, FL 33054** as described in the plans prepared by **Flallo's MEP Design, Inc.**, and dated February 2, 2021, which proposed the development of approximately a 1,976 square foot building and 9 parking spaces with related employee and customer parking

(t) "Property" means the approximately 0.5 acre of land located at 14585 NW 22nd Avenue, Opa-Locka, FL. 33054 and identified by Miami-Dade County Tax Folio No.08-2122-005-0690, the legal description of which is attached hereto and made a part hereof as Exhibit "A."

(u) "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.

(v) "Resolution" means the resolution defined in the preamble to this Agreement, City of Opa-Locka Resolution Number _____approving Maclam Investment, LLC's Site Plan for a Convenience Store and Service Station at 14585 NW 22nd Avenue, Opa-locka, FL 33054 and Resolution Number _____ approving the Maclam Investment, LLC project Development Agreement.

4. **Intent**. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163,3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation, the Code of Ordinance and the Resolution.

5. **Effective Date**. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, P.S., the City and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6. **Term of Agreement and Binding Effect**. This Agreement shall run with the land, remain in full force and effect, and be binding on all Parties (including the Owner) and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. **Termination**. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. **Expiration / Termination / Default.** Upon the expiration of the agreement, the city shall have ability and the rights under its police power to adopt Zoning Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this agreement shall exist, whether brought under a claim of vested right, equitable estoppel or otherwise.

9. **Development Conditions.** In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

(a) All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project, and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements

(b) All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.

(c) All signage shall comply with all city sign code ordinance requirements.

(d) Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the approving Maclam Investment, LLC's Site Plan for a Convenience Store and Service Station at 14585 NW 22nd Avenue, Opa-locka, FL 33054. Such items include, but are not specifically limited to:

1. Design of all physical structures, water bodies, private and public improvements; and

2. The color and dimensional characteristics of all building materials.

3. All landscaping, bay, loading and parking spaces must be provided and maintained as shown on the site plan.

(e) Owners guarantees to preserve and maintain all buildings and structures consistent with the Maclam Investment, LLC's Site Plan for a Convenience Store and Service Station at 14585 NW 22nd Avenue, Opa-locka, FL 33054, free of all liens and encumbrances, for the entire period in which the Owners own the land or control 51% ownership of the Property, or control 5% of any entity to which his agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until July 2052.

(f) At the request of the City, Owner shall submit or cause the submittal of an annual report and shall provide additional documentation to the City as required by the Resolution to verify

continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".

(g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the Maclam Investment, LLC's Site Plan for a Convenience Store and Service Station at 14585 NW 22nd Avenue, Opa-locka, FL 33054 except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on Owners to prove that said materials or colors are in fact unavailable.

(h) Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.

(i) Owner agrees to use commercially reasonable efforts to encourage its tenants to:

1. Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College or other organizations acceptable to the parties, to expand vocational and technical training programs for residents within the City through December 31, 2024; and

2. Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:

a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa- locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.

b) Host or require its general contactor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to

the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

(j) All trash and garbage containers shall comply with all city dumpster enclosure requirements.

(k) The following timelines shall be complied with by Owner, Maclam Investment, LLC's Site Plan for a Convenience Store and Service Station at 14585 NW 22nd Avenue, Opa-locka, FL 33054, which applies immediately upon approval of this Development Agreement: Violation of this timeline may result in; the revocation of any approved Development Permit and/or any actions deemed necessary by the City of Opa-locka:

1. Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.

2. Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

3. Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause.

10. **Development Permits**. In accordance with Section 163.3227(f), F.S., the City need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

(a) Site plan approvals;

(b) Modifications to existing approvals and permits, including the Maclam Investment, LLC's Site Plan for a Convenience Store and Service Station at 14585 NW 22nd Avenue, Opa-locka, FL 33054

(c) Water, sewer, paving and drainage permits;

(d) Building permits;

(e) Sign permits;

(f) Certificate of occupancy;

(g) Business License and Certificates of use;

(h) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.

(i) Any liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this property or any other property in the City of Opa-locka owned by Maclam Investment, LLC.

(j) All currently non-compliant building, physical structures or vehicles at 14585 NW 22nd Avenue, Opa-locka, FL 33054 shall be removed prior to the execution of this agreement.

11. **Public Services and Facilities; Concurrence**. In accordance with Section 163.3227(d), F.S., the City and the Owners/Owners anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated in the Maclam Investment, LLC's Site Plan for a Convenience Store and Service Station at 14585 NW 22nd Avenue, Opa-locka, FL 33054. The Property and the Project will also be served by any and all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property. All development orders or permits sought to be issued for the Project pursuant to this Agreement must be able to meet concurrency standards set forth in the Comprehensive Plan (concurrency regulations) and to be consistent with Land Development Regulations, so long as the Owners/Owners constructs the Property in compliance with the City's Laws, Comprehensive Plan and Land Development Regulations in existence as of the Effective Date. Owners/Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owners/Owner of the requirement to pay impact fees and assessments.

12. **Consistency with Comprehensive Plan**. In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. **Reservation of Development Rights**. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agreement shall govern the development of the Property for the Entire Term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owners consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this agreement being terminated or having expired

14. **Zoning and Other Approvals**. The Parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. **Necessity of Complying, with Local Regulations Relative to Development Permits**. In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence Development. The Owners/Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owners/Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owners/Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

16. **Good Faith; Further Assurances**. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. **Notices**. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at:	City Manager City of Opa.-Locka 780 Fishermen Street, 4th Floor Opa-Locka, Florida 33054
With a copy to:	Law Offices of Burnadette Norris-Weeks, P.A. City Attorney City of Opa-locka 780 Fisherman Street

Opa-locka, Florida 33054
And
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Owners/Owners at: Maclam Investment, LLC C/O
Mauricio Fallo
10773 NW 58th Street, No. 140
Doral, Florida 33178

18. **Governing Laws, Construction and Litigation**. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws

19. **Severability**. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. **Entire Agreement**. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owners/Owners and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. **Indemnification**. The Owners/Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. **Periodic Review of Agreement.** Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this

Agreement, this Agreement may be revoked or modified by the City.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY

CITY OF OPA-LOCKA FLORIDA

By:_____
City Manager

ATTEST:_____
City Clerk

Dated:_____ day of _____, 20___

Approved for form and legal sufficiency:

City Attorney:_____

OWNERS/OWNERS

Maclam Investment, LLC.

WITNESS:

By:_____
Name:
Title: Manager

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

STATE OF FLORIDA)
:
COUNTY OF MIAMI-DADE)

The foregoing instrument acknowledged before me this _____ day of _____, 20___ by Mauricio Falla of Maclam Investment, LLC, who is personally known to me or has produced _____ as identification, and acknowledged that she/he did execute this instrument freely and voluntarily for the purposes stated herein.

_____
Notary Public, State of Florida at Large

_____
Print Name

My Commission Expires:

EXHIBIT A- PROPERTY LEGAL DESCRIPTION/SURVEY/SITE PLAN (CONFIRM LEGAL DESCRIPTION BY PROPERTY SURVEY)

MAGNOLIA GARDENS CONSOLIDATED PB- 50-5, LOTS 41 THRU 44 BLK 336 LESS BEG NW COR OF S25FT OF LOT 43 TH SELY AD 119.46FT SELY AD 49.29FT SWLY AD 4.23FT NWLY AD 50.90FT NLY 119.67FT TI OIB FIR R/W LOT SIZE 20886 SQ FT
FOLIO NO: 08-2122-005-0690

RESOLUTION NO.

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, GPT NW 42ND AVENUE OWNER II, LLC & GPT NW 42ND AVENUE OWNER III, LLC seeks to redevelop this two-parcel site with the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed Use Overlay requirements. The applicant has prepared a site plan to illustrate the proposed retail and warehouse distribution facility; and

WHEREAS, according to the City of Opa-locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed use, including retail and warehouse/distribution facilities; and

WHEREAS, as indicated on the accompanying plans, the proposed development would consist of six buildings containing approximately 741,837 square feet which combines both commercial and warehouse uses and 74,182 square feet of office use; and

WHEREAS, the Plans also incorporate traditional Moorish architecture to complement the surrounding community and the general design goals of the City.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.
Approval/Denial of Site Plan. The City Planning & Zoning Board hereby approves / denies a request for Site Plan Review for the construction and operation of an industrial and commercial mixed-use retail, and warehouse distribution facility on the property located at 12691 NW 42nd Avenue and identified by folio 08-2129-000-0050 and 12705 NW 42nd Avenue and identified by folio 08-2129-000-0064 and both properties are in the B-3 Zoning District.

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances and the City of Opa-locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Kinshannta Hall, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Hibbert Smith _____

Board Member Mangham _____

Board Member Johnson _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2019-2020

TOTAL FEES: $_____New Fees as of October 1, 2015

FY 2018-2019 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 1, 2019	August 16, 2019
November 5, 2019	September 20, 2019
December 3, 2019	October 18, 2019
January 7, 2020	November 22, 2019
February 4, 2020	December 20, 2019
March 3, 2020	January 17, 2020
April 7, 2020	February 21, 2020
May 5, 2020	March 20, 2020
June 2, 2020	April 18, 2020
July 7, 2020	May 22, 2020
August 4, 2020	June 19, 2020
September 8, 2020	July 24, 2020

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

   City of Opa-locka
   Planning & Community Development Department
   780 Fishermen Street 4th floor
   Opa-locka, FL 33054
   Telephone: 305-953-2868, Ext. 1503
   Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

PROPERTY OWNER'S ADDRESS: 90 Park Avenue 32 Floor NY NY 10016
Number/Street City State/Zip Code

APPLICANT'S NAME: Same as Property Owner

APPLICANT'S ADDRESS: Same as Property Owner
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (212) 297-1007 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0050 & 08-2129-000-0064 PRESENT ZONING: B-3

LEGAL DESCRIPTION: See attached Exhibit "A"

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
_X_Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
___Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

Add any additional information that may be of importance to this request:

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

__X__ Completed application form

_____ Application fee payable to the City of Opa-locka by check or money order

__X__ Copy of property owner's and/or applicant's driver license/photo I.D.

__X__ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)

_____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

__X__ All preliminary and final site plans, along with property survey, must be submitted on CD-Rom disc in Cad and PDF format.

__X__ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

__X__ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies

__X__ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

__X__ Narrative concept must be submitted with application

AFFIDAVIT

I, GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

_____
Signature

3·22·22
_____
Date

Sworn to and subscribed before me:

This 22nd day of March, 2022.

Banice DeFrank
Notary Public
Attach copy of identification

My commission expires 06/03/2025.

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in Queens County
Commission Expires June 03, 2025

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From:

GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I GPT NW 42nd Avenue Owner II LLC & GPT NW 42ns Avenue Owner III LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:
See Exhibit "A"

I do give to Holland & Knight LLP (Joseph G. Goldstein, et al.) the power of Attorney and authority to speak on my behalf and process the enclosed application for site plan approval in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Holland & Knight LLP (Joseph G. Goldstein, et al.) to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

3.22.22
Date

Sworn to and subscribed before me:

This 22nd day of March, 2022.

Banica Defrank
Notary Public

My commission expires: 06/03/2025.

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in Queens County
Commission Expires June 03, 2025

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road

LEGAL DESCRIPTION: See Exhibit "A"

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____

Signature

Exhibit "A"
Legal Description

Chicago Title Insurance Company

TITLE INFORMATION BRINGDOWN

File No.: 9829483
Customer Reference: 164183.1

March 18, 2022

Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Re: Miami-Dade County, Florida
Buyer: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below
Seller: GPT NW 42nd Avenue Owner II LLC, a Delaware limited liability company

Pursuant to your request, the Company has caused a search to be made of the Public Records of Miami-Dade County, Florida, solely as revealed by its title plant indices, from October 04, 2021, at 11:00 PM through February 24, 2022, at 11:00 PM and said search reveals that the following documents have been recorded during said period:

NOTHING NEW FOUND OF RECORD.

CAUTION: A determination of the validity and effect of any instrument listed above must be made before any commitment, policy, or endorsement is issued in reliance thereon.

By: **Yolanda E. Rodriguez**
Authorized Officer or Agent

21 April 2022

Yamilet Senespleda, PE, PTOE
Manager Traffic Engineering Division
Miami-Dade County Dept. Transportation and Public Works
111 NW 1st Street, Suite 1510
Miami, Florida 33128

Re: Traffic Generation Statement
Ironwood Commerce Center-Phase 2
Opa-locka, Florida
Langan Project No.: 330059104

Dear Ms. Senespleda:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the Ironwood Commerce Center-Phase 2 development to show that the development will generate less traffic than the existing development on site. Therefore, Miami-Dade County Traffic Engineering Division can waive the need for a Level 2 traffic-impact analysis. The development property is an existing flea market that will be redeveloped with 741,817 square-feet of warehouse uses. This report includes trip generation calculations for the proposed redevelopment. **Attachment A** contains the figures of this report. **Figure 1** shows an aerial photograph of the site. The proposed development meets city traffic-concurrency requirements because the proposed warehouse generates less traffic than the existing use it will replace.

Project Description

The proposed development will comprise 741,817 square feet of warehouse uses that will be built through six buildings and expected to be constructed by the end of 2024. The 43.02-acre site (Folio No.: 08-2129-000-0050 & 08-2129-000-0064) is north of the Gratigny Parkway (SR-924), west of 42nd / 37th Avenue Connector and east of NW 42nd Avenue (SR-953) in Opa-locka, Florida. Site access will be provided through existing and proposed driveways along NW 42nd Avenue and 42nd / 37th Avenue Connector. The proposed development will not have gated-controlled access. **Attachment B** contains a copy of the site plan and shows the location of the driveway connections.

Trip Generation Analysis

Traffic counts were collected at the current site to determine existing trip generation. As shown in **Table 1**, the existing flea market generates 5,760 daily trips, 179 morning peak hour trips, and 179 afternoon peak hour trips, while the proposed development is expected to generate 1,210 daily, 113 morning peak hour and 115 afternoon peak hour trips. We prepared trip estimates for the proposed development, summarized in **Table 1**, using equations from the 11th Edition of the ITE *Trip Generation Manual*. **Attachment C** contains the collected traffic count data with an aerial showing the location where data was collected. A negative net difference indicates that the warehouse will generate less daily and peak hour trips than the existing flea market.

Table 1 - Trip Generation Estimates

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips In	Total Trips Out	Total Trips Total
Flea Market (Existing Development)*	N/A	N/A	N/A	51%	49%	2,960	2,800	5,760
Warehousing	150	741,817 SF	T = 1.58 (X) + 38.29	50%	50%	605	605	1,210
					Difference	**-2,355**	**-2,195**	**-4,550**

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips In	Total Trips Out	Total Trips Total
Flea Market (Existing Development)*	N/A	N/A	N/A	69%	31%	123	56	179
Warehousing	150	741,817 SF	T = 0.12 (X) + 23.62	77%	23%	87	26	113
					Difference	**-36**	**-30**	**-66**

Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips In	Total Trips Out	Total Trips Total
Flea Market (Existing Development)*	N/A	N/A	N/A	43%	57%	209	275	484
Warehousing	150	741,817 SF	T = 0.12 (X) + 26.48	28%	72%	32	83	115
					Difference	**-177**	**-192**	**-369**

** Trip Generation based on collected 24-hour data on site.*

Project Traffic Distribution

We determined the directional distribution of site generated trips based on cardinal distribution data for TAZ 275 from the Miami-Dade County 2045 Transportation Model (see **Attachment C**) and from the development's access to the surrounding roadway network. Project traffic was assigned 17% northwest, 32% northeast, 23% southeast, and 28% southwest based on the TAZ data as shown in **Figure 2**. We interpolated the 2015 and 2045 directional-distribution values from the model data to develop percentages for 2024. **Table 2** shows the proposed development's trip-distribution percentages.

Table 2 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	19.80%	12.40%	8.20%	14.40%	16.00%	11.70%	7.00%	10.60%
2045	15.70%	14.60%	7.30%	15.20%	17.80%	11.00%	8.10%	10.30%
2024	**18.57%**	**13.06%**	**7.93%**	**14.64%**	**16.54%**	**11.49%**	**7.33%**	**10.51%**

Driveway Volumes

The site's vehicular access will be through three driveways to NW 42nd Avenue and four driveways to 42nd / 37th Avenue Connector. Site Driveways A and C are proposed right-in / right-out driveways located along NW 42nd Avenue and Site Driveway B is an existing full access driveway also located along NW 42nd Avenue. Site Driveways D, E, and G are proposed right-in / right-out driveways located along NW 42nd / 37th Avenue Connector and Site Driveway F is a proposed full access driveway located at the existing intersection of 42nd / 37th Avenue Connector & NW 125th Street. We evaluated the need for right-turn lanes at the project's proposed driveways based on FDOT Access Management Standards and determined that none of the proposed driveways warrant an exclusive right-turn lane. The existing full-access driveway along NW 42nd Avenue has an existing southbound left-turn lane that will provide vehicle storage along such road and will serve the proposed redevelopment. The proposed full-access driveway connection to NW42nd / 37th Avenue Connector will align with NW 125th Street and the developer will construct a northbound left-turn lane to facilitate access to the proposed site. **Figure 2** shows the site driveway locations and volumes.

Conclusion

We determined that the proposed Ironwood Commerce Center-Phase 2 development is not expected to generate more than the existing development. Therefore, the county can waive the traffic-impact analysis requirement. The proposed development will have seven driveway connections, three to NW 42nd Avenue and four to NW42nd / 37th Avenue Connector, with only one full-access driveway on each road. The full-access driveway along NW 42nd avenue is an existing median opening with left-turn lane to serve the site. The proposed full-access driveway connection to NW42nd / 37th Avenue Connector will align with NW 125th Street and the developer will construct a northbound left-turn lane to facilitate access to the proposed site. We found that the expected right-turn volumes at the project proposed driveways do not warrant the need for an exclusive right-turn lane. The proposed development will not have gated-controlled access.

Sincerely,
Langan Engineering and Environmental Services, Inc.

This item has been digitally signed and sealed by Michael Carr, PE. on the date adjacent to the seal

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MICHAEL P. CARR
LICENSE
No. 72424
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Michael P. Carr, P.E.
P.E. License No. 72424
Associate

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:jmk

Attachments:

Attachment A – Figures
Attachment B – Site Plan
Attachment C – Traffic & Distribution Data

Florida Certificate of Authorization No. 6601

\\langan.com\data\FTL\data1\330059103\Project Data_Discipline\Traffic\Reports\Trip Generation Memo\2022-04-21 Link Flea Market Trip Gen Statement.docx

ATTACHMENT A
FIGURES

LANGAN

Project No. 330059104

LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulvard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO 0000660/LB6172/LB6196	Project FOUNDRY - FLEA MARKET SITE OPA LOCKA MIAMI-DADE COUNTY FLORIDA	Drawing Title SITE LOCATION	Project No. 330059104 Date APRIL 2022 Drawn By JMK Checked By MGP	Figure 1

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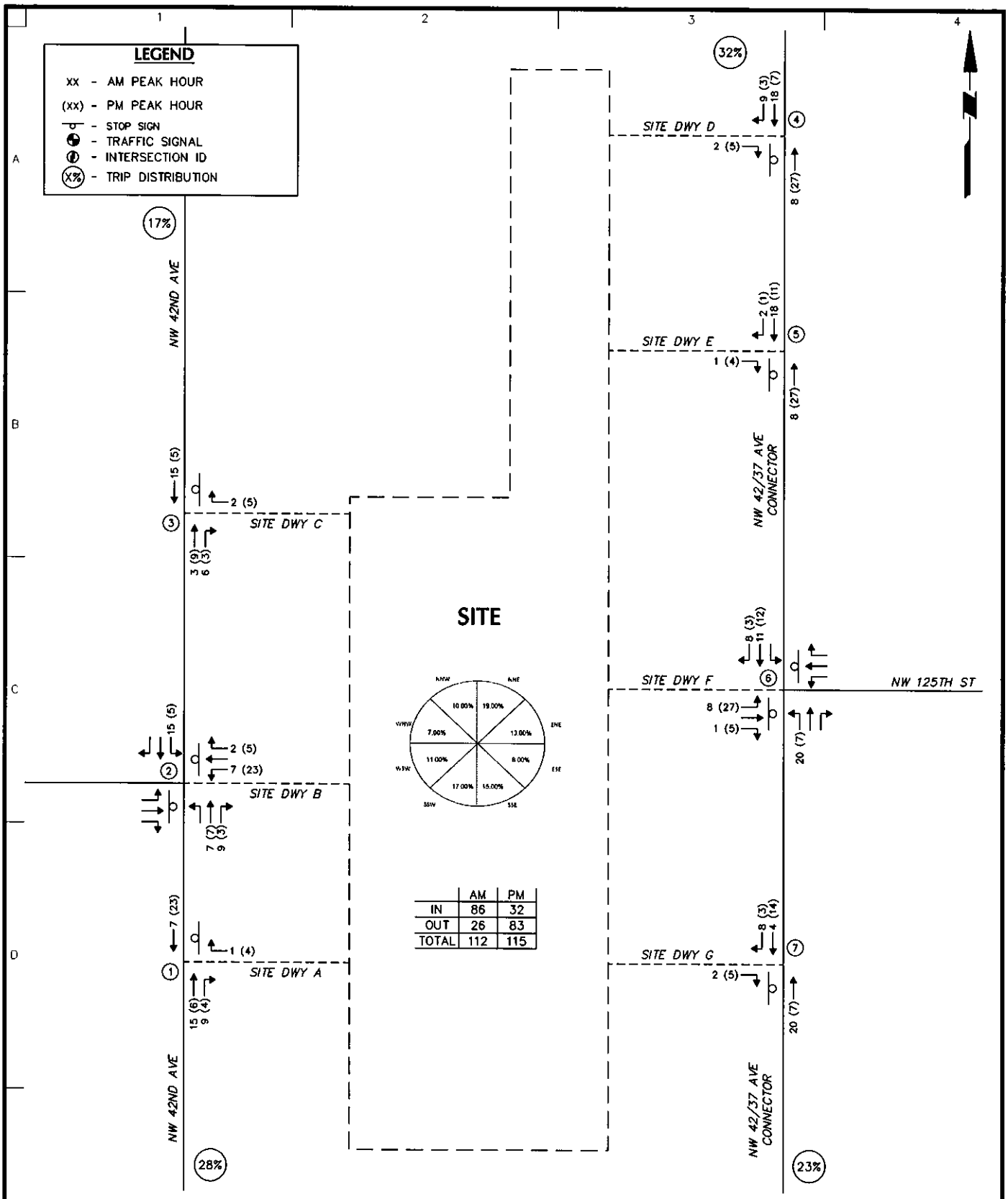
Date: 4/6/2022 Time: 11:16 User: jkomp Style Table: Langan.stb Layout: FIG 1 Document Code: FG01-330059104-0201-KT101-0101



	AM	PM
IN	86	32
OUT	26	83
TOTAL	112	115

Project No. 330059104

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
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FL CERTIFICATE OF AUTHORIZATION NO. 0000060 / LB6112 / LB8198

Project
FOUNDRY - FLEA MARKET SITE
OPA LOCKA
MIAMI-DADE COUNTY FLORIDA

Drawing Title
DRIVEWAY VOLUMES

Project No. 330059104
Date APRIL 2022
Drawn By JMK
Checked By MGP

Figure 2

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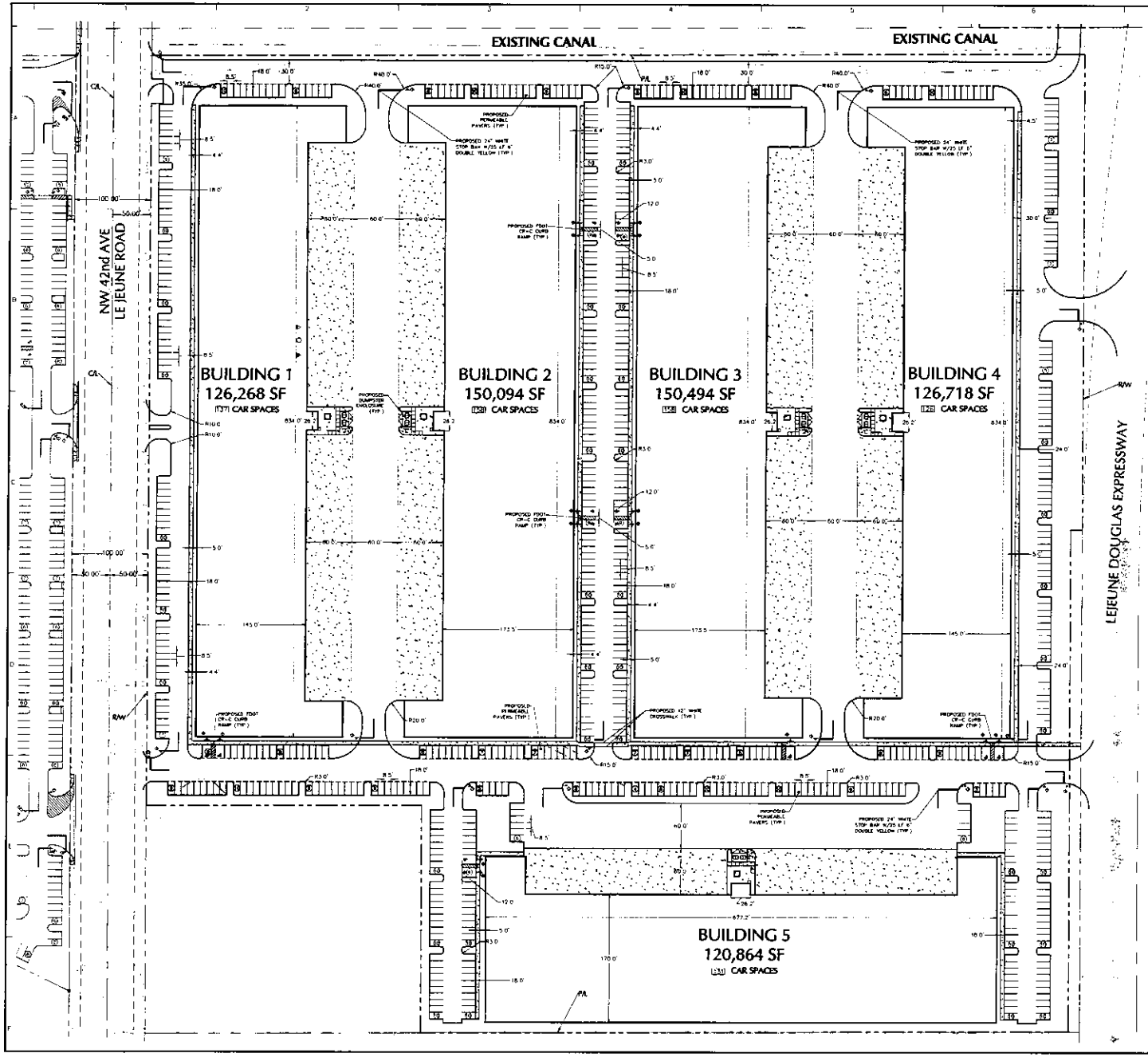
Date: 4/6/2022 Time: 11:16 User: jkomp Style Table: Langan.stb Layout: FIG 2 Document Code: FG01-330059104-0201-KT101-0101

ATTACHMENT B
SITE PLAN



CITY OF OPA-LOCKA ZONING TABLE ZONING DISTRICT: COMMERCIAL INTENSIVE BUSINESS DISTRICT (B-3) (1)			
	ITEM	PERMITTED/REQUIRED	PROPOSED LOT
SITE	Land Use	Warehousing Facilities	Warehousing Facilities
	Lot Area Min. Lot Area	10,000 SF (0.23 Acres)	43.02 Acres +/-
	Min. Lot Frontage	N/A	
BUILDING	Building Setbacks Min. Front	15 FT	47 FT
	Min. Side	0 FT	87.2 FT
	Min. Rear	15 FT	18.2 FT
	Building Height/Stories	80 FT / 6 Stories	+45 FT / 5 Stories
	Maximum Building Coverage	N/A	43.86%
	Maximum Impervious Coverage	85%	79.67% (3)
	Minimum Yards Min. Front yard	15 FT	83 FT
PARKING AND ACCESS	Car Parking Space Size Standard Space Size	10 FT x 20 FT	9 FT x 17 FT AND 8 FT X 16 FT AND 8.5 FT X 18 FT (2)
	Car Parking Spaces Min. Number of Spaces per Gross Floor Area	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Number of Spaces	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Aisle Width	22 FT	24 FT
	Storage of Vehicles Screen Fence Height	6 FT	N/A
	Lot Accesses Min. Driveway Separation	30 FT	83 FT
	Interior Landscape Area	10 SF / Parking Space = 7,860 SF	10,424 SF
	Min. Interior Landscape Island Area	50 SF	113 SF
NOTES	(1) All data referenced from Land Use Ordinance from City of Opa Locka (2) Variance required (3) Permeable pavers and pervious areas considered		

PARKING TABLE			
USE (RATIO)	SQUARE FOOTAGE	PERMITTED/REQUIRED	PROPOSED LOT
Office (10%) (1/400)	72,746	182 SPACES	
Warehouse 1 each 2,500 SF	727,464	290 SPACES	786 SPACES
TOTAL		480 SPACES	786 SPACES
*Assumed each building has 10 % office			

LEGEND

- STOP SIGN (R1-1)
- ACCESSIBLE PARKING SIGN
- BUILDING
- PARCEL BOUNDARY
- PROPOSED CURB TYPE "D"
- PERMEABLE PAVERS

Date	Description	No
Revisions		

SIGNATURE DATE SIGNED
MICHAEL CARP
PROFESSIONAL ENGINEER FL Lic No 72424

LANGAN
Langan Engineering and Environmental Services, Inc
110 East Broward Boulevard Suite 1500
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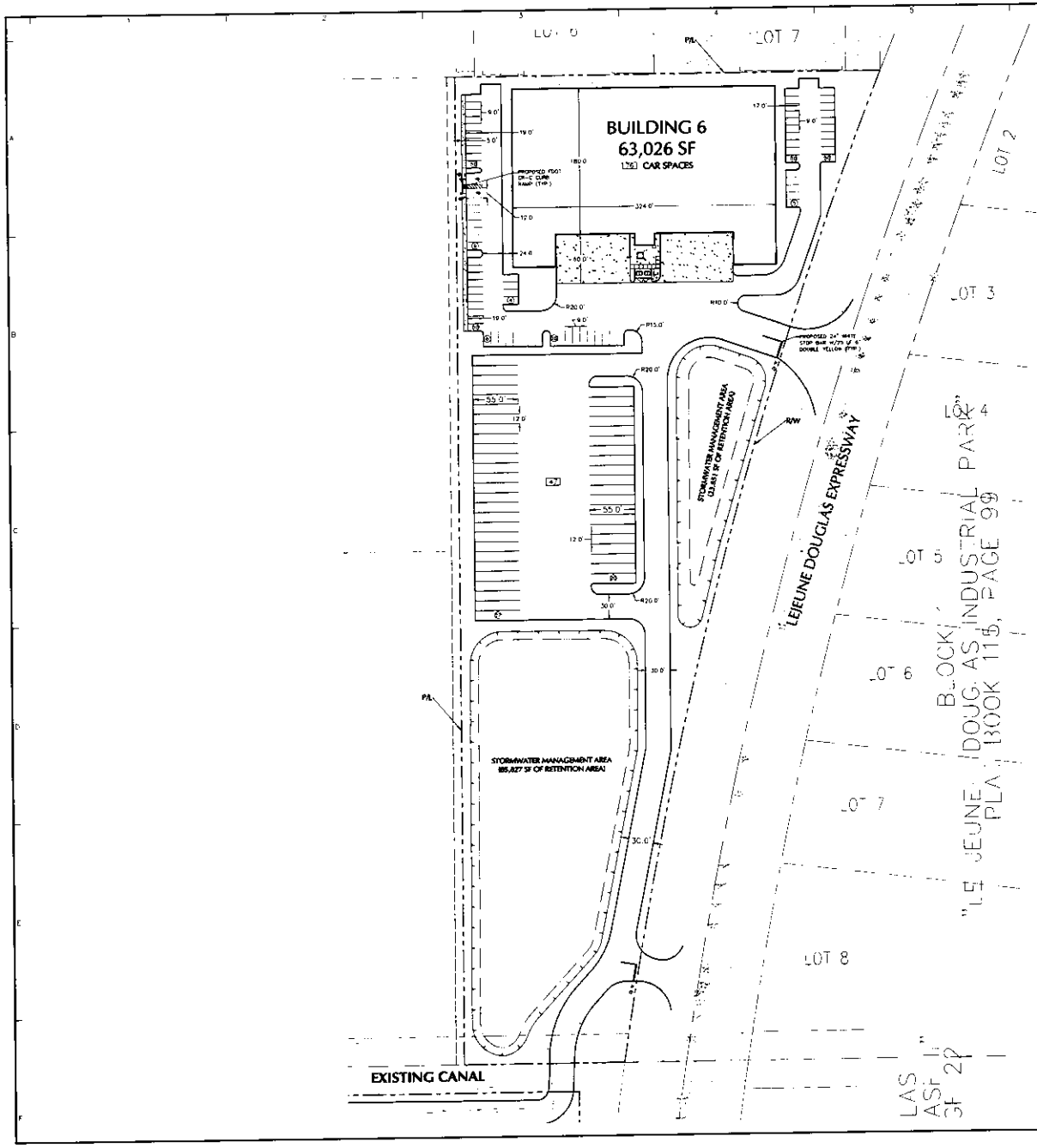
T 954 320 2100 F 954 320 2101 www.langan.com
FBPE Registry No 00000016,8817,26108

Project
FOUNDRY - FLEA MARKET SITE
OPA LOCKA
MIAMI-DADE COUNTY FLORIDA

Drawing Title
PARTIAL SITE PLAN

Project No 330059104
Date 03/29/2022
Drawn By CRV
Checked By MPC
Drawing No C-300
0

Project No. 330059104
LANGAN



CITY OF OPA-LOCKA ZONING TABLE

ZONING DISTRICT: COMMERCIAL INTENSIVE BUSINESS DISTRICT (B-3) (1)

	ITEM	PERMITTED/REQUIRED	PROPOSED LOT
SITE	Land Use	Warehousing Facilities	Warehousing Facilities
	Lot Area		
	Min. Lot Area	10,000 SF (0.25 Acres)	43.62 Acres +/-
	Min. Lot Frontage	N/A	
BUILDING	Building Setbacks		
	Min. Front	15 FT	47 FT
	Min. Side	0 FT	67.2 FT
	Min. Rear	15 FT	98.2 FT
	Building Height/Stories	65 FT / 6 Stories	45 FT / 3 Stories
	Maximum Building Coverage	N/A	45.66%
	Maximum Impervious Coverage	80%	79.67% (3)
	Minimum Yards		
	Min. Front Yard	15 FT	63 FT
PARKING AND ACCESS	Car Parking Space Size		
	Standard Space Size	10 FT x 20 FT	9 FT x 17.5 FT AND 9 FT X 19 FT AND 8.5 FT x 18 FT (2)
	Car Parking Spaces		
	Min. Number of Spaces per Gross Floor Area	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Number of Spaces	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Aisle Width	22 FT	24 FT
	Storage of Vehicles Screen Fence Height	8 FT	N/A
	Lot Accesses		
	Min. Driveway Separation	50 FT	453 FT
	Interior Landscape Area	10 SF / Parking Space = 7,660 SF	16,424 SF
	Min. Interior Landscape Island Area	30 SF	115 SF
NOTES	(1) All Data referenced from Land Use Ordinance from City of Opa-Locka		
	(2) Variance required		
	(3) Permeable pavers and pervious areas considered		

PARKING TABLE

USE (RATIO)	SQUARE FOOTAGE	PERMITTED/REQUIRED	PROPOSED LOT
Office (10%)* (1/400)	75,746	189 SPACES	
Warehouse 1 each 2,300 SF	737,454	296 SPACES	746 SPACES
TOTAL		485 SPACES	746 SPACES

*Assumed each building has 10 % office

LEGEND

- STOP SIGN (R1-1)
- ACCESSIBLE PARKING SIGN
- BUILDING
- PARCEL BOUNDARY
- PROPOSED CURB TYPE "D"
- PERMEABLE PAVERS

SCALE: 1" = 60'

Date	Description	No
Revisions		

SIGNATURE DATE SIGNED

MICHAEL EARK
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN

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FBPE Registry No. 00006811/AB 8672/LC 8198

Project
FOUNDRY - FLEA MARKET SITE
OPA LOCKA
MIAMI-DADE COUNTY FLORIDA

Drawing Title
PARTIAL SITE PLAN

Project No	Drawing No
330059104	C-300
Date: 03/29/2022	
Drawn By: CRV	
Checked By: MPC	0

LANGAN

Project No. 330059104

Date 3/31/2022 Time 22:12 User dvatkins Style Table Langan.tbl Layout C-300(2) Datetime Code 330059104-0501-C-S101-0101

ATTACHMENT C
TRAFFIC & DISTRIBUTION DATA

Flea Market Opa Locka
Miami Dade County
(3) ATRs (24 hour data collection)

- NW 42nd Avenue & Flea Market West Entrance
- Polo Blvd & Flea Market East Entrance
- NW 42nd Avenue & Flea Market South Entrance

(1) TMC (24 hour data collection)

- NW 42nd Avenue & Flea Market Middle Entrance

Langan Project No.: 330059104
Prepared: 2022-02-11 (LANGAN)
Requested by: Lilibeth Turino

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
City: Opa-locka
Control: 1-Way Stop(WB)

Project ID: 22-140135-001
Date: 3/29/2022

Total

NS/EW Streets:	SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
12:00 AM	0	23	0	0	0	16	0	0	0	0	0	0	0	0	0	0	39
12:15 AM	0	12	0	0	0	16	0	0	0	0	0	0	0	0	0	0	28
12:30 AM	0	6	0	0	0	16	0	0	0	0	0	0	0	0	0	0	22
12:45 AM	0	10	0	0	0	7	0	0	0	0	0	0	0	0	0	0	17
1:00 AM	0	9	0	0	0	7	0	0	0	0	0	0	0	0	0	0	16
1:15 AM	0	9	0	0	0	4	0	1	0	0	0	0	0	0	0	0	14
1:30 AM	0	7	0	0	0	5	0	0	0	0	0	0	0	0	0	0	12
1:45 AM	0	1	0	0	0	8	0	0	0	0	0	0	0	0	0	0	9
2:00 AM	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	0	8
2:15 AM	0	9	0	0	0	5	0	1	0	0	0	0	0	0	0	0	15
2:30 AM	0	6	0	0	0	7	0	0	0	0	0	0	0	0	0	0	13
2:45 AM	0	7	0	0	0	3	0	0	0	0	0	0	0	0	0	0	10
3:00 AM	0	8	0	0	0	9	0	1	0	0	0	0	0	0	0	0	18
3:15 AM	0	11	0	0	0	6	0	0	0	0	0	0	0	0	0	0	17
3:30 AM	0	19	0	0	0	6	0	0	0	0	0	0	0	0	0	0	25
3:45 AM	0	12	0	0	0	7	0	0	0	0	0	0	0	0	0	0	19
4:00 AM	0	13	0	0	0	21	0	0	0	0	0	0	0	0	0	0	34
4:15 AM	0	19	0	0	0	16	0	2	0	0	0	0	0	0	0	0	37
4:30 AM	0	23	0	0	0	22	0	0	0	0	0	0	0	0	0	0	45
4:45 AM	0	27	0	0	1	18	0	2	0	0	0	0	0	0	1	0	49
5:00 AM	0	30	0	0	1	29	0	0	0	0	0	0	0	0	1	0	61
5:15 AM	0	65	0	0	1	29	0	0	0	0	0	0	1	0	0	0	96
5:30 AM	0	82	0	0	1	63	0	1	0	0	0	0	0	0	0	0	147
5:45 AM	0	137	0	0	0	81	0	1	0	0	0	0	0	0	0	0	219
6:00 AM	0	110	0	0	1	82	0	0	0	0	0	0	0	0	0	0	193
6:15 AM	0	122	0	0	0	127	0	3	0	0	0	0	0	0	0	0	252
6:30 AM	0	181	0	0	0	160	0	1	0	0	0	0	0	0	0	0	342
6:45 AM	0	236	1	2	2	199	0	3	0	0	0	0	0	0	1	0	444
7:00 AM	0	182	0	1	1	208	0	3	0	0	0	0	0	0	1	0	396
7:15 AM	0	185	0	0	1	191	0	3	0	0	0	0	0	0	2	0	382
7:30 AM	0	162	1	0	0	210	0	1	0	0	0	0	0	0	2	0	376
7:45 AM	0	212	0	2	4	233	0	2	0	0	0	0	1	0	0	0	454
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1940	2	5	13	1814	0	25	0	0	0	0	2	0	8	0	3809
APPROACH %'s :	0.00%	99.64%	0.10%	0.26%	0.70%	97.95%	0.00%	1.35%					20.00%	0.00%	80.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	741	1	3	6	842	0	9	0	0	0	0	1	0	5	0	1608
PEAK HR FACTOR :	0.000	0.874	0.250	0.375	0.375	0.903	0.000	0.750	0.000	0.000	0.000	0.000	0.250	0.000	0.625	0.000	0.885
		0.870				0.896								0.750			

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
8:00 AM	0	147	3	4	3	236	0	4	0	0	0	0	1	0	5	0	403
8:15 AM	0	138	1	5	5	249	0	3	0	0	0	0	2	0	0	0	403
8:30 AM	0	152	2	3	7	215	0	3	0	0	0	0	1	0	1	0	384
8:45 AM	0	156	6	7	8	194	0	1	0	0	0	0	0	0	2	0	374
9:00 AM	0	157	4	4	7	222	0	2	0	0	0	0	2	0	2	0	400
9:15 AM	0	112	5	11	6	176	0	1	0	0	0	0	2	0	2	0	315
9:30 AM	0	122	4	5	11	145	0	1	0	0	0	0	4	0	2	0	294
9:45 AM	0	150	5	7	16	138	0	2	0	0	0	0	4	0	9	0	331
10:00 AM	0	132	9	14	11	106	0	2	0	0	0	0	5	0	5	0	284
10:15 AM	0	117	3	11	10	132	0	1	0	0	0	0	4	0	14	0	292
10:30 AM	0	102	2	13	16	110	0	1	0	0	0	0	7	0	10	0	261
10:45 AM	0	124	2	15	17	114	0	3	0	0	0	0	2	0	7	0	284
11:00 AM	0	106	5	18	12	132	0	2	0	0	0	0	5	0	9	0	289
11:15 AM	0	139	5	24	20	142	0	5	0	0	0	0	4	0	14	1	354
11:30 AM	0	149	5	14	9	124	0	2	0	0	0	0	10	0	14	0	327
11:45 AM	0	132	3	18	15	112	0	2	0	0	0	0	12	0	11	0	305
12:00 PM	0	125	9	18	19	149	0	4	0	0	0	0	5	0	18	0	347
12:15 PM	0	135	4	17	19	127	0	6	0	0	0	0	6	0	12	0	326
12:30 PM	0	150	2	21	13	131	0	3	0	0	0	0	10	0	16	0	346
12:45 PM	0	126	3	18	11	117	0	3	0	0	0	0	10	0	16	0	304
1:00 PM	0	143	6	14	11	127	0	2	0	0	0	0	10	0	14	0	327
1:15 PM	0	157	5	16	11	166	0	3	0	0	0	0	8	0	10	0	376
1:30 PM	0	161	3	15	21	130	0	6	0	0	0	0	5	0	18	0	359
1:45 PM	0	139	5	22	13	145	0	2	0	0	0	0	7	0	9	0	342
2:00 PM	0	127	3	27	9	159	0	7	0	0	0	0	8	0	14	0	354
2:15 PM	0	143	3	17	12	133	0	3	0	0	0	0	9	0	9	0	329
2:30 PM	0	162	3	11	12	157	0	4	0	0	0	0	3	0	18	0	370
2:45 PM	0	136	2	18	11	152	0	1	0	0	0	0	5	0	12	0	337
3:00 PM	0	176	5	22	11	188	0	1	0	0	0	0	3	0	7	0	413
3:15 PM	0	176	4	13	24	160	0	6	0	0	0	0	11	0	16	0	410
3:30 PM	0	181	2	14	9	283	0	10	0	0	0	0	5	0	13	0	517
3:45 PM	0	194	10	13	9	201	0	2	0	0	0	0	7	0	15	0	451
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	4566	133	449	388	5072	0	98	0	0	0	0	177	0	324	1	11208
APPROACH %'s :	0.00%	88.69%	2.58%	8.72%	6.98%	91.26%	0.00%	1.76%					35.26%	0.00%	64.54%	0.20%	
PEAK HR :	03:00 PM - 04:00 PM																TOTAL
PEAK HR VOL :	0	727	21	62	53	832	0	19	0	0	0	0	26	0	51	0	1791
PEAK HR FACTOR :	0.000	0.937	0.525	0.705	0.552	0.735	0.000	0.475	0.000	0.000	0.000	0.000	0.591	0.000	0.797	0.000	0.866
		0.933				0.748								0.713			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	215	5	30	14	222	0	1	0	0	0	0	6	0	14	0	507
4:15 PM	0	197	4	18	17	209	0	3	0	0	0	0	7	0	18	0	473
4:30 PM	0	224	4	12	11	292	0	0	0	0	0	0	7	0	18	0	568
4:45 PM	0	210	3	14	11	215	0	8	0	0	0	0	4	0	14	0	479
5:00 PM	0	221	5	19	8	266	0	6	0	0	0	0	6	0	14	0	545
5:15 PM	0	227	3	15	5	217	0	1	0	0	0	0	1	0	22	0	491
5:30 PM	0	220	1	19	10	205	0	0	0	0	0	0	10	0	10	0	475
5:45 PM	0	192	1	16	2	180	0	2	0	0	0	0	5	0	18	0	416
6:00 PM	0	196	0	20	6	207	0	0	0	0	0	0	8	0	12	0	449
6:15 PM	0	221	1	18	5	161	0	1	0	0	0	0	6	0	14	0	427
6:30 PM	0	152	0	13	2	125	0	2	0	0	0	0	9	0	14	0	317
6:45 PM	0	154	0	5	0	111	0	2	0	0	0	0	0	0	0	0	272
7:00 PM	0	134	0	6	0	99	0	3	0	0	0	0	0	0	0	0	242
7:15 PM	0	83	0	2	0	91	0	1	0	0	0	0	0	0	0	0	177
7:30 PM	0	99	0	4	0	71	0	0	0	0	0	0	0	0	0	0	174
7:45 PM	0	92	0	3	0	78	0	0	0	0	0	0	0	0	0	0	173
8:00 PM	0	91	0	4	0	79	0	0	0	0	0	0	0	0	0	0	174
8:15 PM	0	63	0	3	0	68	0	1	0	0	0	0	0	0	0	0	135
8:30 PM	0	70	0	2	0	59	0	0	0	0	0	0	0	0	0	0	131
8:45 PM	0	57	0	2	0	60	0	0	0	0	0	0	0	0	0	0	119
9:00 PM	0	60	0	1	0	51	0	0	0	0	0	0	0	0	0	0	112
9:15 PM	0	45	0	1	0	42	0	1	0	0	0	0	0	0	0	0	89
9:30 PM	0	48	0	5	0	26	0	0	0	0	0	0	0	0	0	0	79
9:45 PM	0	39	0	0	0	35	0	1	0	0	0	0	0	0	0	0	75
10:00 PM	0	39	0	1	0	35	0	0	0	0	0	0	0	0	0	0	75
10:15 PM	0	39	0	0	0	33	0	0	0	0	0	0	0	0	0	0	72
10:30 PM	0	25	0	0	0	31	0	1	0	0	0	0	0	0	0	0	57
10:45 PM	0	45	0	0	0	32	0	0	0	0	0	0	0	0	0	0	77
11:00 PM	0	28	0	0	0	47	0	0	0	0	0	0	0	0	0	0	75
11:15 PM	0	21	0	0	0	15	0	1	0	0	0	0	0	0	0	0	37
11:30 PM	0	13	0	0	0	16	0	0	0	0	0	0	0	0	0	0	29
11:45 PM	0	18	0	0	0	7	0	0	0	0	0	0	0	0	0	0	25
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	3538	27	233	91	3385	0	35	0	0	0	0	69	0	168	0	7546
APPROACH %'s :	0.00%	93.15%	0.71%	6.13%	2.59%	96.41%	0.00%	1.00%					29.11%	0.00%	70.89%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	882	15	60	35	990	0	15	0	0	0	0	18	0	68	0	2083
PEAK HR FACTOR :	0.000	0.971	0.750	0.789	0.795	0.848	0.000	0.469	0.000	0.000	0.000	0.000	0.643	0.000	0.773	0.000	0.917
		0.977				0.858								0.860			

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
City: Opa-locka
Control: 1-Way Stop(WB)

Project ID: 22-140135-001
Date: 3/29/2022

Cars

NS/EW Streets:	SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
12:00 AM	0	23	0	0	0	16	0	0	0	0	0	0	0	0	0	0	39
12:15 AM	0	11	0	0	0	16	0	0	0	0	0	0	0	0	0	0	27
12:30 AM	0	6	0	0	0	15	0	0	0	0	0	0	0	0	0	0	21
12:45 AM	0	10	0	0	0	7	0	0	0	0	0	0	0	0	0	0	17
1:00 AM	0	9	0	0	0	7	0	0	0	0	0	0	0	0	0	0	16
1:15 AM	0	9	0	0	0	4	0	1	0	0	0	0	0	0	0	0	14
1:30 AM	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10
1:45 AM	0	1	0	0	0	7	0	0	0	0	0	0	0	0	0	0	8
2:00 AM	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6
2:15 AM	0	8	0	0	0	3	0	1	0	0	0	0	0	0	0	0	12
2:30 AM	0	6	0	0	0	7	0	0	0	0	0	0	0	0	0	0	13
2:45 AM	0	6	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7
3:00 AM	0	8	0	0	0	9	0	1	0	0	0	0	0	0	0	0	18
3:15 AM	0	10	0	0	0	6	0	0	0	0	0	0	0	0	0	0	16
3:30 AM	0	19	0	0	0	5	0	0	0	0	0	0	0	0	0	0	24
3:45 AM	0	12	0	0	0	7	0	0	0	0	0	0	0	0	0	0	19
4:00 AM	0	12	0	0	0	21	0	0	0	0	0	0	0	0	0	0	33
4:15 AM	0	18	0	0	0	15	0	1	0	0	0	0	0	0	0	0	34
4:30 AM	0	21	0	0	0	16	0	0	0	0	0	0	0	0	0	0	37
4:45 AM	0	26	0	0	1	16	0	2	0	0	0	0	0	0	1	0	46
5:00 AM	0	28	0	0	1	26	0	0	0	0	0	0	0	0	0	0	55
5:15 AM	0	64	0	0	1	24	0	0	0	0	0	0	1	0	0	0	90
5:30 AM	0	82	0	0	1	56	0	1	0	0	0	0	0	0	0	0	140
5:45 AM	0	132	0	0	0	76	0	1	0	0	0	0	0	0	0	0	209
6:00 AM	0	107	0	0	1	76	0	0	0	0	0	0	0	0	0	0	184
6:15 AM	0	119	0	0	0	123	0	3	0	0	0	0	0	0	0	0	245
6:30 AM	0	176	0	0	0	155	0	1	0	0	0	0	0	0	0	0	332
6:45 AM	0	230	1	2	2	195	0	3	0	0	0	0	0	0	1	0	434
7:00 AM	0	173	0	1	1	195	0	3	0	0	0	0	0	0	1	0	374
7:15 AM	0	173	0	0	1	179	0	3	0	0	0	0	0	0	1	0	357
7:30 AM	0	151	1	0	0	196	0	0	0	0	0	0	0	0	1	0	349
7:45 AM	0	203	0	2	4	220	0	2	0	0	0	0	0	0	0	0	431
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1861	2	5	13	1707	0	23	0	0	0	0	1	0	5	0	3617
APPROACH %'s :	0.00%	99.63%	0.11%	0.27%	0.75%	97.93%	0.00%	1.32%					16.67%	0.00%	83.33%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	700	1	3	6	790	0	8	0	0	0	0	0	0	3	0	1511
PEAK HR FACTOR :	0.00	0.862	0.250	0.375	0.375	0.898	0.000	0.667	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.000	0.876
		0.859				0.889								0.750			

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
8:00 AM	0	138	3	4	3	215	0	3	0	0	0	0	1	0	5	0	372
8:15 AM	0	128	1	4	5	229	0	1	0	0	0	0	2	0	0	0	370
8:30 AM	0	139	2	3	6	193	0	3	0	0	0	0	1	0	1	0	348
8:45 AM	0	143	5	5	8	175	0	0	0	0	0	0	0	0	2	0	338
9:00 AM	0	150	4	4	7	205	0	2	0	0	0	0	2	0	2	0	376
9:15 AM	0	104	5	11	6	164	0	1	0	0	0	0	1	0	2	0	294
9:30 AM	0	112	4	5	11	128	0	1	0	0	0	0	3	0	2	0	266
9:45 AM	0	135	5	7	14	126	0	2	0	0	0	0	3	0	9	0	301
10:00 AM	0	118	7	13	10	96	0	1	0	0	0	0	4	0	5	0	254
10:15 AM	0	106	3	11	10	113	0	1	0	0	0	0	4	0	12	0	260
10:30 AM	0	94	2	13	16	95	0	1	0	0	0	0	7	0	10	0	238
10:45 AM	0	110	2	14	16	96	0	2	0	0	0	0	2	0	5	0	247
11:00 AM	0	96	5	18	11	118	0	2	0	0	0	0	5	0	8	0	263
11:15 AM	0	130	5	24	20	127	0	5	0	0	0	0	3	0	14	1	329
11:30 AM	0	130	5	14	7	111	0	0	0	0	0	0	10	0	12	0	289
11:45 AM	0	109	3	18	15	97	0	2	0	0	0	0	12	0	10	0	266
12:00 PM	0	112	8	18	18	139	0	2	0	0	0	0	5	0	17	0	319
12:15 PM	0	125	4	17	19	109	0	5	0	0	0	0	6	0	12	0	297
12:30 PM	0	129	2	20	13	118	0	3	0	0	0	0	10	0	15	0	310
12:45 PM	0	115	3	18	11	107	0	2	0	0	0	0	10	0	15	0	281
1:00 PM	0	131	6	14	11	117	0	2	0	0	0	0	10	0	14	0	305
1:15 PM	0	144	5	16	11	146	0	1	0	0	0	0	8	0	10	0	341
1:30 PM	0	150	3	14	20	117	0	5	0	0	0	0	4	0	18	0	331
1:45 PM	0	124	5	21	12	133	0	2	0	0	0	0	6	0	8	0	311
2:00 PM	0	116	2	26	9	151	0	4	0	0	0	0	6	0	14	0	328
2:15 PM	0	131	3	17	12	125	0	2	0	0	0	0	9	0	9	0	308
2:30 PM	0	146	3	11	11	150	0	2	0	0	0	0	3	0	17	0	343
2:45 PM	0	121	2	18	10	139	0	1	0	0	0	0	5	0	12	0	308
3:00 PM	0	160	5	21	11	174	0	0	0	0	0	0	3	0	7	0	381
3:15 PM	0	159	3	13	24	151	0	6	0	0	0	0	10	0	16	0	382
3:30 PM	0	166	1	14	9	270	0	10	0	0	0	0	3	0	12	0	485
3:45 PM	0	182	10	13	8	196	0	2	0	0	0	0	7	0	14	0	432
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	4153	126	439	374	4630	0	76	0	0	0	0	165	0	309	1	10273
APPROACH %'s :	0.00%	88.02%	2.67%	9.30%	7.36%	91.14%	0.00%	1.50%					34.74%	0.00%	65.05%	0.21%	
PEAK HR :	03:00 PM - 04:00 PM																TOTAL
PEAK HR VOL :	0	667	19	61	52	791	0	18	0	0	0	0	23	0	49	0	1680
PEAK HR FACTOR :	0.00	0.916	0.475	0.726	0.542	0.732	0.000	0.450	0.000	0.000	0.000	0.000	0.575	0.000	0.766	0.000	0.866
		0.911				0.745								0.692			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	200	5	29	14	216	0	1	0	0	0	0	6	0	13	0	484
4:15 PM	0	186	4	18	17	201	0	2	0	0	0	0	7	0	17	0	452
4:30 PM	0	212	4	12	11	284	0	0	0	0	0	0	7	0	17	0	547
4:45 PM	0	199	3	14	10	203	0	6	0	0	0	0	4	0	14	0	453
5:00 PM	0	210	4	18	8	251	0	6	0	0	0	0	6	0	13	0	516
5:15 PM	0	219	3	15	5	206	0	1	0	0	0	0	1	0	22	0	472
5:30 PM	0	200	1	19	7	201	0	0	0	0	0	0	10	0	10	0	448
5:45 PM	0	185	1	16	2	172	0	2	0	0	0	0	4	0	18	0	400
6:00 PM	0	186	0	20	5	200	0	0	0	0	0	0	8	0	11	0	430
6:15 PM	0	216	1	16	5	157	0	1	0	0	0	0	6	0	14	0	416
6:30 PM	0	148	0	13	2	120	0	2	0	0	0	0	9	0	14	0	308
6:45 PM	0	147	0	5	0	106	0	0	0	0	0	0	0	0	0	0	258
7:00 PM	0	127	0	6	0	95	0	3	0	0	0	0	0	0	0	0	231
7:15 PM	0	82	0	2	0	84	0	0	0	0	0	0	0	0	0	0	168
7:30 PM	0	93	0	4	0	66	0	0	0	0	0	0	0	0	0	0	163
7:45 PM	0	91	0	3	0	69	0	0	0	0	0	0	0	0	0	0	163
8:00 PM	0	85	0	4	0	75	0	0	0	0	0	0	0	0	0	0	164
8:15 PM	0	62	0	3	0	67	0	0	0	0	0	0	0	0	0	0	132
8:30 PM	0	67	0	2	0	57	0	0	0	0	0	0	0	0	0	0	126
8:45 PM	0	57	0	2	0	60	0	0	0	0	0	0	0	0	0	0	119
9:00 PM	0	60	0	1	0	50	0	0	0	0	0	0	0	0	0	0	111
9:15 PM	0	45	0	1	0	40	0	1	0	0	0	0	0	0	0	0	87
9:30 PM	0	44	0	5	0	26	0	0	0	0	0	0	0	0	0	0	75
9:45 PM	0	37	0	0	0	35	0	1	0	0	0	0	0	0	0	0	73
10:00 PM	0	39	0	1	0	34	0	0	0	0	0	0	0	0	0	0	74
10:15 PM	0	39	0	0	0	31	0	0	0	0	0	0	0	0	0	0	70
10:30 PM	0	23	0	0	0	31	0	1	0	0	0	0	0	0	0	0	55
10:45 PM	0	44	0	0	0	32	0	0	0	0	0	0	0	0	0	0	76
11:00 PM	0	28	0	0	0	47	0	0	0	0	0	0	0	0	0	0	75
11:15 PM	0	21	0	0	0	15	0	1	0	0	0	0	0	0	0	0	37
11:30 PM	0	13	0	0	0	16	0	0	0	0	0	0	0	0	0	0	29
11:45 PM	0	16	0	0	0	7	0	0	0	0	0	0	0	0	0	0	23
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	3381	26	229	86	3254	0	28	0	0	0	0	68	0	163	0	7235
APPROACH %'s :	0.00%	92.99%	0.72%	6.30%	2.55%	96.62%	0.00%	0.83%					29.44%	0.00%	70.56%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	840	14	59	34	944	0	13	0	0	0	0	18	0	66	0	1988
PEAK HR FACTOR :	0.00	0.959	0.875	0.819	0.773	0.831	0.000	0.542	0.000	0.000	0.000	0.000	0.643	0.000	0.750	0.000	0.909
		0.963				0.840								0.875			

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
City: Opa-locka
Control: 1-Way Stop(WB)

Project ID: 22-140135-001
Date: 3/29/2022

HT

NS/EW Streets:	SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
1:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
2:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
2:15 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
3:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 AM	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	3
4:30 AM	0	2	0	0	0	6	0	0	0	0	0	0	0	0	0	0	8
4:45 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
5:00 AM	0	2	0	0	0	3	0	0	0	0	0	0	0	0	1	0	6
5:15 AM	0	1	0	0	0	5	0	0	0	0	0	0	0	0	0	0	6
5:30 AM	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	7
5:45 AM	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10
6:00 AM	0	3	0	0	0	6	0	0	0	0	0	0	0	0	0	0	9
6:15 AM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
6:30 AM	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10
6:45 AM	0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10
7:00 AM	0	9	0	0	0	13	0	0	0	0	0	0	0	0	0	0	22
7:15 AM	0	12	0	0	0	12	0	0	0	0	0	0	0	0	1	0	25
7:30 AM	0	11	0	0	0	14	0	1	0	0	0	0	0	0	1	0	27
7:45 AM	0	9	0	0	0	13	0	0	0	0	0	0	1	0	0	0	23
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	79	0	0	0	107	0	2	0	0	0	0	1	0	3	0	192
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	98.17%	0.00%	1.83%					25.00%	0.00%	75.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	41	0	0	0	52	0	1	0	0	0	0	1	0	2	0	97
PEAK HR FACTOR :	0.000	0.854	0.000	0.000	0.000	0.929	0.000	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.500	0.000	0.898
		0.854				0.883								0.750			

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
8:00 AM	0	9	0	0	0	21	0	1	0	0	0	0	0	0	0	0	31
8:15 AM	0	10	0	1	0	20	0	2	0	0	0	0	0	0	0	0	33
8:30 AM	0	13	0	0	1	22	0	0	0	0	0	0	0	0	0	0	36
8:45 AM	0	13	1	2	0	19	0	1	0	0	0	0	0	0	0	0	36
9:00 AM	0	7	0	0	0	17	0	0	0	0	0	0	0	0	0	0	24
9:15 AM	0	8	0	0	0	12	0	0	0	0	0	0	1	0	0	0	21
9:30 AM	0	10	0	0	0	17	0	0	0	0	0	0	1	0	0	0	28
9:45 AM	0	15	0	0	2	12	0	0	0	0	0	0	1	0	0	0	30
10:00 AM	0	14	2	1	1	10	0	1	0	0	0	0	1	0	0	0	30
10:15 AM	0	11	0	0	0	19	0	0	0	0	0	0	0	0	2	0	32
10:30 AM	0	8	0	0	0	15	0	0	0	0	0	0	0	0	0	0	23
10:45 AM	0	14	0	1	1	18	0	1	0	0	0	0	0	0	2	0	37
11:00 AM	0	10	0	0	1	14	0	0	0	0	0	0	0	0	1	0	26
11:15 AM	0	9	0	0	0	15	0	0	0	0	0	0	1	0	0	0	25
11:30 AM	0	19	0	0	2	13	0	2	0	0	0	0	0	0	2	0	38
11:45 AM	0	23	0	0	0	15	0	0	0	0	0	0	0	0	1	0	39
12:00 PM	0	13	1	0	1	10	0	2	0	0	0	0	0	0	1	0	28
12:15 PM	0	10	0	0	0	18	0	1	0	0	0	0	0	0	0	0	29
12:30 PM	0	21	0	1	0	13	0	0	0	0	0	0	0	0	1	0	36
12:45 PM	0	11	0	0	0	10	0	1	0	0	0	0	0	0	1	0	23
1:00 PM	0	12	0	0	0	10	0	0	0	0	0	0	0	0	0	0	22
1:15 PM	0	13	0	0	0	20	0	2	0	0	0	0	0	0	0	0	35
1:30 PM	0	11	0	1	1	13	0	1	0	0	0	0	1	0	0	0	28
1:45 PM	0	15	0	1	1	12	0	0	0	0	0	0	1	0	1	0	31
2:00 PM	0	11	1	1	0	8	0	3	0	0	0	0	2	0	0	0	26
2:15 PM	0	12	0	0	0	8	0	1	0	0	0	0	0	0	0	0	21
2:30 PM	0	16	0	0	1	7	0	2	0	0	0	0	0	0	1	0	27
2:45 PM	0	15	0	0	1	13	0	0	0	0	0	0	0	0	0	0	29
3:00 PM	0	16	0	1	0	14	0	1	0	0	0	0	0	0	0	0	32
3:15 PM	0	17	1	0	0	9	0	0	0	0	0	0	1	0	0	0	28
3:30 PM	0	15	1	0	0	13	0	0	0	0	0	0	2	0	1	0	32
3:45 PM	0	12	0	0	1	5	0	0	0	0	0	0	0	0	1	0	19
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	413	7	10	14	442	0	22	0	0	0	0	12	0	15	0	935
APPROACH %'s :	0.00%	96.05%	1.63%	2.33%	2.93%	92.47%	0.00%	4.60%					44.44%	0.00%	55.56%	0.00%	
PEAK HR :	03:00 PM - 04:00 PM																TOTAL
PEAK HR VOL :	0	60	2	1	1	41	0	1	0	0	0	0	3	0	2	0	111
PEAK HR FACTOR :	0.00	0.882	0.500	0.250	0.250	0.732	0.000	0.250	0.000	0.000	0.000	0.000	0.375	0.000	0.500	0.000	0.867
		0.875				0.717								0.417			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	15	0	1	0	6	0	0	0	0	0	0	0	0	1	0	23
4:15 PM	0	11	0	0	0	8	0	1	0	0	0	0	0	0	1	0	21
4:30 PM	0	12	0	0	0	8	0	0	0	0	0	0	0	0	1	0	21
4:45 PM	0	11	0	0	1	12	0	2	0	0	0	0	0	0	0	0	26
5:00 PM	0	11	1	1	0	15	0	0	0	0	0	0	0	0	1	0	29
5:15 PM	0	8	0	0	0	11	0	0	0	0	0	0	0	0	0	0	19
5:30 PM	0	20	0	0	3	4	0	0	0	0	0	0	0	0	0	0	27
5:45 PM	0	7	0	0	0	8	0	0	0	0	0	0	1	0	0	0	16
6:00 PM	0	10	0	0	1	7	0	0	0	0	0	0	0	0	1	0	19
6:15 PM	0	5	0	2	0	4	0	0	0	0	0	0	0	0	0	0	11
6:30 PM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
6:45 PM	0	7	0	0	0	5	0	2	0	0	0	0	0	0	0	0	14
7:00 PM	0	7	0	0	0	4	0	0	0	0	0	0	0	0	0	0	11
7:15 PM	0	1	0	0	0	7	0	1	0	0	0	0	0	0	0	0	9
7:30 PM	0	6	0	0	0	5	0	0	0	0	0	0	0	0	0	0	11
7:45 PM	0	1	0	0	0	9	0	0	0	0	0	0	0	0	0	0	10
8:00 PM	0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10
8:15 PM	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	3
8:30 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
9:15 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
9:30 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
9:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
10:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
10:15 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
10:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
10:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	157	1	4	5	131	0	7	0	0	0	0	1	0	5	0	311
APPROACH %'s :	0.00%	96.91%	0.62%	2.47%	3.50%	91.61%	0.00%	4.90%					16.67%	0.00%	83.33%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	42	1	1	1	46	0	2	0	0	0	0	0	0	2	0	95
PEAK HR FACTOR :	0.00	0.875	0.250	0.250	0.250	0.767	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.819
		0.846				0.817								0.500			

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
City: Opa-locka
Control: 1-Way Stop(WB)

Project ID: 22-140135-001
Date: 3/29/2022

Bikes

NS/EW Streets:	SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2
7:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	3
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%									0.00%	0.00%	100.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	3
PEAK HR FACTOR :	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.375
		0.500												0.250			

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
8:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	5	0	0	1	3	0	0	0	0	0	0	0	0	1	0	10
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	25.00%	75.00%	0.00%	0.00%					0.00%	0.00%	100.00%	0.00%	
PEAK HR :	03:00 PM - 04:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.250
														0.250			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
6:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
6:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
6:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	3	0	0	0	8	0	0	0	0	0	0	1	0	0	0	12
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%					100.00%	0.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
						0.250											

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance **Project ID:** 22-140135-001
City: Opa-locka **Date:** 3/29/2022

Pedestrians (Crosswalks)

NS/EW Streets:	SR 953/NW 42nd Ave/N Le Jeune Rd		SR 953/NW 42nd Ave/N Le Jeune Rd		Flea Market Middle Entrance		Flea Market Middle Entrance		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
12:00 AM	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	1	0	0	1
5:45 AM	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	1	0	0	0	1
7:00 AM	0	0	0	0	2	0	0	0	2
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	3	1	0	0	4
APPROACH %'s :					75.00%	25.00%			
PEAK HR :	07:00 AM - 08:00 AM								TOTAL
PEAK HR VOL :	0	0	0	0	2	0	0	0	2
PEAK HR FACTOR :					0.250				0.250
					0.250				

NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
8:00 AM	1	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0
9:15 AM	1	0	0	0	0	0	0	0	1
9:30 AM	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	1	0	0	0	1
10:30 AM	0	1	0	0	0	0	0	0	1
10:45 AM	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	1	0	0	1
12:15 PM	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	2	1	0	0	1	1	0	0	5
APPROACH %'s :	66.67%	33.33%			50.00%	50.00%			
PEAK HR :	03:00 PM - 04:00 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	2	0	0	0	2
5:15 PM	0	0	0	0	1	0	0	0	1
5:30 PM	0	1	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0
7:00 PM	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	2	0	0	0	2
7:30 PM	0	0	0	0	0	0	0	0	0
7:45 PM	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	0	0	0	0
8:30 PM	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	1	0	0	5	0	0	0	6
APPROACH %'s :	0.00%	100.00%			100.00%	0.00%			
PEAK HR :	04:30 PM - 05:30 PM								TOTAL
PEAK HR VOL :	0	0	0	0	3	0	0	0	3
PEAK HR FACTOR :					0.375				0.375
					0.375				

Prepared by National Data & Surveying Services

SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance

Peak Hour Turning Movement Count

ID: 22-140135-001
City: Opa-locka

Day: Tuesday
Date: 03/29/2022

PEAK HOURS

AM	07:00 AM - 08:00 AM
NOON	03:00 PM - 04:00 PM
PM	04:30 PM - 05:30 PM

COUNT PERIODS

AM	12:00 AM - 08:00 AM
NOON	08:00 AM - 04:00 PM
PM	04:00 PM - 12:00 AM

SR 953/NW 42nd Ave/N Le Jeune Rd — SOUTHBOUND

AM	0	842	6	9	755	AM
NOON	0	832	53	19	797	NOON
PM	0	990	35	15	965	PM

Flea Market Middle Entrance — EASTBOUND

AM	NOON	PM
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0

Flea Market Middle Entrance — WESTBOUND

PM	NOON	AM
68	51	5
0	0	0
18	26	1
0	0	0
50	74	7

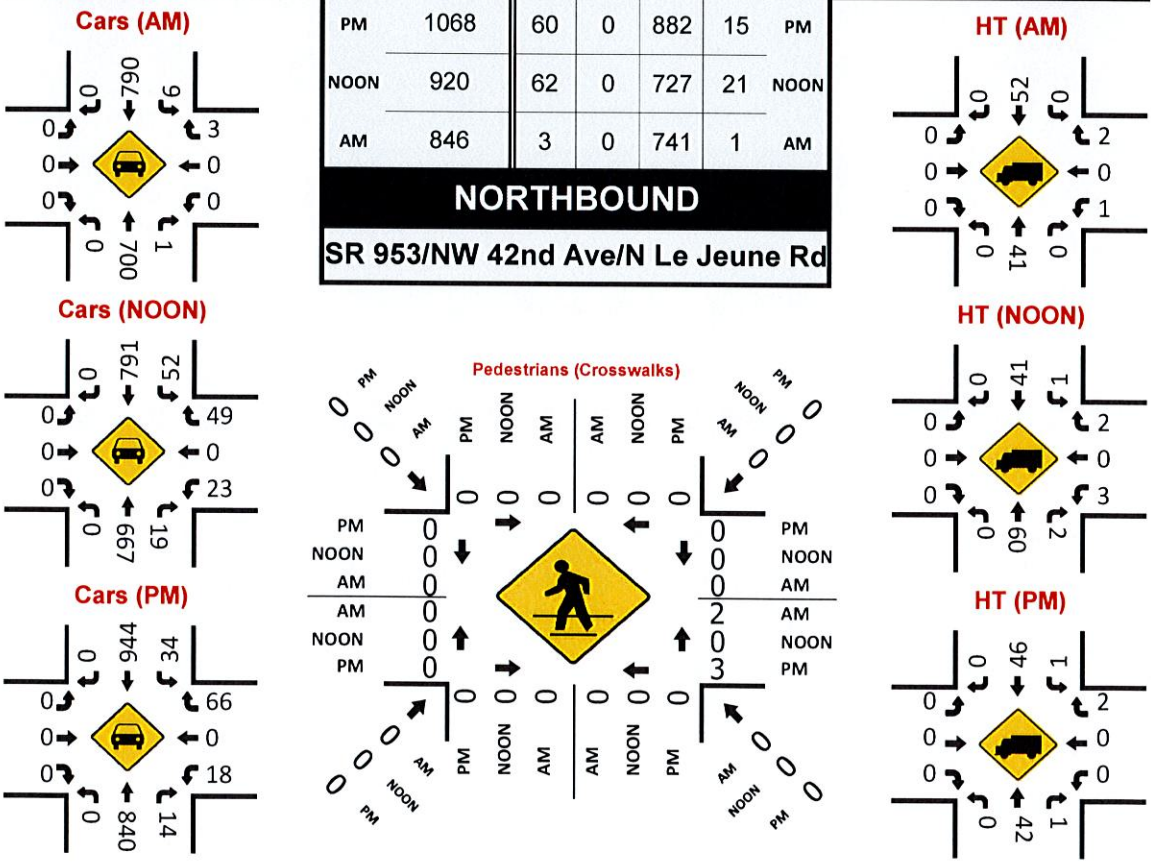
CONTROL

1-Way Stop(WB)

TEV	1608	1791	2083
	AM	NOON	PM
PHF	0.89	0.87	0.92

SR 953/NW 42nd Ave/N Le Jeune Rd — NORTHBOUND

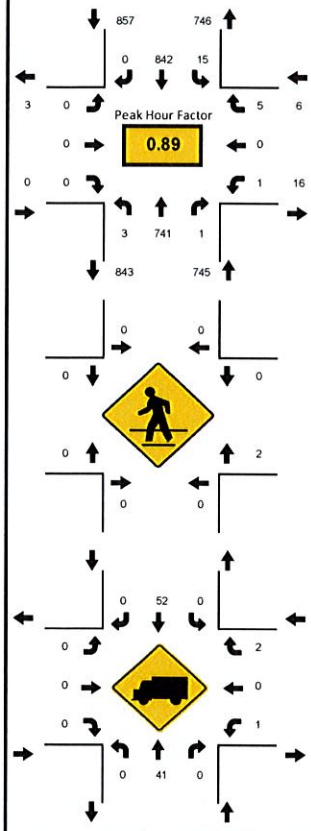
PM	1068	60	0	882	15	PM
NOON	920	62	0	727	21	NOON
AM	846	3	0	741	1	AM



LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



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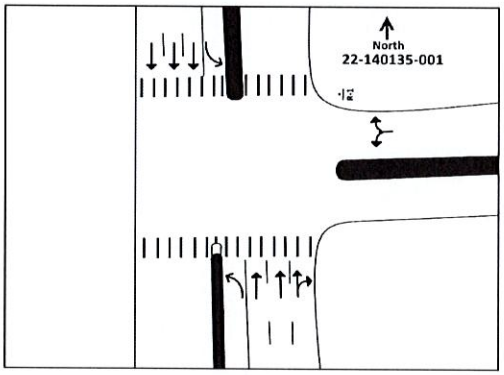
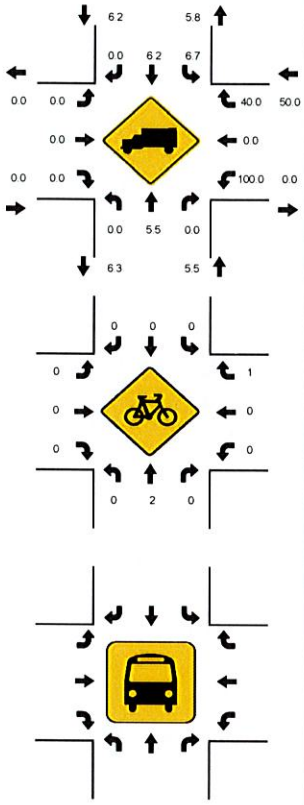




15-Min Count Period Beginning At	SR 953/NW 42nd Ave/N Le Jeune Northbound					SR 953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
12:00 AM	0	23	0	0		0	16	0	0		0	0	0	0		0	0	0	0		39	106
12:15 AM	0	12	0	0		0	16	0	0		0	0	0	0		0	0	0	0		28	83
12:30 AM	0	6	0	0		0	16	0	0		0	0	0	0		0	0	0	0		22	69
12:45 AM	0	10	0	0		0	7	0	0		0	0	0	0		0	0	0	0		17	59
01:00 AM	0	9	0	0		0	7	0	0		0	0	0	0		0	0	0	0		16	51
01:15 AM	0	9	0	0		0	4	0	1		0	0	0	0		0	0	0	0		14	43
01:30 AM	0	7	0	0		0	5	0	0		0	0	0	0		0	0	0	0		12	44
01:45 AM	0	1	0	0		0	8	0	0		0	0	0	0		0	0	0	0		9	45
02:00 AM	0	5	0	0		0	3	0	0		0	0	0	0		0	0	0	0		8	46
02:15 AM	0	9	0	0		0	5	0	1		0	0	0	0		0	0	0	0		15	56
02:30 AM	0	6	0	0		0	7	0	0		0	0	0	0		0	0	0	0		13	58
02:45 AM	0	7	0	0		0	3	0	0		0	0	0	0		0	0	0	0		10	70
03:00 AM	0	8	0	0		0	9	0	1		0	0	0	0		0	0	0	0		18	79
03:15 AM	0	11	0	0		0	6	0	0		0	0	0	0		0	0	0	0		17	95
03:30 AM	0	19	0	0		0	6	0	0		0	0	0	0		0	0	0	0		25	115
03:45 AM	0	12	0	0		0	7	0	0		0	0	0	0		0	0	0	0		19	135
04:00 AM	0	13	0	0		0	21	0	0		0	0	0	0		0	0	0	0		34	165
04:15 AM	0	19	0	0		0	16	0	2		0	0	0	0		0	0	0	0		37	192
04:30 AM	0	23	0	0		0	22	0	0		0	0	0	0		0	0	0	0		45	251
04:45 AM	0	27	0	0		1	18	0	2		0	0	0	0		0	0	1	0		49	353
05:00 AM	0	30	0	0		1	29	0	0		0	0	0	0		0	0	1	0		61	523
05:15 AM	0	65	0	0		1	29	0	0		0	0	0	0		1	0	0	0		96	655
05:30 AM	0	82	0	0		1	63	0	1		0	0	0	0		0	0	0	0		147	811
05:45 AM	0	137	0	0		0	81	0	1		0	0	0	0		0	0	0	0		219	1006
06:00 AM	0	110	0	0		1	82	0	0		0	0	0	0		0	0	0	0		193	1231
06:15 AM	0	122	0	0		0	127	0	3		0	0	0	0		0	0	0	0		252	1434
06:30 AM	0	181	0	0		0	160	0	1		0	0	0	0		0	0	0	0		342	1564
06:45 AM	0	236	1	2		2	199	0	3		0	0	0	0		0	0	1	0		444	1598
07:00 AM	0	182	0	1		1	208	0	3		0	0	0	0		0	0	1	0		396	1608
07:15 AM	0	185	0	0		1	191	0	3		0	0	0	0		0	0	2	0		382	1212
07:30 AM	0	162	1	0		0	210	0	1		0	0	0	0		0	0	2	0		376	830
07:45 AM	0	212	0	2		4	233	0	2		0	0	0	0		1	0	0	0		454	454

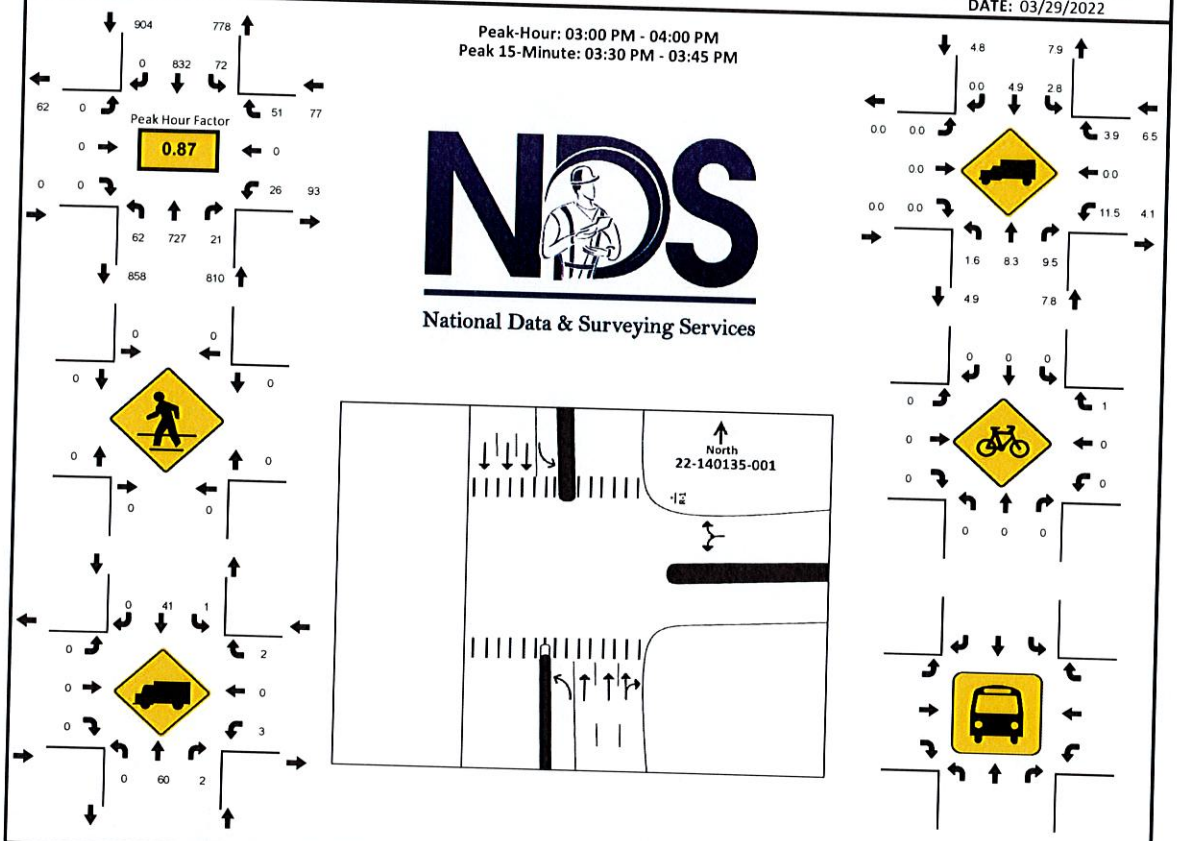
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	0	848	4	8		16	932	0	12		0	0	0	0		4	0	8	0		1832
Heavy Trucks	0	48	0			0	56	0			0	0	0			4	0	4			112
Pedestrians		0					0					0					8				8
Bicycles	0	4	0			0	0	0			0	0	0			0	0	4			8
Railroad																					
Stopped Buses																					

LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 03:00 PM - 04:00 PM
Peak 15-Minute: 03:30 PM - 03:45 PM

National Data & Surveying Services

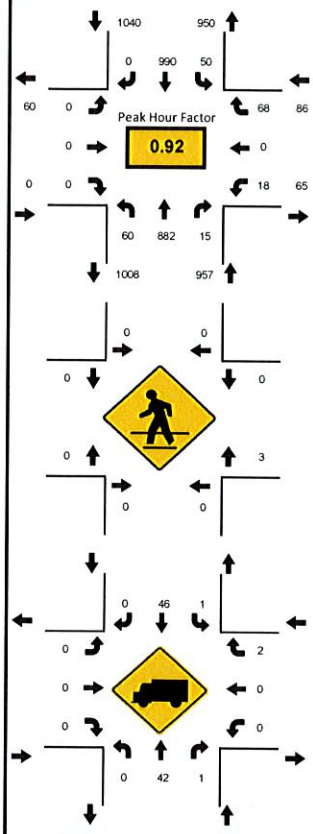


15-Min Count Period Beginning At	SR 953/NW 42nd Ave/N Le Jeune Northbound					SR 953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
08:00 AM	0	147	3	4		3	236	0	4		0	0	0	0		1	0	5	0		395	1534
08:15 AM	0	138	1	5		5	249	0	3		0	0	0	0		2	0	0	0		395	1533
08:30 AM	0	152	2	3		7	215	0	3		0	0	0	0		1	0	1	0		378	1441
08:45 AM	0	156	6	7		8	194	0	1		0	0	0	0		0	0	2	0		366	1351
09:00 AM	0	157	4	4		7	222	0	2		0	0	0	0		2	0	2	0		394	1307
09:15 AM	0	112	5	11		6	176	0	1		0	0	0	0		2	0	2	0		303	1181
09:30 AM	0	122	4	5		11	145	0	1		0	0	0	0		4	0	2	0		288	1158
09:45 AM	0	150	5	7		16	138	0	2		0	0	0	0		4	0	9	0		322	1117
10:00 AM	0	132	9	14		11	106	0	2		0	0	0	0		5	0	5	0		268	1061
10:15 AM	0	117	3	11		10	132	0	1		0	0	0	0		4	0	14	0		280	1062
10:30 AM	0	102	2	13		16	110	0	1		0	0	0	0		7	0	10	0		247	1106
10:45 AM	0	124	2	15		17	114	0	3		0	0	0	0		2	0	7	0		266	1170
11:00 AM	0	106	5	18		12	132	0	2		0	0	0	0		5	0	9	0		269	1189
11:15 AM	0	139	5	24		20	142	0	5		0	0	0	0		4	0	14	1		324	1245
11:30 AM	0	149	5	14		9	124	0	2		0	0	0	0		10	0	14	0		311	1224
11:45 AM	0	132	3	18		15	112	0	2		0	0	0	0		12	0	11	0		285	1235
12:00 PM	0	125	9	18		19	149	0	4		0	0	0	0		5	0	18	0		325	1233
12:15 PM	0	135	4	17		19	127	0	6		0	0	0	0		6	0	12	0		303	1219
12:30 PM	0	150	2	21		13	131	0	3		0	0	0	0		10	0	16	0		322	1273
12:45 PM	0	126	3	18		11	117	0	3		0	0	0	0		10	0	16	0		283	1289
01:00 PM	0	143	6	14		11	127	0	2		0	0	0	0		10	0	14	0		311	1324
01:15 PM	0	157	5	16		11	166	0	3		0	0	0	0		8	0	10	0		357	1333
01:30 PM	0	161	3	15		21	130	0	6		0	0	0	0		5	0	18	0		338	1285
01:45 PM	0	139	5	22		13	145	0	2		0	0	0	0		7	0	9	0		318	1302
02:00 PM	0	127	3	27		9	159	0	7		0	0	0	0		8	0	14	0		320	1302
02:15 PM	0	143	3	17		12	133	0	3		0	0	0	0		9	0	9	0		309	1372
02:30 PM	0	162	3	11		12	157	0	4		0	0	0	0		3	0	18	0		355	1454
02:45 PM	0	136	2	18		11	152	0	1		0	0	0	0		5	0	12	0		318	1592
03:00 PM	0	176	5	22		11	188	0	1		0	0	0	0		3	0	7	0		390	1710
03:15 PM	0	176	4	13		24	160	0	6		0	0	0	0		11	0	16	0		391	1320
03:30 PM	0	181	2	14		9	283	0	10		0	0	0	0		5	0	13	0		493	929
03:45 PM	0	194	10	13		9	201	0	2		0	0	0	0		7	0	15	0		436	2588

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	0	776	40	88		96	1132	0	40		0	0	0	0		44	0	64	0		2280
Heavy Trucks	0	68	4			4	56	0			0	0	0			8	0	4			144
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	4			4
Railroad Stopped Buses																					

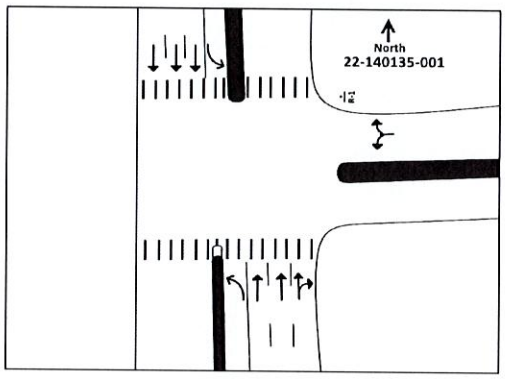
LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

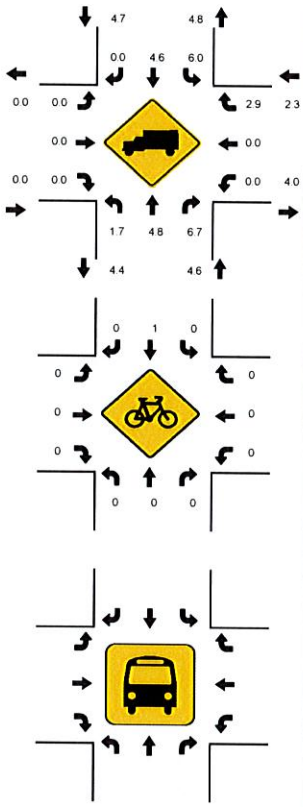
PROJECT ID: 22-140135-001
DATE: 03/29/2022



Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:30 PM - 04:45 PM

National Data & Surveying Services





15-Min Count Period Beginning At	R 953/NW 42nd Ave/N Le Jeune Northbound					R 953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	215	5	30		14	222	0	1		0	0	0	0		6	0	14	0		507	2027
04:15 PM	0	197	4	18		17	209	0	3		0	0	0	0		7	0	18	0		473	2065
04:30 PM	0	224	4	12		11	292	0	0		0	0	0	0		7	0	18	0		568	2083
04:45 PM	0	210	3	14		11	215	0	8		0	0	0	0		4	0	14	0		479	1990
05:00 PM	0	221	5	19		8	266	0	6		0	0	0	0		6	0	14	0		545	1927
05:15 PM	0	227	3	15		5	217	0	1		0	0	0	0		1	0	22	0		491	1831
05:30 PM	0	220	1	19		10	205	0	0		0	0	0	0		10	0	10	0		475	1767
05:45 PM	0	192	1	16		2	180	0	2		0	0	0	0		5	0	18	0		416	1609
06:00 PM	0	196	0	20		6	207	0	0		0	0	0	0		8	0	12	0		449	1465
06:15 PM	0	221	1	18		5	161	0	1		0	0	0	0		6	0	14	0		427	1258
06:30 PM	0	152	0	13		2	125	0	2		0	0	0	0		9	0	14	0		317	1008
06:45 PM	0	154	0	5		0	111	0	2		0	0	0	0		0	0	0	0		272	865
07:00 PM	0	134	0	6		0	99	0	3		0	0	0	0		0	0	0	0		242	766
07:15 PM	0	83	0	2		0	91	0	1		0	0	0	0		0	0	0	0		177	698
07:30 PM	0	99	0	4		0	71	0	0		0	0	0	0		0	0	0	0		174	656
07:45 PM	0	92	0	3		0	78	0	0		0	0	0	0		0	0	0	0		173	613
08:00 PM	0	91	0	4		0	79	0	0		0	0	0	0		0	0	0	0		174	559
08:15 PM	0	63	0	3		0	68	0	1		0	0	0	0		0	0	0	0		135	497
08:30 PM	0	70	0	2		0	59	0	0		0	0	0	0		0	0	0	0		131	451
08:45 PM	0	57	0	2		0	60	0	0		0	0	0	0		0	0	0	0		119	399
09:00 PM	0	60	0	1		0	51	0	0		0	0	0	0		0	0	0	0		112	355
09:15 PM	0	45	0	1		0	42	0	1		0	0	0	0		0	0	0	0		89	318
09:30 PM	0	48	0	5		0	26	0	0		0	0	0	0		0	0	0	0		79	301
09:45 PM	0	39	0	0		0	35	0	1		0	0	0	0		0	0	0	0		75	279
10:00 PM	0	39	0	1		0	35	0	0		0	0	0	0		0	0	0	0		75	281
10:15 PM	0	39	0	0		0	33	0	0		0	0	0	0		0	0	0	0		72	281
10:30 PM	0	25	0	0		0	31	0	1		0	0	0	0		0	0	0	0		57	246
10:45 PM	0	45	0	0		0	32	0	0		0	0	0	0		0	0	0	0		77	218
11:00 PM	0	28	0	0		0	47	0	0		0	0	0	0		0	0	0	0		75	166
11:15 PM	0	21	0	0		0	15	0	1		0	0	0	0		0	0	0	0		37	91
11:30 PM	0	13	0	0		0	16	0	0		0	0	0	0		0	0	0	0		29	54
11:45 PM	0	18	0	0		0	7	0	0		0	0	0	0		0	0	0	0		25	25

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	0	908	20	76		44	1168	0	32		0	0	0	0		28	0	88	0		2364
Heavy Trucks	0	48	4			4	60	0			0	0	0			0	0	4			120
Pedestrians		0					0					0					8				8
Bicycles	0	0	0			0	4	0			0	0	0			0	0	0			4
Railroad Stopped Buses																					

Prepared by NDS/ATD

VOLUME

Flea Market NW Entrance E/O SR 953/NW 42nd Ave /N Le Jeune Rd

Day: Tuesday
Date: 3/29/2022

City: Opa-locka
Project #: FL22_140136_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	198	199	397

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			4		6		10	
00:15			0		0		0		12:15			4		4		8	
00:30			0		0		0		12:30			4		7		11	
00:45			0		0		0		12:45			6	18	2	19	8	37
01:00			0		0		0		13:00			3		3		6	
01:15			1		0		1		13:15			7		4		11	
01:30			1		2		3		13:30			5		8		13	
01:45			0	2	0	2	0	4	13:45			1	16	8	23	9	39
02:00			0		0		0		14:00			7		6		13	
02:15			3		1		4		14:15			5		3		8	
02:30			0		1		1		14:30			4		4		8	
02:45			1	4	1	3	2	7	14:45			4	20	3	16	7	36
03:00			1		2		3		15:00			2		5		7	
03:15			0		0		0		15:15			3		3		6	
03:30			0		0		0		15:30			1		2		3	
03:45			0	1	0	2	0	3	15:45			1	7	0	10	1	17
04:00			1		1		2		16:00			3		0		3	
04:15			2		2		4		16:15			4		3		7	
04:30			2		2		4		16:30			0		1		1	
04:45			3	8	1	6	4	14	16:45			5	12	3	7	8	19
05:00			0		2		2		17:00			2		4		6	
05:15			1		0		1		17:15			2		2		4	
05:30			2		3		5		17:30			4		3		7	
05:45			2	5	0	5	2	10	17:45			3	11	5	14	8	25
06:00			2		3		5		18:00			4		4		8	
06:15			5		2		7		18:15			1		3		4	
06:30			3		3		6		18:30			2		2		4	
06:45			0	10	2	10	2	20	18:45			3	10	4	13	7	23
07:00			2		0		2		19:00			4		3		7	
07:15			3		4		7		19:15			1		1		2	
07:30			1		2		3		19:30			1		3		4	
07:45			3	9	3	9	6	18	19:45			3	9	1	8	4	17
08:00			3		4		7		20:00			1		5		6	
08:15			3		2		5		20:15			2		0		2	
08:30			7		4		11		20:30			0		2		2	
08:45			3	16	5	15	8	31	20:45			0	3	0	7	0	10
09:00			1		2		3		21:00			0		0		0	
09:15			3		2		5		21:15			1		0		1	
09:30			2		2		4		21:30			0		1		1	
09:45			5	11	3	9	8	20	21:45			0	1	0	1	0	2
10:00			0		2		2		22:00			1		0		1	
10:15			3		2		5		22:15			0		1		1	
10:30			4		3		7		22:30			0		0		0	
10:45			3	10	1	8	4	18	22:45			0	1	0	1	0	2
11:00			2		2		4		23:00			1		0		1	
11:15			5		2		7		23:15			1		3		4	
11:30			4		3		7		23:30			0		0		0	
11:45			1	12	1	8	2	20	23:45			0	2	0	3	0	5
TOTALS				88		77		165	TOTALS				110		122		232
SPLIT %				53.3%		46.7%		41.6%	SPLIT %				47.4%		52.6%		58.4%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	198	199	397

AM Peak Hour			07:45	11:45	08:00	PM Peak Hour	12:45	13:15	13:15
AM Pk Volume			16	18	31	PM Pk Volume	21	26	46
Pk Hr Factor			0.571	0.643	0.705	Pk Hr Factor	0.750	0.813	0.885
7 - 9 Volume	0	0	25	24	49	4 - 6 Volume	0	0	23	21	44
7 - 9 Peak Hour			07:45	08:00	08:00	4 - 6 Peak Hour			16:45	17:00	16:45
7 - 9 Pk Volume	0	0	16	15	31	4 - 6 Pk Volume	0	0	13	14	25
Pk Hr Factor	0.000	0.000	0.571	0.750	0.705	Pk Hr Factor	0.000	0.000	0.650	0.700	0.781

Prepared by NDS/ATD

VOLUME

Flea Market NE Entrance W/O Polo Blvd

Day: Tuesday
Date: 3/29/2022

City: Opa-locka
Project #: FL22_140136_002

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	660	763	1,423

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			19		17		36	
00:15			0		0		0		12:15			16		21		37	
00:30			0		0		0		12:30			17		16		33	
00:45			0		0		0		12:45			24	76	29	83	53	159
01:00			0		0		0		13:00			11		25		36	
01:15			0		0		0		13:15			20		16		36	
01:30			0		0		0		13:30			24		24		48	
01:45			0		0		0		13:45			15	70	19	84	34	154
02:00			0		0		0		14:00			20		18		38	
02:15			0		0		0		14:15			18		22		40	
02:30			0		0		0		14:30			22		22		44	
02:45			0		0		0		14:45			20	80	22	84	42	164
03:00			1		1		2		15:00			18		22		40	
03:15			0		0		0		15:15			14		23		37	
03:30			0		0		0		15:30			24		24		48	
03:45			0	1	0	1	0	2	15:45			20	76	16	85	36	161
04:00			0		0		0		16:00			18		16		34	
04:15			0		0		0		16:15			22		12		34	
04:30			0		0		0		16:30			16		19		35	
04:45			1	1	1	1	2	2	16:45			13	69	15	62	28	131
05:00			0		0		0		17:00			21		14		35	
05:15			0		0		0		17:15			18		10		28	
05:30			0		0		0		17:30			15		12		27	
05:45			0		0		0		17:45			7	61	7	43	14	104
06:00			0		0		0		18:00			10		10		20	
06:15			0		0		0		18:15			8		13		21	
06:30			0		0		0		18:30			4		5		9	
06:45			1	1	1	1	2	2	18:45			4	26	6	34	10	60
07:00			0		0		0		19:00			1		3		4	
07:15			1		4		5		19:15			0		0		0	
07:30			2		2		4		19:30			3		3		6	
07:45			3	6	3	9	6	15	19:45			2	6	1	7	3	13
08:00			1		5		6		20:00			1		1		2	
08:15			2		9		11		20:15			0		3		3	
08:30			6		10		16		20:30			0		0		0	
08:45			9	18	18	42	27	60	20:45			1	2	0	4	1	6
09:00			5		13		18		21:00			2		3		5	
09:15			17		17		34		21:15			0		0		0	
09:30			5		13		18		21:30			0		0		0	
09:45			11	38	16	59	27	97	21:45			2	4	1	4	3	8
10:00			9		20		29		22:00			0		0		0	
10:15			15		16		31		22:15			1		1		2	
10:30			13		19		32		22:30			0		0		0	
10:45			6	43	19	74	25	117	22:45			0	1	0	1	0	2
11:00			17		17		34		23:00			0		0		0	
11:15			12		17		29		23:15			0		0		0	
11:30			25		30		55		23:30			0		0		0	
11:45			27	81	21	85	48	166	23:45			0		0		0	
TOTALS				189		272		461	TOTALS				471		491		962
SPLIT %				41.0%		59.0%		32.4%	SPLIT %				49.0%		51.0%		67.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	660	763	1,423

AM Peak Hour			11:30	11:30	11:30	PM Peak Hour		15:30	12:45	12:45
AM Pk Volume			87	89	176	PM Pk Volume		84	94	173
Pk Hr Factor			0.806	0.742	0.800	Pk Hr Factor		0.875	0.810	0.816
7 - 9 Volume	0	0	24	51	75	4 - 6 Volume	0	130	105	235
7 - 9 Peak Hour			08:00	08:00	08:00	4 - 6 Peak Hour		16:15	16:00	16:15
7 - 9 Pk Volume	0	0	18	42	60	4 - 6 Pk Volume	0	72	62	132
Pk Hr Factor	0.000	0.000	0.500	0.583	0.556	Pk Hr Factor	0.000	0.818	0.816	0.943

Prepared by NDS/ATD

VOLUME

Flea Market SW Entrance E/O SR 953/NW 42nd Ave/N Le Jeune Rd

Day: Tuesday
Date: 3/29/2022

City: Opa-locka
Project #: FL22_140136_003

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	1,187	1,192	2,379

AM Period	NB	SB	EB		WB		TOTAL	
00:00			1		1		2	
00:15			2		3		5	
00:30			0		1		1	
00:45			0	3	0	5	0	8
01:00			0		0		0	
01:15			0		0		0	
01:30			0		0		0	
01:45			0		0		0	
02:00			0		0		0	
02:15			0		0		0	
02:30			1		0		1	
02:45			0	1	0		0	1
03:00			0		1		1	
03:15			0		0		0	
03:30			0		0		0	
03:45			0		0	1	0	1
04:00			0		0		0	
04:15			0		0		0	
04:30			1		0		1	
04:45			1	2	0		1	2
05:00			1		0		1	
05:15			0		0		0	
05:30			2		2		4	
05:45			2	5	0	2	2	7
06:00			1		0		1	
06:15			1		0		1	
06:30			1		0		1	
06:45			3	6	1	1	4	7
07:00			5		2		7	
07:15			8		1		9	
07:30			8		0		8	
07:45			5	26	5	8	10	34
08:00			9		6		15	
08:15			13		6		19	
08:30			16		3		19	
08:45			20	58	9	24	29	82
09:00			30		9		39	
09:15			17		14		31	
09:30			21		15		36	
09:45			26	94	13	51	39	145
10:00			32		20		52	
10:15			31		19		50	
10:30			33		22		55	
10:45			32	128	24	85	56	213
11:00			41		32		73	
11:15			36		38		74	
11:30			31		22		53	
11:45			35	143	27	119	62	262
TOTALS			466		296		762	
SPLIT %			61.2%		38.8%		32.0%	

PM Period	NB	SB	EB		WB		TOTAL	
12:00			27		34		61	
12:15			40		32		72	
12:30			40		34		74	
12:45			42	149	30	130	72	279
13:00			35		24		59	
13:15			26		35		61	
13:30			39		28		67	
13:45			23	123	44	131	67	254
14:00			23		43		66	
14:15			33		29		62	
14:30			35		18		53	
14:45			32	123	28	118	60	241
15:00			20		33		53	
15:15			24		23		47	
15:30			24		26		50	
15:45			33	101	27	109	60	210
16:00			23		33		56	
16:15			24		30		54	
16:30			15		25		40	
16:45			22	84	25	113	47	197
17:00			19		33		52	
17:15			21		28		49	
17:30			13		36		49	
17:45			22	75	27	124	49	199
18:00			14		33		47	
18:15			3		29		32	
18:30			8		19		27	
18:45			3	28	17	98	20	126
19:00			2		13		15	
19:15			3		5		8	
19:30			8		7		15	
19:45			3	16	9	34	12	50
20:00			3		5		8	
20:15			1		5		6	
20:30			2		1		3	
20:45			4	10	5	16	9	26
21:00			3		3		6	
21:15			2		4		6	
21:30			1		8		9	
21:45			0	6	0	15	0	21
22:00			2		2		4	
22:15			0		0		0	
22:30			2		1		3	
22:45			1	5	0	3	1	8
23:00			0		4		4	
23:15			1		0		1	
23:30			0		0		0	
23:45			0	1	1	5	1	6
TOTALS			721		896		1617	
SPLIT %			44.6%		55.4%		68.0%	

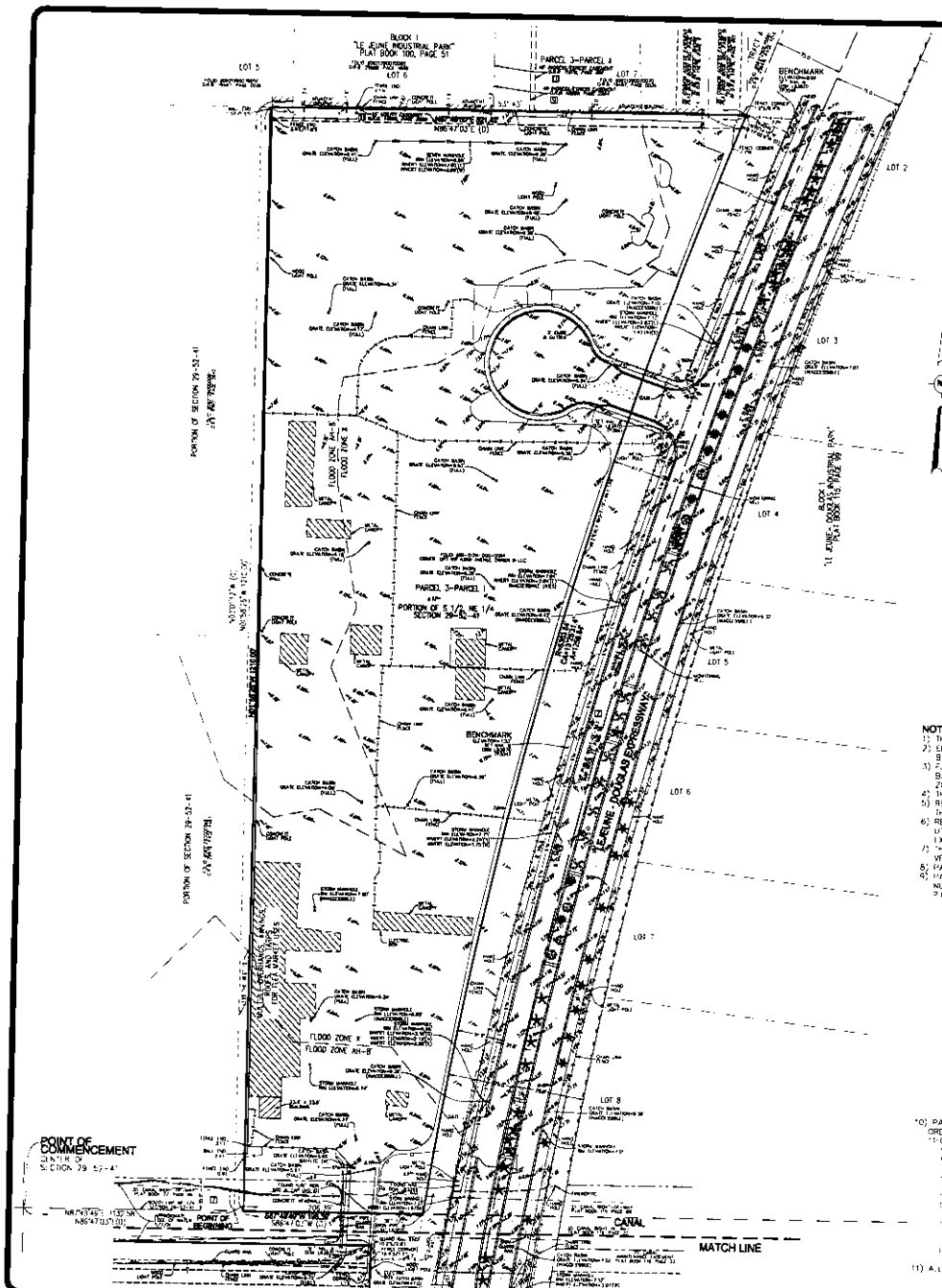
DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	1,187	1,192	2,379

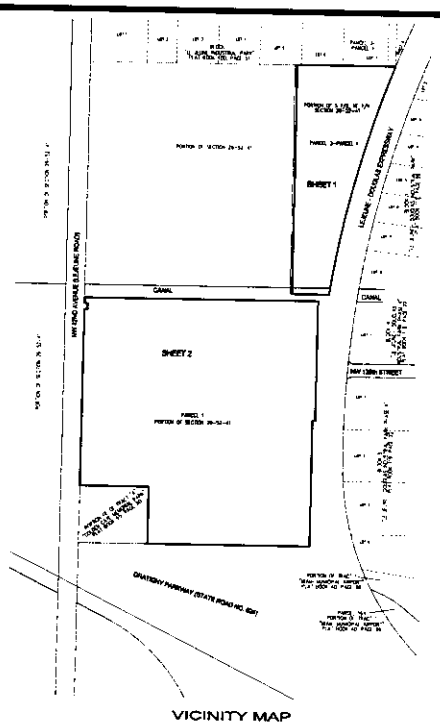
AM Peak Hour			11:00	11:45	11:45	PM Peak Hour
AM Pk Volume			143	127	269	PM Pk Volume
Pk Hr Factor			0.872	0.934	0.909	Pk Hr Factor
7 - 9 Volume	0	0	84	32	116	4 - 6 Volume
7 - 9 Peak Hour			08:00	08:00	08:00	4 - 6 Peak Hour
7 - 9 Pk Volume	0	0	58	24	82	4 - 6 Pk Volume
Pk Hr Factor	0.000	0.000	0.725	0.667	0.707	Pk Hr Factor

PM Peak Hour			12:15	13:15	12:00	
PM Pk Volume			157	150	279	
Pk Hr Factor			0.935	0.852	0.943	
4 - 6 Volume	0	0	159	237	396	
4 - 6 Peak Hour			16:00	17:00	17:00	
4 - 6 Pk Volume	0	0	84	124	199	
Pk Hr Factor	0.000	0.000	0.875	0.861	0.957	

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	367	294	161	385	338	254	214	305	2,375
261	3161	Percent	15.8	12.7	7.0	16.6	14.6	10.9	9.2	13.2	
262	3162	Trips	558	444	335	596	680	405	364	517	4,002
262	3162	Percent	14.3	11.4	8.6	15.3	17.4	10.4	9.3	13.3	
263	3163	Trips	245	188	171	318	343	185	173	295	1,943
263	3163	Percent	12.8	9.8	8.9	16.6	17.9	9.7	9.0	15.4	
264	3164	Trips	350	331	203	476	382	387	141	342	2,689
264	3164	Percent	13.4	12.7	7.8	18.2	14.6	14.8	5.4	13.1	
265	3165	Trips	468	253	211	433	384	312	182	334	2,591
265	3165	Percent	18.2	9.8	8.2	16.8	14.9	12.1	7.0	13.0	
266	3166	Trips	298	198	152	290	328	316	119	239	1,955
266	3166	Percent	15.4	10.2	7.8	15.0	16.9	16.3	6.1	12.3	
267	3167	Trips	232	128	99	212	169	213	114	176	1,354
267	3167	Percent	17.3	9.5	7.4	15.8	12.6	15.9	8.5	13.1	
268	3168	Trips	122	117	110	145	165	168	55	112	1,011
268	3168	Percent	12.3	11.7	11.1	14.6	16.7	16.9	5.6	11.2	
269	3169	Trips	662	403	383	590	941	505	328	543	4,399
269	3169	Percent	15.2	9.3	8.8	13.5	21.6	11.6	7.5	12.5	
270	3170	Trips	3,024	1,243	390	519	758	625	565	2,491	9,620
270	3170	Percent	31.5	12.9	4.1	5.4	7.9	6.5	5.9	25.9	
271	3171	Trips	400	322	174	310	428	194	228	293	2,364
271	3171	Percent	17.0	13.7	7.4	13.2	18.2	8.3	9.7	12.5	
272	3172	Trips	497	425	303	419	488	412	204	461	3,363
272	3172	Percent	15.5	13.2	9.5	13.1	15.2	12.9	6.4	14.4	
273	3173	Trips	395	394	180	276	409	201	142	280	2,325
273	3173	Percent	17.4	17.3	7.9	12.1	18.0	8.8	6.2	12.3	
274	3174	Trips	189	159	102	129	256	148	94	157	1,242
274	3174	Percent	15.3	12.9	8.3	10.4	20.8	12.0	7.6	12.7	
275	3175	Trips	920	578	380	670	742	542	325	491	4,665
275	3175	Percent	19.8	12.4	8.2	14.4	16.0	11.7	7.0	10.6	
276	3176	Trips	487	371	276	519	639	330	190	462	3,296
276	3176	Percent	14.9	11.3	8.4	15.9	19.5	10.1	5.8	14.1	
277	3177	Trips	164	103	99	207	227	130	119	127	1,177
277	3177	Percent	14.0	8.8	8.4	17.6	19.3	11.1	10.1	10.8	
278	3178	Trips	154	79	66	125	230	142	77	128	1,001
278	3178	Percent	15.4	7.9	6.6	12.5	23.0	14.2	7.7	12.8	
279	3179	Trips	225	120	127	166	298	186	118	189	1,447
279	3179	Percent	15.7	8.4	8.9	11.6	20.9	13.1	8.3	13.2	
280	3180	Trips	156	94	89	141	205	203	99	134	1,145
280	3180	Percent	13.9	8.4	7.9	12.6	18.3	18.1	8.8	11.9	
281	3181	Trips	653	346	270	641	856	577	287	364	4,145
281	3181	Percent	16.4	8.7	6.8	16.0	21.4	14.4	7.2	9.1	
282	3182	Trips	256	229	149	287	431	217	84	158	1,815
282	3182	Percent	14.1	12.6	8.2	15.9	23.8	12.0	4.6	8.7	
283	3183	Trips	262	221	107	450	315	412	146	327	2,282
283	3183	Percent	11.7	9.9	4.8	20.1	14.1	18.4	6.5	14.6	
284	3184	Trips	262	166	200	384	261	283	150	203	1,920
284	3184	Percent	13.7	8.7	10.5	20.1	13.7	14.8	7.9	10.6	
285	3185	Trips	102	98	85	170	119	94	76	134	887
285	3185	Percent	11.6	11.2	9.7	19.3	13.5	10.8	8.7	15.3	
286	3186	Trips	408	423	354	832	651	566	296	426	4,014
286	3186	Percent	10.3	10.7	8.9	21.0	16.5	14.3	7.5	10.8	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	361	358	126	499	512	378	362	285	2,991
261	3161	Percent	12.5	12.4	4.4	17.3	17.8	13.1	12.6	9.9	
262	3162	Trips	719	606	289	1,008	1,004	692	603	665	5,701
262	3162	Percent	12.9	10.9	5.2	18.0	18.0	12.4	10.8	11.9	
263	3163	Trips	318	259	143	426	380	259	209	291	2,308
263	3163	Percent	13.9	11.3	6.2	18.7	16.6	11.4	9.2	12.7	
264	3164	Trips	662	465	225	799	825	630	458	580	4,769
264	3164	Percent	14.3	10.0	4.9	17.2	17.8	13.6	9.9	12.5	
265	3165	Trips	660	460	300	877	693	577	443	594	4,654
265	3165	Percent	14.4	10.0	6.5	19.0	15.1	12.5	9.6	12.9	
266	3166	Trips	408	243	267	474	501	434	331	479	3,183
266	3166	Percent	13.0	7.8	8.5	15.1	16.0	13.9	10.6	15.3	
267	3167	Trips	250	146	107	231	189	232	126	136	1,425
267	3167	Percent	17.6	10.3	7.6	16.3	13.3	16.4	8.9	9.6	
268	3168	Trips	175	131	91	171	187	202	130	90	1,193
268	3168	Percent	14.8	11.2	7.8	14.6	15.9	17.2	11.0	7.6	
269	3169	Trips	873	542	410	748	1,066	584	469	724	5,512
269	3169	Percent	16.1	10.0	7.6	13.8	19.7	10.8	8.7	13.4	
270	3170	Trips	3,789	1,163	487	509	811	745	787	2,881	11,224
270	3170	Percent	33.9	10.4	4.4	4.6	7.3	6.7	7.0	25.8	
271	3171	Trips	441	400	148	495	522	329	360	384	3,089
271	3171	Percent	14.3	13.0	4.8	16.1	17.0	10.7	11.7	12.5	
272	3172	Trips	578	579	246	637	658	518	390	481	4,261
272	3172	Percent	14.2	14.2	6.0	15.6	16.1	12.7	9.6	11.8	
273	3173	Trips	422	455	171	414	491	323	212	359	2,941
273	3173	Percent	14.8	16.0	6.0	14.5	17.3	11.3	7.5	12.6	
274	3174	Trips	211	199	106	231	262	179	145	143	1,484
274	3174	Percent	14.3	13.5	7.2	15.6	17.7	12.2	9.8	9.7	
275	3175	Trips	896	834	417	867	1,015	627	461	587	5,790
275	3175	Percent	15.7	14.6	7.3	15.2	17.8	11.0	8.1	10.3	
276	3176	Trips	582	590	463	858	883	428	401	446	4,694
276	3176	Percent	12.5	12.7	10.0	18.5	19.0	9.2	8.6	9.6	
277	3177	Trips	171	152	91	274	254	159	123	146	1,370
277	3177	Percent	12.5	11.1	6.7	20.0	18.6	11.6	9.0	10.6	
278	3178	Trips	386	262	162	342	523	316	244	242	2,524
278	3178	Percent	15.6	10.6	6.6	13.8	21.1	12.8	9.9	9.8	
279	3179	Trips	234	200	169	260	354	204	178	204	1,836
279	3179	Percent	13.0	11.1	9.4	14.4	19.6	11.3	9.9	11.3	
280	3180	Trips	165	170	98	209	234	190	126	130	1,350
280	3180	Percent	12.5	12.9	7.4	15.8	17.7	14.4	9.5	9.9	
281	3181	Trips	638	449	369	850	937	562	304	432	4,701
281	3181	Percent	14.0	9.9	8.1	18.7	20.7	12.4	6.7	9.5	
282	3182	Trips	289	177	177	366	413	242	167	200	2,056
282	3182	Percent	14.2	8.7	8.7	18.0	20.3	11.9	8.2	9.9	
283	3183	Trips	232	274	182	558	353	372	189	254	2,488
283	3183	Percent	9.6	11.4	7.6	23.1	14.6	15.4	7.8	10.5	
284	3184	Trips	309	229	215	523	364	292	261	216	2,463
284	3184	Percent	12.8	9.5	8.9	21.7	15.1	12.1	10.8	9.0	
285	3185	Trips	171	150	119	252	179	111	120	194	1,347
285	3185	Percent	13.2	11.6	9.2	19.5	13.8	8.6	9.3	15.0	
286	3186	Trips	498	498	325	896	752	506	353	523	4,417
286	3186	Percent	11.5	11.4	7.5	20.6	17.3	11.6	8.1	12.0	





VICINITY MAP
NOT TO SCALE

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- LIMITED ACCESS LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNKNOWN UNDERGROUND LINES
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
- FPL FLORIDA POWER & LIGHT COMPANY
- LB LICENSED BUSINESS
- GUMBO LIMBO
- UNIDENTIFIED TREE
- MAHOGANY
- BLACK OLIVE
- CABBAGE PALM
- ROYAL PALM
- COCONUT PALM
- UNIDENTIFIED PALM
- (D) INFORMATION PER DEED
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- (7) [7] TITLE COMMITMENT IDENTIFICATION

LEGAL DESCRIPTION:

PARCEL 1

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 412 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY ON NW 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A TRACT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1989 IN OFFICIAL RECORDS BOOK 15513, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3

PARCEL 1

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1137.98 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE DOUGLAS EXPRESSWAY AND N.W. 138TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1206.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE ARC OF SAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE WEST 50 FEET THEREOF.

PARCEL 1

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET FORTH IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 667, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

NOTES:

1) THIS SITE CONTAINS A TOTAL OF 1,873,924 SQUARE FEET (43.0194 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCHMARKS N-462, ELEVATION 7.84 FEET, AND N-600, ELEVATION 7.48 FEET.
3) FLOOD ZONE: AH, BASE FLOOD ELEVATION 7 FEET & 8 FEET, AE, BASE FLOOD ELEVATION 7 FEET, X. ZONE LINES ARE DEPICTED APPROXIMATELY.
4) THIS SITE LIES IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT FLORIDA ZONE WITH THE SOUTH LINE OF THE NE 1/4 OF SECTION 29-52-41 BEING S87°48'49"W.
6) 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.
7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8) PARKING IS DEPICTED APPROXIMATELY. PAINT WAS VERY FADED.
9) PARCEL 1 OF THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 7042528, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MAY 31, 2016 AT 11:00 P.M. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
   - ITEMS 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 5: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 12992, PAGE 855 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 6: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 14476, PAGE 2796 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 7: GRANT OF EASEMENT IN O.R.B. 16481, PAGE 2212 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 8: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17196, PAGE 1509 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 9: NOT ADDRESSED.
   - ITEM 10: MINERAL RESERVATIONS IN DEED NO. 1720 IN DEED BOOK 2457, PAGE 29, CANAL AND EASEMENT RESERVATIONS RELEASED IN DEED BOOK 4224, PAGE 299, AND RELEASE IN O.R.B. 6284, PAGE 101, AS AFFECTED BY NON-USE COMMITMENT IN O.R.B. 14415, PAGE 1968 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 11: GRANT OF AVIGATION EASEMENT IN O.R.B. 3498, PAGE 209 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 12: EASEMENT FOR SEWAGE FACILITY AND CANAL MAINTENANCE IN O.R.B. 6167, PAGE 510 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 13: COVENANT RUNNING WITH THE LAND IN O.R.B. 12178, PAGE 3044-165 ADJACENT TO THIS SITE AS DEPICTED HEREON.
   - ITEM 14: MEMORANDUM OF PROFIT SHARING AGREEMENT IN O.R.B. 14876, PAGE 707 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 15: MEMORANDUM OF PROFIT SHARING AGREEMENT IN O.R.B. 14876, PAGE 711 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 16: SURVEY MATTERS DEPICTED HEREON.
10) PARCEL 3 OF THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 7042528, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 7, 2016 AT 11:00 P.M. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
   - ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
   - ITEM 6: GRANT OF AVIGATION EASEMENT IN O.R.B. 3498, PAGE 209 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 7: CANAL MAINTENANCE AGREEMENT AND RIGHT OF WAY ON RIGHT-OF-WAY MAP IN PLAT BOOK 77, PAGE 96 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 8: RESERVATIONS IN DEED BOOK 1176, PAGE 339 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   - ITEM 9: COVENANTS, CONDITIONS, AND RESTRICTIONS IN EASEMENT DEED IN O.R.B. 10288, PAGE 2284 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 10: TERMS AND CONDITIONS IN NON-EXCLUSIVE PRIVATE EASEMENT IN O.R.B. 11076, PAGE 601, AMENDED BY AMENDMENT TO NON-EXCLUSIVE PRIVATE EASEMENT IN O.R.B. 14441, PAGE 1400 APPLIES TO THIS SITE AS DEPICTED HEREON.
   - ITEM 11: "PRIVATE EASEMENT" AGREEMENT IN O.R.B. 14680, PAGE 2028 APPLIES TO THIS SITE AS DEPICTED HEREON.
11) ALL RECORDED DOCUMENTS ARE PER DADE COUNTY RECORDS.

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GRAPHIC SCALE
0' 60' 120' 180'
1" = 60'

CERTIFICATION:

TO: FOUNDRY COMMERCIAL

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8 & 11 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2689
GILBERTO BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6736
VICTOR H. SUAREZ, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

John F Pulice
Digitally signed by John F Pulice
Date: 2020.06.17 11:41:00 -04'00'

NO.	REVISIONS	BY
1		
2		
3		
4		

OPA LOCKA HIALEAH FLEA MARKET
12851 & 12755 NW 42nd AVENUE
OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA 33054

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

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: LB43870

DRAWN BY: L.S.	SCALE: 1" = 60'	FILE: FOUNDRY COMMERCIAL
CHECKED BY: J.F.P.	SURVEY DATE: 6/1/20	ORDER NO.: 67156

SHEET 1 OF 2
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

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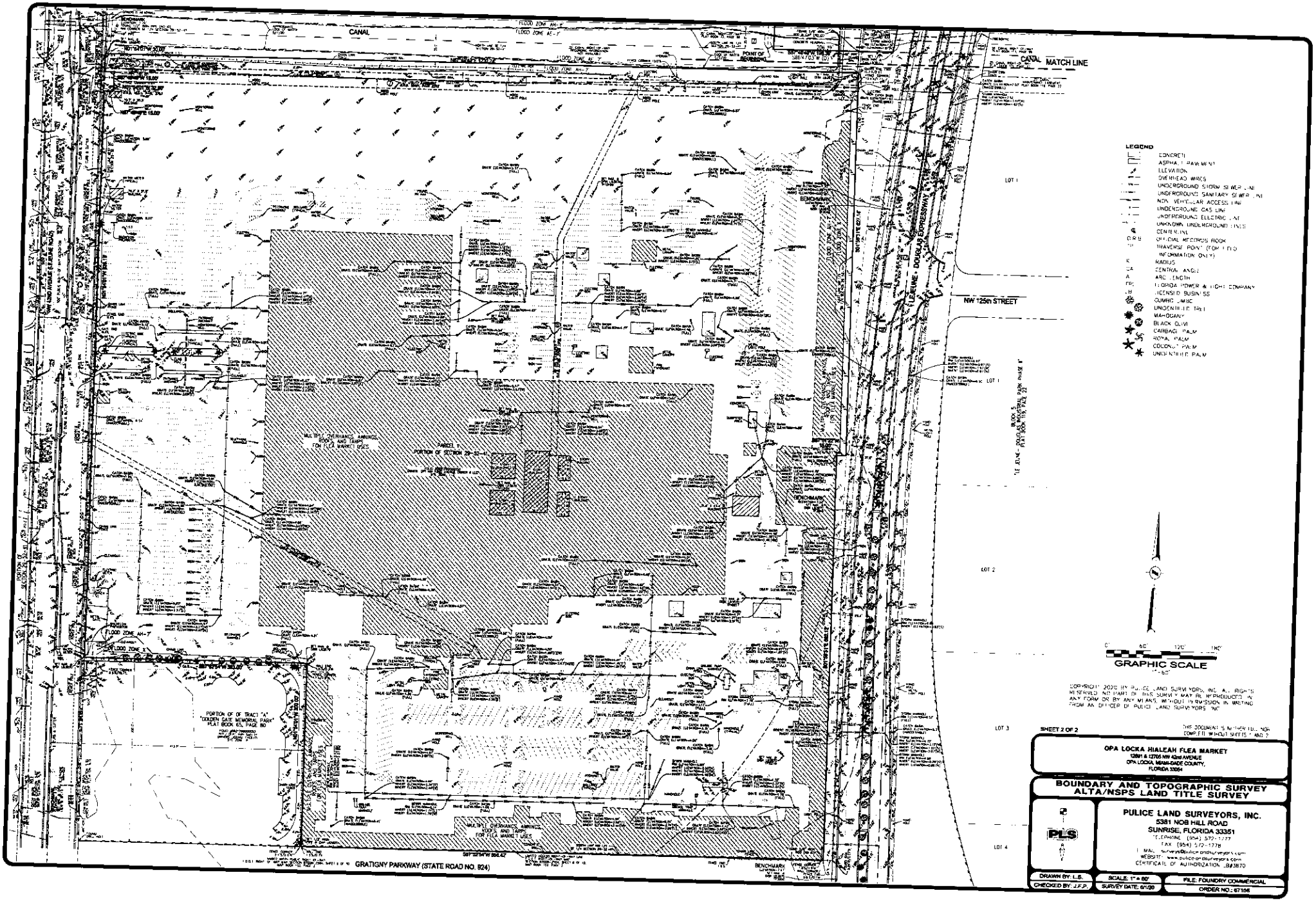

CANAL
MATCH LINE
NW 125th STREET
LE JUNE - DOUGLAS EXPRESSWAY
GRATIGNY PARKWAY (STATE ROAD NO. 924)
LOT 1
LOT 2
LOT 3
LOT 4
FLOOD ZONE AH-7
FLOOD ZONE X
MULTI-PURPOSE AWNINGS, ROOFS AND TARPS FOR FLEA MARKET USES
PARCEL 1
PORTION OF SECTION 29-52-41
PORTION OF OF TRACT "A" "GOLDEN GATE MEMORIAL PARK" PLAT BOOK 65, PAGE 80
BENCHMARK
POINT OF BEGINNING
LEGEND
CONCRETE
ASPHALT PAVEMENT
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
NON VEHICULAR ACCESS LINE
UNDERGROUND GAS LINE
UNDERGROUND ELECTRIC LINE
UNKNOWN UNDERGROUND LINES
CENTER LINE
OFFICIAL RECORDS BOOK
TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
RADIUS
CENTRAL ANGLE
ARC LENGTH
FLORIDA POWER & LIGHT COMPANY
LICENSED BUSINESS
GUMBO LIMBO
UNIDENTIFIED TREE
MAHOGANY
BLACK OLIVE
CABBAGE PALM
ROYAL PALM
COCONUT PALM
UNIDENTIFIED PALM
GRAPHIC SCALE
SHEET 2 OF 2
OPA LOCKA HIALEAH FLEA MARKET
12801 & 12705 NW 42nd AVENUE
OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA 33054
BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870
DRAWN BY: L.S.
CHECKED BY: J.F.P.
SCALE: 1" = 60'
SURVEY DATE: 6/1/20
FILE: FOUNDRY COMMERCIAL
ORDER NO.: 67106

Holland & Knight
701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.789.7782 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Joseph G. Goldstein, Esq.
(305) 789-7782
joseph.goldstein@hklaw.com

April 19, 2022

VIA HAND DELIVERY

Mr. Gregory Gay
Director, Planning and Community Development Department
3400 NW 135 Street, Building B
Opa-Locka, Florida 33054

Re: GPT NW 42 Avenue Owner II LLC and GPT NW 42 Avenue Owner III LLC - Letter of Intent for Site Plan Review

Dear Mr. Gay:

This letter constitutes the letter of intent on behalf of GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC (the "Applicants") in support of their request for site plan approval for a proposed commercial logistics project in connection with that certain ± 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain ± 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property"; legally described in Exhibit "A").

Parcel 1 is located in the southeast corner of NW 42 Avenue/LeJeune Road and State Road 924/Gratigny Parkway, south of the Miami-Dade County canal while Parcel 2 is located west of the Douglas Road/LeJeune Road connector and north of the Miami-Dade County canal. Parcel 1 has served as the location for the Opa-Locka Flea Market and Parcel 2 is currently used for truck parking. Both parcels are surrounded by industrial uses to the north and to the west, while Parcel 1 is directly east of a recently approved logistics/warehouse and commercial development. The City of Opa-Locka's Comprehensive Plan, Future Land Use Plan (LUP) map provides that Parcel 1 has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay" while Parcel 2 has a land use designation of "Industrial." Additionally, according to the City of Opa-Locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and Parcel 1 is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed-use, including warehouse/distribution facilities. An aerial of the Property is included below.

The Applicants seek to develop the Property with a commercial logistics project in accordance with the Commercial and Corridor Mixed Use Overlay requirements. South Florida (Miami-Dade, Broward, and Palm Beach Counties) is home to over 416 million square feet of warehouse space – the largest concentration of warehouse space in Florida. According to CBRE Group, Inc., with 3,100 acres of developable land remaining, South Florida can only accommodate an additional 48 million square feet of logistics space before it is built out, which is approximately 7.5 years using historical delivery trends. In November 2021, the South Florida Business Journal similarly highlighted the growing need for warehouse and distribution space, which is undergoing a "boom" in Miami-Dade County. At 3% vacancy and declining, Miami-Dade County desperately needs more commercial warehouse space. Given the growth of traditional logistics and transshipment use along with the rise of e-commerce in today's economy and existing projects in the immediate vicinity catering to this market, a commercial logistics facility as proposed would be an ideal location and unique opportunity for the City of Opa-Locka.

The Applicants have prepared a site plan ("Plan") to illustrate the proposed facility. The Plan provides information relating to the general layout, building aesthetics, landscaping guidelines, and parking areas. As indicated in the accompanying plans, the proposed development would consist of six buildings containing over 740,000 square feet. The proposed commercial logistics project combines both commercial and warehouse uses with an emphasis on a commercial visual appeal by utilizing the following design features:

- Shallower buildings, which create more opportunities for smaller businesses, tenants in a variety of industries, and retail/showroom/office spaces facing LeJeune and Douglas/LeJeune Connector

- Concealed truck courts, which shield/screen truck loading and unloading from main thoroughfares

- Incorporating use of more glass and storefronts within the architectural design increases the commercial appeal visible to the main thoroughfares and allows for more retail/showroom/office spaces

- Enhanced lighting features

The proposed project is anticipated to generate approximately 1,000 construction jobs, 765 permanent jobs, and an excess of $90 million in new investment inclusive of $6 million of permits and impact fees. The Plans also incorporate traditional Moorish architecture to complement the surrounding community and general design goals of the City. The Applicants have included in Exhibit "B" responses to site plan review and approval requirements as outlined in Article III, Section 22-55 of the City of Opa-Locka Code. Overall, the proposed project creates an emphasis on the booming commercial logistics industry in order to foster the existing warehouse sector within Opa-Locka while generating well-paying jobs for residents.

Additionally, the City of Opa-Locka Zoning Code Section 22-99(F)(6)(c) regulating off-street parking within the Corridor Mixed Use Overlay District states that applicants may request a minimum parking stall area of 8 ½' by 18', instead of 10' by 20' for 90 degree angled parking as mandated by Article 8 of the Code. The Applicants are hereby requesting a parking stall area of 9' by 19' including a two foot overhang.

Based on the above and attached, we submit that the proposed development is consistent with the City of Opa-Locka Comprehensive Plan and its Zoning Code requirements. The Applicants respectfully request your favorable consideration of the application. If you have any questions or require any additional information, please do not hesitate to call at 305-789-7782.

Sincerely,

HOLLAND & KNIGHT, LLP

Joseph G. Goldstein

Enclosures

Cc: Mr. Gerald Lee
Mr. Clifton Coffey
Mr. Anthony Nelson
Mr. Camilo Rios
Mr. Jorge Rios
Robert Holland, Esq.
Alessandria San Roman, Esq.

Exhibit "A"

Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03 EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT--OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31 .4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

Exhibit "B"

Application Questions

See: Section 22-55, Opa Locka Code

1. **The development permitted by the application, if granted, conforms to the Comprehensive Plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered**

   The City of Opa-Locka's Comprehensive Plan, Future Land Use Plan (LUP) map provides that the Property has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay." Within the commercial district, the development specifically advances Comprehensive Plan Policy LU-7.5 by developing six buildings containing over 740,000 square feet of commercial logistics space that will help improve the local economy and promote job creation and economic development in an area centrally located off of a half section line road and a major highway, State Road 924/Gratigny Parkway. Additionally, the proposed development aligns with Comprehensive Policy LU-3.2 by designing and building the building fronting NW LeJeune Road with (1) shallower buildings, which create more opportunities for smaller businesses, tenants in a variety of industries, and retail/showroom/office spaces facing NW LeJeune Road and the Douglas/LeJeune Connector, (2) concealed truck courts, which shield/screen truck loading and unloading from main thoroughfares, (3) incorporating use of more glass and storefronts, and (4) enhanced lighting features.

   Furthermore, the City of Opa-Locka recognizes in its Comprehensive Plan the need to "maximiz[e] economic opportunities for current and future residents through job creation, fostering existing and attracting new businesses and industries, and maintaining an ample supply of economically-generating land uses within the City's boundaries." This project will provide economic opportunities for Opa-Locka residents by creating higher paying jobs and attracting new businesses and industries. The Bureau of Labor Statistics provides that non-supervisory warehouse employees earn 25-30% higher hourly wages than non-supervisory employees in retail. The average pay for non-supervisory warehousing and storage employees is approximately $17-$19 per hour compared to $12-$15 per hour in non-supervisory retail positions. In addition, the Owner is committed to investing in workforce training capabilities and resident employment.

2. **The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the City.**

   The development permitted by the application will result in a favorable impact on the economy of the City. As previously stated, the proposed project is anticipated to generate approximately 1,000 construction jobs, 765 permanent jobs, and an excess of $90 million in new investment inclusive of $6 million of permits and impact fees. Additionally, the development is expected to create substantial high quality job opportunities for the residents of Opa-Locka.

3. **The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.**

   The proposed development will utilize current best management practices and design standards and will not unduly burden water, sewer and solid waste disposal utilities. Since the project is primarily a commercial logistics use, there will be no meaningful impact to the recreation or education facilities in the area.

4. **The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.**

   The property is located on three major arterials, NW 42nd Avenue, the Gratigny Parkway and the Douglas/LeJeune Connector. The net trips are expected to be reduced by approximately 6,626 daily trips due to the change of use form retail area to warehouse. Due to this net reduction in the anticipated trips, there will be no projected increased demand on public transportation facilities, roads, streets and highways.

5. **<u>Plan Submission and Review</u>. Any application for site plan approval shall include the following information:**

   a. **The location and size of the site, including its legal description and a current certified survey (less than six months old).**

      The subject property consists of approximately ± 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain ± 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property" legally described in Exhibit "A" of the letter of intent). A current certified survey is included as part of this application package.

   b. **The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.**

      A title report is included as part of this application package. The developer is the owner and there are no liens and encumbrances listed on the Property.

   c. **The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures within 100 feet.**

The above aerial shows existing conditions within 100 feet of the development. The existing conditions within 100 feet generally include roadways, drainage canals and other industrial/commercial properties.

d. **The density or intensity of land use to be allocated, all parts of the site to be developed, together with tabulations by acreage and percentage thereof.**

Please see the letter of intent for a breakdown of the density and land use. The project will consist of approximately 732,993 square feet of commercial logistics space and the associated parking and loading areas. The project will have a maximum of 80% impermeable area as required by code taking into consideration the use of permeable paver areas and pervious areas.

e. **The location, size, and character of any common open space and the form of organization proposed to own and maintain any common open space.**

The Property is organized to avoid conflict between the truck traffic and pedestrian/vehicular traffic. It organizes the main entrances into the buildings together to form spaces for beautifying through landscaping and modern Moorish façades, which front the main roads.

f. **The use and the number of stories, height, bulk, and location of all buildings and other structures.**

The buildings will be commercial logistics space and range, with a maximum height of 65 feet, measured from adjacent grade at building fronts to top of parapets. This is to articulate the facades and to aide in the screening of roof top mechanical equipment. All buildings incorporate shallower buildings and more glass and storefronts to appeal to retail, showroom, and office users. The truck courts have been placed strategically in the middle of the buildings, which shield/screen truck loading and unloading from main thoroughfares.

g. **The requirements as set forth in this Chapter and other Chapters, including the necessary documentation for providing required improvements such as streets, water supply, storm drainage, parking, landscaping, and sewage collection as well as the provisions for all other appropriate public and private services such as police or security protection, fire protection, and refuse collection.**

The proposed project will not require any off-site roadway improvements. The project will require potable water main extensions and sanitary sewer main extensions as shown on plans to serve the project. The Property will have adequate access for fire protection and refuse collection vehicles.

h. **The substance of covenants, grants of easements, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities.**

The proposed development will require easements for potable water system, electric utilities, and communication utilities. These easements will require an easement recorded by instrument based on the as-builts for each utility. The project will be provided water by City of Opa-Locka, sanitary sewer collection by the Miami-Dade Water and Sewer Department and electrical service by FPL. All easements for each utility will be based on their standard utility easement instruments.

i. **In the case of plans which call for development over a period of years, a phasing schedule showing the approximate times within which applications for building permits are intended to be filed.**

The project schedule anticipates construction of the six proposed buildings in a single phase with development commencing as follows:

Item No.	Action	Date
1	Site Plan Approval	9/19/2022
2	Plat Approval	8/1/2022
3	Building 1 Permit Issuance	12-19-2022
4	Building 2 Permit Issuance	12-19-2022
5	Building 3 Permit Issuance	12-19-2022
6	Building 4 Permit Issuance	12-19-2022
7	Building 5 Permit Issuance	12-19-2022
8	Building 6 Permit Issuance	12-19-2022
9	Completion of Construction	*pending building permit issuance and subject to market conditions.

Projected phasing and construction is an estimate based on experience. Ultimate phasing is subject to market and availability of resources.

j. **Any additional data, plans, specifications which the applicant believes is pertinent and will assist in clarifying his application.**

Please see complete application for all development plans and specifications.

k. **A demonstration that the proposed development does not degrade adopted levels of service in the City.**

The City requires that the project not degrade the adopted level of services for potable water, sanitary sewer, solid waste, drainage, and traffic. The following items have been requested and will be provided to the City.

- Potable Water – There is a net increase of 14,124 gallons per day (GPD) for the proposed development compared to the existing development, which consists an enclosed building area of 5,360 square feet of retail space. A letter of availability has been requested from the City of Opa-Locka to confirm the additional water demand availability.

- Fire Flow – While not a concurrency requirement, fire flow tests have been requested to confirm that the existing Opa-Locka water main can provide the minimum required 3,000 gallons permit for an industrial site. The fire flow test will be provided upon receipt.

- Sanitary Sewer – There is a net increase of 14,124 gallons per day (GPD) for the proposed development compared to the existing development, which consists an enclosed building area of 5,360 square feet of retail space. A letter of availability has been requested from the City of Opa-Locka to confirm the additional sewer demand availability.

- Solid Waste – A letter of availability from Miami Dade County has been requested and will be provided upon receipt.

- Drainage - The stormwater management system for the project will consist of a network of exfiltration trench and retention areas to provide water quality treatment and water quantity attenuation in accordance with the storm water management standards for Miami-Dade County for both flood protection and water quality treatment.

- Traffic Circulation – The main access and egress points to the site will be from NW 42nd Avenue and the site will have internal circulation to all the buildings throughout the property.

l. **Architectural elevations for buildings in the development; exact number of dwelling units, sizes and types and total number of bedrooms, if residential. For nonresidential development, the Floor Area Ratio and Gross Square Footage shall be required.**

Elevations were designed as a contemporary interpretation of traditional Moorish architecture. The layering and screening which is typical of Moorish architecture is present while maintaining the use of the colors approved by the City of Opa-Locka and in line with the City's Comprehensive Plan. Additionally, the buildings will also include a pattern formed on the concrete which is similar to the geometric patterns typically seen on Moorish architecture. By maintaining the aesthetic of Moorish architecture typically seen in Opa-Locka and combining it with a modern

approach common of the Miami area, the City's fabric is respectfully considered in the building elevations.

m. Plans for signs, if any.

The Applicants will work with the City on its signage plan. Any signage used will generally comply with the City's Code. Visibility from the surrounding streets and highways will be of primary importance.

n. Traffic Study stating current average daily and peak hour traffic volume counts, a description of existing traffic conditions, programmed and planned roadway improvements, and future traffic conditions. All roadway improvements and associated costs shall be provided.

The property is located on three major arterials, NW 42nd Avenue, the Gratigny Parkway and the Douglas/LeJeune Connector. The proposed warehouse will generate approximately 1,196 daily trips compared to the existing retail area that is estimate to generate approximately 7,822 daily trips (to be confirmed with a driveway count). Due to this net reduction in the anticipated trips, there will be no projected increased demand on public transportation facilities, roads, streets and highways.

o. Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions for irrigation and maintenance. Certification of Compliance with City Landscape and Miami-Dade County Chapter 18A requirements.

A landscaping plan is provided that includes a variety of types of native, flowering, and decorative tree species and shrubbery that comply and meet the landscaping requirements of the City and Miami-Dade County Chapter 18A.

p. Color renderings and elevations.

Elevations for the proposed buildings are provided. They show a modern-Moorish approach to warehouse design, while maintaining a pedestrian scale through the articulation of the entrances and providing ample glazing and glass to soften the predominantly concrete facades.

q. Photometrics

The site lighting has been designed to comply with Miami-Dade Code, Chapter 8C-3 and all other local codes and ordinances. The site lighting has been designed using LED pole mounted fixtures and wall packs with full cut-off.

r. Flood criteria data and finished floor elevations

The proposed buildings will have a minimum finished floor elevation of 11.2 feet NGVD. The minimum finish floor shall be set above the highest of the following three criteria.

One foot above the FEMA flood elevation base flood elevation of 8 feet NGVD = elevation 9 feet NGVD,

Highest adjacent road crown plus 6 inches = 8 feet NGVD

County Flood Criteria = 6 feet NGVD

s. **Additional data, maps, plans, surveys, or statements as may be required for the particular use or activity involved.**

Plans and survey are being provided under separate cover.

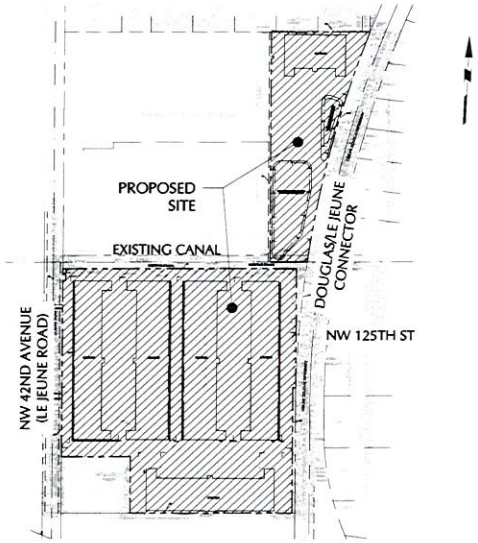
IRONWOOD COMMERCE CENTER - PHASE 2

12691 NW LE JEUNE RD & 12705 NW LE JEUNE RD
OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA

SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST
FOLIOS: 08-2129-000-0050 & 08-2129-000-0064

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-100	COVER SHEET
C-200	GENERAL NOTES & SPECIFICATIONS
C-300	PARTIAL SITE PLAN
C-301	PARTIAL SITE PLAN
C-500	PARTIAL UTILITY PLAN
C-501	PARTIAL UTILITY PLAN



LOCATION SKETCH
SCALE: 1" = 300'

LEGAL DESCRIPTION:

A PORTION OF THE SW 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03 EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31 .4"FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; SAID_POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXECLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

Date	Description	No.
Revisions		

SIGNATURE DATE SIGNED
MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 8000601/LB8172/LB8196

Project
ICC - PHASE 2
OPA LOCKA
MIAMI-DADE COUNTY FLORIDA

Drawing Title
COVER SHEET

Project No. 330059104	Drawing No. C-100
Date 03/29/2022	
Drawn By CRV	
Checked By MPC	Sheet 0 of 1

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Date: 4/21/2022 Time: 09:37 User: sameth Style Table: Langan.stb Layout: Layout1 Document Code: 330059104-0501-GI001-0101

LANGAN
Project No. 330059104

M-DWASD WATER & SEWER NOTES

WATER DISTRIBUTION SYSTEM:

1. ANY EXISTING PUBLIC WATER UTILITY WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
2. ALL PROP WATER MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

SANITARY SEWER COLLECTION SYSTEM:

1. ANY EXISTING PUBLIC SEWER UTILITY WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
2. ALL PROP FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
3. ALL SEWER LATERALS MUST COMPLY WITH SS1.0 AND GS 1.5.
4. ALL CONNECTIONS TO VCP, THE CONTRACTOR WILL HAVE TO TELEVISE THE VCP PIPE BEFORE AND AFTER INSTALLATION.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWASD FORCES AT OWNER'S EXPENSE AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

CONTAMINATION NOTES

1. NO PORTION OF THE PROPOSED WATER MAIN WILL TRAVERSE THROUGH AN AREA KNOWN TO BE CONTAMINATED.
2. THE PROPOSED WATER MAIN WILL BE LOCATED SUCH THAT A MINIMUM OF 1-FOOT SEPARATION BETWEEN THE HIGH WATER TABLE AND THE BOTTOM OF THE PIPE WILL BE PROVIDED.
3. IF CONTAMINATION OR SOLID WASTE IS ENCOUNTERED DURING THE INSTALLATION OF THE WATER MAIN, THE WORK WITHIN THESE AREAS SHALL CEASE AND THE RER DEPARTMENT SHALL BE NOTIFIED.
4. IF CONTAMINATION IS ENCOUNTERED ADEQUATE MEASURES SHALL BE IMPLEMENTED, INCLUDING AS APPLICABLE BUT NOT LIMITED TO:
   - A. ALL D.I.P. PIPES TO BE POLYWRAPPED.
   - B. ALL JOINTS SHALL BE EQUIPPED WITH VITON "O" GASKESTS
   - C. LINE THE TRENCH WITH SEMI PERMEABLE MEMBRANE.
   - D. ONLY CLEAN UNCONTAMINATED SOIL SHALL BE USED FOR BACKFILL. ANY CONTAMINATED SOIL SHALL BE PROPERLY DISPOSED OF.

NOTE

ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0

STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION — GS 0.5, SHEET 1 of 2

"RECORD DRAWING" REQUIREMENTS — GS 0.5, SHEET 2 of 2

GENERAL NOTES AND SPECIFICATIONS

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

GENERAL SITE NOTES:
(NOT PART OF M-DWASD NOTES FOR APPROVAL)

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
7. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
8. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
9. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INTERPRETATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
10. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
11. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
12. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE AND UTILITY STRUCTURES AND MANUFACTURED PRODUCTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH CONSTRUCTION.
13. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC MEASURES (INCLUDING DESIGN AND PERMITTING) AS REQUIRED BY THE LOCAL, COUNTY, OR STATE AGENCY HAVING JURISDICTION.
14. THE CONTRACTOR IS REQUIRED TO KEEP DETAILED RECORDS OF THE CONSTRUCTION COMPLETED SPECIFICALLY, ALL UNDERGROUND STRUCTURES, DRAINAGE, WATER, SANITARY, GAS, ELECTRIC, COMMUNICATIONS, PIPING, CONDUIT OR APPURTENANCES AND ACCESSORIES AND ALL ABOVE GROUND FEATURES INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS, WATER VALVES, DRAINAGE AND SEWER CLEANOUTS, LIGHT POLES AND SIGNS SHALL BE RECORDED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE THAT THE WORK IS PERFORMED. ELEVATIONS OF TOP OF WATER PIPING SHALL BE RECORDED AT ALL BENDS, TEES, AND AT ALL STORM DRAINAGE AND SANITARY SEWER CROSSINGS. SANITARY SEWER TOP OR BOTTOM OF PIPE ELEVATIONS SHALL BE RECORDED AT ALL CROSSINGS WITH WATER AND STORM DRAINAGE PIPING. FINISHED GRADE ELEVATIONS AT ALL WATER VALVES, FIRE HYDRANTS, SANITARY MANHOLES, DRAINAGE STRUCTURES AND CLEANOUT LOCATIONS WILL BE RECORDED. CURB AND PAVEMENT FINISHED GRADE ELEVATIONS AT ALL HIGH AN LOW POINTS, ALONG SWALES, CENTERLINES OF ROADS OR DRIVE AISLES, AND IN PARKING AREAS, SHALL BE RECORDED. AS-BUILT SURVEYS OF THESE ITEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION AND PRIOR TO FINAL PAYMENT BY THE OWNER. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW THE AS-BUILT SURVEYS AND REQUIRE THE COMPLETED WORK CORRECTED, WHERE DEFICIENCIES WITH RESPECT TO THE CONSTRUCTION DRAWINGS AND THE LOCAL, COUNTY AND STATE STANDARDS ARE NOT ADHERED TO BY THE CONTRACTORS WORK.
15. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

ENVIRONMENTAL NOTES:
(NOT PART OF M-DWASD NOTES FOR APPROVAL)

1. ALL HAZARDOUS AND NON-HAZARDOUS WASTE MUST BE REMOVED FROM THE SITE OF THE PROJECT AND DISPOSE IT PROPERLY UPON THE COMPLETION OF THE PROJECT.
2. IN THE EVENT THAT CONTAMINATED SOILSAND/OR GROUNDWATER ARE ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES, MDAD SPECIFICATION P-160 (LATEST VERSION) SHOULD BE IMPLEMENTED IMMEDIATELY. THIS INCLUDES WITHIN OTHER HOW TO HANDLE THE WATER COMING FROMANY DEWATERING PROCESS.
3. IF ANY MONITORING WELLA ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIESTHAT WERE NOT PREVIOUSLY IDENTIFIED IN THE ORIGINAL CONSTRUCTION PLANS FOR THIS FACILITY, PLEASE INFORM MDAD ENVIRONMENTAL ENGINEERING TO DETERMINE WHAT STEPS WILL NEED TO BE FOLLOWED.
4. BURROWING OWLS NESTS– ANY ACTIVE NESTS ENCOUNTERED ALONG THE PATH OF CONSTRUCTION DURING THE BREEDING SEASON (FEBRUARY–JULY) CANNOT BE DISTURBED AND A MINIMUM50' CIRCULAR BUFFER ZONE AROUND THE BURROW MUST BE CORDONED OFF.
5. INDIAN RESERVATION CEMENTARY: INDIAN BURIAL GROUNDS– A PROFESSIONAL ARCHEOLOGIST WILL BE REQUIRED TO DOCUMENT AND REPORT THE FINDINGS.
6. ALL UTILITIES INSTALLATION FOR THIS PROJECT SHOULD BE PERFORMED IN THE WET IF THE CONTRACTOR ELECTS TO DEWATER, A DERM CLASS V PERMIT WILL BE REQUIRED PRIOR TO ANY DEWATERING.
7. IF MAINTENANCE, REPAIRS OR OTHER INDUSTRIAL ACTIVITIES WILL BE PERFORMED IN THE FACILITY, THESE FACILITIES MUST HAVE A POLLUTION SYSTEM FOR DRAINAGE AND MUST MEET DERM INDUSTRIAL WASTE REQUIREMENTS.

HEALTH DEPARTMENT NOTES

(NOT PART OF M-DWASD NOTES FOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER, FORCE MAINS, OR RECLAIMED WATER LINES. SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT AND AT LEAST 3 FT MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES IF ABOVE OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.

*NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS, ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

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I. APPLICABLE CODES:

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, MIAMI-DADE WATER AND SEWER DEPARTMENT, AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.), UNLESS OTHERWISE NOTED.

D. EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS REFERENCED FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PULICE LAND SURVEYORS, INC. LAST REVISED JUNE 01, 2020.

II. PRECONSTRUCTION RESPONSIBILITIES:

A. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

B. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

C. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE-CALL OF FLORIDA" BY CALLING 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON-SITE AND OFF-SITE.

D. THE CONTRACTORS SHALL COORDINATE WITH UTILITIES TO ARRANGE FOR RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

E. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.

F. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED) TO BE SECURED PRIOR TO CONSTRUCTION.

G. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE AT THE TIME THE PLANS WERE PREPARED BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC. WITHIN THE PROJECT AREA WHICH WERE INSTALLED AND CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FACILITIES SHOWN OR FOR ANY FACILITIES NOT SHOWN. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FACILITIES, STRUCTURES AND OTHER FEATURES (WHETHER SHOWN ON THE PLANS OR NOT) AFFECTING THE WORK.

H. IF, UPON EXCAVATION, EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

I. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

III. INSPECTION AND TESTING:

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AS WELL AS ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

B. THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE OF, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS, THE FOLLOWING:

1. PRESSURE TESTING OF THE WATER DISTRIBUTION SYSTEM
2. EXFILTRATION TEST OF THE SANITARY SEWAGE SYSTEM
3. FINAL INSPECTION OF THE WATER, SEWER, PAVING, GRADING AND DRAINAGE.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS:

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER MAIN FITTINGS, VALVES, PIPES, CATCH BASIN, STORM MANHOLES, AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC, AND TRAFFIC PAINT. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES:

A. TEMPORARY FACILITIES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
3. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

B. TRAFFIC REGULATION

1. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAGPERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE M.U.T.C.D. AND MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE-OUT:

A. CLEANING UP

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
3. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
4. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

C. PROJECT RECORD DOCUMENTS

1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT OR CONCRETE PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 25 FEET INTERVALS.
3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.
4. "AS-BUILT" INFORMATION ON WATER MAINS AND GRAVITY SEWERS MUST BE PROVIDED IN ACCORDANCE WITH THE MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARD AS-BUILT REQUIREMENTS.
5. ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

VII. EARTHWORK AND COMPACTION:

A. EARTHWORK AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION C3, "REQUIREMENTS FOR FILLING LAND IN UNINCORPORATED DADE COUNTY", OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.

VIII. STORM DRAINAGE:

A. GENERAL

1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
2. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
3. ALL STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT AND CITY OF OPA-LOCKA SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

SECTION	TITLE
310	EXCAVATION, TRENCHING AND BACKFILLING FOR PIPE STRUCTURES
320	DRAINAGE PIPE
340	STORM SEWER MANHOLES
350	CATCH BASINS
360	SEEPAGE DRAIN (FRENCH DRAIN)

B. ALL EXFILTRATION TRENCH SHALL BE AS PER STANDARD DETAIL SD 1.1 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED ON THE PLANS. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

C. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.

D. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE LIST OF MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT AND CITY OF OPA-LOCKA PUBLIC WORKS. IT SHALL BE USED TO WRAP ALL SIDES AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

E. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

F. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

G. THE CONTRACTOR SHALL PROTECT EXISTING AND COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION SYSTEM FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED. (SEE STORMWATER POLLUTION PREVENTION PLAN)

IX. PAVING:

A. GENERAL

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
5. PAVEMENT REPAIRS SHALL BE AS PER STANDARD DETAIL R 21.1 OF THE MIAMI- DADE COUNTY PUBLIC WORKS MANUAL.

B. MATERIALS AND INSTALLATION

1. ALL WORKS CONFORM TO THE APPLICABLE MIAMI-DADE COUNTY AND CITY OF OPA-LOCKA PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

SECTION	TITLE
24	CLEARING AND GRUBBING
30	EXCAVATION AND EMBANKMENT
33	STABILIZING
40	RESTORATION OF TRENCHES
51	LIMEROCK BASE
100	PRIME AND TACK COATS
133	TYPE S-1 ASPHALTIC CONCRETE SURFACE COURSE
145	SIDEWALK CURB AND GUTTER CONSTRUCTION

2. STREET NAME SIGNS SHALL BE ERECTED PER CITY OF OPA-LOCKA PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
3. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY (AASHTO T-180-74), LBR 40.
4. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED ON A SINGLE LAYER FOR STREETS.
5. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180-74, LBR 100.

X. TESTING:

1. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA. RESULTS OF DENSITY TESTS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA AND PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW.

XI. WATER DISTRIBUTION SYSTEM:

A. GENERAL

1. ALL MATERIALS, INSTALLATION AND TESTING UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OPA-LOCKA PUBLIC WORKS DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.
2. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
3. ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

B. MATERIALS INSTALLATION AND TESTING

1. FOLLOW MDWASD SPECIFICATIONS FOR WATER MAINS.
2. IN ADDITION SEE MDWASD NOTES ON THIS SHEET.

XII. SANITARY SEWER COLLECTION SYSTEM:

A. GENERAL

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.
2. MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
3. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
4. ANY EXISTING PUBLIC SEWER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
5. ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

B. MATERIALS, INSTALLATION AND TESTING

1. FOLLOW MDWASD SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEMS.
2. IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

XIII. PAVEMENT MARKINGS:

1. ALL PAVEMENT MARKINGS ON-SITE AND AND OFF-SITE SHALL BE THERMOPLASTIC PAVEMENT MARKINGS FOR WET NIGHT VISIBILITY.

Regulatory and Economic Resources
RER NOTES ON WATER-SEWER INSTALLATION
(NOT PART OF M-DWASD NOTES FOR APPROVAL)

1. A HORIZONTAL DISTANCE OF AT LEAST 6 FEET, AND PREFERABLY 10 FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE MINIMUM HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE BOTTOM OF THE SEWER PIPE IS AT LEAST 6 INCHES BELOW THE BOTTOM OF THE WATER PIPE. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
   - a. THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
   - b. THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
   - c. THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
2. A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FORMAL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. THE DISTANCE CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS. WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF:
   - a. THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
   - b. THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
3. AIR RELEASE VALVES SHALL BE PROVIDED AT HIGH POINTS OF NEW FORCE MAIN SANITARY SEWERS.
4. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE C-900 PVC OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE:
   - a. RESIDENTIAL LAND USES: FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEXT HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
   - b. NON-RESIDENTIAL LAND USES: TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
   - c. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THE ALLOWED.
5. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THE ALLOWED.
6. FORCE MAIN SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE DUCTILE IRON, C-900 PVC, HDPE OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
7. THE MAXIMUM ALLOWABLE EXFILTRATION/LEAKAGE RATE OF FORCE MAIN SANITARY SEWERS SHALL BE:
   - a. DUCTILE IRON, C-900 PVC, HDPE, AND PVC PIPE: THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
   - b. FOR REINFORCED CONCRETE PRESSURE PIPE: HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
   - c. ANY OBSERVED LEAKS OR ANY OBVIOUS DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
8. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH, AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
9. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH ABOVE AN EXISTING WATER OR SEWER PIPE EXCEPT WHERE THEY CROSS.
10. IF ANY AREA OF THE WORK SITE IS FOUND TO CONTAIN BURIED SOLID WASTE AND/OR GROUND OR GROUND WATER CONTAMINATION, THE FOLLOWING SHALL APPLY:
    - a. ALL WORK IN THE AREA SHALL FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS (E.G., OSHA, ETC.) AND NOTIFICATION MUST BE PROVIDED TO THE APPROPRIATE AGENCIES.
    - b. IMMEDIATELY NOTIFY THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION (EMRD). THE EMRD CAN BE CONTACTED AT (305) 372-6700.
    - c. IF CONTAMINATED SOILS AND/OR BURIED SOLID WASTE MATERIAL IS EXCAVATED DURING CONSTRUCTION, THEN THEY REQUIRE PROPER HANDLING AND DISPOSAL IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. BE ADVISED THAT THE LANDFILL OWNER/OPERATOR IS THE FINAL AUTHORITY ON DISPOSAL AND MAY HAVE REQUIREMENTS BEYOND THOSE PROVIDED BY HEREIN. IF DISPOSAL WITHIN A MIAMI-DADE COUNTY OWNED LANDFILL (CLASS I LANDFILL) IS APPROPRIATE AND SELECTED, PLEASE CONTACT THE MIAMI-DADE COUNTY DEPARTMENT OF SOLID WASTE MANAGEMENT AT (305) 594-6666 FOR INFORMATION.
    - d. THE REUSE OF CONTAMINATED SOILS THAT ARE NOT RETURNED TO THE ORIGINAL EXCAVATION REQUIRES PRIOR APPROVAL OF A SOIL MANAGEMENT PLAN FROM THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION. THE EMRD CAN BE CONTACTED AT (305) 372-6700.
11. PUMPS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS FOR CLASS I, GROUP D, DIVISION 1 LOCATIONS (EXPLOSION PROOF).
12. THE CONTRACTOR IS ADVISED THAT A TREE REMOVAL/RELOCATION PERMIT MAY BE REQUIRED PRIOR TO THE REMOVAL AND/OR RELOCATION OF TREE RESOURCES. PRIOR TO REMOVING OR RELOCATING ANY TREES, THE CONTRACTOR SHALL NOTIFY THE TREE AND FOREST RESOURCES SECTION OF DERM AT (305) 372-6574 OR VIA E-MAIL AT TFRS@MIAMIDADE.GOV, OR CONTACT THE MUNICIPALITY WITH TREE ORDINANCE JURISDICTION TO OBTAIN ANY REQUIRED PERMITS. THOSE TREES NOT INTERFERING WITH THE CONSTRUCTION SHALL BE PROTECTED IN PLACE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 24-49.5 OF THE MIAMI-DADE CODE.
13. PLEASE NOTE THAT THE DEMOLITION, REMOVAL, AND/OR DISTURBANCE OF EXISTING UNDERGROUND UTILITIES THAT CONTAIN ASBESTOS CEMENT PIPES (ACP) ARE SUBJECT TO THE PROVISIONS OF 40 CFR 61 SUBPART M. THEREFORE, PURSUANT TO THE PROVISIONS OF 40 CFR 61.145, A NOTICE OF DEMOLITION OR ASBESTOS RENOVATION FORM MUST BE FILED WITH THE AIR QUALITY MANAGEMENT DIVISION (AQMD) OF DERM, AT LEAST TEN (10) WORKING DAYS PRIOR TO STARTING OF ANY WORK. NOTE THAT THE BACKFILLING AND BURIAL OF CRUSHED ACP WOULD CAUSE THESE LOCATIONS TO BE CONSIDERED ACTIVE DISPOSAL SITES AND SUBJECT TO 40 CFR 61.154, AND 40 CFR 61.151 A YEAR AFTER PROJECT COMPLETION. EXISTING STANDARD OPERATING PROCEDURES, AS WELL AS APPLICABLE FEDERAL, STATE AND LOCAL REGULATORY CRITERIA, MUST BE FOLLOWED AND IMPLEMENTED TO MINIMIZE ANY POTENTIAL RELEASE OF FUGITIVE EMISSIONS, ESPECIALLY DURING PROJECT CONSTRUCTION ACTIVITIES. THE AQMD CAN BE CONTACTED VIA EMAIL AT ASBESTOS@MIAMIDADE.GOV OR 305-372-6925.

REV 4/30/2018

LEGEND

	PROPOSED WATER LINE
	PROPOSED SEWER LINE
—G—	PROPOSED GAS LINE
	PROPOSED SANITARY CLEANOUT
	PROPOSED STORM LINE
	PROPOSED DOUBLE DETECTOR CHECK VALVE
	PROPOSED REDUCE PRESSURE CHECK VALVE AND WATER METER
	PROPOSED EXFILTRATION TRENCH
	PROPOSED MANHOLE
	PROPOSED CATCH BASIN
× 8.00	PROPOSED SPOT ELEVATION
× TC 8.00 / BC 7.50	PROPOSED TOP OF CURB ELEVATION / PROPOSED BOTTOM OF CURB ELEVATION
× TW 8.00 / BW 7.50	PROPOSED TOP OF WALL ELEVATION / PROPOSED BOTTOM OF WALL ELEVATION
	EXISTING ELECTRIC LINE
	EXISTING DRAINAGE
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING LIGHT POLE
	EXISTING ELECTRICAL BOX

Date	Description	No.

Revisions

SIGNATURE — DATE SIGNED

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Project: ICC - PHASE 2

MIAMI-DADE COUNTY — OPA LOCKA — FLORIDA

Drawing Title: GENERAL NOTES & SPECIFICATIONS

Project No.	330059104
Date	03/29/2022
Drawn By	CRV
Checked By	MPC

Drawing No. C-200

Sheet 0 of 1

Project No. 330059104

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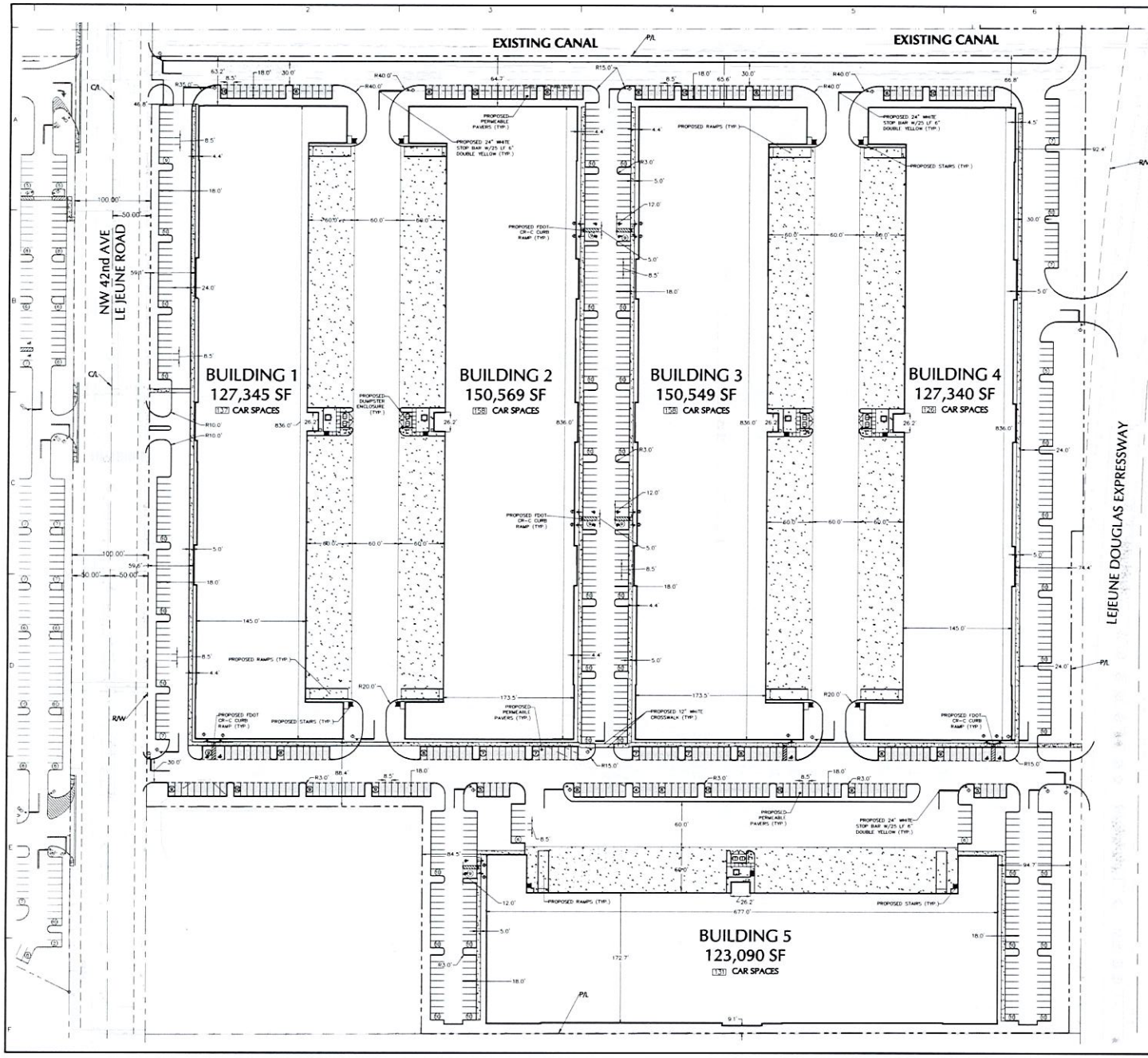

CITY OF OPA-LOCKA ZONING TABLE

ZONING DISTRICT: COMMERCIAL INTENSIVE BUSINESS DISTRICT (B-3) (1)

	ITEM	PERMITTED/REQUIRED	PROPOSED LOT
SITE	Land Use	Warehousing Facilities	Warehousing Facilities
	Lot Area Min. Lot Area	10,000 SF (0.23 Acres)	43.02 Acres +/-
	Min. Lot Frontage	N/A	
BUILDING	Building Setbacks		
	Min. Front	15 FT	46.8 FT
	Min. Side	0 FT	9.1 FT
	Min. Rear	15 FT	66.3 FT
	Building Height/Stories	65 FT / 6 Stories	<45 FT / 3 Stories
	Maximum Building Coverage	N/A	39.59%
	Maximum Impervious Coverage	80%	79.68% (3)
	Minimum Yards		
	Min. Front yard	15 FT	46.8FT
PARKING AND ACCESS	Car Parking Space Size		
	Standard Space Size	10 FT x 20 FT	9 FT x 17 FT AND 9 FT X 19 FT AND 8.5 FT x 18 FT (2)
	Car Parking Spaces		
	Min. Number of Spaces per Gross Floor Area	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Number of Spaces	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Aisle Width	22 FT	24 FT
	Storage of Vehicles Screen Fence Height	6 FT	N/A
	Lot Accesses		
	Min. Driveway Separation	30 FT	453 FT
	Interior Landscape Area	10 SF / Parking Space = 7,860 SF	6,856 SF
	Min. Interior Landscape Island Area	50 SF	115 SF
NOTES	(1) All data referenced from Land Use Ordinance from City of Opa-Locka (2) Variance required (3) Permeable pavers and pervious areas considered		

PARKING TABLE

USE (RATIO)	SQUARE FOOTAGE	PERMITTED/REQUIRED	PROPOSED LOT
Office (10%)* (1/400)	74,182	186 SPACES	
Warehouse 1 each 2,500 SF	667,635	267 SPACES	786 SPACES
TOTAL		453 SPACES	786 SPACES

* Assumed each building has 10 % office

LEGEND

- STOP SIGN (R1-1)
- ACCESSIBLE PARKING SIGN
- BUILDING
- PARCEL BOUNDARY
- PROPOSED CURB TYPE "D"
- PERMEABLE PAVERS

SCALE 1" = 60'

Date	Description	No.
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Project

ICC - PHASE 2

OPA LOCKA
MIAMI-DADE COUNTY FLORIDA

Drawing Title

PARTIAL SITE PLAN

Project No. 330059104	Drawing No. C-300
Date 03/29/2022	
Drawn By CRV	
Checked By MPC	Sheet 0 of 1

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Project No. 330059104

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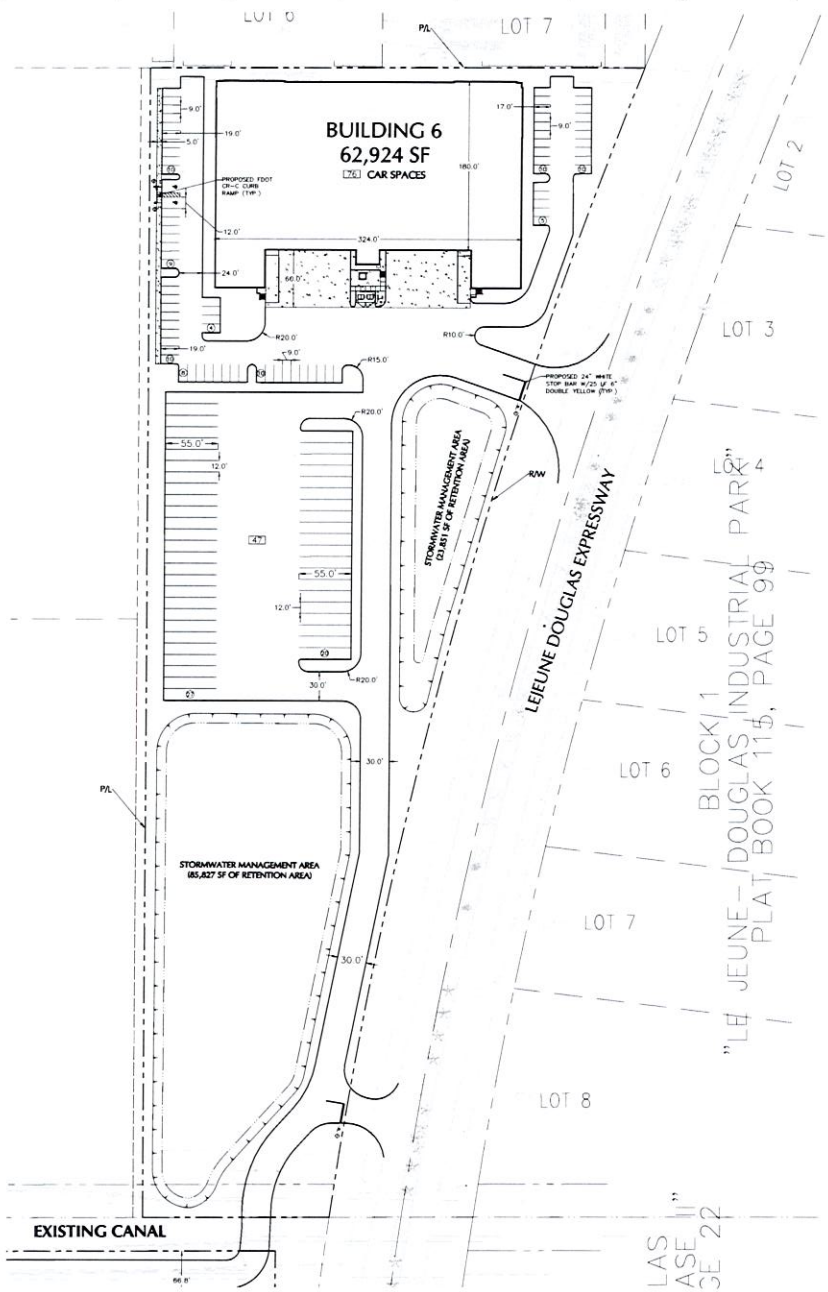

CITY OF OPA-LOCKA ZONING TABLE

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BUILDING	Building Setbacks: Min. Front	15 FT	46.6 FT
	Min. Side	0 FT	9.1 FT
	Min. Rear	15 FT	68.3 FT
	Building Height/Stories	65 FT / 6 Stories	<45 FT / 3 Stories
	Maximum Building Coverage	N/A	39.59%
	Maximum Impervious Coverage	80%	79.68% (3)
	Minimum Yards: Min. Front yard	15 FT	46.6FT
PARKING AND ACCESS	Car Parking Space Size: Standard Space Size	10 FT x 20 FT	9 FT x 17 FT AND 9 FT X 19 FT AND 8.5 FT x 18 FT (2)
	Car Parking Spaces: Min. Number of Spaces per Gross Floor Area	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Number of Spaces	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Aisle Width	22 FT	24 FT
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NOTES	(1) All data referenced from Land Use Ordinance from City of Opa-Locka (2) Variance required. (3) Permeable pavers and pervous areas considered		

PARKING TABLE

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TOTAL		453 SPACES	786 SPACES

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LEGEND

- STOP SIGN (R1-1)
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- BUILDING
- PARCEL BOUNDARY
- PROPOSED CURB TYPE "D"
- PERMEABLE PAVERS

SCALE: 1" = 60'

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Project

ICC - PHASE 2

OPA LOCKA
MIAMI-DADE COUNTY FLORIDA

Drawing Title

PARTIAL SITE PLAN

Project No. 330059104	Drawing No. C-301
Date 03/29/2022	
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Project No. 330059104

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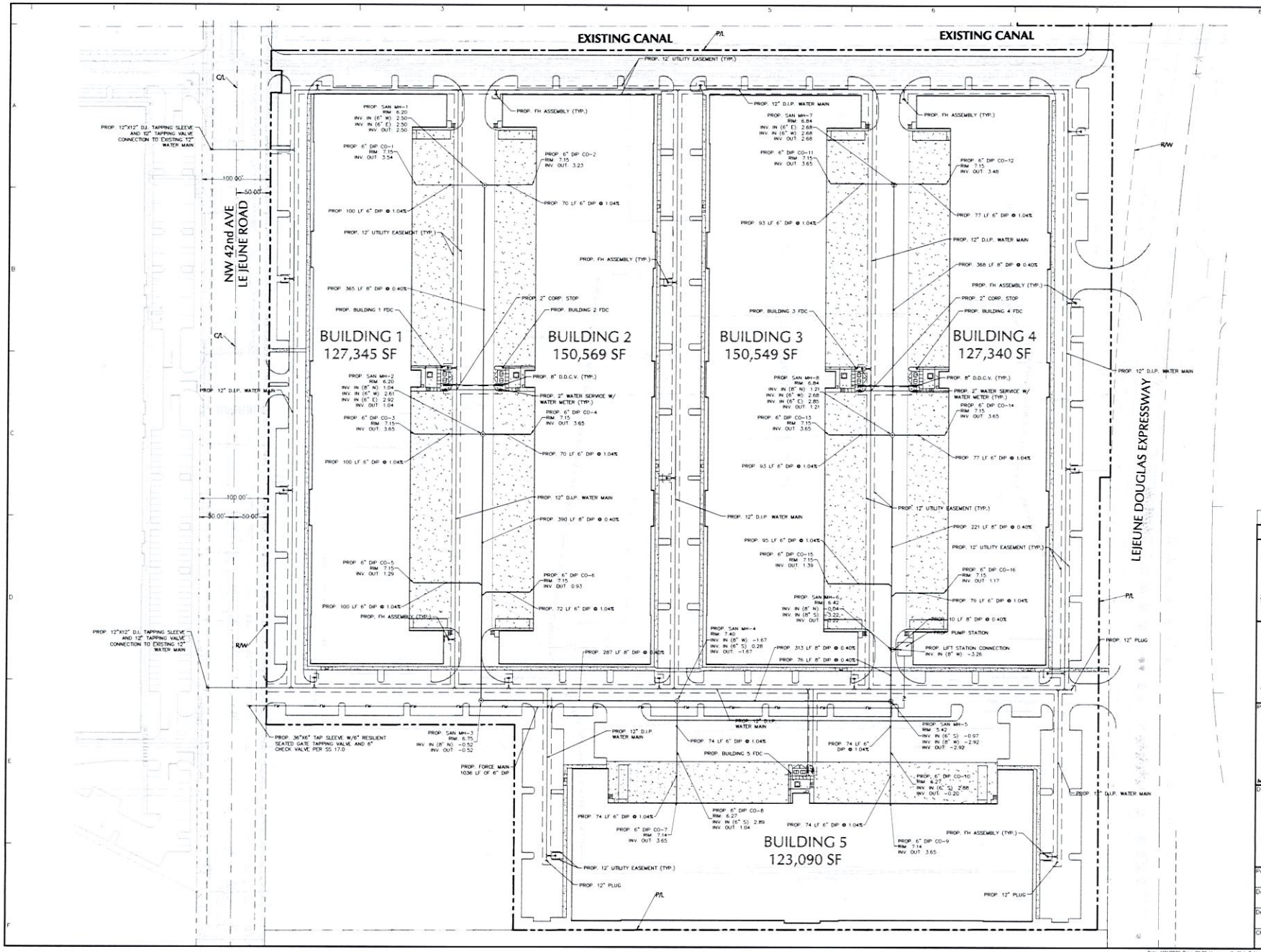

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Project
ICC - PHASE 2
OPA LOCKA
MIAMI-DADE COUNTY FLORIDA

Drawing Title
PARTIAL UTILITY PLAN

Project No.	Drawing No.
330059104	C-500
Date 03/29/2022	
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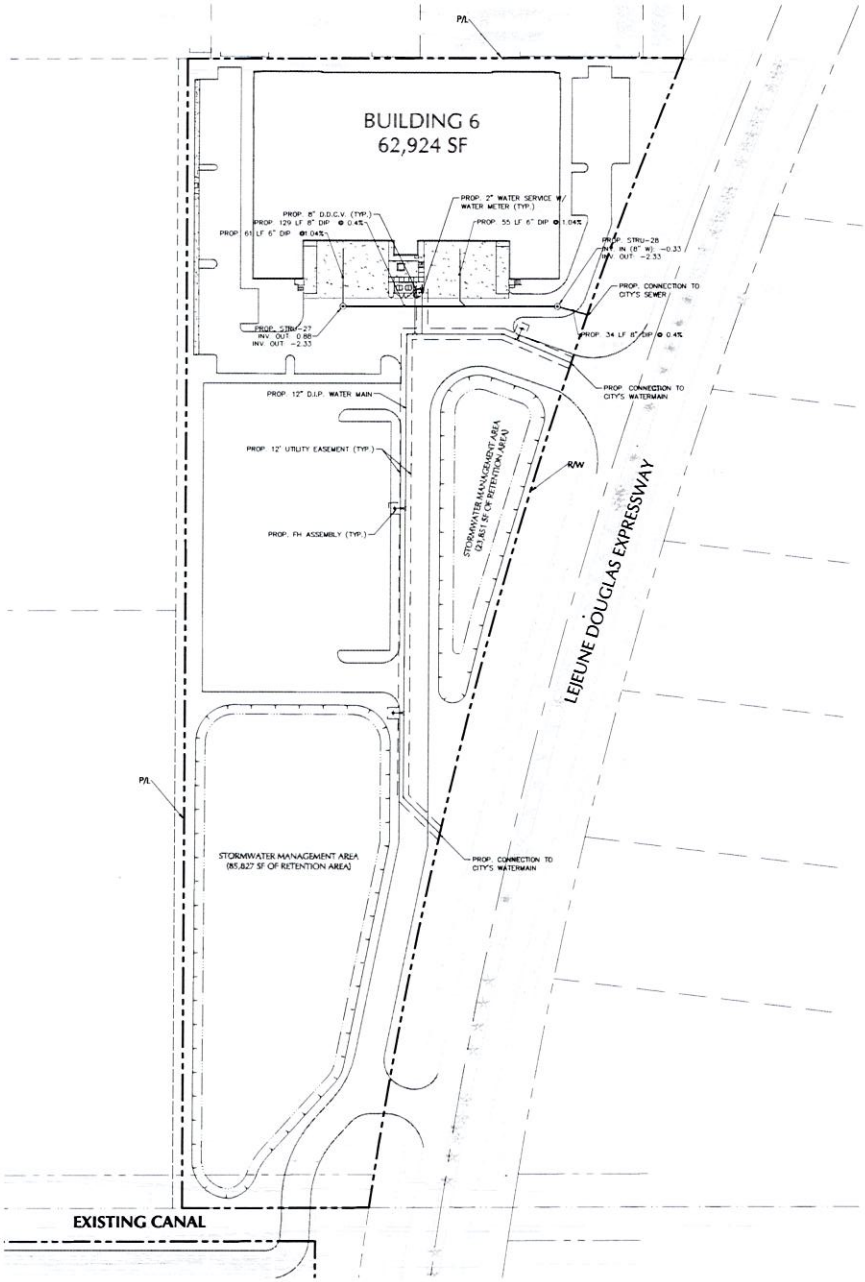

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Project
ICC - PHASE 2
OPA LOCKA
MIAMI-DADE COUNTY FLORIDA

Drawing Title
PARTIAL UTILITY PLAN

Project No.	Drawing No.
330059104	C-501
Date 03/29/2022	
Drawn By CRV	
Checked By MPC	Sheet 0 of 1

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Project No. 330059104
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1 CORNER PERSPECTIVE
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SCALE: 8" = 1'-0"

SPA
SUBMITTAL
04/15/2022

Sheet No:
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Principal: BR
Project Director: CM
Project Manager: JC
Drawn by: MAB
Checked by:

Scale: As Noted
Project No: 20049.00
Issue date: 04/15/2022

Drawing Title:
EXTERIOR RENDERING

REVISIONS

No.	Date	Description

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

BRUCE RETZSCH, AIA

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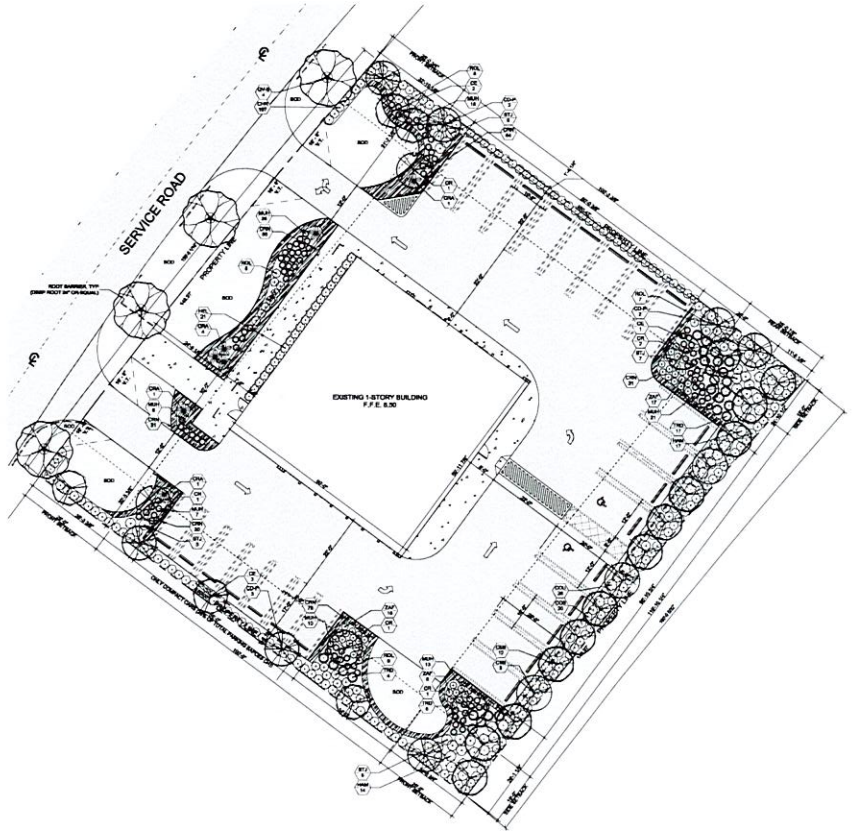
Landscape Data:

Commercial District (B-3)	Required	Provided
Surface Parking Perimeter A landscaped area shall be provided along the perimeter of all parking, loading, drive, and parking storage areas. The landscape area shall have a minimum width of 10 feet and shall be planted with 4 trees and 35 shrubs per 100 linear feet or fraction thereof. Plants, at the time of planting, shall cover the entire width of the area.	13 Trees 112 Shrubs (321 lf / 100)	13 Trees 125 Shrubs (See Plant Schedule)
Parking Islands Landscaped areas shall be provided at the ends of each parking aisle. These areas shall be a minimum of 400 square feet for double aisle parking stalls and 200 square feet for single aisle parking stalls, have a minimum width of 10 feet and be planted with a minimum of 1 tree and 10 shrubs per 200 square feet of area.	6 Trees 60 Shrubs (6 Islands x 200 sf)	6 Trees 60 Shrubs (See Plant Schedule)
Street Trees A tree canopy shall be required along streets serving multi-family, planned developments and nonresidential uses as a unifying element to soften the transition from the public street to the private lot. (1) Shade Tree per 35' is required. Street trees to be planted at 12' height and 2" caliper minimum, per Miami-Dade County code.	4 Shade Trees (125 lf / 35)	4 Shade Trees (See Plant Schedule)
Buffer Area A buffer area shall be required along boundaries of multi-family, non-residential and planned development lots abutting a less intensive use.15' wide buffer area required between commercial and civic use. (10) Trees and (30) shrubs required per 100 LF of buffer area.	15 Trees 45 Shrubs (150 lf / 100)	15 Trees 45 Shrubs (See Plant Schedule)
Drought Tolerant / Native Requirements 75% of the trees and 50% of the shrubs used to fulfill these requirements native species indigenous to Southern Florida. 75% of the trees and shrubs used to fulfill these requirements shall be drought tolerant species.	29 Native Trees 109 Native Shrubs 29 Drought Tolerant Trees 163 Drought Tolerant Shrubs	38 Native Trees 484 Native Shrubs 38 Drought Tolerant Trees 525 Drought Tolerant Shrubs

Plant Schedule:

BUFFER AREA TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE
	CEB	12	Conocarpus erectus	Green Buttonwood	FG, 12' HT x 5' SPR, 2" C, STD, F, SP	Yes	High
	CSB	3	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT x 5' SPR, 2" C, STD, F, SP	Yes	High
PARKING LOT TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANCE**
	CR	6	Clusia rosea 'Pitch Apple'	Pitch Apple	FG, 12' HT x 5' SPR, 2" C, STD, F, SP	Yes	High
PERIMETER TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANCE**
	CD-P	7	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT x 5' SPR, 2" C, STD, F, SP	Yes	High
	CE	6	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT x 5' SPR, 2" C, STD, F, SP	Yes	High
STREET TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANCE**
	QV-S	4	Quercus virginiana	Southern Live Oak	FG, 12' HT x 5' SPR, 2" C, STD, F, SP	Yes	High
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANCE**
	CHR	197	Chrysobalanus icaco 'Radtip'	Red Tip Cocoplum	3G, 24" OA, F,	Yes	High
	COU	28	Coccoloba uvifera	Sea Grape	3G, 24" OA, F,	Yes	High
	COS	20	Conocarpus erectus sericeus	Silver Buttonwood	3G, 24" OA, F,	Yes	High
	CRA	7	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	7G, 3' OA, SP	No	Moderate
	HAM	31	Hamilia patens 'Celuss'	Dwarf Firebush	3G, 24" OA, F,	Yes	High
	HEL	21	Heliconia pelltacorum 'Andromeda'	Parrot Beak Heliconia	3G, 24" OA, F,	No	Moderate
	MUH	101	Muhlenbergia capillaris	Pink Muhly Grass	3G, 18" OA, F,	Yes	High
	ROL	32	Rondeletia leucophylla	Panama Rose	3G, 24" OA, F,	No	High
	STJ	21	Stachytarpheta jamaicensis	Blue Porterweed	3G, 24" OA, F,	Yes	High
	TRD	26	Tripsacum dactyloides	Fakahatchee Grass	3G, 24" OA, F	Yes	High
	ZAF	41	Zamia floridana	Coontie Palm	3G, 24" OA, F	Yes	High
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANCE**	**SPACING**
	CRN	318	Clusia rosea 'Nana'	Dwarf Pitch Apple	1G, 12" OA, F,	Yes	High	18" o.c.



Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Opa Locka Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Opa Locka Landscape Code.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Opa Locka Landscape Code.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
-Tree Relocation Note: Do not relocate without obtaining permit from the City of Opa Locka. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation.
- Irrigation Note: Irrigation, all landscaped areas, including adjacent rights-of-way and street medians where they exist, shall be provided with an automatically operating underground irrigation system. The irrigation system must be designed to have a minimum of 100 percent coverage, with 50 percent minimum overlap.
- A minimum of three-inch depth of approved organic mulch shall be installed around all trees and planting beds surrounding groundcover, shrubs, and hedges.
- Each tree shall have a ring of organic mulch at the perimeter of the root ball. No mulch shall be installed on top of the root ball.
- Cypress mulch shall not be allowed for installation. The use of mulch obtained from Melaleuca, Eucalyptus, or other invasive plant species, is encouraged to preserve native plant communities and reduce the impact on the environment.
- Topsoil shall be clean and free of construction debris, weeds, rocks, noxious pests, and diseases, and exhibit a pH of 6.5 to 7.0. The topsoil for planting areas shall be amended with horticulturally acceptable organic material. All soils used shall be suitable for the intended plant material. The source of the topsoil shall be known to the applicant and shall be acceptable to the city.
- The minimum planting soil depth shall be six (6) inches for ground covers, flowers, shrubs and hedges.
- Trees shall receive 12 inches of planting soil around the root ball.
- Native topsoil on the site shall be retained on-site and used when there is sufficient quantity to cover at least some of the on-site landscaped areas.
- Clean sand shall be used to backfill and climate palms.

- Existing Vegetation Note: No existing trees found onsite.

Digitally signed by Paul A Goulas
Date: 2022.04.19 18:04:42 -04'00'

Know what's below. Call before you dig.

Project Team

Landscape Architect:

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St. Andrew Missionary Baptist Church of Opa Locka

2560 Service Road Opa Locka, FL 33054

Landscape Plan

Revisions

Date	Int.	Description
04.19.22	BW	Initial Submittal

LICENSED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA0666807

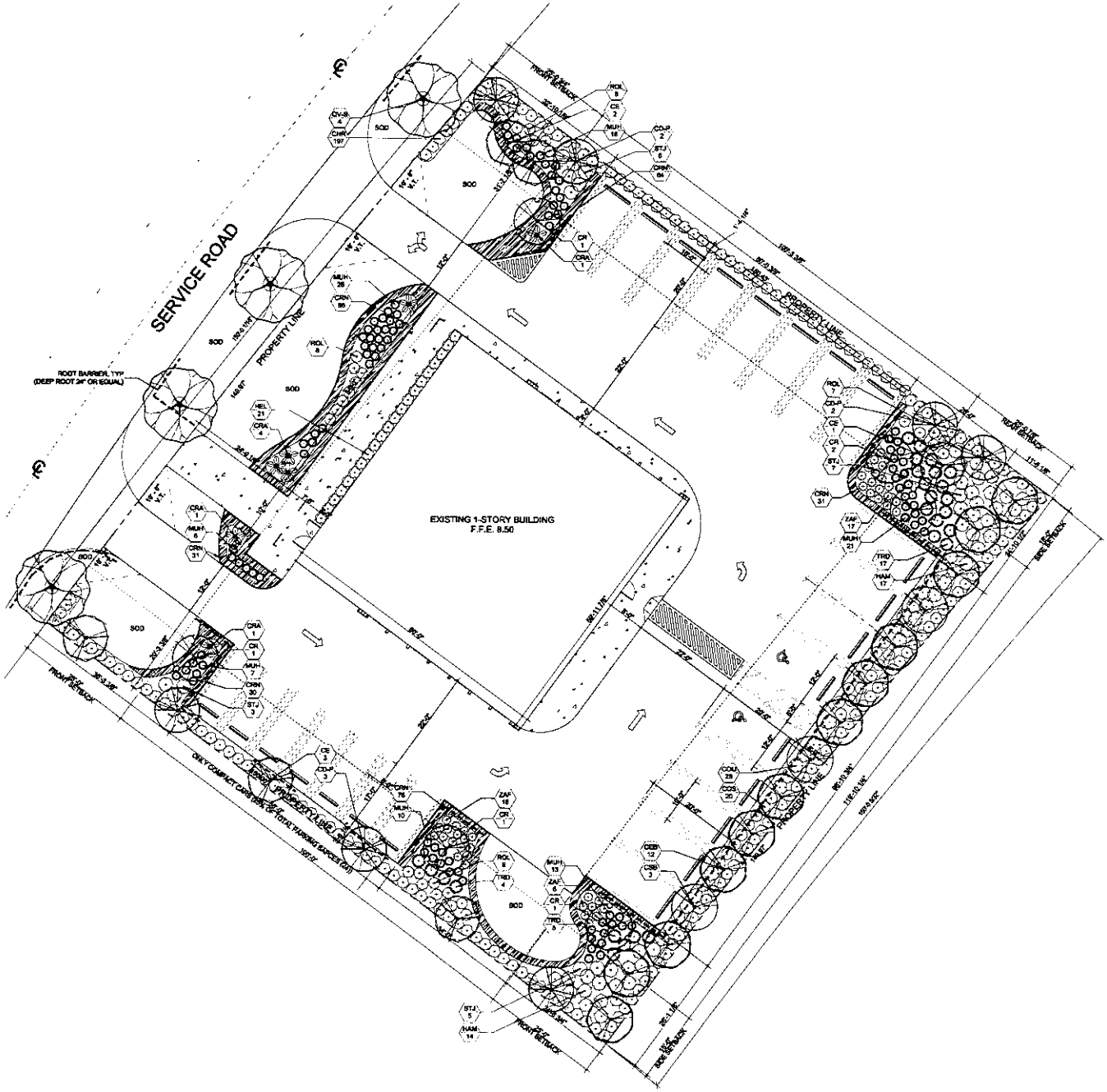
Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 16'

0 8' 16' 32'

L-01



Know what's below.
Call before you dig.

Project Team

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St. Andrew Missionary Baptist Church of Opa Locka

2560 Service Road Opa Locka, FL 33054

Detailed Landscape Plan

Revisions

Date	Init.	Description
04.19.22	BW	Initial Submittal

LICENSED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 0666607
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA0666607

Drawn By: BW
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

L-02

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.21 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.22 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.23 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint himhersself with all of the existing conditions in order that no misunderstanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint himhersself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.24 ERRORS AND OMISSIONS:
A. The plant list is part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for hisher own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.25 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.26 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.27 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.28 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under the contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.29 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify himhersself to
be a responsible entity by furnishing any or all of the following documentary data:
1. A finance statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for the job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for hisher class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted. Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm neatly balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or bruisings of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or Owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or plane shall be thoroughly protected from chain marks, girdling or bark stripping by means of burlap, wood battens or other approved methods. Rattans shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 50% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tablet/sized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tablet/sized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tube, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, nicklesned at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper excavations can be taken not to damage or encroach on them.

C. Tree Planting Pits shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Larger material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleared of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, staples, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All plants shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raised and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling protrees apart.

C. Stake & Brace all trees larger than 12' ox. See detail
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or diseases. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the first mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Add fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed : 200 Pounds per acre mixed with common hulled Bermuda seed : 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,000 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trees, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant materials shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant materials and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

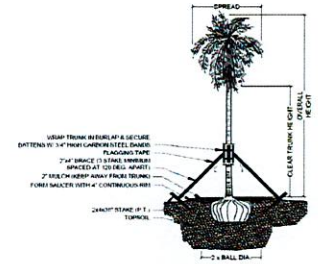
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



PALM PLANTING - ANGLE STAKE
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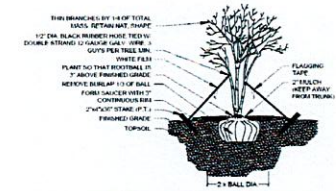

MULTI-TRUNK PLANTING & GUYING
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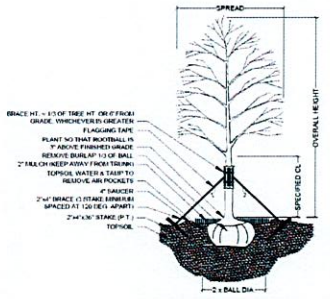

TREE PLANTING & STAKING
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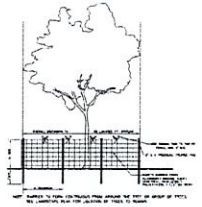

TREE PROTECTION DETAIL
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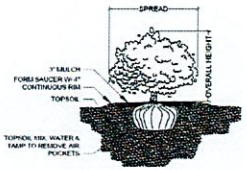

SHRUB PLANTING
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BRACING DETAIL
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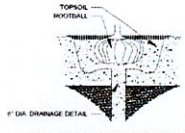

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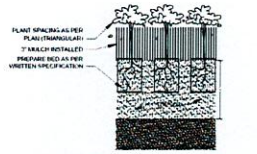

GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 St. Joy Haven Street
Port St. Lucie, FL 34983

Owner / Applicant:

ST. ANDREW MISSIONARY BAPTIST CHURCH OF OPA LOCKA, INC.
2560 Service Road
Opa Locka, FL 33054
Dr. Paula Walker
drwalker@goldenbeachcouncil.org

St. Andrew Missionary Baptist Church of Opa Locka

2560 Service Road Opa Locka, FL 33054

Details & Specifications

Revisions

Date	Init.	Description
04.19.22	BW	Initial Submittal

LICENSED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = NTS

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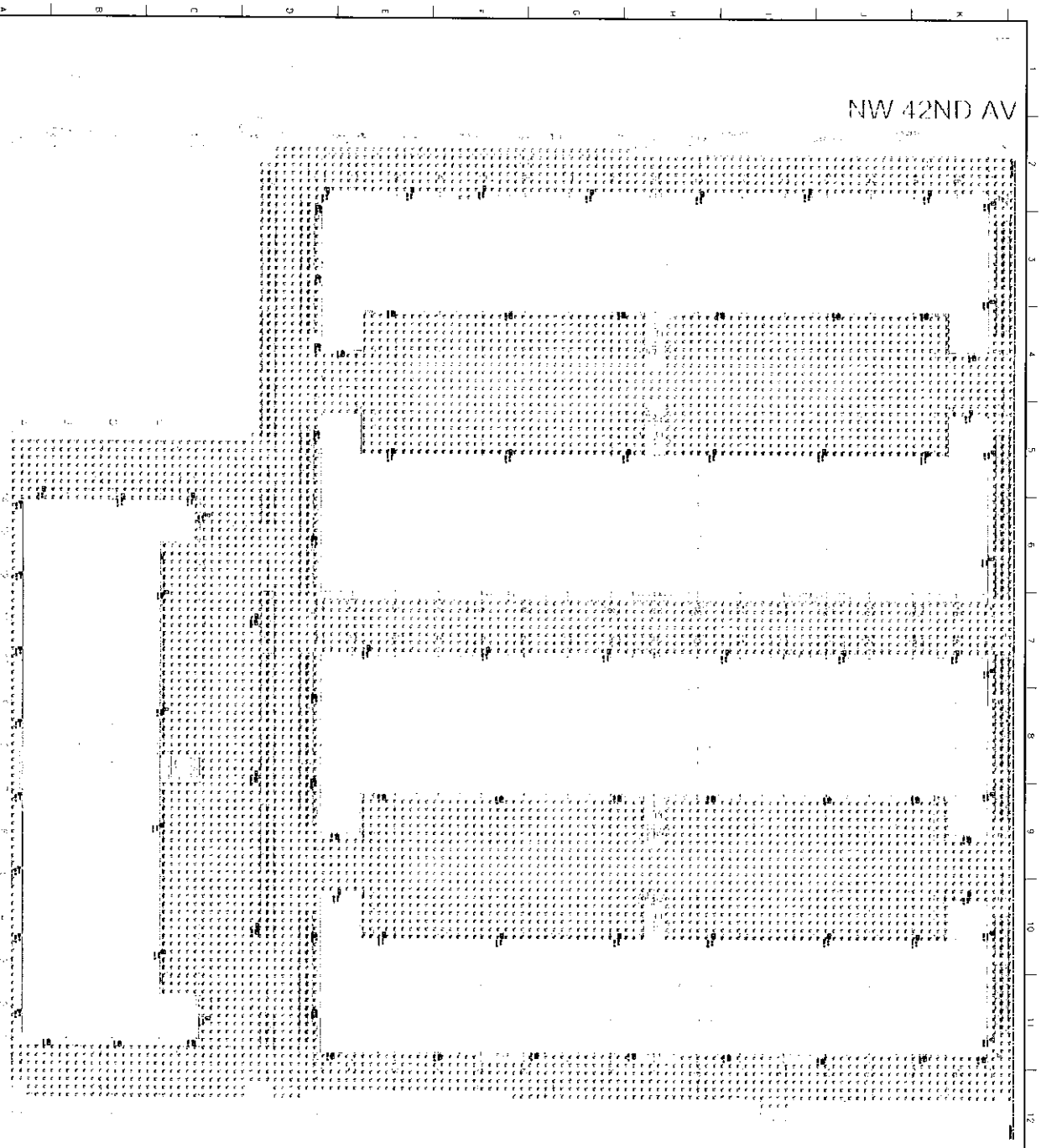
L-03



1 PHOTOMETRIC SITE PLAN

ESP-1 SCALE: 1"=60'-0"

SPA SUBMITTAL 04/15/22

Sheet No. ESP-1	Principal: DM Project Director: DM Project Manager: CM Drafted by: PUGA Checked by: PUGA	Scale: AS NOTED Project No: 20043.00 Date: 04/14/2022	Drawing Title: PHOTOMETRIC SITE PLAN

REVISIONS

IRONWOOD COMMERCE CENTER - PHASE 2

OPA-LOCKA, FLORIDA
LINK LOGISTICS

RLC Architects
7900 North Federal Highway 3rd Floor, Boca Raton, FL 33487
Tel 561 393 6320 Fax 561 393 9007
www.rlcarchitects.com

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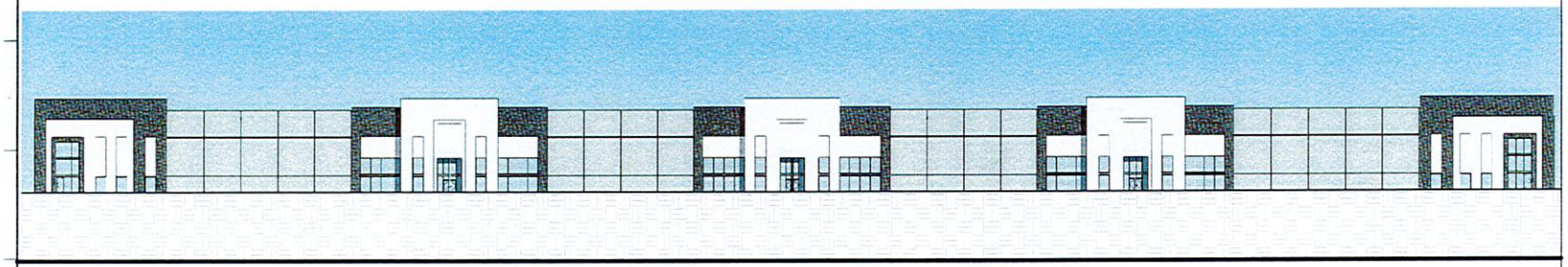

IRONWOOD COMMERCE CENTER - PHASE 2

BUILDINGS 1-6

SPA SUBMITTAL
04/15/2022

SPA SUBMITTAL
04/15/2022

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IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

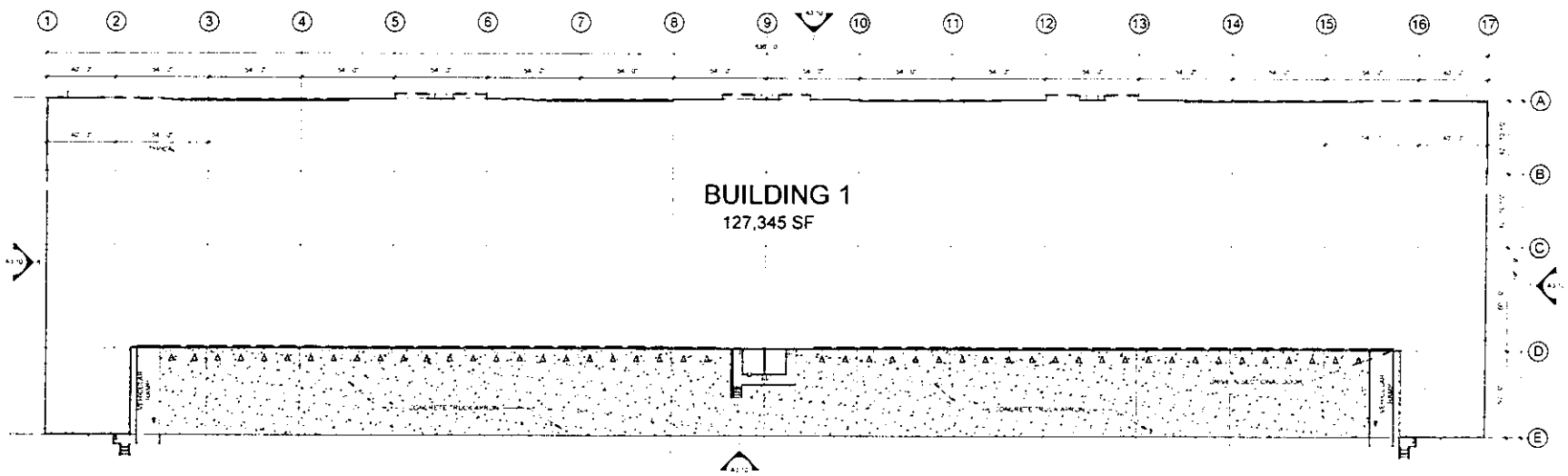
REVISIONS
No. Date Description

Drawing Title
COVER SHEET

Scale: As Noted
Project No: 20049.00
Issue date: 04/15/2022

Principal: BR
Project Director: CM
Project Manager: CM
Drawn by: AMS
Checked by: MAB

Sheet No.
A0.00



1 OVERALL FLOOR PLAN

SPA SUBMITTAL 04/15/2022

RLC

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

BUILDING 1 OVERALL FLOOR PLAN

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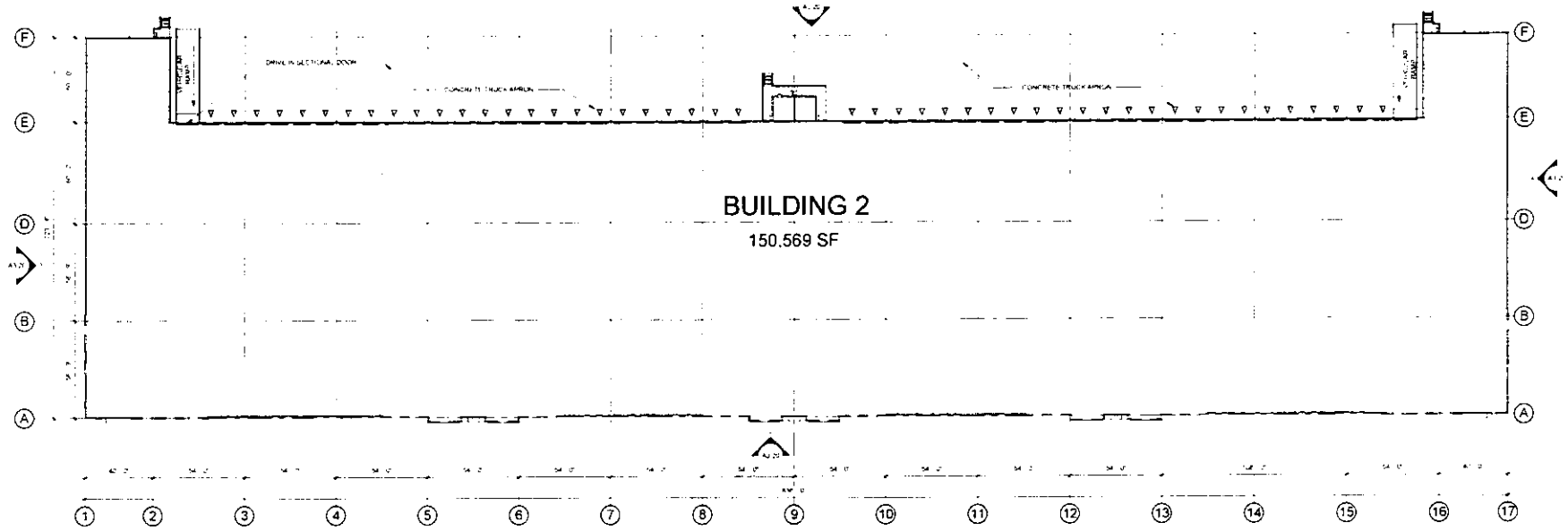

1 OVERALL FLOOR PLAN

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IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

Description

Date

No.

BUILDING 2: OVERALL FLOOR PLAN

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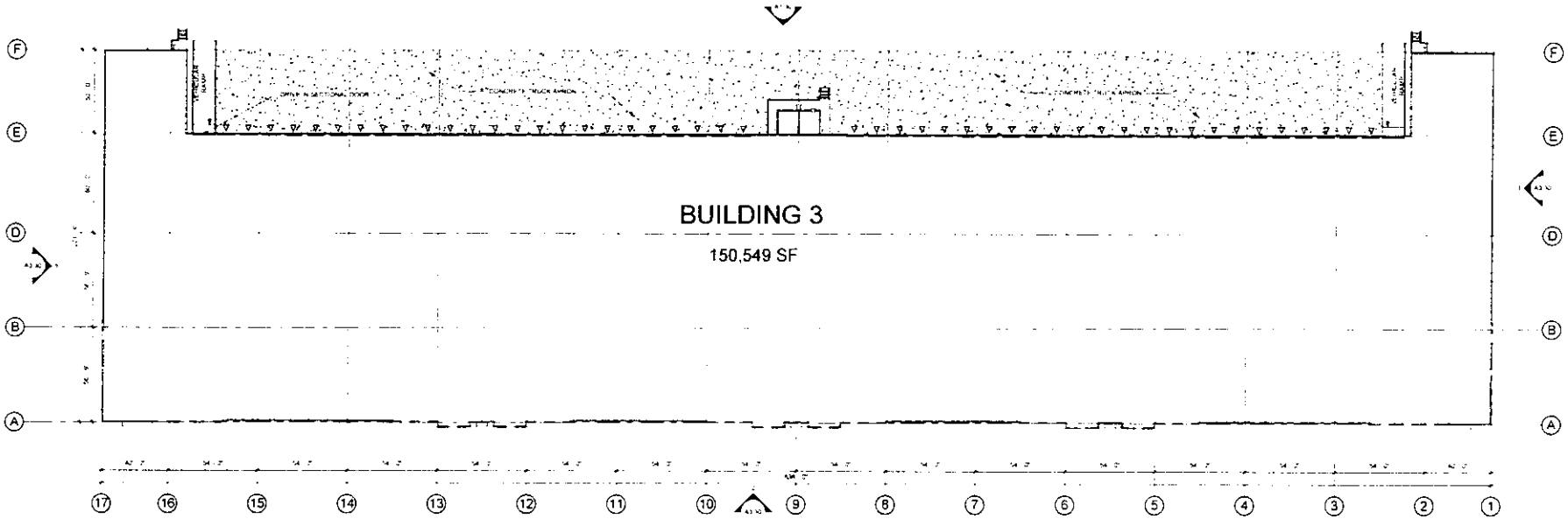

1 OVERALL FLOOR PLAN

SPA SUBMITTAL 04/15/2022

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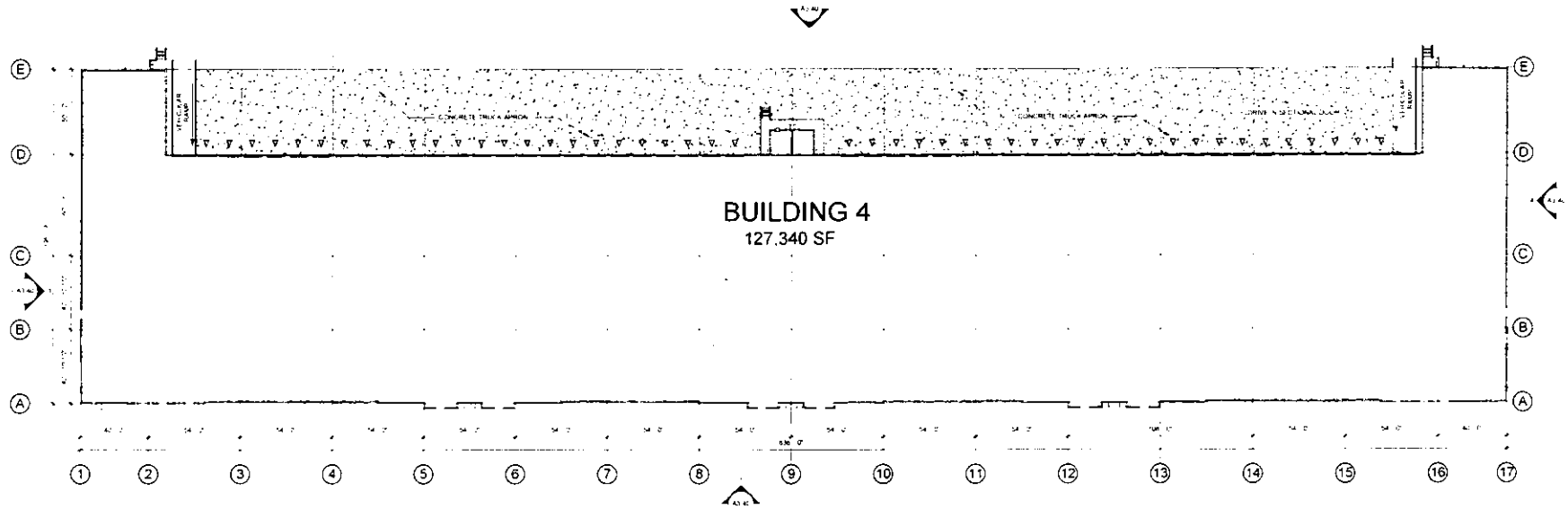
RLC

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

BUILDING 3-
OVERALL FLOOR PLAN



1 OVERALL FLOOR PLAN

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IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

Drawing Title
BUILDING 4 OVERALL FLOOR PLAN

Sheet No
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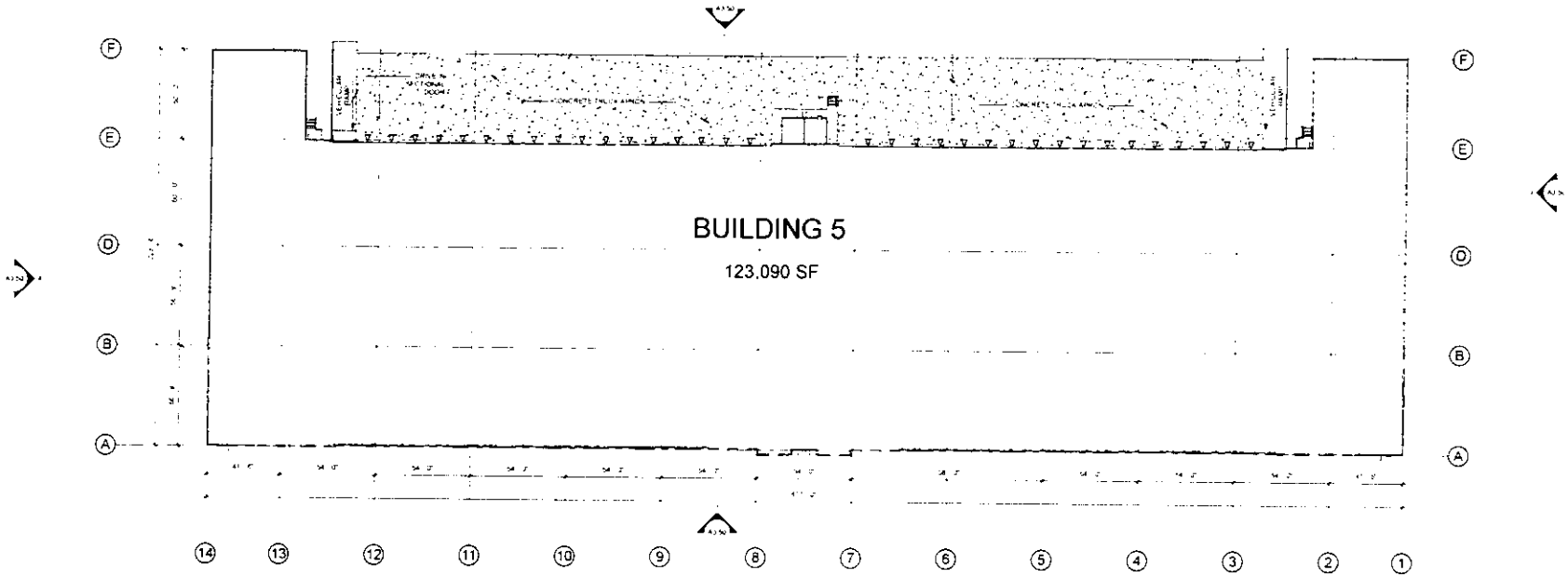

1 OVERALL FLOOR PLAN

NORTH

SPA SUBMITTAL 04/15/2022

RLC

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

No. Date Description

BUILDING 5- OVERALL FLOOR PLAN

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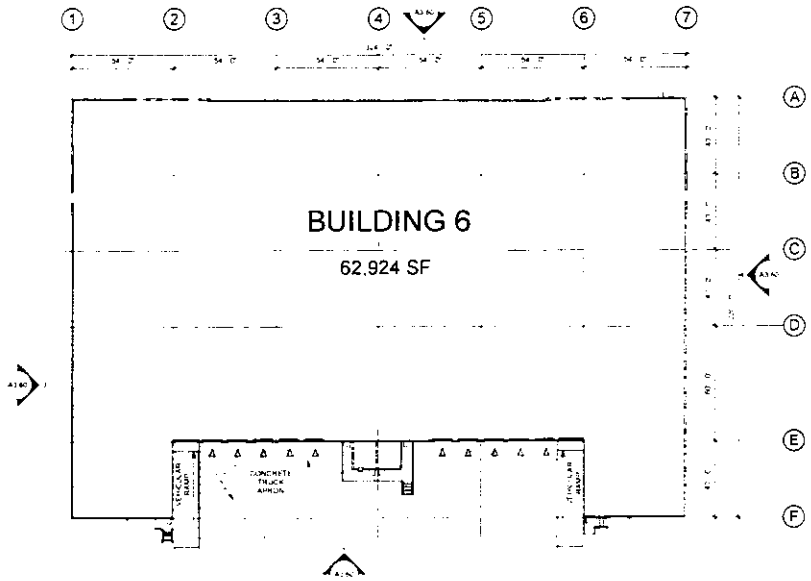

1 OVERALL FLOOR PLAN

SPA SUBMITTAL 04/15/2022

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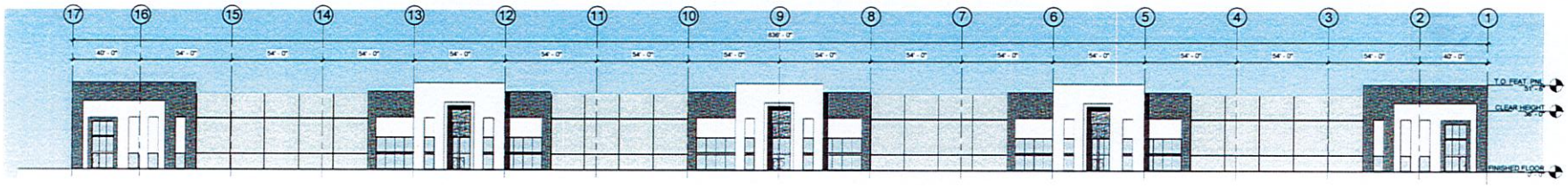
IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

REVISIONS		
No	Date	Description

Drawing Title
BUILDING 6 OVERALL FLOOR PLAN

Drawn by BR
Project Director
Project Manager
Drawn by
Checked by

Drawing No.
A1.60



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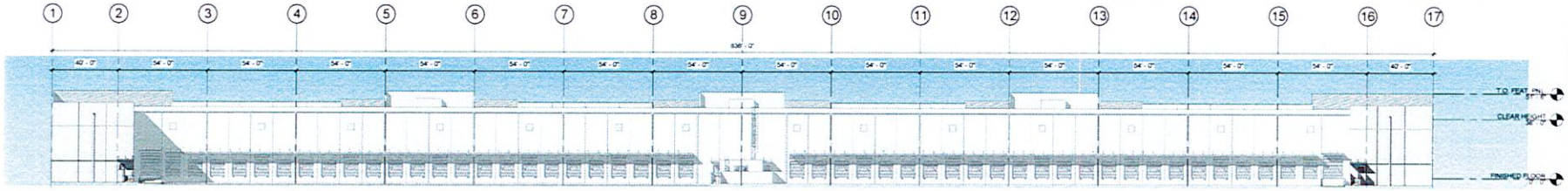

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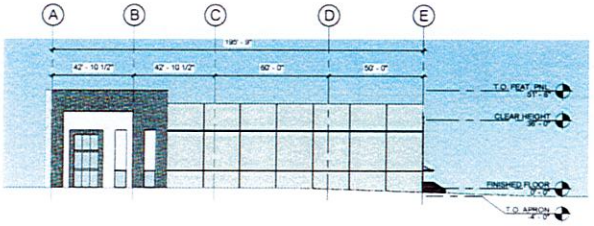

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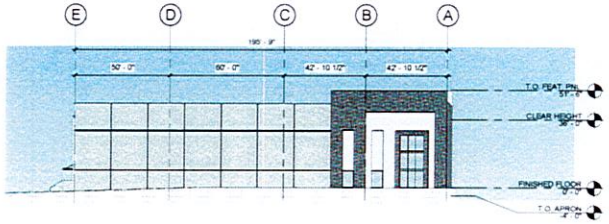

5 NORTH ELEVATION
A3.10 SCALE 1" = 30'-0"

SPA SUBMITTAL
04/15/2022

RLC Architects
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Web www.rlcarchitects.com

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

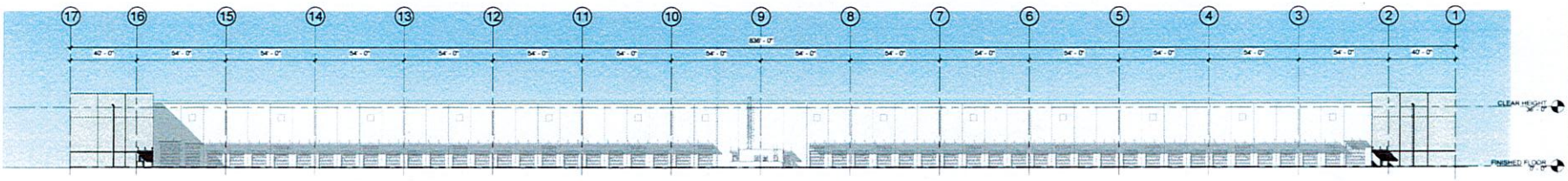
REVISIONS
No. Date Description

Drawing Title
BUILDING 1- ELEVATIONS

Scale As Noted
Project No 20049.00
Issue date 04/15/2022

Principal BR
Project Director CM
Project Manager CM
Drawn by MGM
Checked by MAS

Sheet No
A3.10



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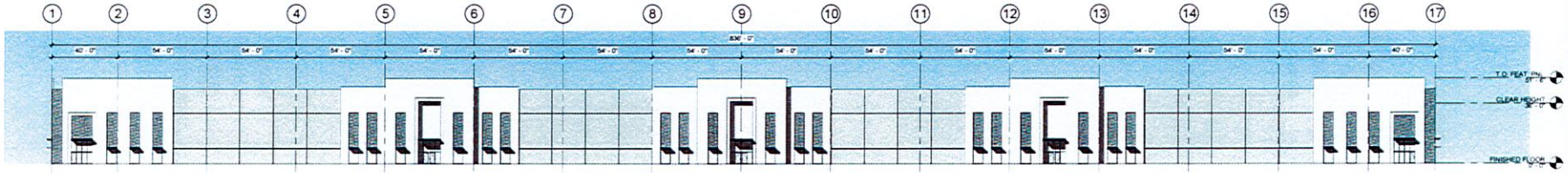

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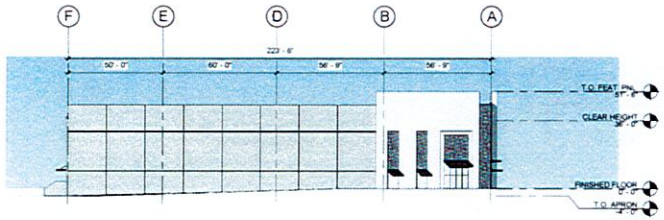

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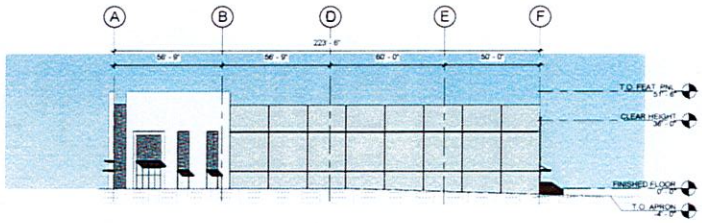

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SPA SUBMITTAL 04/15/2022

RLC Architects

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

REVISIONS

No.	Date	Description

Drawing Title
BUILDING 2- ELEVATIONS

Scale: As Noted
Project No: 20049.00
Issue date: 04/15/2022

Principal: BR
Project Director: CM
Project Manager: CJM
Drawn by: AMS
Checked by: MAB

Sheet No.
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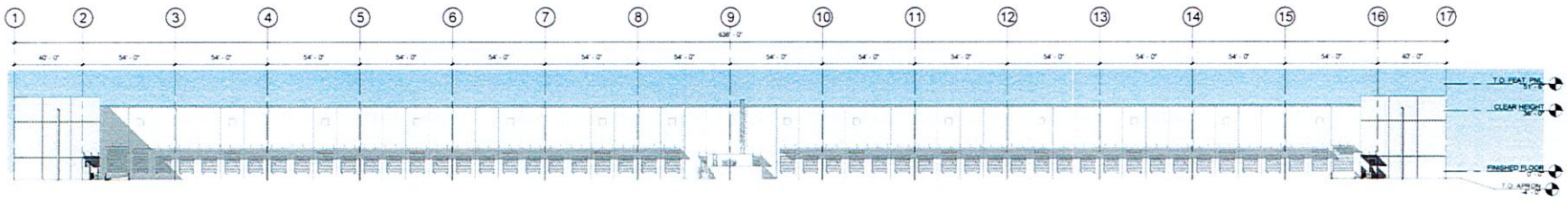

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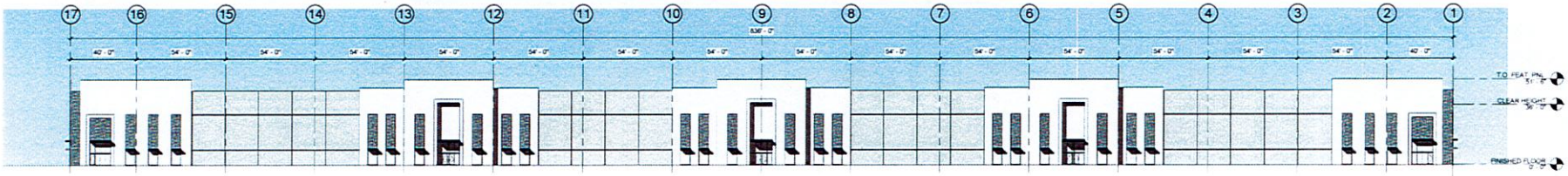

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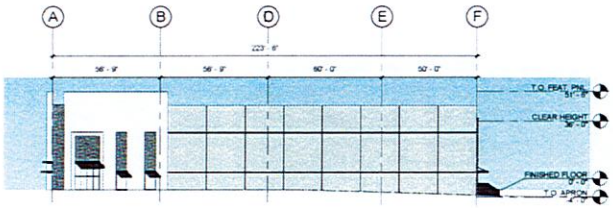

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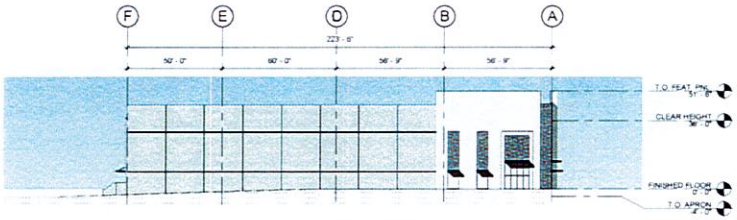

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SPA SUBMITTAL 04/15/2022

RLC ARCHITECTS

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

REVISIONS

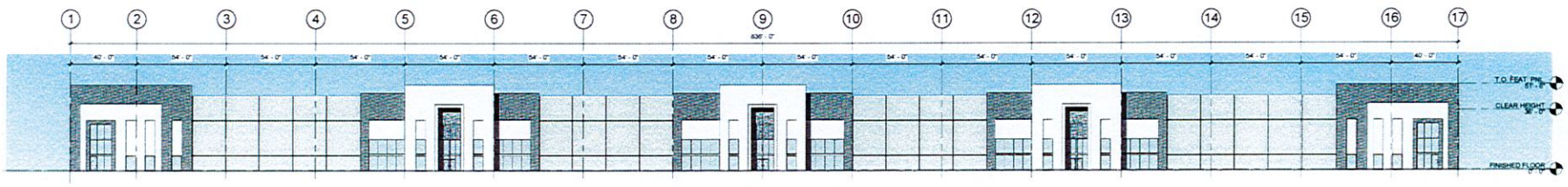
No.	Date	Description

Drawing Title: BUILDING 3- ELEVATIONS

Scale: As Noted
Project No: 20049.00
Issue Date: 04/15/2022

Principal: BR
Project Director: CM
Project Manager: CM
Drawn by: AMS
Checked by: MAB

Sheet No: A3.30



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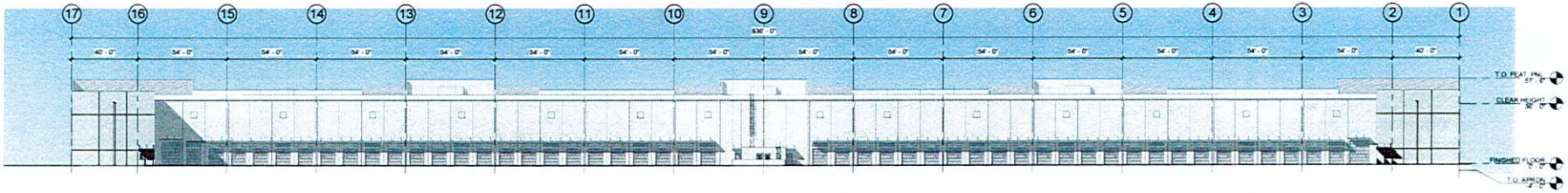

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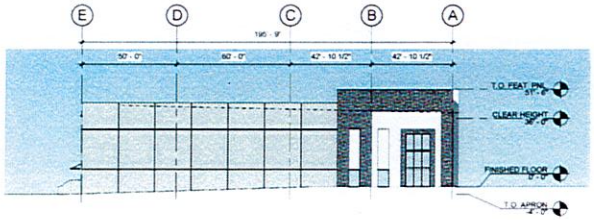

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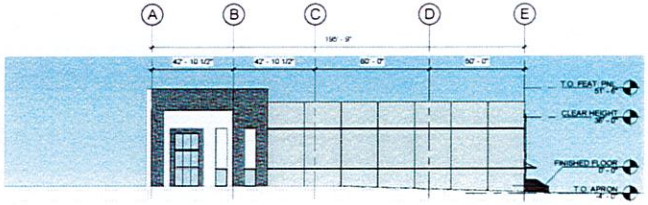

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SPA SUBMITTAL 04/15/2022

RLC Architects

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

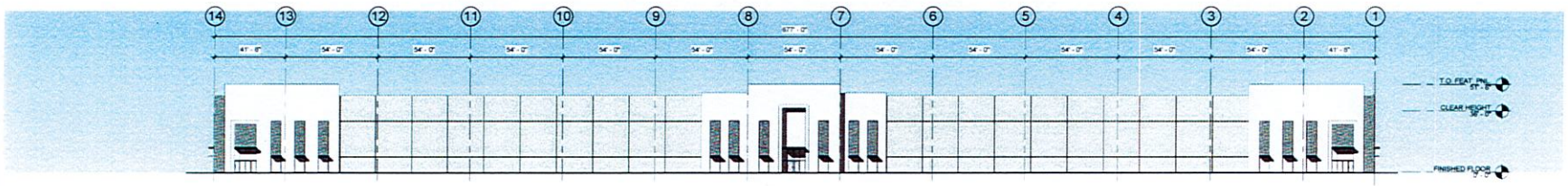
REVISIONS		
No.	Date	Description

Drawing Title
BUILDING 4- ELEVATIONS

Scale: As Noted
Project No: 20049.00
Issue Date: 04/15/2022

Principal: BR
Project Director: CM
Project Manager: CM
Drawn by: AMS
Checked by: MAB

Sheet No
A3.40



1 NORTH ELEVATION

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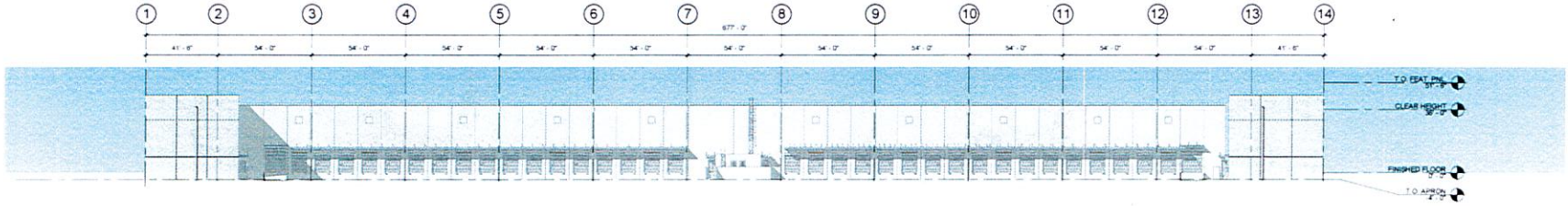

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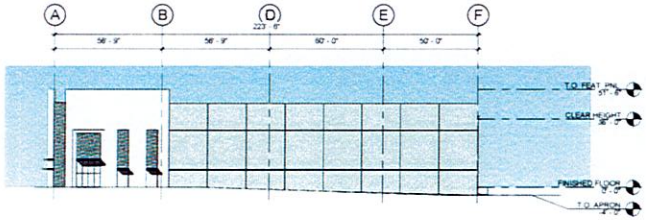

3 WEST ELEVATION

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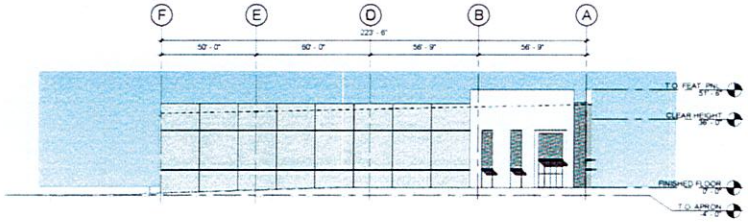


4 EAST ELEVATION

A3.50 SCALE 1" = 30'-0"

SPA SUBMITTAL 04/15/2022

RLC

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

REVISIONS

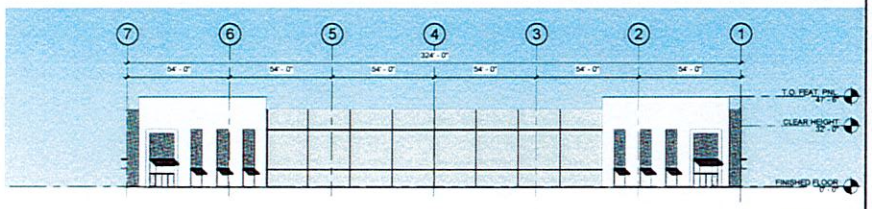
No.	Date	Description

Drawing Title
BUILDING 5-
ELEVATIONS

Scale As Noted
Project No 23049.00
Issue Date 04/15/2022

Principal BM
Project Director CM
Project Manager CM
Drawn by MAB
Checked by MAB

Sheet No
A3.50



1 NORTH ELEVATION

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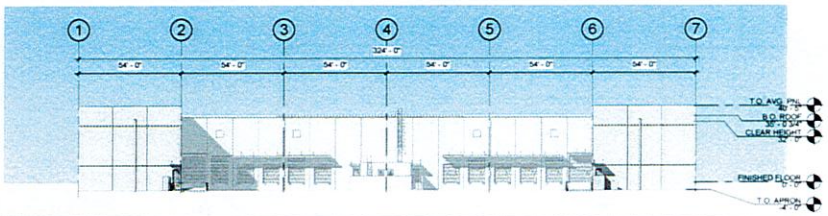

2 SOUTH ELEVATION

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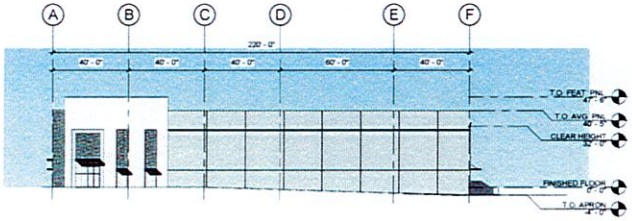

3 WEST ELEVATION

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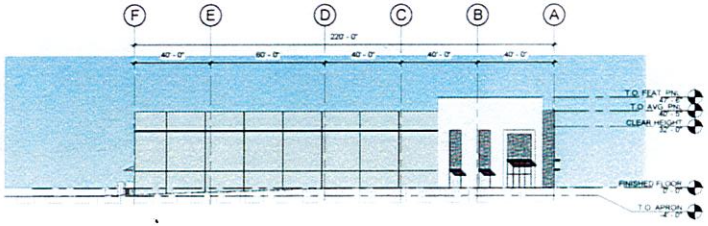


4 EAST ELEVATION

A3.60 SCALE 1" = 30'-0"

SPA SUBMITTAL 04/15/2022

RLC Architects

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

REVISIONS

No.	Date	Description

Drawing Title
BUILDING 6-ELEVATIONS

Scale: As Noted
Project No: 20049.00
Issue date: 04/15/2022

Principal: BR
Project Director: CM
Project Manager: CM
Drawn by: AMS
Checked by: MAB

Sheet No.
A3.60

1 FRONT ENTRY

A4.10 SCALE 1/8" = 1'-0"

SPA SUBMITTAL 04/15/2022

RLC

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

REVISIONS

No.	Date	Description

Drawing Title
EXTERIOR RENDERING

Scale As Noted
Project No 20049.00
Issue date 04/15/2022

Principal BR
Project Director CM
Project Manager CM
Drawn by AMS
Checked by MAB

Sheet No
A4.10

375-FOOT RADIUS MAP OF:

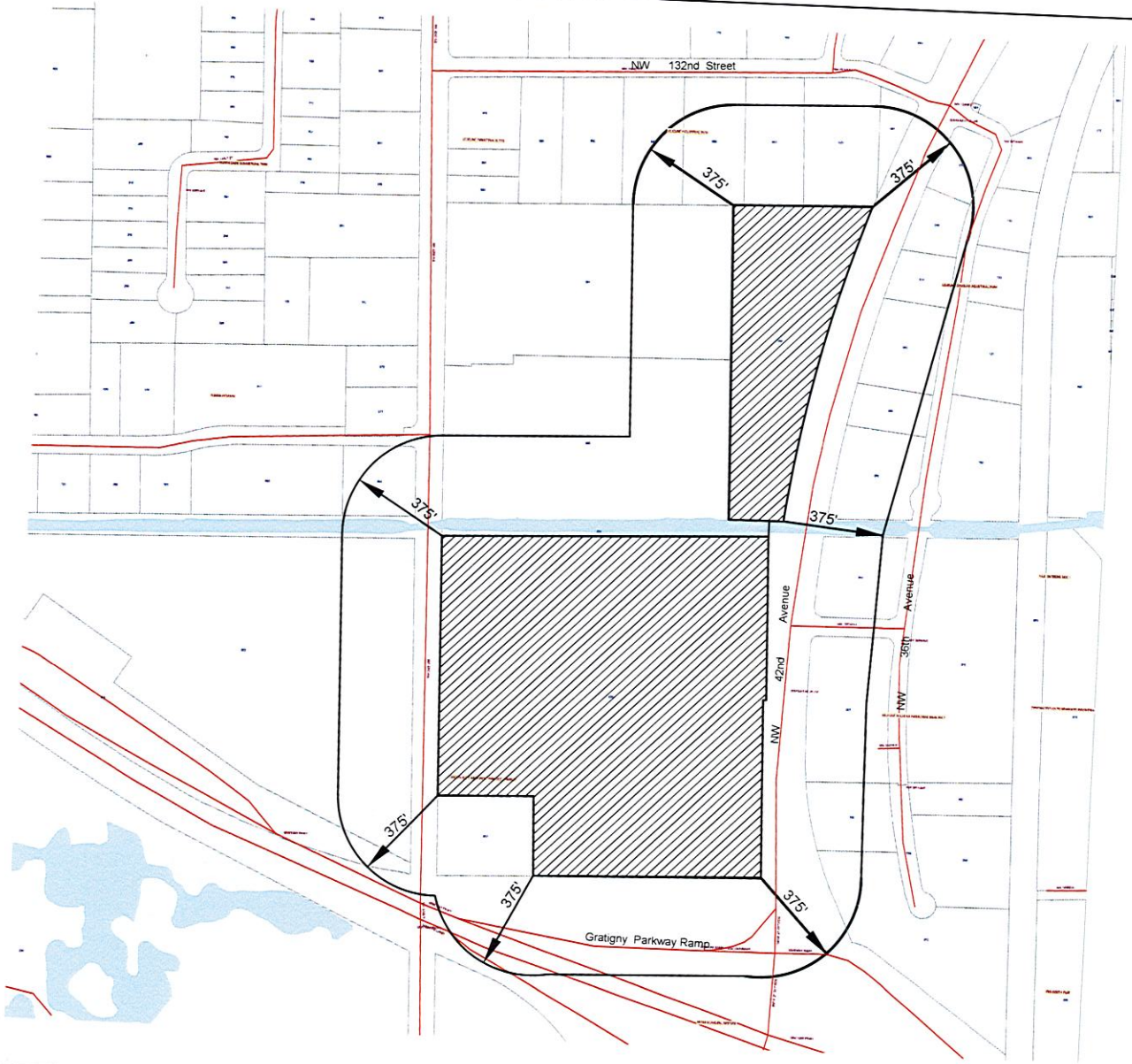
LOCATION: 12691 and 12705 NW Le Jeune Road, Opa-Locka FL 33054
FOLIO: 08-2129-000-0050 and -0064

PREPARED FOR: HOLLAND & KNIGHT, LLP
ORDER: 220308

DATE: March 11, 2022

N
W E
S

SCALE: 1"= 400'



The Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305)828-1210
www.thezoningspecialistsgroup.com

Luminaire Schedule

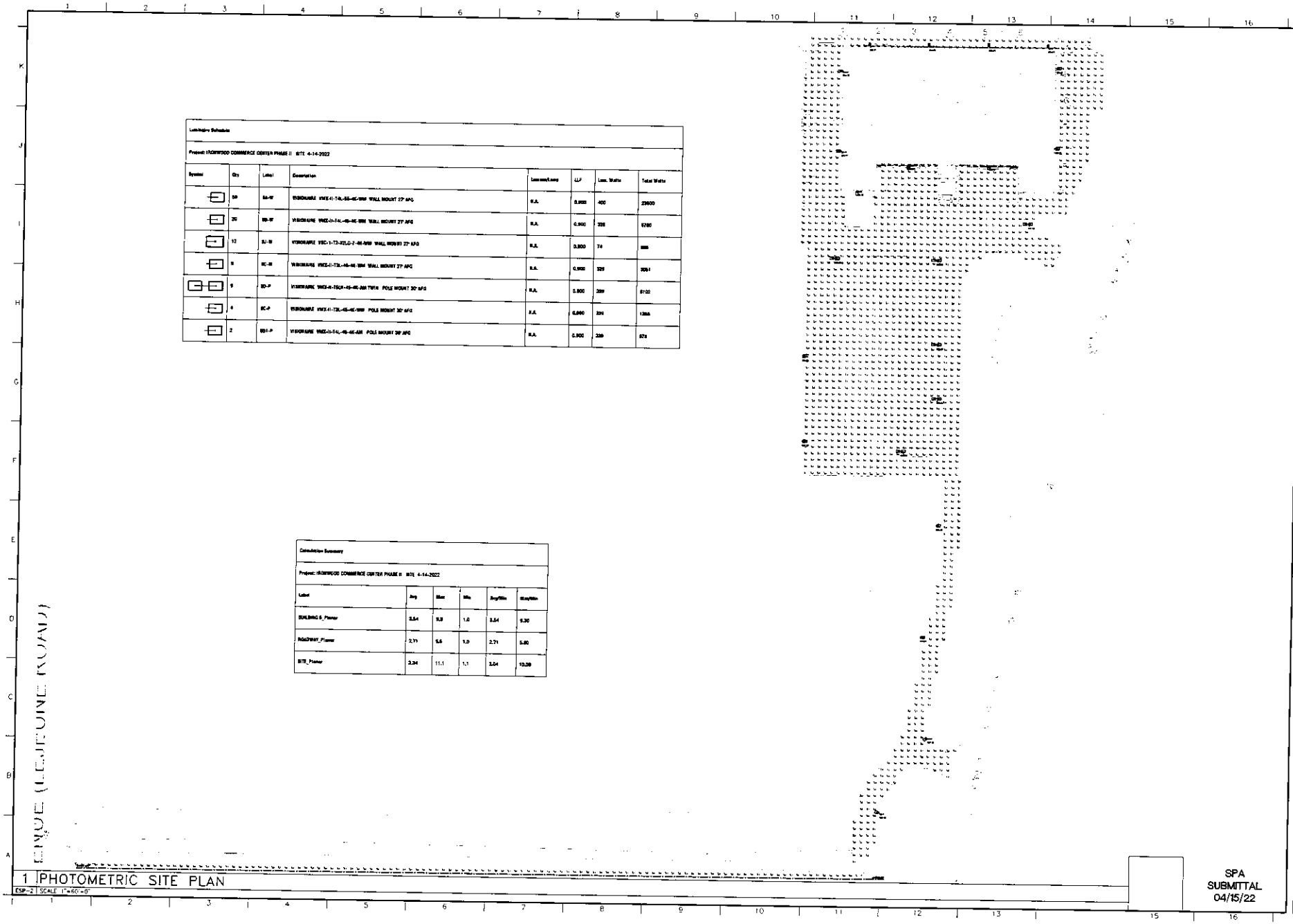
Project: IRONWOOD COMMERCE CENTER PHASE II SITE 4-14-2022

Symbol	Qty	Label	Description	Lamps/Lamp	LLF	Lam. Watts	Total Watts
	59	SA-W	VISIONAIRE VWX-II-T-XL-SS-4K-WM WALL MOUNT 27' AFG	N.A.	0.900	400	23600
	20	SB-W	VISIONAIRE VWX-II-T-XL-4S-4K-WM WALL MOUNT 27' AFG	N.A.	0.900	328	6560
	12	SJ-W	VISIONAIRE VSC-1-T3-XTLG-7-4K-WM WALL MOUNT 27' AFG	N.A.	0.900	74	888
	9	SC-W	VISIONAIRE VWX-II-T3L-4S-4K-WM WALL MOUNT 27' AFG	N.A.	0.900	325	2925
	9	SD-P	VISIONAIRE VWX-II-TSLR-4S-4K-208 TWIN POLE MOUNT 30' AFG	N.A.	0.900	289	5202
	4	SC-P	VISIONAIRE VWX-II-T3L-4S-4K-WM POLE MOUNT 30' AFG	N.A.	0.900	325	1296
	2	SD1-P	VISIONAIRE VWX-II-T4L-4S-4K-AM POLE MOUNT 30' AFG	N.A.	0.900	336	672

Calculation Summary

Project: IRONWOOD COMMERCE CENTER PHASE II SITE 4-14-2022

Label	Avg	Max	Min	Avg/Min	Max/Min
BUILDING S_Planar	3.54	9.3	1.0	3.54	9.30
RoadWAY_Planar	2.71	5.5	1.0	2.71	5.50
SITE_Planar	3.34	11.1	1.1	3.04	10.09



1 PHOTOMETRIC SITE PLAN

ESP-2 SCALE 1"=60'-0"

SPA SUBMITTAL 04/15/22

RLC Architects

J. DAVID PUGA LICENSED PROFESSIONAL ENGINEER FLORIDA

Page and associates, Inc. Engineers/Consultants

IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

REVISIONS

Drawing Title
PHOTOMETRIC SITE PLAN

Scale AS NOTED
Project No 20049.00
Date 04/14/2022

Principal BP
Project Director CM
Project Manager CM
Drafted by PUGA
Checked by PUGA

Sheet No
ESP-2

Gpt Nw 42Nd Avenue Owner LLC C/O
Gramercy Property Tr
90 Park Ave Fl 32
New York, NY 10016-1316

State Of Fla Dot
401 NW 2nd Ave Rm 510
Miami, FL 33128-1740

Gpt Nw 42Nd Avenue Owner II LLC
C/O Gramercy Property Trust
90 Park Ave Fl 32
New York, NY 10016-1316

Miami Dade County Derm
Water Control Dept
33 SW 2nd Ave Fl 2nd
Miami, FL 33130-1588

Tiitf/ Dept Hwy Safety
Drivers License Facility
3900 Commonwealth Blvd
Tallahassee, FL 32399-6575

Prologis Logistics Services
C/O Prologis Inc Incorporated
1800 Wazee St Ste 500
Denver, CO 80202-2526

Bsls Opa Locka LLC
C/O Paul Silberfarb
290 Devon Rd
Tenafly, NJ 07670-3137

Gpt Nw 42Nd Avenue Owner III LLC
C/O Gramercy Property Trust
90 Park Ave Fl 32
New York, NY 10016-1316

American Land Holdings
Of Opa Locka LLC
12707 NW 42nd Ave
Opa Locka, FL 33054-5117

Lejeune Douglas Industrial Pk LLC
13105 NW 42nd Ave
Opa Locka, FL 33054-4435

Meridian Realty Prop Rllp
13105 NW Lejeune Rd
Opa Locka, FL 33054

Rrr Z Developer LLC
777 Sharazad Blvd
Opa Locka, FL 33054-3521

El Regalo Universal LLC
3800 NW 132nd St
Opa Locka, FL 33054-4552

Inversiones Universal Dos LLC
13100 NW 38th Ave
Opa Locka, FL 33054-4529

Republic Metals Warehouse LLC
12900 NW 38th Ave
Opa Locka, FL 33054-4527

Richard Rubin Tr & W Rose Tr
451 Ocean Blvd
North Miami Beach, FL 33160-2213

Asahi Refining Florida Inc
12800 NW 38th Ave
Opa Locka, FL 33054-4525

Rlif East 2 LLC C/O North
American Terminals Mgmt
201 West St Ste 200
Annapolis, MD 21401-4656

Amaro LLC
486 E 57th St
Hialeah, FL 33013-1352

Nini Seafood Corp
3851 NW 125th St
Opa Locka, FL 33054-4515

Lazaro Travel LLC
3863 NW 125th St
Opa Locka, FL 33054-4515

Lejeune Douglas Commerce
Center I LLC
13449 NW 42nd Ave
Opa Locka, FL 33054-4513

Jorge & Jordan LLC
3881 NW 125th St
Opa Locka, FL 33054-4515

Jorge And Jordan LLC
3881 NW 125th St
Opa Locka, FL 33054-4515

Heiko Stuven
3845 NW 125th St
Opa Locka, FL 33054-4515

Essen Facilites LLC
3829 NE 125 St
Opa Locka, FL 33054

Caball Sales Inc
3827 NW 125th St
Opa Locka, FL 33054-4515

H Mooney Investments Ltd
3821 NW 125th St # 5
Opa Locka, FL 33054-4515

Dream Starts Investment III LLC
16301 NW 2nd Ave Ste 1
Miami, FL 33169-6530

NI Holdings Inc
3809 NW 125th St # 7
Opa Locka, FL 33054-4515

Ln Holdings Inc
3809 NW 125th St
Opa Locka, FL 33054-4515

Jaw Property Holdings LLC
13449 NW 42nd Ave
Opa Locka, FL 33054-4513

Baileys Doctor Properties LLC
13449 NW 42nd Ave
Opa Locka, FL 33054-4513

Porfirio & Jose Camacho
12442 NW 38th Ave
Opa Locka, FL 33054-4528

Baldassare Balistreri
& W Vincenza Balistreri
9349 NW 23rd St
Pembroke Pines, FL 33024-3117

Giuseppe Raneri Trs
Raneri Revocable Trust
19033 NW 12th Ct
Pembroke Pines, FL 33029-2957

Malu Properties Inc
13155 Ixora Ct Apt 206
Miami, FL 33181-2323

Fast Trans Inc
12482 NW 38th Ave
Opa Locka, FL 33054-4528

Jaw Prop Holdings LLC
13449 NW 42nd Ave
Opa Locka, FL 33054-4513

595 W 10 104 LLC
2645 NE 207th St
Miami, FL 33180-1149

Js Investments Of Florida LLC
12486 NW 38th Ave
Opa Locka, FL 33054-4528

Javier Sosa & Isabel Sosa
12482 NW 38th Ave
Opa Locka, FL 33054-4528

Domiciano Proven & W Sandra
5451 W 6th Ave
Hialeah, FL 33012-2541

Js Investments Of Florida LLC
12482 NW 38th Ave
Opa Locka, FL 33054-4528

Alessandro Enterprises LLC
4297 SW 183rd Ave
Hollywood, FL 33029-6332

Domiciano Porven & W Sandra
5451 W 6th Ave
Hialeah, FL 33012-2541

Ez Properties Partners
5011 E 2nd Ave
Hialeah, FL 33013-1411

Capital Price LLC
7852 NW 198th St
Hialeah, FL 33015-6410

Alex & Son Invest Inc
7831 NW 170th St
Hialeah, FL 33015-3860

Cosmos Research LLC
PO Box 143131
Coral Gables, FL 33114-3131

Shine 1997 LLC
3876 NW 125th St # C3876
Opa Locka, FL 33054-4541

Carlos Roberto Maldonado
Miriam Elizabeth Sobrado
3880 NW 125th St # C388
Opa Locka, FL 33054-4541

Carlos Roberto Maldonado
Miriam Elizabeth Sobrado
3051 NE 183rd Ln
Aventura, FL 33160-4903

R & R Prop Enterp LLC
3888 NW 125th St
Opa Locka, FL 33054-4541

Pedro S Guzman
& W Rosie A Gonzalez
343 NW 96th St
Miami, FL 33150-1939

Fabys Screen Printing
And Embroidery Corp
3896 NW 125th St
Opa Locka, FL 33054-4541

Xdv Properties LLC
3800 NW 125th St
Opa Locka, FL 33054-4541

Asap Holdings Group LLC
3751 SW 185th Ave
Hollywood, FL 33029-2701

H & H Investment Enterprises LLC
2627 W 10th Ave
Hialeah, FL 33010-1229

Cryonics LLC
99 NW 183rd St Ste 138
Miami, FL 33169-4531

Khc Holdings Inc
2574 NW 107th Ave
Fort Lauderdale, FL 33322-2531

Knights Of Nii LLC
13449 NW 42nd Ave
Opa Locka, FL 33054-4513

Decorators Plumbing Inc
3612 NE 2nd Ave
Miami, FL 33137-3616

Abba Marine LLC
3828 NW 125th St # D3828
Opa Locka, FL 33054-4541

Dp 555 LLC
8345 NW 157th Ter
Hialeah, FL 33016-6602

Order number: 220308
Total non-repetitive labels: 65

PLANNING & ZONING BOARD

September 13th

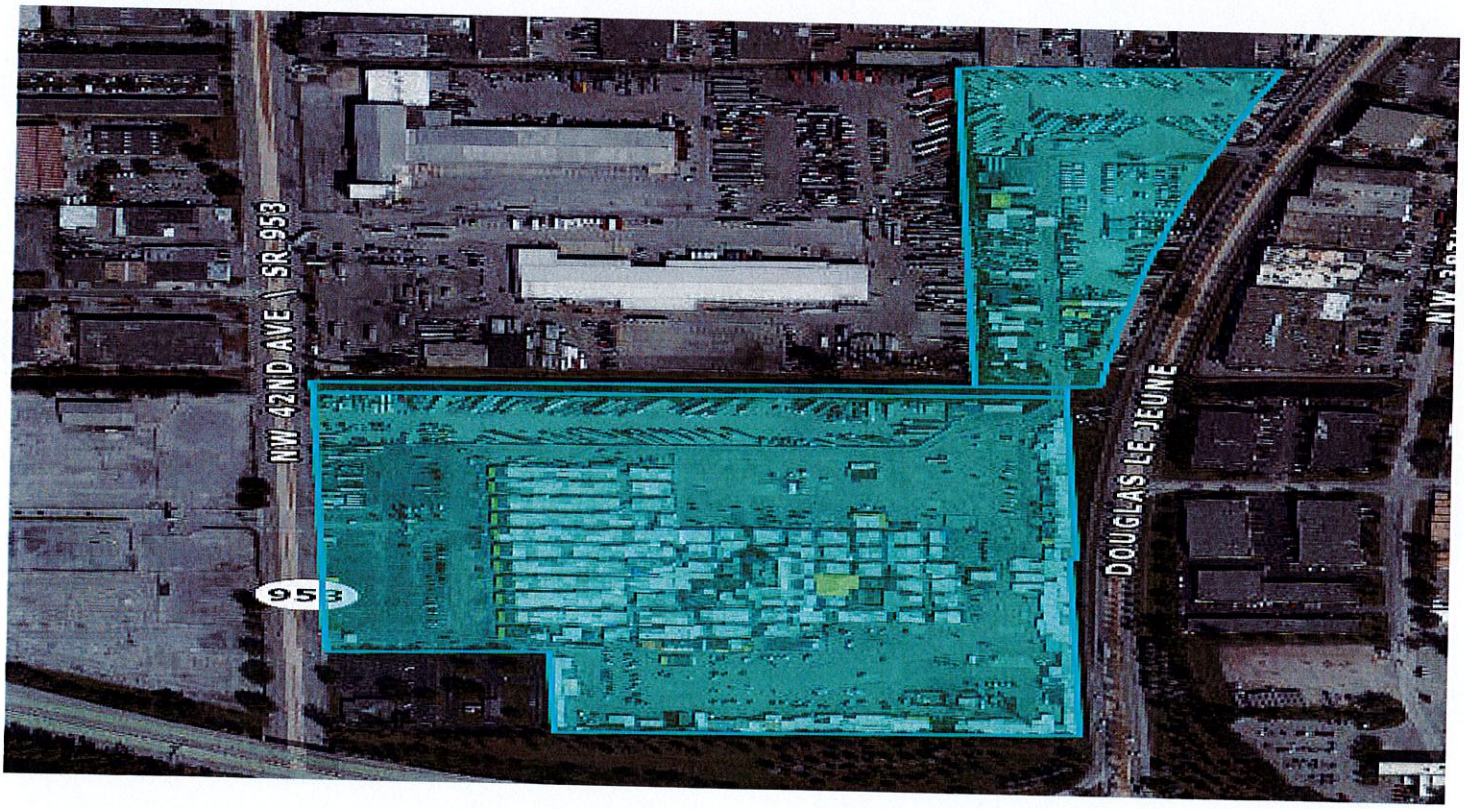
2022

WAREHOUSE/DISTRIBUTION CENTER: Site Plan

Staff Report

APPLICANT'S REQUEST:

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.



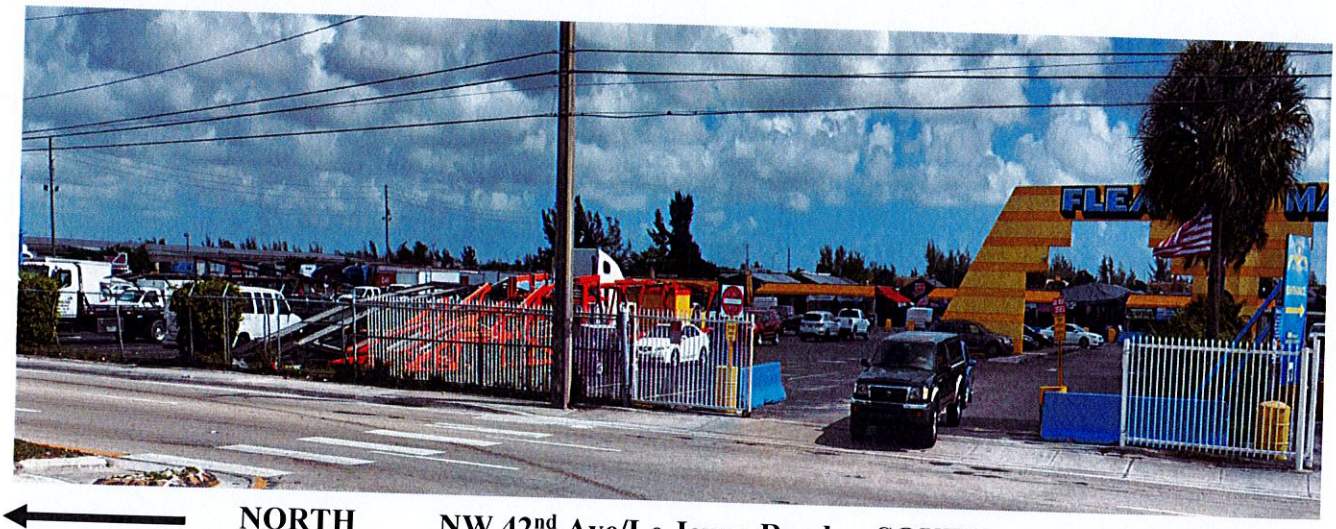
I. Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follo

Parcel 1
29 52 41 33.781 AC M/L
NW1/4 OF SE1/4 LESS N35FT & LESS
S300FT OF W413FT & LESS W50FT &
LESS E15FT OF S1/2 OF NW1/4 OF
SE1/4 THEREOF
LOT SIZE 1471483 SQ FT
OR 13940-3255 1288 5

Parcel 2
29 52 41 9.98 AC
BEG 1132.57FTE OF C/L OF SEC CONT
E206.39FT TO W/R/L OF LEJEUNE
DOUGLAS EXWY NELY1256.84FT
W535.50FT S1210FT TO POB
LOT SIZE 434758 SQ FT
OR 15319-4721 1291 6

- The subject property is currently own by GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC. according to the Miami-Dade County Property appraiser's website. The subject Property currently serves as an auto auction lot and the current parcel (Folio #08-2129-000-0050 and Folio #08-2129-00(0064) zoning designation is B-3 Commercial for both parcels with a Corridor Mixed Use Overlay which allows for commercial and industrial mixed use developments.
- Currently the site conditions are as follow: Opa-locka Flea Market with various retail uses and vehicle tire sales and repair and vehicle tint and other repair opportunities. The site also provides vehicle sales and truck parking areas. *(see Existing Condition Section).* The site is located in the southeast corner of NW 42nd Avenue/Le Jeune Road and State Road 924/Gratigny Parkway, south of the Miami-Dade County Canal. The site is accessible via Jeune Road or the Le Jeune Douglas Connector.



NORTH **NW 42nd Ave/Le Jeune Road** **SOUTH**

Figure 1: Google Street View, dated:

II. Project Details

- **Applicant's intent**

The applicant proposed to redevelop the current Opa-locka Flea Market operations, this two parcel site comprised of a 43.76 acre parcel of land located at 12691 LeJeune Road in Opa-locka and identified by folio number 08-2129-000-0050 ("Parcel 1) which served as the location of the Opa-locka Flea Market and a 9.98 acre parcel of land located at 12705 LeJeune Road in Opa-locka, Florida and identified by folio 08-2129-000-0064 ("Parcel 2") which served as vehicle tire sales & repair, vehicle sales and truck parking, collectively referred to as the "Property" and the combined the site consists of 33.781 acres; and the legal description for both parcels is provided below. The applicant intends to develop the property with a commercial logistics uses in accordance with the Commercial B-3 zoning district regulations and the corridor missed use overlay requirements for the inclusion of industrial warehouse and distribution uses. The proposed development would consist of six buildings containing over 740,000 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City. This development provides for both commercial and warehouse uses with on a commercial visual appeal.

The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay", for "Parcel 1" which allows for an industrial/commercial mixed-use, and an "Industrial" land use designation with a "Corridor Mixed Use Overlay which would also allow for an industrial/commercial mixed-use which would include warehouse / distribution facilities. This planned development is anticipated to generated approximately 1,000 construction jobs, 765 permanent jobs, and an excess of $90 million in new investment inclusive of $6 million of permits and impact fees.

Site Computations & Land Development Regulation / Zoning Code	Table 1		
Applicant	GPT NW 42nd Avenue Owner LLC.		
Folio Number (s)	Opa-locka: 08-2129-000-0032		
Address Location	12700 NW Le Jeune Road		
Building (s) Footprint	**Total Site Area** – 1,233,619 SF **Office Bldg.** – 50,545 SF **Warehouse Space** – 454,909 SF **Parking Lot** – 4,450 SF **Common Green Area** – 246,724 SF		
Floor Area	Total 505,454 SF		
Zoning	**B-3 – Commercial Intensive / CMU – Corridor Mixed Use Overlay**		
Zoning Code Consistency	The proposed use for Retail uses and a Warehouse Distribution Center is consistent with the B-3 Zoning Code and Corridor Mixed Use Overlay District.		
Existing Land Use	Flea Market / B-3		
Future Land Use Designation	Commercial		
Comprehensive Plan Consistency	- The proposed use for Retail uses and a Warehouse Distribution Center is consistent with the Comprehensive Plan with the requested property having commercial and industrial land use.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article V Sec. 22-91, 22-112, Ord. no. 14-16		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front	**15 Feet**	**46.8 Feet**	**YES**
Rear (North)	**15 Feet**	**N/A**	**YES**
Side	**0 Feet**	**9.1 Feet**	**YES**

Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	N/A	0.41%	YES
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	(53.74 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	6 Stories or 65 Feet whichever less	Office & Warehouse Building: 3 Stories/ 3 Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	4,450 SF	4,450 sq. ft.	YES
Landscaping		246,724 sq. ft.	
Parking Details	**Office buildings:** pursuant to the Land development Regulation Ordinance 86-8: Article 4, section 22-91. one (1) Parking per 250 square feet of floor area. -186 Office spaces required -267 warehouse spaces required -453 Total Spaces 74,182 SF	Bldg. Parking Lot: 4,450 SF Total Space Provided: 453 Total Spaces Proposed 786 Regular Spaces 17 Handicapped Spaces	YES
Landscape/ Pervious Lot Coverage	10% minimum required pervious	10% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Tuesday, August 11th, 2022. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, August 23rd, 2022. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

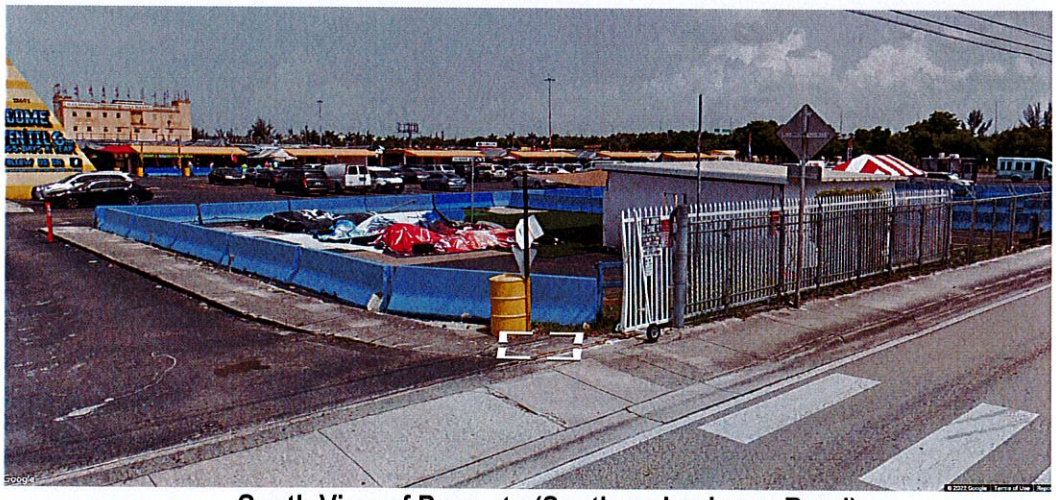
III. Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by commercial properties to the east and industrial uses to the north with ingress and egress to NW 42nd Avenue/Le Jeune Road.
- Sidewalk alongside the east edge of the Property.
- Across the street from the former automotive auction operations to the west.
- Property is currently utilized for closing Opa-locka Hialeah Flea Market operation.

East-ward View of property (Le Jeune Road)

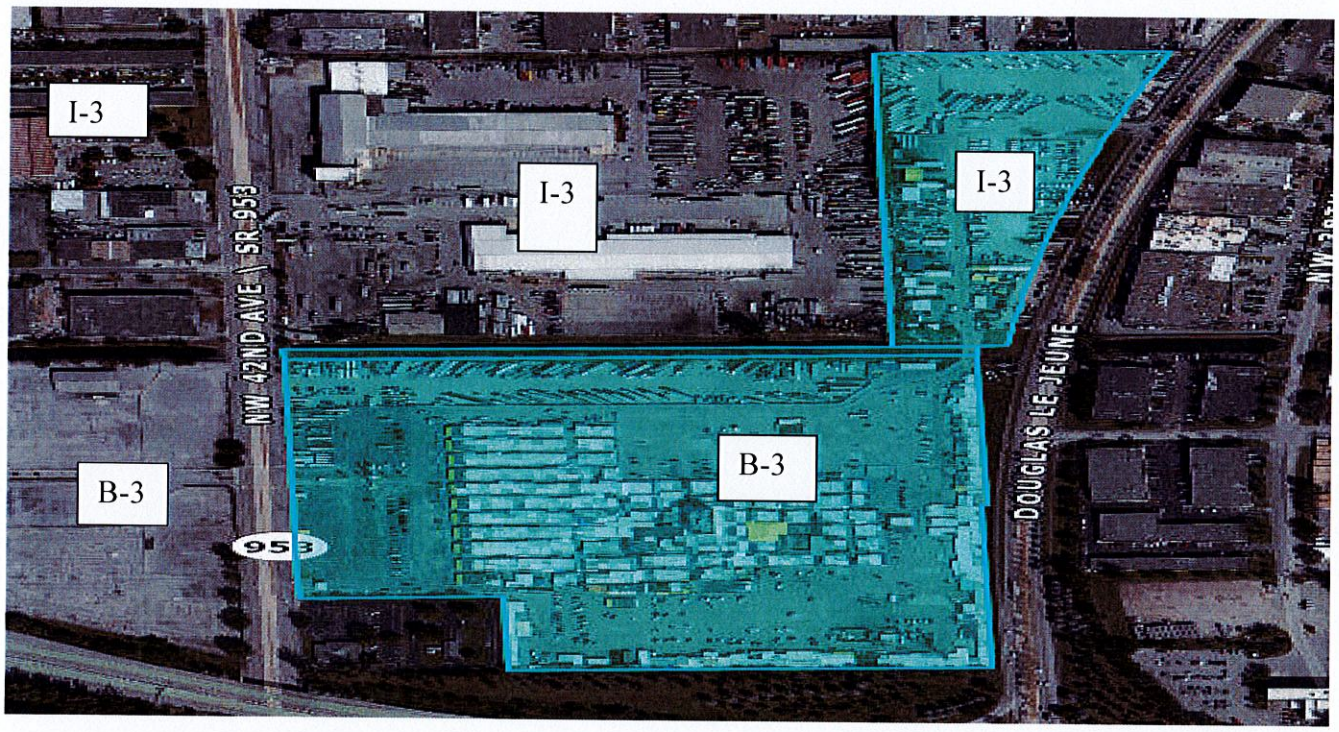
North View of Property (North on Le Jeune Road)



South View of Property (South on Le Jeune Road)

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Industrial	Industrial	I-3 (Commercial Liberal)
South	ROW	ROW (State Road 924/Gratigny Parkway)	N/A
East	ROW	ROW (42nd Avenue/Le Jeune Road)	N/A
West	ROW	ROW (State Road 924/Gratigny Parkway)	N/A



- **General Character / Neighborhood Compatibility:** The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?
  - **Findings:**
    - The proposed development use "Retail Center" and 'Warehouse Distribution Center" is in harmony with the general characteristic of the surrounding neighborhood for Commercial/Industrial Uses. For Horizontal Mixed Use the Development where the different types of uses, industrial and commercial are horizontally integrated, the site plan has multiple buildings, and each building may be a separate use. There must be clear indicators as to the area designated for retail and for commercial uses. Retail uses must be specific to the products produced on site and any accessory uses.

      The applicant is proposing a speculative, multi-tenant commercial logistics project that has been designed to attract small- and medium-sized users that are anticipated to require approximately 10% in aggregate of square footage as retail/showroom and flex office space buildout inside the buildings.

      The buildings facing LeJeune and Douglas/LeJeune will feature shallower depths at 145 feet, more glass and storefronts, high auto parking counts, enhanced lighting and concealed truck courts, which are visually appealing to the neighborhood and will attract smaller businesses with office/showroom/retail spaces along the storefronts.

Because the buildings are expected to be built on a speculative basis for many tenants and are not a build-to-suit for a specific tenant in mind, measurable commercial-retail at this time is not possible in order to preserve flexibility needed to best respond to leasing demand once the buildings are constructed

- The site plan does provide a means for separate uses within each building to permit commercial retail, showroom and flex office space.

COMPLIES

- **Tree Preservation:** Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03
  - **Findings:**
    - The Applicant is proposing to include landscaping at 5.7ac. *(Please see attached Landscape Plan for Trees detailed information)*.

COMPLIES

- **Fence:** All fences constructed on property perimeters shall be of a solid masonry construction or a decorative masonry block to prevent the view of any stored article. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.
  - **Findings:**
    - The Applicant is not required to have fencing as the property is on a commercial corridor pursuant to the City Land development Regulation/Zoning Code 15-31, B-3 Commercial District (Section 22-91).

- **Future Land Use:** Commercial (Communications, water and sewer facilities, electrical as needed).
  - **Findings:**
    - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Commercial land use designation category location.

COMPLIES

- **B-3 (Commercial Intensive) Permitted Uses & MXUOD DISTRICT:** Project Specific: Service Oriented Retail *Warehouse Distribution Center & Retail Uses*
  - **Findings:**
    - According to the City's Land Development Regulation/ Zoning Code B-3 (Commercial Industrial) allows Warehouse facilities for light industrial and light manufacturing uses;
    - The B-3 Zoning District also permits B-1 & B-2 Uses and the district permits Flea Markets & Bazaars
    - As a mixed-use development there must be clear indications of retail, sales and service uses and distinct indicators of where those uses will be located.
    - The MXUOD District permits Retail and Service Uses as well as Hotels, Movie Theaters, Health Spas, and Medical and Business Offices. The commercial mixed use also includes Recreational Facilities that include recreation buildings for indoor sports, i.e. indoor soccer, swimming pools, parks, (which could include a water park) open space and recreational area for tennis courts, basketball courts, etc.
    - The site plan provides for the accommodation of commercial uses as a component of a manufacturing and retail business model. The focus of this option is on the buildings facing LeJeune which will provide for shallower depths of 145 feet, include more glass and storefronts, and concealed truck courts to promote office/showroom/ retail spaces.

COMPLIES

- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition.
  - **Findings:** The Planning and community Development Department has received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

IV. Project Need Assessment / other Required Approvals

1. Site Plan
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, August 23rd, 2022.
2. Development Agreement
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, August 23rd, 2022.

V. Development Review Committee (DRC): *Meeting Review Comments*

1. **Capital Improvement Project (CIP):**
   - No issues reported for the proposed Site Plan
2. **Building:**
   - N/A
3. **Police:**
   - N/A
4. **Community Redevelopment Agency (CRA):**
   - N/A
5. **City Manager's Office (CMO):**
   - N/A
6. **Code Enforcement:**
   - N/A
7. **City Attorney's Office:**
   - Development Agreement under review
8. **Public works:**
   - N/A
9. **Inter-jurisdictional Review:**
   - N/A

VI. Staff Recommendation & Responses:

- Staff recommend approval of this Site Plan pending the following actions and other approvals:
  - Provide an Economic and Fiscal Impact Analysis

(Applicant agreed to provide under separate cover)

  - Provide a Market Feasibility Study, dated in 2022.

(Applicant declines responding)

  - Site Plan must provide measurable commercial-retail use in this commercial/industrial mixed-use development.

a. (The proposed site plan is a speculative, multi-tenant commercial project that has been designed to attract small and medium sized users that are anticipated to require approximately 10 percent in aggregate square footage as retail/showroom and flex office space inside the buildings)

b. (The buildings facing LeJeune and Douglas/LeJeune will feature shallower depths at 145 feet, more glass and storefronts, high auto parking counts, enhanced lighting and concealed truck courts, which are visually appealing to the neighborhood and will attract smaller businesses with office/showroom/retail spaces along the storefronts)

c. (Because the buildings are expected to be built on a speculative basis for many tenants and are not a build-to-suit for a specific tenant in mind, measurable commercial-retail at this time is not possible in order to preserve flexibility needed to best respond to leasing demand once the buildings are constructed)

  - A Development Agreement must be submitted along with this Warehouse Distribution Center Site Plan pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: Article V Section 22-112 and F.S. Section 163.3220-163.3243;

(A draft development agreement has been prepared and transmitted to the City. A separate application seeking City participation in the Development Agreement has been filed with the City under separate cover)

  -

  - All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;

(Applicant agreed and acknowledged)

  - All landscaping and parking areas must be provided and maintained as shown in the Site Plan;

(Applicant agreed and acknowledged, subject to change in accordance with the City Code)

  - Trees to be planted 25' avg. oc.;

(Applicant agreed and acknowledged)

  - Adequate landscape buffer around parking area;

(Applicant agreed and acknowledged)

  - Compliance with resolution 5058, fare share agreement;

(Applicant agreed and acknowledged)

  - Extend employment opportunity to City residents through the City's Human Resource dept. and the assistance of the Career Source Office in coordination with the City of Opa-locka and encourage all contractors retained to develop the Project to do the same, as follows:

    a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa- locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.

b) Host or require its general contactor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

(Applicant agreed and acknowledged, and has addressed these items in the Development Agreement)

- Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary to this site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape, and structures.

(The applicant will substantially comply with the Planning and Zoning Board recommendations insofar as they are consistent with City Commission approval)

- All trash & garbage containers shall comply with the City dumpster enclosure requirements;

(Applicant agreed and acknowledged)

- The Development Agreement (D.A.) shall specifically address the daily operation, business, behaviors and any other requirements set forth by the City's Land Development Code, Planning and Zoning Board and the City Commissioner for this proposed site plan.

(Applicant agreed and acknowledged, and has addressed these items in the Development Agreement)

- Address all Miami-Dade County's input/recommendations as appropriate

(All appropriate input and recommendations within the jurisdiction of Miami-Dade County shall be addressed)

VII. **Attachments:**

- Site Plan
- Development Agreement

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion DeLaine	TD
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VIII. Staff Report Updated After the Planning and Zoning Board Meeting on September 13, 2022. *Reflected Actions:*

I. **Planning and Zoning Board Decision:** (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, applicant has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐ DATE: 09-13-2022

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ___

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning and Zoning Board Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

_____

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed Warehouse Distribution Center

RESOLUTION NO.

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, GPT NW 42ND AVENUE OWNER II, LLC & GPT NW 42ND AVENUE OWNER III, LLC seeks to redevelop this two-parcel site with the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed Use Overlay requirements. The applicant has prepared a site plan to illustrate the proposed retail and warehouse distribution facility; and

WHEREAS, according to the City of Opa-locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed use, including retail and warehouse/distribution facilities; and

WHEREAS, as indicated on the accompanying plans, the proposed development would consist of six buildings containing approximately 741,837 square feet which combines both commercial and warehouse uses and 74,182 square feet of office use; and

WHEREAS, the Plans also incorporate traditional Moorish architecture to complement the surrounding community and the general design goals of the City.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.
Approval/Denial of Site Plan. The City Planning & Zoning Board hereby approves / denies a request for Development Agreement Review for the construction and operation of an industrial and commercial mixed-use retail, and warehouse distribution facility on the property located at 12691 NW 42nd Avenue and identified by folio 08-2129-000-0050 and 12705 NW 42nd Avenue and identified by folio 08-2129-000-0064 and both properties are in the B-3 Zoning District.

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances and the City of Opa-locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2022.

_____
Elio Guerrero, Chairman

ATTEST:

_____

Kinshannta Hall, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Hibbert Smith _____

Board Member Mangham _____

Board Member Johnson _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2019-2020

TOTAL FEES: $_____New Fees as of October 1, 2015

FY 2018-2019 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 1, 2019	August 16, 2019
November 5, 2019	September 20, 2019
December 3, 2019	October 18, 2019
January 7, 2020	November 22, 2019
February 4, 2020	December 20, 2019
March 3, 2020	January 17, 2020
April 7, 2020	February 21, 2020
May 5, 2020	March 20, 2020
June 2, 2020	April 18, 2020
July 7, 2020	May 22, 2020
August 4, 2020	June 19, 2020
September 8, 2020	July 24, 2020

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

   City of Opa-locka
   Planning & Community Development Department
   780 Fishermen Street 4th floor
   Opa-locka, FL 33054
   Telephone: 305-953-2868, Ext. 1503
   Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

PROPERTY OWNER'S ADDRESS: 90 Park Avenue 32 Floor NY NY 10016
Number/Street City State/Zip Code

APPLICANT'S NAME: Same as Property Owner

APPLICANT'S ADDRESS: Same as Property Owner
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (212) 297-1007 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0050 & 08-2129-000-0064 PRESENT ZONING: B-3

LEGAL DESCRIPTION: See attached Exhibit "A"

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
___Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
X Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

Add any additional information that may be of importance to this request:

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

X Completed application form

_____ Application fee payable to the City of Opa-locka by check or money order

X Copy of property owner's and/or applicant's driver license/photo I.D.

X Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)

_____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

X All preliminary and final site plans, along with property survey, must be submitted on CD-Rom disc in Cad and PDF format.

X Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

X Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies

X Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

X Narrative concept must be submitted with application

AFFIDAVIT

I, GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

3·22·22
Date

Sworn to and subscribed before me:

This 22nd day of March, 2022.

Banica Defrank
Notary Public
Attach copy of identification

My commission expires 06/03/2025.

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in Queens County
Commission Expires June 03, 2025

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From:

GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I GPT NW 42nd Avenue Owner II LLC & GPT NW 42ns Avenue Owner III LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

See Exhibit "A"

I do give to Holland & Knight LLP (Joseph G. Goldstein, et al.) the power of Attorney and authority to speak on my behalf and process the enclosed application for site plan approval in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Holland & Knight LLP (Joseph G. Goldstein, et al.) to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

3.22.22
Date

Sworn to and subscribed before me:

This 22nd day of March, 2022.

Banica Defrank
Notary Public

My commission expires: 06/03/2025.

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in Queens County
Commission Expires June 03, 2025

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road

LEGAL DESCRIPTION: See Exhibit "A"

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____

Signature

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Exhibit "A"
Legal Description

Holland & Knight
701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.789.7782 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Joseph G. Goldstein, Esq.
(305) 789-7782
joseph.goldstein@hklaw.com

April 19, 2022

VIA HAND DELIVERY

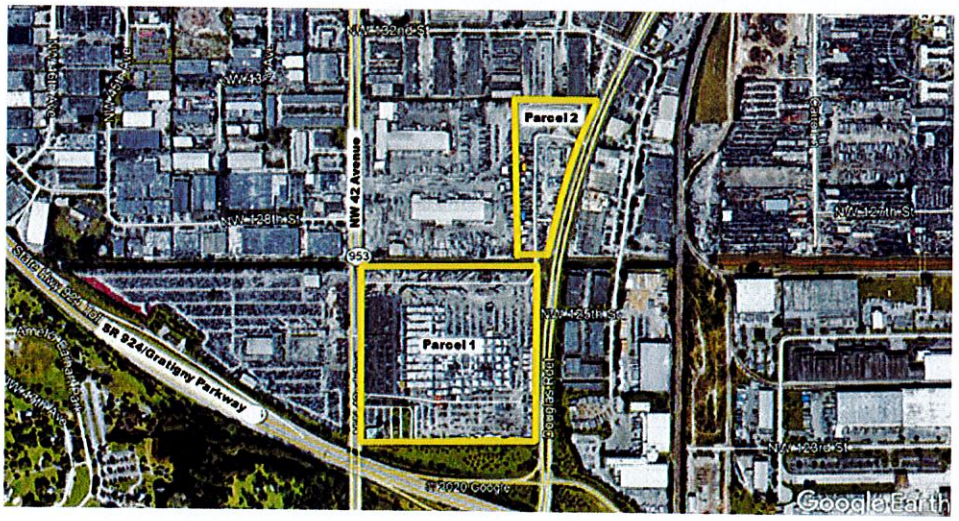
Mr. Gregory Gay
Director, Planning and Community Development Department
3400 NW 135 Street, Building B
Opa-Locka, Florida 33054

Re: GPT NW 42 Avenue Owner II LLC and GPT NW 42 Avenue Owner III LLC - Letter of Intent for Development Agreement Application

Dear Mr. Gay:

This letter constitutes the letter of intent on behalf of GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC (the "Applicants") in support of their request for development agreement approval for a proposed commercial logistics facility ("Development Agreement Request"). The Applicant has simultaneously submitted an application for site plan approval in connection with the proposed commercial logistics facility ("Site Plan Application"). The documentation in support of the Site Plan Application and the application itself are incorporated into this Development Agreement Request.

The properties that are the subject of this request consists of a ± 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain ± 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property"; legally described in Exhibit "A"). Parcel 1 is located in the southeast corner of NW 42 Avenue/LeJeune Road and State Road 924/Gratigny Parkway, south of the Miami-Dade County canal while Parcel 2 is located west of the Douglas



Road/LeJeune Road connector and north of the Miami-Dade County canal. Parcel 1 has served as the location for the Opa-Locka Flea Market and Parcel 2 is currently used for truck parking. Both parcels are surrounded by industrial uses to the north and to the west, while Parcel 1 is directly east of a recently approved logistics/warehouse and commercial development. An aerial of the Property is included below.

The Applicants seek to develop the Property with a commercial logistics project in accordance with the Commercial and Corridor Mixed Use Overlay requirements. The Applicants have prepared a site plan ("Site Plan") to illustrate the proposed commercial logistics facility.

In addition to the proposed site plan, the Applicant is proffering a development agreement pursuant to Article V, Section 22-112 of the City Code and Sections 163.3220-163.3243 of the Florida Statutes seeking approval alongside the site plan application. The Development Agreement generally, among other things, provides that (i) the project will be designed and maintained according to the plans provided in the Site Plan Application, (ii) infrastructure needs will be met, and (iii) it will use commercially reasonable efforts to employ Opa-Locka residents through the assistance of the Career Source South Florida Office (or other similar organization as determined by City) and to encourage all contractors retained to develop the Project to do the same.

Based on the above and attached, the Applicant respectfully requests your favorable consideration of the application. If you have any questions or require any additional information, please do not hesitate to call at 305-789-7782.

Sincerely,

HOLLAND & KNIGHT, LLP

Joseph G. Goldstein

Enclosures

Cc: Burnadette Norris-Weeks, Esq.
Mr. Gerald Lee
Mr. Clifton Coffey
Mr. Anthony Nelson
Mr. Camilo Rios
Mr. Jorge Rios
Robert Holland, Esq.
Alessandria San Roman, Esq.

Exhibit "A"

Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03 EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31 .4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

Record and Return to:
(enclose self-addressed stamped envelope)

Holland & Knight, LLP
(Joseph G. Goldstein, et. al.)
701 Brickell Avenue, Suite 3300,
Miami, FL 33131

This Instrument Prepared by:
Burnadette Norris-Weeks
City Attorney
780 Fisherman Street
4th Floor
Opa-locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA AND GPT NW 42ND AVENUE OWNER II LLC & GPT NW 42ND AVENUE OWNER III LLC

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this___day of_____2022 ("Execution Date") by and between GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC (the "Owner"), a Florida limited liability company with the mailing address of 90 Park Avenue 32 Floor, NY, NY 10016 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 53.74 acres of land located at approximately 12691 LeJeune Road and 12705 LeJeune Road within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos. 08-2129-000-0050 and 08-2129-000-0064, (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number _____, approving a Site Plan, for the Proposed Development which consist of six buildings containing over 740,000 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and 786 parking spaces for office/employee/warehouse parking, and the planting of 1,043 trees and 12,770 shrubs in the office parking area as well as on the property perimeter and 36,284 square feet of landscaped open space in accordance with the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC approved site plan; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack

of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No._____ , adopted on _____ , authorizes the City Manager to execute this Agreement upon the terms and conditions set forth and listed below, and the Owner is authorized to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owners and City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.

3. Definitions.
   a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
   b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
   c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
   d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
   e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC., (the "Owner"), a Florida limited liability company, with the mailing address

of 90 Park Avenue 32 Floor, NY, NY 10016 and/or any of its respective successors, assigns, or heirs thereof.

f. Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

g. 'Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,

i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein

j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC., Site Plan, at approximately 12961 LeJeune Road & 12705 LeJeune Road, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

l. "Final Site Plan" means the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC., Site Plan, at approximately 12961 LeJeune Road & 12705 LeJeune Road "Final Site Plan" approved by the City Commission via Resolution No._____ for the Proposed Development which includes the construction of six buildings containing over 740,000 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and 786 parking spaces for office/employee/warehouse parking, and the planting of 1,043 trees and 12,770 shrubs in the office parking area as well as on the property perimeter and 36,284 square feet of landscaped open space in accordance with the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC approved site plan as may be amended from time to time.

m. "Governing Body" means the City of Opa-Locka's City Commission.

n. "Initial Term" is thirty (30) years commencing on the Effective Date.

o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.

p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.

r. "Parties" means the City and the Owner, GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC.

s. "Project" shall mean the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC and development of the 2.94 acre Property at 12961 LeJeune Road & 12705 LeJeune Road, and identified by Miami-Dade County Tax Folio Nos 08-2129-000-0050 and 08-2129-000-0064 (the "Property), as described in the plans prepared by Langan Engineering and Environmental Services, Inc., and dated 3-29-22, which proposes the construction of six retail and warehouse & distribution buildings containing over 740,000 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City and the development of 786 office/employee/warehouse parking spaces; the planting of 1,043 and 12,770 shrubs in the office parking area as well as on the property perimeter and 36,284 square feet of lawn coverage. in accordance with the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC approved site plan as may be amended from time to time.

t. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.

u. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.

v. "Resolution" shall mean City of Opa-Locka Resolution Number _____ and _____ approving the Project and this Agreement.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163,3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6.Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner)

and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension or modification of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. Termination. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

9. Development Conditions. In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.

b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.

c. All signage shall comply with all city sign code ordinance requirements.

d. **Provide an Economic and Fiscal Impact Analysis & Provide a Market Feasibility Study, dated in '2022 to resolve the following LDR requirements:**

- According to the City's Land Development Regulation/ Zoning Code B-3 (Commercial Industrial) allows Warehouse facilities for light industrial and light manufacturing uses;
- The B-3 Zoning District also permits B-1 & B-2 Uses and the district permits Flea Markets & Bazaars
- As a mixed-use development there must be clear indications of retail, sales and service uses

and distinct indicators of where those uses will be located.

- The MXUOD District permits Retail and Service Uses as well as Hotels, Movie Theaters, Health Spas, and Medical and Business Offices. The commercial mixed use also includes Recreational Facilities that include recreation buildings for indoor sports, i.e. indoor soccer, swimming pools, parks, (which could include a water park) open space and recreational area for tennis courts, basketball courts, etc. The site plan does not clearly display the location of commercial uses.

- The proposed development use "Retail Center" and 'Warehouse Distribution Center" is in harmony with the general characteristic of the surrounding neighborhood for Commercial/Industrial Uses. For Horizontal Mixed Use the Development where the different types of uses, industrial and commercial are horizontally integrated, the site plan has multiple buildings, and each building may be a separate use. There must be clear indicators as to the area designated for retail and for commercial uses. Retail uses must be specific to the products produced on site and any accessory uses. The site plan does not indicate separate uses in each building and does not address the composition of commercial retail vs industrial use assignment.

e. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:
   1) Design of all physical structures, water bodies, private and public improvements and
   2) The color and dimensional characteristics of all building materials
   3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan

f. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be

determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until May 2052.

g. At the request of the City, Owner shall submit an annual report and shall provide additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".

h. The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.

i. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.

j. Owner agrees to use commercially reasonable efforts to:

1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2024; and
2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:
    a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.
    b) Host or require its general contactor(s) to host a Local Job Fair and provide a list of construction job openings to the

City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

k. All trash and garbage containers shall comply with all city dumpster enclosure requirements.

l. The following timelines shall be complied with by Owner, GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC, Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

(a) Site plan approvals;
(b) Modifications to existing approvals and permits, including the Project Site Plan;
(c) Water, sewer, paving and drainage permits
(d) Building permits
(e) Sign permits
(f) Certificates of use and occupancy; and
(g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
(h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this Property.
(i) All currently non-complaint physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property

and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), FS., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agree Tent shall govern the development of the Property for the entire term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owner's consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

14. Zoning and Other Approvals. The parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments, or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. Necessity of Complying, with Local Regulations Relative to Development Permits.

a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

16. Good Faith; Further Assurances. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at: City Manager
City of Opa Locka
780 Fisherman Street
Opa Locka, Florida 33054

With a copy to: Law Offices of Burnadette Norris-Weeks, P.A.
City Attorney
City of Opa-locka
780 Fisherman Street
Opa-locka, Florida 33054
And
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Developer at: GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC
90 Park Avenue 32 Floor
NY, NY 10016

And

With a copy to: Holland & Knight
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____day of _____, 2022.

Approved for form and legal sufficiency:

City Attorney: _____

WITNESS:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC., a Florida limited liability company

By: _____
Owner/Agent
Title: Manager

STATE OF FLORIDA)
:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, on this _____ day of _____, 2022 by XXXXXX XXXXX as Manager of GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC, a Florida limited liability company. He is:

___ personally known to me, or
___ produced identification. Type of identification produced _____.

_____
Notary Public, State of Florida at Large

My Commission Expires:

_____
Print Name

EXHIBIT A

Legal Description

EXHIBIT B
CITY'S ANNUAL REPORT FORM

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

_____

City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No._____, passed and adopted on _____, 2022.

2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2022 (the "Development Agreement").

3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.

4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.

5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.

6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section 17 of the Development Agreement.

Record and Return to:
(enclose self-addressed stamped envelope)
SPACE ABOVE THIS LINE FOR RECORDING DATA

Holland & Knight, LLP
(Joseph G. Goldstein, et. al.)
701 Brickell Avenue, Suite 3300
Miami, FL 33131

This Instrument Prepared by:
Bernadette Norris-Weeks, City Attorney
780 Fisherman Street
4th Floor
Opa-locka, Florida 33054

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA AND GPT NW 42ND AVENUE OWNER II LLC & GPT NW 42ND AVENUE OWNER III LLC

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this__day of _____2022 ("Execution Date") by and between GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC (the "Owner(s)"), a Florida limited liability company with the mailing address of 90 Park Avenue 32 Floor, NY, NY 10016 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately ~~53.74~~43.76+/- acres of land located at approximately 12691 LeJeune Road and 12705 LeJeune Road within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio Nos. 08-2129-000-0050 and 08-2129-000~~- 0064,~~-0064 (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number _____, approving a Site Plan~~,~~ for the ~~Proposed Development~~proposed development which ~~consist~~consists of six buildings containing over 740,000 square feet and incorporates ~~traditional Moorish~~ architecture that is derivative of a Moorish design theme in accordance with City Code requirements similar to ~~complement~~ the surrounding community ~~and~~with general design goals of the City, as shown on the Final Site Plan, and ~~786~~includes parking spaces ~~for office/employee/warehouse parking, and the planting of 1,043 trees and 12,770 shrubs in the office parking area~~and landscaping consistent with City Code requirements as ~~well as~~shown on the ~~property perimeter and 36,284 square feet of landscaped open space~~Final Site Plan in accordance with the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC approved ~~site plan~~Final Site Plan for the Project described below, as may be amended from time to time (the "Proposed Development"); ~~and~~

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack

of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No. _____, adopted on _____, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth and listed below, and the Owner is authorized to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owners and City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.

3. Definitions.
   a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.

   b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.

   c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.

   d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.

   e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, GPT NW 42nd

Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC., (the "Owner"), a Florida limited liability company, its/their successors and/or assigns with the mailing address

of 90 Park Avenue 32 Floor, NY, NY 10016 and those designated to receive notices as provided in paragraph 17 (Notices) herein and/or any of its respective successors, assigns, or heirs ~~thereof~~.

f. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

g. "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County, Florida.

i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein.

j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC., Project, the approval of the Final Site Plan and this Development Agreement, at approximately 12961 LeJeune Road & 12705 LeJeune Road, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

l. "Final Site Plan" means the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC., Site Plan, at approximately 12961 LeJeune Road & 12705 LeJeune Road "Final Site Plan" approved by the City Commission via Resolution No. _____for the Proposed Development, which ~~includes the construction of six buildings containing over 740,000 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and 786 parking spaces for office/employee/warehouse parking, and the planting of 1,043 trees and 12,770 shrubs in the office parking area as well as on the property perimeter and 36,284 square feet of landscaped open space in accordance with the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC approved site plan as~~ may be amended from time to time.

m. "Governing Body" means the City of Opa-Locka's City Commission.

n. "Initial Term" is thirty (30) years commencing on the Effective Date.

o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.

p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

q.

r. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.

s. "Parties" means the City and the Owner, GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC, their successors and/or assigns.

t. "Project" shall mean the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC and development of the 2.94 acre Property at 12961 LeJeune Road & 12705 LeJeune Road, and identified by Miami-Dade County Tax Folio Nos 08-2129-000-0050 and 08-2129-000-0064 (the "Property), as described in the plans prepared by Langan Engineering and Environmental Services, Inc., and dated 3-29-22, which proposes the construction of six retail and warehouse & distribution buildings containing over 740,000 square feet and six buildings containing over 740,000 square feet and incorporates ~~traditional Moorish~~ architecture that is derivative of a Moorish design theme in accordance with City Code requirements similar to ~~complement~~ the surrounding community ~~and~~with general design goals of the City ~~and the development of 786 office/employee/warehouse~~, as shown on the Final Site Plan, and includes parking spaces~~; the planting of 1,043~~ and ~~12,770 shrubs in the office parking area~~landscaping consistent with City Code requirements as ~~well as~~shown on the ~~property perimeter and 36,284 square feet of lawn coverage.~~Final Site Plan in accordance with the GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC approved ~~site plan~~Final Site Plan for the Project described below, as may be amended from time to time~~.~~;

u. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.

v. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.

w. "Resolution" shall mean City of Opa-Locka Resolution Number

_____and ~~Agreement.~~

approving the Project and this Agreement.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163,3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6. Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner)

and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension or modification of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. Termination. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. Expiration / Termination / Default. Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

9. Development Conditions. In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.

b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.

c. All signage shall comply with all city sign code ordinance requirements.

d. Owner will abide by and not substantially deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:

1) Design of all physical structures, water bodies, private and public improvements and

2) The color and dimensional characteristics of all building materials
3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan
4)

e. Owner shall preserve and maintain all buildings and structures substantially consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals ~~and be derivative of a Moorish design theme~~ in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until May 2052.

f. At the request of the City, Owner shall submit or cause the submittal of an annual report and shall provide additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".

g. The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's ~~sole~~reasonable discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.

h. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.

i. Owner agrees to use commercially reasonable efforts to encourage its tenants to:

1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public

Schools, and Miami-Dade College or other organizations acceptable to the parties, to expand vocational and technical training programs for residents within the City through December 31, 2024; and

2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:

   a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa- locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.

   b) Host or require its general contactor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

j. All trash and garbage containers shall comply with all city dumpster enclosure requirements.

k. The following timelines shall be complied with by Owner, GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC, Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

   1) Apply for building permits: within ~~6~~12 months from the execution of the Development Agreement. The City Manager may grant a single ~~6~~12 month extension for good cause shown.

   2) Must start construction: within ~~18~~12 months following issuance of building permits. The City Manager may grant a single 12 month extension for good cause shown.

   3) Must complete project: within 24 months following issuance of building permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

(a) Site plan approvals;
(b) Modifications to existing approvals and permits, including the Project Site Plan;
(c) Water, sewer, paving and drainage permits
(d) Building permits
(e) Sign permits
(f) Certificates of use and occupancy; and
(g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
(h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this Property.
(i) All currently non-complaint physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), FS., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa- Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and

policies governing the development of the Property as of the Effective Date of this ~~Agree Tent~~Agreement shall govern the development of the Property for the entire term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owner's consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

14. Zoning and Other Approvals. The parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments, or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. Necessity of Complying, with Local Regulations Relative to Development Permits.

a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame within which the Owner may correct the violation. These

requirements for notice and an opportunity to cure shall not apply and shall not be construed

to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

16. Good Faith; Further Assurances. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City~~ at~~:

City Manager
City of Opa Locka
780 Fisherman ~~Street~~St.
Opa Locka, Florida 33054

With a copy to:

Law Offices of Burnadette Norris-Weeks~~,~~ P.A.
City Attorney, City of Opa~~-locka~~ Locka
780 Fisherman ~~Street~~St.
Opa~~-locka~~ Locka, Florida 33054~~ And~~

or 401 North Avenue of the Arts
Ft. Lauderdale, ~~FL~~Florida, 33311

If to the Developer~~ at:~~ ~~GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III~~

Link Logistics Real Estate LLC
90 Park Avenue, 32nd Floor
~~NY~~New York, ~~NY~~New York 10016

Attn: General Counsel
Telephone: (212) 297-1000
Email: Legaldistribution@linklogistics.com

Link Logistics Real Estate LLC
3470 NW 82nd Ave. Suite 760
Doral, FL 33122
Attn: Clifton Coffey
Telephone: (212) 297-1007
Email: ccoffey@linklogistics.com

Link Logistics Real Estate LLC
3470 NW 82nd Ave. Suite 760
Doral, FL 33122
Attn: Camilo Rios
Telephone: (305) 704-7292
Email: crios@linklogistics.com

~~And~~

With a copy to:

Holland & Knight
701 Brickell ~~Avenue~~Ave., Suite 3300
Miami, Florida 33131

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12

months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____day of _____, 2022.

Approved for form and legal sufficiency:

City Attorney: _____

GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC., a Florida limited liability company

WITNESS:

_____
Signature

By: _____
Owner/Agent
Title: Manager

Print Name

Signature

Print Name

STATE OF FLORIDA)
_____)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of _ physical presence or _online notarization, on this _____day of _____, 2022 by XXXXXX XXXXX as Manager of GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC, a Florida limited liability company. He is:

__personally known to me, or
__produced identification. Type of identification produced _____.

Notary Public, State of Florida at Large

Print Name

My Commission Expires:

EXHIBIT A

Legal Description

EXHIBIT B
CITY'S ANNUAL REPORT FORM

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____ _____ to _____

Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

_____
City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No._____, passed and adopted on _____, 2022.

2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC as approved by the City of Opa-Locka City Commission pursuant to Resolution No. ____, passed and adopted on , 2022 (the "Development Agreement").

3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.

4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.

5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.

6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section ~~17~~22 of the Development Agreement.

Document comparison by Workshare 10.0 on Tuesday, May 24, 2022 12:16:44 PM

Input:	
Document 1 ID	iManage://HKDMS/Active/156884008/2
Description	#156884008v2<Active> - Link / Development Agreement
Document 2 ID	iManage://HKDMS/Active/156884008/4
Description	#156884008v4<Active> - Link / Development Agreement
Rendering set	Standard

Legend:	
Insertion	
~~Deletion~~	
~~Moved from~~	
Moved to	
Style change	
Format change	
~~Moved deletion~~	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	88
Deletions	55
Moved from	1
Moved to	1
Style changes	0
Format changes	0
Total changes	145

ORDINANCE NO. _____

AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, TO RECOMMEND THE ADOPTION OF A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATION, ORDINANCE 15-31, TO PERMIT TRACTOR TRAILER TRUCK AND / OR MAJOR VEHICLE (10,000 LBS OR GREATER) PARKING IN THE I-4 ZONING DISTRICT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka recognizes the importance of certain industrial uses located in the city; and

WHEREAS, the I-4 zoning district is currently the most intense zoning district in the City of Opa-Locka; and

WHEREAS, the I-4 zoning district, permits various automotive junkyards, used vehicle parts storage and sales and scrap metal facility operation type uses, but does not include various related, less intense uses needed to support the permitted uses; and

WHEREAS, the City of Opa-Locka recognizes that certain less intense industrial uses should be permitted in the I-4 zoning district in order to support existing and future uses in the City.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Approval/Denial

Approval/Denial of Amendment Request. The Planning and Zoning Board of the City of Opa-locka hereby approves / denies a request by the City of Opa-Locka for an amendment to the City of Opa-Locka Land Development Regulations to amend the permitted uses in the I-4 zoning district in accordance with the attached Exhibit A.

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this day of , 2022.

_____

Elio Guerrero, Chairman

ATTEST:

_____

Kinshannta Hall, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Johnson _____
Board Member Hibbert-Smith _____
Board Member Mangham _____
Chairman Guerrero _____

Memorandum

TO: City of Opa-locka Planning & Zoning Board

FROM: Gregory Gay, Director
Planning & Community Development

Gerald Lee, Zoning Official/Planner
Planning & Community Development

DATE: August 10, 2022

RE: LDR Amendment for the I-4 Zoning District

The City Commission adopted Ordinance 15-31 to establish the Land Development Regulations for the City of Opa-locka. The Land Development Regulations (LDR), Section 22-53 provides the process to consider Text Amendments. In accordance with Section 22-53 a text amendment of the LDR can only be initiated by the City Commission, by recommendation of the Planning & Zoning Board or by City Administration. Planning & Community Development Staff has reviewed the permitted uses of the four industrial districts and acknowledged that the tractor trailer truck and or major vehicle (10,000 lbs. or greater) parking is permitted in the I-2 and I-3 zoning districts. There is great need for tractor trailer truck or major vehicle parking in South Florida and this use may be viewed as less intensive than the currently permitted junk yard, used vehicle parts and scrap metal facilities operations. The Planning & Community Development Department Staff recommend the addition of Tractor Trailer Truck and or Major Vehicle (10,000) lbs. or greater) parking by special exception as a permitted use in the I-4 zoning district. The special exception review for this use requires compliance with the development standards of the I-4 zoning district; the site must have a permanent office; be connected to water and sewer; the property must be paved and must have adequate drainage to prevent water runoff. If a multiple property site is proposed for this use the site must be unified through the City's Platting / unity of title process.

PCD Staff recommends approval of this text amendment

EXHIBIT A

Sec, 22-81. Permitted Uses Table – Industrial Districts

Use	I-1	I-2	I-3	I-4
Adult businesses		SE	P	
Automobile or auto parts junkyards				P
Auto broker as per Ordinance 11-05	P	P	P	
Auto service station (filling station for service vehicles for a licensed business, not visible from street)	P	P	P	
Automotive wrecking yards				P
Awnings, canopies, carports, roof overhangs, balconies, architectural structures	A	A	A	
B-1 first uses	P (adjacent to residential)			
B-3 first uses	P	P	P	
Biomedical Research	P	P	P	

Cement and clay products		SE		P
Commercial recyclable material storage area	A	A	A	
Construction trades	P	P	P	
Construction trailer - temporary	A	A	A	
Crematory/Embalming	P	P	P	
Donation bins	A	A	A	
Dry cleaning plant		P	P	
Eco-friendly accessory structures and features (i.e. solar panels, wind turbines),	A	A	A	
Enclosed recreation area - common	A	A	A	
Farmers' Market	P			
Fleet operations		P	P	
Gatehouse, guardhouse	A	A	A	
Generators, permanent	A	A	A	
Gun shops	SE (sales only)		SE	
I-1 first uses	P	P	P	
I-2 first uses		P		
I-3 first uses			P	
Industrial kitchen	P		P	
Industrial, light	P	P	P	
Industrial		P		
Industrial and office flex space	P		P	
Live/work spaces	SE			

Maintenance building, common	A	A	A	
Manufacturing		P		
Manufacturing, light	P	P	P	
Microbrewery (must comply with federal, State and County regulations)	SE	P	P	
Motion picture studios	P	P	P	
Nightclub			P	
Outdoor storage		P		
Passenger terminals	P	P	P	
Petroleum storage tank not exceeding 30,000 gallons		P		
Public utility structures	P	P	P	P
Recording and TV/Radio/Film	P		P	
Recycling center inside a wholly enclosed building		P		
Outside Recycling Center				P
Religious Facilities	SE		SE	
Retail(of products manufactured in District, not to exceed 20% of the floor area)	P	P	P	
Rock and sand yards		P		P
Saw mills		P		P
Scrap metal yards				P
Shipping Container	SE	SE	SE	SE

Architecture Retail and/or Office (stacking no more than three)				
Storage and wholesaling facility	P	P	P	
Storage of attached or unattached used auto parts and tires				P
Storage, warehouse	P	P	P	
Tractor Trailer Truck and/or Major Vehicle (10,000 lbs. or greater) Parking		P	P	Amendment
Used vehicle parts sales, other than automobile or auto parts junkyards		P		
Utility sheds, storage buildings, fallout shelters	A	A	A	A
Vehicle sales in an enclosed area	P	P	P	
Vehicle service/major	P	P	P	
Wireless antenna support structures, amateur radio antennas	A	A	A	A