

City of Opa-locka

*Auditorium at Sherbondy Village
215 Perviz Avenue
Opa-locka, FL 33054*



PLANNING & ZONING MEETING Agenda

**Tuesday, January 10, 2023
7:00 PM**

Planning and Zoning Board

Elio Guerrero, Chairman

Germane Barnes, Board Member

Dorothy Johnson, Board Member

Dawn Mangham, Board Member

Aldo Mata, Board Member

Claudienne Hibbert Smith, Board Member

NOTE: All persons speaking shall come forward and give your full name and address, and the name and address of the organization you are representing.

There is a three (3) minute time limit for speaker/citizens forum and participation at all city commission meetings and public hearings. Your cooperation is appreciated in observing the three (3) minute time limit policy. If your matter requires more than three (3) minutes, please arrange a meeting or an appointment with the City Clerk prior to the commission meeting. City of Opa-locka Code of Ordinances Section 2-57

DECORUM POLICY

Any person making impertinent or slanderous remarks or who become boisterous while addressing the commission, shall be declared to be out of order by the presiding officer, and shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members. City of Opa-locka Code of Ordinances Section 2-58

NOTICE TO ALL LOBBYISTS

Any person appearing in a paid or remunerated representative capacity before the city staff, boards, committees and the City Commission is required to register with the City Clerk before engaging in lobbying activities. *City of Opa-locka Code of Ordinances Section 2-18*

FLORIDA STATUTES, CHAPTER 285.0105

"If a person decides to appeal any decision made by the Board, Agency or Commission with respect to the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

Members of the public can watch public meetings and public hearings at <https://www.youtube.com/user/CityofOpaLocka>

City Commission Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Commission may do so in person or virtually.

To participate virtually, please register by 7:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

CITY OF OPA-LOCKA

“The Great City”

AGENDA

PLANNING & ZONING MEETING

January 10, 2023

7:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

PZAB Reading Minutes-6-7-2022

PZAB Reading Minutes-10-11-2022

5. PUBLIC HEARING:

- 1. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 2. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 3. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN EIGHT-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 2090 ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2122-003-2100, IN THE CORRIDOR MIXED USE DISTRICT (MXUOD) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

4. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF AN EIGHT-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 2090 ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2122-003-2100, IN THE CORRIDOR MIXED USE DISTRICT (MXUOD) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

6. ORDINANCE:

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATION, ORDINANCE 15-31, TO PERMIT TANDEM OR MECHANICAL PARKING FOR MULTIFAMILY DEVELOPMENT IN THE R-2 THROUGH R-4 ZONING DISTRICT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

7. ADJOURNMENT:

For further information, please contact the Office of the Community Redevelopment Clerk by email at khall@opalockafl.gov or by telephone at (305) 953-2868 Ext 1504.

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

P&Z Meeting

Tuesday, June 7, 2022

7:00 P.M.

CALL TO ORDER

Chair Elio Guerrero called the Planning and Zoning Board meeting to order at 7:00 p.m. on June 7, 2022.

An opportunity was given to the public to email the Planning and Zoning Clerk prior to the Board meeting with any questions, comments, or concerns on items to be heard on the Agenda.

ROLL CALL

The following members of the Planning and Zoning Board were present: Chair Elio Guerrero, Board Member Dorothy Johnson, and Board Member Dawn Mangham.

Absent Board Members: Board Member Claudienne Hibbert-Smith.

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

INVOCATION AND PLEDGE

All present stood for the Invocation and Pledge of Allegiance.

APPROVAL OF MINUTES: Discussion of Minutes from May 10, 2022 Meeting

Motion made to approve the minutes for the meeting on May 10, 2022.

It was noted that because the minutes of the May 10, 2022 meeting had not been included in the Board Members' information packets, their approval would be deferred at this time.

Board Member Dorothy Johnson stated that she would **second** a motion to defer the minutes. She requested that Staff ensure that all necessary materials were included in the members' as well as the City Commission's documentation before those items are sent to the Commission for approval.

Attorney Pam Booker advised that the minutes would be brought back to the Board for approval at their next scheduled meeting.

It was noted that Items A and B on tonight's Agenda would need to be deferred to a later date. The Applicant's representative is present to provide background information on the reasons for deferral. In addition, a presentation will be made to the Board by Alex David of Calvin, Giordano and Associates regarding the Evaluation and Appraisal Report process in relation to the City's Comprehensive Plan update. Calvin, Giordano, and Associates is the City's consultant with respect to this update.

Board Member Johnson asked how the Board would be able to hear a presentation at tonight's meeting if the presentation was not on the Agenda. It was noted that the presentation addresses the Evaluation and Appraisal Report (EAR) process, which will be brought back before the Board as an Action Item at a later date.

Board Member Johnson pointed out that under City Code, the Board may not discuss any items not included on the Agenda which was publicized prior to tonight's meeting. She requested additional legal information on this matter. Attorney Booker explained that because the update on the EAR process is an informational item on which the Board will take no action, it can be presented despite its absence from the agenda. She added that case law states any items on which the Board will vote must be publicly noticed on the agenda; however, informational items are not required to be noticed.

Board Member Johnson asked if the Board would vote at a later date on the information presented to them by the consultant. Attorney Booker reiterated that no action will be taken on this information tonight. Board Member Johnson stated that she was not comfortable with this situation and would recuse herself from discussing the informational report.

PUBLIC HEARING

Attorney Booker continued that she would read the titles of Items A and B into the record before the Applicant of those Items addresses their requested deferral.

- 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.**

Board Member Johnson asked why the Resolution was read into the record when the Board will not take action on it at tonight's meeting. Attorney Booker explained that the Board will take action to table the Item until the next meeting. She also noted that Board Member Johnson had indicated she had questions pending for the Applicant to answer regarding the Item.

Alice Andrews, representing the Applicant, requested deferral of Items A and B, as they are still working with the City on a number of open issues associated with the Applications, including the development agreement. She hoped to present the complete package to the Planning and Zoning Board in July 2022.

Motion made by Board Member Johnson, seconded by Board Member Mangham, to defer the Item.

Board Member Johnson requested clarification that Item A on tonight's Agenda has not yet gone before the City Commission for approval. Planning and Zoning Director Gregory Gay confirmed that it has not, as the Applicant needs more time to complete the Application.

In a roll call vote, the **motion** passed unanimously (3-0).

Director Gay stated that while the next Planning and Zoning Board meeting is scheduled for July 5, 2022, he was not certain of whether or not the Board will meet on this date, as it follows a holiday weekend. It is possible that next month's meeting may be rescheduled for July 12, 2022.

Chair Guerrero indicated that he would be satisfied with the July 12 meeting date. Board Member Johnson noted that this later date would give the Applicant additional time to complete their work with Staff. She asked if the Item would need to be posted again for that meeting date. Director Gay replied that because there are likely to be additional items on the July 12, 2022, Agenda, Staff will most likely have to re-advertise all items in order to provide appropriate notice.

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.

Attorney Booker requested that if a motion is made to defer this Item, the July 12, 2022, meeting date be included as part of the motion's language. She added that if there is no need to re-advertise the Item(s), it will not be done; however, if re-advertisement is necessary, the Applicant must absorb those costs.

At this time Chair Guerrero opened the Item to public comment, which he closed upon receiving no input.

Ms. Andrews, representing the Applicant, stated that the Applicant continues to work with Staff on open issues related to Item B so they can bring a full package before the Board in July for approval.

Board Member Johnson made a **motion**, seconded by Board Member Mangham, that this Item be deferred to July 12, 2022, with the understanding that Staff would get with the Applicant and make sure that all of our concerns from the May 10 meeting are also addressed. In a roll call vote, the **motion** passed unanimously.

STAFF PRESENTATION

Director Gay reiterated that this presentation is for informational purposes only and will not be voted upon at this time. Once the Comprehensive Plan update is complete, the consultant will bring information back before the Planning and Zoning Board for a recommendation.

Board Member Johnson asked if it would be better for the Board to hear the presentation at this time, or if it should be delayed until the full Board is present. Director Gay stated that the city needs to move forward with the update, as they are somewhat behind schedule. He felt it would be preferable for the Board to hear an introduction of the report from the consultant so they are familiar with the type of products on which the consultant team will be working when the update comes back before them for a vote.

Board Member Johnson asked if tonight's presentation could be considered a workshop, as the Board will not be voting on it. She explained that she wished to determine the value of hearing the presentation at this time. Chair Guerrero observed that the Board will be voting on the update in the future, and the presentation would constitute discussion of the item before that vote.

Attorney Booker stated that consultant Calvin, Giordano and Associates has been retained by the city to assist in the state-mandated update of the City's Comprehensive Plan. The only informational item before the Board this evening is an explanation of this process, which may be new to the Board. The presentation would allow the consultant to explain the process, so the Board understands it. The consultant will then move forward with their work to bring the city into compliance with state statutory requirements.

Attorney Booker continued that once the consultant has thoroughly reviewed the Comprehensive Plan, which is a lengthy process, they will recommend changes to the document that would bring the City's Code into statutory compliance. The Board will see this presentation in the future. Tonight's presentation would give an overview of the process that is being started to make Code consistent with statutory requirements.

Board Member Johnson concluded that with this timeline in mind, she was in favor of hearing tonight's presentation so the consultant can move on to the next phase of the Comprehensive Plan update.

Director Gay stated that the consultant was selected through the request for proposal (RFP) process to perform the Evaluation and Appraisal Report (EAR). This selection was made roughly five to six months ago, and its timeline was delayed due to a change in City administration. The city is considering shortening the contractual time period for this exercise, which is a state requirement.

Alex David, representing Calvin, Giordano, and Associates, emphasized the informational nature of tonight's presentation. The firm has worked with several South Florida municipalities with respect to zoning, Comprehensive Plans, and development review. He has worked with Opa-locka in the past on the Downtown conceptual plan, which created a mixed-use district in the Downtown area and made that area more pedestrian-friendly while promoting multi-family residential development. He also worked on the rewrite of the City's Zoning Code and the 2030 Sustainable Comprehensive Plan.

Mr. David continued that since that previous update of the Comprehensive Plan, Florida statutes, as well as the City's population and demographics, have changed. At that time, citizens and stakeholders arrived at a vision for the City's success and financial stability. This vision may be revisited during the current update to determine whether any language must be amended.

Mr. David stated that a Comprehensive Plan is intended to be a vision of the goals and objectives that the citizens and stakeholders of a municipality would like to achieve. He characterized these goals, objectives, and policies as being at a very high level. The Comprehensive Plan defines a number of general land use designations for the city, including single-family, business, and commercial/industrial areas. By comparison, zoning districts are defined at a lower level and include regulations such as setback and height requirements.

The Comprehensive Plan update will require public outreach, communication, and visioning, including a dedicated website that will allow residents to make comments on the future vision of the city. This is intended to be an interactive process. Mr. David emphasized the importance of spreading the word throughout the community regarding the update.

Based on Florida law, the update must address issues such as climate change, sustainability, property rights, the water supply plan, and economic development/redevelopment opportunities. Community outreach and visioning meetings will be held in order to change the Comprehensive Plan as the City and its residents see fit. Once the process is complete and the consultants have a draft document, it will come back before the Planning and Zoning Board for review and commentary. The Board may then recommend adoption of the document, or adoption with changes, to the City Commission.

Once the updated Comprehensive Plan has gone before the City Commission for first reading, it will be sent to the state for additional review. The Plan will then come back to the city for any changes that the state may require or recommend. After it is adopted by the City Commission upon second reading, the updated Plan will then stand for the next seven years.

Board Member Johnson requested that the consultant team share any best practices from cities of similar size to Opa-locka. She explained that in her opinion, the City's marketing strategy in particular should be enhanced. She also requested clarification of how the City's infrastructure will be taken into account, as there are issues that must be addressed before the City can fully develop a vision.

Mr. David stated that the Comprehensive Plan lays out the City's vision, one aspect of which is to create more livable and sustainable communities. This includes improving mobility, which can be reflected by policies within the Comprehensive Plan. Another issue is the funding of these improvements. All of these considerations are part of the final product.

Board Member Johnson emphasized the need for City Staff to ensure her concerns are included when updating the Comprehensive Plan. She noted that the use of grant funds and capital improvement program funds will be crucial, as will the consultant's interaction with the City's Community Redevelopment Agency (CRA). She also emphasized the importance of determining how different aspects of the city connect with one another, which she felt has been missing from previous discussions of the Comprehensive Plan.

Board Member Johnson continued that it is also vitally important for City Staff to reach out to citizens and businesses and secure their buy-in. Because the Opa-locka community is changing, the city must be able to implement changes such as mixed-use development and improved infrastructure.

Mr. David requested that the Board members encourage City residents to attend the upcoming public meetings to discuss the Comprehensive Plan and a vision for the city. He strongly emphasized the importance of good turnout, particularly within the shortened time frame in which the consultant team is working.

Board Member Mangham thanked Mr. David for the presentation and added that she would also work to encourage community participation in the update process so the city can achieve its goals. Mr. David estimated that the process will continue for another seven to eight months.

Motion made by Board Member Johnson, seconded by Board Member Mangham, for adjournment. In a roll call vote, the **motion** passed unanimously (3-0).

The meeting was adjourned at 7:40 p.m.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

P&Z Meeting

Tuesday, October 11, 2022

7:00 P.M.

CALL TO ORDER

Chair Elio Guerrero called the special Planning and Zoning Board meeting to order at 7:05 p.m. on October 11, 2022.

An opportunity was given to the public to email the Planning and Zoning Clerk prior to the Board meeting with any questions, comments, or concerns on items to be heard on the Agenda.

ROLL CALL

The following members of the Planning and Zoning Board were present: Chair Elio Guerrero, Board Member Germane Barnes, Board Member Aldo Mata, and Board Member Dawn Mangham.

Absent Board Members: Board Member Dorothy Johnson and Board Member Claudienne Hibbert-Smith.

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

INVOCATION AND PLEDGE

All present stood for the Invocation and Pledge of Allegiance.

APPROVAL OF MINUTES: Discussion of Minutes from September 13, 2022 Meeting

Motion made by Board Member Barnes, seconded by Board Member Mata, to approve the previous meeting's minutes. In a roll call vote, the **motion** passed unanimously (4-0).

PUBLIC HEARING

Chair Guerrero stated that he would recuse himself from voting upon the first three Items on tonight's Agenda due to a possible conflict of interest.

1. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING MINIMUM LOT VARIANCE APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

Planning and Zoning Director Gregory Gay advised that Items 1, 2, and 3 are companion Items, addressing the variance, Site Plan, and development agreement of the same project.

Eric Scarborough, Operating Manager for Scarborough Enterprises, stated that a variance is requested because the site does not meet the square footage requirements necessary to zone the subject property R-3. The project will include 900 sq. ft. two-bedroom family units, which he felt would benefit the City.

It was noted that the Board Members received copies of the property's plans in their backup materials.

Chair Guerrero requested clarification of the project's variance from R-3 square footage requirements. Mr. Scarborough explained that the project is below the required square footage for R-3 zoning. This zoning category requires a minimum of 9600 sq. ft., and the project is 8714 sq. ft. The lot upon which it will be built is already zoned R-3. The project is four stories in height, including three stories of living units. The entire first floor of the project will be used for parking.

Mr. Scarborough continued that the subject site is a corner lot, with frontage onto two sides. This provides additional capacity for parking. He felt the project would beautify the surrounding neighborhood and provide an incentive for neighboring properties to do the same.

Zoning Official Gerald Lee stated that the request is for a variance to minimum lot size. The subject property is not the size required by Code for multi-family development; however, it is zoned R-3 for this type of development, which means a variance is required in order to construct a property smaller than 9600 sq. ft. The subject area includes multi-family properties adjacent to single-family residential development.

The conflict between the required size of an R-3 property and the proposed project is not self-created. The property owner has made an effort to obtain additional properties, which would have accommodated the zoning requirement for the lot size. He has not reduced the requirements for the size of units, which could have resulted in providing a

substandard product. Instead, he has created two-bedroom units that are larger than the minimum required size.

With these facts in mind, and with the need for a variance not having been self-created, the property owner is requesting a variance to allow the development of the property. Staff has reviewed the Applicant's presentation and recommends approval of the request.

Board Member Barnes requested clarification of the minimum area requirements for rooms in the subject zoning district. Zoning Official Lee replied that the minimum size is 750 sq. ft. for a two-bedroom unit.

Motion made by Board Member Barnes, seconded by Board Member Mangham, to approve Item 1. In a roll call vote, the **motion** passed 3-0. (Chair Guerrero abstained.)

2. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

Director Gay advised that this is the second Item addressing the project at 1300 Sesame Street. This Item addresses the design of the proposed structure, which is a six-unit building with internal and external parking, as well as on-site landscaping. The project is located within the R-3 zoning district, which is appropriate for the subject location.

Mr. Scarborough added that the site will include adequate parking, and noted again that this is possible because of its location on a corner lot. While there had been consideration of building in the architectural style found throughout Opa-locka, it was ultimately determined that potential residents may be attracted to a more modern look. The site is located in an area with access to trains and public transportation. He was confident that the units will fill up quickly.

Mr. Scarborough continued that the development will include palms, live oaks, Colusa, and magnolia trees, which are intended to beautify the area.

Zoning Official Lee noted that the Board members' information packets did not include the detailed information Mr. Scarborough had provided with regard to landscaping, although the drawings include a landscaping plan. The plans will include 27 Colusa, 45 golden-tipped winter creepers, two live oaks, two Southern magnolias, and four foxtail palms. He emphasized the importance of including shade trees as part of this plan.

Zoning Official Lee continued that all Site Plan requirements have been met, including setbacks and height, with the exception of the minimum lot size for which a variance was requested. Staff recommends approval of the Item.

Board Member Barnes requested clarification of the minimum parking requirements for two-bedroom units in R-3 zoning. Zoning Official Lee replied that 1.5 parking spaces are required per unit. The Applicant plans to provide 13 spaces for six units.

Motion made by Board Member Barnes, seconded by Board Member Mangham, to approve Item #2. In a roll call vote, the **motion** passed 3-0. (Chair Guerrero abstained.)

3. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF A FOUR-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 1300 SESAME STREET AND IDENTIFIED BY FOLIOS 08-2121-002-1110, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

Board Member Barnes asked if any of the development's units are set aside as affordable units. Director Gay replied that all the units are intended to be affordable.

Board Member Barnes requested further clarification of the rental cost of the units. Mr. Scarborough stated that they will be in the range of \$2000 to \$2500 per month, which he believed to be consistent with or below other rental rates for two-bedroom units in Opa-locka.

Board Member Barnes asked if the developer was aware of the average income levels of Opa-locka residents. Mr. Scarborough stated that he was, and added that research had found many renters of older apartments and single-family homes in the City are paying roughly \$2000 per month. While many of those existing units are Section 8 housing, the developer hopes to move away from this trend, as he did not feel it was consistent with what he and the City are both trying to achieve.

Board Member Barnes asked if the Board may see the research analysis to which Mr. Scarborough had referred. Mr. Scarborough replied that he did not have this material on hand.

Zoning Official Lee stated that the most important aspect of the proposed development agreement will be the standards proposed in the project's Site Plan. It is also important that the agreement support employment within the City of Opa-locka to the residents who will live in the proposed building. This is a standard aspect of the development agreement. Staff recommends approval of the request.

Board Member Barnes asked if a development agreement can include a requirement for a certain number of affordable units. Attorney Pam Booker advised that if the City enters into a partnership agreement with a developer, conditions of affordability can be added to the agreement. They may also be attached as a result of any enhancements provided to the developer by the City and negotiated as part of the agreement. When the property is owned outright and meets City Code, however, the City is prohibited from mandating the inclusion of affordable units.

Attorney Booker further clarified that recent state law requires that, should the City mandate the inclusion of affordable units, they must compensate the developer for the difference, as it is considered to be a taking. Discussions regarding affordable housing are ongoing at the state level, with municipalities seeking to address affordability through partnership with developers on City-owned parcels of land or enhancements to proposed projects.

Director Gay advised that the subject property of Items 1, 2, and 3 is not located within the City's Community Redevelopment Agency (CRA) district. Within the CRA, there may be opportunities to bring down rental costs and make some units more affordable; however, this does not apply to the property before the Board at this time.

Board Member Barnes commented that the average income of Opa-locka residents is below \$30,000 per year. For an average resident, rent of one of the units in the proposed development at the lower end of the spectrum, \$2000 per month, would cost \$24,000 per year, or 75% of this average income. He asked if the project's goal is to attract new residents to the area or to provide quality housing for current residents. Director Gay replied that the market will determine the opportunity.

Board Member Barnes pointed out that incomes have not changed sufficiently in the City to precipitate a rent increase. He noted that in particular, the taxes applied to developers have not increased development costs. Director Gay stated that he understood Mr. Scarborough to have said his research reflected these rental costs.

At this time Chair Guerrero opened the Item to public comment, which he closed upon receiving no input.

Motion made by Board Member Barnes, seconded by Board Member Mangham, to approve Item #3. In a roll call vote, the **motion** passed 2-1 (Board Member Barnes dissenting). (Chair Guerrero abstained.)

4. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2121-

004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

Harry Joseph, representing the Applicant, stated that an apartment complex is proposed for the subject site. It will include approximately 1600 sq. ft. of commercial development.

Director Gay advised that the request is for Site Plan review of the six-story, 45-unit project, which will include 40 two-bedroom units and five three-bedroom units. The Applicant will provide roughly 50 parking spaces, which includes parking for both the residential units and 1650 sq. ft. of retail space on the first floor.

The subject property is located in an R-3 zoning district, which is residential; however, the City has adopted a Historic Downtown Ordinance which includes this site. The Ordinance provides new opportunities and standards, including options for setbacks, parking, and ingress/egress. Because the site has a non-standard shape, it provides a 15 ft. front setback, a 10 ft. side setback, and a rear setback greater than 30 ft.

Director Gay continued that the City did not receive a traffic impact study or statement from the Applicant, which he felt was important to a proposed 45-unit development. The City also did not receive a standardized, Code-compliant landscaping list for the site. Because the site is located within the Historic Downtown District, landscaping will be important to the development. Director Gay did not feel the Application should move forward without this plan.

Director Gay concluded that in the absence of a traffic study or statement and more detailed information on landscaping, Staff did not recommend approval of the request. They are requesting deferral so they may meet with the Applicant and have them fully address landscaping and traffic requirements, including the circulation of the site. He clarified that Staff does not oppose the project; however, they feel it must meet these standards and requirements.

Because the project is located in the Historic Downtown District, it should pay strict homage to the Moorish architecture requirements supported by the City. Director Gay noted that the project does not address these requirements.

Board Member Barnes requested a breakdown of the residential units by size. Director Gay replied that there would be 40 two-bedroom units and five three-bedroom units. The 40 two-bedroom units would ordinarily generate 1.5 parking spaces per unit, while the five three-bedroom units would require two parking spaces each. Within the Historic Downtown District, however, a parking reduction of up to 35% is permitted, as the subject parcel is across from the train station.

Board Member Barnes noted that the plans for the two-bedroom units include a den area which is adjacent to a bathroom. He expressed concern that while the plans label

this space as a den, it could be marketed as an additional sleeping room, even though a room may not be used as a sleeping room unless it includes windows.

Mr. Joseph stated that the Applicant is working on preparing the traffic impact study and landscaping information. He anticipated that this information would be ready to present by November 2022.

Board Member Barnes recommended that the landscaping plans include shade trees rather than palm trees, emphasizing the importance of shade trees to a more walkable and healthier City.

Motion made by Board Member Barnes, seconded by Board Member Mangham, to defer Item #4 until a later date once the Applicant has conducted his traffic impact study, as well as his landscape project, and has delivered those items to Community Development for review. In a roll call vote, the **motion** passed unanimously (4-0).

5. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

It was noted that Item 5 is a companion Item to Item 4.

Motion made by Board Member Barnes, seconded by Board Member Mangham, to defer Item #5, contingent upon the Applicant delivering the items to Community Development for review. In a roll call vote, the **motion** passed unanimously (4-0).

Director Gay welcomed new Board Member Aldo Mata to the Planning and Zoning Board.

Board Member Barnes thanked Director Gay and Zoning Official Lee for meeting with architecture students from the University of Miami, who are currently working with the City.

The meeting was adjourned at 7:49 p.m.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, NE 113 Ter LLC intends to construct a six-story multi-family building that will provide 45 apartment units and 50 parking spaces; and

WHEREAS, the applicant further intends to provide 1,600 square feet of retail space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Applicant, has submitted a request for site plan review to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of NE 113 TER LLC and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the final site plan request by Applicant, as provided herein and attached.

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 Planning and Zoning Board of the City of Opa-Locka, Florida hereby recommends approval / denial of this request for the Final Site Plan approval for the construction of a six-story multifamily building that will provide 45

apartment units and 50 parking spaces at approximately the corner of Sesame Street and Ali-Baba Avenue within the municipal boundaries of the City of Opa-Locka and as identified by Miami Dade County Tax Folio No. 08-2121-004-1861, in the R-3 Zoning District as set forth in 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 Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected 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's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED AND ADOPTED this ____ day of _____, 2023.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Barnes _____

Board Member Johnson _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATIONAPPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: 06-17-22PROPERTY OWNER'S NAME: NE 113 TER LLCPROPERTY OWNER'S ADDRESS: 500 4th Ave Suite #3 Brooklyn, NY 1121
Number/Street City State/Zip CodeAPPLICANT'S NAME: Q- RealtyAPPLICANT'S ADDRESS: 500 4th Ave Suite #3 Brooklyn, NY 1121
Number/Street City State/Zip CodePHONE NUMBER: OFFICE 561-584-0461 HOME _____ OTHER _____SUBJECT PROPERTY ADDRESS: Vacant Lot at corner of Sesame Street, Opa-locka, FL 33054
Number/StreetTAX FOLIO NUMBER: 08-2121-004-186 PRESENT ZONING: R-3(Moderate Density Residential District)LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB34-76, PORT OF TRS B&C BLK 104 & ALLEY L

WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FT NWLY OF SELY COR OF TR C TH N 28 DEG W 205.70FT NWLY AD 22 25FT W66.89FT S75.99FT S61 DEG W 43.44FT S 28 DEG E 130FT N61 DEG E53FT S

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, Ani Hertz, 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

Date

Sworn to and subscribed before me:

This 01 day of may, 2022

Notary Public

Attach copy of identification

My commission expires 03/03/2026

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



DAILIEN CALDERON
Notary Public
State of Florida
Comm# HH235800
Expires 3/3/2026



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: Q - Realty

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

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

I do give to Harry B. Joseph 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 Harry B. Joseph 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]
Signature

MAY 1, 2022
Date

Sworn to and subscribed before me:

This 01 day of MAY, 2022

[Signature]
Notary Public

My commission expires: 03/03/2026





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
NE 113 TER LLC

Filing Information

Document Number	L20000244169
FEI/EIN Number	85-3546430
Date Filed	08/11/2020
Effective Date	08/11/2020
State	FL
Status	ACTIVE

Principal Address

500 4TH AVE
SUITE #3
BROOKLYN, NY 11215

Mailing Address

500 4TH AVE
SUITE #3
BROOKLYN, NY 11215

Registered Agent Name & Address

HERCZL, ARON
4577 N NOB HILL RD
SUITE 209
SUNRISE, FL 33351

Address Changed: 01/28/2021

Authorized Person(s) Detail

Name & Address

Title MGR

HERCZL, ARON
500 4TH AVE, SUITE #3
BROOKLYN, NY 11215

Annual Reports

Report Year	Filed Date
2021	01/28/2021

2022 03/03/2022

Document Images

03/03/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
08/11/2020 -- Florida Limited Liability	View image in PDF format

LETTER OF INTENT

Thursday, August 5, 2021

This letter of intent is to discuss with zoning officials and community development officials to discuss our plans for a mixed-use development project on our vacant lot at the corner of Sesame Street, Opa Locka, FL 33054. The owner of this property is NE 113 TER LLC and the principal name is Aron Herczl also known as Ari Hertz. Mailing address is 500 4th ave 3 Brooklyn Ny, 11215

Property: Folio: 08-2121-004-1861, Vacant Lot at corner of Sesame Street, Opa Locka, FL 33054

Municipality: City of Opa Locka

.

Premises: Vacant Lot at corner of Sesame Street, Opa Locka, FL 33054
Property consists of approximately 29,179 sq ft

Use of Premises: Zoned R3.

Respectfully submitted,

Harry B. Joseph

NO.	FOLIO	ADDRESS	CITY	ZIP CODE	LEGAL DESCRIPTION
1	0821210041640	410 FISHERMAN ST	Opa-locka	33054-3818	PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY80FT OF TR A BLK 97 FKA LOTS 2 & 3 BLK 97 PER PB 34-67 LOT SIZE 4875 SQUARE FEET OR 14909-
2	0821210072721	599 MERCURY ST, WEST PALM BEACH, FL 33406	Opa-locka	33054-0000	21 52 41 .20 AC OPA LOCKA PLAT NO 3 PB 31-14 NE150FT OF THAT PAR OF LAND LYG BETW S PROP/L OF SAF RR & YACHT BASIN & BET W END OF BLK 114 & THE OPA LOCKA CANAL LOT SIZE IRREGULAR OR
3	0821210070070	621 BURLINGTON ST	Opa-locka	33054-3924	21 52 41 .14 AC OPA LOCKA PLAT NO 3 PB 31-14 NELY55FT OF SWLY67.5FT TR B AKA LOT 21 LESS SW12.5FT & ALL LOT 22 & 23 LESS NE7.5FT BLK 114 LOT SIZE 55.000 X 100 OR 18357-3255 1198 4 COC
4	0821210190001	190 FISHERMAN ST #181,	Opa-locka	33054-0000	MICHELLE VILLAGE CONDO 1 OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORTS OF TR A B C & 12FT ALLEYS BLK 106 & 111 AS DESC IN DECL OR 26326-
5	0821210041652	400 FISHERMAN ST	Opa-locka	33054-3818	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 SWLY30FT OF TR A BLK 97 LOT SIZE 3150 SQUARE FEET OR 19345-0532 1000 4 COC 24045-3339 11 2005 1
6	0821210070081	651 BURLINGTON ST	Opa-locka	33054-3924	21 52 41 OPA LOCKA PLAT NO 3 PB 31-14 LOT 29 & SW7.5FT LOT 30 & NE 22.5FT OF TR B BLK 114 AKA LOT 29 & SW7.5FT OF LOT 30 & NE22.5FT LOT 28
7	0821210041910	251 DUNAD AVE	Opa-locka	33054-3850	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A-B-C & 12FT ALLEYS BLK 106 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W 157.71FT TO A PT C/R AD 24.14FT S 65 DEG W159.04FT S 28 DEG E210.52FT N 61 DEG E 138.15FT NELY AD 31.42FT TO POB ALL LYG NLY OF

8	0821210041921	190 SABUR LN	Opa-locka	33054-3861	4.77 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRS A-B-C & 12FT ALLEY BLK 107 & LOT 21 BLK 107 PER PB 34-67 & PORT TR B & 12FT ALLEY BLK 110 DESC BEG 51.50FTS & 30FTW X SABUR LN & SHARAR AVE TH S179.28FT W125FT N196.17FT E104.45FT ELY SELY & SLY A/D 32.01FT TO POB & DESC BEG 48.53FTN & 30FTW X SHARAR AVE & FISHERMAN ST
9	0821210070020	Null-ROW	Opa-locka	33054-0000	21 52 41 .12 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY50FT NELY125FT TRACT A AKA LOTS 15 & 16 BLK 114 LOT SIZE 5000 SQUARE FEET
10	0821210000010	STATE OF FLORIDA DOT 605 SUWANNEE ST TALLAHASSEE, FL 32399	Opa-locka	33054-0000	21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH NELY AD 1040.42FT N 60 DEG E 663.98FT N 29 DEG W 125FT N 60 DEG E 645FT S 29 DEG E 125FT N 60 DEG E 205FT N 29 DEG W 125FT N 60 DEG E 25FT S 29 DEG E 125FT N 60 DEG E 57.74FT S 01 DEG E 112.70FT S 60 DEG W 1544.75FT SWLY AD 908.81FT S 87 DEG W 139.74FT TO POB & BEG 1207.57FTN OF
11	0821210140040	465 ALI BABA AVE	Opa-locka	33054-3816	ALI BABA VILLA PB 86-41 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 20932-3109 0702 1 COC 23428-1928
12	0821210041870	290 ALI BABA AVE	Opa-locka	33054-3814	21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF SW355FT OF BLK 105 AKA LOT 14 BLK 105 LOT SIZE 3125 SQUARE FEET OR 9826-1931
13	0821210072710	780 FISHERMAN ST	Opa-locka	33054-0000	21 52 41 1.9 AC OPA LOCKA PLAT NO 3 PB 31-14 THAT STRIP OF LAND LYG SELY OF SELY R/W/L OF THE SAF RR BOUNDED ON THE SE BY BLKS 119-120-129- 130 & AREA SHOWN AS YACHT BASIN IN PB 31-14 & LESS THAT PARCEL OF LAND LYG BETW THE S PROPERTY/L OF SAF RR & THE YACHT BASIN & BETW
14	0821210070082	671 BURLINGTON ST	Opa-locka	33054-3924	OPA LOCKA PLAT NO 3 PB 31-14 LOT 30 LESS SW7.5FT & SW92.5FT TR C BLK 114 LOT SIZE 110.000

15	0821210041711	201 SHARAZAD BLVD	Opa-locka	33054-3861	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W124.21FT S 28 DEG E148.50FT N 61 DEG E 149.92FT NELY AD 31.19FT TO POB LYG NLY OF FISHERMAN ST & WLY OF SHARAZAD BLVD LOT SIZE
16	0821210070030	601 BURLINGTON ST	Opa-locka	33054-3924	OPA LOCKA PLAT NO 3 PB 31-14 NE57.5FT OF SW467.5FT OF TR A AKA LOTS 17 & 18 & W7.5FT OF 19 BLK 114 LOT SIZE 5750 SQ FT OR 15220-131 0991 3
17	0821210140010	405 ALI BABA AVE	Opa-locka	33054-3816	ALI BABA VILLA PB 86-41 LOT 1 BLK 1 LOT SIZE 66.000 X 99 OR 18087-1417 0498 1
18	0821210041650	14060 NW 82 AVE, MIAMI LAKES, FL 33016	Opa-locka	33054-0000	PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY130FT OF TR A BLK 97 FKA LOTS 4 & 5 BLK 97 PER PB 34-67 LOT SIZE 4500 SQ FT OR 18496-2930 0299 3 COC 21341-1796 06 2003 1
19	0821210041891	350 ALI BABA AVE	Opa-locka	33054-3815	21 52 41 .32 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 SWLY110FT OF NELY235FT & THAT PT OF SEABOARD LANE LYG S & ADJ THERETO BLK 105 LOT SIZE 13750 SQUARE FEET OR 11277-161 1181 1
20	0821210070071	631 BURLINGTON ST	Opa-locka	33054-3924	21 52 41 .14 AC OPA LOCKA PLAT NO 3 PB 31-14 NELY55FT OF SWLY122.5FT TR B BLK 114 LOT SIZE 5500 SQ FT OR 14825-2812 1290 3
21	0821210140020	425 ALI BABA AVE	Opa-locka	33054-3816	ALI BABA VILLA PB 86-41 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 18096-3075 0498 1

22	0821210041860	300 ALI BABA AVE	Opa-locka	33054-3879	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A-B-C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SWLY COR OF TR C TH N 28 DEG W157.71FT TO A PT OF C/C/R AD 168.14FT NELY AD 31.77FT E173.58FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT S 61 DEG W175FT NWLY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & ELY OF DUNAD AVE LOT SIZE 55327 SQ FT OR 19346-2021 1000 2 (3)
23	0821210041660	470 FISHERMAN ST	Opa-locka	33054-0000	21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF TR A BLK 97 /AKA LOT 13 BLK 97 PB 34-67/ LOT SIZE 2250 SQUARE FEET COC 23694-3344 08 2005 6 (3)
24	0821210041900	Null-ROW	Opa-locka	33054-0000	21 52 41 .11 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT OF NELY285FT OF BLK 105 LOT SIZE 6250 SQUARE FEET
25	08212101900001	190 FISHERMAN ST #181,	Opa-locka	33054-0000	MICHELLE VILLAGE CONDO 1 OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORTS OF TR A B C & 12FT ALLEYS BLK 106 & 111 AS DESC IN DECL OR 26326-4502 LOT SIZE 134388 SQ FT FAU 08 2121 004 1911
26	0821210140050	475 ALI BABA AVE	Opa-locka	33054-3816	ALI BABA VILLA PB 86-41 LOT 5 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0515 0902 1 COC 22595-1411 08 2004 1
27	0821210041880	160 ALI BABA AVE	Opa-locka	33054-0000	21 52 41 1.31 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 SW330FT TR 105 & 60FT STRIP LNG BET BLK 105 & TR B BLK 112 AKA PT OF SHARAR AVE & 30FT STRIP LYING SE & ADJ THERETO PER RESOLUTION 445 & UNITY OF TITLE OR 25732-4744 LOT SIZE 48750 SQUARE FEET

28	0821210041913	100 SE 3 AVE 2010, FT. LAUDERDALE, FL 33394	Opa-locka	33054-0000	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TR A BLK 106 DESC BEG 146.85FTNWLY OF SWLY COR OF TR C TH N 61 DEG E 131.85FT N 28 DEG W 117.50FT W135.03FT SELY AD 178.30FT TO POB LOT SIZE 19482 SQ FT F/A/U 08-2121-004-1912 OR 18996-0574 1299 2 (3)
29	0821210041651	470 FISHERMAN ST	Opa-locka	33054-3818	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 NELY100FT OF SWLY230FT TR A AKA LOTS 6-7-8-9 BLK 97 LOT SIZE 9000 SQUARE FEET COC 23694-3344 08 2005 6 (3)
30	0821210041890	380 ALI BABA AVE	Opa-locka	33054-3815	21 52 41 .36 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 NELY235FT LESS SWLY110FT & THAT PT OF SEABOARD LANE LYG S & ADJ THERETO BLK 105 LOT SIZE SITE VALUE
31	0821210070080	641 BURLINGTON ST	Opa-locka	33054-3924	21 52 41 .13 AC OPA LOCKA PLAT NO 3 PB 31-14 NE55FT OF SW177.5FT OF TR B BLK 114 LOT SIZE 55.000 X 100 OR 13965-788 0189 1
32	0821210140030	435 ALI BABA AVE	Opa-locka	33054-3816	ALI BABA VILLA PB 86-41 LOT 3 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0182 0902 1 COC 23428-2258 05 2005 4
33	0821210041861	500 4 AVE 3 BROOKLYN, NY 11215	Opa-locka	33054-0000	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS B & C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT N 61 DEG E75FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF SESAME LOT SIZE 29179 SQ FT OR 20449-3731 0602 6 COC 22547-0601 07 2004 6

34	0821210041670	498 FISHERMAN ST	Opa-locka	33054-3818	21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY75FT OF NELY100FT OF TR A BLK 97 /AKA LOTS 10 THRU 12 BLK 97 PB 34-67/ LOT SIZE 6750 SQUARE FEET COC 23694-3344 08 2005 6 (3)
35	0821210041710	403 FISHERMAN ST	Opa-locka	33054-3883	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS A & B BLK 98 & TRS A & B BLK 103 & ALL ALLEYS LYG WITHIN BLK 98 & 103 & THAT PORT OF SESAME ST LYG BETW SAID BLKS CLOSED BY RES 241 & DB 2660/522 LESS BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W 124.21FT S 28 DEG E148.50FT N 61 DEG E149.92FT NELY AD 31.19FT TO POB LOT SIZE 304342 SQ FT OR 19346-2021 1000 2 (3)
36	0821210070040	611 BURLINGTON ST	Opa-locka	33054-3924	21 52 41 OPA LOCKA PLAT NO 3 PB 31-14 NE17.5FT OF TR A & ALL LOT 20 & SW12.5FT TR B AKA NE17.5FT LOT 19 & ALL LOT 20 & SW17.5FT OF LOT 21 BLK 114 LOT SIZE 60.000 X 100 OR 19066-1923 0400 1



November 28, 2022

Gregory Gay
Planning & Community Development Director
City of Opa-Locka
780 Fisherman Street, Fourth Floor
Opa-Locka, FL 33054

Re: Traffic Impact Analysis
Sesame Street Residences
Project No.: 2022100065

Dear Mr. Gay:

Vala Group, Inc. prepared this traffic-impact analysis for the Sesame Street Residences mixed-use development and found that it will not have a significant traffic impact on the roadway network or cause any roadways to exceed their adopted Level of Service (LOS). The development site is between Ali Baba Avenue and Fisherman Street directly west of Sesame Street in Opa-Locka, Florida. The number of peak-hour vehicle trips entering the site will not warrant the need for exclusive left-turn or right-turn lanes on either Ali Baba Avenue or Fisherman Street. The site is located within the City's Community Redevelopment Area (CRA) District and the County's designated Urban Infill Area (UIA). **Figure 1** shows an aerial photograph of the site location. This letter report includes trip-generation, roadway-significance, and roadway and driveway capacity analyses.

Figure 1 – Site Location



Project Description

The proposed development consists of 45 mid-rise multifamily residential units and 1,650 square feet of commercial retail and is expected to be built by 2025 or sooner. The vacant 0.71-acre lot (Folio 08-2121-004-1861) will have one two-way driveway connection each to Ali Baba Avenue and Fisherman Street. Ali Baba Avenue is a city-maintained, two-lane, collector roadway with a center two-way left-turn lane and a 30 MPH posted speed limit. Fisherman Street is a city-maintained, two-lane, local roadway with a 30 MPH posted speed limit. **Attachment A** contains the proposed site plan and property appraiser data for the site.

Trip Generation Analysis

The proposed development is expected to generate 286 daily, 19 morning peak-hour and 17 afternoon peak-hour, net-new, vehicle trips. We prepared trip-generation estimates for the proposed development (see **Table 1**) using equations from the 11th Edition of the Institute of Transportation Engineers' *Trip Generation Manual*. **Attachment B** contains the trip-generation calculations and data from the ITE manual. We applied internalization reductions to account for the interaction between the residential and retail uses. We also applied a pass-by reduction to the afternoon trip generation calculations for the retail use. We used the ITE multifamily midrise residential close to transit land-use category because the Opa-Locka Tri-Rail Station is within 500 feet of the site.

Table 1 – Trip Generation Estimates Summary

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise) Close to Transit	45 DU	205	8	7	15	5	6	11
Shopping Center < 40 KSF	1,650 SF	81	2	2	4	4	2	6
Total		286	10	9	19	9	8	17

Project Traffic Distribution

We estimated the directional distribution (36% northwest; 13% northeast; 30% southwest; and 21% southeast) of site-generated trips based on the cardinal-distribution data for TAZ 257 from the Miami-Dade County 2045 Transportation Model and the site's access to the roadway network. We interpolated the 2015 and 2045 directional-distribution values from the model data to develop percentages for 2025. **Table 2** shows the proposed development's trip distribution percentages. **Attachment C** contains the TAZ data.

Table 2 – Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	15.40%	13.00%	7.70%	13.50%	18.50%	10.60%	7.80%	13.50%
2045	14.00%	11.90%	8.40%	13.90%	19.20%	12.60%	10.30%	9.90%
2025	14.93%	12.63%	7.93%	13.63%	18.73%	11.27%	8.63%	12.30%

Existing Condition Analysis

We prepared morning and afternoon, two-way, peak-hour roadway capacity for the three roadways that will be most impacted by the proposed development and found that they are operating within their adopted LOS. We used the City's *2030 Comprehensive Development Master Plan* (CDMP) and data from the *2020 FDOT Quality/Level of Service Handbook* to determine LOS thresholds. We collected bidirectional data on Thursday, November 17, 2022 and applied a peak-season adjustment factor of 1.05 based on data from the Florida Department of Transportation (FDOT) to develop 2022 peak-season volumes. **Table 3** summarizes the results of the 2022 roadway capacity analysis and shows that all roadways are operating at LOS D or better. **Attachment D** contains the volume and FDOT data. The City's adopted LOS is LOS D for state roads and LOS E for all other roads.

Table 3 – 2022 Existing Two-Way Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	Lanes	Max LOS	LOS Capacity	Peak Hour	2022 Peak Season Traffic	2022 LOS
Fisherman Street	LeJuene Douglas Connector	Opa-Locka Boulevard	2 L	E	1,269	AM PM	194 180	C C
Ali Baba Avenue	LeJuene Douglas Connector	Opa-Locka Boulevard	2 L	E	1,269	AM PM	636 804	D D
LeJeune Douglas Connector	NW 135 Street	Langley Road	4 LD	E	3,222	AM PM	1,670 2,342	C C

* Capacity based on City Comprehensive Plan & FDOT LOS Tables

Project Roadway Significance Analysis

We prepared morning and afternoon peak-hour project roadway significance analysis for the study roadways and found that none of the roads will be significantly impacted by the proposed development. A road is determined to be significantly impacted when traffic from a development assigned to the road will be equivalent to five percent or more of the road's capacity. **Table 4** summarizes the results of the significance analysis and shows the level of significance of the project's impacts will be no more than 0.55%.

Table 4 – Roadway Significance Analysis Summary

Roadway	From	To	Lanes	Max LOS	LOS Capacity	Peak Hour	Percent Project Traffic	Project Trips	Project Percent of Road	Significant Impact (>5%)?
Fisherman Street	LeJuene Douglas Connector	Sesame Street	2 L	E	1,269	AM PM	36%	7 6	0.55% 0.47%	No No
Fisherman Street	Sesame Street	Opa-Locka Boulevard	2 L	E	1,269	AM PM	13%	2 2	0.16% 0.16%	No No
Ali Baba Avenue	LeJuene Douglas Connector	Sesame Street	2 L	E	1,269	AM PM	30%	6 5	0.47% 0.39%	No No
Ali Baba Avenue	Sesame Street	Opa-Locka Boulevard	2 L	E	1,269	AM PM	21%	4 4	0.32% 0.32%	No No
LeJeune Douglas Connector	NW 135 Street	Ali Baba Avenue	4 LD	E	3,222	AM PM	30%	6 5	0.19% 0.16%	No No
LeJeune Douglas Connector	Ali Baba Avenue	Langley Road	4 LD	E	3,222	AM PM	36%	7 6	0.22% 0.19%	No No



Future Condition Analysis

We prepared morning and afternoon, two-way, peak-hour roadway capacity for the three roadways that will be most impacted by the proposed development and found that they will operate at LOS D or better in 2025 with the proposed development's impacts. We used five years of historical traffic data from FDOT for roads near the proposed development and calculated an annual growth rate of 0.66%. We applied the compounded growth rate to the 2022 volumes to develop 2025 volumes. We applied the project traffic distribution to the trip generation for the development and added it to the 2025 traffic volumes to develop 2025 total traffic volumes. **Table 5** below summarizes the analysis and shows that all study roadways will operate at LOS D or better with the impacts of the proposed development. Growth rate calculations and FDOT historical data are included in Attachment D.

Table 5 – 2025 Future Two-Way Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	Lanes	Max LOS	LOS Capacity	Peak Hour	2025* Traffic	Percent Project Traffic	Project Trips	2025 Total Traffic	2025 Total LOS	V/C Ratio	Exceeds Capacity?
Fisherman Street	LeJuene Douglas Connector	Sesame Street	2 L	E	1,269	AM PM	198 184	36%	7 6	205 190	C C	0.16 0.15	No No
Fisherman Street	Sesame Street	Opa-Locka Boulevard	2 L	E	1,269	AM PM	198 184	13%	2 2	200 186	C C	0.16 0.15	No No
Ali Baba Avenue	LeJuene Douglas Connector	Sesame Street	2 L	E	1,269	AM PM	649 820	30%	6 5	655 825	C C	0.52 0.65	No No
Ali Baba Avenue	Sesame Street	Opa-Locka Boulevard	2 L	E	1,269	AM PM	649 820	21%	4 4	653 824	C C	0.51 0.65	No No
LeJeune Douglas Connector	NW 135 Street	Ali Baba Avenue	4 LD	E	3,222	AM PM	1,703 2,389	30%	6 5	1,709 2,394	D D	0.53 0.74	No No
LeJeune Douglas Connector	Ali Baba Avenue	Langley Road	4 LD	E	3,222	AM PM	1,703 2,389	36%	7 6	1,710 2,395	D D	0.53 0.74	No No

* Applied a 0.66% Compounded Growth Rate to 2022 Peak Season Volumes

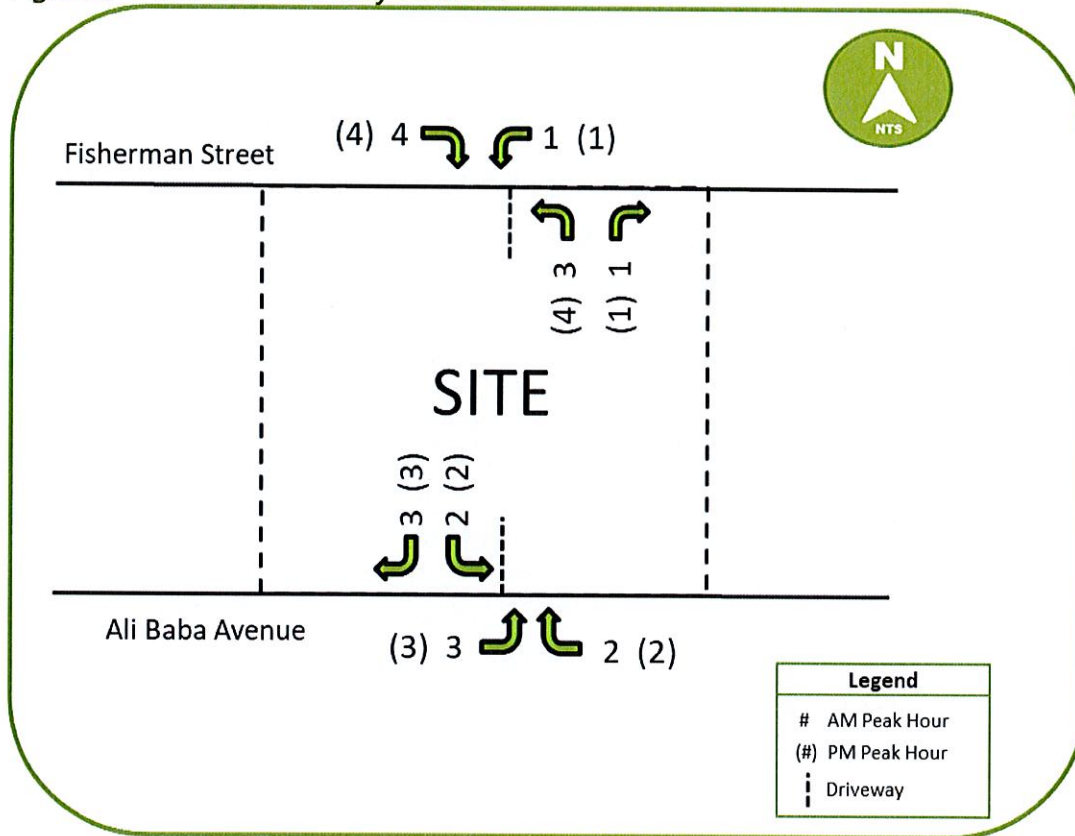
Driveway Analysis

The site will have one two-way driveway connection each to Ali Baba Avenue and Fisherman Street. The number of peak-hour entering turns at the site's driveways do not warrant the need for exclusive right-turn or left-turn lanes on Ali Baba Avenue or Fisherman Street. **Figure 2** summarizes the peak-hour driveway volumes for the proposed development and does not include the pass-by reductions for the retail component. We analyzed the two driveway connections for the 2025 morning and afternoon peak-hour conditions and determined that both will operate at LOS A. We used driveway volumes without the pass-by reductions and the 2025 volumes from the roadway capacity analysis. **Table 6** summarizes the results of the 2025 driveway capacity analysis. **Attachment E** contains the driveway capacity analysis reports.

Table 6 – 2025 Future Driveway Capacity Analysis

Location	AM Peak Hour		PM Peak Hour	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
Fisherman Street Driveway	A	0.2	A	0.3
Ali Baba Avenue Driveway	A	0.1	A	0.1

Figure 2 – Peak Hour Driveway Volumes



Conclusion

We analyzed the traffic impacts of the Sesame Street Residences mixed-use development and determined that it will not have a significant impact to the roadway network or cause roadways to exceed their adopted LOS. Peak hour volumes entering the site at its two driveways do not warrant the need for exclusive left-turn or right-turn lanes on Ali Baba Avenue or Fisherman Street. The site's driveway connections are expected to operate at LOS A. Please contact me at (561) 445-6684 with any questions or comments.

Sincerely,

Vala Group, Inc.

John P. Kim, P.E.
Florida P.E. License Number 62400
Senior Project Manager

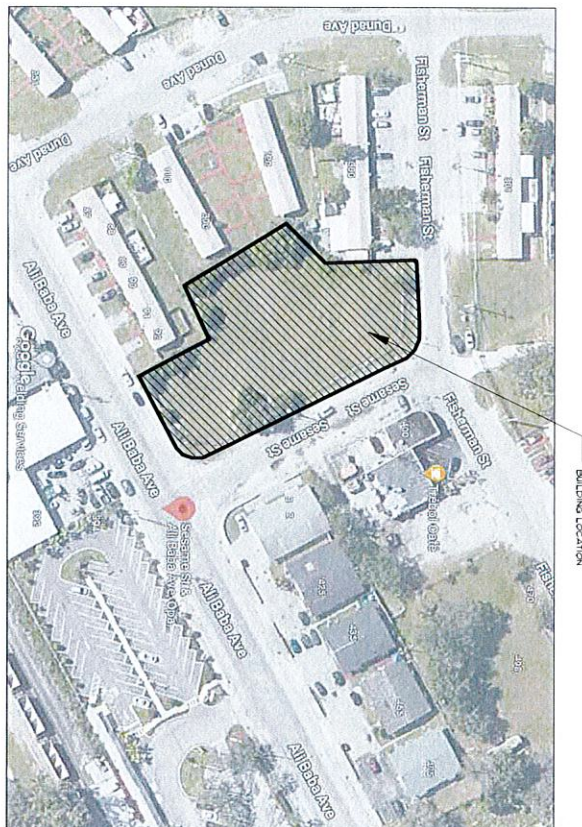
JPK/jgk

Attachments

- Attachment A – Site Plan & Property Appraiser Data
- Attachment B – Trip Generation Calculations & Data
- Attachment C – TAZ Data
- Attachment D – Traffic Data & Growth Rate Calculations
- Attachment E – Driveway Capacity Analysis Reports



GENERAL NOTES:

[illegible]

VICINITY MAP

SCALE: NTB

[illegible][illegible]

PROJECT NO. 10207220-01	REVISIONS
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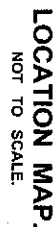
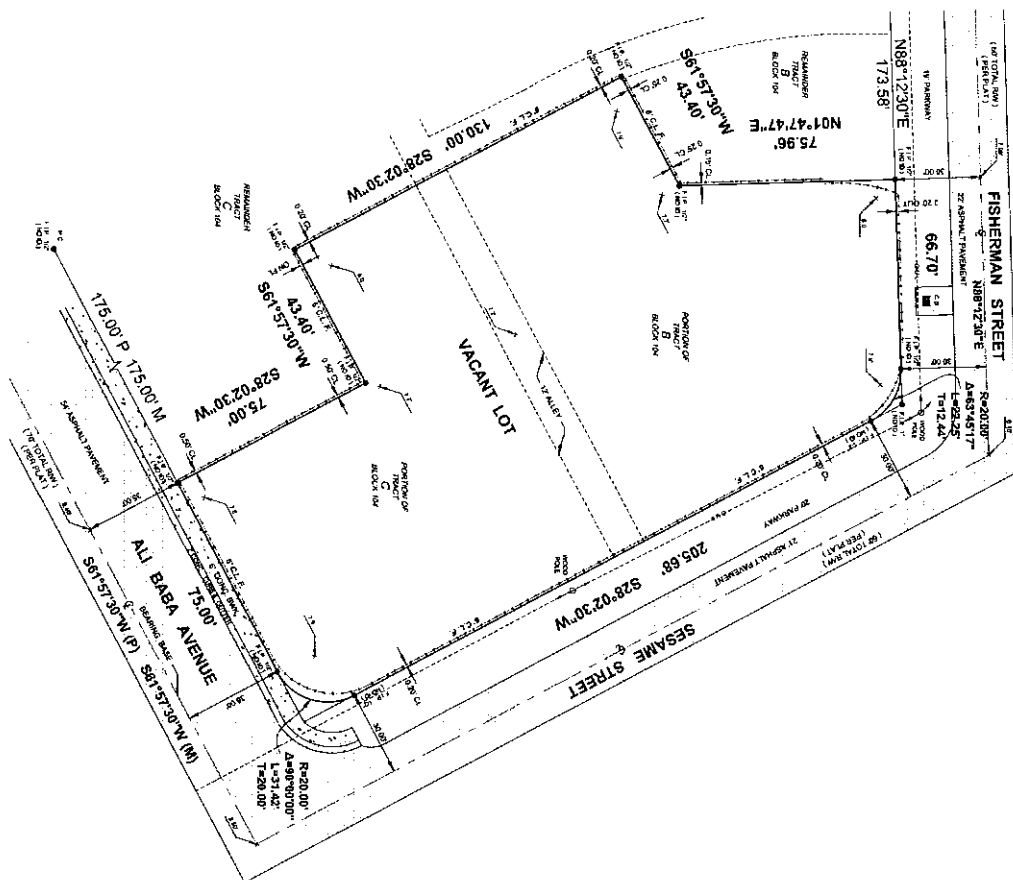
NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS
OPA-LOCCA , FLORIDA

COVER SHEET

Digitally signed
by Robert S.
Rabits
Date:
2022.10.07
11:23:36 -0500
DATE

SHEET
CS-1
OF
1

SCALE: 1"=20'



SURVEYOR'S NOTES

- 1) The study was approved by the Institutional Review Boards of the University of Illinois at Chicago and the University of Maryland.
- 2) The study was approved by the Institutional Review Boards of the University of Illinois at Chicago and the University of Maryland.
- 3) The study was approved by the Institutional Review Boards of the University of Illinois at Chicago and the University of Maryland.
- 4) The study was approved by the Institutional Review Boards of the University of Illinois at Chicago and the University of Maryland.
- 5) The study was approved by the Institutional Review Boards of the University of Illinois at Chicago and the University of Maryland.
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- 11) The study was approved by the Institutional Review Boards of the University of Illinois at Chicago and the University of Maryland.
- 12) The study was approved by the Institutional Review Boards of the University of Illinois at Chicago and the University of Maryland.
- 13) The study was approved by the Institutional Review Boards of the University of Illinois at Chicago and the University of Maryland.

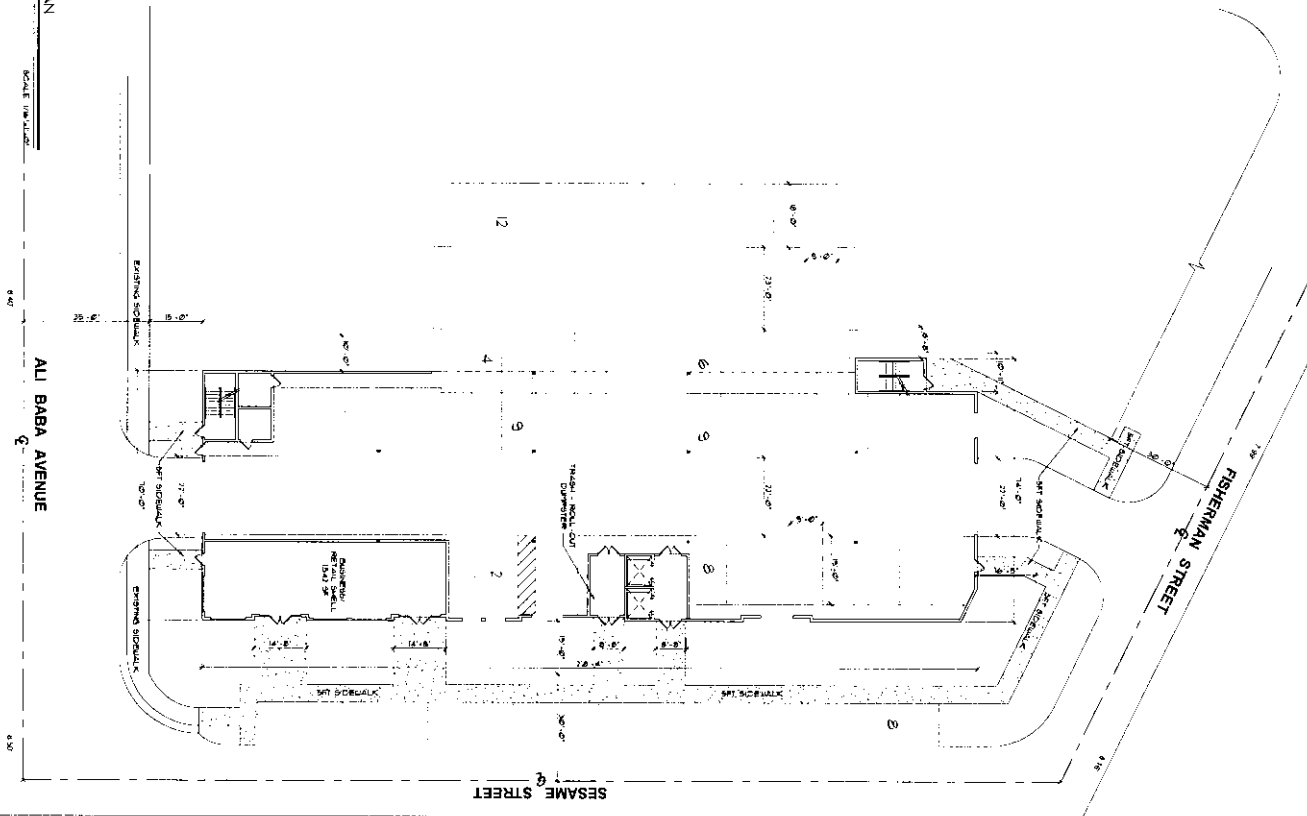
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VACANT LOT FOLIO : 08-2121-004-1861

LEGAL DESCRIPTION:

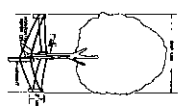
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I HEREBY CERTIFY THAT THIS BONA FIDE SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE STANDARDS OR PRACTICES AS SET FORTH IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS ACT CHAPTER 5-17, §261 & 5-17, §262, FLORIDA ADMINISTRATIVE CODE, PERTAINING TO SECTION 4728(9) FLORIDA STATUTE. THIS SURVEY DOES NOT VIOLATE OR DECEIVE ANY PERSONS.
DATE/TIME:

KARL F. KUHN
PROFESSIONAL SURVEYOR AND MAPPER No. 390
STATE OF FLORIDA

[illegible]

STOCK #	NAME	DESCRIPTION	QUANTITY	REMARKS
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	CEMENT	10000		
	ROOFING	10000		
	WALL	10000		
	FLOOR	10000		
	PAINT	10000		
	IRON	10000		
	STEEL	10000		
	WOOD	10000		
	GLASS	10000		
	DOOR	10000		
	WINDOW	10000		
	TOILET	10000		
	KITCHEN	10000		
	BATH	10000		
	HALL	10000		
	STAIR	10000		
	ROOF	10000		
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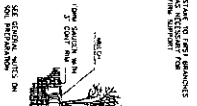
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 2. 1 mole of H_2 gas at 1 atm and 298 K
 3. 1 mole of H_2 gas at 1 atm and 596 K
 4. 1 mole of H_2 gas at 2 atm and 298 K
 5. 1 mole of H_2 gas at 2 atm and 596 K
- ANSWER: 3
- SOLUTION: The standard state of a gas is 1 atm pressure and the temperature is 298 K. The standard state of a gas is 1 atm pressure and the temperature is 298 K. The standard state of a gas is 1 atm pressure and the temperature is 298 K.

SHRUB PLANTING



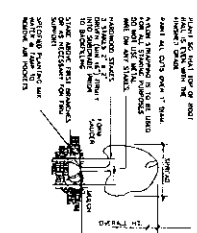
- FORM SAUCER WITH
3" CONT. RIM
SPECIFIED PLANTING M
WATER & TAP TO
REMOVE AIR POCKETS

SHRUB PLANTING



-
- I'M A 22-YEAR-OLD STUDENT WHO'S BEEN HERE FOR TWO YEARS. I LOVE IT! THE CAMPUS IS PERFECT TO STUDYING.
- NIGHT STUDYING IS TO BE DONE ALL DAY LONG. STUDENTS DO NOT USE THE CAMPUS ON ANY DAY.
- WATER & JUNK TO REMOVE AND PROTECT.
- SANDPAPER

MULTI-TRUNK TREE STAKES



PLANTING VERTICAL STAKES

NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS
OPA-LOCCA, FLORIDA

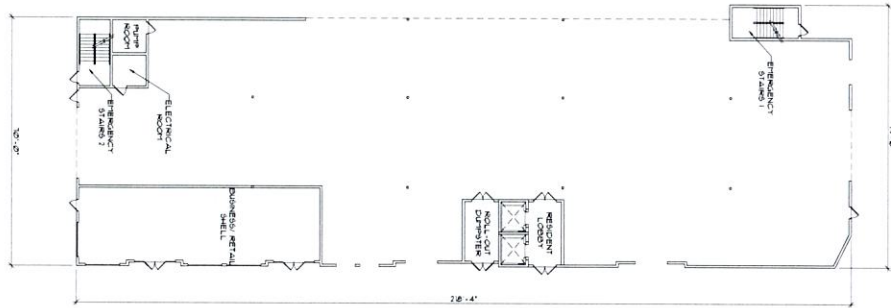
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MASTER PLAN

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RABITS & ROMANO
ARCHITECTURE **PLANNING AND DESIGN**
 1383 SOUTH ORANGE AVE.
 SUITE 205 ORLANDO, FL 32809
 TEL. • 407-490-0150
 FAX • 407-490-0150
info@rabitsromano.com
 AAL26002490

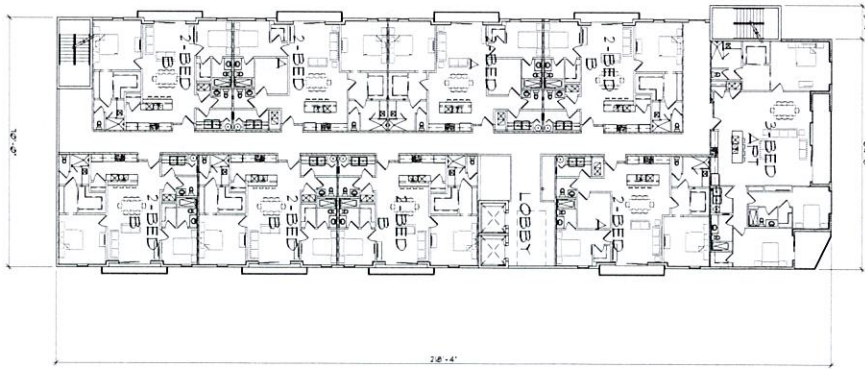
FIRST FLOOR PLAN

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2ND TO 6TH FLOOR PLAN

SCALE: 1/8"=1'-0"



RABITS & ROMANO
ARCHITECTURE
 PLANNING AND DESIGN
 1215 SOUTH ORANGE AVE.
 SUITE 205 ORLANDO, FL 32809
 TEL: 407-490-0350
 FAX: 407-531-6000
 info@rabitsromano.com
 www.rabitsromano.com

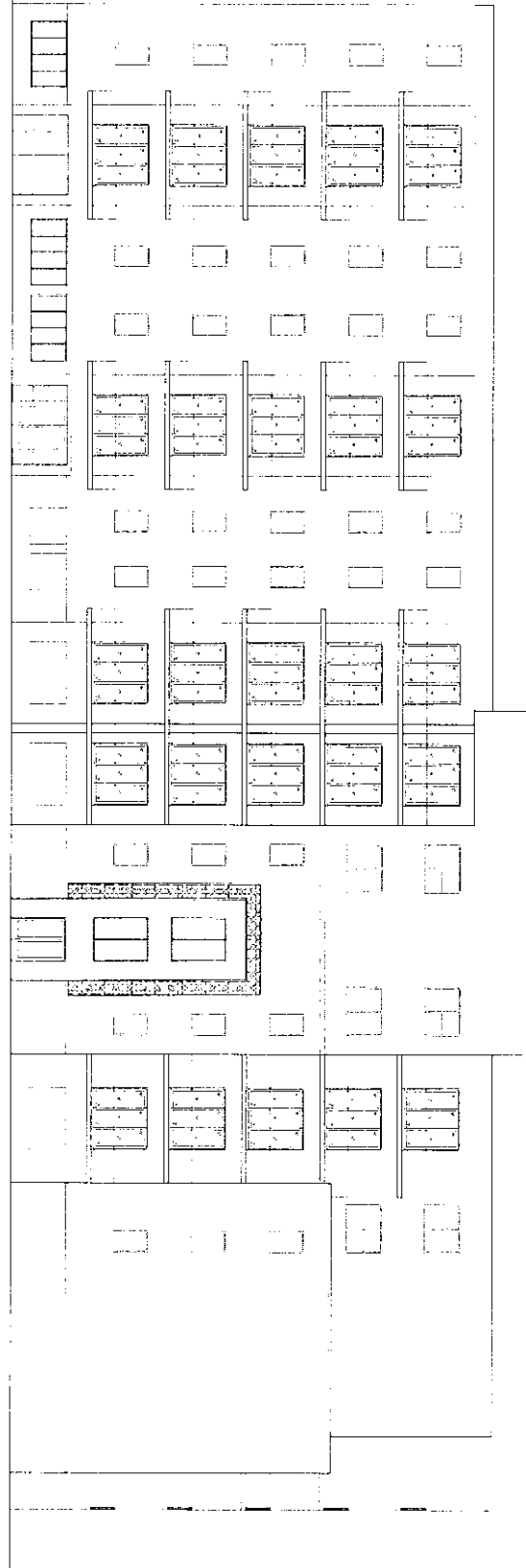
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SEASAME STREET APARTMENTS
 OPA-LOCKA, FLORIDA

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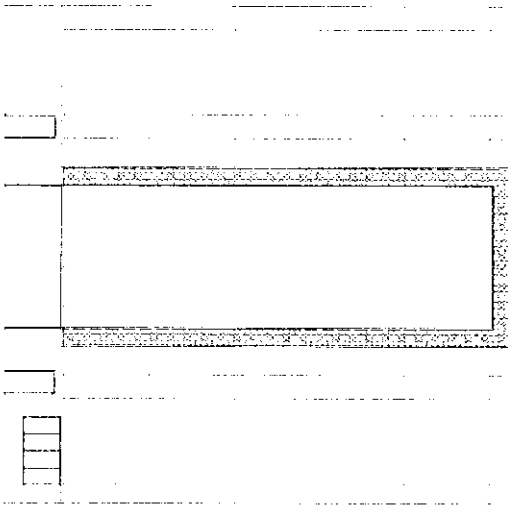
SEASAME STREET ELEVATION

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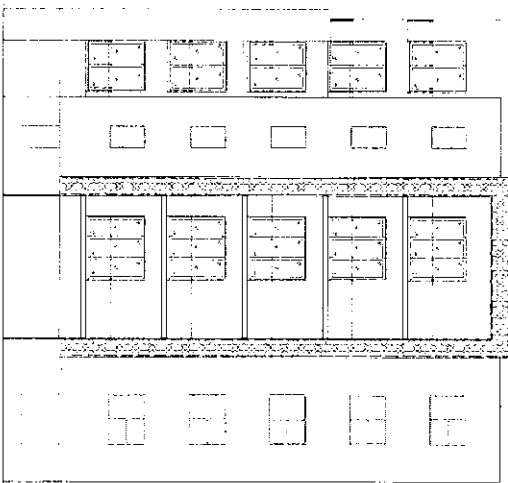
ALI BABA AVENUE ELEVATION

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FISHERMAN STREET ELEVATION

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NEW DEVELOPMENT FOR:
SEASAME STREET APARTMENTS

OPA-LOCCA, FLORIDA

FLOOR PLANS

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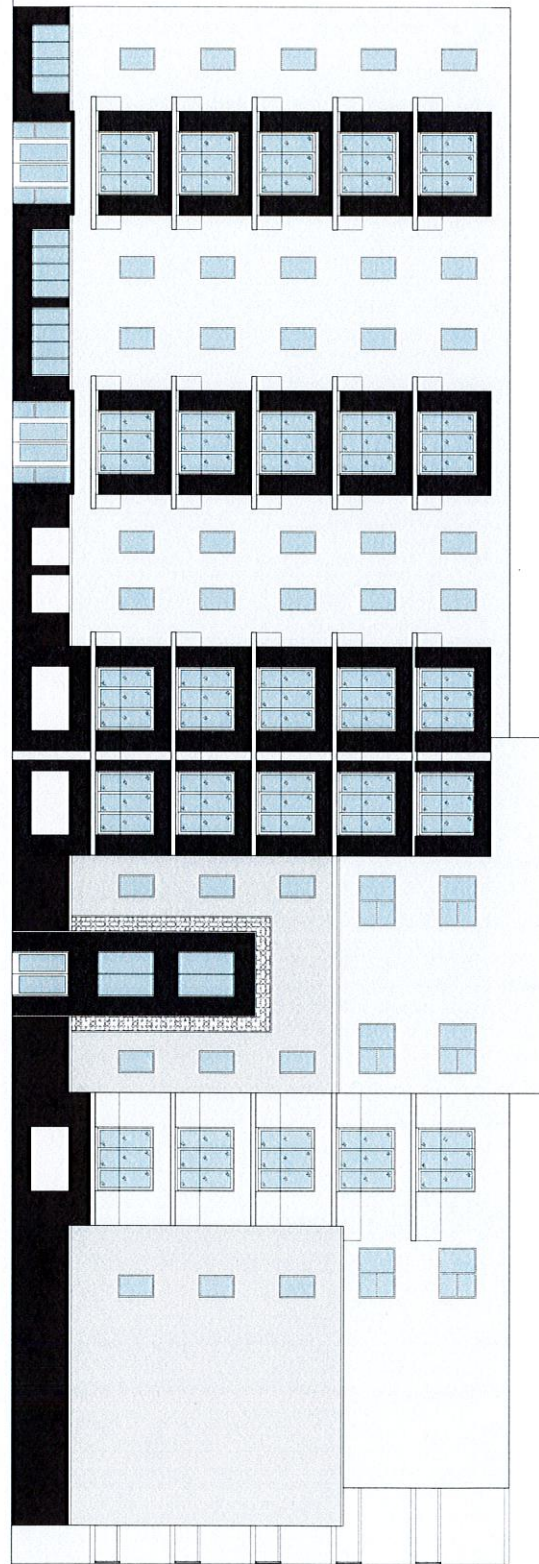
DATE
5/10/2022

RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN
220 SOUTH ORANGE AVE.
SUITE 200 ORLANDO, FL 32809
TEL: 407.436.0136
FAX: 407.321.6050
info@rabitsromano.com
www.rabitsromano.com

SIGN/SEAL

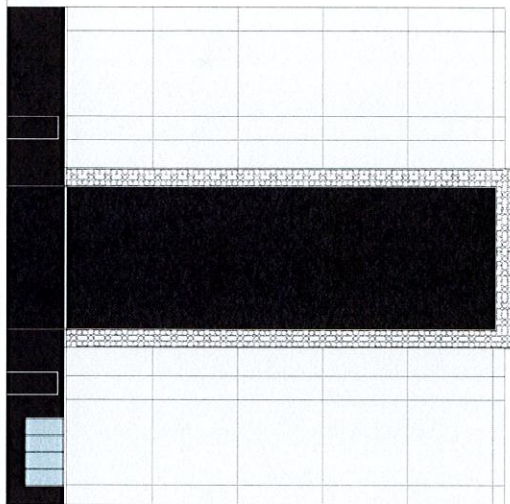
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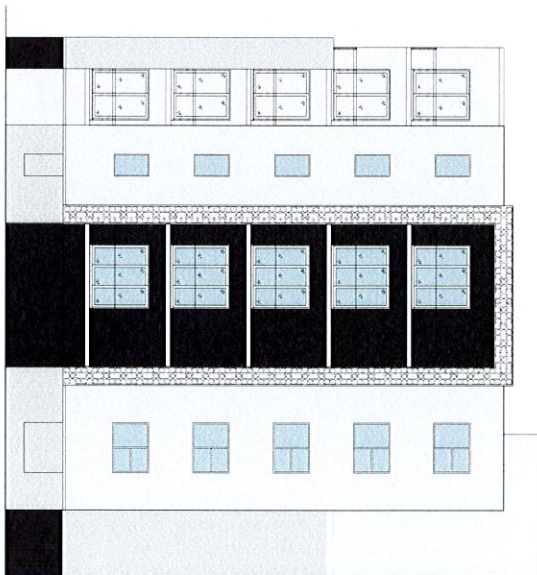
SEASIDE STREET ELEVATION

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ALI BABA AVENUE ELEVATION

SCALE: 1/8" = 1'-0"



FISHERMAN STREET ELEVATION

SCALE: 1/8" = 1'-0"

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 TEL: 407-490-0130
 FAX: 407-321-6000
 info@rabitsromano.com
 www.rabitsromano.com

NEW DEVELOPMENT FOR:
SEASIDE STREET APARTMENTS
 OPA-LOCKA, FLORIDA

COLOR
 ELEVATIONS

PROJECT NO.	REVISIONS
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SIGN SEAL
 DATE

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION OF A SIX-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF SESAME STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2121-004-1861, IN THE R-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, NE 113 Ter LLC intends to construct a six-story multi-family building that will provide 45 apartment units and 50 parking spaces; and

WHEREAS, the applicant further intends to provide 1,600 square feet of retail space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Applicant, has submitted a request for development agreement review to construct a multi-family residential building in the Moderate Density Residential Zoning District (R-3); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of NE 113 TER LLC and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the development agreement request by Applicant, as provided herein and attached.

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 Planning and Zoning Board of the City of Opa-Locka, Florida hereby recommends approval /denial of this request for the Development

Agreement approval for the construction of a six-story multifamily building that will provide 45 apartment units and 50 parking spaces at approximately the corner of Sesame Street and Ali-Baba Avenue within the municipal boundaries of the City of Opa-Locka and as identified by Miami Dade County Tax Folio No. 08-2121-004-1861, in the R-3 Zoning District as set forth in 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 Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected 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's Code of Ordinances, Land Development Regulations, and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2023.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Barnes _____

Board Member Johnson _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "



PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: 06-17-22

PROPERTY OWNER'S NAME: NE 113 TER LLC

PROPERTY OWNER'S ADDRESS: 500 4th Ave Suite #3 Brooklyn, NY 1121
Number/Street City State/Zip Code

APPLICANT'S NAME: Q- Realty

APPLICANT'S ADDRESS: 500 4th Ave Suite #3 Brooklyn, NY 1121
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-584-0461 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: Vacant Lot at corner of Sesame Street, Opa-locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2121-004-186 PRESENT ZONING: R-3(Moderate Density Residential District)

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB34-76, PORT OF TRS B&C BLK 104 & ALLEY LY

WITHIN BLK CLOSED BY DB 2680/5222 DESC BEG 20FT NWLY OF SELY COR OF TR C TH N 28 DEG W 205.70FT NWLY AD 22.25FT W 66.69FT S 75.90FT S 61 DEG W 43.44FT S 28 DEG E 130FT N 61 DEG E 53FT S

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, Ar. Hertz, 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 _____

Date _____

Sworn to and subscribed before me:

This 01 day of May, 2022

Notary Public _____

Attach copy of identification

My commission expires 03/03/2026

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



DAILIEN CALDERON
Notary Public
State of Florida
Comm# HH235800
Expires 3/3/2026



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: Q - Realty

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

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

I do give to Harry B. Joseph 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 Harry B. Joseph 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

Date

Sworn to and subscribed before me:

This 01 day of may - 2022

Notary Public

My commission expires: 03/03/2026



DAILIEN CALDERON
Notary Public
State of Florida
Comm# HH235800
Expires 3/3/2026

Record and Return to:
(enclose self-addressed stamped envelope)

NE 113 TER, LLC
500 4TH AVE
SUITE #3
BROOKLYN, NY 11215

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 NE 113 TER, LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this ___ day of _____ 2022 ("Execution Date") by and between NE 113 TER, LLC (the "Owner"), a Florida limited liability company with the mailing address of 500 4TH AVE SUITE #3 BROOKLYN, NY 11215 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 29,179 square feet of land located at approximately the corner of Sesame Street and Ali-Baba Avenue within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos. 08-2121-004-1861, (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 a six-story apartment building containing over 75,300 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and 50 parking spaces for tenant parking, and the planting of native trees and shrubs on the property perimeter and X,XXX square feet of landscaped open space in accordance with the NE 113 TER, 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, NE 113 TER, LLC., (the "Owner"), a Florida limited liability company, with the mailing address of 500 4TH AVE SUITE #3 BROOKLYN, NY 11215 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 NE 113 TER, LLC., Site Plan, at approximately 500 4TH AVE SUITE #3 BROOKLYN, NY 11215, 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 NE 113 TER, LLC., Site Plan, at approximately THE CORNER OF SESAME STREET AND ALI-BABA AVENUE, "Final Site Plan" approved by the City Commission via Resolution No. _____ for the Proposed Development which includes the construction of a four story building containing 8,675 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and 13 parking spaces for tenant parking, and the planting of native trees and shrubs on the property, X,XXX square feet of landscaped open space in accordance with the NE 113 TER, 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, NE 113 TER, LLC.,

- s. "Project" shall mean the NE 113 TER, LLC and development of the 29,179 square foot Property at THE CORNER OF SESAME STREET AND ALI-BABA AVENUE, and identified by Miami-Dade County Tax Folio Nos 08-2121-004-1861 (the "Property"), as described in the site plans prepared by RABITS & ROMANO ARCHITECTURE, and dated 5-20-22, which proposes the construction of a six-story residential multi-family building containing 29,179 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City and the development of 50 tenant parking spaces; the planting of native and shrubs on the property and X,XXX square feet of landscape coverage in accordance with the NE 113 TER, 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. 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
- e. 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 November 2052.

- f. 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".
- 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 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:
 - 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 contractor(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, NE 113 TER, 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.

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: NE 113 TER, LLC.,
 500 4TH AVE SUITE #3
 BROOKLYN, NY 11215

And

With a copy to:

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: _____

NE 113 TER, 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 NE 113 TER, 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

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS B & C BLK 104 & ALLEY LYG WITHIN BLK CLOSED BY DB 2660/5222 DESC BEG 20FTNWLY OF SELY COR OF TR C TH N 28 DEG W205.70FT NWLY AD 22.25FT W66.69FT S75.96FT S 61 DEG W 43.44FT S 28 DEG E130FT N 61 DEG E53FT S 28 DEG E75FT N 61 DEG E75FT NELY AD 31.42FT TO POB ALL LYG NLY OF ALI BABA & WLY OF SESAME LOT SIZE 29179 SQ FT OR 20449-3731 0602 6 COC 22547-0601 07 2004 6

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 NE 113 TER, 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.

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN EIGHT-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 2090 ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2122-003-2100, IN THE CORRIDOR MIXED USE DISTRICT (MXUOD) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, EcoTech Visions Foundation, Inc. intends to construct an eight-story multi-family building that will provide 48 apartment units and 88 parking spaces; and

WHEREAS, the applicant further intends to provide 520 square feet of retail space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Applicant, has submitted a request for site plan review to construct a multi-family residential building in the Corridor Mixed Use (MXUOD); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of EcoTech Visions Foundation, Inc. and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the final site plan request by Applicant, as provided herein and attached.

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, Florida hereby recommends approval / denial of this request for the Final Site Plan approval for the construction of a eight-story multifamily building that will provide 48 apartment units and 88 parking spaces at 2090 Ali Baba Avenue within the municipal boundaries of the City of Opa-Locka and as identified by Miami Dade County Tax Folio No. 08-2122-003-2100, in the Corridor Mixed Use District (MXUOD) as set forth in 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 Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected 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's Code of Ordinances, Land Development Regulations, and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2023.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Barnes _____

Board Member Johnson _____

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: EcoTech Visions Foundation Inc.

PROPERTY OWNER'S ADDRESS: 11847 SW 216th Street, Goulds, Florida 33170
Number/Street City State/Zip Code

APPLICANT'S NAME: EcoTech Visions Foundation Inc./Dr. Pandwe Gibson, Executive Director/Nehemiah Davis, Co-Developer

APPLICANT'S ADDRESS: 11847 SW 216th Street, Goulds, Florida 33170
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (773) 495-3897 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 2090 Ali Baba Avenue, Opa-Locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-003-2100 PRESENT ZONING: B-1

LEGAL DESCRIPTION: MAGNOLIA SUB, PB 40-80, LOTS 23 THRU 27 BLK 12, LOT SIZE 125.000 X 125,
OR 10640-1364 1179 5

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

Dr. Pandwe Gibson, Executive Director of

I, EcoTech Visions Foundation, Inc., 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.

Dr. Pandwe Gibson
Signature

7/25/2022
Date

Sworn to and subscribed before me:

This 25 day of July, 2022

[Signature]
Notary Public

Attach copy of identification



UNIQUEA WHITE-MARIN
Notary Public
State of Florida
Comm# HH245767
Expires 3/28/2026

My commission expires 03/28/2026



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:

EcoTech Visions Foundation, Inc.

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

I Dr. Pandwe Gibson, Executive Director of EcoTech Visions Foundation, Inc., being first duly sworn, depose and say that I am the owner of the property legally described as:

MAGNOLIA SUB. PB 40-80. LOTS 23 THRU 27 BLK 12. LOT SIZE 125.000 X 125. OR 10640-1364 1179 5

I do give to Development Team: Nehemiah Davis, Keston White-Marin, Miguel Omar 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 Development Team: Nehemiah Davis, Keston White-Marin, Miguel Omar 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.

Dr. Pandwe Gibson
Signature

7/25/2022
Date

Sworn to and subscribed before me:

This 25 day of July, 2022
[Signature]
Notary Public



UNIQUA WHITE-MARIN
Notary Public
State of Florida
Comm# HH245767
Expires 3/28/2026

My commission expires: 3/28/26

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2090 Ali Baba Avenue, Opa-Locka, FL 33054

LEGAL DESCRIPTION: MAGNOLIA SUB. PB 40-80. LOTS 23 THRU 27 BLK 12. LOT SIZE 125.000 X
125, OR 10640-1364 1179 5

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: EcoTech Visions Foundation, Inc. PHONE: (773) 495-3897

ADDRESS (If different): 11847 SW 216th Street, Goulds, Florida 33170

Signature



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
ECOTECH VISIONS FOUNDATION, INC.

Filing Information

Document Number	N07000005930
FEI/EIN Number	26-0354733
Date Filed	06/14/2007
Effective Date	06/14/2007
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/02/2021
Event Effective Date	NONE

Principal Address

670 NW 113th Street
MIAMI, FL 33168

Changed: 05/10/2016

Mailing Address

670 NW 113th street
Miami, FL 33168

Changed: 03/10/2021

Registered Agent Name & Address

Gibson, Pandwe
670 NW 113th Street
MIAMI, FL 33168

Name Changed: 04/29/2016

Address Changed: 02/16/2017

Officer/Director Detail

Report Year	Filed Date
2020	06/08/2020
2021	03/10/2021
2022	03/07/2022

Document Images

03/07/2022 -- ANNUAL REPORT	View image in PDF format
04/02/2021 -- Amendment	View image in PDF format
03/10/2021 -- ANNUAL REPORT	View image in PDF format
10/13/2020 -- Amendment	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
02/16/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
03/06/2015 -- ANNUAL REPORT	View image in PDF format
09/29/2014 -- REINSTATEMENT	View image in PDF format
07/02/2014 -- Amendment and Name Change	View image in PDF format
08/22/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
08/02/2011 -- Amendment and Name Change	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
09/01/2010 -- Off/Dir Resignation	View image in PDF format
08/30/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format
03/21/2009 -- ANNUAL REPORT	View image in PDF format
11/17/2008 -- Amendment	View image in PDF format
10/30/2008 -- REINSTATEMENT	View image in PDF format
06/14/2007 -- Domestic Non-Profit	View image in PDF format



Site Plan Checklist
Planning and Community Development Department
780 Fisherman Street, Fourth Floor, Opa-locka, FL 33054
305-953-2868 ext. 1503 (tel.)
305-953-3060 (fax)

Contact Information—Developer, Property Owner, or Contractor	
Name of Applicant / Developer / Property Owner (Circle One)	Dr. Pandwe Gibson, Executive Director EcoTech Visions Foundation Inc.
Site Address / Location	2090 Ali Baba Avenue Opa Locka, FL 33054 (08-2122-003-2100)
Telephone Number	EcoTech Visions Foundation Inc., Pandwe Gibson (773) 495-3897 DCM Developments Inc., Nehemiah Davis (305) 431-0896
Email Address	Pandwe@ecotechvisions.com ndavis@dcmdevelopments.com
Date of Application	07/25/2022

Pre-Application Procedures

Prior to formal application for approval of any site plan, the applicant shall request and attend a mandatory pre-application conference with the appropriate City official(s) in order to become familiar with the City's development regulations and the subdivision process. At the pre-application conference, the applicant may be represented by his or her land planner, engineer and/or surveyor.

Zoning Requirements

A property within the City's corporate limits that is being proposed for development must be properly zoned by the City prior to submission of an application for approval of any site plan. In addition, the proposed development layout or design shown on the proposed site plan must be in conformance with all standards and requirements prescribed in the City's Land Development Code City Ordinance No. 15-31 and Miami-Dade County Subdivision Regulations adopted by City Ordinance No. 85-5

Completeness of Application

Site Plan applications which do not include all required information and materials, as outlined below and per other City policies which may change from time to time, will be considered incomplete, shall not be accepted for official submission by the City, and shall not be scheduled on a Planning Council agenda until the proper information is provided to City officials.

Applicability

Administrative Site plan review and approval shall be required for all nonresidential, mixed-use, townhouse, single-family attached and multi-family residential projects and structures and for any condition of special exception or conditional use as required by the Mayor and City Commission.

Exceptions

Site plan review shall not be required for single-family residential developments, unless the proposed subdivision will include a private amenity, facility or a golf course. In these instances, site plan submission and approval will be required for the private amenity or facility, or the golf course clubhouse/hospitality area.

Site Plan Checklist

The proposed site plan shall show the following information (other physical and engineering data shall be included in the engineering plans or as separate documents):

	Required	N/A	Requested	Provided
1. A title block within the lower right hand corner of the site plan with the proposed name of the project/subdivision, total site acreage, and the location of the property according to the abstract and survey records of Miami-Dade County	X		X	
2. The name and address of the owner/developer and the land planner, engineer, architect or surveyor responsible for the plan		X	X	
3. The scale of the drawing (both written and graphic scale)	X		X	
4. The date the drawing was prepared		X		
5. Zoning			X	
6. A vicinity or location map showing the location of the proposed development within the City and in relationship to existing roadways	X			
7. The boundary survey limits of the tract and each proposed lot/tract and scale distances with north clearly indicated	X			
8. The names of adjacent additions or subdivisions or the name of the owners of record with north clearly indicated and recording information for adjacent parcels of un-platted land, including parcels on the other sides of roads, canals, etc		X	X	
9. The existing zoning and existing/proposed uses on adjacent land;		X		
10. The location, width and names of all existing or platted streets or other public ways within or adjacent to the tract	X			
11. Any existing easements, with recording information	X			
12. Existing buildings	X			
13. Railroad rights-of-way		X		
14. Topography (contours at two-foot intervals) with existing drainage channels or creeks including the 100-year flood plain, if applicable	X			
15. Any other important natural features, such as wetlands, wildlife habitats, and all substantial natural vegetation	X			
16. Proposed strategies for tree preservation including showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction	X			
17. The layout and width (right-of-way lines and curb lines) of existing and proposed thoroughfares, collector streets and/or intersections, and specific configuration of proposed streets		X		
18. Lot/tracts and blocks	X			
19. Proposed driveways including driveway widths and distances between driveways	X			
20. Proposed median openings and left turn lanes on future divided roadways and existing and planned driveways on the opposite side of divided roadways must also be shown for coordination and sharing of future median openings		X		
21. Specific locations and footprints of buildings, including but not limited to proposed nonresidential and residential densities	X			

22. Building heights	X			
23. Square footages (for multi-tenant or multi-purpose buildings, show square footage for each intended use), massing, orientation		X	X	
24. Loading/service areas (including proposed screening)	X			
25. Recycling containers, compactors & dumpster enclosures (including proposed screening)	X	X		
26. Pedestrian walkways		X		
27. Parking areas (including parking ratio calculations)	X			
28. Any proposed sites for parks, schools, public facilities, public or private open space	X			
29. Flood plains/drainage ways	X			
30. All proposed and existing utilities, easements and drainage structures	X			
31. Traffic Impact Statement	X			
32. Retention/detention ponds with proposed aesthetic treatments	X			
33. Screening walls; fences	X			
34. Signage location	X			
35. Fire lanes and fire hydrants	X			
36. Lighting		X	X	
37. Visibility easements		X	X	
38. Other pertinent development related features trees to be planted, and irrigation plans, if required		X	X	
Tree Ordinance 10-03- For removal, relocation, or maintenance standards for trees.				
40. Color building façade (elevation) plans showing elevations with any attached (wall-mounted) signage to be used, as determined appropriate by the City Manager, or his/her designee.	X			

Effect of Approval

The approval of a site plan shall be effective for a period of twelve (12) months beyond the date that the plan was approved by the City Commission. If this is not accomplished, then the approved site plan shall be deemed to have expired and shall become null and void.

Revisions to Approved Site Plan

Minor Revisions/Amendments – It is recognized that final architectural and engineering design may necessitate minor changes in the approved site plan. In such cases, the City Manager, or his/her designee, shall have the authority to approve minor modifications to an approved site plan and which shall be submitted as an “amended site plan,” which substantially conforms to the previously approved site plan, provided that such modifications do not significantly change traffic circulation, building location(s) on the site, proximity of building(s) to nearby residential areas, increase the size or height of building(s), or any other conditions specifically attached as part of the City Council's approval of the site plan. Submission materials and requirements for approval of an amended site plan shall be as determined by the City Manager or his/her designee. If the City Manager, or his/her designee, refuses to approve an amended site plan, then the applicant shall re-submit the amended site plan as a “revised site plan”, whereupon the revised site plan shall be scheduled for consideration by the Planning Council and City Commission

Major Revisions – In the event of revisions that are more extensive in nature and do not conform to the description for minor amendments above, a “revised site plan” must be resubmitted, reviewed by the City Manager, or his/her designee, and reconsidered by the Planning Council and City Commission.

Developer's Agreement – A Developer's agreement may be required for all development except for single-family homes or duplexes pursuant to Section 4.16 of City Ordinance No. 86-8.

Applicant's Name Dr. Pandwe Gibson, Executive Director
EcoTech Visions Foundation Inc.

Address 11847 SW 216th Street, Goulds, FL 33170

Signed. 

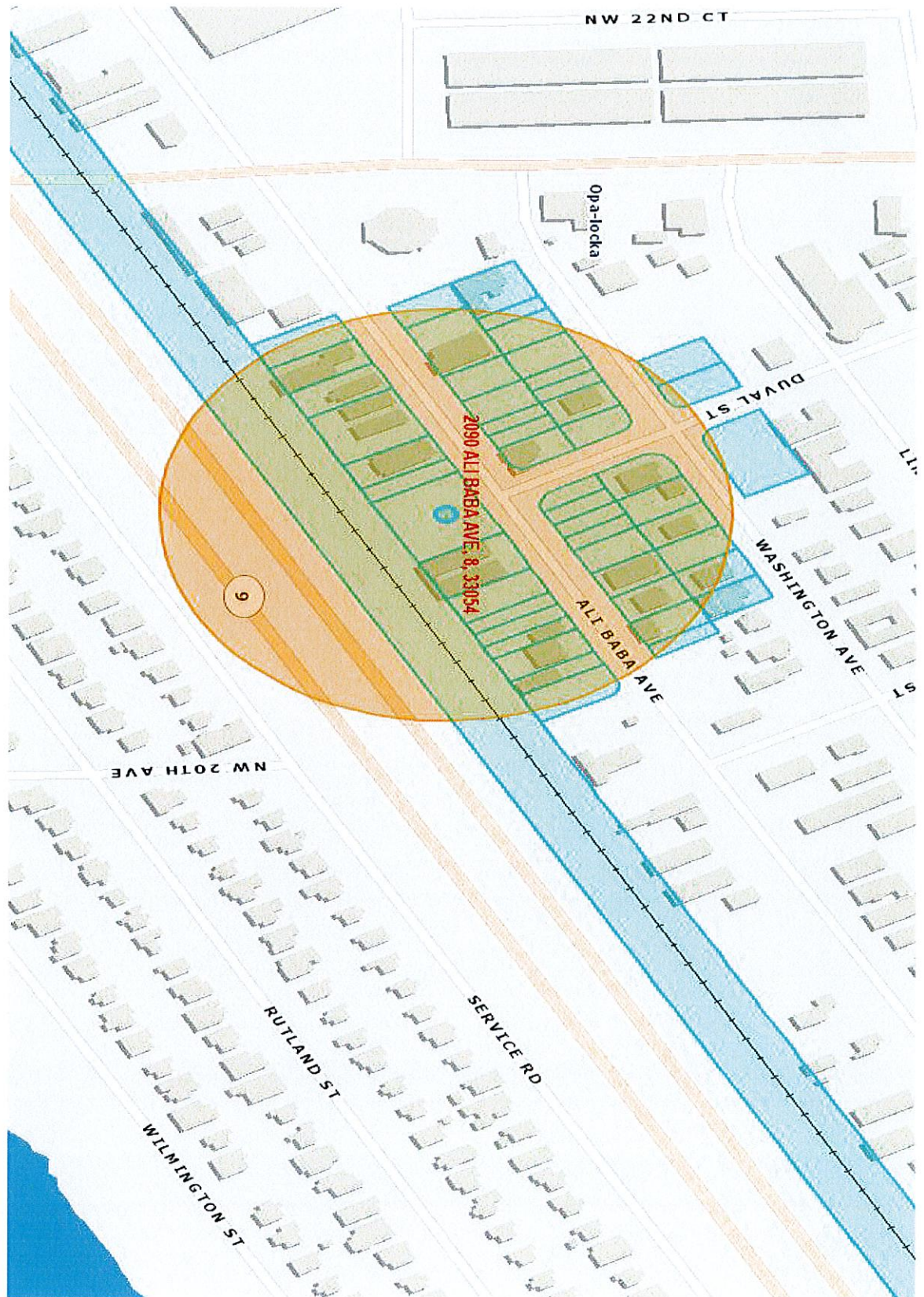
Date July 25, 2022

My signature certifies that I have been provided with a copy of the site plan checklist and have also had a pre-conference meeting with the Planning and Community Development staff.

Reviewed by Planning Staff -

Date of Pre-Conference Meeting - _____

Date of Site Plan Review - _____



FOLIO	MAIL ADDRESS	CITY	ZIP CODE	SITE DESCRIPTION	LEGAL DESCRIPTION
0821220032080	PO BOX 170482, HIALEAH, FL 33017	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN	22 52 41 MAGNOLIA SUB PB 40- 80 LOT 22 BLK 12 LOT SIZE 25,000 X 125 OR 9473 4
0821220031140	2100 WASHINGTON AVE	Opa-locka	33054-2863	VACANT GOVERNMENTAL : PARKING LOT	22 52 41 MAGNOLIA SUB PB 40- 80 LOTS 18 & 19 BLK 8 LOT SIZE 55,000 X 96 OR 15437-162 1291
0821220031490	2061 ALI BABA AVE	Opa-locka	33054-2839	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 35 & 36 BLK 9 LOT SIZE 50,000 X 96 OR 16673-852 1294 3
0821220031070	3100 NW 164 ST, MIAMI GARDENS, FL 33055	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT LAND	22 52 41 MAGNOLIA SUB PB 40- 80 LOT 9 BLK 8 LOT SIZE 25,000 X 96 OR 12313-1741 0884 5 COC
0821220031200	19821 NW 2 AVE, STE 145, MIAMI, FL 33169	Opa-locka	33054-2841	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 28 THRU 31 INC BLK 8 PER UNITY OF TITLE TO CITY OF OPA LOCKA DATED 6-21-68 LOT SIZE 100,000 X 96 OR 15162-2417 0891 4 COC
0821220032140	610 NW 183 ST #207, MIAMI, FL 33169	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 31 & 32 BLK 12 LOT SIZE 50,000 X 125 OR 20180-3617 0102 1
0821220032050	2146 ALI BABA AVE	Opa-locka	33054-2842	MIXED USE- STORE/RESIDENTIAL : MIXED USE -	MAGNOLIA SUB PB 40-80 LOTS 14 & 15 BLK 12 LOT SIZE 50,000 X 125 OR 13579-3111 0288 5
0821220031170	2123 ALI BABA AVE	Opa-locka	33054-2841	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 23 BLK 8 LOT SIZE 25,000 X 96 OR 15380-2097 1291 3
0821220031100	780 FISHERMAN ST,	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND -	22 52 41 MAGNOLIA SUB PB 40- 80 LOT 14 BLK 8 LOT SIZE 25,000 X 96 OR 21103-4499 0901 3

0821220031520	3461 SW 8 ST MIAMI, FL 33135	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 39 BLK 9 LOT SIZE 25.000 X 96 OR 16598-1582 1194 3
0821220032170	2018 ALI BABA AVE	Opa-locka	33054-2840	RESIDENTIAL - SINGLE FAMILY : 1 UNIT	MAGNOLIA SUB PB 40-80 LOT 35 BLK 12 LOT SIZE 25.000 X 125 OR 15162-2417 0891 4 COC 25909-
0821220031440	2045 ALI BABA AVE	Opa-locka	33054-2839	STORE : RETAIL OUTLET	MAGNOLIA SUB PB 40-80 LOTS 29 & 30 BLK 9 LOT SIZE 50.000 X 96 OR 18442-2651 0199 4 COC
0821220031280	2082 WASHINGTON AVE	Opa-locka	33054-2861	STORE : RETAIL OUTLET	22 52 41 MAGNOLIA SUB PB 40- 80 LOTS 3 & 4 BLK 9 LOT SIZE 50.000 X 96 OR 19141-4117
0821220032060	2132 ALI BABA AVE	Opa-locka	33054-0000	MIXED USE- STORE/RESIDENTIAL : MIXED USE -	MAGNOLIA SUB PB 40-80 LOTS 16 TO 19 INC BLK 12 LOT SIZE 100.000 X 125 OR 20919-1903
0821220030450	2105 WASHINGTON AVE	Opa-locka	33054-2862	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 15 & 16 BLK 5 LOT SIZE 55.000 X 96 COC 25755-2934 07 2006 4
0821220031460	2049 ALI BABA AVE	Opa-locka	33054-2839	RESTAURANT OR CAFETERIA : RETAIL OUTLET	MAGNOLIA SUB PB 40-80 LOTS 31 & 32 BLK 9 LOT SIZE 50.000 X 96 OR 17029-4350 1295 4
0821220031110	780 FISHERMAN ST,	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND -	22 52 41 MAGNOLIA SUB PB 40- 80 LOT 15 BLK 8 LOT SIZE 25.000 X 96 OR 21103-4499 0901 3
0821220032200	2010 ALI BABA AVE OPA LOCKA, FL 33054-2840	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT	MAGNOLIA SUB PB 40-80 LOTS 39 & 40 BLK 12 73R16087 LOT

0821220000040	STATE OF FLORIDA DOT 605 SUWANNEE ST, TALLAHASSEE, FL 32399	Opa-locka	33054-3643	VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL	22 52 41 13.80 AC M/L 100FT S A L R/W ACROSS SEC DESC BEG 2656.19FTS OF NW COR OF SEC 22 FOR POB TH N 60 DEG E 2981.88FT S 02 DEG E 111.90FT S 60 DEG W 1706.46FT SELY AD 433.15FT N 29 DEG W 40.10FT S 60 DEG W 844.77FT N 02 DEG W 111.90FT TO POB & BEG NE COR OF SEC 22 TH S 02 DEG E 40.19FT SWLY AD 336.77FT S 60 DEG W 2656.73 FT N 02 DEG W
0821220031330	2054 WASHINGTON AVE	Opa-locka	33054-2861	RESIDENTIAL - SINGLE FAMILY : 1 UNIT	22 52 41 MAGNOLIA SUB PB 40- 80 LOTS 9 & 10 BLK 9 LOT SIZE 50.000 X 96 74R-157853 COC
0821220032100	2090 ALI BABA AVE	Opa-locka	33054-2840	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 23 THRU 27 BLK 12 LOT SIZE 125.000 X 125 OR 10640-1364
0821220032020	7545 NW 10 AVE, OPA- LOCKA, FL 33150-3322	Opa-locka	33054-0000	PARKING LOT/MOBILE HOME PARK : PARKING LOT	MAGNOLIA SUB PB 40-80 LOTS 10 & 11 BLK 12 LOT SIZE 50.000 X 125 OR 12682-1184 1085 4
0821220031150	2105 ALI BABA AVE	Opa-locka	33054-2841	MUNICIPAL : MUNICIPAL	MAGNOLIA SUB PB 40-80 LOTS 20 & 21 BLK 8 LOT SIZE 55.000 X 96 OR 15437-162 1291 3
0821220031080	4952 NW 7 AVE, MIAMI, FL 33127	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 10 & 11 BLK 8 LOT SIZE 50.000 X 96 OR 15162-2417 0891 4 COC 25350-2526 02 2007 3 CASE #09--
0821220031340	2052 WASHINGTON AVE	Opa-locka	33054-2850	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	22 52 41 .11AC MAGNOLIA SUB PB 40-80 LOTS 11 & 12 BLK 9 LOT SIZE 50.00 X 96.00 OR 15877-

0821220031230	610 NW 183 ST #207, MIAMI, FL 33169	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT LAND	22 52 41 MAGNOLIA SUB PB 40- 80 LOT 32 & 33 BLK 8 LOT SIZE 50.000 X 96 OR 10937-440 1080
0821220410001	3461 SW 8 ST MIAMI, FL 33135	Opa-locka	33054-0000	REFERENCE FOLIO	PALMETTO HOMES OF MIAMI CONDO MAGNOLIA SUB PB 40- 20 LOTS 36 THRU 40 BLK 6 AS DESC IN DECL OR 32938-4703 LOT SIZE 12480 SQ FT M/L FAU
0821220032150	610 NW 183 ST #207, MIAMI, FL 33169	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 33 BLK 12 LOT SIZE 25.000 X 125 OR 15162-2417 0891 4 COC 25186- 2899 12 2006 3 CASE 09-A00842
0821220032040	2150 ALI BABA AVE	Opa-locka	33054-2842	MIXED USE- STORE/RESIDENTIAL : MIXED USE -	MAGNOLIA SUB PB 40-80 LOTS 12 & 13 BLK 12 LOT SIZE 50.000 X 125 OR 13081-239 1086 5
0821220031530	3461 SW 8 ST MIAMI, FL 33135	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 40 BLK 9 LOT SIZE 30.000 X 96 OR 16598-1582 1194 3
0821220031090	2140 WASHINGTON AVE	Opa-locka	33054-2863	VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING	MAGNOLIA SUB PB 40-80 LOTS 12 & 13 BLK 8 LOT SIZE 50.000 X 96 OR 22230-570 0404 3
0821220032180	2016 ALI BABA AVE	Opa-locka	33054-2840	RELIGIOUS - EXEMPT : RELIGIOUS	MAGNOLIA SUB PB 40-80 LOTS 36 & 37 BLK 12 LOT SIZE 50.000 X 125 OR 16510-0241 0894 1
0821220031180	2125 ALI BABA AVE	Opa-locka	33054-2841	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 24 & 25 BLK 8 LOT SIZE 50.000 X 96 OR 21760-582/24300-1137
0821220031290	2070 WASHINGTON AVE	Opa-locka	33054-2861	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS	MAGNOLIA SUB PB 40-80 LOTS 5 & 6 BLK 9 LOT SIZE 50.000 X 96 OR 13912-4167 1188 1

0821220031500	3461 SW 8 ST MIAMI, FL 33135	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	22 52 41 MAGNOLIA SUB PB 40-80 LOT 37 BLK 9 LOT SIZE 25.000 X 96 OR 16539-1556 0994 3
0821220031060	2170 WASHINGTON AVE	Opa-locka	33054-2863	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	MAGNOLIA SUB PB 40-80 LOTS 6 TO 8 INC BLK 8 LOT SIZE 75.000 X 96 OR 10754-1679 0580 1 COC
0821220031430	2037 ALI BABA AVE	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 28 BLK 9 LOT SIZE 25 X 96 CLERKS #90-118 0790 OR 17403-2609
0821220031190	12831 SW 10 CT, DAVIE, FL 33325	Opa-locka	33054-2841	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 26 & 27 BLK 8 LOT SIZE 50.000 X 96 OR 22449-2639 0604 3 COC
0821220032120	2070 ALI BABA AVE	Opa-locka	33054-2800	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	22 52 41 MAGNOLIA SUB PB 40-80 LOTS 28-29 & 30 BLK 12 LOT SIZE 75.000 X 125 OR 19252-0817 0800 1 COC 24084-1986 12
0821220031310	3461 SW 8 ST MIAMI, FL 33135	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 PARC 02-06-01 AKA LOTS 7 & 8 BLK 9 LOT SIZE 50.00 X 96
0821220031510	3461 SW 8 ST MIAMI, FL 33135	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	22 52 41 MAGNOLIA SUB PB 40-80 LOT 38 BLK 9 LOT SIZE 25.000 X 96 OR 16539-1556 0994 3
0821220031160	780 FISHERMAN ST,	Opa-locka	33054-0000	VACANT GOVERNMENTAL :	MAGNOLIA SUB PB 40-80 LOT 22 BLK 8 LOT SIZE 25 X 96 OR 15380-
0821220032160	610 NW 183 ST #207, MIAMI, FL 33169	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 34 BLK 12 LOT SIZE 25.000 X 125 OR 15162-2417 0891 4 COC 25186-
0821220030460	2113 WASHINGTON AVE	Opa-locka	33054-2862	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 PARC 02-02-03 AKA LOTS 17 & 18 BLK 5 LOT SIZE 50.00 X 96

0821220032070	2120 ALI BABA AVE	Opa-locka	33054-2842	MIXED USE- STORE/RESIDENTIAL : MIXED USE -	22 52 41 MAGNOLIA SUB PB 40- 80 LOTS 20 & 21 BLK 12 LOT SIZE 50.000 X 125 OR 9473 4
0821220031260	2084 WASHINGTON AVE	Opa-locka	33054-2861	RESIDENTIAL - SINGLE FAMILY : 1 UNIT	22 52 41 MAGNOLIA SUB PB 40- 80 LOTS 1 & 2 BLK 9 LOT SIZE 55.000 X 96 COC 23899-2359 10
0821220031120	2110 WASHINGTON AVE	Opa-locka	33054-2863	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS	22 52 41 MAGNOLIA SUB PB 40- 80 LOTS 16 & 17 BLK 8 LOT SIZE 50.000 X 96 74R-148295 OR 20350-0958 0402 1 COC 26162-
0821220031480	2053 ALI BABA AVE	Opa-locka	33054-2894	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	22 52 41 MAGNOLIA SUB PB 40- 80 LOTS 33 & 34 BLK 9 LOT SIZE 50.000 X 96 COC 24034-2047 11
0821220032190	2010 ALI BABA AVE	Opa-locka	33054-2840	RELIGIOUS - EXEMPT : RELIGIOUS	80 LOT 38 BLK 12 LOT SIZE 25.000 X 125

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AMSTRONG MULTIFAMILY RESIDENCES

Property Address: 2090 Ali Baba Ave Opa-locka, FL 33054-2840 | Folio: 08-2122-003-2100 Sub-Division: Magnolia Sub



ARCHITECTURE

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DAVID A. DAVIS
Professional Engineer
State of Florida
License No. 12543
Mechanical

2090 ALABAMA AVE
OPA-LOCKA, FL 33054

SITE PLAN APPROVAL SET
AMSTRONG MULTIFAMILY RESIDENCES

DATE: 07/20/2022
JOB NO: 11309

SCALE: 1/8" = 1'-0"

DESIGNED BY: J. L. B. / J. L. B. / J. L. B.
CHECKED BY: J. L. B. / J. L. B. / J. L. B.
DRAWN BY: J. L. B. / J. L. B. / J. L. B.

DATE: 07/20/2022
JOB NO: 11309

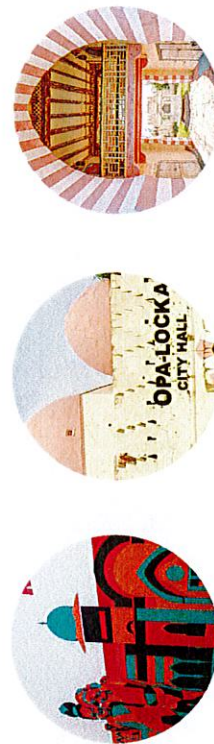
SCALE: 1/8" = 1'-0"

DESIGNED BY: J. L. B. / J. L. B. / J. L. B.
CHECKED BY: J. L. B. / J. L. B. / J. L. B.
DRAWN BY: J. L. B. / J. L. B. / J. L. B.

COVER PAGE

A-0.0

THE STORY BEHIND AMSTRONG RESIDENCE



The Amstrong Building will tie in to Opa - Locka's Rich Architecture History.

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AMSTRONG MULTIFAMILY
FOUNDATION
1000 NW 15th St.,
Miami Gardens, FL 33156

Consultant:

SEA LUT PAN MARS

AMSTRONG MULTIFAMILY RESIDENCES
SITE PLAN APPROVAL SET
2090 ALIBABA AVE
OPALOCKA, FL 33054

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Revision	Date	Description
1	01/15/2019	ISSUED FOR PERMIT

DATE: 01/15/2019
SCALE: 1/8" = 1'-0"

SITE PLAN APPROVAL SET

SECOND FLOOR PLAN

A-1.2



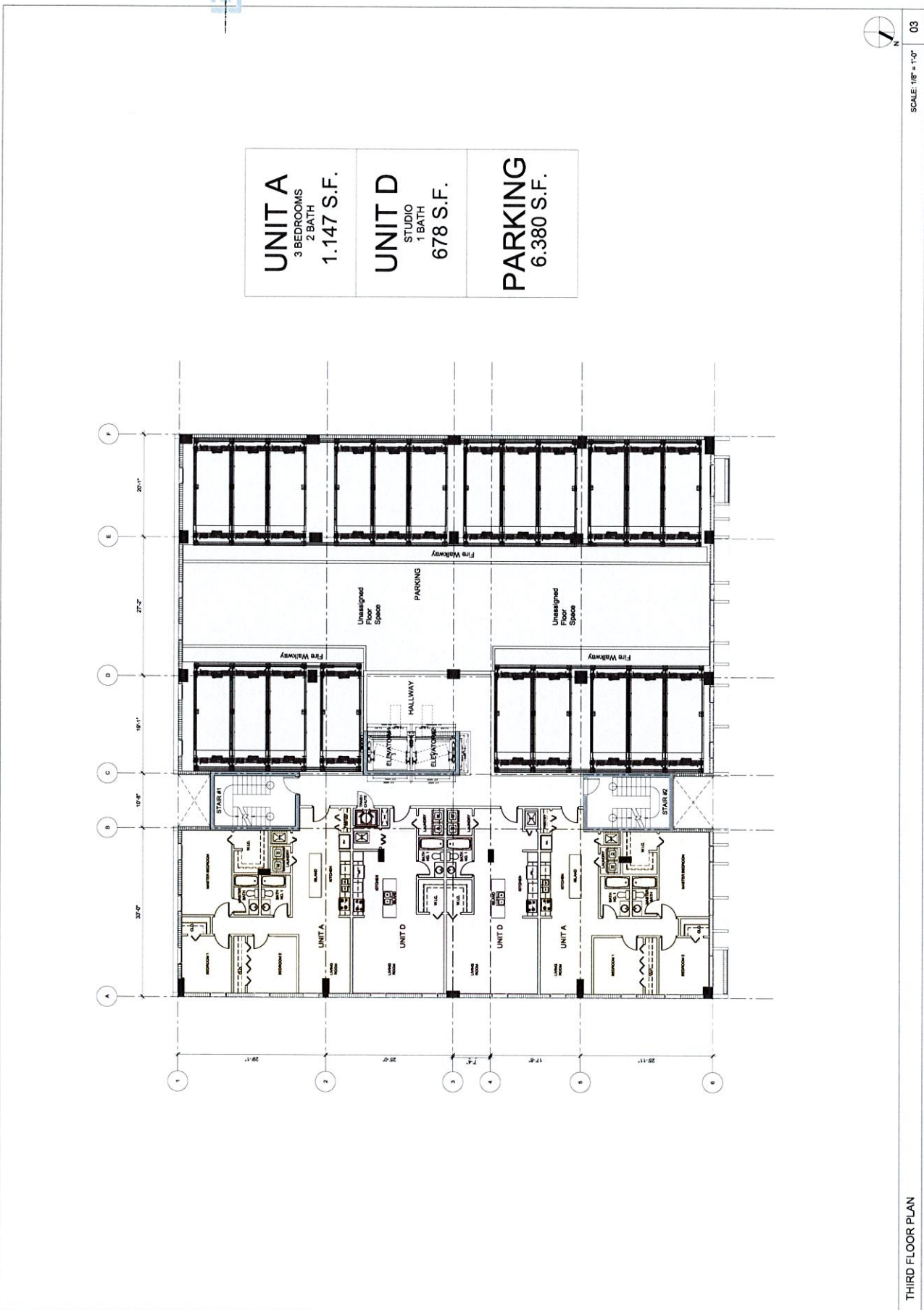
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OWNER:
DOMINIAN DEVELOPMENTS INC.
2215 S.W. 10th Avenue
Miami, Florida 33135

CONSULTANT:

AMSTRONG MULTIFAMILY RESIDENCES
SITE PLAN APPROVAL SET
2099 ALIBABA AVE
OPA-LOCAL FL 33054
LIC # 9410000

SITE PLAN APPROVAL SET
Scale: 1/8" = 1'-0"
Date: 07/22/2022
Drawn by: J. H. HARRIS
Checked by: J. H. HARRIS
Sheet No.: 03



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CONSULTANTS:

SEA
LIC # 12587

SITE PLAN APPROVAL SET
AMSTRONG MULTIFAMILY RESIDENCES
2090 ALIBABA AVE
OPA-LOCKA, FL 33054

REVISIONS

NO.	DATE	DESCRIPTION

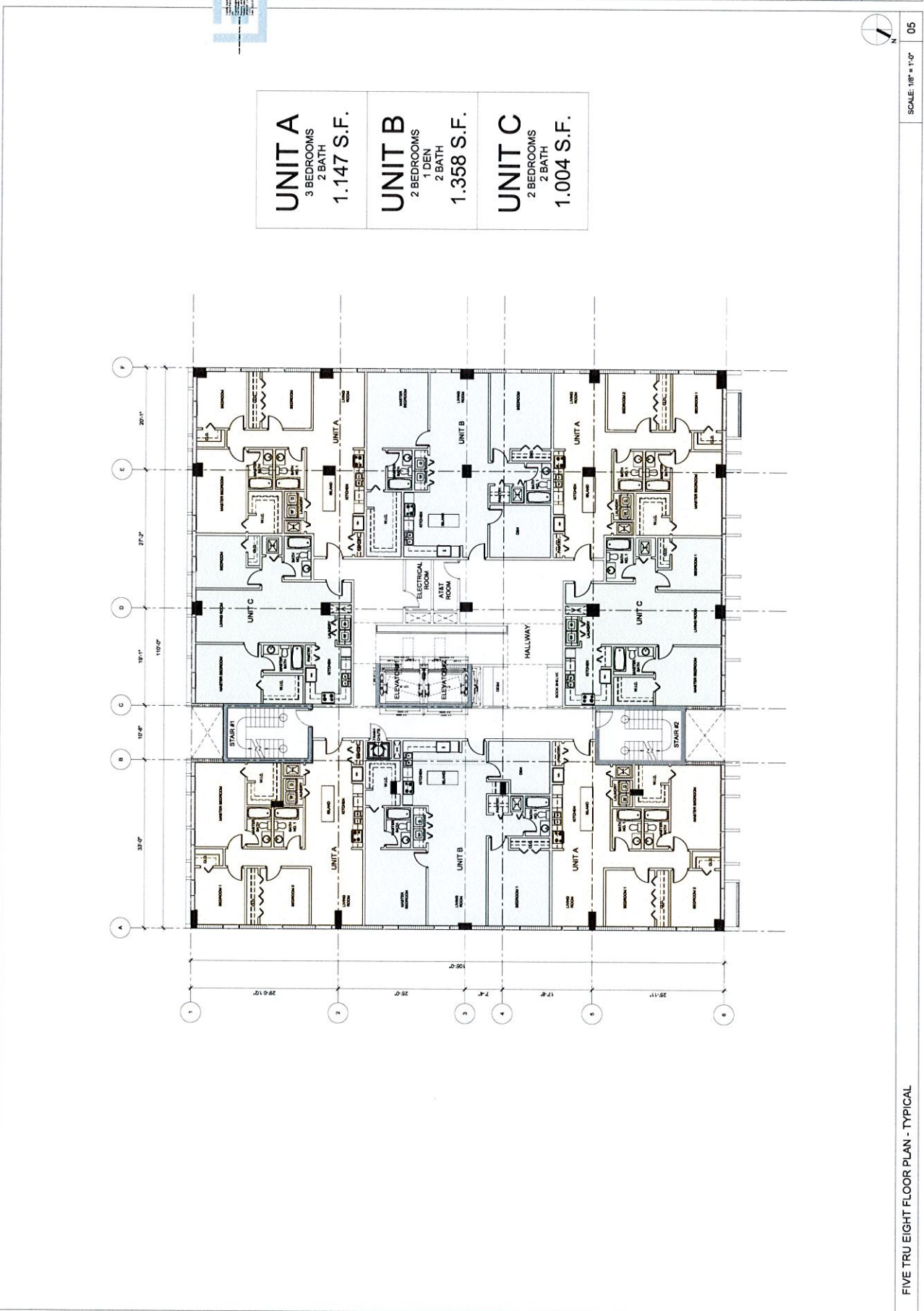
SUBMITTAL
SITE PLAN
APPROVAL SET

Scale: 1/8" = 1'-0"

DATE: 07/20/2021

BY: [Signature]

Drawn by: [Signature]
Checked by: [Signature]
Sheet No.: A-1.5



ARCHITECT:

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SEAL

STATE OF FLORIDA

REGISTERED PROFESSIONAL ARCHITECT

NO. 123456789

DATE: 01/15/2022

PROJECT:

AMSTRONG MULTIFAMILY RESIDENCES

2090 ALIBABA AVE

OPA-100004, FL 33054

DATE:

01/15/2022

TIME:

2:00 PM

BY:

FOR ARCHITECTURE CO.

FOR ARCHITECTURE CO.

PROJECT:

AMSTRONG MULTIFAMILY RESIDENCES

2090 ALIBABA AVE

OPA-100004, FL 33054

DATE:

01/15/2022

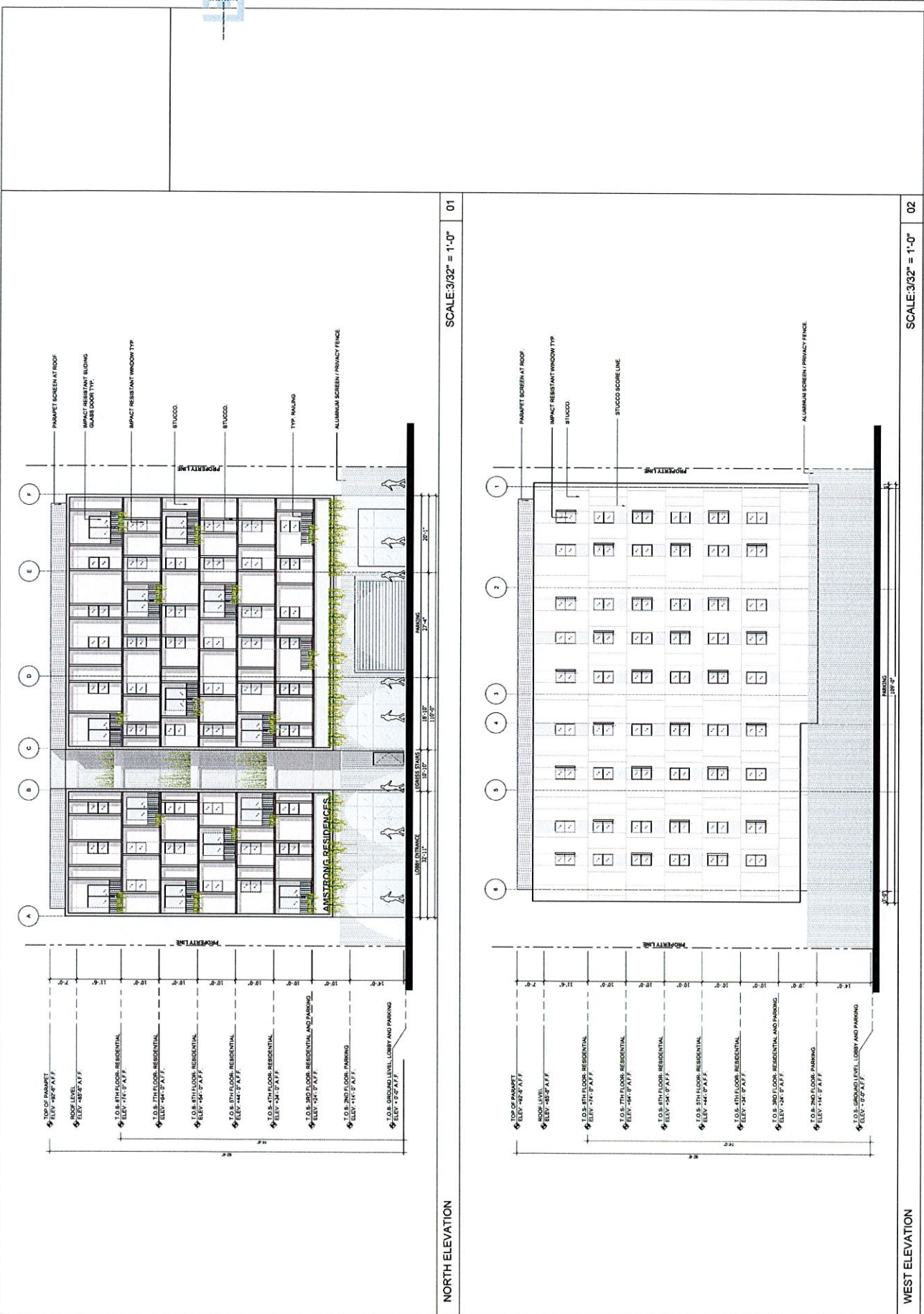
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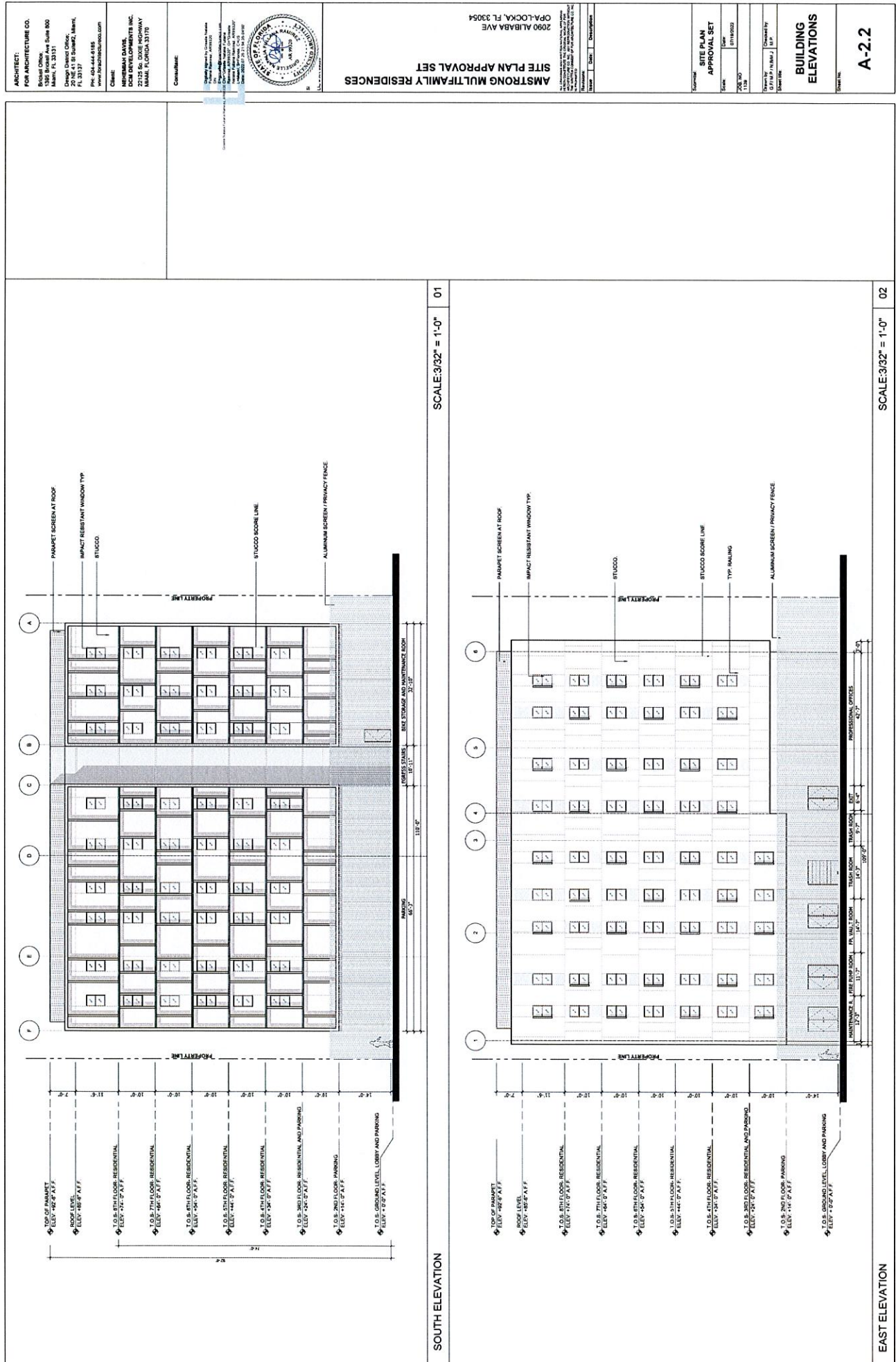
2:00 PM

BY:

FOR ARCHITECTURE CO.

FOR ARCHITECTURE CO.





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DATE: 01/15/2022
SCALE: 3/32" = 1'-0"

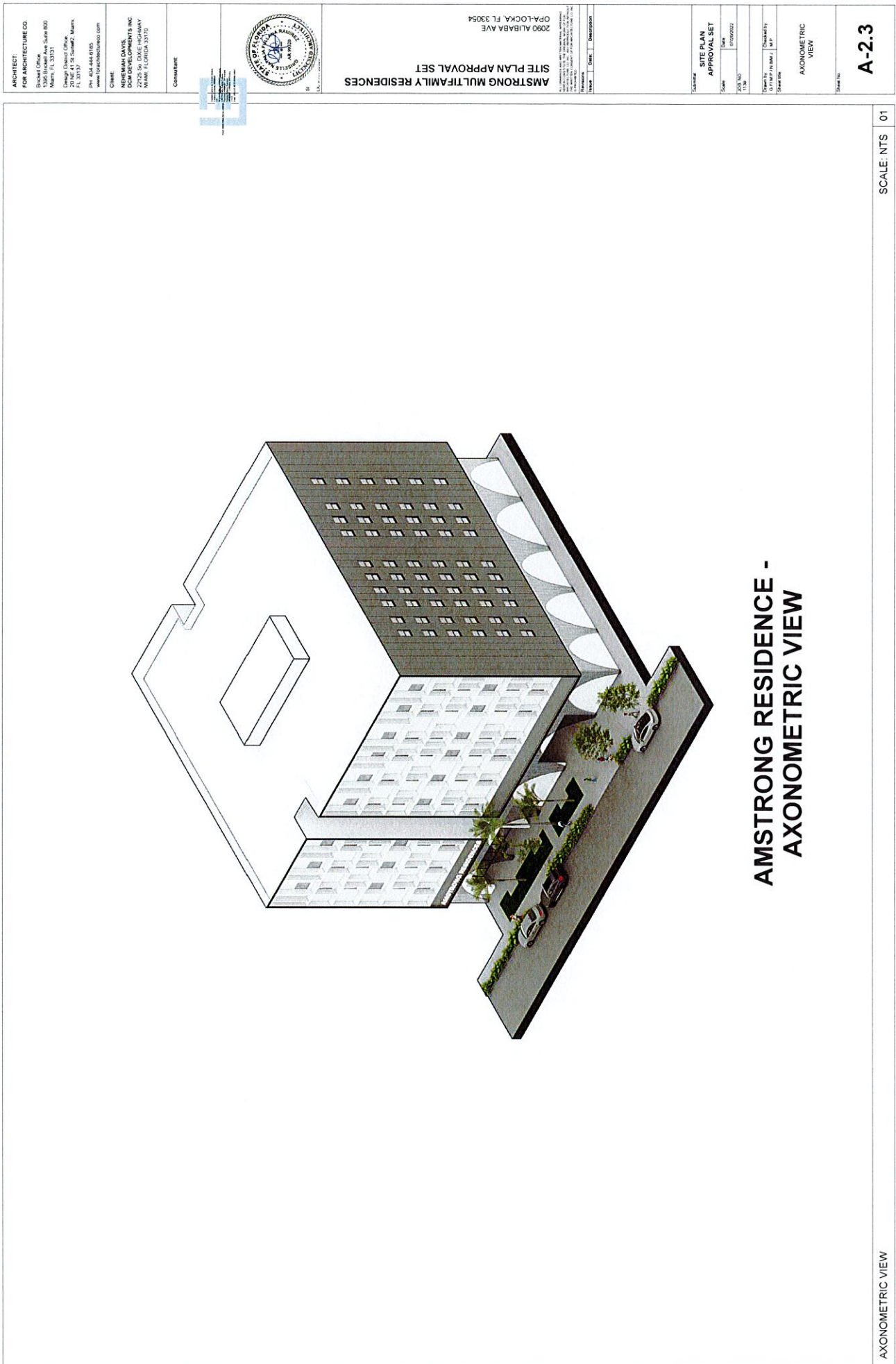
SITE PLAN
APPROVAL SET

PROJECT: AMS STRONG MULTIFAMILY RESIDENCES
LOCATION: 2000 ALBANY AVE
CITY: MIAMI, FL 33125
DATE: 01/15/2022
SCALE: 3/32" = 1'-0"

DESIGNED BY: FORD ARCHITECTURE
CHECKED BY: FORD ARCHITECTURE
DATE: 01/15/2022

BUILDING ELEVATIONS

A-2.2



AMSTRONG RESIDENCE -
AXONOMETRIC VIEW

AXONOMETRIC VIEW

SCALE: NTS 01

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Consultant

Seal

AMSTRONG MULTIFAMILY RESIDENCES
SITE PLAN APPROVAL SET
2090 ALIBABA AVE
OPA-LOCKA FL 33054

Revision	Date	Description
1		

Submitted **SITE PLAN**
APPROVAL SET

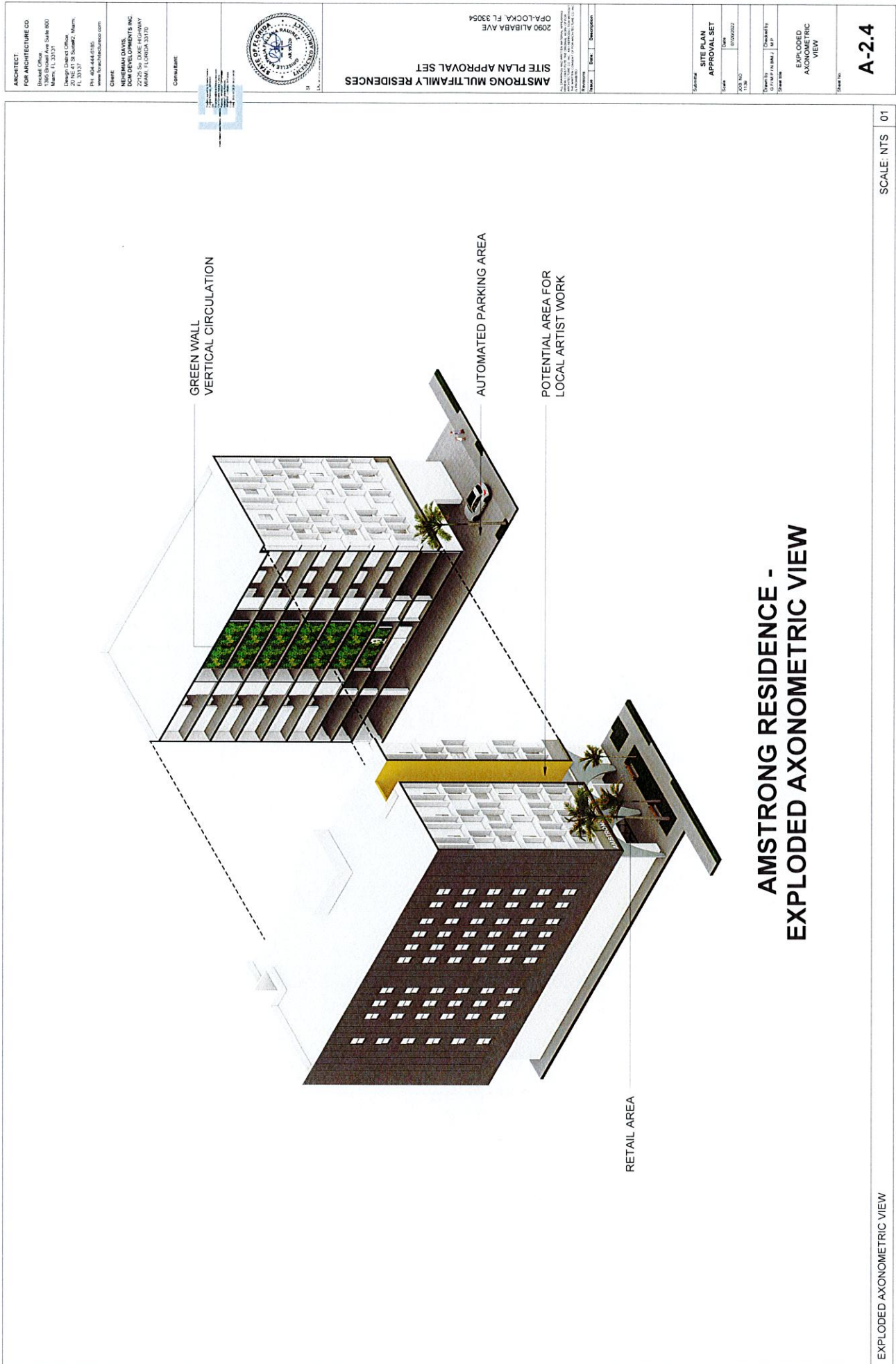
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Scale **Set P**

AXONOMETRIC VIEW

Sheet No.

A-2.3

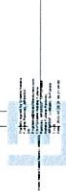


AMSTRONG RESIDENCE - EXPLODED AXONOMETRIC VIEW

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Consultant:



AMSTRONG MULTIFAMILY RESIDENCES
SITE PLAN APPROVAL SET
2090 ALIBABA AVE
OPA-LOCKA, FL 33054

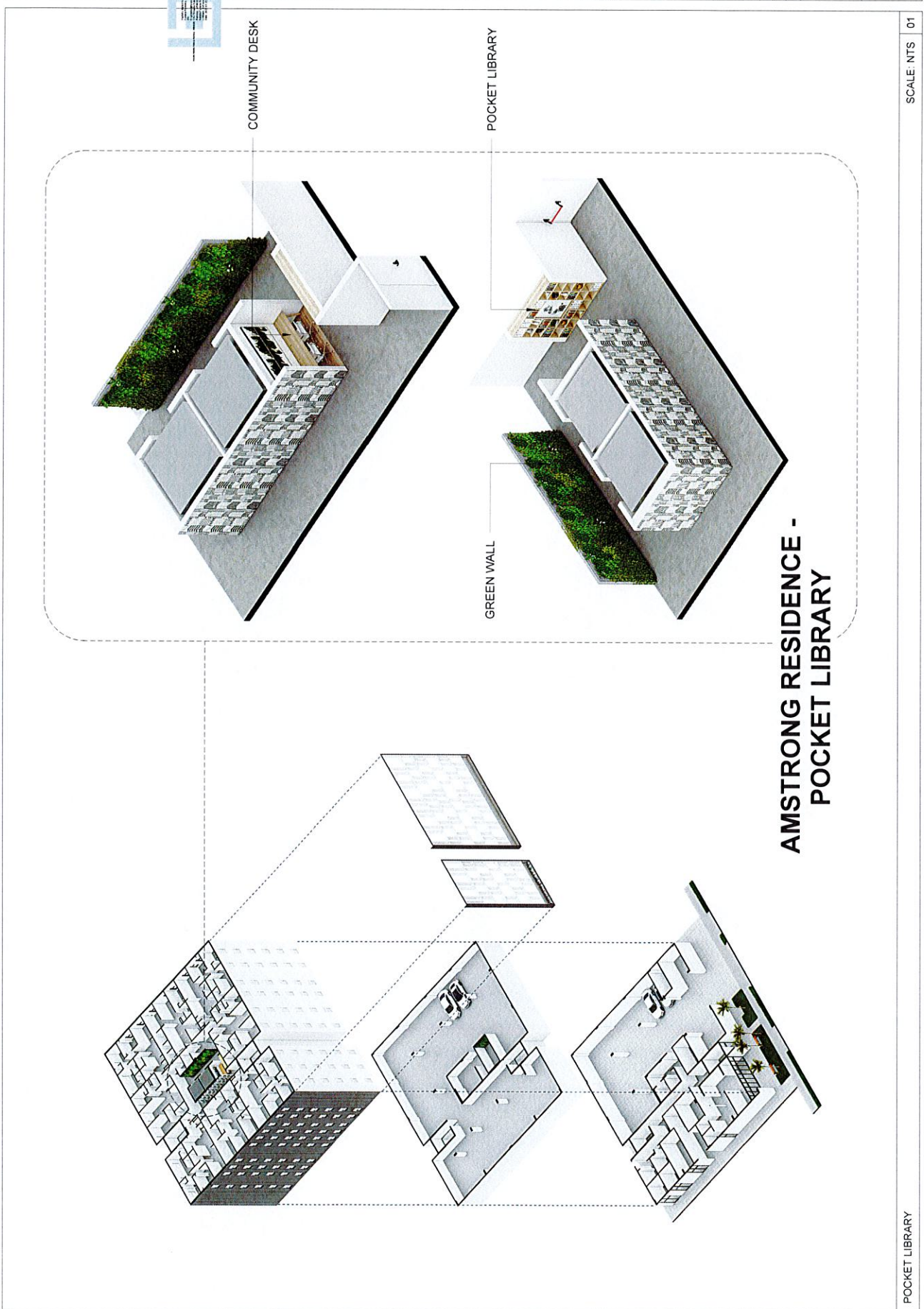
Revision	Date	Description
1	01/20/2022	Initial Set

Submitted: **SITE PLAN APPROVAL SET**
Scale: 1/8" = 1'-0"
Date: 01/20/2022

Drawn by: **FOR ARCHITECTURE**
Checked by: **FOR ARCHITECTURE**

EXPLODED AXONOMETRIC VIEW

Sheet No.: **A-2.4**





ARCHITECT: FOR ARCHITECTURE CO. Boca Raton Office 13955 Boca Road Ave Suite 800 Boca Raton, FL 33431 Tel: 561-995-1100 20146 U.S. 91 N. Boca Raton, FL 33437 PH: 561-444-6186 www.forarchitecture.com		CLIENT: REDMAN DAVIS 2225 S.W. 10TH AVE. #100 MIAMI, FLORIDA 33135		CONSULTANT: [Signature]	
PROJECT: AMSTRONG MULTIFAMILY RESIDENCES 2090 ALIBABA AVE OPA-LOOKA, FL 33054		DATE: 10/14/2020		SCALE: 1/8" = 1'-0"	
REVISIONS: [Table with 2 columns: No., Description]		DATE: [Table with 2 columns: No., Description]		SCALE: [Table with 2 columns: No., Description]	
TITLE: SITE PLAN APPROVAL SET		DATE: 10/14/2020		SCALE: 1/8" = 1'-0"	
DRAWN BY: [Signature]		CHECKED BY: [Signature]		APPROVED BY: [Signature]	
SHEET NO. A-2.6		SHEET TOTAL A-2.6		SHEET TOTAL A-2.6	

SCALE: NTS 01

RENDER

SURFACE WATER POLLUTION PREVENTION PLAN

- CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE STATE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. CONTRACTOR SHALL MAINTAIN PROGRAM DESIGN CONTROLS AND STORE WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL, SEDIMENTATION AND STORE WATER MANAGEMENT MEASURES FOR THE DURATION OF THE PROJECT. ONCE THE PROJECT IS COMPLETED, CONTRACTOR SHALL REMOVE ALL TEMPORARY STORE WATER MANAGEMENT MEASURES AND SHALL PROVIDE THEM ACCORDING TO CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF EXISTING SYSTEMS. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT AND PRIOR TO CLEANING CONTRACTOR TO REMOVE ALL CONNECTIONS. AT HIS OWN EXPENSE, SHALL HIRE CERTIFIED PIPE CONNECTION CONTRACTOR TO REMOVE ALL

UNAPP NARRATIVE
PROJECT/SITE DESCRIPTION CONSTRUCTION OF NEW BUILDING RESIDENTIAL APARTMENT, 4500 S.W. 45TH AVE. AND PRIVATE DRAINAGE SYSTEM
MAJOR SOIL DISTURBING ACTIVITIES INSTALLATION OF DRAINAGE SYSTEM, CLEARING & GRUBBING, SPREADS.

- PROJECT/VEGETATION RESTORATION, CONSTRUCTION OF NEW BUILDING W/SEWALTA, APARTMENT, SEWALTA, PROTECT AND PRIVATE DRAINAGE SYSTEM
- MAJOR SOIL UNDISTURBED ACTIVITIES: INSTALLATION OF DRAINAGE SYSTEM, CLEARING & GRUBBING, INSTALLATION OF UTILITIES, CONSTRUCTION OF BUILDING FOUNDATIONS
- TOTAL PROJECT AREA=0.358 AC, TOTAL AREA TO BE UNDISTURBED=0.358 AC
- THERE ARE NOT ANY NET DISCHARGE BEFORE, DURING AND AFTER CONSTRUCTION
- EROSION AND SEDIMENTATION CONTROLS
- CONSTRUCTION SHALL INSTALL A TYPE III Silt Fence, AS PER FOOT STANDARD INDEX NO. 102, AROUND THE PERIMETER OF CONSTRUCTION PRIOR TO ANY DEGRADATION, TILING OR GRADING OF ANY PORTIONS OF THE SITE
- UNDISTURBED SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF HAY BALES OR BY OTHER APPROVED METHOD
- A GRAVEL ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRIPPING BOTH ON AND OFF OF THE SITE
- UNDISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES IMMEDIATELY CLASSES SHALL BE RESTORED TO ORIGINAL CONDITION WITHIN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY SEE ATTACHED PLAN

ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURELY LINED DUMPSTER PROVIDED BY THE LOCAL WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE REQUIREMENTS FOR WASTE MANAGEMENT REGULATIONS. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE.

- [illegible]

MAINTENANCE AND INSPECTION PROCEDURES

THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILING OUT THE INSPECTION MAINTENANCE REPORT

ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 12 HOURS

5. The area of the project has been completely stabilized and the construction is complete. The soil fence shall be inspected for depth of placement, type, if fabric is securely attached to the fence posts, and if fence posts are firm in the ground.
6. Temporary and permanent seeding and planting shall be inspected for bare spots, washouts and erosion. The area shall be inspected for any damage to the construction.
7. The inspector shall record any damages or deficiencies in the contract measures on an inspection report form provided for this purpose. These reports shall document the inspection results and the corrective action required. The contractor shall be given 10 days after the inspection report is issued to correct the deficiencies. The contractor shall be given 30 days after the inspection report is issued to correct the deficiencies. The contractor shall be given 30 days after the inspection report is issued to correct the deficiencies.

TOTAL WATER POLLUTION PREVENTION PLAN (SWPPP) CHECKLIST
SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS
INSTALL TYPE III ERIE DRAINAGE AT BOUNDARIES OF PROPOSED CONSTRUCTION

- COMMENCE SITE CONSTRUCTION ACTIVITIES.
- AS PROPOSED INFLEETS ARE CONSTRUCTED, INSTALL SEDIMENT PROTECTION (E.G. TEMPORARY SEED AND MULCH IN AREAS WHERE CONSTRUCTION TEMPORARILY CLEARS FOR AT LEAST 7 DAYS NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES).
- INSTALL ALL PERMANENT SEEDING AND PLANTING IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CLEARED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.
- REMOVE ACCUMULATED SEDIMENT FROM ALL STRUCTURES AND PILES.
- REDUCE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND BEFORE OF ACCORDING TO CODE.
- GENERAL
- APPROVED STATE, LOCAL PLANS OR STORM WATER PERMITS.
- ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES.
- ALL CONTROLS SHALL BE INSPECTED DAILY.
- APPLY FERTILIZERS AND PESTICIDES ACCORDING TO STANDARD SPECIFICATIONS, DESIGN AND SPECIAL INSTRUCTIONS.
- REPORT NON-STORE WATER DISCHARGE (INCLUDING SPILL) (205) 410-1700
- SPILL ANSWER SHEET (PLUS/WATER/STORMWATER/SPILLS/

FREE PROTECTION AND PRUNING SHALL BE ACCOMPLISHED AS DETAILED IN SPECIAL PROVISIONS, THE CONSTRUCTION PLANS, AND OR PER THE ORDINANCE 2636

- FREE PROTECTION AND PROWING SHALL BE ACCORD-FACT AS DETAILED IN SPECIAL PROVISIONS, THE CONSTRUCTION PLANS, AND OF HIS THE ORDINANCE 7536
- THE STORM WATER DETENTION PRESENTATION PLAN, SAMPLE SUBMITTED TO PUBLIC WORKS, SHALL DESCRIBE IN DETAIL HOW THE CONSTRUCTION EFFORT WILL BE MANAGED WITH REGARDS TO MINIMIZING EROSION BY THE USE OF CONSTRUCTION BEST MANAGEMENT PRACTICES, AND THE SEVERITY OF THE CONSEQUENCES OF CONSTRUCTION OPERATIONS. ANY MODIFICATIONS MUST BE APPROVED BY THE CITY OF MAINE - WATERS SECTION, DEPARTMENT OF PUBLIC WORKS.

ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH NPDES REQUIREMENTS. THE INSTALLATION OF EXCAVATION OR FILL FOR DRAINAGE SYSTEMS, OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL, INLET ENTRANCES, ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED ON SHEET 2 OF 4 OF DWSG 35-89-6

- [illegible]

NO INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES, SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED PROTECTED BY COVER OR ROCK BAGS.

12. THE USE OF SANITARY SINKERS, FRENCH DRAINS, COVER DITCHES, AND/OR ROCK BARRIERS TO STOP OR REDUCE THE FLOW OF POLLUTANTS TO THE PUBLIC WATER SUPPLY SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES IS NOT ALLOWED. REFER TO PUBLIC WORKS DEPARTMENT BULLETIN NO. 25, AND CITY ORDINANCE 12081.

RAILS SHALL BE ANCHORED WITH 2" x 2" (OR 1" DIA.) x 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

- ADJACENT BATES SHALL BE BUTTED TOGETHER
WHERE USED IN CONNECTION WITH FENCE. BATES SHALL BE PLACED ON
THE UPRIGHT SIDE OF THE FENCE



-
- Technical drawing of a sill fence detail, showing elevation and section views.
- ELEVATION:** Shows a cross-section of the sill fence. Dimensions include a total height of 100, a base width of 100, and a top width of 100. The drawing is labeled "ELEVATION" and "SILL FENCE DETAIL".
- SECTION:** Shows a side view of the sill fence. Dimensions include a total length of 100, a base width of 100, and a top width of 100. The drawing is labeled "SECTION".
- Notes:**
- 1. ALL DIMENSIONS IN INCHES UNLESS OTHERWISE NOTED.
 - 2. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.
 - 3. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.
 - 4. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.
 - 5. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.
 - 6. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.
 - 7. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.
 - 8. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.
 - 9. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.
 - 10. SEE SILL FENCE DETAIL FOR FURTHER INFORMATION.

[illegible]

-
- Figure 8 is a diagram illustrating the function of a salt fence. It shows a cross-section of the ground with a curved barrier on the left labeled "CONNECTED PILES" and a vertical barrier on the right labeled "TIGHT PROTECTION AROUND DITCH". Arrows indicate the flow of brine from the left towards the right, and from the right towards the left, showing how the salt fence prevents brine from flowing back and forth between the two areas.

EROSION CONTROL PLAN LEGEND

	NEW AND EXISTING INLET PROTECTION
	SILT FENCE EROSION BARRIER DETAIL

-
- WHEEL W/AXLE DOWN SIDE
- 0 100



2090 ALIBABA AVE
OPA-LOCCA, FL 33064

SWPPP	STORMWATER POLLUTION PREVENTION PLAN	SITE PLAN APPROVAL SET
Sheet No.	Drawn by:	Date:
	CHECKED BY:	DATE:
	Scale:	
	Project No.	



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Engineering Group

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**AMSTRONG MULTIFAMILY
RESIDENCES**
2090 ALIBABA AVE, OPA-LOCKA, FL 33054

Drainage Calculations

Digitally signed by Gonzalo A Paz
Date: 2022.07.26 15:44:42-04'00'

Prepared By:
Gonzalo Paz, PE
Lic. No. 60734

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Suite 320 B
Miami, Florida 33122

Tel. (305) 599-8133
Fax. (305) 599-8076

www.easterneq.com
contacts@easterneq.com

DATE: _____
PROJECT: _____
DESCRIPTION: _____

4/13/2021
Amstrong Multifamily Residences
Exfiltrations Trench Calculations (On-Site; Private)

Job No: 21 1028

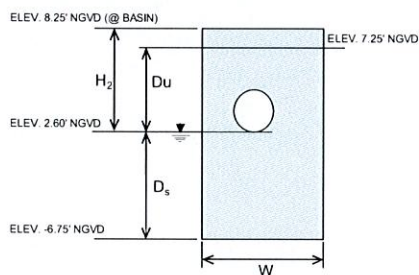
STORM EVENT:	5	YEAR
TIME OF CONCENTRATION:	10	MINUTES
RAINFALL INTENSITY:	6.17	INCHES/HOUR
ELEVATION AT BASIN INLET:	8.25	NGVD
DADE COUNTY FLOOD CRITERIA ELEVATION:	6.00	NGVD
OCTOBER WATER LEVEL:	2.60	NGVD
ADDITIONAL SAFETY FACTOR:	1	

** MINIMUM LE OF FRENCH DRAIN (FD) IS 20 FT

*** SEE ATTACHED SEE PAGE TRENCH TEST REPORT AND CALCULATIONS

EXFITRATION TRENCH DATA:

TOTAL DEPTH OF TRENCH:	15.00	FT
TRENCH WIDTH:	3.00	FT
PAVING AND BACKFILL DEPTH:	1.00	FT



MINIMUM LINEAL FEET OF EXFILTRATION TRENCH "L"

(SEE SHEET C-V-5 OF SFWMD MANUAL)

"V" SHOULD NOT BE ADJUSTED BY THE USED TO ACCOUNT TO EITHER THAT EXFILTRATION TRENCH IS A RETENTION SYSTEM (50% CREDIT ON VOLUME TREATED) OR THAT THE FORMULA HAS A SAFETY FACTOR OF 2

$$L = \frac{V}{(2H2Du - Du^2 + 2H2Ds) + (1.39 \cdot 10^{-4} \cdot WD_u)} \quad \text{SINCE } D_s > D_u \text{ OR } W > 2 \cdot \text{TRENCH DEPTH}$$

$$\text{or}$$

$$L = \frac{V}{K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 \cdot 10^{-4} \cdot WD_u)} \quad \text{SINCE } D_s < D_u$$

RAINFALL=INCHES OF RAIN AT t _c = 10MIN. (AS PER MDCPW WC1.1)	6.17	IN/HR
V=VOLUME TREATED	2.36	AC-IN
K=AVEG. HYDRAULIC CONDUCTIVITY	8.07E-04	CFS/FT ² -FT.HEAD
H ₂ =DEPTH OF WATER TABLE	5.7	FT
Du=NON SATURATED TRENCH DEPTH	4.7	FT
D _s =SATURATED TRENCH DEPTH	9.4	FT

Convert K to CFS:

$$\text{CFS/LF} = K(2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4} \times WD_u)$$

CFS/LF = 0.112

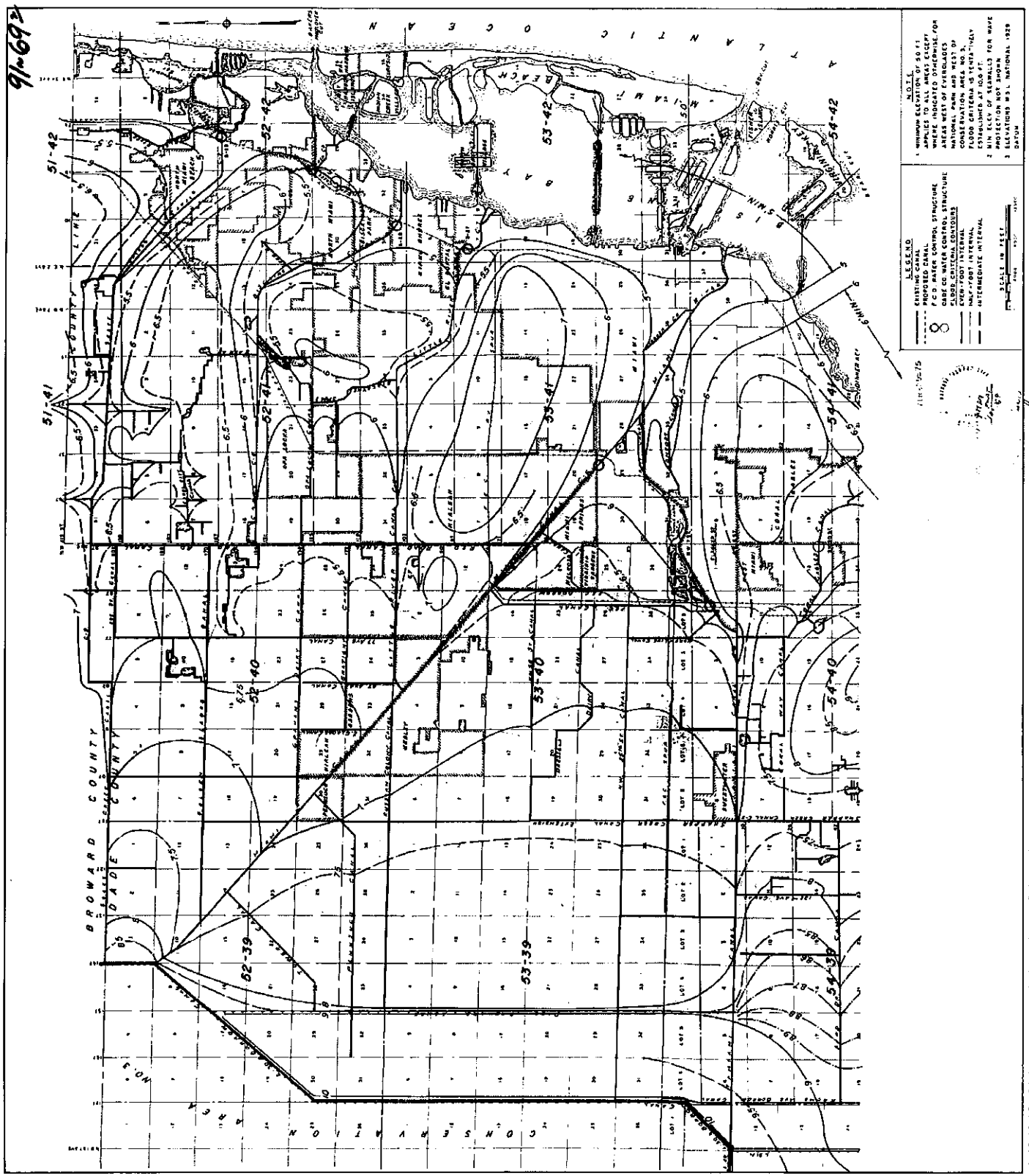
AVERAGE RUNOFF COEFFICIENT		
SURFACE TYPE	AREA (ACRES)	COEFFICIENT "C"
PERVIOUS	0.06	0.40
IMPERVIOUS	0.30	0.90
1/3 Building Wall Area	0.10	0.90
TOTAL AREA & COEFFICIENT "C" avg"	0.46	0.83

SUMMARY EXFITRATION TRENCH CALCULATIONS

[illegible]

TOTALS:	0.46 ac.	2.36 ac.-in.	21 ft.	21 ft.	25 ft.
---------	----------	--------------	--------	--------	--------

91-692



DATE COUNTY PUBLIC WORKS DEPARTMENT, WATER CONTROL DIVISION

W.C. 28,000-G, SHEET 2 OF 3

SEPT 1971

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DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.

D.O.T. STANDARD TEST

DATE : June 22, 2022
 CLIENT : ECO TECH VISION FOUNDATION, INC.
 PROJECT : Proposed 8-Story Building @
 PROJECT LOCATION : 2090 Ali Baba Avenue, Opa-locka, FL
 LOCATION OF TEST : SAS
 DIAMETER OF HOLE : 7"
 TEST NO. : P-1

TEST DEPTH (feet)	0-15'
AVERAGE FLOW (GPM)	19.6
AVERAGE K (CFS/Sq. Ft-Ft Head)	-4 8.26x10

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 5' Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface

0'-0" to 0'-6"
 0'-6" to 1'-0"
 1'-0" to 3'-6"
 3'-6" to 4'-6"
 4'-6" to 5'-0"
 5'-0" to 7'-6"
 7'-6" to 9'-0"
 9'-0" to 13'-0"
 13'-0" to 15'-0"

Soil Description

High vegetation
 Gray with tan medium sand with some rock fragments
 Light tan medium sand
 Tan medium sand with some rock fragments
 Light brown medium sand with some rock fragments
 Tan very sandy limerock
 Tan medium sand with some rock fragments
 Light brown medium sand with some root traces
 Tan medium sand

Sincerely yours, Digitally signed by
 Wissam S Naamani P.E.
 Date: 2022.07.11 12:20:06 -04'00'

Naamani P.E.

Wissam

Wissam Naamani, P. E. 6-27-2022
 DYNATECH ENGINEERING CORP.
 Florida Reg. No. 39584
 Special Inspector No. 757
 Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED
 BY WISSAM SAAD NAMANI, P.E. ON
 THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT
 ARE NOT CONSIDERED SIGNED AND
 SEALED AND THE SIGNATURE MUST
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 COPIES.

* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.

D.O.T. STANDARD TEST

DATE : June 22, 2022
 CLIENT : ECO TECH VISION FOUNDATION, INC.
 PROJECT : Proposed 8-Story Building @
 PROJECT LOCATION : 2090 Ali Baba Avenue, Opa-locka, FL
 LOCATION OF TEST : SAS
 DIAMETER OF HOLE : 7"
 TEST NO. : P-2

TEST DEPTH (feet)	0-15'
AVERAGE FLOW (GPM)	18.7
AVERAGE K (CFS/Sq. Ft-Ft Head)	-4 7.88x10

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 5' Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface

0'-0" to 0'-6"
 0'-6" to 1'-0"
 1'-0" to 3'-6"
 3'-6" to 4'-6"
 4'-6" to 5'-0"
 5'-0" to 7'-6"
 7'-6" to 10'-0"
 10'-0" to 15'-0"

Soil Description

High vegetation and vegetation
 Gray with tan medium sand with some rock fragments
 Tan medium sand
 Light tan medium sand
 Dark tan medium sand with some rock fragments
 Tan medium sand with some rock fragments
 Dark tan medium sand with some rock fragments
 Tan medium sand

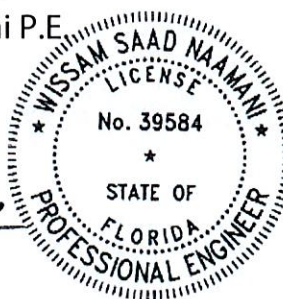
Wissam S
 Naamani P.E.

Wissam

Wissam Naamani, P. E.
 DYNATECH ENGINEERING CORP.
 Florida Reg. No. 39584
 Special Inspector No. 757
 Certificate of Authorization No.: CA 5491

Digitally signed by
 Wissam S Naamani P.E.

Date: 2022.07.11
 12:20:18 -04'00'



THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED
 BY WISSAM SAAD NAMANI, P.E. ON
 THE DATE ADJACENT TO THE SEAL.

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* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.

AM-Strong Multifamily Residences

**2090 Ali Baba Avenue
Opa-Locka, Florida**

TRAFFIC STATEMENT

prepared for:
Ecotech VF

KBP CONSULTING, INC.

May 2022

AM-Strong Multifamily Residences

2090 Ali Baba Avenue

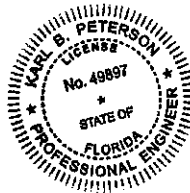
Opa-Locka, Florida

Traffic Statement

May 2022

Prepared for:
Ecotech VF

Prepared by:
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103



This item has been electronically signed and sealed by Karl B. Peterson, P.E. on the time and date stamp shown using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Karl
B Peterson
DN: c=US,
o=Unaffiliated,
ou=A01410C0000016B
56C6D8E200003CD0,
cn=Karl B Peterson
Date: 2022.05.02
18:15:42 -04'00'

Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Registry 29939

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INVENTORY	3
Existing Land Use and Access.....	3
Proposed Land Use and Access	3
Roadway System.....	3
Transit Service	3
TRIP GENERATION.....	4
TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT	5
SUMMARY & CONCLUSIONS.....	7

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FIGURE 2 – Driveway Traffic Assignment	6

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INTRODUCTION

There is a vacant parcel of land located on the southeast side of Ali Baba Avenue and Duval Street in Opa-Locka, Miami-Dade County, Florida. The Miami-Dade County Folio Number for this site is 08-2122-003-2100. This site is proposed to be developed with an-eight-story multifamily residential building. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Ecotech VF to prepare a traffic statement in connection with this proposed residential development. This study addresses the vehicular traffic volumes expected to be generated by the proposed land use and the projected turning movement volumes at the project driveway on Ali Baba Avenue.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions

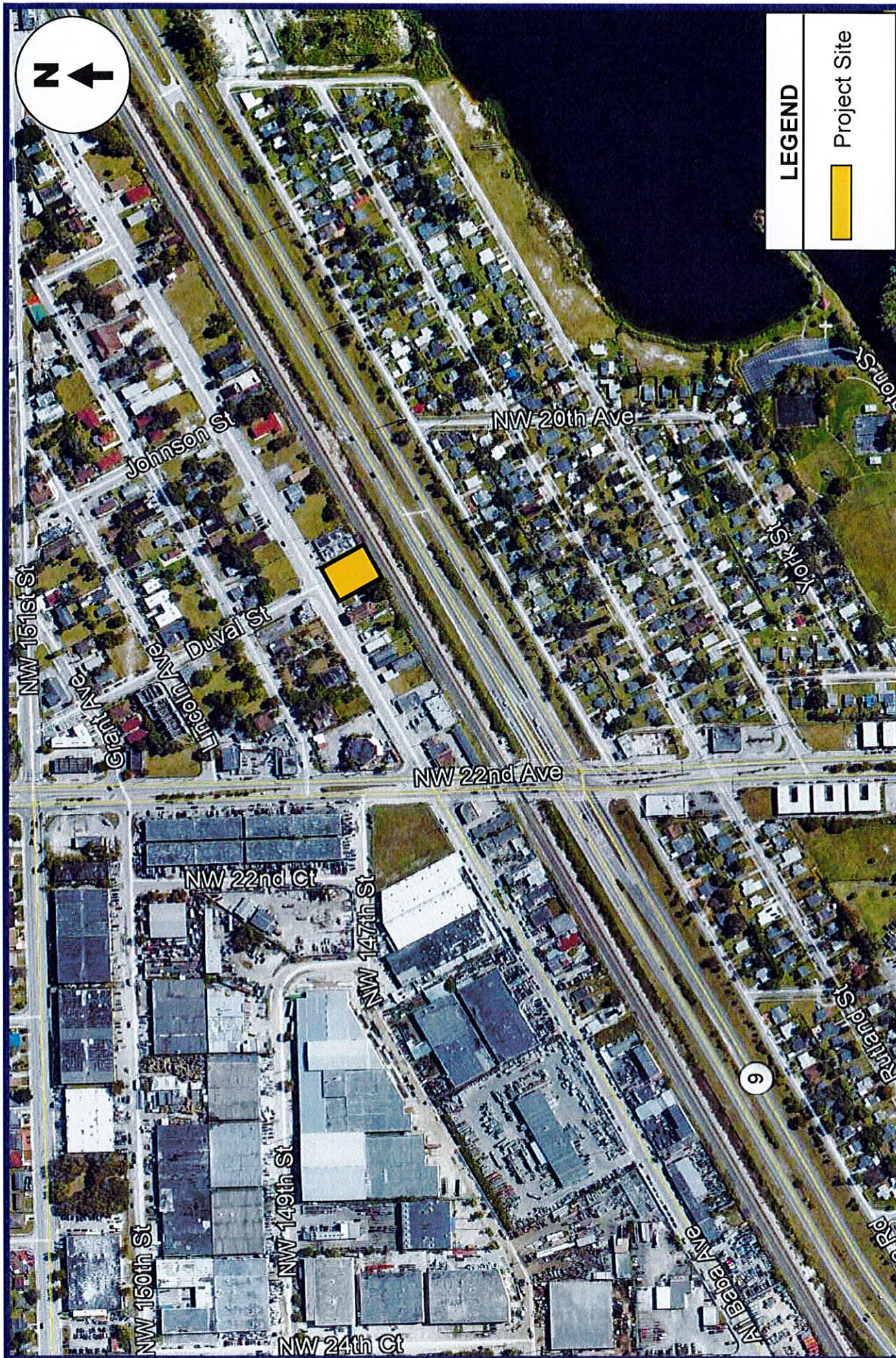


FIGURE 1

AM-Strong Multifamily
Opa-Locka, Florida

Project Location Map

KBP
CONSULTING, INC.

INVENTORY

Existing Land Use and Access

The total land area of the site is approximately 0.359 acres (15,625 square feet) and, as mentioned previously, the subject site is currently vacant. There are two (2) existing drop-curb access points located within the frontage of the site along Ali Baba Avenue. A survey of the subject site is presented in Appendix A of this report.

Proposed Land Use and Access

The subject site will be developed with an eight-story multifamily residential building consisting of 52 residential dwelling units and an approximate parking capacity of 76 parking spaces within the parking garage. Vehicular access to the site will be provided via one (1) full access driveway on Ali Baba Avenue. Appendix B contains the preliminary site plan for the proposed multifamily residential development.

Roadway System

Ali Baba Avenue is located along the northwest side of the project site. In this area, this roadway is a three-lane local facility with one (1) through lane in the northeast-bound direction, one (1) through lane in the southwest-bound direction and a center two-way left turn lane. This roadway also offers on-street parking on both sides of the street. State Road 9 is located parallel to and south of Ali Baba Avenue. This state-maintained principal arterial roadway is a four-laned divided facility. To the west is NW 22nd Avenue which is a four-lane divided roadway oriented in the north-south direction.

Transit Service

Transit service in the study area is provided by Miami-Dade Transit via Routes 17, 22, 217 and 246. This service is provided along the NW 22nd Avenue corridor and the nearest bus stops to the AM-Strong Residences are located approximately 500 feet to the west at the intersection of NW 22nd Avenue and Ali Baba Avenue.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed development. The analysis was performed utilizing the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analysis was undertaken for daily, AM, and PM peak hour conditions. According to the referenced ITE manual, the most appropriate land use category and corresponding trip generation equations for the proposed development are as follows:

ITE Land Use #221 – Multifamily Housing (Mid-Rise)

- Weekday: $T = 4.77 (X) - 46.46$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.44 (X) - 11.61$ (23% in / 77% out)
- PM Peak Hour: $T = 0.39 (X) + 0.34$ (61% in / 39% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed residential development. The results of this effort are documented in Table 1 below. Relevant excerpts from the ITE manual are presented in Appendix C.

Table 1 AM-Strong Multifamily Residences Trip Generation Analysis Opa-Locka, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Multifamily Housing (Mid-Rise)	52 DU	202	3	8	11	13	8	21
Total		202	3	8	11	13	8	21

Compiled by: KBP Consulting, Inc. (May 2022).

Source: ITE Trip Generation Manual (11th Edition).

As indicated in Table 1, the proposed residential development is anticipated to generate 202 daily vehicle trips, 11 AM peak hour vehicle trips (3 inbound and 8 outbound), and 21 vehicle trips (13 inbound and 8 outbound) during the typical afternoon peak hour. Although the subject site is within convenient walking distance of existing transit service along the NW 22nd Avenue corridor, no trip reductions have been applied in order to present a conservative scenario.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

All entering and exiting vehicular traffic will utilize the proposed driveway on Ali Baba Avenue. Figure 2 on the following page presents the AM and PM peak hour driveway volumes. Based upon the projected driveway volumes anticipated during the AM and PM peak hours, a dedicated northeast-bound right-turn lane is not warranted. Southwest-bound left-turns will be served by the existing two-way left-turn lane on Ali Baba Avenue.

As indicated by the trip generation analysis and the driveway assignment, the traffic volumes associated with this multifamily residential development are considered to be minimal (i.e. “de minimis”) and will have little impact on the surrounding transportation network.

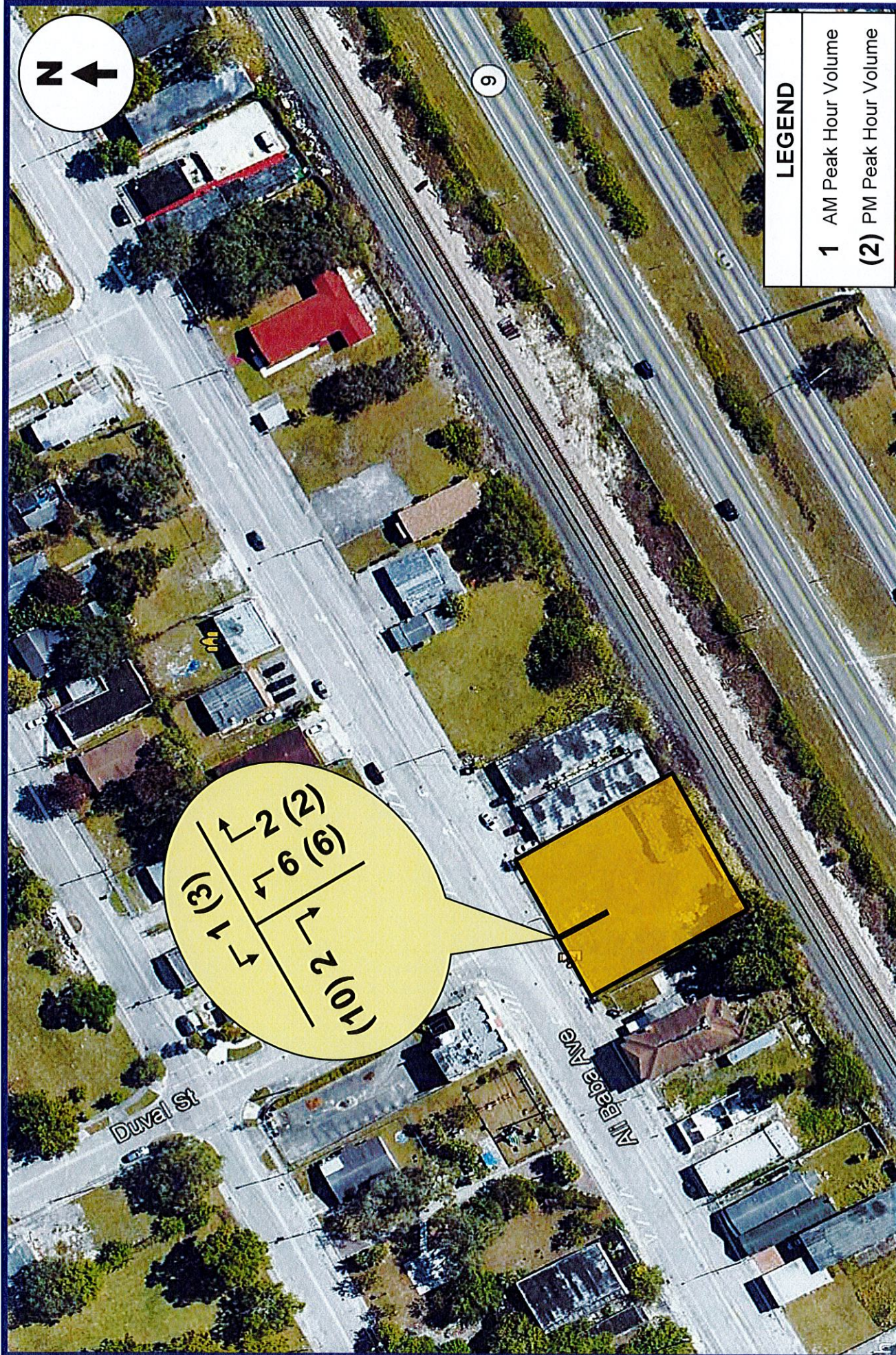


FIGURE 2
 AM-Strong Residences
 Opa-Locka, Florida

Project Driveway Volumes

SUMMARY & CONCLUSIONS

There is a vacant parcel of land located on the southeast side of Ali Baba Avenue and Duval Street in Opa-Locka, Miami-Dade County, Florida. The subject site will be developed with an eight-story multifamily residential building consisting of 52 residential dwelling units and an approximate parking capacity of 76 parking spaces within the parking garage. Vehicular access to the site will be provided via one (1) full access driveway on Ali Baba Avenue.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 202 daily vehicle trips, 11 AM peak hour vehicle trips (3 inbound and 8 outbound), and 21 vehicle trips (13 inbound and 8 outbound) during the typical afternoon peak hour.

Based upon the projected driveway volumes anticipated during the AM and PM peak hours, an exclusive northeast-bound right-turn lane is not warranted. Southwest-bound left-turns will be served by the existing two-way left-turn lane on Ali Baba Avenue.

And, as indicated by the trip generation analysis and the driveway assignment, the traffic volumes associated with this multifamily residential development are considered to be minimal (i.e. “de minimis”) and will have little impact on the surrounding transportation network.

Appendix A

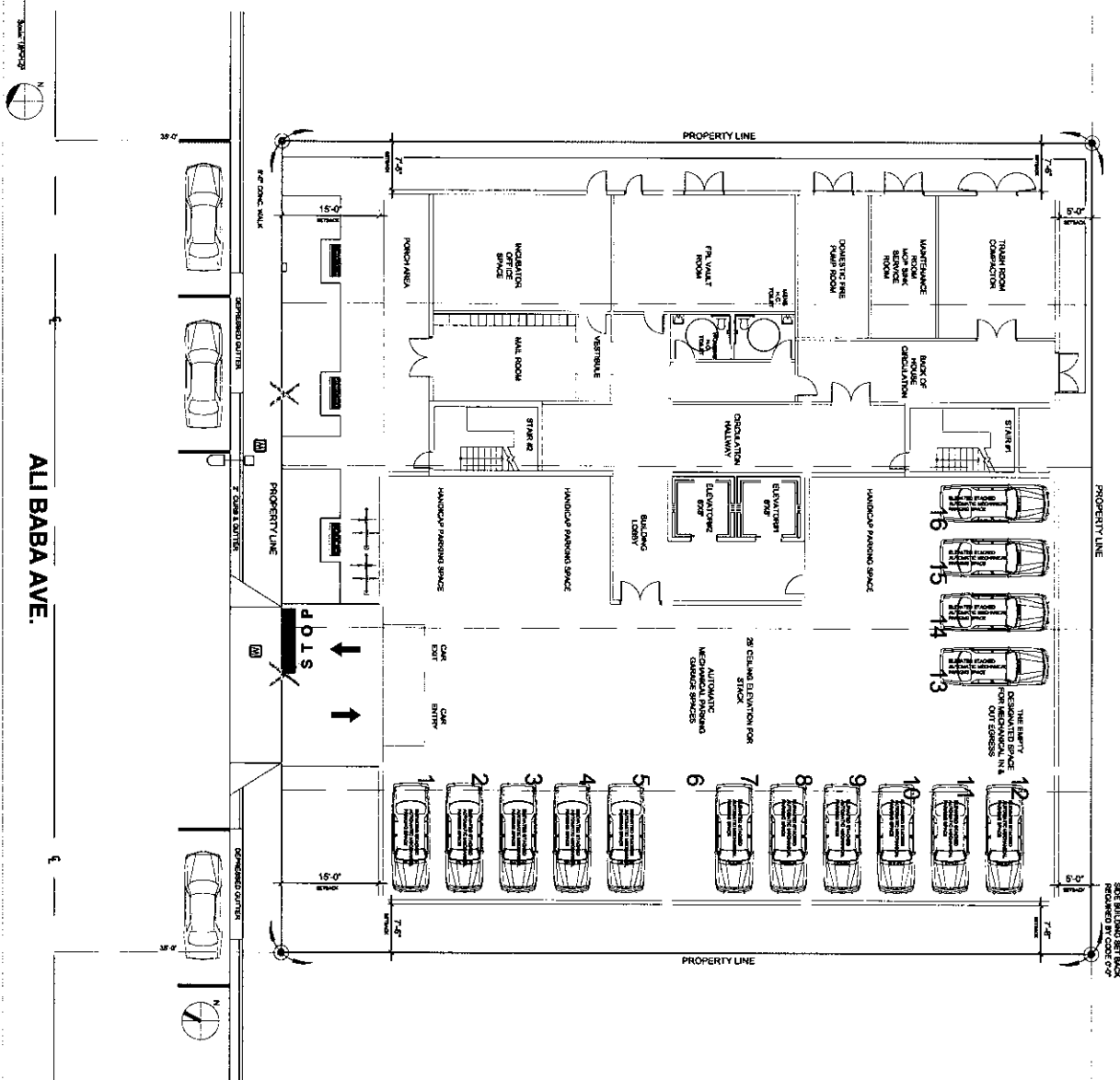
AM-Strong Multifamily Residences

Site Survey

Appendix B

AM-Strong Multifamily Residences

Preliminary Site Plan



ASPECT: FOR ARCHITECTURE CO. 1000 N. W. 10th St. Miami, FL 33137	Client: AM-STRONG Multifamily Residences 1000 N. W. 10th St. Miami, FL 33137	1000 N. W. 10th St. Miami, FL 33137	AM-STRONG MULTIFAMILY RESIDENCES 2090 ALI BABA AVE OPA LOCKA, FL 33054	SITE PLAN A-101
--	--	---	---	-------------------------------

Appendix C

AM-Strong Multifamily Residences

Relevant Excerpts from the *ITE Trip Generation Manual (11th Edition)*

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

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/>).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

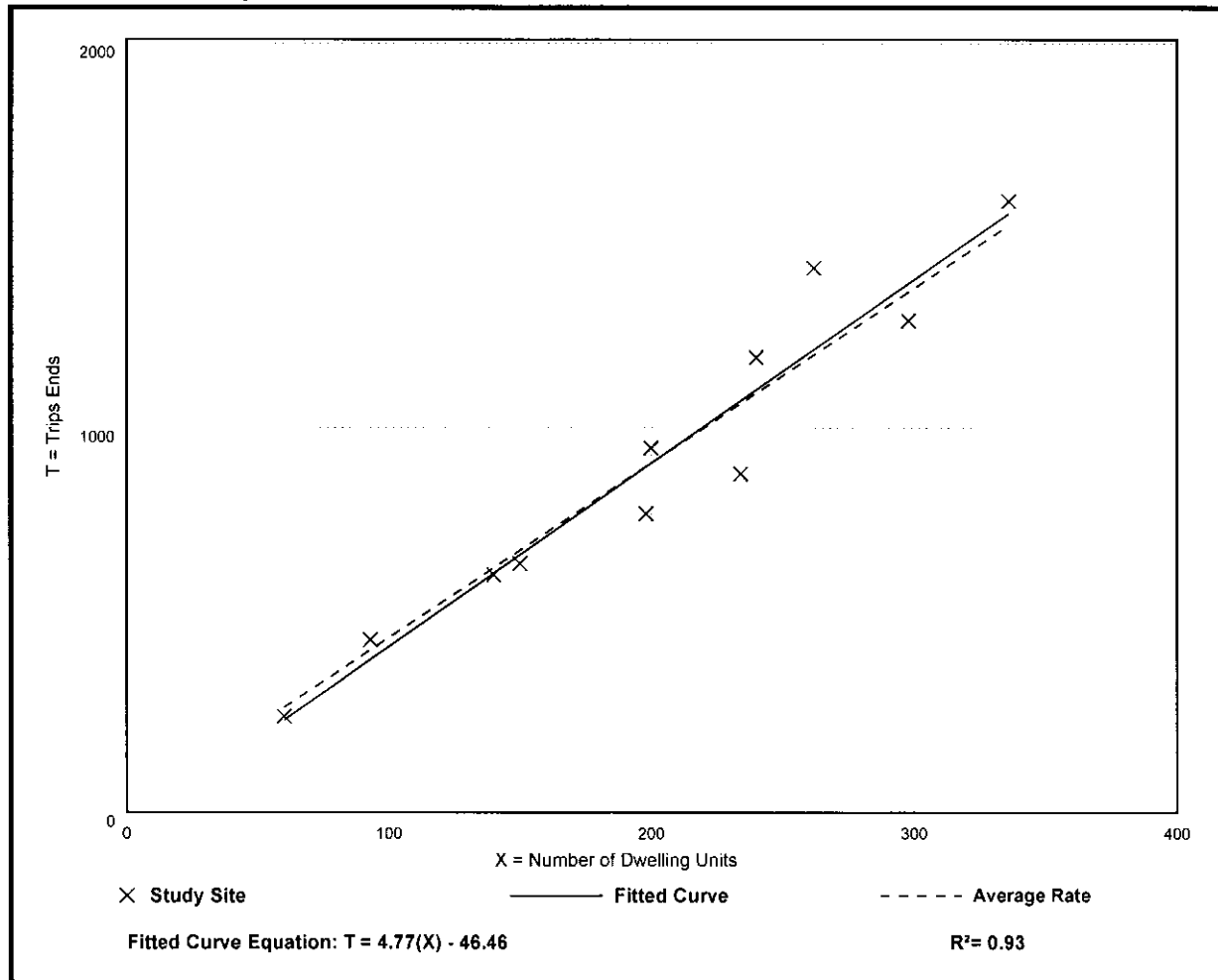
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

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: 30

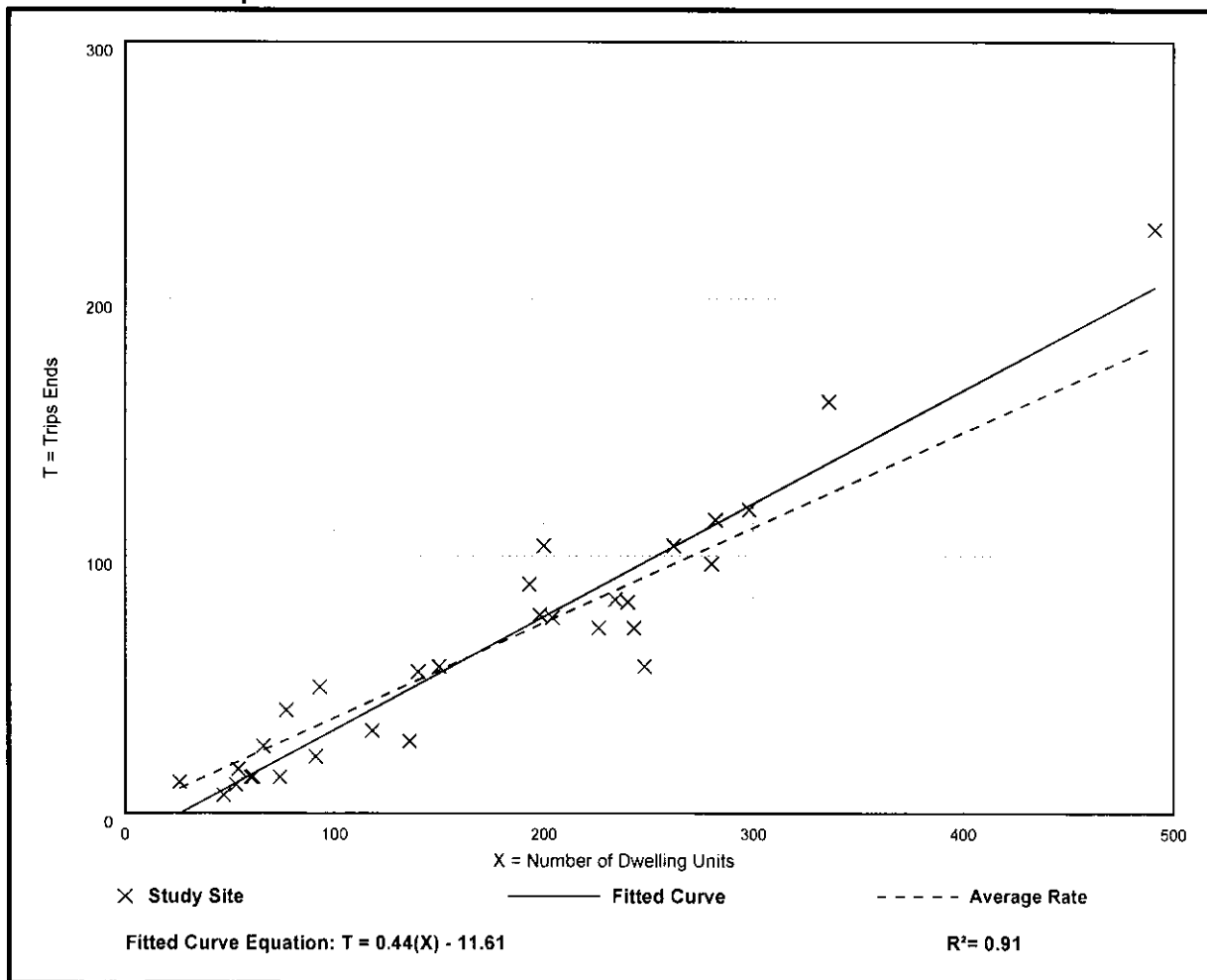
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

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: 31

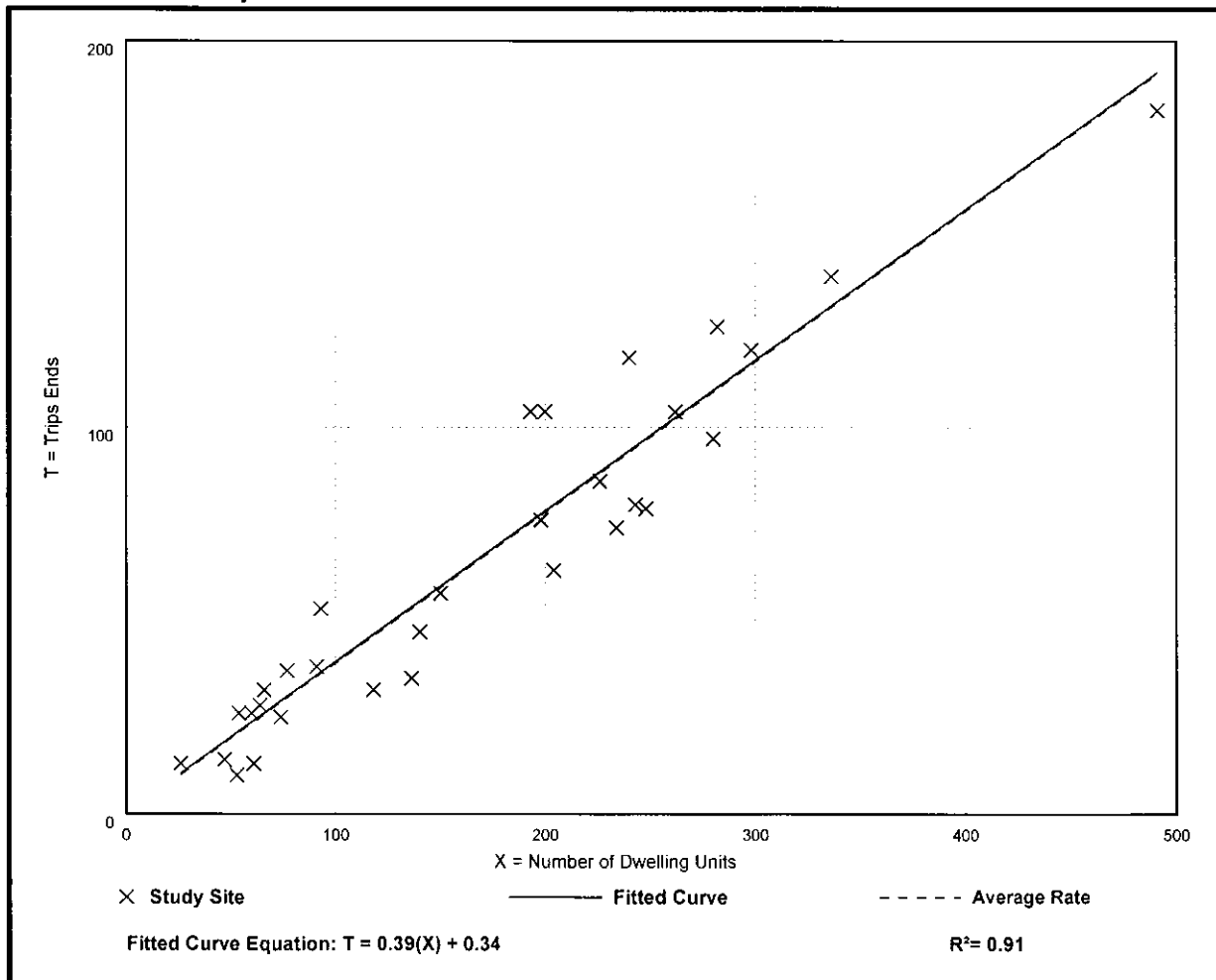
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Sponsored by: City Manager

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE DEVELOPMENT AGREEMENT REVIEW APPROVAL FOR THE CONSTRUCTION OF AN EIGHT-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 2090 ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2122-003-2100, IN THE CORRIDOR MIXED USE DISTRICT (MXUD) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the applicant, EcoTech Visions Foundation, Inc. intends to construct an eight-story multi-family building that will provide 48 apartment units and 88 parking spaces; and

WHEREAS, the applicant further intends to provide 520 square feet of retail space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Applicant, has submitted a request for development agreement review to construct a multi-family residential building in the Corridor Mixed Use (MXUD); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of EcoTech Visions Foundation, Inc. and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the development agreement request by Applicant, as provided herein and attached.

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, Florida hereby recommends approval / denial of this request for the Development Agreement approval for the construction of a eight-story multifamily building that will provide 48 apartment units and 88 parking spaces at 2090 Ali Baba Avenue within the municipal boundaries of the City of Opa-Locka and as identified by Miami Dade County Tax Folio No. 08-2122-003-2100, in the Corridor Mixed Use District (MXUOD) as set forth in 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 Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected 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's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED AND ADOPTED this ____ day of _____, 2023.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata ☒

Board Member Hibbert ☐

Board Member Barnes ☐

Board Member Johnson ☐

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: EcoTech Visions Foundation Inc.

PROPERTY OWNER'S ADDRESS: 11847 SW 216th Street, Goulds, Florida 33170
Number/Street City State/Zip Code

APPLICANT'S NAME: EcoTech Visions Foundation Inc./Dr. Pandwe Gibson, Executive Director/Nehemiah Davis, Co-Developer

APPLICANT'S ADDRESS: 11847 SW 216th Street, Goulds, Florida 33170
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (773) 495-3897 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 2090 Ali Baba Avenue, Opa-Locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-003-2100 PRESENT ZONING: B-1

LEGAL DESCRIPTION: MAGNOLIA SUB, PB 40-80, LOTS 23 THRU 27 BLK 12, LOT SIZE 125.000 X 125,
OR 10640-1364 1179 5

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

Dr. Pandwe Gibson, Executive Director of

I, EcoTech Visions Foundation, Inc., 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.

Pandwe Gibson
Signature

7/25/2022
Date

Sworn to and subscribed before me:

This 25 day of July, 2022

[Signature]
Notary Public

Attach copy of identification



UNIQUEA WHITE-MARIN
Notary Public
State of Florida
Comm# HH245767
Expires 3/28/2026

My commission expires 03/28/26



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:

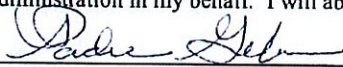
EcoTech Visions Foundation, Inc.

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

I Dr. Pandwe Gibson, Executive Director of EcoTech Visions Foundation, Inc., being first duly sworn, depose and say that I am the owner of the property legally described as:

MAGNOLIA SUB. PB 40-80. LOTS 23 THRU 27 BLK 12. LOT SIZE 125.000 X 125. OR 10640-1364 1179 5

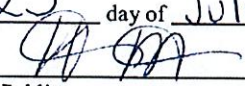
I do give to Development Team: Nehemiah Davis, Keston White-Marin, Miguel Omar the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Development Team: Nehemiah Davis, Keston White-Marin, Miguel Omar 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

7/25/2022
Date

Sworn to and subscribed before me:

This 25 day of July, 2022


Notary Public



UNIQUEA WHITE-MARIN
Notary Public
State of Florida
Comm# HH245767
Expires 3/28/2026

My commission expires: 3/28/26

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2090 Ali Baba Avenue, Opa-Locka, FL 33054

LEGAL DESCRIPTION: MAGNOLIA SUB. PB 40-80. LOTS 23 THRU 27 BLK 12. LOT SIZE 125.000 X
125. OR 10640-1364 1179 5

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: EcoTech Visions Foundation, Inc. PHONE: (773) 495-3897

ADDRESS (If different): 11847 SW 216th Street, Goulds, Florida 33170

Signature

Record and Return to:
(enclose self-addressed stamped envelope)

Dr. Pandwe Gibson, Executive Director
Amstrong Building
EcoTech Visions Foundation Inc.
11847 SW 216th Street
Goulds, Florida 33170

Ronnie Bronstein, Attorney
Mansfield, Bronstein & Stone, LLP
Broward Financial Center
500 East Broward Blvd., Suite 1450
Fort Lauderdale, FL 33394

This Instrument Prepared by:

Law Offices of Burnadette Norris-Weeks, P.A.

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA; AND
PROJECT NAME AND PROJECT OWNER**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this ____ day of _____, 2022 ("Execution Date") by and between Developer, ("Ecotech Visions Foundation Inc."), with the address of 11847 SW 216th Street Goulds FL 33170 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 .3587 acres (15,625 sqft.) of land located 2090 Ali Baba Avenue, Opa Locka 33054, within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio Nos. (08-2122-003-2100,) (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 lot the Proposed Development type which includes an approximately _____ square foot office building, as well as approximately _____ surface parking spaces; 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 _____, 20____, 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 apart 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 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, Amstrong Building, with the address of 2090 Ali Baba 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 Amstrong Building, 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 "Amstrong Building, " Site Plan approved by the City Commission via Resolution No. _____ for (Multifamily Mix Use 8-Story Condominium Building with 3 levels of parking and 5 levels with 48 Residential units.)
- (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 Number 15-31.
- (r) "Parties" means the City and the Owner.
- (s) "Project" is the Amstrong Building at address of development facility as described in the plans prepared by ARCHITECT or ENGINEERING Firm and dated 07/20/ 2021, which proposes the development of an approximately 92,400 square foot building and 88 parking spaces with related employee and guest parking.
- (t) "Property" means the approximately .3487 acres of land located on Ali Baba Avenue , within the municipal boundaries of the City of Opa Locka and identified by Miami-Dade County Tax Folio Nos. (08-2122-003-2100) 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 Numbers ____-____ and ____-____ approving the Project Name at Project address Site Plan and the Project Name Development Agreement Project.
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, 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 Project Name Site Plan. Such items include, but are not specifically limited to:
- Design of all physical structures, water bodies, private and public improvements and
 - The color and dimensional characteristics of all building materials.
 - All landscaping, bay loading and parking spaces must be provided and maintained as shown on the site plan.
- (e) Owner guarantees to preserve and maintain all buildings and structures consistent with the Project Name Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns the land or controls at least 51% ownership of the Property, or controls a 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 Current Month, 2049.
- (f) Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution. *[NOTE: City to provide Owner with form of annual reports and any additional documentation that will be required.]*
- (g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project Name 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.
- (h) Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- (i) Owner agrees to employ Opa-locka residents through the assistance of the Career Source South Florida Office (or other similar organization as determined by City) and shall also encourage all contractors and all of their subcontractors to employ Opa-Locka residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-Locka and in accordance with the Memorandum of Understanding between the City of Opa-Locka and Career Source. *[NOTE: City to provide Owner with a copy of the referenced Memorandum of Understanding and any additional documentation regarding this requirement.]*
- (j) Owner agrees:

- (1) To host job fairs before and during the construction phase of this development for construction jobs;
 - (2) To encourage any tenants of the Project to host job fairs after construction for building (business) operation jobs;
 - (k) All trash and garbage containers shall comply with all city dumpster enclosure requirements.
 - (l) The following timelines shall be complied with by Owner, Project Name. Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
 - 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.
 - Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
 - 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(I), F.S., the City needs 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 Name 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 or any other property owned by Project Name.
 - (i) All currently non-compliant physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. **Public Services and Facilities; Concurrency.** 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 in Project Name Site Plan. 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), F.S., the City hereby finds and declares that the Owner's 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 alter the Effective Date and during the Entire Term of this Agreement, except to the extent that the 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 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 the 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.

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 Owner at:

Amstrong Building
EcoTech Visions Foundation Inc.
11847 SW 216th Street
Goulds, Florida 33170

Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owner 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 that 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.

18. **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.
19. **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.
20. **Indemnification.** The Owner shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising under this Agreement instituted by third parties to the extent arising as a result of the activities of Owner at the Property or in connection with the construction of the Project.
21. **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

ATTEST: _____

By: _____
City Manager

Dated: ____ day of _____, 2022

Approved for form and legal sufficiency:

City Attorney: _____

WITNESS:

Print Name

Signature

Print Name

Print Name

Signature

Print Name

OWNER

Amstrong Building

EcoTech Visions Foundation Inc.

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

EXHIBIT A- PROPERTY (LEGAL DESCRIPTION)

XXXXXXXXXXXXXXXXXX OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATION, ORDINANCE 15-31, TO PERMIT TANDEM OR MECHANICAL PARKING FOR MULTIFAMILY DEVELOPMENT IN THE R-2 THROUGH R-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 residential projects having adequate off-street parking for respective uses located in the city; and

WHEREAS, the R-2 through R-4 zoning districts are higher density residential zoning districts in the City of Opa-Locka; and

WHEREAS, the R-2 through R-4 zoning districts, permits various types of parking options, tandem or mechanical lift operation type uses, in addition to the standard parking uses needed to support the permitted uses; and

WHEREAS, the City of Opa-Locka recognizes that certain parking requirement maybe challenging to meet for multifamily residential uses permitted in the R-2 through R-4 zoning districts in order to support existing and future uses in the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 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 City Commission of the City of Opa-locka hereby approves / denies the adoption of an amendment to the City of Opa-Locka Land Development Regulations to permit tandem or mechanical parking types as a permitted use in the R-2 through R-4 zoning districts 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 Interim City Manager following review by the City Attorney, without the need of public hearing, by filing a corrected 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 January 2023.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Williams _____

Commissioner Kelley _____

Commissioner Bass _____

Vice-Mayor Irvin _____

Mayor Taylor _____

EXHIBIT A

Sec. 22-153. Parking Specifications

- (A) No parking lot shall be closer than 5 feet behind the front building line of an adjacent building. Off-street parking facilities shall be provided for all development within the City.
- (B) Large surface parking lots shall be visually and functionally segmented into several smaller lots, containing no more than 36 spaces each. Channelization and division of parking areas within the interior of the parking lot for pedestrian and vehicular traffic shall be accomplished by the use of landscaped areas with trees, berms, fences, other natural growth or artificial features.
- (C) Parking spaces shall be located so that no spaces are greater than one hundred fifty (150) feet from the building or use to which they are assigned. This requirement shall not apply to parking spaces for auditoriums, stadiums, assembly halls, gymnasiums, and other similar places of assembly, industrial, wholesaling and manufacturing establishments, hospitals; and large-scale retail, and wholesaling and manufacturing establishments. A unity of title satisfactory to the City shall be produced whenever parking is not provided on the same site as the principal structure.
- (D) As part of a site plan submittal, which includes parking, said parking plan shall show the location and design of:
 - 1. Ingress/Egress
 - 2. Location and size of all buildings and structures.
 - 3. Location and dimensions of parking spaces and aisles, direction markings, traffic control devices and signs, and the location of future parking areas, where applicable.
 - 4. Walls, fences, landscaped areas, berms, changes in grades, and planting materials, including type and names of plant materials.
 - 5. Other information that may be required by the Director.
- (E) When the parking facilities are housed in a multi-storied structure, or on the roofs of buildings, a site plan shall be submitted for approval of: interior traffic circulation, slope of ramp, ease of access and utilization of ramps,

parking stall and aisle dimensions, traffic control signage and pavement marking for safe and efficient vehicular and pedestrian operation, location of entrances and exits on public roads, sight distances at entrances and exits and at corners of intersecting public roads, and of the effective screening of the cars located in or on the parking structures from adjoining properties and from public roads.

- (F) For single family and two-family duplex dwellings in residential districts, driveways on the lot shall be considered off-street parking spaces provided that sufficient spaces are available on such driveways to meet the requirements of this section.
- (G) For all uses except single-family and two-family dwellings, standard curb and gutter, with a minimum width of 1 foot 6 inches, shall be provided along the periphery of all driveways, parking and loading areas.
- (H) Off-street parking and loading areas and driveways shall be paved or contain a similar type of material approved by the Public Works Director. Gravel or other stabilization material without a permanent wearing surface is not permitted, unless approved by good cause by the Director.
- (I) The proposed grading and drainage for off-street parking facilities shall be approved by the City in accordance with the City's subdivision regulations.
- (J) Low impact stormwater control systems shall be installed. Curb and gutter may be used where deemed necessary by the Public Works Director, in order to manage storm drainage, channelize traffic, protect buildings and landscaping areas, and separate pedestrian and vehicular areas.
- (K) Parking spaces shall be a minimum of 20 feet long and 10 feet wide. Parallel parking spaces shall be a minimum of 22 feet long and 8 feet wide.
- (L) Thirty percent (30%) of all required parking may be for compact cars if clearly marked "for compact car only" and approved as to location by the Director. A minimum of eleven (11) parking spaces are needed before this

allowance may be granted. Ninety-degree parking for compact cars shall be at least eight (8) feet by seventeen (17) feet; otherwise, the above sizes shall be met.

- (M) Non-residential driveways shall be a maximum of 12 feet in width for one-way traffic and 22 feet in width for two-way traffic. In no case shall a driveway width exceed 22 feet, except as required by the Florida Department of Transportation.
- (N) Non-residential off-street parking areas which are provided in excess of the requirements established in this Article shall be located on grassed or sodded surface. Alternative materials may be substituted for grass or sod with the approval of the Director.
- (O) Nothing in this section is intended to prohibit the installation of a fully automatic parking facility in which the placement and removal of automobiles are accomplished wholly by machinery.
- (P) Required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards, except for a 3-foot landscape area required along the side property lines when adjacent to another single-family or two-family dwelling. Vehicles parked on-site shall not encroach into or over the public right-of-way.

(Q) Required parking in the two-family (R-2) through the Multi-family (R-4) zoning districts, tandem and/or mechanical parking is permitted.

- (R) Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking.

<u>Angle of parking (degrees)</u>	0	30	45	60	90
<u>Aisle Width (feet)</u>					
One-Way Traffic	12	12	22	22	22
Two-Way Traffic	20	20	22	22	22