

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT FROM HERNANDEZ DEVELOPMENT SERVICES, LLC FOR THE CONSTRUCTION AND OPERATION OF A FOUR-STORY SELF STORAGE FACILITY BUILDING THAT WILL PROVIDE APPROXIMATELY 1,200 STORAGE UNITS, PROVIDE THE REQUIRED PARKING SPACES AND PROVIDE COVERED LOADING SPACE FOR CONVENIENCE AT 14301 NW 27TH AVENUE, AND IDENTIFIED BY FOLIO 08-2122-000-0050 IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Hernandez Development Services, LLC has submitted an application for development agreement approval for a Project located at 14301 NW 27th Avenue, Opa-Locka, Florida and identified by folio 08-2122-000-0050 in the B-3 Zoning District; and

WHEREAS, the applicant intends to re-develop the site into a new four-story Self-Storage Facility building that will provide approximately 1,200 storage units, provide the required parking spaces and provide covered loading space for convenience on the east side of NW 27th Avenue in the North-east section of the City of Opa-Locka ("City"); and

WHEREAS, the Project will consist of the demolition of the current structures and the new construction and operation of four-story Self-Storage Facility and provided a traffic study concerning the proposed self-storage use; and

WHEREAS, the development will also include the required car parking spaces, and the required landscaping; and

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

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

SECTION 1. Recitals.

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

SECTION 2. Approval/Denial.

Approval/Denial of Development Agreement Review. The Planning & Zoning Board of the City of Opa-Locka hereby recommends approval / denial of the Development Agreement for the demolition of the current building and the construction of a new four-story Self-Storage Facility building that will provide approximately 1,200 storage units, provide the required parking spaces and provide covered loading space for convenience on the east side of NW 27th Avenue in the North-east section of the City of Opa-Locka, Florida and identified by folio 08-2122-005-0690 in the B-2 Zoning District. A copy of the Site Plan is attached hereto and incorporated herein as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2023.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Johnson _____

Board Member Hibbert-Smith _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

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

TOTAL FEES: \$ _____ New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

August 20, 2021
September 17, 2021
October 15, 2021
November 19, 2021
December 17, 2021
January 14, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

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

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: Les Jackson, Inc

PROPERTY OWNER'S ADDRESS: 14301 NW 27th Ave, Opa Locka, FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: Hernandez Development Services, LLC

APPLICANT'S ADDRESS: 301 E Las Olas Blvd, 2nd Floor, Fort Lauderdale, FL 33301
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 954-802-5016 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 14301 NW 27th Ave, Opa Locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-000-0050 PRESENT ZONING: B3

LEGAL DESCRIPTION: 22 52 41 2.22 AC M/L BEG AT PT ON E/L NW 27 AVE 50FT SELY AT R/A TO C/L
SAL M/L TH S145.47FT N 63 DEG E 567.31FT NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W
844.77 FT TO POB LOTSIZE 96657 SQ FT M/L

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:

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 (two copies size 36 x 24 inches & 13 copies 11 x 17 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; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original 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, KATHY SIGNONE, 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.

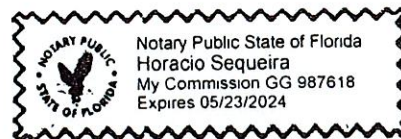
Signature [Signature]

Date 11/22/22

Sworn to and subscribed before me:

This 28 day of November, 2022

[Signature]
Notary Public
Attach copy of identification



My commission expires 05/23/2024

2022 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 423955

Entity Name: LES JACKSON, INC.

Current Principal Place of Business:

14301 NW 27 AVE
OPA LOCKA, FL 33054

Current Mailing Address:

14301 NW 27 AVE
OPA LOCKA, FL 33054 US

FEI Number: 59-1563834

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SIGNORE, KATHY
14301 NW 27 AVE
OPA LOCKA, FL 33054 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name SIGNORE, KATHY
Address 14301 NW 27TH AVE
City-State-Zip: OPA LOCKA FL 33054

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KATHY SIGNORE

PRESIDENT

01/20/2022

Electronic Signature of Signing Officer/Director Detail

Date

FILE NOW: FILING FEE AFTER MAY 1 IS \$225.00

**CORPORATION
ANNUAL REPORT
1995**



FLORIDA DEPARTMENT OF STATE
Sandra B. Monahan
Secretary of State
DIVISION OF CORPORATIONS

**FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS**

95 APR -7 AM 10:50

DOCUMENT # 423955

(4)

1. Corporation Name
LES JACKSON, INC.

Principal Place of Business

**13850 NW 27TH AVENUE
OPA LOCKA FL 33054**

Mailing Address

**13850 NW 27TH AVENUE
OPA LOCKA FL 33054**

DO NOT WRITE IN THIS SPACE.

3. Date Incorporated or Qualified **04/19/1973** 3a. Date of Last Report **05/01/1994**

4. FBI Number **59-1563834** Applied For ☐ Not Applicable

5. Certificate of Status Desired ☐ **\$8.75 Additional Fee Required**

6. Election Campaign Financing Trust Fund Contribution ☐ **\$5.00 May Be Added to Fees**

8. This corporation has liability for intangible tax under S. 199.032, Florida Statutes ☐ Yes ☒ No

2. Principal Place of Business

21 Suite, Apt. #, etc.

22 City & State

23 Zip

24 Country

2a. Mailing Address

26 Suite, Apt. #, etc.

27 City & State

28 Zip

29 Country

30

9. Name and Address of Current Registered Agent

**SIGNORE, KATHY
1422 N.W. 178 TERR
PEMBROKE PINES FL 33029**

10. Name and Address of New Registered Agent

81 Name
82 Street Address (P.O. Box Number is Not Acceptable)
83
84 City **FL** 85 Zip Code

11. Pursuant to the provisions of Sections 607.0502 and 607.1508, Florida Statutes, the above-named corporation submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE *[Signature]* **L. S. MONAHAN** **4-7-95**
Signature, Name, Title or printed name of registered agent and title if applicable (NOTE: Registered Agent signature required when resigning) DATE

12. OFFICERS AND DIRECTORS

TITLE	P
NAME	SIGNORE, KATHY
STREET ADDRESS	13850 NW 27TH AVE
CITY - ST - ZIP	OPA LOCKA FL
TITLE	
NAME	
STREET ADDRESS	
CITY - ST - ZIP	
TITLE	
NAME	
STREET ADDRESS	
CITY - ST - ZIP	
TITLE	
NAME	
STREET ADDRESS	
CITY - ST - ZIP	
TITLE	
NAME	
STREET ADDRESS	
CITY - ST - ZIP	

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

1.1 TITLE	☐ Change ☐ Addition
1.2 NAME	
1.3 STREET ADDRESS	
1.4 CITY - ST - ZIP	
2.1 TITLE	☐ Change ☐ Addition
2.2 NAME	
2.3 STREET ADDRESS	
2.4 CITY - ST - ZIP	
3.1 TITLE	☐ Change ☐ Addition
3.2 NAME	
3.3 STREET ADDRESS	
3.4 CITY - ST - ZIP	
4.1 TITLE	☐ Change ☐ Addition
4.2 NAME	
4.3 STREET ADDRESS	
4.4 CITY - ST - ZIP	
5.1 TITLE	☐ Change ☐ Addition
5.2 NAME	
5.3 STREET ADDRESS	
5.4 CITY - ST - ZIP	
6.1 TITLE	☐ Change ☐ Addition
6.2 NAME	
6.3 STREET ADDRESS	
6.4 CITY - ST - ZIP	

14. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 110.07(d)(4), Florida Statutes. I further certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 027, Florida Statutes; and that my name appears in Block 12 or Block 13, if changed, or in an attachment with an address.

SIGNATURE: *[Signature]* **L. S. MONAHAN** **4-8-95** **(805)** **685-8981**
Signature and typed or printed name of SIGNING OFFICER OR DIRECTOR Date Typed Name

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:

Kathy Signore, Principal of Les Jackson, Inc
14301 NW 27th Ave
Opa Locka, FL 33054

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

I Kathy Signore, Principal of Les Jackson, Inc, being first duly sworn, depose and say that I am the owner of the property legally described as:
22 52 41 2.22 AC M/L BEG AT PT ON E/L NW 27 AVE 50FT SELY AT R/A TO C/L SAL M/L TH \$145.47FT N 63
DEG E 567.31FT NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W 844.77FT TO POB LOT SIZE 96657 SQ
FT M/L

I do give to Bob Schecter of Hernandez Development 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 _____ 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 _____

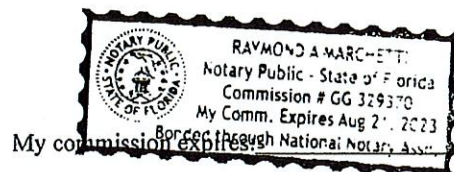
Date _____

Sworn to and subscribed before me:

This 21 day of Nov, 2022

Notary Public _____

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



Received:
By:
Date:



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To: City of Opa-locka
From:

Kathy Signore, Principal of Les Jackson, Inc
14301 NW 27th Ave
Opa Locka, FL 33054

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

I **Kathy Signore, Principal of Les Jackson, Inc**, being first duly sworn, depose and say that I am the owner of the property legally described as:
22 52 41 2.22 AC M/L BEG AT PT ON E/L NW 27 AVE 50FT SELY AT R/A TO C/L SAL M/L TH S145.47FT N 63 DEG E 567.31FT NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W 844.77FT TO POB LOTSIZE 96657 SQ FT M/L

I do give to **Robert Cerrone of Hernandez Development** 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 _____ 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

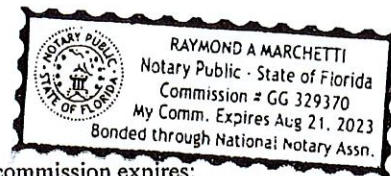
Date

Sworn to and subscribed before me:

This **22** day of **Nov**, 2022

Notary Public

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



My commission expires:



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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From:

Kathy Signore, Principal of Les Jackson, Inc
14301 NW 27th Ave
Opa Locka, FL 33054

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

I **Kathy Signore, Principal of Les Jackson, Inc**, being first duly sworn, depose and say that I am the owner of the property legally described as:

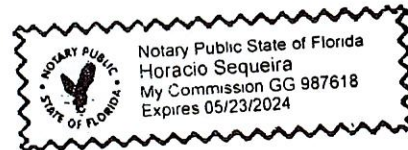
22 52 41 2.22 AC M/L BEG AT PT ON E/L NW 27 AVE 50FT SELY AT R/A TO C/L SAL M/L TH S145.47FT N 63 DEG E 567.31FT NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W 844.77FT TO POB LOTSIZE 96657 SQ FT M/L

I do give to **Gerald Sequeira of Hernandez Development** 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 **Gerald Sequeira of Hernandez Development** 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

11/22/22



Sworn to and subscribed before me:

This 28 day of November

Notary Public

My commission expires: 05/23/2024

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:

Kathy Signore, Principal of Les Jackson, Inc
14301 NW 27th Ave
Opa Locka, FL 33054

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

I Kathy Signore, Principal of Les Jackson, Inc, being first duly sworn, depose and say that I am the owner of the property legally described as:
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I do give to Nelson Ortiz of Graef 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 _____ 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

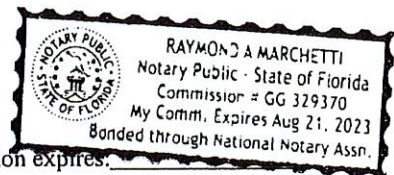
Date

Sworn to and subscribed before me:

This 21 day of Nov, 2022

Notary Public

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



My commission expires.



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.

Kathy Signore, Principal of Les Jackson, Inc
14301 NW 27th Ave
Opa Locka, FL 33054

I, Kathy Signore, Principal of Les Jackson, Inc, being first duly sworn, depose and say that I am the owner of the property legally described as:
22 52 41 2.22 AC M/L BEG AT PT ON E/L NW 27 AVE 50FT SELY AT R/A TO C/L SAL M/L TH \$145.47FT N 63
DEG E 567.31FT NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W 844.77FT TO POB LOTSIZE 96657 SQ
FT M/L

Signature  11/20

Date _____

This 21 day of Nov, 2022

Notary Public

My commission expires:

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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From:

Kathy Signore, Principal of Les Jackson, Inc
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Opa Locka, FL 33054

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FT M/L

I do give to Fernando Silva of Kenneth Carlson Architect PA 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 _____ 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 21 day of Nov. 2022

Notary Public



Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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From:

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Opa Locka, FL 33054

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I do give to Alex Hernandez of Hernandez Development 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 _____ 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

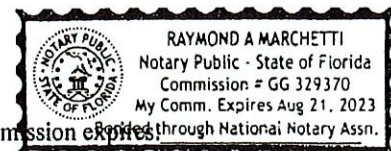
Sworn to and subscribed before me:

This 22 day of Nov, 2022

Notary Public

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

My commission expires



Please Note: Scan complete file into system along with Final Ruling.



City of
OPA-LOCKA
Florida

Officer Name: Robert Turitto

CITY OF OPA-LOCKA

Petitioner,

Vs.

LES Jackson Inc

Respondent,

Citation Number **16032**

CE Number: **15120019**

Folio Number: **08-2122-000-0050**

**SPECIAL MASTER - FINDING OF FACT AND CONCLUSIONS OF LAW
FINAL RULING**

I FIND THAT

- The respondent, LES Jackson Inc on the 11/25/2015 at the property Located at 14301 NW 27 Ave is / was in violation of The City of Opa-Locka Code, Section 11.5 as described in the written report of the code Enforcement Officer and in oral testimony before the Special Master.

- On behalf of the City of Opa-Locka, the respondent LES Jackson Inc must pay:

Citation Amount: \$ 600.00 Increase Citation Fee: \$ _____ Reduced Citation Fee: \$ _____

() Fine Fee per day: \$ _____ starting _____ (IF NOT COMPLIED WITHIN _____ DAYS)

Additional Cost

() Other Cost: \$238.44 (Please show cost sheet as proof of cost)

() Citation Dismissed

TOTAL AMOUNT TO BE PAID: \$838.44

REDUCED AMOUNT TO BE PAID: \$ _____

Re-set case was never reset-

~~Property Violation: Unauthorized use of a commercial solid waste services by a commercial property~~

A Certified copy of this order may be recorded in the public records of Dade County and thereafter shall constitute a lien against the above referenced property, or if you do not own said property, against any real or personal property that you own. **LIEN THAT REMAINS UNPAID FOR THREE (3) MONTHS MAY BE FORECLOSED IN COURT.** In addition, the certificate of use and Occupational License of any business occupying the property may be suspended or withheld. Operating a business without all required licenses is illegal under State and City Ordinance, and is punishable by criminal arrest and/or closing the business.

CERTIFICATE

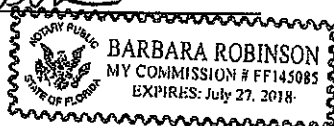
I hereby certify that the foregoing is a true and correct order entered into by the Special Master.

DONE AND ORDERED THIS January 19, 2016.

ATTEST:

Barbara Robinson
NOTARY PUBLIC

Revised: March 31, 2014



[Signature]
SPECIAL MAGISTRATE

780 Fisherman Street, 4th Floor * OPA-LOCKA, FLORIDA 33054* (305) 953-2868, EXT#*1510



AA C001878

KENNETH R. CARLSON - ARCHITECT, P.A.

November 16, 2022

City of Opa Locka
Planning and Community Development
780 Fisherman Street, Fourth Floor
Opa-Locka, FL 33054

Re: Site Design Narrative
Project Name: Opa Locka Self-Storage
Address: 14301 NW 27th Ave, Opa Locka, FL 33054

Site Design Narrative

The Opa Locka Self-Storage project proposes a limit access self-storage facility at 14301 NW 27th Ave in Opa Locka, Florida. The facility will consist of a 4-story building with approximately 1,200± storage units within 146,800 gsf. The facility meets the required number of parking spaces and provides covered loading space for convenience.

The contemporary building design uses a variety of materials, textures, and colors to create character and depth within the design. The use of color contrasts and building articulation creates breaks in the architecture to transition the building between the base, middle and top. The building frontage on 27th Ave incorporates glazing to create visual interest for pedestrian and vehicular traffic. The floor to ceiling display windows that are also on the NE and SE sides of the building, are harmonious with the architectural style and add additional character to the design.





VIA ELECTRONIC SUBMITTAL

December 16, 2022

Gregory Gay

Director

Planning & Community Development Department

780 Fisherman Street

4th Floor

Opa-locka, Florida 33054

Re: Application for Site Plan Approval and Development Agreement for "Opa-Locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Mr. Gay:

We represent Hernandez Real Estate Services, LLC (the "Applicant") the owner of the above-referenced parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). Please consider this letter the Applicant's letter of intent supporting applications seeking site plan approval and the acceptance of a development agreement.

The Property. The Property consists of the approximately 2.22 acres of land located at 14301 NW 27 Avenue within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2122-000-0050, the legal description of which is attached hereto and made a part hereof as Exhibit "A." The Property is a triangular site bordered by the Seaboard Airline railroad right of way on the north, NW 27 Avenue on the west, and SR 9 on the south. The development across the adjacent rights of way is predominately intense commercial or industrial in character.

The Property is currently being used largely for open lot storage, with small single story buildings developed in the

1960s. The current development is not consistent with the City's current standards.

Zoning. The Property is zoned B-3 or "Commercial Intensive" under the terms of the City Code. As its name implies, the Commercial Intensive zoning designation permits a wide range of the most intense commercial uses, including light industrial and open lot uses. Self-storage is a permitted use.

Proposed Development. The Applicant proposes to improve the Property with a new climate controlled self-storage facility. The proposed building will include four (4) floors of storage uses and related office space in a total of 146,800 square feet. The proposed building will utilize only approximately 50% of the permitted floor area for the Property. The building height is proposed to be 47'6", where 65' feet are permitted. The new development will introduce modern landscaping, parking, open space, and buffering to the site for the first time.

As you know, self-storage uses are among the lowest commercial traffic generators and the proposed use will remain a quiet and compatible neighbor to the surrounding development.

Application Requests. In order to realize the proposed development plan, the Applicant has filed two separate applications, requesting the following:

1. Final site plan approval for the proposed development.
2. The acceptance of a development agreement pursuant to Section 22-112 of the Land Development Regulations.

Site Plan Approval. As explained above, the Applicant proposes to develop the Property with a modern self-storage use. The submitted plans meet, or exceed, all of the relevant code requirements. The following will include a discussion of the relevant site plan review standards of Section 22-55(H) and the compliance of the proposed development with each criterion.

1. The development permitted by the application, if granted, conforms to the Comprehensive Plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

The proposed use is consistent with the Property's designation and compatible with the surrounding area. The development plan will be the first use in the area to meet the City current development standards and will serve as an example to surrounding sites.

2. The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the City.

The proposed development represents a significant modernization of the Property, which will, in turn, positively impact property values and improve the overall neighborhood.

3. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.

The proposed development will have a minimal impact on City facilities.

4. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

The proposed development will have a minimal impact on City roads and will be directly accessible from City streets.

Development Agreement. As required by Section 22-112 of the Land Development Regulations, the Applicant has filed a draft Development Agreement and has agreed to the following statement at the time of filing:

An acceptable Developer Agreement pursuant to Florida Statute 163.3220 shall be signed by the Applicant and adopted by the City Commission prior to receiving a building permit. The agreement shall include provisions in addition to the requirements of Florida

Statutes to guarantee, but not be limited to the following items (as applicable and agreed by the Applicant and City):

1. All impacted public facilities shall be adequate to serve the Property at an acceptable level of service (L.O.S.) prior to receiving a Certificate of Occupancy.
2. All public improvements required by a government agency or voluntarily proposed by the Applicant to be installed by the applicant; i.e., water and sewer, sidewalks, roads, turn lanes, etc. shall either be constructed in accordance with applicable governmental regulations prior to a Certificate of Occupancy or the City shall receive an acceptable guarantee such as a cash bond or letter of credit.
3. The applicant agrees to abide by and not deviate from the terms of its graphic and verbal presentation submitted to the City Commission in order to receive a Development Order. Such items include, but are not specifically limited to;
 - A) Design of all physical structures, water bodies, private and public improvements.
 - B) The color and dimensional characteristics of all building materials.
4. The applicant guarantees to preserve and maintain all buildings and structures consistent with the original development order for the entire period in which the applicant owns the land or controls 51% ownership of the property.
5. The applicant shall submit annual reports and additional documentation as required by the City Commission in its development order to verify "on-going" compliance with its development order. After approvals of any development, the City shall conduct inspections minimally twice a year to verify ongoing compliance.
6. Subsequent to receiving a development order the design of all structures, materials and colors included in the applicant's documentation shall not be physically altered or substituted. The burden shall be on the applicant to prove that the material or color is no longer available.

7. A schedule of construction phasing, if applicable.
8. Any service impact mitigation measures to which the applicant has committed.
9. A requirement that the applicant, his successors or assigns, shall comply with the requirements of the final development order.
10. An agreement to provide necessary public improvement bonds, legal agreements, etc.
11. An agreement to allow the City to enter the property and inspect said property for compliance with the other pertinent provisions of the Developer Agreement.
12. Compliance with Resolution No. 5058, the Fair Share Agreement Resolution.

Conclusion. We look forward to your review and recommendation on our applications. If you have any questions or concerns regarding this letter, please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com.

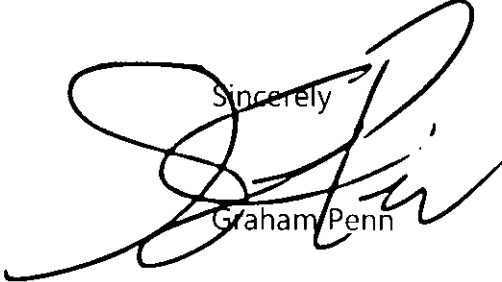
Sincerely

Graham Penn

EXHIBIT A

Legal Description

A PORTION OF SECTION 22, TOWNSHIP 52 SOUTH RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF GRANTOR'S TRACKS AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE AS SHOWN ON STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP, AS RECORDED IN PLAT BOOK 46, AT PAGE 62 OF THE PUBLIC

RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE FOR 55.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN AFTER DESCRIBED; THENCE CONTINUE SOUTH ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE FOR 145.47 FEET; THENCE N 63°20'00* E ALONG A LINE PARALLEL WITH

AND 180.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE AFORESAID CENTER LINE OF GRANTOR'S TRACKS FOR 567.31 FEET TO A POINT ON A CURVE, SAID POINT BEARS N 45°53'09" W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2,332.49 FEET AND A CENTRAL ANGLE OF 08°34'43", FOR AN DISTANCE OF 349.23 FEET (SAID LAST MENTIONED COARSE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT OF WAY LINES OF STATE ROAD NO. 9 ACCORDING TO THE AFORESAID STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP); THENCE N 26°40'00" W FOR 40.10 FEET;

THENCE S 63°20'00" W ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID CENTER LINE OF GRANTOR'S TRACKS FOR 844.77 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.



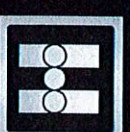
OPA-LOCKA SELF STORAGE
27th AVENUE, OPA-LOCKA, FLORIDA

KENNETH
CARLSON
ARCHITECT, P.A.
DESIGN
PLANNING
INTERIORS

Letter of Intent

Opa-Locka 27th Avenue Self-Storage

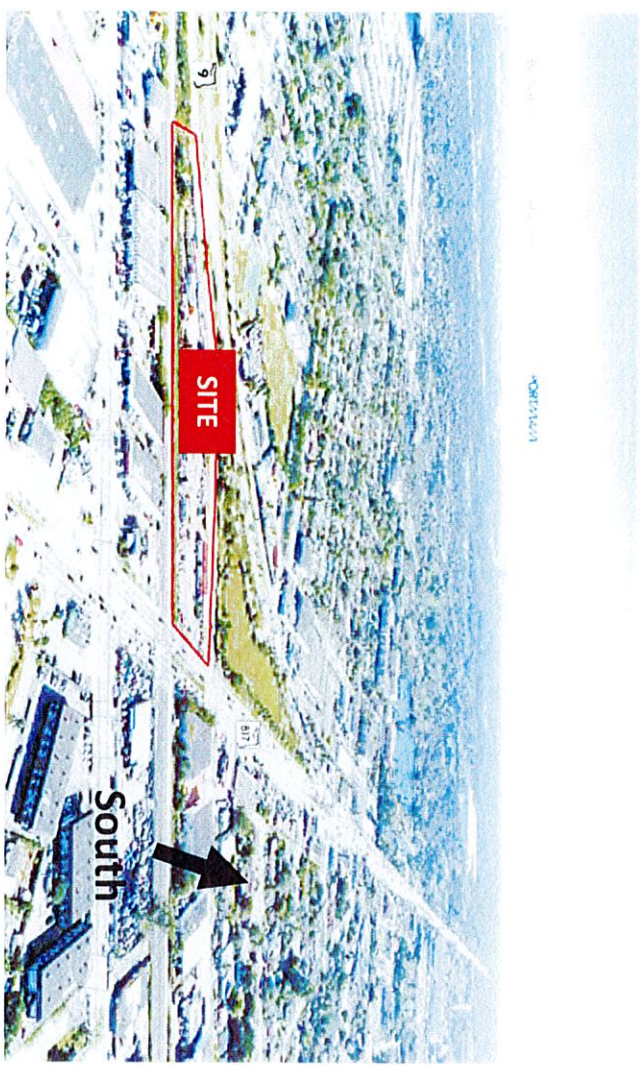
Opa-Locka, Miami-Dade County, Florida



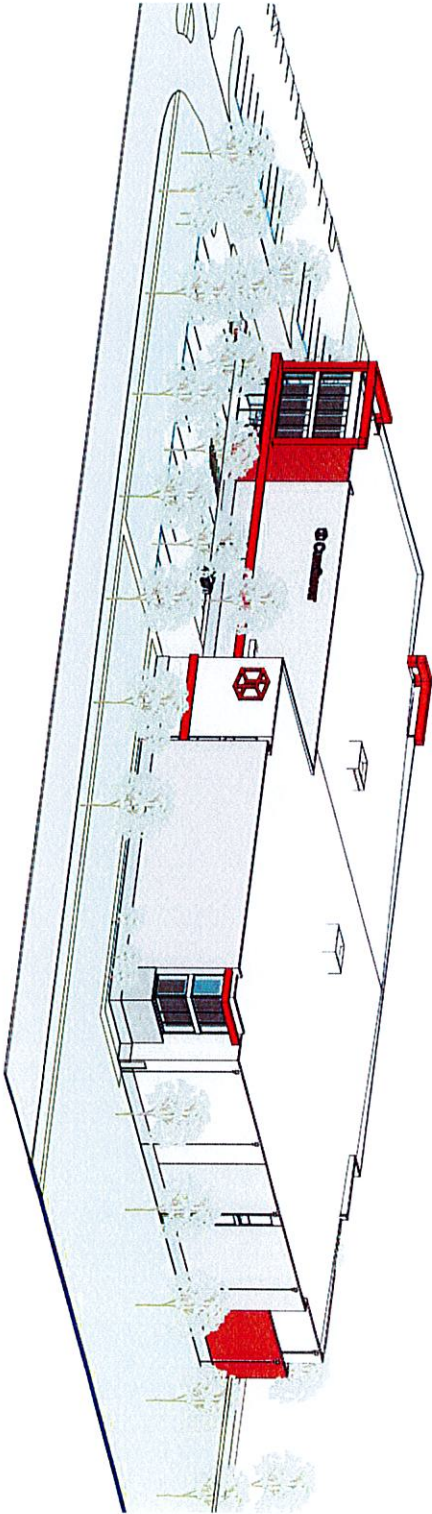
HERNANDEZ
DEVELOPMENT

HernandezDevelopment.com

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Headquartered in Fort Lauderdale, Hernandez Development is a privately-owned real estate firm that focuses on the acquisition and development of Class A self-storage in the supply constrained core industrial markets in the Eastern half of the U.S. and Texas.

Our strengths lie in the simplicity of our approach.

Through transparency and creativity in deal structure, streamlined decision making, deep comprehension of the construction administration, efficient delivery of development solutions, and our commitment to developing a true partnership with our clients. We leverage our expertise, relationships, in-house capabilities and market knowledge for predictably successful outcomes. Currently, Hernandez Development has a strategic joint venture with investment partnerships locally and across the U.S. with institutional and family office investment advisors.



We thrive on solving challenges. The senior management of Hernandez Development has a proven track record of tackling the complex problems of today's real estate development environment, including:

100+ years
of real estate
experience

10 million+
square feet of
successful projects

\$1 Billion+ dollars in
total market value of
successfully acquired,
developed and
managed properties

PROJECT VISION STATEMENT

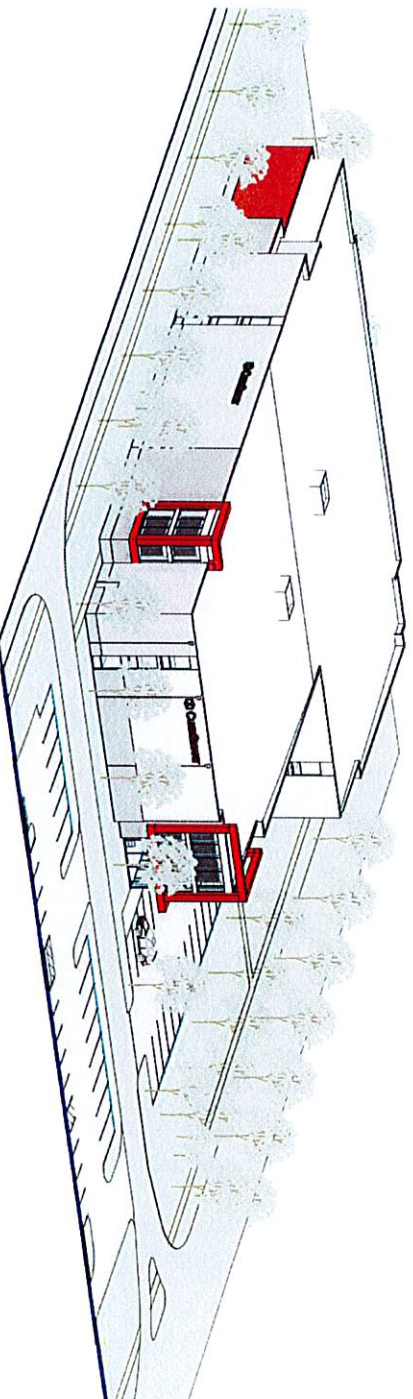
14301 NW 27th Avenue, Opa-Locka, FL

Hernandez Development is proud to present Opa-Locka – 27th Ave. Self-Storage, an ideal site for the development of a climate controlled self-storage facility. The site is an ideal location due for a climate controlled self-storage facility due to the B-3 zoning of the city of Opa-Locka, which allows “by rights” for an indoor self-storage facility with a 3.0 Floor Area Ratio, and a structure height of up to 65 feet. Aside from the ideal zoning for our development, the site is also a worthy choice due to its location along NW 27th Ave, as well as State Road 9. Both roads give our site great accessibility to many of the customers in the local area who are going to be using our facility.

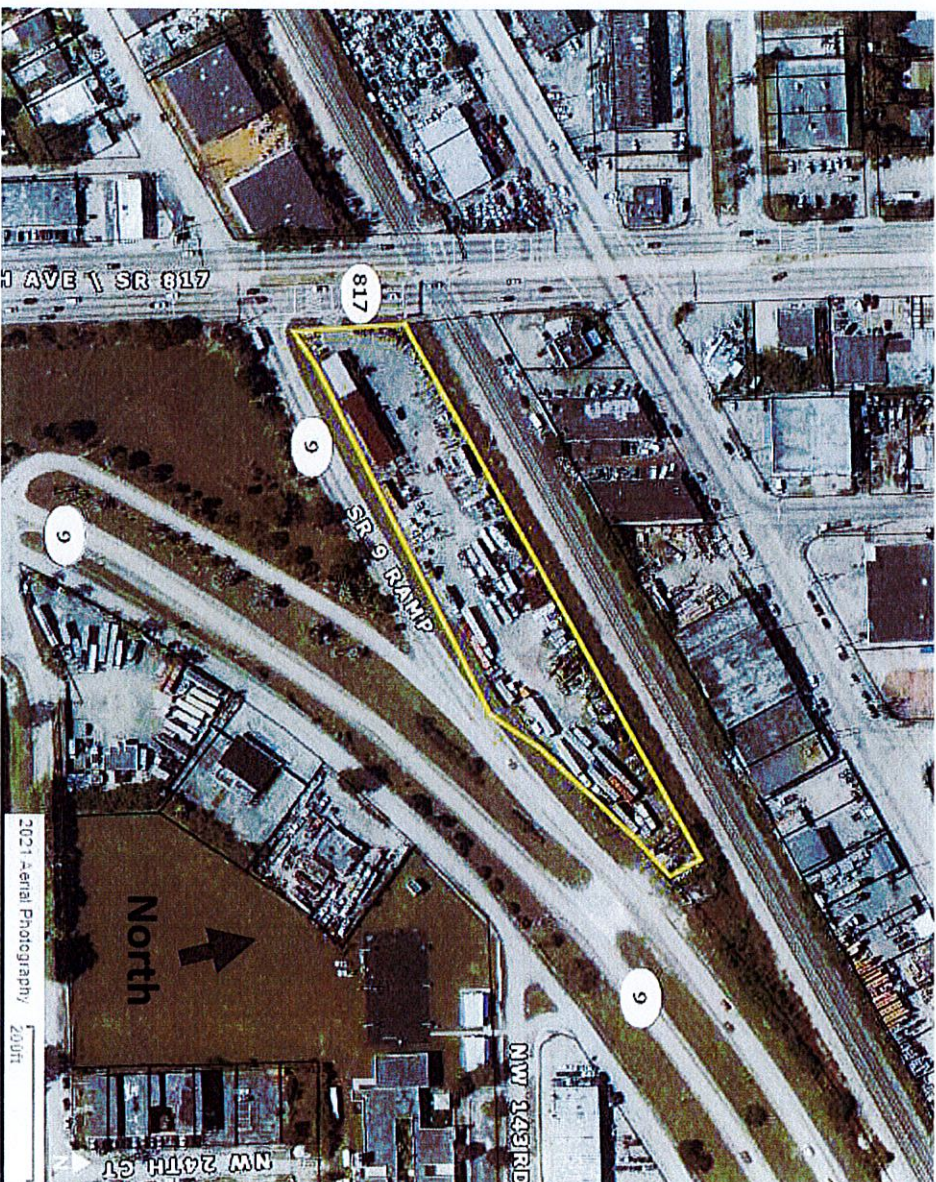
Even though the zoning allows us to build up to 290,110 gross sq. ft., Our intention is to develop a 3-story, 105,000 gross sq. ft. facility that will feature 965 climate-controlled units, as well as 25 RV Covered Spaces. We are currently planning on making this facility a stand-alone self-storage facility, which will only have controlled access by the building tenants and the facilities staff on-site. Due to the responsibility that we have in ensuring the safety of our customer’s property on the premises, we are going to design the site to be secure and prioritize the safety of our tenants as well as the items that they store within the premises of the property.

This project will be a great addition to the City of Opa-Locka for a variety of reasons. Some of those reasons include an increase in tax revenue for the city, a newly built structure that will be visible along the NW 27th Ave. commercial corridor within Opa-Locka, as well as the potential for customers outside the city limits of Opa-Locka to visit the city,. This project will allow the city to use the current site and allow it to become aesthetically pleasing for all the visitors who are driving in and out of the city’s border along NW 27th Ave. and State Road 9.

We look forward to this great endeavor that lies before us in order to get this project to become a reality, and we are prepared to work with the city to achieve this goal. We are confident that we will be able to build a great asset that will contribute to the city’s goal of continued progress and prosperity.



PARCEL INFORMATION



Property Address:

**14301 NW 27th Ave.
Opa-Locka, FL 33054**

Folio:

08-2122-000-0050

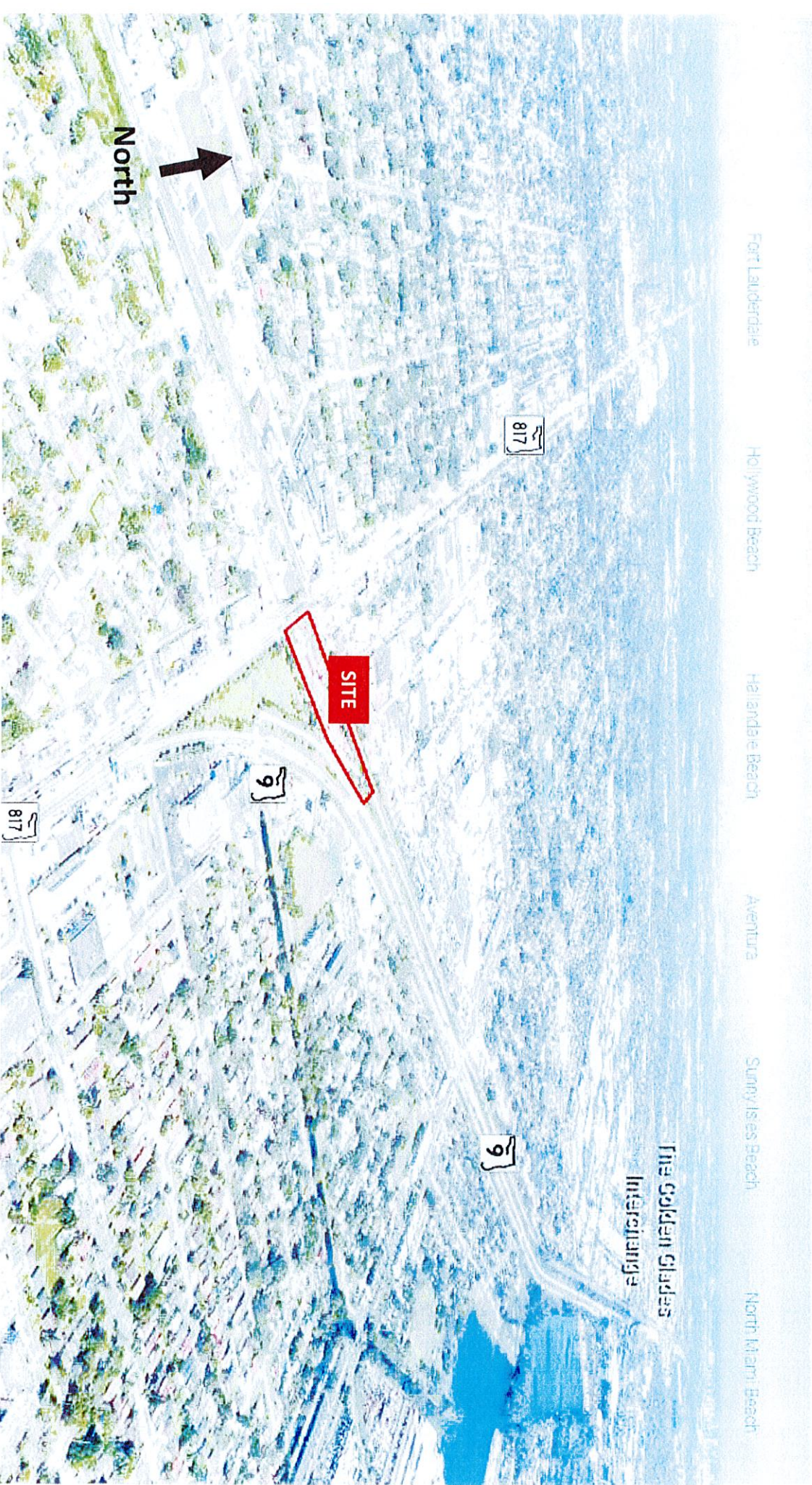
Zoning:

B3

Source: Miami Dade County Property Appraiser

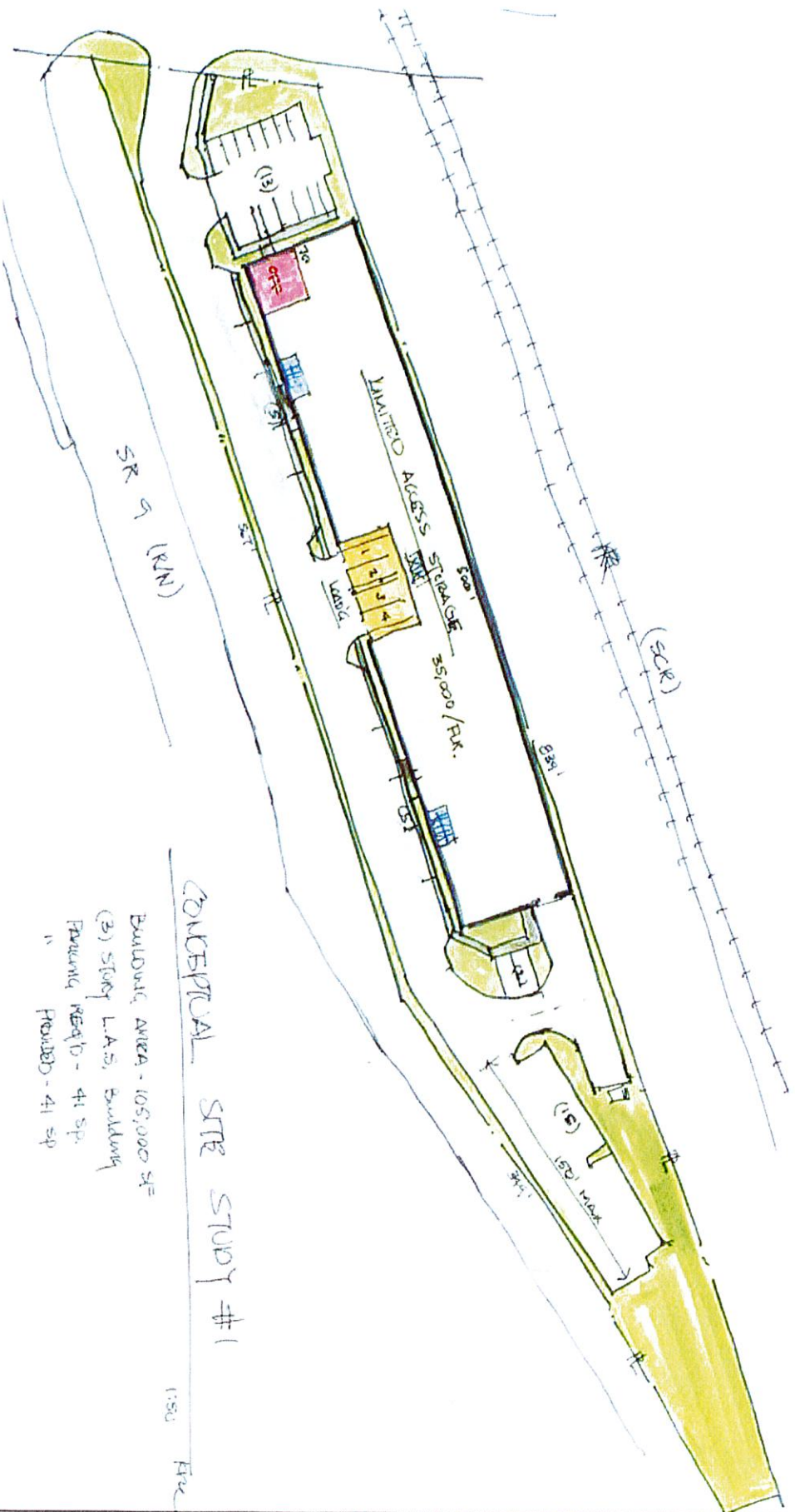
LOCATION AERIAL

U.S. ROUTE 1 / S.W. 87th Avenue





SITE PLAN RENDERING



BUILDING CONCEPT RENDERING

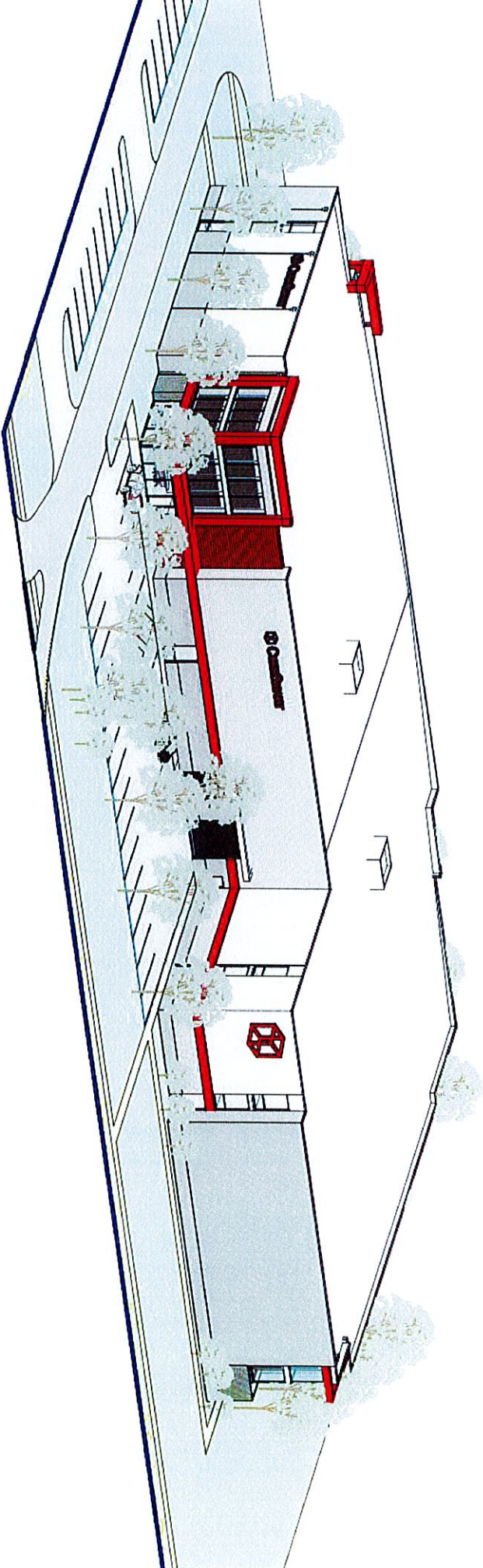


RETAIL & STORAGE BUILDING
W. BROWARD BLVD FORT LAUDERDALE, FLORIDA

KENNETH
CARLSON
ARCHITECT - P.A.
DESIGN
PLANNING
INTERIORS

BUILDING CONCEPT RENDERING

Architect: [illegible]
Date: [illegible]



ABOUT THE DEVELOPER



Established in 2002, Hernandez Group consisting of **Hernandez Construction** and **Hernandez Development** provides a full range of commercial construction management and development services. With millions of square feet in its construction management portfolio, the company has a track record of success in bringing innovative solutions to create projects that yield long-term value for its clients while enhancing the communities in which they serve.

President Alex Hernandez has over 26 years of experience in the real estate development and construction industries. He joined Stiles in 1996, where he held many distinguished positions including Preconstruction Manager, Project Manager and still maintains an active role as Director of Business Development. In 2002, he partnered with Stiles to form Hernandez Construction and Development. As president, he has forged a steady building of the company's market presence and portfolio.



ALEX HERNANDEZ
President

Alex Hernandez is responsible for leading & managing the operations & strategic direction of the company, providing creative leadership for a full range of commercial development services. He prioritizes performance over profit & focuses on sustainable, long-term development solutions. Alex oversees all development activities including project sourcing, contract & lease negotiation, entitlements, construction procurement, underwriting & tenant services.



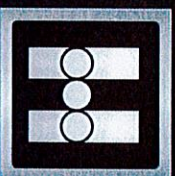
ROBERT CERRONE
Director of Development

Robert Cerrone brings over two decades of experience in acquisitions, property and asset management, marketing and business operations. He has successfully acquired, developed and managed portfolios of over \$1 Billion dollars in total market value. As Director of Development, Mr. Cerrone is responsible for the company's real estate ventures, acquisitions, partnerships, and developments.



THOMAS BURKETT
Vice President of Finance

Thomas Burkett is a highly skilled financial professional with notable experience in accounting, sales tax auditing and financial modeling. As VP of Finance for Hernandez, Thomas oversees the preparation and accuracy of financial statements, annual budgets, bonding, reporting, management of all project accounting functions, and tax compliance documentation.



HERNANDEZ DEVELOPMENT

HernandezDevelopment.com

FOR MORE INFORMATION, PLEASE CONTACT

ALEX HERNANDEZ

President

Hernandez Development Services
301 East Las Olas Blvd. Suite 200
Fort Lauderdale, FL 33301
954-712-1011

ROBERT CERRONE

Director of Development

Hernandez Development Services
301 East Las Olas Blvd. Suite 200
Fort Lauderdale, FL 33301
954-607-2955

THOMAS BURKETT

Vice President of Finance

Hernandez Development Services
301 East Las Olas Blvd. Suite 200
Fort Lauderdale, FL 33301
954-607-2920

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

Graham Penn
Bercow Radell Fernandez Larkin & Tapanes.
PLLC
200 S. Biscayne Blvd., Suite 300
Miami, FL 33131

This Instrument Prepared by:
Burnadette Norris-Weeks
City Attorney
780 Fisherman Street 4th
Floor
Opa-locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA,
FLORIDA AND HERNANDEZ REAL ESTATE SERVICES, LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this ___ day of _____ 2023 ("Execution Date") by and between Hernandez Real Estate Services, LLC (the "Owner"), a Florida limited liability company with the mailing address of 301 E Las Olas Blvd, Suite 200, Fort Lauderdale, FL 33301 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 2.2 acres of land located at approximately 14301 NW 27 Avenue within the municipal boundaries of the City and identified by Miami Dade County Tax Folio No. 08-2122-000-0050 (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 consists of a self-storage building containing over 146,800 square feet and approximately fifty-nine (59) parking spaces for employee and customer parking, and the planting of at least 82 trees and palms and 662 shrubs and approximately 20,200 square feet of landscaped open space in accordance with the Owner's 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, (Hernandez Real Estate Services, LLC, (the "Owner"), a Florida limited liability company, with the mailing address of 301 E Las Olas Blvd, Suite 200, Fort Lauderdale, FL 33301 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 Owner's Site Plan, at approximately 14301 NW 27 Avenue, 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 Owner's Site Plan, at approximately 14301 NW 27 Avenue "Final Site Plan" approved by the City Commission via Resolution No. _____
for the Proposed Development which consists of a self-storage building containing over 146,800 square feet and approximately fifty-nine (59) parking spaces for employee and customer parking, and the planting of at least 82 trees and palms and 662 shrubs and approximately 20,200 square feet of landscaped open space in accordance with the Owner's 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, Hernandez Real Estate Services, LLC.
- s. "Project" shall mean the Owner's development of the 2.20 acre Property at 14301 NW 27 Avenue and identified by Miami-Dade County Tax Folio No. 08-2122-000-0050 (the "Property"), as described in the plans prepared by Kenneth R. Carlson, Architect, and dated February 10, 2002, which proposes the construction of a self-storage building containing over 146,800 square feet and approximately fifty-nine (59) parking spaces for employee and customer parking, and the planting of at least 82 trees and palms and 662 shrubs and approximately 20,200 square feet of landscaped open space in accordance with the Owner's 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 January 2053.
- 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 the Owner, Hernandez Real Estate Services, LLC. Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

- 1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
- 2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
- 3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits

upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

- (a) Site plan approvals;
- (b) Modifications to existing approvals and permits, including the Project Site Plan;
- (c) Water, sewer, paving and drainage permits
- (d) Building permits
- (e) Sign permits
- (f) Certificates of use and occupancy; and
- (g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
- (h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this Property.
- (i) All currently non-complaint physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), FS., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-locka, including the City's Comprehensive Plan and Land Development

Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agree Tent shall govern the development of the Property for the entire term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owner's consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

14. Zoning and Other Approvals. The parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments, or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. Necessity of Complying, with Local Regulations Relative to Development Permits.

- a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-locka in existence as of the Effective Date.
- b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame

within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

16. Good Faith; Further Assurances. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at: City Manager
City of Opa-locka 780
Fisherman Street
Opa-locka, Florida 33054

With a copy to: Law Offices of Burnadette Norris-Weeks, P.A.
City Attorney
City of Opa-locka
780 Fisherman Street
Opa-locka, Florida 33054
And
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Owner at: Hernandez Real Estate Services, LLC
301 E Las Olas Blvd, Suite 200
Fort Lauderdale, FL 33301
Attn: Alex Hernandez

And

With a copy to: Graham Penn, Esq.
 Bercow Radell Fernandez Larkin & Tapanes, PLLC
 200 S. Biscayne Blvd., Suite 300
 Miami, FL 33131

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____ day of _____, 2022.

Approved for form and legal sufficiency:

City Attorney: _____

Hernandez Real Estate Services, LLC, a
Florida limited liability company

WITNESS:

Signature

By: _____
Alex Hernandez
Title: Managing Member

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 _____, 2023 by Alex Hernandez as
Managing Member of Hernandez Real Estate Services, 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

A PORTION OF SECTION 22, TOWNSHIP 52 SOUTH RANGE 41 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF GRANTOR'S TRACKS AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE AS SHOWN ON STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP, AS RECORDED IN PLAT BOOK 46, AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE FOR 55.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN AFTER DESCRIBED; THENCE CONTINUE SOUTH ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE FOR 145.47 FEET; THENCE N 63°20'00" E ALONG A LINE PARALLEL WITH AND 180.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE AFORESAID CENTER LINE OF GRANTOR'S TRACKS FOR 567.31 FEET TO A POINT ON A CURVE, SAID POINT BEARS N 45°53'09" W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2,332.49 FEET AND A CENTRAL ANGLE OF 08°34'43", FOR AN DISTANCE OF 349.23 FEET (SAID LAST MENTIONED COARSE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT OF WAY LINES OF STATE ROAD NO. 9 ACCORDING TO THE AFORESAID STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP); THENCE N 26°40'00" W FOR 40.10 FEET; THENCE S 63°20'00" W ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID CENTER LINE OF GRANTOR'S TRACKS FOR 844.77 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.

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

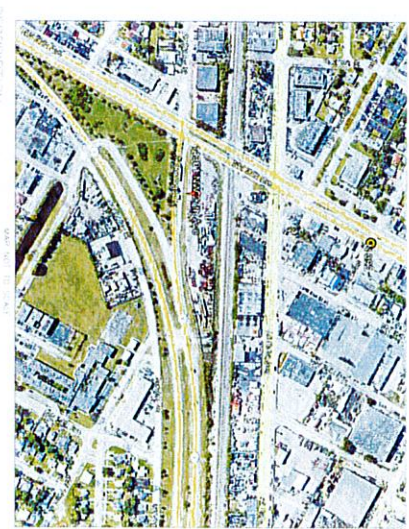
City, State, Zip

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 Hernandez Real Estate Services, LLC, as approved by the City of Opa-locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2023 (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.

Scott J. Douglass
 Director, Center for
 the Study of
 the American
 West, University of
 Colorado, Boulder,
 Colorado



REFERENCES



OPA-LOCKA SELF-STORAGE 14301 NW, 27TH AVENUE OPA-LOCKA, FLORIDA 33054



PROJECT LOCATION



PROJECT TEAM

KENNETH R. CARLSON
ARCHITECT, P.A.
DESIGN
PLANNING
INTERIORS

ARCHITECT
KENNETH R. CARLSON, ARCHITECT, P.A.
14301 NW 27TH AVENUE, SUITE 400
OPA-LOCKA, FLORIDA 33054
TEL: 305.417.8800
WWW.KRCA-ARCHITECT.COM

DESIGNER
KENNETH R. CARLSON, ARCHITECT, P.A.
14301 NW 27TH AVENUE, SUITE 400
OPA-LOCKA, FLORIDA 33054
TEL: 305.417.8800
WWW.KRCA-ARCHITECT.COM

OWNER
KENNETH R. CARLSON, ARCHITECT, P.A.
14301 NW 27TH AVENUE, SUITE 400
OPA-LOCKA, FLORIDA 33054
TEL: 305.417.8800
WWW.KRCA-ARCHITECT.COM

LANDSCAPE ARCHITECT
KENNETH R. CARLSON, ARCHITECT, P.A.
14301 NW 27TH AVENUE, SUITE 400
OPA-LOCKA, FLORIDA 33054
TEL: 305.417.8800
WWW.KRCA-ARCHITECT.COM

SECTION
KENNETH R. CARLSON, ARCHITECT, P.A.
14301 NW 27TH AVENUE, SUITE 400
OPA-LOCKA, FLORIDA 33054
TEL: 305.417.8800
WWW.KRCA-ARCHITECT.COM

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Kenneth R. Carlson, Architect, P.A.
Carlson A
01094E00
00017353
0003DE7

DATE: 11/11/11
CHECKED BY: KRC
DATE: 11/11/11
SCALE: AS NOTED
PROJECT: OPA-LOCKA
CADD FILE: OPA-LOCKA

REVISIONS
1. 11/11/11
2. 11/11/11
3. 11/11/11
4. 11/11/11
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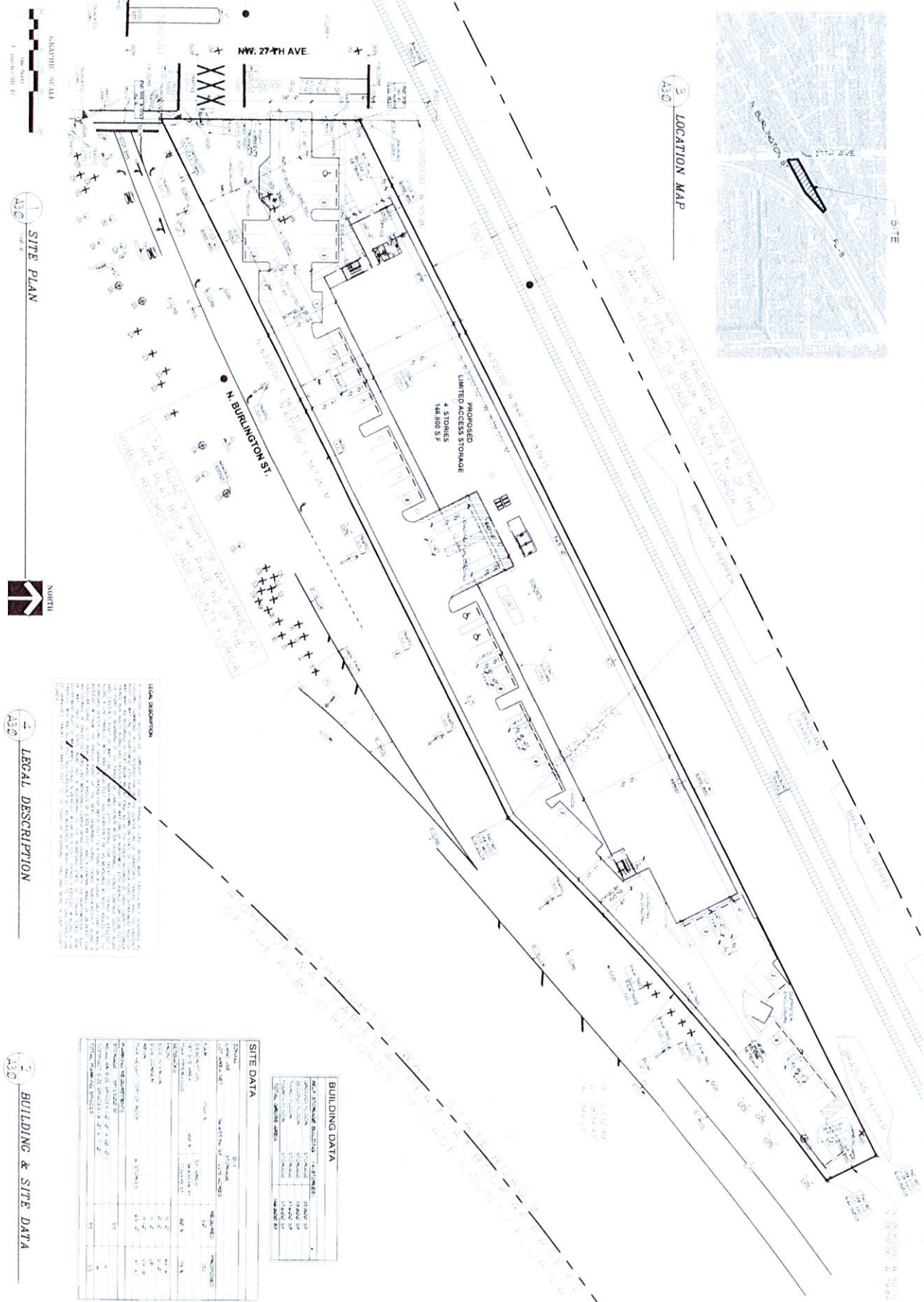
KENNETH R. CARLSON - ARCHITECT, P.A.
166 W. NEWPORT CENTER DR. SUITE 400
DUNEDIN BEACH, FLORIDA 33447
TEL: 305.417.8800 FAX: 305.417.8801
WWW.KRCA-ARCHITECT.COM

OPA-LOCKA SELF STORAGE
14301 NW 27TH AVE
OPA-LOCKA, FLORIDA 33054

DATE: 11/11/11
A1.0



3 LOCATION MAP
A3.0



1 SITE PLAN
A3.0



4 LEGAL DESCRIPTION
A3.0

LEGAL DESCRIPTION
The property is situated in the City of Deerfield Beach, Florida, within the boundaries of the County of Broward, Florida. The property is located on the East side of N. Burlington Street, between NW 27th Avenue and NW 28th Avenue. The property is bounded by N. Burlington Street to the north, NW 28th Avenue to the east, and the existing property line to the south. The property is approximately 1.5 acres in size and is currently zoned for commercial use. The property is being offered for sale as a single lot.

2 BUILDING & SITE DATA
A3.0

BUILDING DATA			
NAME	PROPOSED LIMITED ACCESS STORAGE	STORIES	4
DATE	10/1/00	DATE	10/1/00
DESIGNED BY	Kenneth R. Carlson	DESIGNED BY	Kenneth R. Carlson
CHECKED BY	John A. Carlson	CHECKED BY	John A. Carlson
SCALE	AS NOTED	SCALE	AS NOTED
PROJECT	10/1/00	PROJECT	10/1/00
DATE	10/1/00	DATE	10/1/00

SITE DATA			
NAME	PROPOSED LIMITED ACCESS STORAGE	STORIES	4
DATE	10/1/00	DATE	10/1/00
DESIGNED BY	Kenneth R. Carlson	DESIGNED BY	Kenneth R. Carlson
CHECKED BY	John A. Carlson	CHECKED BY	John A. Carlson
SCALE	AS NOTED	SCALE	AS NOTED
PROJECT	10/1/00	PROJECT	10/1/00
DATE	10/1/00	DATE	10/1/00

Kenneth R. Carlson - Architect, P.A.

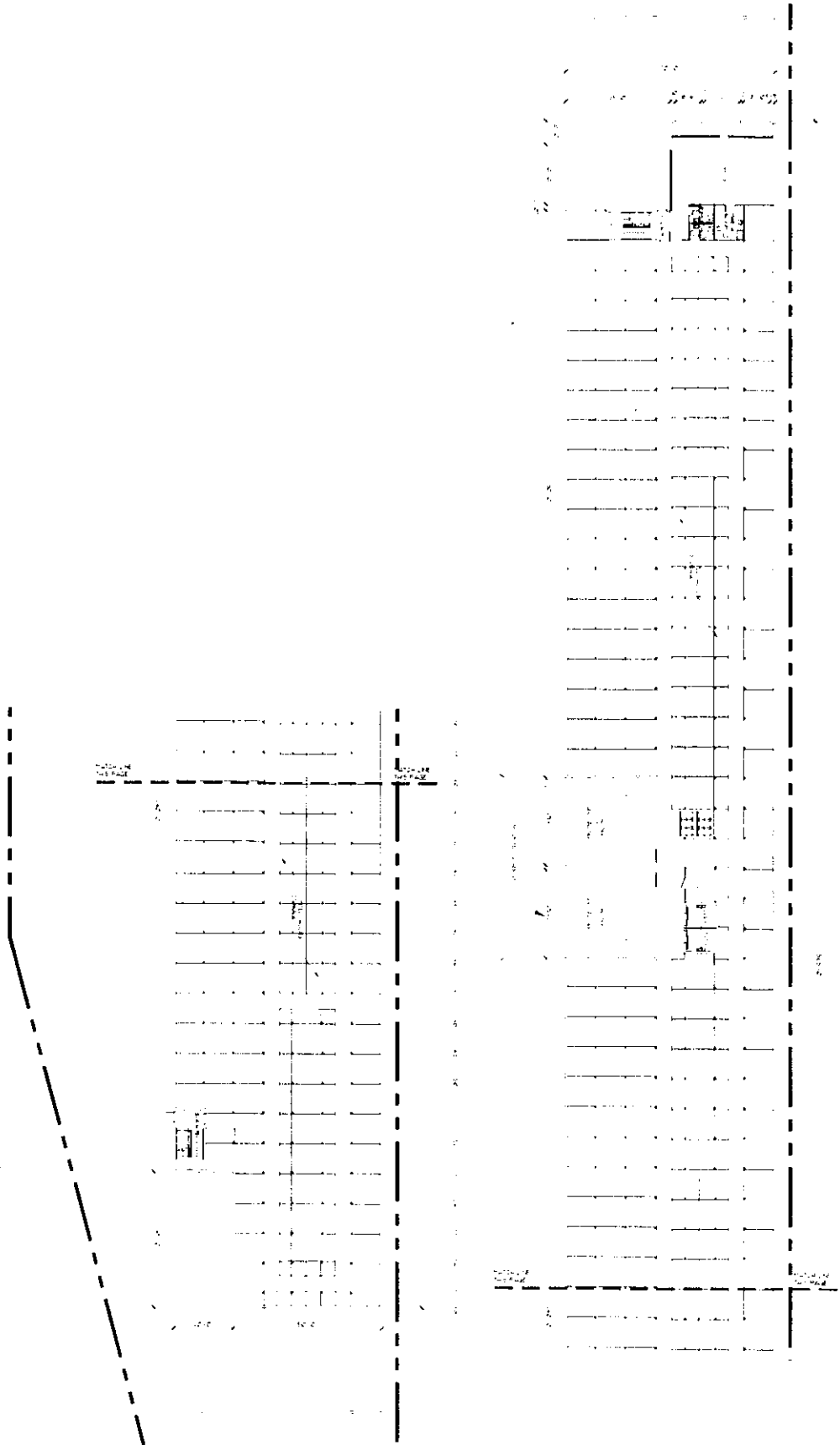
166 S. NEWPORT CENTER DR. SUITE 201
DEERFIELD BEACH, FLORIDA 33442
PH: 561-421-8848 FAX: 561-421-9878

OPA-LOCKA SELF STORAGE

430 N. 27th AVE
OPA-LOCKA, FLORIDA 33064

A3.0

GROUND FLOOR PLAN



A4.0

Kenneth R. Carlson
 Kenneth R. Carlson, AIA
 01094100 Kenneth R. Carlson
 0101/351 Kenneth R. Carlson
 CHBDCO 100
 01030101 100

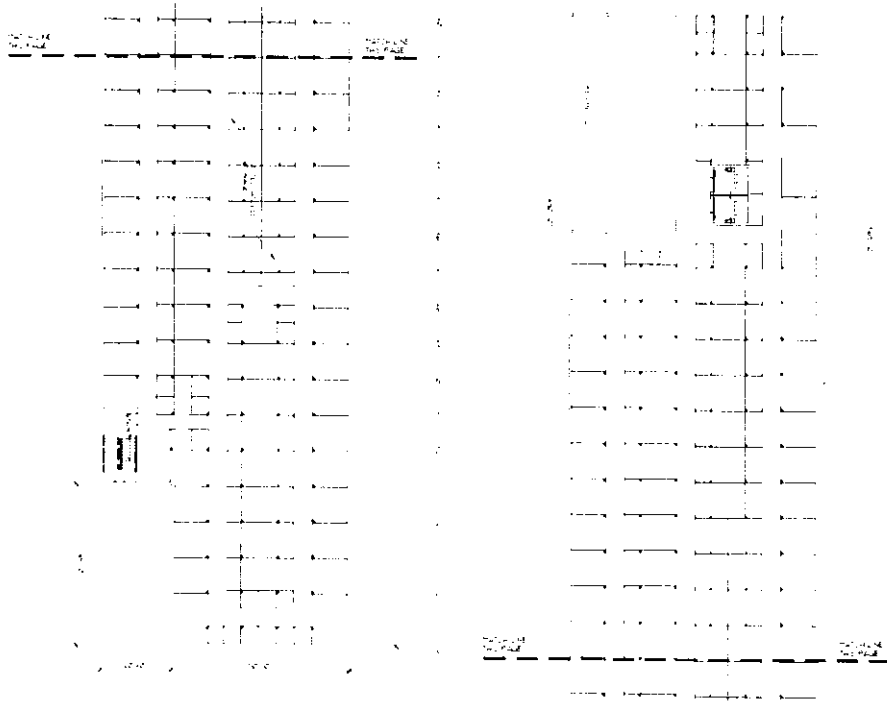
DRAWN BY
 CHECKED BY
 DATE
 SCALE
 PROJECT
 SHEET NO.

REVISIONS

KENNETH R. CARLSON - ARCHITECT, P.A.
 66 W. HILFPORT CENTER DR. SUITE 100
 DEERFIELD BEACH, FLORIDA 33441
 PH: 561-417-8642 FAX: 561-417-9916
 WWW.KRCA-ARCHITECT.COM

OPA-LOCKA SELF STORAGE
 430 N. 10TH AVE
 DEERFIELD BEACH, FLORIDA 33441

SECOND FLOOR PLAN



A4.1

KENNETH R. CARLSON
 ARCHITECT, P.A.
 1001/353 BIRCH AVE.
 DEERFIELD BEACH, FLORIDA 33442
 TEL: 561-471-8848 FAX: 561-471-8849
 C88800
 000000/000000

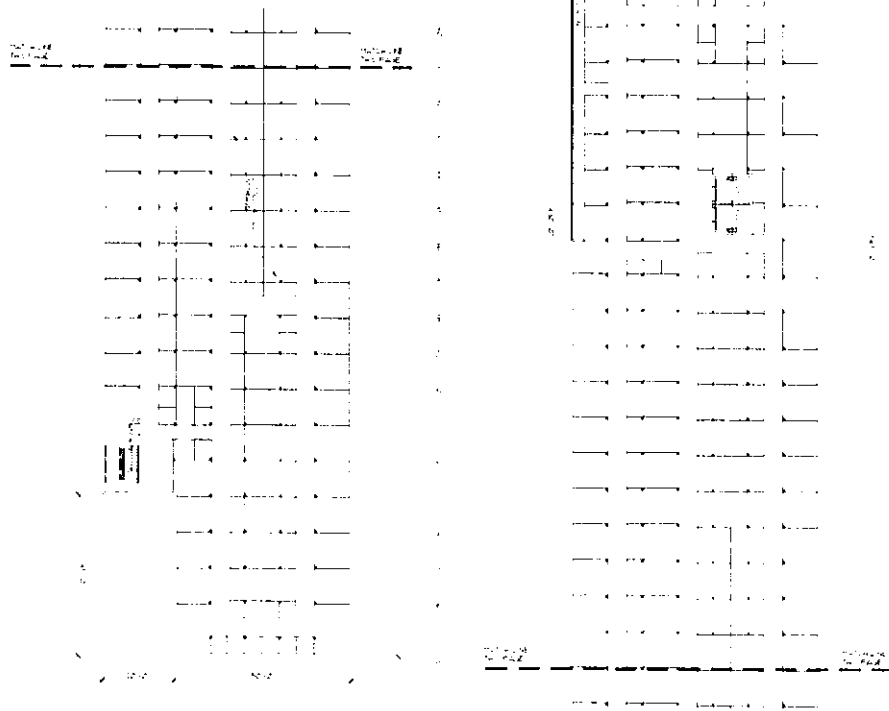
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 PROJECT
 SHEET NO.

NO. 1001/353
 BIRCH AVE.
 DEERFIELD BEACH, FLORIDA 33442

KENNETH R. CARLSON - ARCHITECT, P.A.
 1001/353 BIRCH AVE.
 DEERFIELD BEACH, FLORIDA 33442
 TEL: 561-471-8848 FAX: 561-471-8849

OPA-LOCKA SELF STORAGE
 430 N. US HWY 1
 OPALOCKA, FLORIDA 33064

THIRD FLOOR PLAN



A4.2

KENNETH R. CARLSON
 CARLSON ARCHITECTS, P.A.
 01094100-4000000-00
 00017353
 CBBDCO
 00030E7

DRAWN BY: [blank]
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 DATE: [blank]
 SCALE: [blank]
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 SHEET: [blank]

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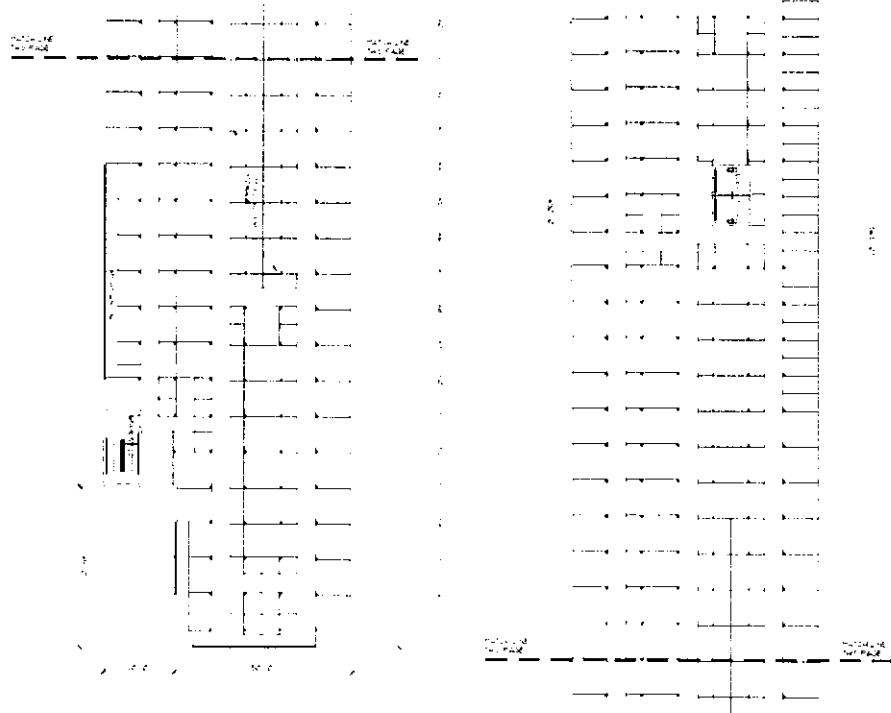
KENNETH R. CARLSON - ARCHITECT, P.A.

111 W. NEWPORT CENTER DR. SUITE 200
 DEERFIELD BEACH, FLORIDA 33441
 TEL: 561-417-8888 FAX: 561-417-9819

OPA-LOCKA SELF STORAGE

1301 N. 10TH AVE.
 DEERFIELD BEACH, FLORIDA 33441

FOURTH FLOOR PLAN



A4.3

Kenneth R. Carlson
Carlson Architects
01094500
0001/353
CARLSON
0003DE7

DESIGNED BY
DATE
SCALE
PROJECT
SHEET NO.

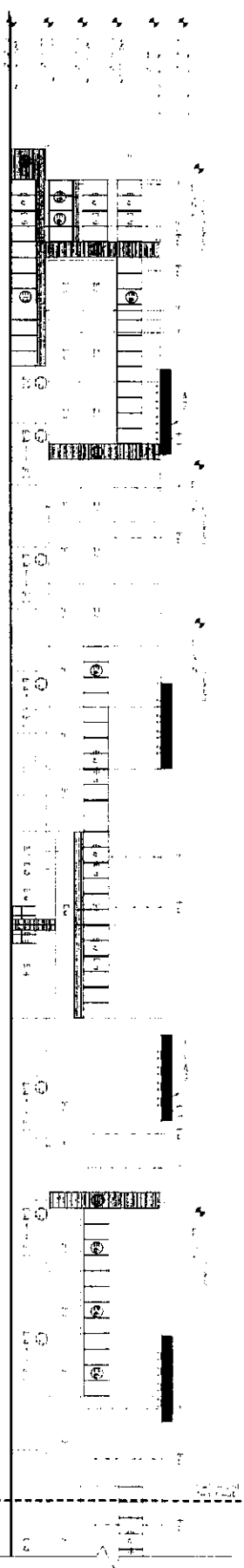
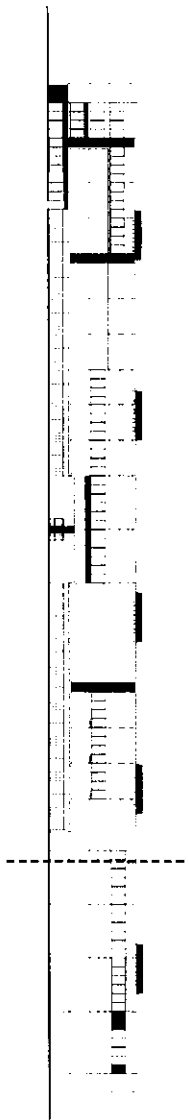
ARCHITECT
DATE
SCALE
PROJECT
SHEET NO.

KENNETH R. CARLSON - ARCHITECT, P.A.

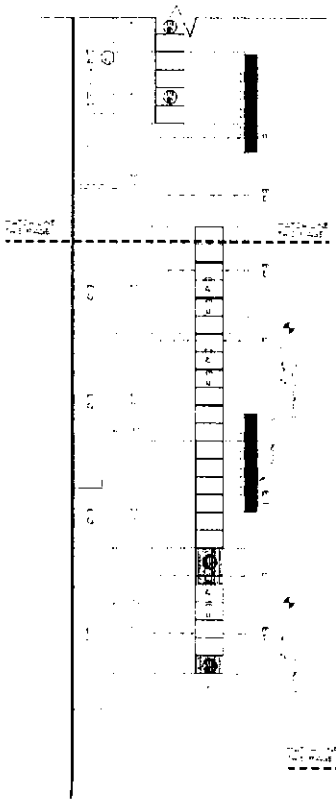
THE L. NELSON CENTER, SUITE 10
DEERFIELD BEACH, FLORIDA 33441
TEL: 561-417-6848 FAX: 561-417-6850

OPA-LOCKA SELF STORAGE

450 N. 17th Ave.
Orlando, Florida 32814

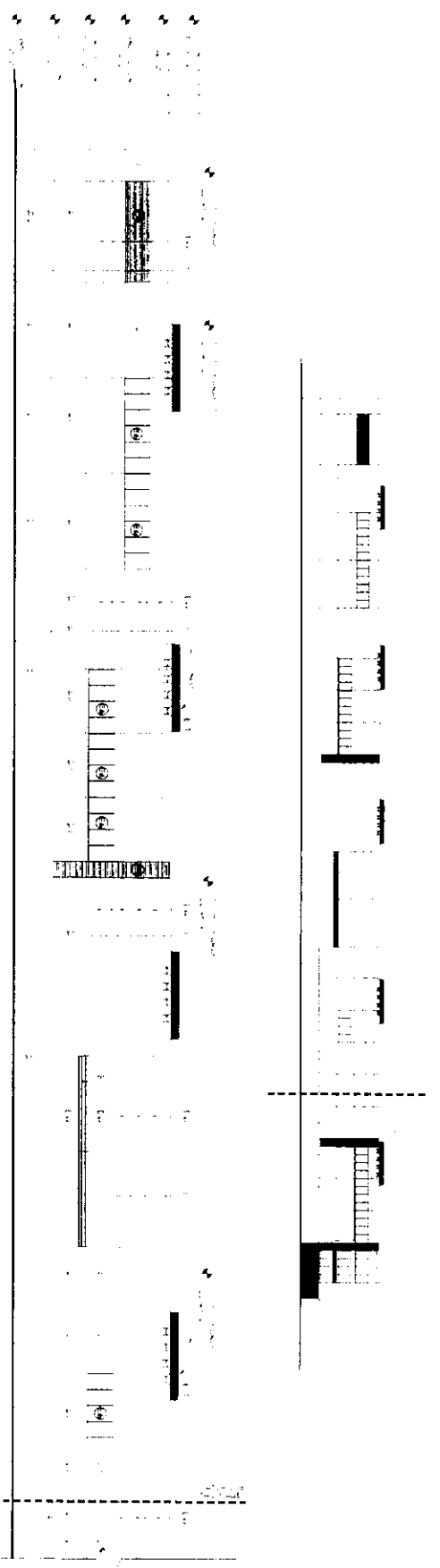


SOUTH ELEVATION



FINISH SCHEDULE

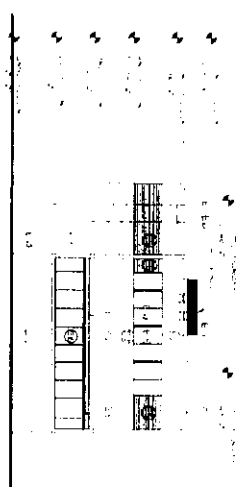
1. WALLS	2. CEILING	3. FLOOR	4. ROOF	5. EXTERIOR FINISH	6. INTERIOR FINISH	7. PAINT	8. STAIN	9. GLASS	10. METAL	11. WOOD	12. PLASTER	13. CONCRETE	14. BRICK	15. TILE	16. CARPET	17. LINOLEUM	18. MARBLE	19. GRANITE	20. QUARTZ	21. CEMENT	22. ASPHALT	23. RUBBER	24. LEAD	25. ZINC	26. ALUMINUM	27. STEEL	28. COPPER	29. BRASS	30. NICKEL	31. CHROME	32. GOLD	33. SILVER	34. PALLADIUM	35. PLATINUM	36. IRON	37. SODIUM	38. POTASSIUM	39. CALCIUM	40. MAGNESIUM	41. ZINC	42. ALUMINUM	43. COPPER	44. BRASS	45. NICKEL	46. CHROME	47. GOLD	48. SILVER	49. PALLADIUM	50. PLATINUM	51. IRON	52. SODIUM	53. POTASSIUM	54. CALCIUM	55. MAGNESIUM	56. ZINC	57. ALUMINUM	58. COPPER	59. BRASS	60. NICKEL	61. CHROME	62. GOLD	63. SILVER	64. PALLADIUM	65. PLATINUM	66. IRON	67. SODIUM	68. POTASSIUM	69. CALCIUM	70. MAGNESIUM	71. ZINC	72. ALUMINUM	73. COPPER	74. BRASS	75. NICKEL	76. CHROME	77. GOLD	78. SILVER	79. PALLADIUM	80. PLATINUM	81. IRON	82. SODIUM	83. POTASSIUM	84. CALCIUM	85. MAGNESIUM	86. ZINC	87. ALUMINUM	88. COPPER	89. BRASS	90. NICKEL	91. CHROME	92. GOLD	93. SILVER	94. PALLADIUM	95. PLATINUM	96. IRON	97. SODIUM	98. POTASSIUM	99. CALCIUM	100. MAGNESIUM	101. ZINC	102. ALUMINUM	103. COPPER	104. BRASS	105. NICKEL	106. CHROME	107. GOLD	108. SILVER	109. PALLADIUM	110. PLATINUM	111. IRON	112. SODIUM	113. POTASSIUM	114. CALCIUM	115. MAGNESIUM	116. ZINC	117. ALUMINUM	118. COPPER	119. BRASS	120. NICKEL	121. CHROME	122. GOLD	123. SILVER	124. PALLADIUM	125. PLATINUM	126. IRON	127. SODIUM	128. POTASSIUM	129. CALCIUM	130. MAGNESIUM	131. ZINC	132. ALUMINUM	133. COPPER	134. BRASS	135. NICKEL	136. CHROME	137. GOLD	138. SILVER	139. PALLADIUM	140. PLATINUM	141. IRON	142. SODIUM	143. POTASSIUM	144. CALCIUM	145. MAGNESIUM	146. ZINC	147. ALUMINUM	148. COPPER	149. BRASS	150. NICKEL	151. CHROME	152. GOLD	153. SILVER	154. PALLADIUM	155. PLATINUM	156. IRON	157. SODIUM	158. POTASSIUM	159. CALCIUM	160. MAGNESIUM	161. ZINC	162. ALUMINUM	163. COPPER	164. BRASS	165. NICKEL	166. CHROME	167. GOLD	168. SILVER	169. PALLADIUM	170. PLATINUM	171. IRON	172. SODIUM	173. POTASSIUM	174. CALCIUM	175. MAGNESIUM	176. ZINC	177. ALUMINUM	178. COPPER	179. BRASS	180. NICKEL	181. CHROME	182. GOLD	183. SILVER	184. PALLADIUM	185. PLATINUM	186. IRON	187. SODIUM	188. POTASSIUM	189. CALCIUM	190. MAGNESIUM	191. ZINC	192. ALUMINUM	193. COPPER	194. BRASS	195. NICKEL	196. CHROME	197. GOLD	198. SILVER	199. PALLADIUM	200. PLATINUM	201. IRON	202. SODIUM	203. POTASSIUM	204. CALCIUM	205. MAGNESIUM	206. ZINC	207. ALUMINUM	208. COPPER	209. BRASS	210. NICKEL	211. CHROME	212. GOLD	213. SILVER	214. PALLADIUM	215. PLATINUM	216. IRON	217. SODIUM	218. POTASSIUM	219. CALCIUM	220. MAGNESIUM	221. ZINC	222. ALUMINUM	223. COPPER	224. BRASS	225. NICKEL	226. CHROME	227. GOLD	228. SILVER	229. PALLADIUM	230. PLATINUM	231. IRON	232. SODIUM	233. POTASSIUM	234. CALCIUM	235. MAGNESIUM	236. ZINC	237. ALUMINUM	238. COPPER	239. BRASS	240. NICKEL	241. CHROME	242. GOLD	243. SILVER	244. PALLADIUM	245. PLATINUM	246. IRON	247. SODIUM	248. POTASSIUM	249. CALCIUM	250. MAGNESIUM	251. ZINC	252. ALUMINUM	253. COPPER	254. BRASS	255. NICKEL	256. CHROME	257. GOLD	258. SILVER	259. PALLADIUM	260. PLATINUM	261. IRON	262. SODIUM	263. POTASSIUM	264. CALCIUM	265. MAGNESIUM	266. ZINC	267. ALUMINUM	268. COPPER	269. BRASS	270. NICKEL	271. CHROME	272. GOLD	273. SILVER	274. PALLADIUM	275. PLATINUM	276. IRON	277. SODIUM	278. POTASSIUM	279. CALCIUM	280. MAGNESIUM	281. ZINC	282. ALUMINUM	283. COPPER	284. BRASS	285. NICKEL	286. CHROME	287. GOLD	288. SILVER	289. PALLADIUM	290. PLATINUM	291. IRON	292. SODIUM	293. POTASSIUM	294. CALCIUM	295. MAGNESIUM	296. ZINC	297. ALUMINUM	298. COPPER	299. BRASS	300. NICKEL	301. CHROME	302. GOLD	303. SILVER	304. PALLADIUM	305. PLATINUM	306. IRON	307. SODIUM	308. POTASSIUM	309. CALCIUM	310. MAGNESIUM	311. ZINC	312. ALUMINUM	313. COPPER	314. BRASS	315. NICKEL	316. CHROME	317. GOLD	318. SILVER	319. PALLADIUM	320. PLATINUM	321. IRON	322. SODIUM	323. POTASSIUM	324. CALCIUM	325. MAGNESIUM	326. ZINC	327. ALUMINUM	328. COPPER	329. BRASS	330. NICKEL	331. CHROME	332. GOLD	333. SILVER	334. PALLADIUM	335. PLATINUM	336. IRON	337. SODIUM	338. POTASSIUM	339. CALCIUM	340. MAGNESIUM	341. ZINC	342. ALUMINUM	343. COPPER	344. BRASS	345. NICKEL	346. CHROME	347. GOLD	348. SILVER	349. PALLADIUM	350. PLATINUM	351. IRON	352. SODIUM	353. POTASSIUM	354. CALCIUM	355. MAGNESIUM	356. ZINC	357. ALUMINUM	358. COPPER	359. BRASS	360. NICKEL	361. CHROME	362. GOLD	363. SILVER	364. PALLADIUM	365. PLATINUM	366. IRON	367. SODIUM	368. POTASSIUM	369. CALCIUM	370. MAGNESIUM	371. ZINC	372. ALUMINUM	373. COPPER	374. BRASS	375. NICKEL	376. CHROME	377. GOLD	378. SILVER	379. PALLADIUM	380. PLATINUM	381. IRON	382. SODIUM	383. POTASSIUM	384. CALCIUM	385. MAGNESIUM	386. ZINC	387. ALUMINUM	388. COPPER	389. BRASS	390. NICKEL	391. CHROME	392. GOLD	393. SILVER	394. PALLADIUM	395. PLATINUM	396. IRON	397. SODIUM	398. POTASSIUM	399. CALCIUM	400. MAGNESIUM	401. ZINC	402. ALUMINUM	403. COPPER	404. BRASS	405. NICKEL	406. CHROME	407. GOLD	408. SILVER	409. PALLADIUM	410. PLATINUM	411. IRON	412. SODIUM	413. POTASSIUM	414. CALCIUM	415. MAGNESIUM	416. ZINC	417. ALUMINUM	418. COPPER	419. BRASS	420. NICKEL	421. CHROME	422. GOLD	423. SILVER	424. PALLADIUM	425. PLATINUM	426. IRON	427. SODIUM	428. POTASSIUM	429. CALCIUM	430. MAGNESIUM	431. ZINC	432. ALUMINUM	433. COPPER	434. BRASS	435. NICKEL	436. CHROME	437. GOLD	438. SILVER	439. PALLADIUM	440. PLATINUM	441. IRON	442. SODIUM	443. POTASSIUM	444. CALCIUM	445. MAGNESIUM	446. ZINC	447. ALUMINUM	448. COPPER	449. BRASS	450. NICKEL	451. CHROME	452. GOLD	453. SILVER	454. PALLADIUM	455. PLATINUM	456. IRON	457. SODIUM	458. POTASSIUM	459. CALCIUM	460. MAGNESIUM	461. ZINC	462. ALUMINUM	463. COPPER	464. BRASS	465. NICKEL	466. CHROME	467. GOLD	468. SILVER	469. PALLADIUM	470. PLATINUM	471. IRON	472. SODIUM	473. POTASSIUM	474. CALCIUM	475. MAGNESIUM	476. ZINC	477. ALUMINUM	478. COPPER	479. BRASS	480. NICKEL	481. CHROME	482. GOLD	483. SILVER	484. PALLADIUM	485. PLATINUM	486. IRON	487. SODIUM	488. POTASSIUM	489. CALCIUM	490. MAGNESIUM	491. ZINC	492. ALUMINUM	493. COPPER	494. BRASS	495. NICKEL	496. CHROME	497. GOLD	498. SILVER	499. PALLADIUM	500. PLATINUM	501. IRON	502. SODIUM	503. POTASSIUM	504. CALCIUM	505. MAGNESIUM	506. ZINC	507. ALUMINUM	508. COPPER	509. BRASS	510. NICKEL	511. CHROME	512. GOLD	513. SILVER	514. PALLADIUM	515. PLATINUM	516. IRON	517. SODIUM	518. POTASSIUM	519. CALCIUM	520. MAGNESIUM	521. ZINC	522. ALUMINUM	523. COPPER	524. BRASS	525. NICKEL	526. CHROME	527. GOLD	528. SILVER	529. PALLADIUM	530. PLATINUM	531. IRON	532. SODIUM	533. POTASSIUM	534. CALCIUM	535. MAGNESIUM	536. ZINC	537. ALUMINUM	538. COPPER	539. BRASS	540. NICKEL	541. CHROME	542. GOLD	543. SILVER	544. PALLADIUM	545. PLATINUM	546. IRON	547. SODIUM	548. POTASSIUM	549. CALCIUM	550. MAGNESIUM	551. ZINC	552. ALUMINUM	553. COPPER	554. BRASS	555. NICKEL	556. CHROME	557. GOLD	558. SILVER	559. PALLADIUM	560. PLATINUM	561. IRON	562. SODIUM	563. POTASSIUM	564. CALCIUM	565. MAGNESIUM	566. ZINC	567. ALUMINUM	568. COPPER	569. BRASS	570. NICKEL	571. CHROME	572. GOLD	573. SILVER	574. PALLADIUM	575. PLATINUM	576. IRON	577. SODIUM	578. POTASSIUM	579. CALCIUM	580. MAGNESIUM	581. ZINC	582. ALUMINUM	583. COPPER	584. BRASS	585. NICKEL	586. CHROME	587. GOLD	588. SILVER	589. PALLADIUM	590. PLATINUM	591. IRON	592. SODIUM	593. POTASSIUM	594. CALCIUM	595. MAGNESIUM	596. ZINC	597. ALUMINUM	598. COPPER	599. BRASS	600. NICKEL	601. CHROME	602. GOLD	603. SILVER	604. PALLADIUM	605. PLATINUM	606. IRON	607. SODIUM	608. POTASSIUM	609. CALCIUM	610. MAGNESIUM	611. ZINC	612. ALUMINUM	613. COPPER	614. BRASS	615. NICKEL	616. CHROME	617. GOLD	618. SILVER	619. PALLADIUM	620. PLATINUM	621. IRON	622. SODIUM	623. POTASSIUM	624. CALCIUM	625. MAGNESIUM	626. ZINC	627. ALUMINUM	628. COPPER	629. BRASS	630. NICKEL	631. CHROME	632. GOLD	633. SILVER	634. PALLADIUM	635. PLATINUM	636. IRON	637. SODIUM	638. POTASSIUM	639. CALCIUM	640. MAGNESIUM	641. ZINC	642. ALUMINUM	643. COPPER	644. BRASS	645. NICKEL	646. CHROME	647. GOLD	648. SILVER	649. PALLADIUM	650. PLATINUM	651. IRON	652. SODIUM	653. POTASSIUM	654. CALCIUM	655. MAGNESIUM	656. ZINC	657. ALUMINUM	658. COPPER	659. BRASS	660. NICKEL	661. CHROME	662. GOLD	663. SILVER	664. PALLADIUM	665. PLATINUM	666. IRON	667. SODIUM	668. POTASSIUM	669. CALCIUM	670. MAGNESIUM	671. ZINC	672. ALUMINUM	673. COPPER	674. BRASS	675. NICKEL	676. CHROME	677. GOLD	678. SILVER	679. PALLADIUM	680. PLATINUM	681. IRON	682. SODIUM	683. POTASSIUM	684. CALCIUM	685. MAGNESIUM	686. ZINC	687. ALUMINUM	688. COPPER	689. BRASS	690. NICKEL	691. CHROME	692. GOLD	693. SILVER	694. PALLADIUM	695. PLATINUM	696. IRON	697. SODIUM	698. POTASSIUM	699. CALCIUM	700. MAGNESIUM	701. ZINC	702. ALUMINUM	703. COPPER	704. BRASS	705. NICKEL	706. CHROME	707. GOLD	708. SILVER	709. PALLADIUM	710. PLATINUM	711. IRON	712. SODIUM	713. POTASSIUM	714. CALCIUM	715. MAGNESIUM	716. ZINC	717. ALUMINUM	718. COPPER	719. BRASS	720. NICKEL	721. CHROME	722. GOLD	723. SILVER	724. PALLADIUM	725. PLATINUM	726. IRON	727. SODIUM	728. POTASSIUM	729. CALCIUM	730. MAGNESIUM	731. ZINC	732. ALUMINUM	733. COPPER	734. BRASS	735. NICKEL	736. CHROME	737. GOLD	738. SILVER	739. PALLADIUM	740. PLATINUM	741. IRON	742. SODIUM	743. POTASSIUM	744. CALCIUM	745. MAGNESIUM	746. ZINC	747. ALUMINUM	748. COPPER	749. BRASS	750. NICKEL	751. CHROME	752. GOLD	753. SILVER	754. PALLADIUM	755. PLATINUM	756. IRON	757. SODIUM	758. POTASSIUM	759. CALCIUM	760. MAGNESIUM	761. ZINC	762. ALUMINUM	763. COPPER	764. BRASS	765. NICKEL	766. CHROME	767. GOLD	768. SILVER	769. PALLADIUM	770. PLATINUM	771. IRON	772. SODIUM	773. POTASSIUM	774. CALCIUM	775. MAGNESIUM	776. ZINC	777. ALUMINUM	778. COPPER	779. BRASS	780. NICKEL	781. CHROME	782. GOLD	783. SILVER	784. PALLADIUM	785. PLATINUM	786. IRON	787. SODIUM	788. POTASSIUM	789. CALCIUM	790. MAGNESIUM	791. ZINC	792. ALUMINUM	793. COPPER	794. BRASS	795. NICKEL	796. CHROME	797. GOLD	798. SILVER	799. PALLADIUM	800. PLATINUM	801. IRON	802. SODIUM	803. POTASSIUM	804. CALCIUM	805. MAGNESIUM	806. ZINC	807. ALUMINUM	808. COPPER	809. BRASS	810. NICKEL	811. CHROME	812. GOLD	813. SILVER	814. PALLADIUM	815. PLATINUM	816. IRON	817. SODIUM	818. POTASSIUM	819. CALCIUM	820. MAGNESIUM	821. ZINC	822. ALUMINUM	823. COPPER	824. BRASS	825. NICKEL	826. CHROME	827. GOLD	828. SILVER	829. PALLADIUM	830. PLATINUM	831. IRON	832. SODIUM	833. POTASSIUM	834. CALCIUM	835. MAGNESIUM	836. ZINC	837. ALUMINUM	838. COPPER	839. BRASS	840. NICKEL	841. CHROME	842. GOLD	843. SILVER	844. PALLADIUM	845. PLATINUM	846. IRON	847. SODIUM	848. POTASSIUM	849. CALCIUM	850. MAGNESIUM	851. ZINC	852. ALUMINUM	853. COPPER	854. BRASS	855. NICKEL	856. CHROME	857. GOLD	858. SILVER	859. PALLADIUM	860. PLATINUM	861. IRON	862. SODIUM	863. POTASSIUM	864. CALCIUM	865. MAGNESIUM	866. ZINC	867. ALUMINUM	868. COPPER	869. BRASS	870. NICKEL	871. CHROME	872. GOLD	873. SILVER	874. PALLADIUM	875. PLATINUM	876. IRON	877. SODIUM	878. POTASSIUM	879. CALCIUM	880. MAGNESIUM	881. ZINC	882. ALUMINUM	883. COPPER	884. BRASS	885. NICKEL	886. CHROME	887. GOLD	888. SILVER	889. PALLADIUM	890. PLATINUM	891. IRON	892. SODIUM	893. POTASSIUM	894. CALCIUM	895. MAGNESIUM	896. ZINC	897. ALUMINUM	898. COPPER	899. BRASS	900. NICKEL	901. CHROME	902. GOLD	903. SILVER	904. PALLADIUM	905. PLATINUM	906. IRON	907. SODIUM	908. POTASSIUM	909. CALCIUM	910. MAGNESIUM	911. ZINC	912. ALUMINUM	913. COPPER	914. BRASS	915. NICKEL	916. CHROME	917. GOLD	918. SILVER	919. PALLADIUM	920. PLATINUM	921. IRON	922. SODIUM	923. POTASSIUM	924. CALCIUM	925. MAGNESIUM	926. ZINC	927. ALUMINUM	928. COPPER	929. BRASS	930. NICKEL	931. CHROME	932. GOLD	933. SILVER	934. PALLADIUM	935. PLATINUM	936. IRON	937. SODIUM	938. POTASSIUM	939. CALCIUM	940. MAGNESIUM	941. ZINC	942. ALUMINUM	943. COPPER	944. BRASS	945. NICKEL	946. CHROME	947. GOLD	948. SILVER	949. PALLADIUM	950. PLATINUM	951. IRON	952. SODIUM
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NORTH ELEVATION

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CEILING				
2	FLOOR				
3	WALL				
4	DOOR				
5	WINDOW				
6	ROOF				
7	PAINT				
8	PLASTER				
9	BRICK				
10	CONCRETE				
11	IRONWORK				
12	ELECTRICAL				
13	MECHANICAL				
14	LANDSCAPE				
15	OTHER				
16	TOTAL				

FINISH SCHEDULE



EAST ELEVATION

SECTION SCALE
1" = 16'-0"

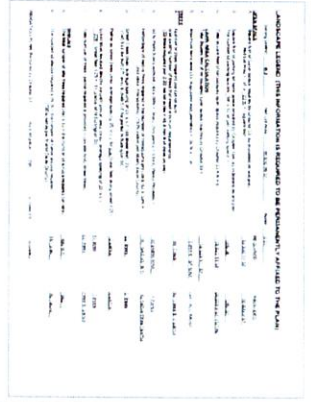
A5.1

KENNETH R. CARLSON - ARCHITECT, P.A.
 401 N. BELMONT CENTER DR. SUITE 101
 DEERFIELD BEACH, FLORIDA 33441
 TEL: 304-411-5845 FAX: 304-411-5846

OPA-LOCKA SELF STORAGE
 401 N. BELMONT CENTER DR. SUITE 101
 DEERFIELD BEACH, FLORIDA 33441

Kenneth R. Carlson, P.A.
 Carlson, P.A.
 01094600
 00017353
 CBBBCU
 00030DEZ

Figure 1 is a schematic diagram of a battery cell. It consists of a central rectangular compartment labeled 'Anode'. This compartment is surrounded by a larger rectangular region labeled 'Electrolyte'. The 'Electrolyte' region is further enclosed by a boundary labeled 'Cathode'. The entire assembly is contained within a larger rectangular frame. Arrows indicate the flow of ions from the anode to the cathode through the electrolyte. The diagram is labeled 'Cell' at the bottom.



By David Christie

By David Christie

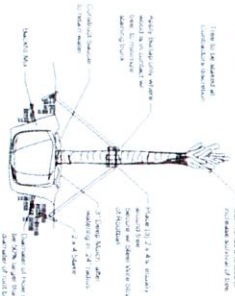


Table 10. Sediment and (a) waterborne and (b) the T. anguinae. Sediment (D1) T. anguinae.

4475
 Molecular Weight Standards
 Molecular Weight Standards



It is an integral part of the overall research project.

the authors have not been able to find any other studies that have examined the effect of the type of stimulus on the magnitude of the response. The authors have also not been able to find any other studies that have examined the effect of the type of stimulus on the magnitude of the response. The authors have also not been able to find any other studies that have examined the effect of the type of stimulus on the magnitude of the response.

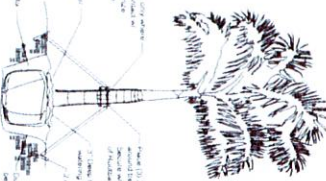
Copyright © All rights reserved. For Further Part 1 & 2
© 2000-2001 The University of the Pacific, Portland, Oregon

[illegible]

DATA ANALYSIS. Data analysis was left to the statisticians. Any discrepancies between the readings of the two investigators were brought to the attention of the senior of the two of them.

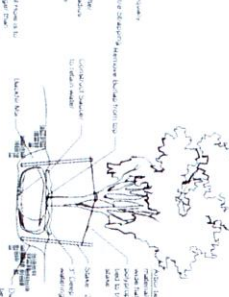
to occur. Under this contract, the work consists of building an indoor swimming pool, installation of a hot water heating system, and landscaping work at the location on the University campus located in the West End and adjacent to the University of North Carolina at Chapel Hill. The contract will include the construction of all building works of this contract will be completed by the Contractor.

the *Journal of the American Academy of Child and Adolescent Psychiatry*.¹ The authors of the study are not affiliated with the National Institute of Mental Health, and the study was not funded by the National Institute of Mental Health. The authors of the study are not affiliated with the National Institute of Mental Health, and the study was not funded by the National Institute of Mental Health.



1. The following table shows the number of people who attended the concert on each day of the week.

1. The following table shows the number of people who attended the concert on each day of the week.



with all of the

Conclusions

Contractors shall provide and erect all time of day.

[illegible]

Table 1. (Continued) Low frequencies should be noted in all types of judgments

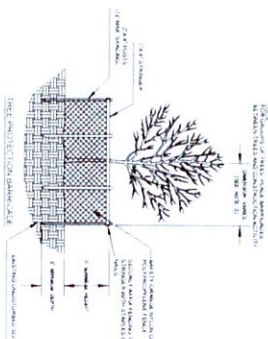
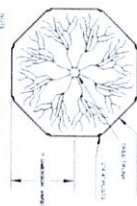
The 1000 balltens were left to 0.5 Hz ultrasonic vibration with 1000 W power for 10 min and then to 21 °C water bath until the Ca(OH)₂ was removed. 2000 balltens, 1000 balltens, 1000 balltens, 1000 balltens, 1000 balltens and 1000 balltens were used in the following tests.

[illegible]

PLANT SCHEDULE									
ITEM	DESCRIPTION	UNIT	QUANTITY	DATE	STATUS	REMARKS	APPROVED	SIGNATURE	DATE
1	Excavation and backfilling	m ³	100	2023-10-25	Completed				
2	Foundation concrete	m ³	50	2023-10-26	In Progress				
3	Structural steelwork	kg	12000	2023-10-27	Not Started				
4	Roofing tiles	m ²	800	2023-10-28	Not Started				
5	Plumbing fixtures	set	10	2023-10-29	Not Started				
6	Electrical wiring	m	500	2023-10-30	Not Started				
7	Landscaping	m ²	200	2023-10-31	Not Started				
8	Final inspection	hour	10	2023-11-01	Not Started				
9	Handover	hour	5	2023-11-02	Not Started				
10	Project completion	hour	10	2023-11-03	Not Started				

Journal of Management Education 34(1)

Figure 1. Schematic diagram of the experimental setup.



biochemical effects of 17 β -oestradiol on the bone structure and density of female ovariectomized rats. In addition, the effects of 17 β -oestradiol on the bone structure and density of female ovariectomized rats were studied. The results of the study are presented in Table 1. The results of the study are presented in Table 1.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

removed from the papers a Certificate of Occupancy issued. The safe shall be maintained "vacant" as perpetually.



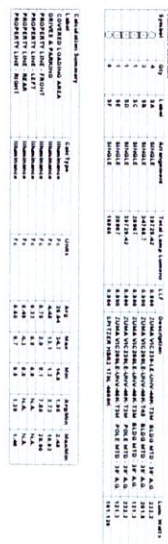
CUBESMART SELF STORAGE
14301 NW 27th AVE
OPA-LOCKA, FLORIDA
PROPOSED LANDSCAPE PLAN

Lynn
M
Bende
r

LBLA, Inc.

One TV Plaza
Lanham, MD 20646
Phone: 301-440-1100
Telex: 440000
Cable: 440000

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CH

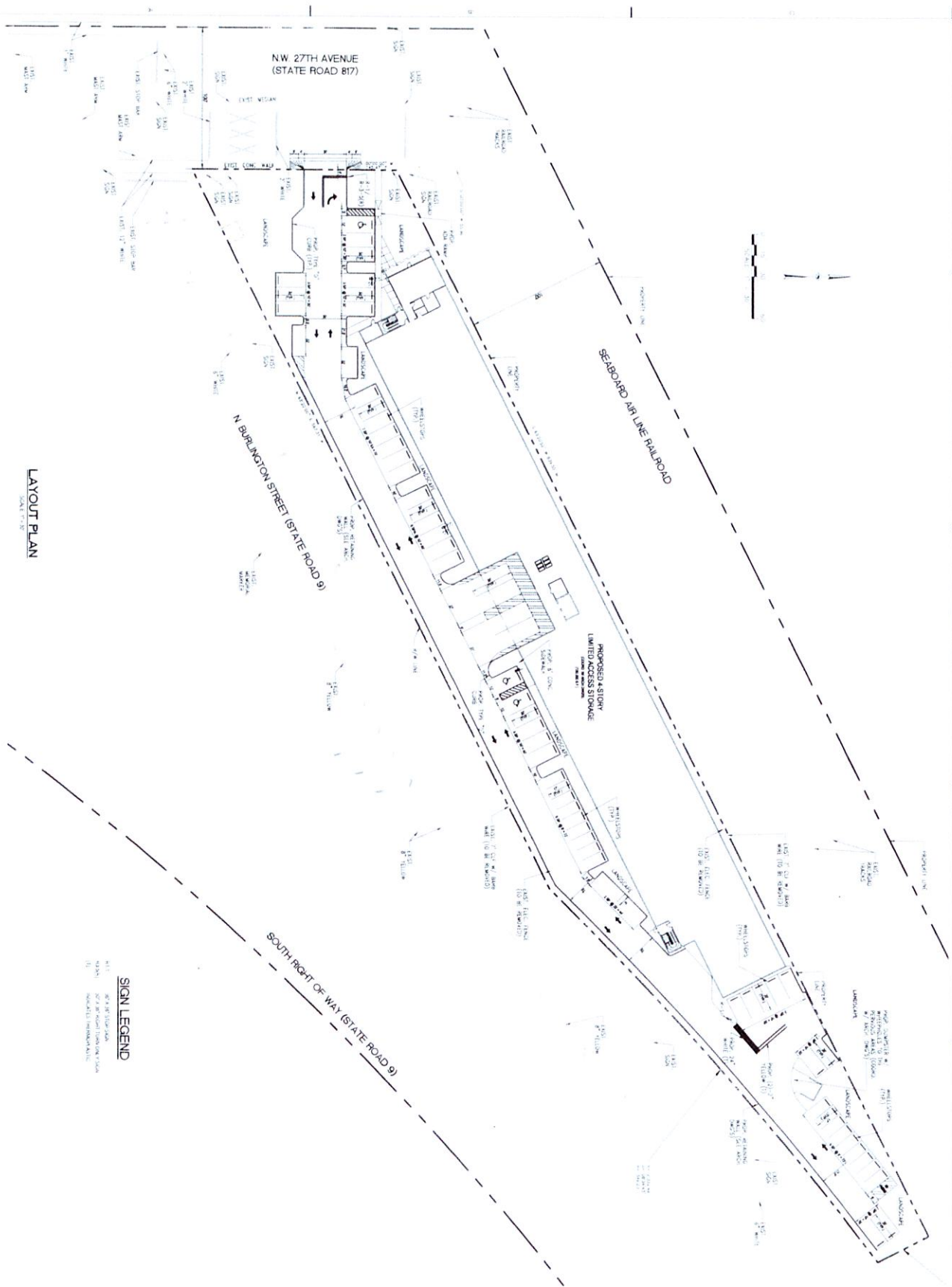
[illegible]

SL-1

KENNETH R. CARLSON - ARCHITECT, P.A.
166 W. NELSON CENTER DR. SUITE 301
DEERFIELD BEACH FLORIDA 33441
PH 954 477 8845 FAX 954 477 8879

OPA-LOCKA SELF STORAGE
1430 N. 17th AVE
OPA-LOCKA FLORIDA 33064

Kenneth R. Longstaffe signed
by Kenneth R. Longstaffe
Carlson, A
01094E00
00017353
CBBDC0
003DE2



LAYOUT PLAN
SCALE: 1"=20'

SIGN LEGEND
1" = 1' 0" SIGN AREA
1" = 1' 0" SIGN AREA
1" = 1' 0" SIGN AREA
1" = 1' 0" SIGN AREA

DRC SUBMITTAL 11-16-2022 - NOT FOR CONSTRUCTION

C-2

PROJECT INFORMATION
PROJECT NUMBER: 2022/025
DATE: 10/26/2022
DRAWN BY: S.D.
CHECKED BY: N.H.O.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE
LAYOUT PLAN

SHEET NUMBER
C-2

PROJECT TITLE
OPA-LOCKA SELF STORAGE

LOCATION
14301 NW 27th Avenue
OPA-LOCKA, FLORIDA 33084
Phone No. (813) 200-0026

DESIGNER
HERNANDEZ DEVELOPMENT
14301 NW 27th Avenue, Suite 200
OPA-LOCKA, FLORIDA 33084
Phone: (813) 200-0026

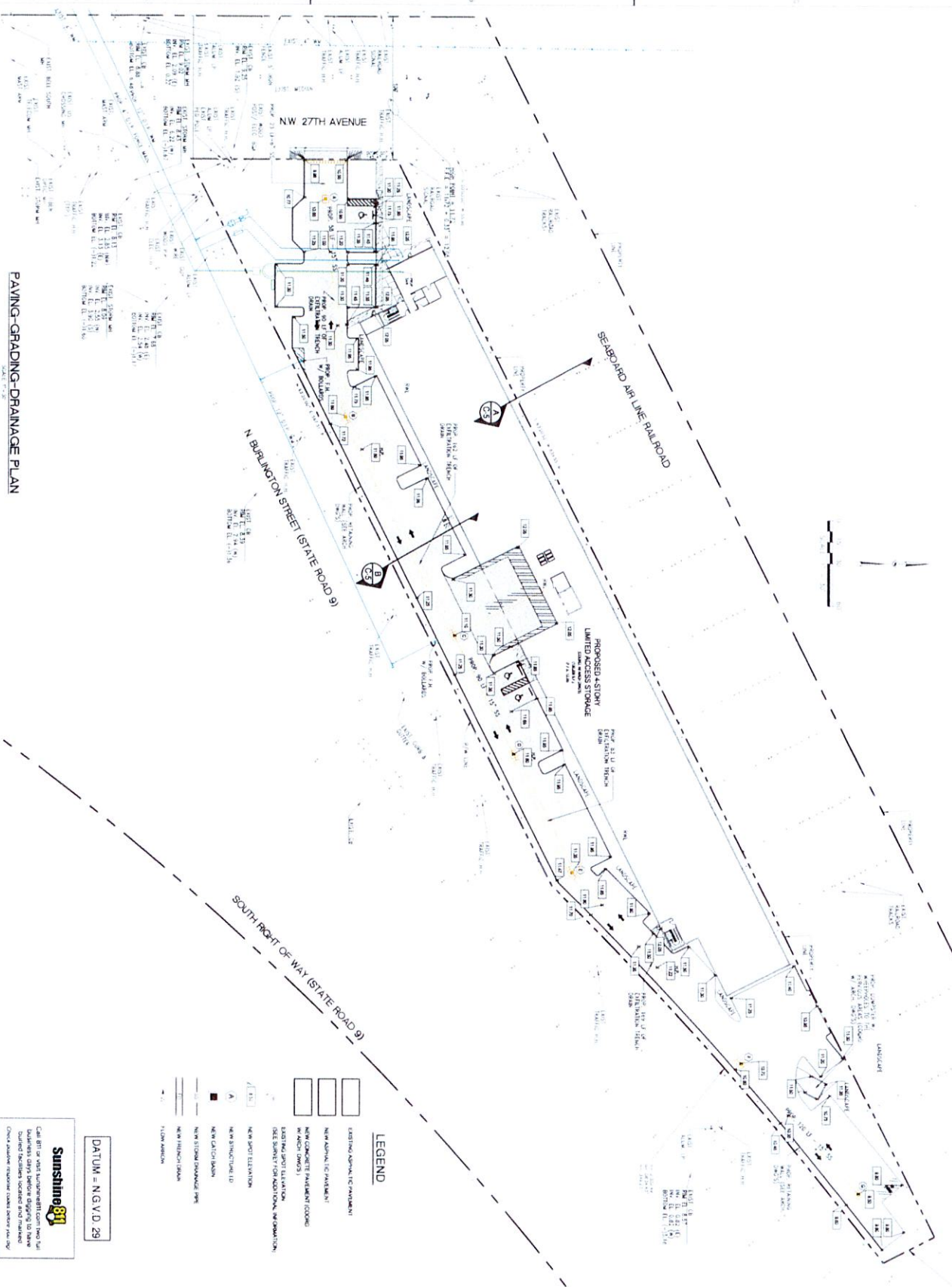
REVISIONS

NO.	DATE	REVISIONS	BY	ISSUE
1				



SEAL / SIGNATURE

GRÄEF
GRÄEF USA, INC.
3420 South Dixie Highway
Suite 501
Miami, FL 33156
305.318.5555
305.219.4553 fax
www.graefusa.com



DRC SUBMITTAL 11-16-2022 - NOT FOR CONSTRUCTION

GR&EF

Grat USA Inc.
9400 South Oakland Boulevard
Suite 601
Miami FL 33156
305 / 378 5555
305 / 219 4555 fax
www.grat-usa.com

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SEAL / SIGNATURE

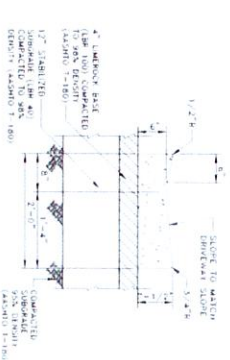
PROJECT TITLE
OPALOCKA SELF STORAGE
14301 N.W. 27th AVENUE
OPALOCKA, FLORIDA 33054
Phone No. 08 2122 000 0050
HERNANDEZ DEVELOPMENT
301 E LAS OLAS BOULEVARD, SUITE 200
FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 802 5016
NO DATE REVISIONS ISSUED BY

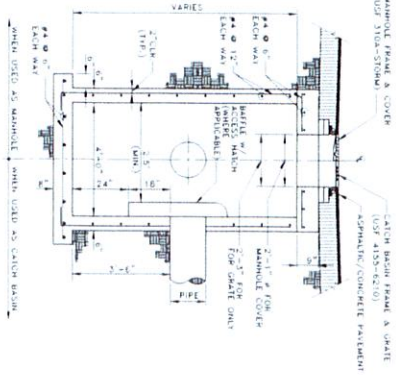
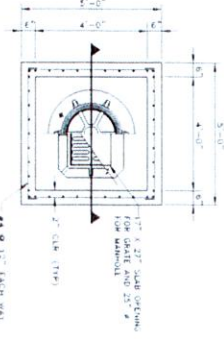
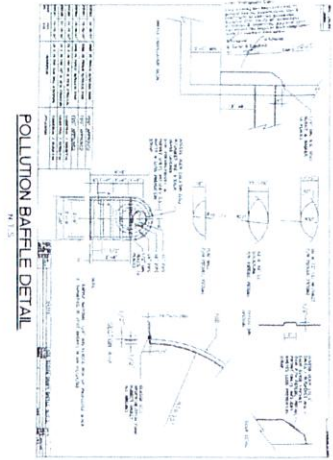
PROJECT INFORMATION	
PROJECT NUMBER	2022-025
DATE	10/26/2022
DRAWN BY	S.D
CHECKED BY	N.H.G
APPROVED BY	N.H.G
SCALE	AS SHOWN

SHEET TITLE	
PAVING GRADING DRAINAGE	
PLAN	

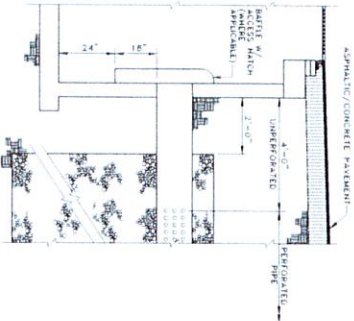
SHEET NUMBER	
1	



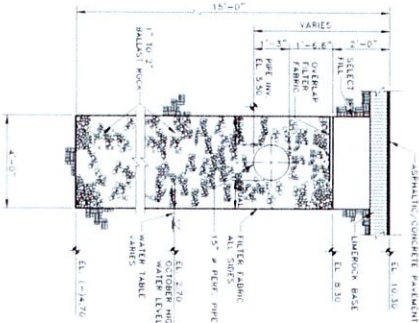




- NOTES:
1. SHAPE 3'-0" (TYP.)
 2. PROVIDE BAFFLES WITH ACCESS MATCH AS REQUIRED
 3. PROVIDE MIN. 2'-0" CLEARANCE IN FRONT OF BAFFLES
- SECTION
- CATCH BASIN/WHOLE DETAIL
- N-1.5



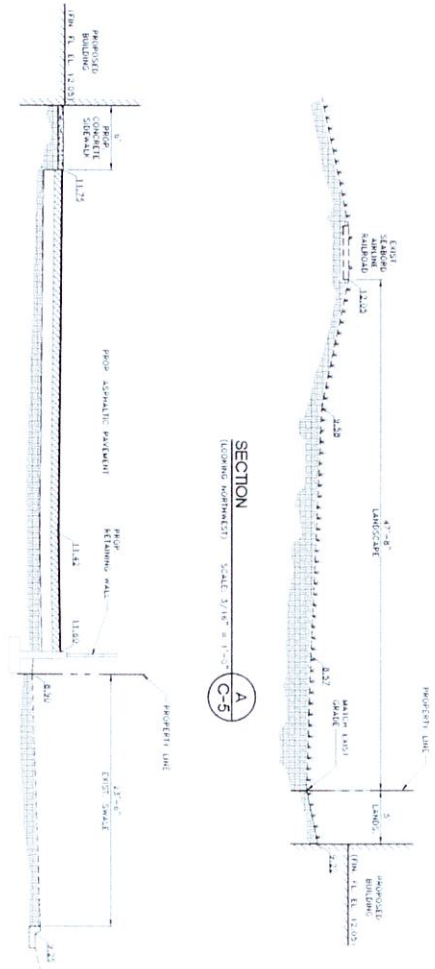
- NOTES:
1. PROVIDE BAFFLES WITH ACCESS MATCH INTERIOR
 2. PROVIDE TRENCH WITH 1'-0" MIN. CLEARANCE
 3. BAFFLE MUST CONTAIN 12" DIAMETER ACCESS MATCH
- SECTION
- TRENCH CONNECTION DETAIL
- N-1.5



- NOTES:
1. PROVIDE BAFFLES WITH ACCESS MATCH INTERIOR
 2. PROVIDE TRENCH WITH 1'-0" MIN. CLEARANCE
 3. BAFFLE MUST CONTAIN 12" DIAMETER ACCESS MATCH
- SECTION
- TRENCH SECTION
- N-1.5

DRAINAGE STRUCTURE SCHEDULE					
D	TYPE	PM/GRATE	PIPE INVERT	STRUCTURE INVERT	POLLUTION BAFFLE
A	CATCH BASIN	11.40	3.50	2.00	1 (L)
B	CATCH BASIN	11.40	3.50	2.00	1 (L)
C	CATCH BASIN	11.40	3.50	2.00	1 (L)
D	CATCH BASIN	11.40	3.50	2.00	1 (L)
E	CATCH BASIN	11.40	3.50	2.00	1 (L)
F	CATCH BASIN	11.40	3.50	2.00	1 (L)
G	CATCH BASIN	11.40	3.50	2.00	1 (L)

SECTION
(LOOKING NORTHWEST) SCALE 3/16" = 1'-0"
B
C-5



SECTION
(LOOKING NORTHWEST) SCALE 3/16" = 1'-0"
A
C-5

DRC SUBMITTAL 11-16-2022 - NOT FOR CONSTRUCTION

GR&E

Grand USA, Inc.
1400 South Broadway Boulevard
Suite 601
Miami, FL 33136
305 / 218-5555
305 / 218-5553 fax
www.grand-usa.com



PROJECT TITLE
OPALOCKA SELF STORAGE

1400 N.W. 27th Avenue
Opalocka, Florida 33064
Phone: 954 807 5016
Fax: 954 807 5016
Email: info@grand-usa.com

PROJECT INFORMATION
PROJECT NUMBER: 2022/025
DATE: 10/26/2022
DRAWN BY: S.D.
CHECKED BY: N.H.O.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

C-5

SHEET NUMBER

DRAINAGE DETAILS

SHEET TITLE



STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=100'

- NOTES:**
1. INSTALLATION OF ANY STORMWATER TREATMENT SHALL BE IN ACCORDANCE WITH SWPP-1.
 2. INSTALLATION OF ANY STORMWATER TREATMENT SHALL BE IN ACCORDANCE WITH SWPP-1.
 3. INSTALLATION OF ANY STORMWATER TREATMENT SHALL BE IN ACCORDANCE WITH SWPP-1.

Sunshine 811
Call 811 or visit sunshine811.com Two days before digging to have underground utilities located. Digging without proper marking is illegal and dangerous.

DATUM = N.G.V.D. 29

LEGEND

SILT FENCE APPLICATIONS



DRC SUBMITTAL 11-16-2022 - NOT FOR CONSTRUCTION

SWPPP-2

PROJECT INFORMATION
PROJECT NUMBER: 2022-0725
DATE: 10/20/2022
DRAWN BY: S.D.
CHECKED BY: N.H.U.
APPROVED BY: N.H.U.
SCALE: AS SHOWN

SHEET NUMBER
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

PROJECT TITLE
OPALOCKA SELF STORAGE

LOCATION
14301 NW 27th Avenue
Opalocka, Florida 33084
Phone: 954.802.0050

PERMITS/DEVELOPMENT
SITE: LAS OLAS BULEVARD SUITE 200
14301 NW 27th Avenue
Opalocka, Florida 33084
PHONE: 954.802.0050

NO DATE REVISIONS BY ISSUE

SEAL / SIGNATURE

Professional Engineer Seal for N.H.U.

GR&E
Gr&E USA, Inc.
9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305.378.5555
305.219.4553 fax
www.graeusa.com

