

CITY OF OPA-LOCKA

The City of Bright Opportunities



PLANNING & ZONING MEETING Agenda

**Tuesday, March 7, 2023
7:00 PM**

*City Commission Chambers
780 Fisherman Street, 3rd Floor
Opa-locka, FL 33054*

Planning and Zoning Board

Elio Guerrero, Chairman

Germane Barnes, Board Member

Audrey Dominguez, Board Member

Dorothy Johnson, Board Member

Dawn Mangham, Board Member

Aldo Mata, Board Member

Claudienne Hibbert Smith, Board Member

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

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

CITY OF OPA-LOCKA
"The City of Bright Opportunities"

AGENDA
PLANNING & ZONING MEETING
March 7, 2023
7:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

PZAB Minutes- 1-10-2023

5. PUBLIC HEARING:

1. **A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REQUEST 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.**
2. **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.**
3. **A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND**

12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

6. DISCUSSIONS/PRESENTATIONS

1. The Comprehensive Plan Evaluation & Appraisal Report
Consultant: Calvin Giordano & Associates Inc

7. ADJOURNMENT:

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

**MEETING MINUTES
CITY OF OPA-LOCKA
PLANNING AND ZONING BOARD
JANUARY 10, 2023, 7:00 P.M.**

CALL TO ORDER

Chair Elio Guerrero called the Planning and Zoning Board meeting to order at 7:00 p.m. on January 10, 2023.

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

ROLL CALL

The following members of the Planning and Zoning Board were present: Chair Elio Guerrero, Board Member Audrey Dominguez, Board Member Dawn Mangham, and Board Member Claudienne Hibbert Smith.

Absent Board Members: Board Member Germane Barnes, Board Member Dorothy Johnson, and Board Member Aldo Mata.

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

INVOCATION AND PLEDGE

All present stood for the Invocation and Pledge of Allegiance.

APPROVAL OF MINUTES: Discussion of Minutes from June 7, 2022 and October 11, 2022 Meetings

Motion made by Board Member Dominguez, seconded by Board Member Mangham, to approve the Planning and Zoning Board minutes from 6/7/22. In a roll call vote, the **motion** passed unanimously (4-0).

Motion made by Board Member Dominguez, seconded by Board Member Mangham, for the minutes from 10/11/22. In a roll call vote, the **motion** passed unanimously (4-0).

PUBLIC HEARING

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

Harry Joseph, representing the Applicant, recalled that when this Application was first presented to the Board on October 8, 2022, the Site Plan did not include full landscape plans, façade information, or a traffic study. The Applicant's architect has provided a synopsis of the design of the proposed six-story building, and is in the process of updating the Site Plan so it reflects jurisdictional design requirements. With respect to the project's landscaping, the Applicant has submitted a more detailed plan.

Board Member Dominguez asked if the changes to the landscape plan are included in the members' backup materials. Zoning Official Gary Lee confirmed that these plans are included.

Mr. Joseph stated that he had not been aware of all requirements regarding Moorish architecture when the Site Plan was previously submitted, and an additional update has been initiated by the Applicant.

Planning and Zoning Director Gregory Gay advised that Staff has received the Applicant's statement and hopes to ensure that the project's architecture is more reflective of the designs found in Opa-locka rather than in other countries.

Zoning Official Lee noted that the proposed development is planned for Sesame Street between Ali Baba Avenue and Fisherman Street. The subject property is currently vacant and is just under 30,000 sq. ft. in size. It is within the Historic Downtown Opa-locka district, which allows for the proposed multi-family use with first-floor retail components.

The project adheres to the requirements of the Historic Downtown Opa-locka zoning district, which allows for the density proposed by the Applicant. It is also in compliance with the updated landscaping requirements and on-site parking requirements. The Applicant plans to provide 50 parking spaces and 1650 sq. ft. of retail space on the building's first floor. There will be approximately 48 apartment units in the project.

Zoning Official Lee reviewed the uses surrounding the proposed project, many of which are either commercial or residential multi-family in nature. There are no single-family properties in proximity to the project, which is consistent with its surroundings. Staff recommends approval of the project with any additional input the Board may provide.

Zoning Official Lee advised that Staff received development review comments from the South Florida Regional Transportation Authority (SFRTA) and Treasure Coast Regional Planning Council based on the proximity of the nearby Tri-Rail station to the proposed project. He reviewed the comments at this time:

- The development review comments are intended for both the Florida Department of Transportation (FDOT) and the City of Opa-locka
- It is requested that the following development review conditions which support transit access be placed on the approval of the process: pedestrian/bike facilities for the station, including amenities such as lighting
- The zoning change is supportive of SFRTA's Transit-Oriented Development (TOD) policy
- Conditions to provide a sidewalk bike path or shared use path are requested along the Sesame Street frontage of the property; a sidewalk greater than 4 ft. in width, and preferably 8 ft. in width, is requested as the minimum
- The Applicant is asked to consider associated amenities, such as landscape improvements appropriate for the development and neighborhood
- The Applicant is also asked to consider adding a mid-block crossing of Ali Baba Avenue at Sesame Street or Sharazad Boulevard, with appropriate signage, lighting, and/or signalization to facilitate safe access to the Tri-Rail station; a mid-block crossing in this area would also provide traffic calming around Ali Baba Avenue and further enhance safe access.

Zoning Official Lee advised that the dimensions of the existing sidewalk are not the same as those requested by SFRTA/Treasure Coast Regional Planning Council. These upgrades would most likely require the City to partner with the Applicant to provide a wider sidewalk. He confirmed that this can be studied further by the City.

Director Gay stated that most new projects that come to the City are required to pay impact fees, some of which address the recommendations made in the development review comments. The City will look into opportunities and costs associated with making the requested improvements. Not all of the proposed improvements are specific to the subject project, which means they would need to be studied from a broader perspective within the Historic Downtown area. As other projects come online over the next few years, they would also contribute to the costs of the proposed improvements. Staff will conduct analyses to ensure each project contributes its fair share.

Zoning Official Lee added that the proposed Site Plan includes a sidewalk on both Sesame Street and Fisherman Street. There is already an existing sidewalk on Ali Baba Avenue.

Chair Guerrero commented that the changes to the project's Moorish architecture style would affect its Site Plan. Director Gay replied that the Site Plan's building envelope, height, and setbacks will not change; however, the façade of the building will be discussed further and amended by Staff and the Applicant before it goes to the City Commission for

approval. The Applicant is expected to follow the architectural guidelines and standards provided by Staff. Staff recommends approval of the Site Plan with these changes yet to be implemented.

Chair Guerrero asked if the comments provided by SFRTA and the Treasure Coast Regional Planning Council are also endorsed by Staff. Director Gay replied that while approval is not contingent upon these comments, Staff will ensure that the best improvements to accommodate walkability for residents using the Tri-Rail station will be provided. He confirmed that a sidewalk will be created, possibly with the City acting as partner to provide a larger facility funded through impact fee provisions.

Board Member Dominguez asked if the project's height was discussed when it previously came before the Board for approval. She pointed out that the Property Appraiser's Office lists the proposed building as a three-story multi-family structure. Director Gay explained that the Applicant has modified the building's height so it is consistent with zoning in the surrounding area. It is a mixed-use project rather than a fully residential project.

Director Gay continued that the City must also consider the project's proximity to the airport. The project will be reviewed further by FDOT as well as the Federal Aviation Administration (FAA) due to its height. It is anticipated that a six-story structure would be allowed in the subject area due to the similar height of another proposed project, which is already located on the airport property, as well as a nearby six-story residential project for senior citizens.

Zoning Official Lee added that with regard to information provided by Miami-Dade County, the County is supposed to follow the City's adopted zoning code; however, at present they have not made all anticipated Code updates. Although the Property Appraiser's Office lists the project as three stories, the City has already adopted a different zoning, to which the County's zoning has not yet caught up.

Board Member Dominguez asked why the Applicant has not yet updated its architecture sufficiently to be consistent with the City's architectural guidelines, pointing out that it was originally presented at a previous meeting. Attorney Pam Booker stated that it has already been noted that Staff will continued to work with the Applicant to finalize the project's design. If the Board wishes, it may place a condition on their motion that the design be consistent with the City's guidelines, and that Staff will approve this design before it goes to the City Commission for approval.

Motion made by Board Member Dominguez, seconded by Board Member Mangham, to approve with the stipulation that the Applicant work within the guidelines of the City on the Moorish architecture. In a roll call vote, the **motion** passed unanimously (4-0).

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

Director Gay advised that Staff recommends approval of the development agreement.

Mr. Joseph, representing the Applicant, stated that the intent of the proposed development is to build up the City.

Board Member Dominguez requested clarification of the number of units in the proposed project. Mr. Joseph confirmed that there would be 48 units and 50 parking spaces. He noted that when the project's plans were presented to the City, Staff has indicated that this number of parking spaces would be sufficient.

Board Member Dominguez asked to know how many Americans with Disabilities Act (ADA) compliant parking spaces will be provided. Mr. Joseph estimated that there would be two ADA-compliant spaces.

Zoning Official Lee stated that the City has identified the aspects of the development agreement that are expected to be the most important. The agreement provides timelines for development, including submittal of permits, beginning of construction, and completion of construction. The agreement is consistent with what is shown in the Site Plan, including height, setbacks, and identification of location and zoning. The Applicant is required to hold job fairs prior to the beginning of construction, as well as training for City residents related to the retail or manufacturing aspect of the project.

The development agreement also requires that the Applicant maintain the property over the 30-year lifespan of the agreement. The Applicant has agreed to all the specifications cited above.

Zoning Official Lee further clarified that the design conditions to which Director Lee had referred are not required to be in the development agreement, as Staff will follow through and make sure these conditions are met.

Board Member Dominguez requested clarification of the ADA parking requirement for a project of this size and type. Zoning Official Lee replied that the standard for ADA-compliant parking is one space per 25 spaces. In this case, two ADA-compliant spaces are considered sufficient.

Motion made by Board Member Dominguez, seconded by Board Member Mangham, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

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

Griselle Fullana and Miguel Omar Porras, representing the Applicant, advised that the proposed project is an eight-story residential building with 48 units. The building will include retail space and activates Ali Baba Avenue. Its architecture is derived from the design guidelines for Opa-locka.

The building will have a fully automated parking system which is ADA-accessible. It includes landscaping, some of which will be featured on residents' balconies. The building will have a gym and other amenities, including shared work space. The site will also include space for public art. The Applicant hopes to include Moorish tile architecture, as recommended by City Staff.

Ms. Fullana showed renderings of the building's Site Plan, pointing out that side setbacks are greater than what is required. The project will include 20% open space, which will include a buffer area. The building will occupy 92,400 sq. ft. of space. Units will range in size and style from studios to two- and three-bedroom units.

Board Member Dominguez expressed concern with the building's eight-story height, asking if this has already been reviewed. She also asked if the building will provide affordable or market-rate housing. Mr. Porras replied that the Applicant is considering providing workforce housing condominiums. Ms. Fullana added that workforce housing requires a percentage of the building's units to be provided at a certain level below market rate units in the area, which is classified as affordable without being low-income housing. The Applicant would need to sign a covenant guaranteeing that workforce unit prices will remain below market value for 20 to 30 years.

Board Member Dominguez asked if the units will be sold or rented. Mr. Porras stated that at present, the Applicant intends for the units to be sold individually. He added that the Applicant's team has met with Staff to review the building's height, and it has been determined that it falls within Code requirements for its zoning area.

Director Gay explained that the maximum height permitted within the City's zoning Code for certain corridors is eight stories. The Magnolia North area, which is furthest from the airport and the east side of the City, provides a greater opportunity for height.

Zoning Official Lee stated that in the Magnolia North area, the south side of the street lies within a mixed-use corridor overlay, which allows for even greater height and density. The north side of this street offers only reduced height, as those properties are of lower density, including duplexes and single-family homes; the south side, however, permits up to eight stories in height.

The proposed project is a mixed-use development within a commercial zoning district, with a zoning overlay that allows for mixed use. Without the overlay, it could only be a commercial property. It is adjacent to a passive park. The developer, EcoTech, plans to develop units of varying sizes due to the project's mixed-use opportunities.

Zoning Official Lee emphasized that most of the properties surrounding the subject development are commercial, with the exception of a portion of residential duplex zoning. The area is covered by either the Magnolia North overlay, which has lower density and mixed use, or the south side corridor, which has higher density and mixed use. The Site Plan complies with Code requirements.

The Applicant has included a traffic impact statement which shows the development will not lead to congestion of the Magnolia North area. They have also provided the required landscaping plan, which includes implementation of landscaping within the building and its balconies. The project provides open space on every floor for office use, as well as "pocket" libraries.

Based on the information presented, Staff recommends approval of the project, as it complies with the City's land development regulations.

Chair Guerrero again asked if the units will be available for rental or for sale. Director Gay replied that this will be left to the developer's discretion: the City may not regulate or demand this aspect of the project. He pointed out, however, that even if the units are for sale rather than rental, the project will be affordable, as the developer has taken advantage of incentives offered in exchange for affordability. The term "workforce housing" means the project must meet a certain level of affordability.

Board Member Dominguez asked who would be responsible for the maintenance of the building. Director Gay replied that if the units are sold, the project will include condominium documents, which specify the party responsible for maintenance as well as the owners' monthly payments.

Board Clerk Kinshannta Hall stated that she had received no emails or telephone calls in relation to any of the Items on tonight's Agenda.

Motion made by Board Member Dominguez, seconded by Board Member Mangham, to approve the Site Plan. In a roll call vote, the **motion** passed unanimously.

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

Motion made by Board Member Dominguez to approve.

Director Gay advised that the development agreement is a standard document providing a timeline for the project, as well as the expectation of employment opportunities for residents within the City of Opa-locka. The Board may recommend additions or amendments to the agreement at this time if they wish. Staff recommends approval of the development agreement.

Board Member Mangham **seconded** the **motion**. In a roll call vote, the **motion** passed unanimously (4-0).

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

Zoning Official Lee explained that this Item proposes an amendment to the City's zoning Code and land development regulations, specifically Ordinance 15-31. It applies to parking. The City acknowledges that there is a need to provide parking, but allows for the use of a system that reduces the physical space needed to accommodate the required parking. Staff suggests that this need can be met through tandem parking, which is a system with one car in front and one in back of the same unit.

Zoning Official Lee continued that tandem single-family parking is for single-family, duplex, and townhouse units. It would be permitted on individual lots, such as a single-family home or a townhouse. Tandem parking would be allowed when enclosed within a structure or when each space is accessible from the street or an alley. Except for ingress and egress, no portion of an open parking facility may be located within 5 ft. of the property line.

For tandem parking in multi-family or mixed-use development, a maximum of two vehicles may be placed behind one another. Each space would be assigned to a single dwelling unit. The required parking dimensions would be 40 ft. long by 10 ft. wide. The maximum

number of tandem parking spaces would be no more than 50% of the total number of spaces provided for the development. Tandem parking may not be used to satisfy guest parking requirements, but for required spaces only.

Zoning Official Lee advised that the proposed amendment also addresses mechanical parking with the following requirements:

- A detailed parking layout plan and report must be provided to the City
- Applicant must provide design specifications prepared by an engineer
- The fee for any necessary peer review by professionals in the field of mechanical parking must be paid by the developer
- A performance guarantee for the repair and maintenance of the mechanical lift is required before a Certificate of Occupancy (CO) may be issued
- The developer or owner must demonstrate that they will always have the money to repair the system as necessary

Staff recommends approval of the proposed amendment.

Director Gay advised that in recent years, applicants have not always been able to meet their parking requirements in a typical fashion. The addition of a garage would be too expensive for the proposed project, as the average cost per space for a garage is between \$25,000 and \$30,000. This meant a large development could cost millions of dollars for garage space alone. Other municipalities have allowed tandem parking configurations, particularly for multi-family units where owners or renters have more than one car per unit.

Director Gay concluded that this Code amendment would allow developers and property owners additional alternatives for parking configurations and requirements.

Chair Guerrero asked for greater clarification of how tandem or mechanical parking would count toward a parking requirement. Director Gay replied that each lift would count as a parking space. Chair Guerrero commented that this would mean ensuring the lift could never be removed by a subsequent owner.

Motion made by Board Member Dominguez, seconded by Board Member Mangham, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

The meeting was adjourned at 8:05 p.m.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REQUEST 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 site plan 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 Site Plan Review. The Planning & Zoning Board of the City of Opa-Locka hereby recommends approval / denial of the Site Plan for the demolition of the current building and the 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.

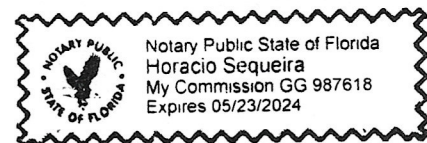
- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check or money order
- _____ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (see below), and power of attorney of the property 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 SIGNORIS, being first duly sworn, depose and say that I am the OWNER of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

Date



Sworn to and subscribed before me:

This 28 day of November, 2022

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. Mortham
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 Mailing Address
**13850 NW 27TH AVENUE 13850 NW 27TH AVENUE
OPA LOCKA FL 33054 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. FEI Number **59-1563834** Applied For ☐
Not Applicable ☐
5. Certificate of Status Desired ☐ **\$8.75 Additional Fee Required**
6. Election Campaign Financing ☐ **\$5.00 May Be Added to Fees**
7. This corporation has liability for intangible tax under S. 199.032, Florida Statutes ☐ Yes ☐ No

2. Principal Place of Business 2a. Mailing Address
21 Suite, Apt. #, etc. 26 Suite, Apt. #, etc.
22 City & State 27 City & State
23 Zip 28 Zip
24 Country 25 Country 29 Country 30 Country

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. I. C. N. O. A. B. 4-3-95
Signature, typed or printed name of registered agent and title if applicable (NOTE: Registered Agent signature required when reappointing) 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
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(3)(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 607, Florida Statutes; and that my name appears in Block 12 or Block 13, unchanged, or on an attachment with an address.

SIGNATURE: *[Signature]* L. S. I. C. N. O. A. B. 4-3-95 605-8981
Signature AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR Date Signature Printed

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 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

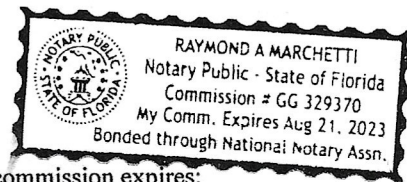
Date

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:



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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.

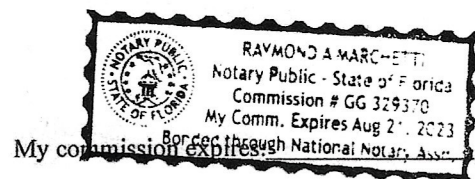
Signature _____

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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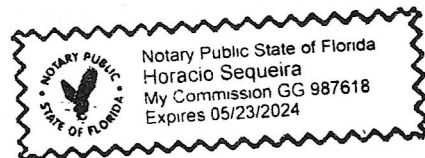
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DEG E 567.31FT NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W 844.77FT TO POB LOTSIZE 96657 SQ
FT M/L

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

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FT M/L

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.

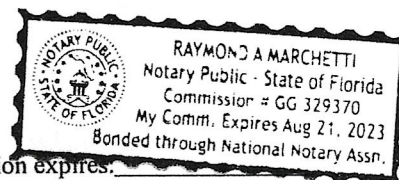
Signature

Date

Sworn to and subscribed before me:

This 21 day of Nov, 2022

Notary Public



My commission expires.

Received:
By:
Date:



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I do give to Ken Carlson 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.

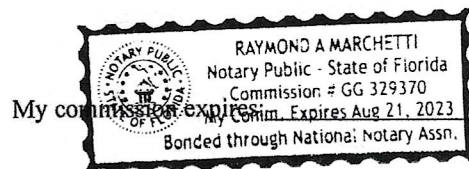
Signature

Date

Sworn to and subscribed before me:

This 21 day of Nov, 2022

Notary Public



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

Received:

By:

Date:



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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 11/21/22

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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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 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

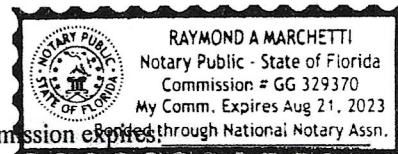
Date

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

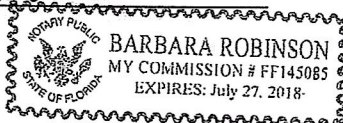
I hereby certify that the foregoing is a true and correct order entered into by the Special Master.

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

November 16, 2022

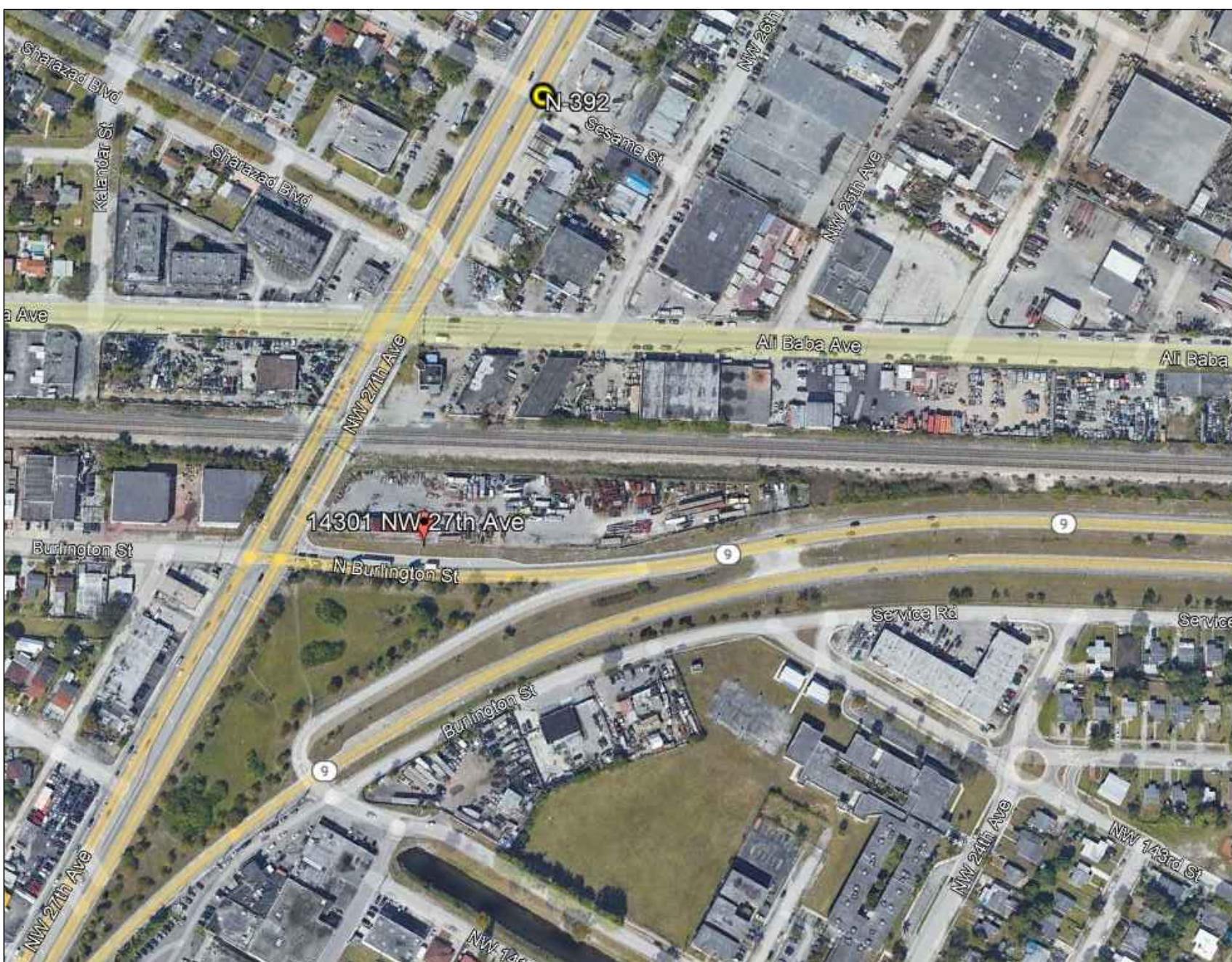
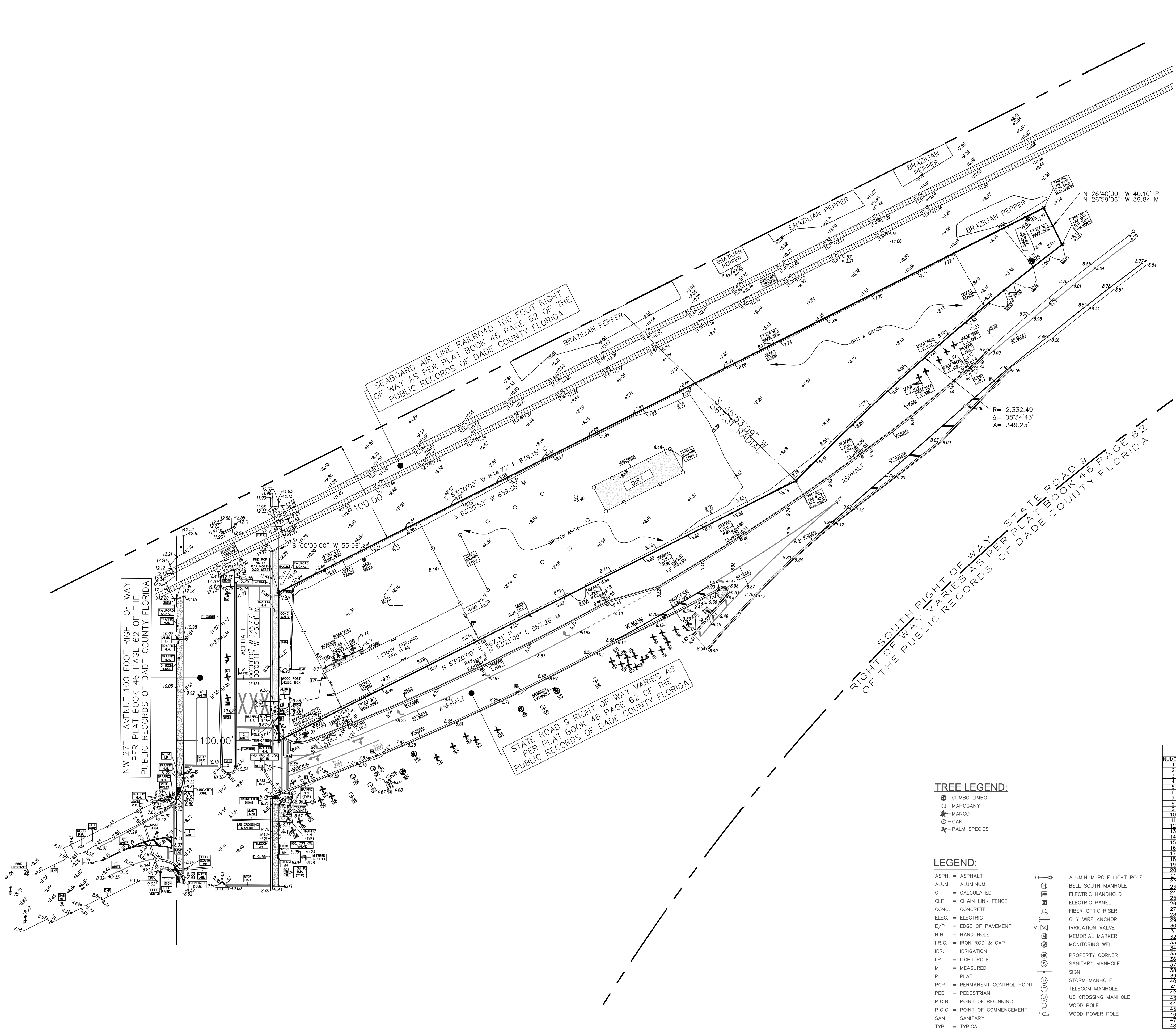
City of Opa Locka
Planning and Community Development
780 Fisherman Street, Fourth Floor
Opa-Locka, FL 33054

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.



MAP NOT TO SCALE

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.

FLOOD ZONE:

FLOOD ZONE X, CITY OF OPA LOCKA 120657, DATE 09/11/2009 ELEV. 7.00, MAP # 12086COL38L

LAND AREA:

THE LAND AREA IS 96,655.56 SQUARE FEET OR 2.219 ACRES.

ZONING:

ZONING B-3 (COMMERCIAL INTENSIVE).

BUILDING SETBACK REQUIREMENTS:

FRONT 15 FEET OR 25 FEET WHEN ADJACENT TO RESIDENTIAL DISTRICT
SIDE 15 FEET
REAR 15 FEET OR 25 FEET WHEN ADJACENT TO RESIDENTIAL DISTRICT

MAX. BUILDING HEIGHT:

6 STORIES OR 65 FEET, WHICHEVER IS LESS

MAXIMUM IMPERVIOUS AREA:

80 PERCENT

SURVEY NOTES AND QUALIFICATIONS:

- THIS SURVEY MAP AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND AT THE END OF THIS SURVEY.
- EXPECTED USE OF PROPERTY IS COMMERCIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FT. IN 10,000 FT. THE ACCURACY OBTAINED BY MEASUREMENT & CALCULATIONS WAS FOUND TO EXCEED THIS REQUIREMENT.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT 126657 DATED APRIL 18, 2022 @ 11:00 PM.
- PROPERTY ADDRESS: 14301 NW 27TH AVENUE, OPA LOCKA, FLORIDA 33054
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1929 (NGVD29)
- BENCHMARK REFERENCE: MIAMI-DADE COUNTY BENCHMARK N-392 ELEVATION 9.14' (NGVD29)
- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF S 0°00'00" W ALONG NW 27TH AVENUE.
- MEASUREMENTS ON DRAINAGE WHENETS NEEDS TO BE CONFIRMED BEFORE DESIGN DUE TO DEBRIS OBSTRUCTING MEASUREMENTS.

EXCEPTIONS:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NUMBER: 126657

COMMENT DATE: APRIL 18 2022 AT 11:00 PM

5. RIGHT-OF-WAY OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 13439, PAGE 3630, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (EFFECTS PROPERTY BLANKET IN NATURE)

6. AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN O.R. BOOK 28686, PAGE 4149 AND COVER PAGE FOR ACTIVE LINES EASEMENT DEEDS BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN O.R. BOOK 28922, PAGE 4035, AFFECTED BY NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN O.R. BOOK 29004, PAGE 1694, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (EFFECTS PROPERTY BLANKET IN NATURE)

7. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

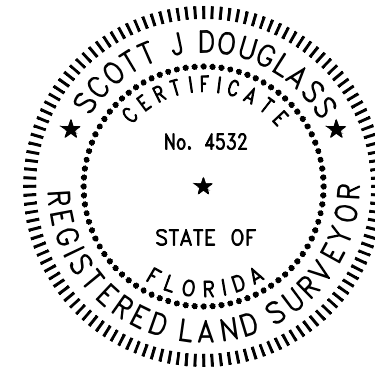
DRAINAGE CHART					
LETTER	RIM	NORTH INV.	EAST INV.	WEST INV.	BOTTOM ELEV.
A	8.05'	4.71'			1.67'
B	7.20'		5.65'	3.41'	N/A
C	8.88'				6.48'
D	9.02'	2.09'			0.22'
E	9.25'		1.92'		
F	8.57'	0.82'		0.82'	- 3.18'
G	8.39'			2.94'	- 1.36'
H	7.68'	2.48'		2.54'	- 1.17'
I	8.09'	2.55'	3.90'		- 1.60'
J	N/A		4.06'		
K	8.13'	NW 2.85'	3.13'		- 1.22'
L	8.43'			6.22'	- 1.67'

CERTIFY TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND / OR ASSIGNS.
HERNANDEZ REAL ESTATE SERVICES LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. FRANK, WEINBERG & BLACK, P.L.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS STANDARDS. THE FIELD WORK WAS COMPLETED ON OCTOBER 12, 2022.



TREE LEGEND:

- GUMBO LIMBO
- MAHOGANY
- ★ MANGO
- OAK
- ★ PALM SPECIES

LEGEND:

- ASPH. = ASPHALT
- ALUM. = ALUMINUM
- C = CALCULATED
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- ELEC. = ELECTRIC
- E/P = EDGE OF PAVEMENT
- H.H. = HAND HOLE
- I.R.C. = IRON ROD & CAP
- IRR. = IRRIGATION
- LP = LIGHT POLE
- M = MEASURED
- P = PLAT
- PCP = PERMANENT CONTROL POINT
- PED = PEDESTRIAN
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- SAN = SANITARY
- TYP = TYPICAL

- ALUMINUM POLE LIGHT POLE
- BELL SOUTH MANHOLE
- ELECTRIC HANDHOLD
- ELECTRIC PANEL
- FIBER OPTIC RISER
- GUY WIRE ANCHOR
- IRRIGATION VALVE
- MEMORIAL MARKER
- MONITORING WELL
- PROPERTY CORNER
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- TELECOM MANHOLE
- US CROSSING MANHOLE
- WOOD POLE
- WOOD POWER POLE

TREE CHART				
NUMBER	DESCRIPTION	DIAMETER	CANOPY	HEIGHT
1	SABAL PALM	1.2	8.0	20
2	SABAL PALM	1.0	4.0	15
3	SABAL PALM	1.0	8.0	18
4	SABAL PALM	1.0	8.0	18
5	SABAL PALM	0.8	4.0	8
6	SABAL PALM	0.8	4.0	8
7	SABAL PALM	0.4	5.0	10
8	SABAL PALM	0.4	5.0	10
9	SABAL PALM	0.4	5.0	10
10	SABAL PALM	0.4	5.0	10
11	SABAL PALM	1.2	8.0	22
12	SABAL PALM	0.4	5.0	10
13	SABAL PALM	0.4	5.0	10
14	SABAL PALM	0.4	5.0	10
15	SABAL PALM	0.4	5.0	10
16	MAHOGANY	1.2	15.0	30
17	GUMBO LIMBO	0.9	12.0	20
18	MAHOGANY	1.2	15.0	30
19	GUMBO LIMBO	0.9	6.0	12
20	SABAL PALM	1.0	6.0	20
21	SABAL PALM	1.1	6.0	30
22	SABAL PALM	1.0	6.0	18
23	SABAL PALM	1.0	6.0	18
24	SABAL PALM	1.1	12.0	18
25	SABAL PALM	1.0	6.0	18
26	GUMBO LIMBO	1.1	20.0	18
27	GUMBO LIMBO	1.1	20.0	18
28	MAHOGANY	0.9	5.0	20
29	OAK	0.5	5.0	12
30	MAHOGANY	1.0	8.0	35
31	MAHOGANY	1.2	20.0	30
32	SABAL PALM	1.0	6.0	18
33	SABAL PALM	1.1	6.0	18
34	SABAL PALM	1.1	6.0	20
35	SABAL PALM	1.0	6.0	20
36	SABAL PALM	1.1	8.0	20
37	SABAL PALM	0.9	6.0	20
38	SABAL PALM	0.9	6.0	20
39	OAK	0.5	5.0	35
40	SABAL PALM	0.9	5.0	35
41	SABAL PALM	0.9	5.0	35
42	SABAL PALM	1.0	5.0	18
43	GUMBO LIMBO	3.0	5.0	35
44	CASABE PALM	1.0	5.0	15
45	ARECA PALM-8	0.3	6.0	12
46	MAHOGANY	0.9	7.0	15
47	ARECA PALM-5	0.3	5.0	15
48	COCONUT PALM	0.75	5.0	15

PREPARED BY:
DOUGLASS, LEAVY & ASSOCIATES INC.
PROFESSIONAL SURVEYORS & MAPPERS
7914 WILES ROAD
CORAL SPRINGS, FLORIDA 33067
OFFICE: (954) 344-7994 FAX: (954) 344-2636
LICENSED BUSINESS No. 6727

PREPARED FOR:
HERNANDEZ DEVELOPMENT SERVICES
301 EAST LAS OLAS BLVD.
SUITE 200
FORT LAUDERDALE, FLORIDA 33301

PROJECT:

LES JACKSON PROPERTY
ALTA SURVEY
14301 NW 27 AVENUE, OPA LOCKA, FLORIDA

REVISIONS:

Date	Description	By

DRAWING DATA:
Drawing date: 10/14/2022
fb/pg source: VARIES
Drafter: WHF
Checked: SJD
CADD dwg no: 22028ALTA
SHEET: 1/1

HORIZONTAL SCALE (FT)
0 25 50 100

SEAL: **Scott J. Douglass**
For the Firm
Scott J. Douglass
Professional Surveyor & Mapper
Florida Registration No 4532

Letter of Intent

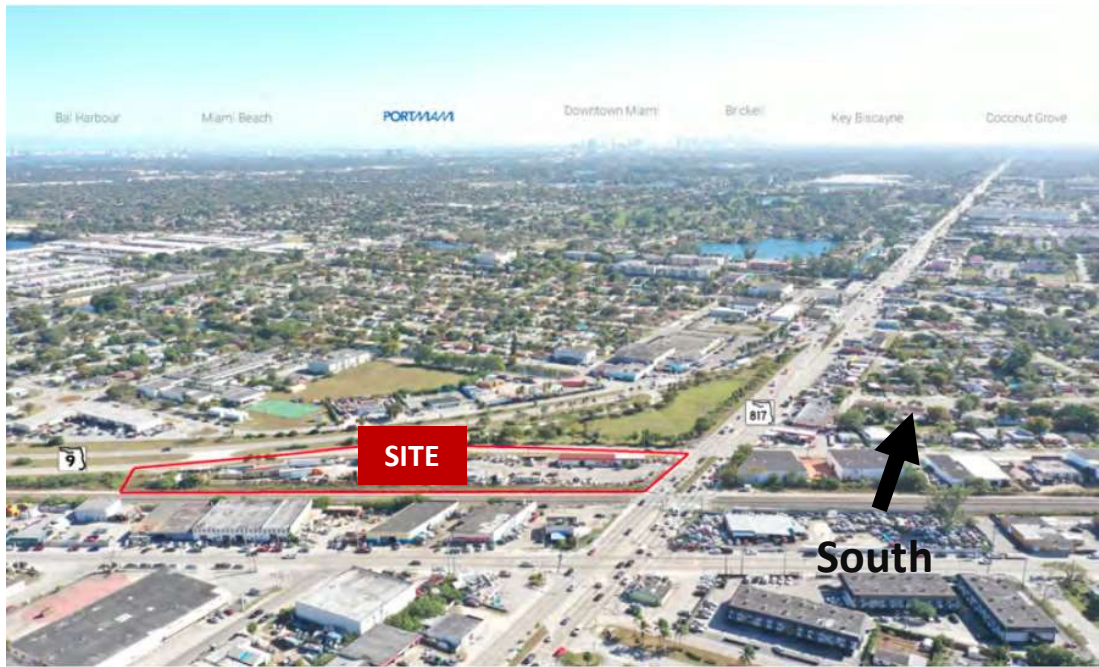
Opa-Locka 27th Avenue Self-Storage

Opa-Locka, Miami-Dade County, Florida



HERNANDEZ
DEVELOPMENT

HernandezDevelopment.com



Hernandez Development Intro	3
Project Vision Statement	4
Parcel Information	5
Location Aerial	6
Traffic Count	8
Site Plan Rendering	9
Building Concept Rendering	10
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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

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 the 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.

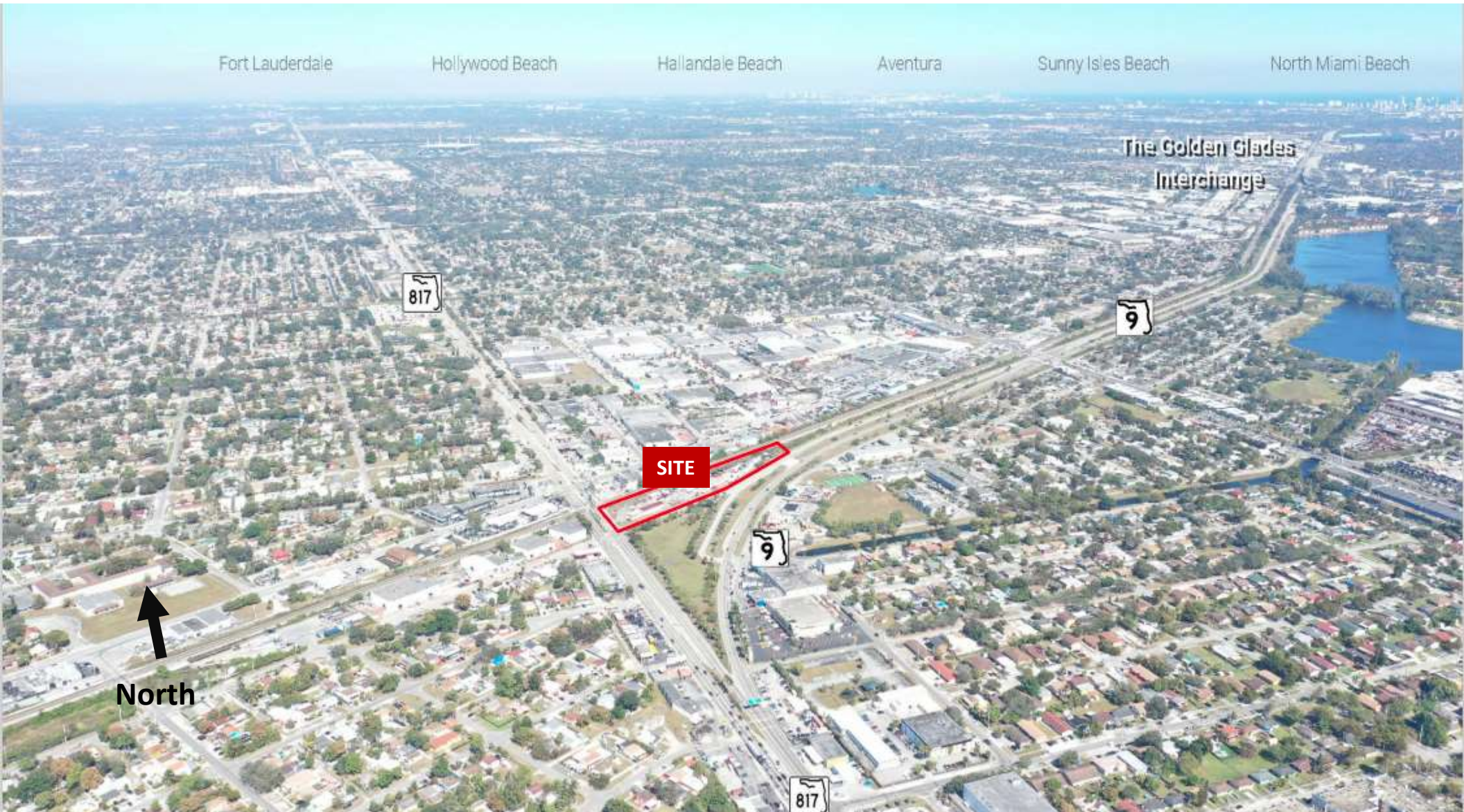


PARCEL INFORMATION



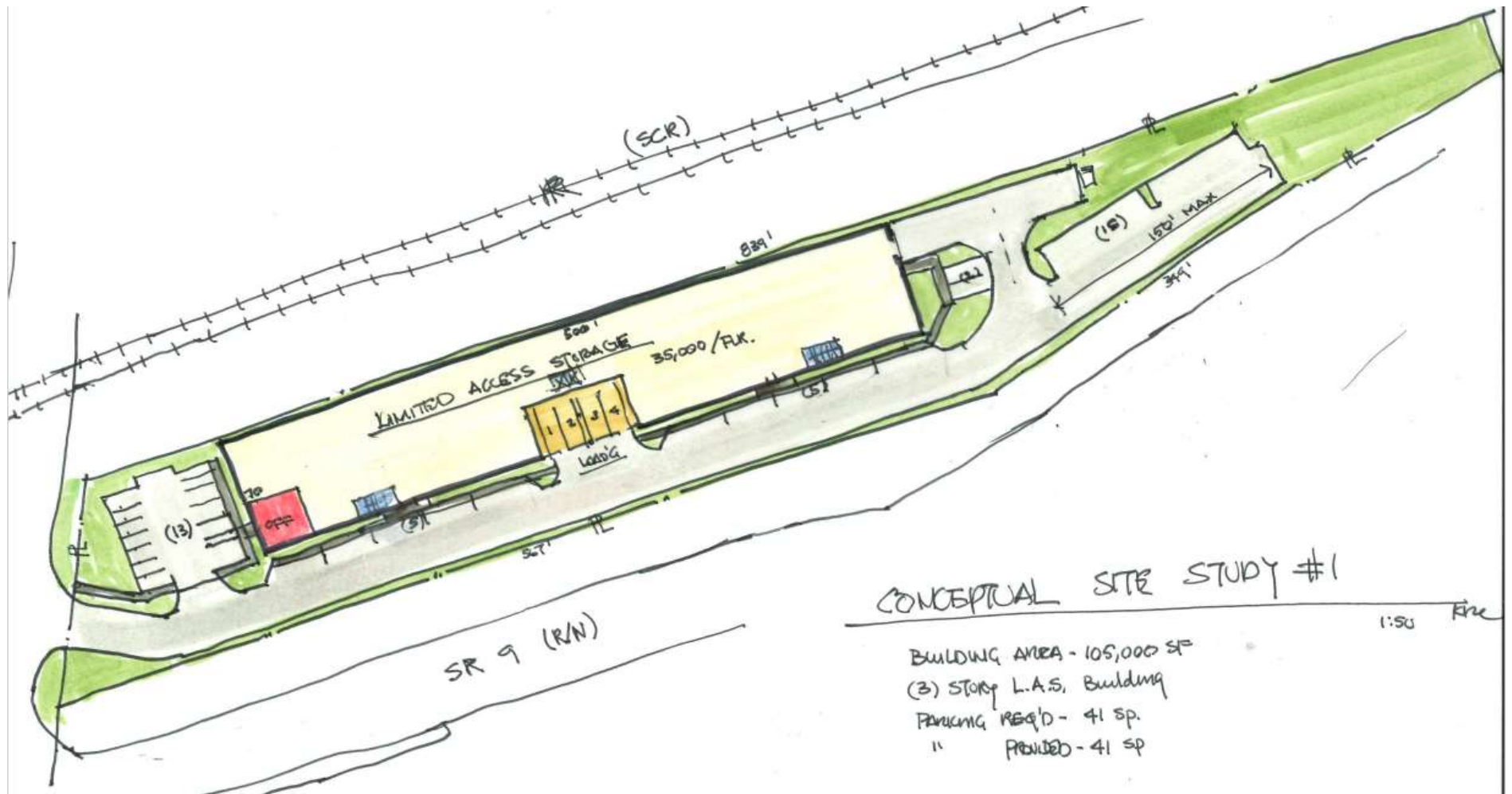
Property Address:	14301 NW 27 th Ave. Opa-Locka, FL 33054
Folio:	08-2122-000-0050
Zoning:	B3

Source: Miami Dade County Property Appraiser















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

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301 East Las Olas Blvd. Suite 200
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THOMAS BURKETT

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954-607-2920

Opa-Locka Self-Storage

14301 NW 27th Avenue

Opa-Locka, Florida

TRAFFIC STUDY

prepared for:
Hernandez Real Estate Services, LLC

KBP CONSULTING, INC.

September 2022

Opa-Locka Self-Storage

14301 NW 27th Avenue

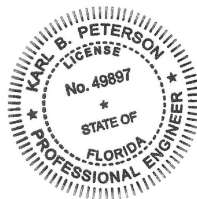
Opa-Locka, Florida

Traffic Study

September 2022

Prepared for:
Hernandez Real Estate Services, LLC

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



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

Digitally signed by Karl B Peterson

DN: c=US, o=Florida,
dnQualifier=A01410D00
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C4C, cn=Karl B Peterson
Date: 2022.09.17
11:57:58 -04'00'

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

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SUMMARY & CONCLUSIONS.....	8

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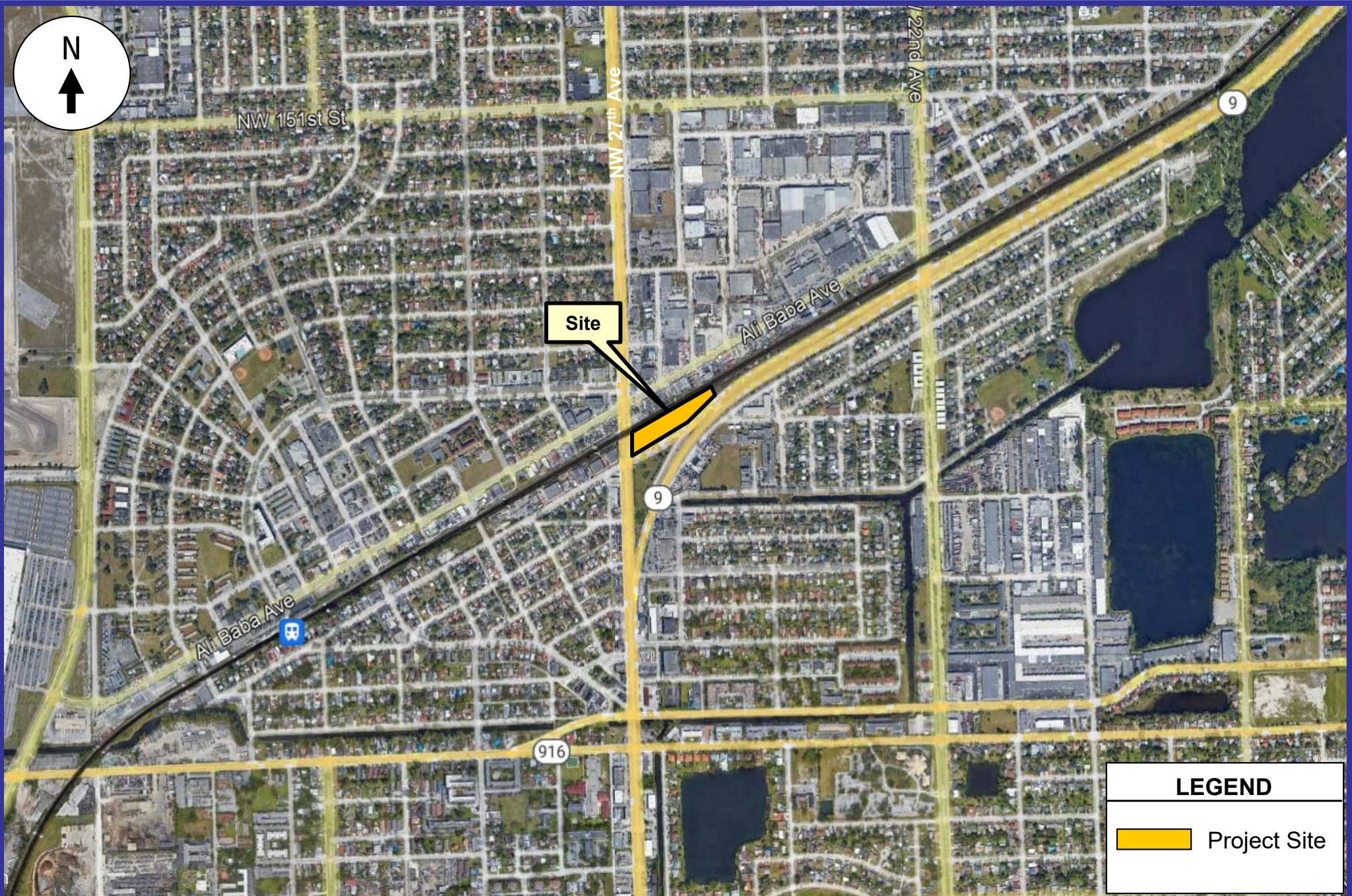
INTRODUCTION

A self-storage facility (Opa-Locka Self-Storage) is planned to be located in the northeast quadrant of the intersection at NW 27th Avenue (State Road 817) and the State Road 9 westbound off-ramp / Burlington Street in Opa-Locka, Miami-Dade County, Florida. More specifically, the site is located at 14301 NW 27th Avenue and the property folio number is 08-2122-000-0050. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Hernandez Real Estate Services, LLC to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed use and the projected turning movement volumes at the project driveway on NW 27th Avenue.

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

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



INVENTORY

Existing Land Use and Access

The subject site consists of a total land area of approximately 2.22 acres (96,657 square feet). The current tenant on this property is Frye's Tool Rental; a construction tool and equipment rental business, and the building area is approximately 3,900 square feet. Vehicular access to the site is provided by one (1) right-turn in / right-turn out only driveway on NW 27th Avenue.

Proposed Land Use and Access

The site will be redeveloped with a four-story self-storage building consisting of 147,300 square feet. Vehicular access to the site will be provided via one (1) right-turn in / right-turn out only driveway on NW 27th Avenue. Appendix A contains the preliminary site plan for the proposed self-storage project.

Roadway System

NW 27th Avenue (State Road 817) is located along the west side of the project site. In this area, NW 27th Avenue is a six-lane divided principal arterial roadway oriented in the north-south direction with three (3) through lanes in each direction. A two-lane off-ramp from State Road 9 is located along the south side of the property. The intersection of this off-ramp and NW 27th Avenue is signalized.

TRIP GENERATION

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

CONSTRUCTION EQUIPMENT RENTAL STORE (ITE LAND USE #811)¹

- Weekday: $T = 5.04 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 0.85 (X)$ (74% in / 26% out)
- PM Peak Hour: $T = 0.99 (X)$ (28% in / 72% out)

MINI-WAREHOUSE (ITE LAND USE #151)

- Weekday: $T = 1.45 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 0.09 (X)$ (59% in / 41% out)
- PM Peak Hour: $T = 0.15 (X)$ (47% in / 53% out)

Utilizing the above-listed trip generation rates from the referenced ITE document, a trip generation analysis was undertaken for the existing and proposed development. The results of this effort are documented in Table 1 on the following page and excerpts from the ITE manual are presented in Appendix B.

¹ The trip generation data for this land use only consists of PM peak hour data. Since most of the customers for a construction equipment rental business are specialty trade contractors, the land use characteristics of ITE Land Use #180 – Specialty Trade Contractor were utilized to develop AM peak hour and daily trip generation rates for the existing land use.

Table 1 Opa-Locka Self-Storage Trip Generation Summary Opa-Locka, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Equipment Rental Store	3,900 SF	20	2	1	3	1	3	4
Sub-Total		20	2	1	3	1	3	4
Proposed								
Self-Storage	147,300 SF	214	8	5	13	10	12	22
Sub-Total		214	8	5	13	10	12	22
Difference (Proposed - Existing)		194	6	4	10	9	9	18

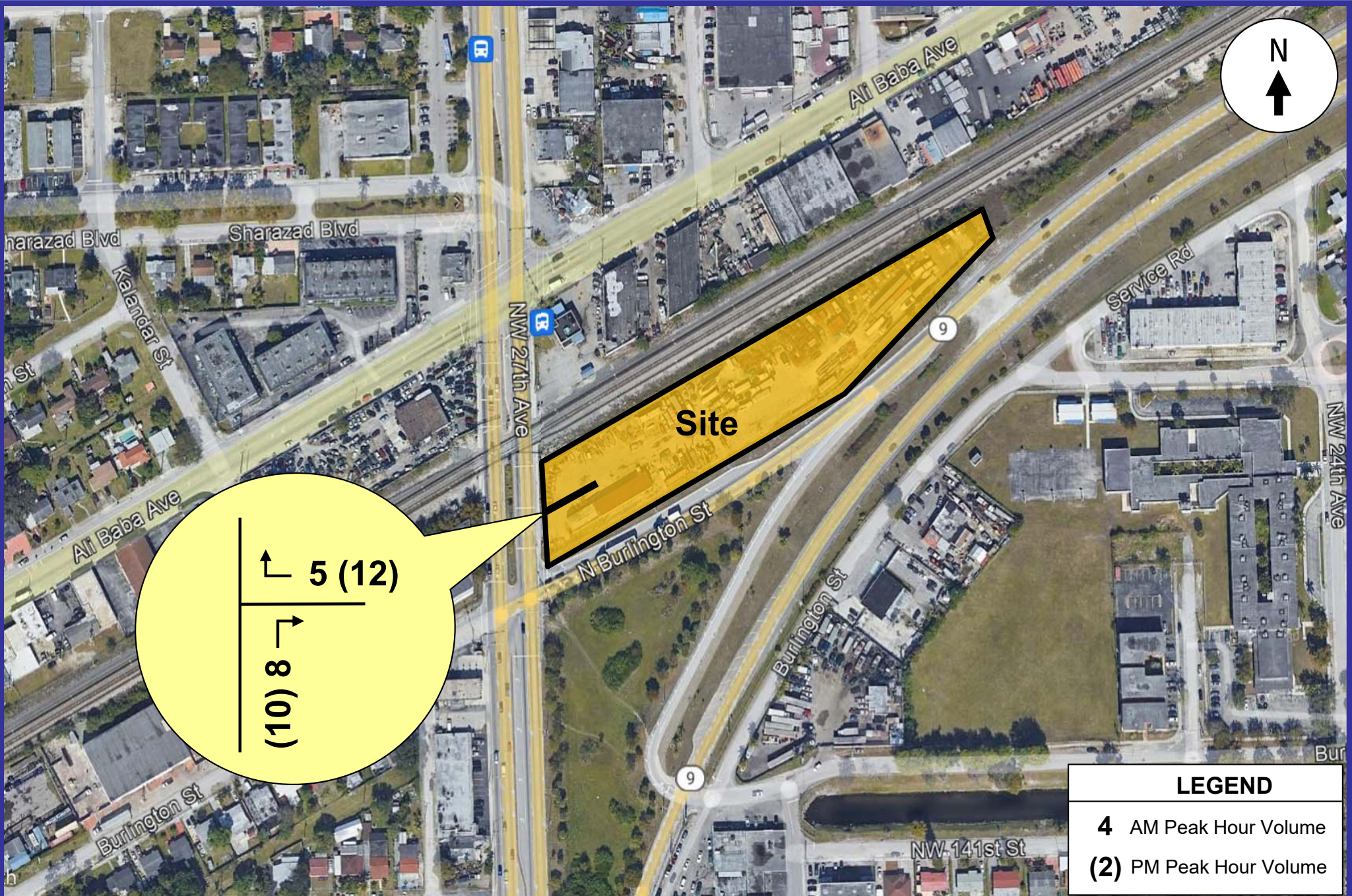
Source: KBP Consulting, Inc., September 2022.

Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed project is anticipated to generate 214 daily vehicle trips, 13 AM peak hour vehicle trips (8 inbound and 5 outbound) and 22 vehicle trips (10 inbound and 12 outbound) during the typical afternoon peak hour. When considering the existing construction equipment rental business on the site, this represents an increase of 194 daily vehicle trips, and increase of 10 AM peak hour vehicle trips and an increase of 18 PM peak hour vehicle trips.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

Based upon the driveway location and configuration (i.e. right-turn in / right-turn out only driveway) as well as the surrounding roadway network, the projected driveway assignment has been developed. Figure 2 on the following page presents the resulting AM and PM peak hour driveway volumes. Based upon the projected low driveway volumes anticipated during the AM and PM peak hours, turn lanes are not required / warranted on NW 27th Avenue.



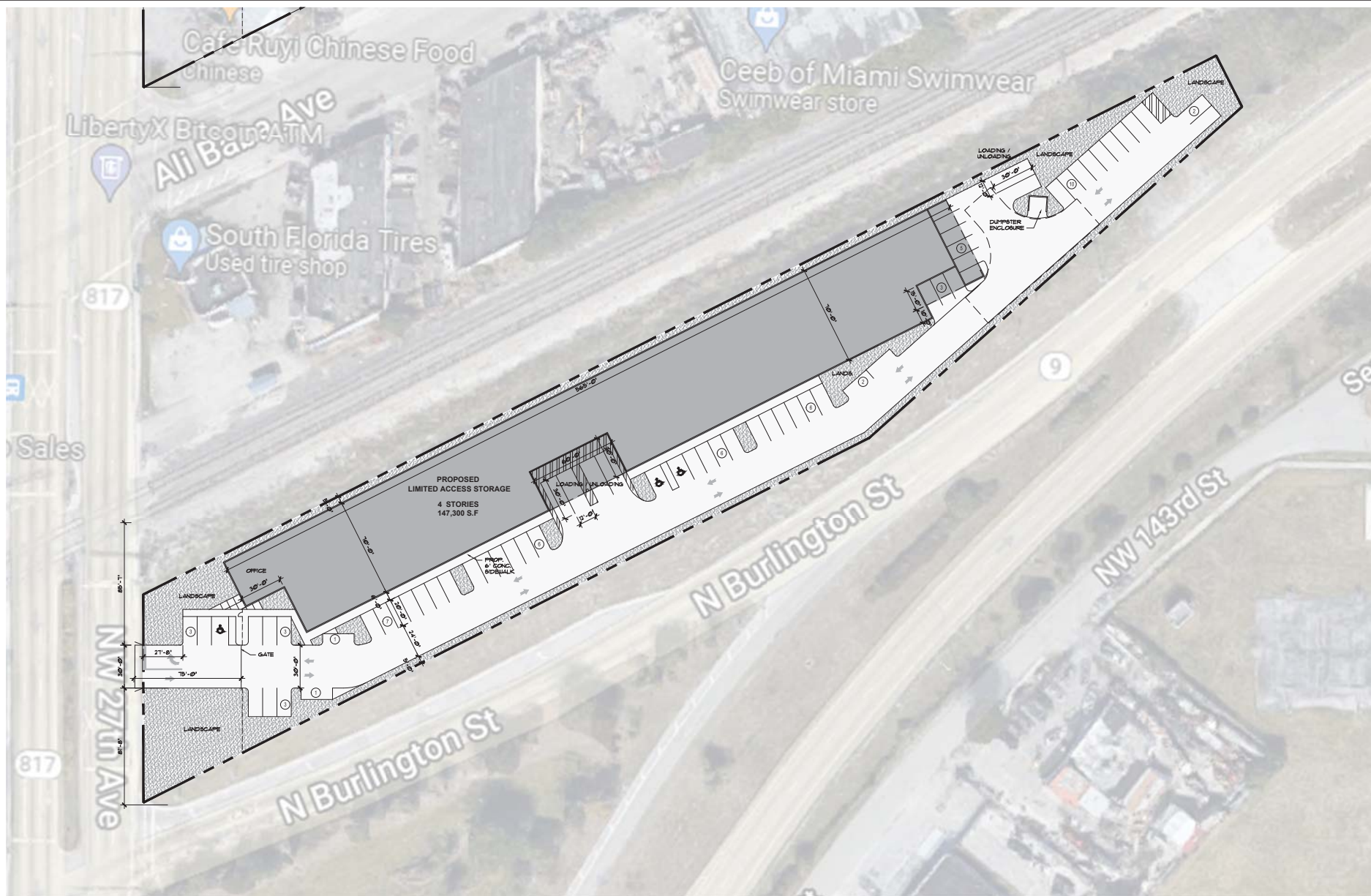
SUMMARY & CONCLUSIONS

A self-storage facility (Opa-Locka Self-Storage) is planned to be located in the northeast quadrant of the intersection at NW 27th Avenue (State Road 817) and the State Road 9 westbound off-ramp / Burlington Street in Opa-Locka, Miami-Dade County, Florida. The site will be redeveloped with a four-story self-storage building consisting of 147,300 square feet. Vehicular access to the site will be provided via one (1) right-turn in / right-turn out only driveway on NW 27th Avenue.

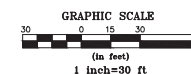
The trip generation analysis indicates that the proposed project is anticipated to generate approximately 214 daily vehicle trips, 13 AM peak hour vehicle trips (8 inbound and 5 outbound) and 22 vehicle trips (10 inbound and 12 outbound) during the typical afternoon peak hour. When considering the existing construction equipment rental business on the site, this represents an increase of 194 daily vehicle trips, and increase of 10 AM peak hour vehicle trips and an increase of 18 PM peak hour vehicle trips.

Based upon the projected low driveway volumes anticipated during the AM and PM peak hours, an exclusive northbound right-turn turn lane is not required / warranted on NW 27th Avenue.

Appendix A
Opa-Locka Self-Storage
Preliminary Site Plan



1 SITE PLAN
A3.0
1"=30'-0"



OPA-LOCKA SELF STORAGE

1430 NW 27th Ave
OPA-LOCKA FLORIDA, 33094

KENNETH R. CARLSON - ARCHITECT, P.A.

1166 W. NEWPORT CENTER DR. SUITE #311
DEERFIELD BEACH, FLORIDA 33442
PH. (561) 421 - 8848
FAX (561) 421 - 9929
e-mail: karc@krcarlson.com

Revisions:

DRAWN BY: JR
CHECKED BY: JRC
DATE: 05/05/2022
SCALE: AS NOTED
PROJECT #: 2729
CAD FILE: JALB

ARCH-46
KENNETH R. CARLSON

6-SHEET OF
A3.0
PAGE OF

Appendix B

Opa-Locka Self-Storage

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

Land Use: 151

Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

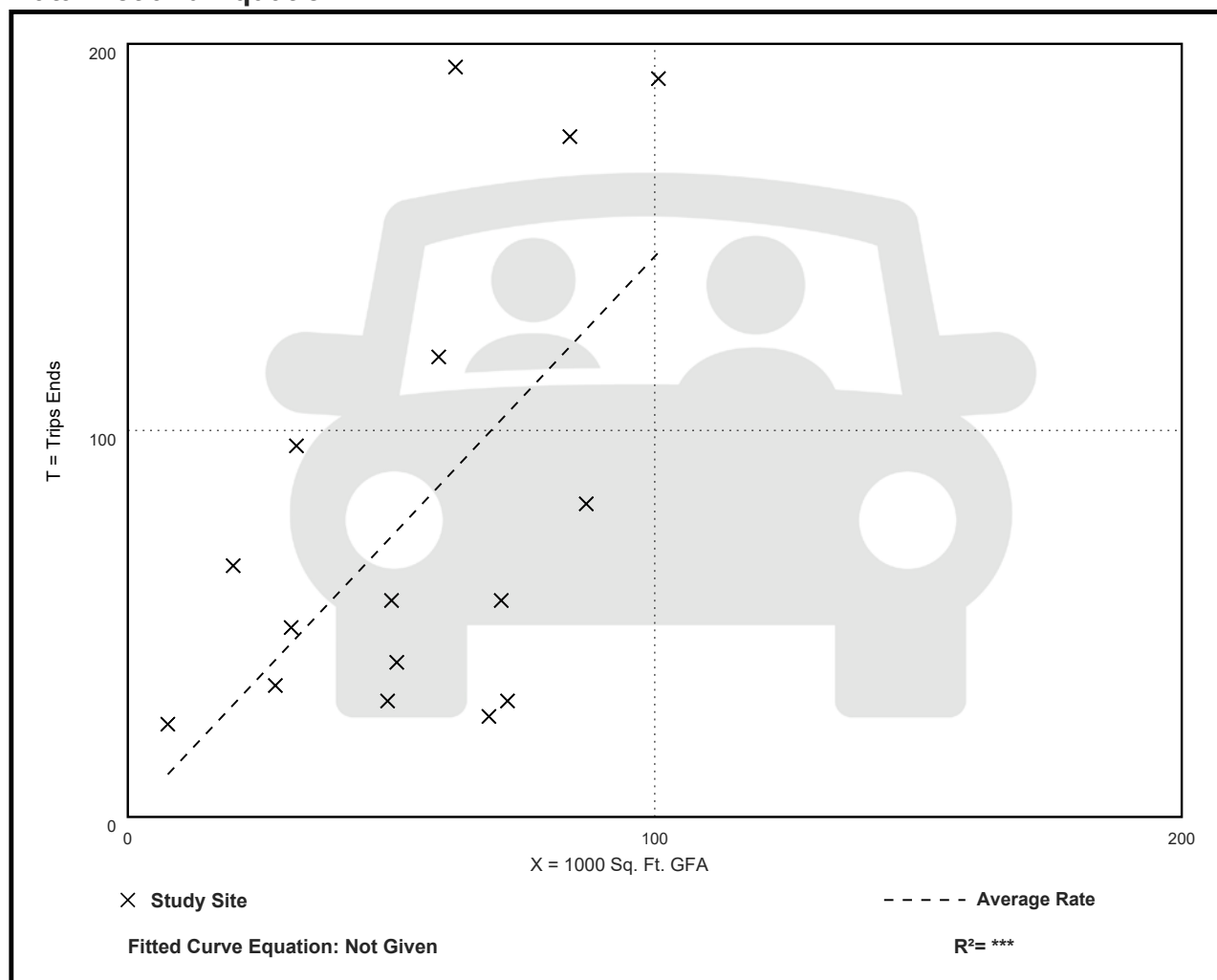
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

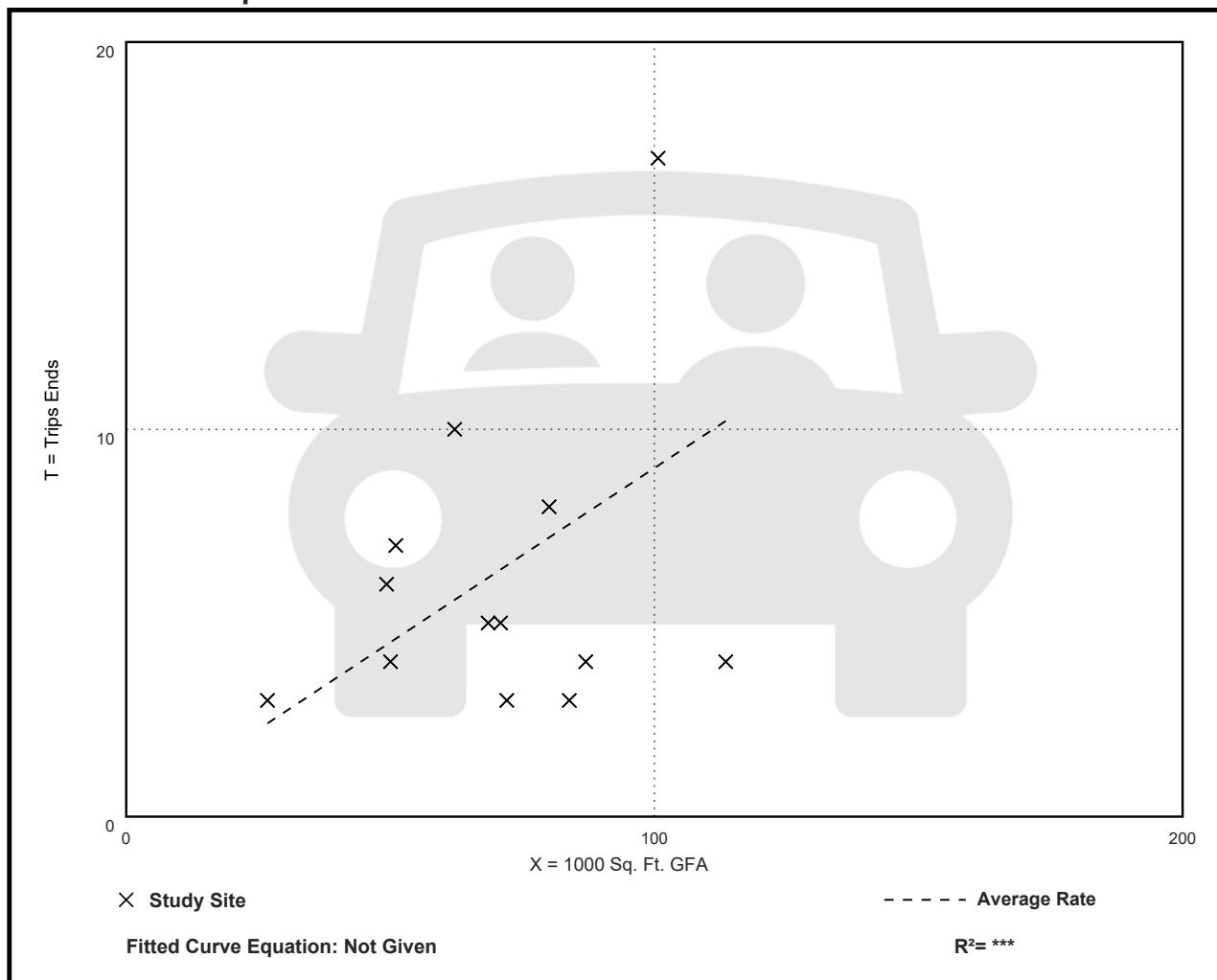
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

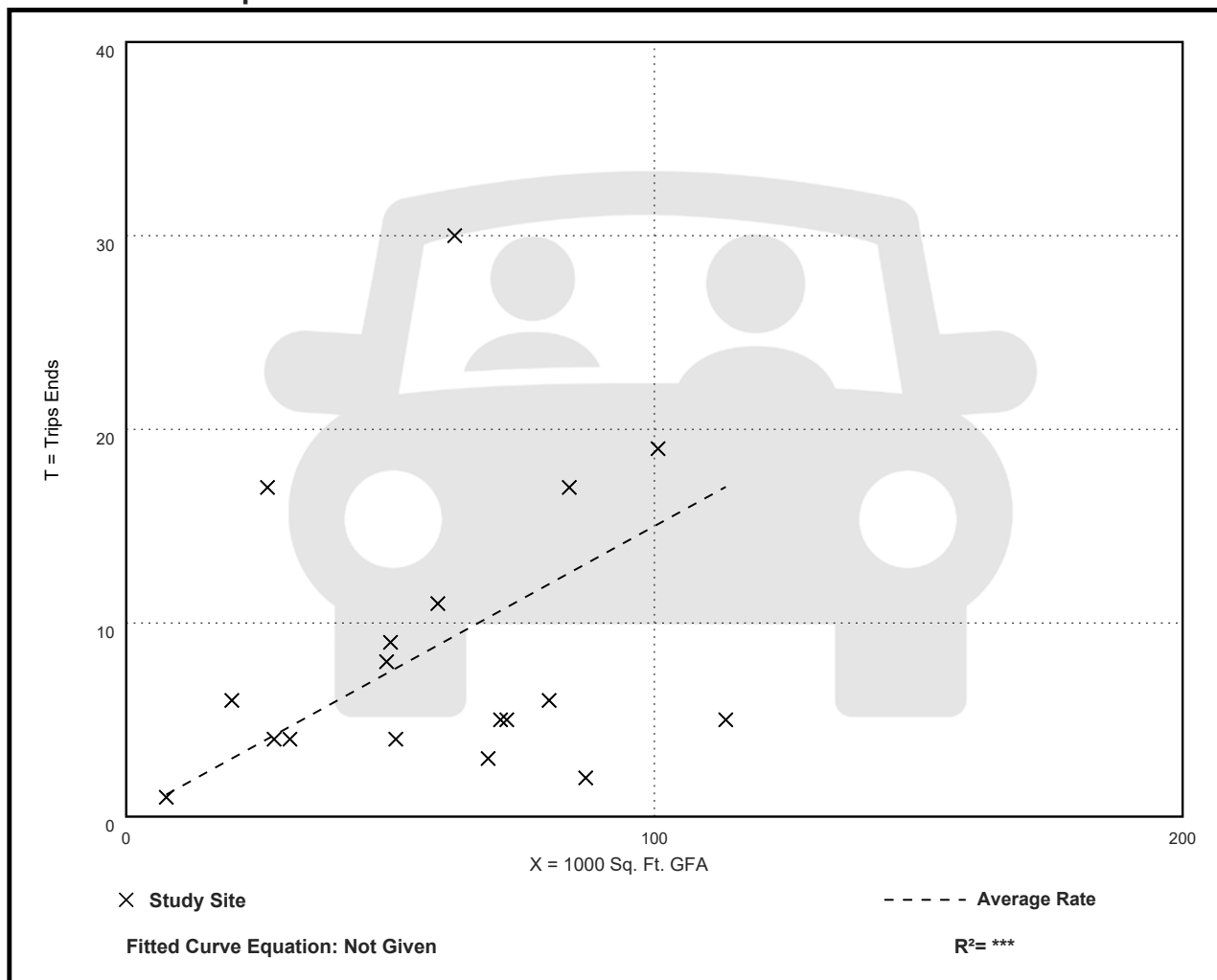
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Land Use: 180

Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

Additional Data

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

The sites were surveyed in the 2010s in Texas.

Source Numbers

889, 890

Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 20

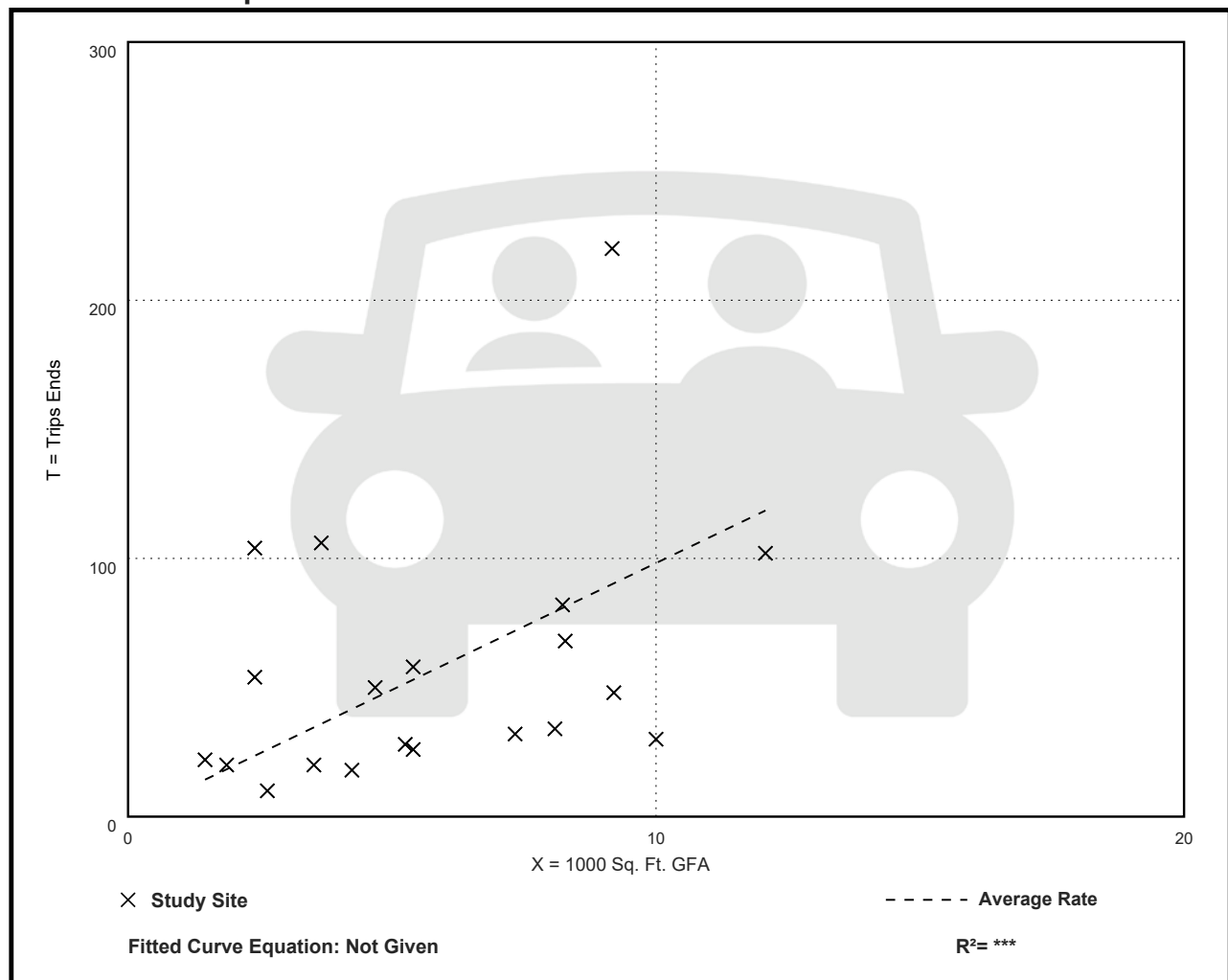
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.82	3.00 - 43.33	8.56

Data Plot and Equation



Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 20

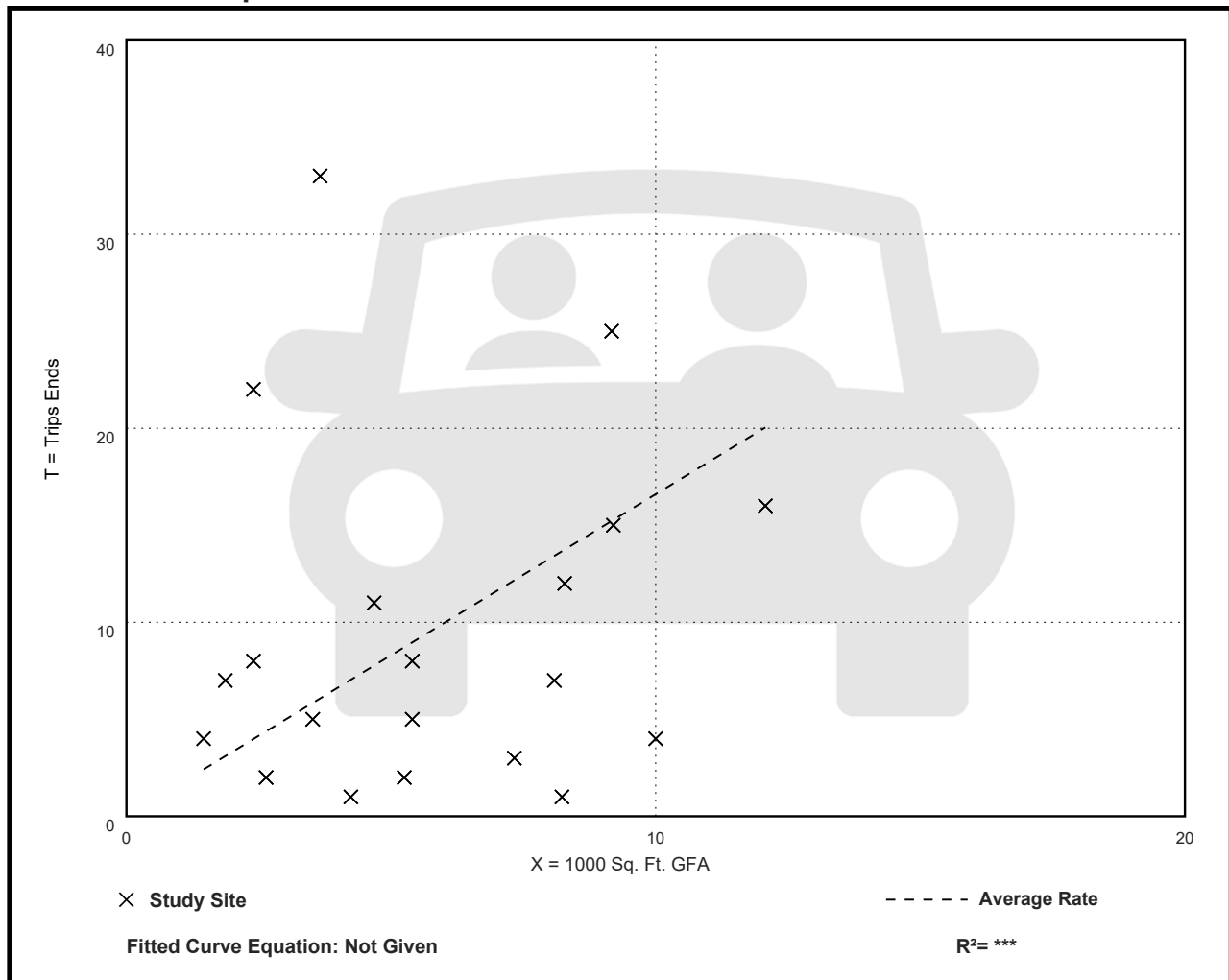
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.66	0.12 - 9.17	2.00

Data Plot and Equation



Specialty Trade Contractor (180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 19

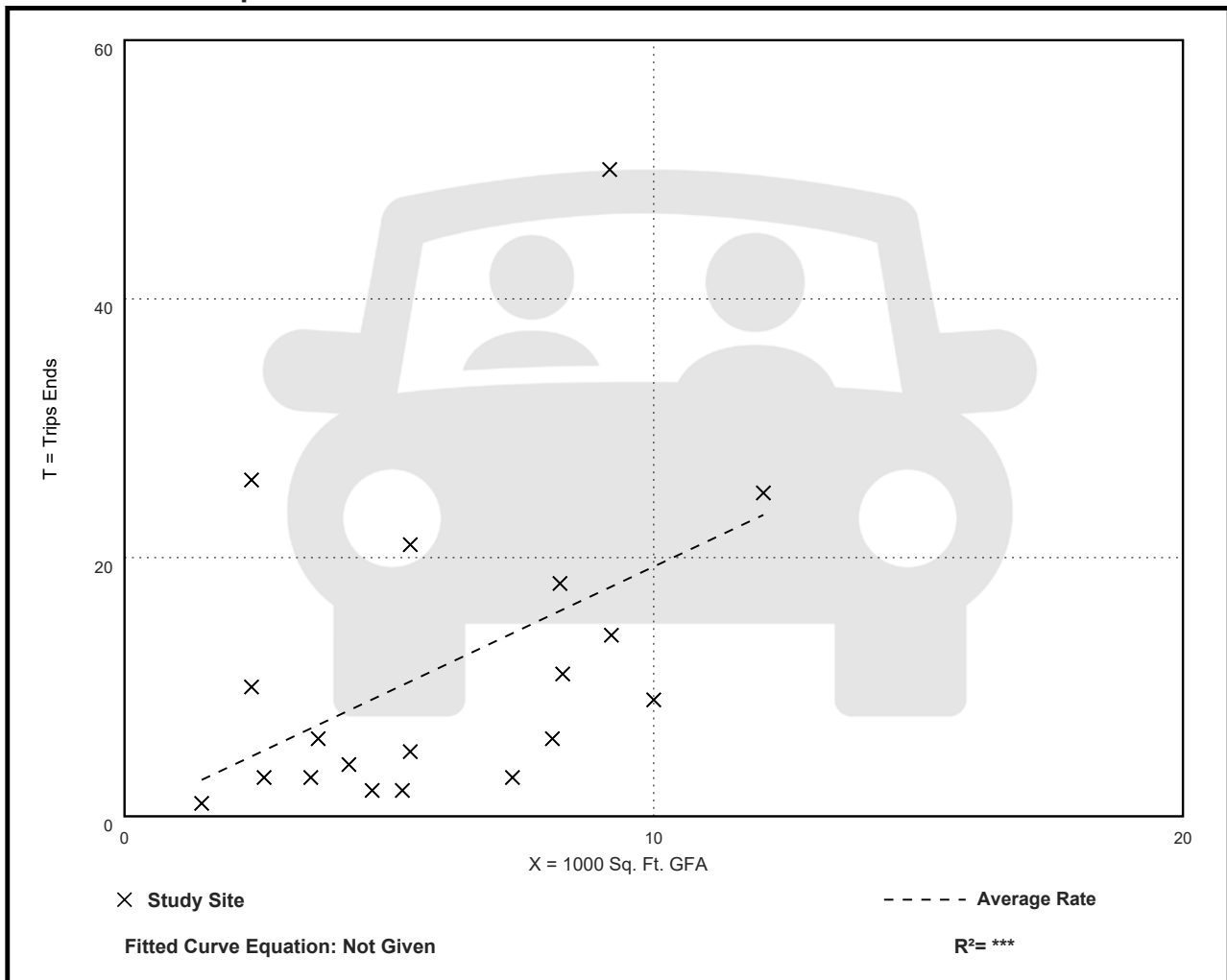
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.93	0.38 - 10.83	1.98

Data Plot and Equation



Land Use: 811

Construction Equipment Rental Store

Description

A construction equipment rental store is a business that specializes in the rental of construction equipment tools and supplies including, but not limited to, electrical and industrial tools, pumps, lawn and garden equipment, paving and earthmoving equipment, and safety equipment.

Additional Data

An outside storage area is not included in the overall gross floor area measurements. However, if the storage area is located within the principal outside faces of the exterior walls, it is included in the overall gross floor area of the building.

The sites were surveyed in the 2000s in Alabama, Alaska, Alberta (CAN), Arkansas, and Florida.

Source Number

721

Construction Equipment Rental Store (811)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 3

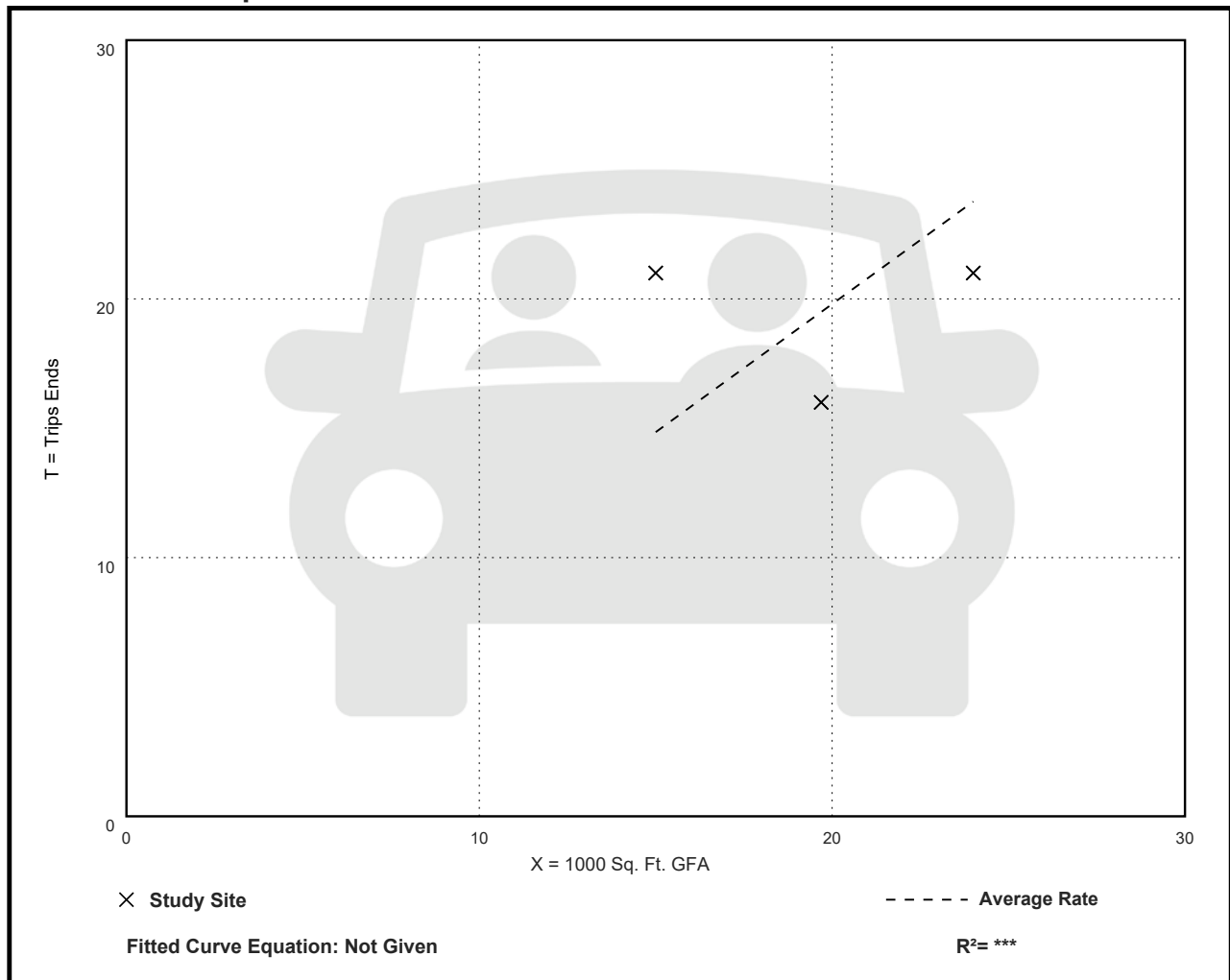
Avg. 1000 Sq. Ft. GFA: 20

Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.99	0.81 - 1.40	0.30

Data Plot and Equation





Memorandum

TO: Gerald Sequeira, Asst. Development Manager
Hernandez Development

FROM: Gregory D. Gay, Director
Planning & Community Development Dept
Gerald Lee, Planner/Zoning Official
Planning & Community Development Dept

DATE: December 1, 2022

RE: Development Review Committee Meeting –
Opa-locka Self-Storage 14301 NW 27th Avenue, Opa-locka FL 33054

The Development Review Committee Team convened in the CMO Conference room which included:

Airia Austin; Carlos Gonzalez; Wilma Wilcox; Corion DeLaine; and Gerald Lee. Gerald Sequeira from the Development Team also attended the DRC meeting.

The development is for the construction of a three story, 105,000 sq. ft. (approx.) self-storage facility at 14301 NW 27th Avenue, Opa-locka, Florida. The development will include landscaping and parking as required by the City LDR. The DRC members will provide their collective comments which will be incorporated into the staff report for this project.

The discussion provided the following general comments:

Public Works/CIP:

1. They will provide comments in reference to the traffic statement provided by the applicant.
2. They will provide comments concerning storm water management based on this development coming online.
3. They will provide comments concerning the water/sewer (LS) capacity to accommodate this development coming online once flow calculations are provided by the applicant.

Code Enforcement:

1. They will provide comments concerning security recommendations.

:

1. He will provide comments regarding potential financial allocation for infrastructure improvements to accommodate this development.

PCD Dept/CRA Director Comments:

1. The development appears to be in compliance with the City's LDR.
2. There is a recommendation that the site have a secondary point of ingress & egress on the South-side of the parcel abutting State Road 9.
3. Recommended that the applicant consider the property also be used for storage of mobile homes, jet ski, and boats for the parking area of the site as operated in other nearby Municipalities.
4. Confirm by survey that the Railroad easement (ROW) is not being encroached by this development.
5. The applicant must provide the water/sewer calculations to Mr. Austin/Mr. Gonzalez
6. The building color must be in harmony with the city's color palate.

END OF MEMORANDUM



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

**KENNETH
CARLSON**
ARCHITECT- P.A.
DESIGN
PLANNING
INTERIORS

PLANNING & ZONING BOARD

March 7,
2023

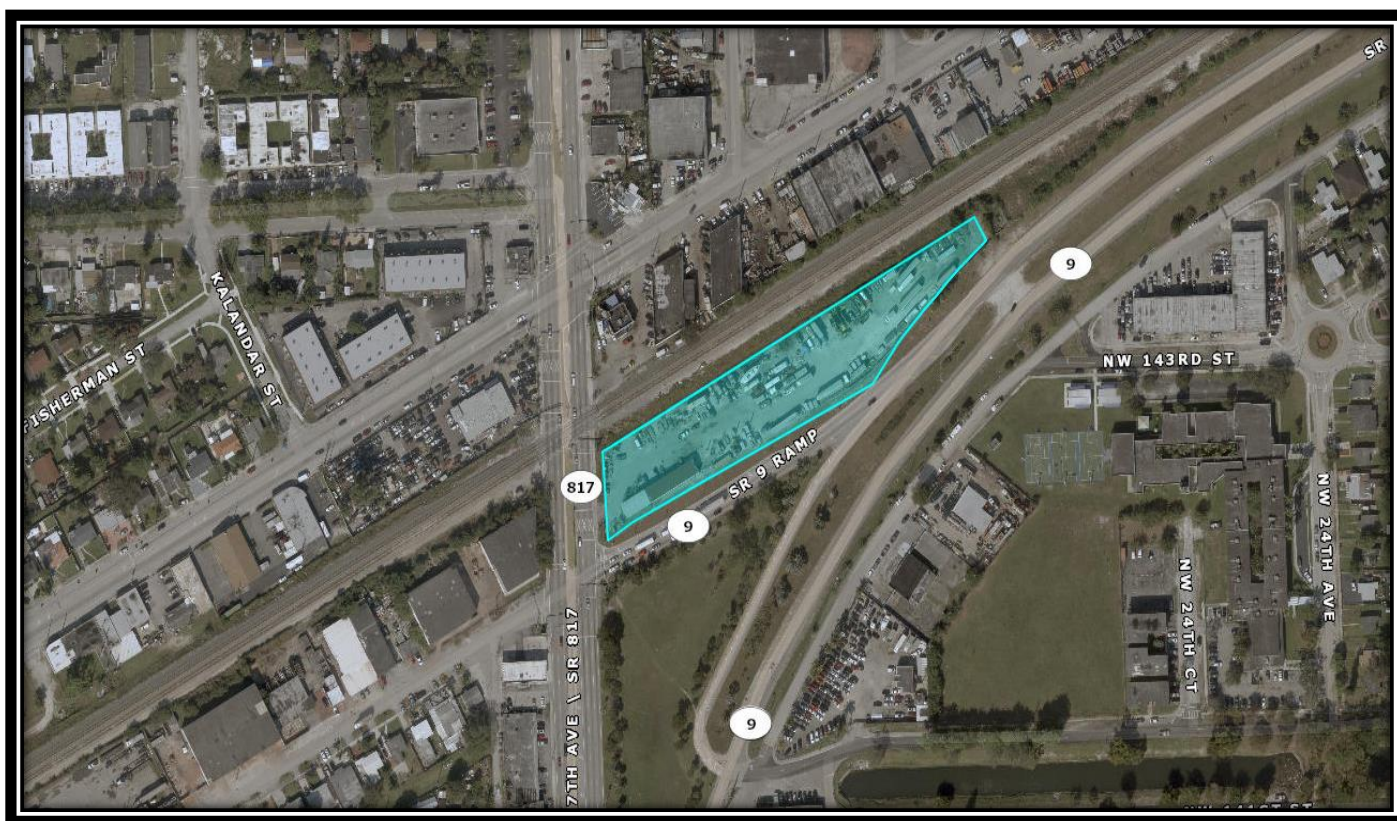


HERNANDEZ DEVELOPMENT SERVICES, LLC SELF-STORAGE FACILITY: Site Plan

Staff Report

APPLICANT'S REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REQUEST 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.



I.Site Background

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

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 S145.47 FT 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 96,657 SQ FT M/L

- The subject property is currently owned by Les Jackson Inc according to Miami-Dade County Property appraiser's website. The subject Property is currently being used to operate Fry's Tool & Equipment Rental and Sales business. The property is also being used for vehicle storage as there are vehicles on site that do not appear to be available for rental. The applicant, Hernandez Development Services, LLC, has submitted a site plan review application, a development agreement application and the supporting documentation for the City to consider approval of their request for the redevelopment of this site. This parcel is located at 14301 NW 27th Avenue and is identified by Folio #08-2122-000-0050 and the zoning designation of this property is B-3, Commercial Intensive Business District, and it is within the Corridor Mixed Use Overlay.
- Currently the site conditions are as follow: This property is actively being used to operate Fry's Tool & Equipment Rental business (*see Existing Condition Section*). The site is located in the north-central section of the city at the intersection of State Road 9 (Burlington Street East) and NW 27th Avenue.



← NORTH NW 27TH Ave SOUTH →

Figure 1: Google Street View, dated: 2022

II. Project Details

- Applicant's intent**

The applicant intends to demolish the building and structures on this site to redevelop this 2.22 acre site by the construction a four story self-storage facility. This new building will have four floors and provide a 146,800 square feet of storage and offices space, and approximately fifty-nine parking spaces for employee and customer parking and the planting of at least 82 trees and 662 shrubs and approximately 20,200 square feet of landscaped open space buffer, beautify and enhance this site.

The applicant, in accordance with the requirements of the City Land Development Regulations, has submitted two separate applications requesting (1) Site Plan Review approval and requesting (2) Development Agreement approval. The use proposed, a self-storage facility is a permitted use for the B-3 zoning district and is compatible with the surrounding uses. The applicant has submitted a draft Development Agreement and has agreed to maintain and not deviate from the development in accordance with what has been presented in the site plan, especially for materials, configurations, heights, setbacks, landscaping type and quantity, etc. The applicant has also agreed to the development conditions, development timelines, and construction phasing, and to providing annual reports and to good faith efforts for economic development through the resources named and others to provide vocational and technical training programs for city residents to be employed from construction through the operation of the self-storage business as provided in the Development Agreement.

The City of Opa-locka's Comprehensive Plan, Future Land Use map provides that the property has a future land use designation of "Utility" and the zoning map provides that the property is zoned Commercial Intensive and is within the "Corridor Mixed Use Overlay". This use, Self-Storage Facility is permitted in the B-3 zoning district after review by the PZAB and review and approval by the City Commission. This proposed operation is adjacent to industrial uses to the northside of this parcel and commercial uses to the west and southwest of this site and State Road 9 to the south of this site. The site will have only one point of ingress and egress which will be from North West 27th Avenue.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	Hernandez Development Services, LLC	
Folio Number (s)	Opa-locka: 08-2122-000-0050	
Address Location	14301 NW 27 th Avenue	
Building (s) Footprint	Total Site Area – 96,655.58 SF or 2.219 Acres Building Area --- 146,800	
Floor Area	Total 146,800 SF	
Zoning	B-3 –Commercial Intensive / CMU – Corridor Mixed Use Overlay	
Zoning Code Consistency	The proposed use for a Self-Storage Facility is consistent with the B-3 Zoning after Site Plan review approval.	
Existing Land Use	Commercial Use	
Future Land Use Designation	Utilities	
Comprehensive Plan Consistency	- The proposed use for a Self-Storage Facility use is consistent with the Comprehensive Plan.	
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-80, Sec. 22-90; Article V 22-112, Article VII, VIII and X	
SETBACKS/ YARD	REQUIRED	PROPOSED
Front (West)	15 Feet	62' 6" Feet
Rear (East)	15 Feet	214' 8"
		COMPLIANCE
		YES
		YES

Side (North) Corner	0 Feet	5' Feet	YES
Side (South) Corner	15 Feet	28' 1" Feet	YES
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	80%	79%	YES
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	96,655.58 SF (2.219 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	6 Stories or 65 Feet whichever less	47' 6" Feet / 4 Stories	YES
Structure Length	N/A	N/A	N/A
Open Space	4,177.2 SF	4,177.2 sq. ft.	YES
(Landscaping) Trees	22	22	YES
Parking Details	Self-Storage Facility: pursuant to the Land development Regulation Ordinance 15-31: Article VI, one (1) Parking per 2,500 square feet of storage area. – 59 spaces required. Regular Size Spaces 10 X 20 Compact Size Spaces 8 X 17	Self-Storage Facility. Total Parking Spaces Provided: 41 spaces 18 spaces 59 Total Spaces 2 Handicapped Spaces Provided	YES YES
Parking Details (Cont'd)			
Landscape/ Pervious Lot Coverage	20% minimum required pervious	21% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Wednesday, February 22nd, 2023. To be advertises at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, March 7th, 2023. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable boards or agency(s).		

III.

Overall Analysis

Existing Conditions:

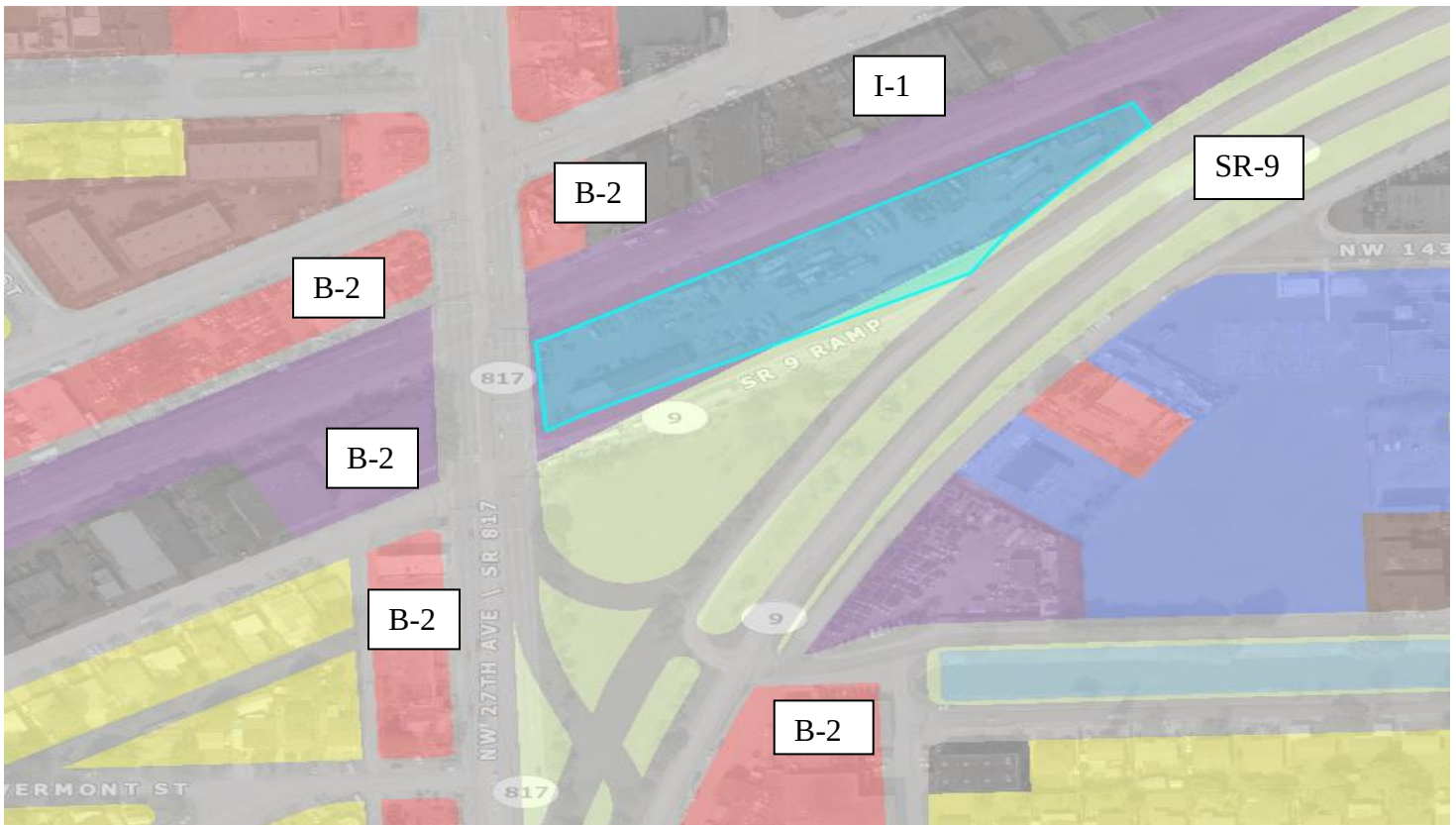
- The Subject Property is generally surrounded by industrial and commercial properties and major highways, specifically State Road 9 and NW 27th Avenue to the south for State Road #9 and to the west and north for the commercial properties and to the northeast for the industrial properties.
- Sidewalk alongside the west edge of the Property.
- The property is licensed to operate as a tool and equipment rental business, and it appears it is also being used for vehicle storage.

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Commercial/Industrial	Commercial/ Industrial -ROW (State Road 9)	B-2/I-1
South	Commercial	Commercial	B-2
East	Industrial	Industrial	I-1
West	Commercial	Commercial / ROW (NW 27 th Avenue)	B-2

Surrounding Zoning Designation Map

The Site is Highlighted in image.



General Character / Neighborhood Compatibility: The proposed development use is permitted if approved at plan review. This site is surrounded by commercial industrial uses and would be compatible with those uses. development proposed to buffer the site with landscaped open space. Will this proposed use be in Harmony with the general character of the surrounding neighborhood uses considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?

COMPLIES

- **Findings:**

- The proposed development use ‘Self-Storage Facility’ is permitted by the LDR and provides an opportunity to provide service which may be in harmony with the general characteristic of the surrounding neighborhood: Commercial/Industrial Uses

- **Tree Preservation:** Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

COMPLIES

- **Findings:**

The Applicant is proposing to include 82 new assorted trees, 662 shrub plants and approximately 20,200 square feet of landscaped open space.

- (Please see attached Landscape Plan for Trees detailed information).

- **Fence:** All walls fences and hedges placed within required yard areas shall conform to the following regulations, except where special requirements are set forth for specific buffering or screening purpose elsewhere in this Code. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver’s ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district. In commercial or mixed use districts, the maximum height for walls, fences and hedges shall not exceed 6 feet in height, measured from the final grade in front yards and 10 feet in height in side and rear yards.

- **Findings:**

- The Applicant is not required to have fencing as the property is on a commercial corridor pursuant to the City Land development Regulation/Zoning Code 15-31, B-3 Commercial Liberal District (Section 22-90).

COMPLIES

- **Future Land Use:** Commercial

- **Findings:**

- According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City’s utility land use designation category location.

COMPLIES

- **B-3 (Commercial Intensive) Permitted Uses:** Project Specific: Self-Storage Facility

- **Findings:**

- According to the City’s Land Development Regulation/ Zoning Code B-2 (Commercial Liberal) allows for Self-Storage Facilities within this zoning district.

COMPLIES

- **Community Comments/Petitions:** The Applicant provided a mailing list to the Planning and Community development Department that will inform the surrounding businesses for signatures, comments, or possible opposition.

- **Findings:** The Planning and community Development Department has not received any public opinions concerning this development in support or in opposition. Residents will have opportunity to support or oppose this action at the public hearings.

COMPLIES

IV. Project Need Assessment / other Required Approvals

1. Site Plan

- Application submitted for Planning & Zoning Board Meeting (last meeting) Tuesday, March 7th, 2023.

2. Development Agreement

- Application submitted for Planning & Zoning Board Meeting (last meeting) Tuesday, March 7th, 2023.

V. Development Review Committee (DRC): Meeting Review Comments

1. Capital Improvement Project (CIP):

- No issues reported for the proposed Site Plan
- 2. **Building:**
 - No issues reported for the proposed Site Plan
- 3. **Police:**
 - N/A
- 4. **Community Redevelopment Agency (CRA):**
 - No issues reported for the proposed Site Plan
- 5. **City Manager's Office (CMO):**
 - N/A
- 6. **Code Enforcement:**
 - No issues reported for the proposed Site Plan
- 7. **City Attorney's Office:**
 - Development Agreement under review
- 8. **Public works:**
 - No issues reported for the proposed Site Plan
- 9. **Inter-jurisdictional Review:**
 - N/A

VI. **Staff Recommendation:**

- Staff recommend approval of this Site Plan. Approval of this site plan should include the following other approvals:
 - A Development Agreement must be submitted along with this Auto Service Station, with two Retail Spaces, and a Hand Car Wash Site Plan pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: Article V Section 22-112 and F.S. Section 163.3220-163.3243;
 - Traffic Statement was provided.
 - All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;
 - All landscaping and parking areas must be provided and maintained as shown in the Site Plan;
 - Trees to be planted in accordance with the City LDR
 - Adequate landscape buffer around parking area.
 - Extend employment and educational opportunities to City residents through local employment centers, and collaboration with The Meek Group, Miami-Dade Chamber of Commerce and local higher learning centers. M-D College, Florida Memorial University, & St. Thomas University.
 - Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary for this Auto Service Station site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;
 - All trash & garbage containers shall comply with the City dumpster enclosure requirements;
 - The Development Agreement (D.A.) shall specifically address the site plan, the daily operation, business, behaviors and any other requirements set forth by the City's Land Development Code, Planning and Zoning Board and the City Commission for this proposed development site plan;
 - Address all Miami-Dade County's input/recommendations as appropriate

VII. **Attachments:**

- Site Plan
- Development Agreement

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, Interim CRA Manager, City Planner	
Zoning	Gerald J. Lee, Zoning Official	

Approved by	Gregory D. Gay, Director Planning and Community Development	
--------------------	--	--

VIII. Staff Report Will be Updated After the Planning and Zoning Board Meeting on March 7, 2023. *Reflected Actions:*

I. Planning and Zoning Board Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Resolution No. 2023-03-07-01,

RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: HERNANDEZ DEVELOPMENT SERVICES, LLC, FOR: SITE PLAN APPROVAL REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING: SELF-STORAGE FACILITY.

WHEREAS, applicant has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 03-07-2023
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / __
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

*** The Planning and Zoning Board Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

Chairperson or Designee

The Following changes/recommendations will reflect recommendations from the Planning and Zoning Board discussions in regard to the proposed Service Station, Retail uses and Car Wash.

RESOLUTION NO. 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.

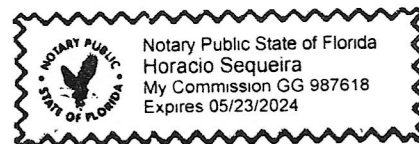
Signature _____

Date 11/22/22

Sworn to and subscribed before me:

This 28 day of November, 2022

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. Mortham
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 Mailing Address
**13850 NW 27TH AVENUE 13850 NW 27TH AVENUE
OPA LOCKA FL 33054 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. FEI 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
---	--

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
85 Zip Code
FL

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. ICHNOFF** DATE **4-3-95**

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(3)(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 607, Florida Statutes; and that my name appears in Block 12 or Block 13, unchanged, or on an attachment with an address.

SIGNATURE: *[Signature]* **L. S. ICHNOFF** DATE **4-3-95** **605-8981**

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 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

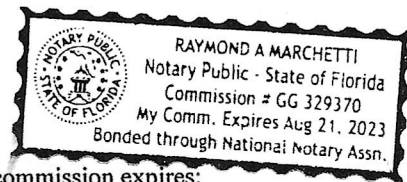
Date

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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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 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.

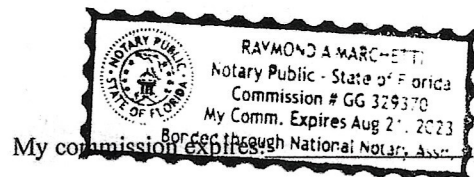
Signature _____

Date 11/21/22

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:

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:

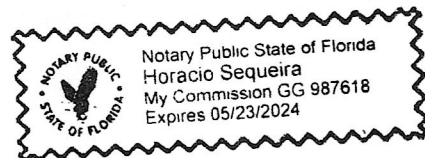
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DEG E 567.31FT NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W 844.77FT TO POB LOTSIZE 96657 SQ
FT M/L

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

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FT M/L

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.

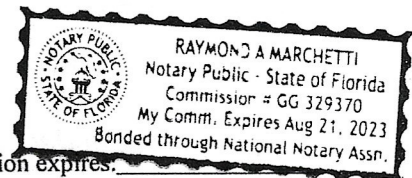
Signature

Date

Sworn to and subscribed before me:

This 21 day of Nov, 2022

Notary Public



My commission expires.

Received:
By:
Date:



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I do give to Ken Carlson 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.

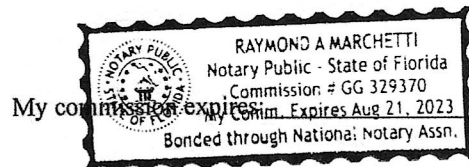
Signature

Date

Sworn to and subscribed before me:

This 21 day of Nov, 2022

Notary Public



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

Received:

By:

Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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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 11/21/22

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:
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FT M/L

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 [Signature]
11/21/22

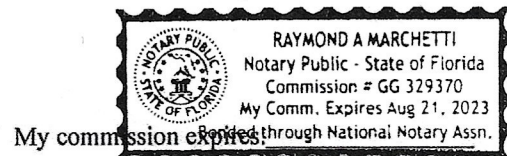
Date _____

Sworn to and subscribed before me:

This 22 day of NOV, 2022

Notary Public [Signature]

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



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

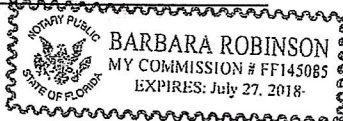
I hereby certify that the foregoing is a true and correct order entered into by the Special Master.

DONE AND ORDERED THIS January 19, 2016.

ATTEST:

NOTARY PUBLIC

Revised: March 31, 2014



SPECIAL MAGISTRATE

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



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office

305.377.6222 fax

gpenn@brzoninglaw.com

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.

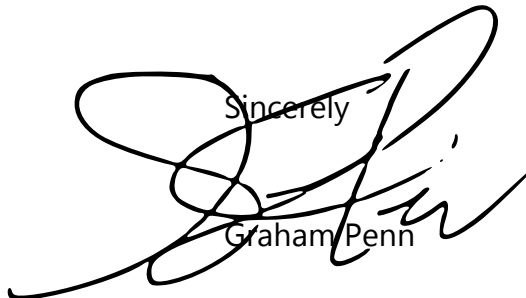
Sincerely

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.

NO	FOLIO	ADDRESS	CITY	ZIP CODE	LEGAL DESCRIPTION
1	0821210021410	14380 NW 27 AVE	Opa-locka	33054-0000	21 52 41 .06 AC PL NO 1 OPA LOCKA PB 25-44 LOT 19 BLK 8 & LOT 19-A BLK 8-A PER PB 46-76 LOT SIZE 2725 SQUARE FEET OR 18441-1561 1298 2 (3)
2	0821220100010	14310 NW 24 AVE	Opa-locka	33054-3733	MAGNOLIA GDNS CONSOLIDATED 3RD ADD PB 52-44 LOTS 1 THRU 10 BLK 359 LOT SIZE 53471 SQUARE FEET OR 17196-0724 0396 6 COC 24306-4861 02 2006 1
3	0821210021600	14360 NW 27 AVE	Opa-locka	33054-0000	PL NO 1 OPA LOCKA PB 25-44 LOTS 1 THRU 12 BLK 9 LOT SIZE 28500 SQ FT OR 20399-3844 0502 1
4	0821220000130	2560 SERVICE RD	Opa-locka	33054-3758	22 52 41 .5 AC THAT PT OF NW1/4 OF SW1/4 PER DB 3863-567 LOT SIZE 21775 SQUARE FEET OR 13719-1754 0588 4 COC 23079-3028 02 2005 4
5	0821220140010	14120 NW 24 AVE	Opa-locka	33054-3729	22 52 41 6.23 AC M/L GERALD ESTATES PB 49-72 LOTS 1 THRU 4 & N9FT LOT 5 BLK 314 & LOTS 1 THRU 19 BLK 315 & N225FT NW 24TH COURT LYG BET BLKS 314 & 315 CLOSED PER ORD 66-437 OR 5150-439 & ALSO BURLINGTON MANOR PB 48-27 N69FT OF LOT 6 BLK 315 & BEG NW COR BLK 314 TH W153.31FT TH SWLY ARC DIST 167.88FT SELY151.7FT TH SWLY ARC DIST 300FT S122.1FT TH E ALG R/W/L NW 141ST STREET 357.15FT TH N544FT TO POB LOT SIZE 271378 SQUARE FEET
6	0821220020150	14441 NW 27 AVE	Opa-locka	33054-3433	OPA LOCKA CENTER PB 45-71 LOTS 5 & 6 BLK 309 LOT SIZE 100.000 X 120 75R-15255
7	0821210072450	1280 BURLINGTON ST	Opa-locka	33054-3619	21 52 41 .14 AC OPA LOCKA PLAT NO 3 PB 31-14 NELY82.88FT OF TR A BLK 143 LOT SIZE IRREGULAR OR 17187-3183 0596 4 COC 26344-0542 04 2008 3
8	0821210072401	1281 BURLINGTON ST	Opa-locka	33054-3618	21 52 41 .792 AC M/L OPA LOCKA PLAT NO 3 PB 31-14 POR OF BLK 142 BEG SELY COR OF BLK 142 TH SWLY 243.3FT NWLY 130FT NELY 308.59FT SELY 145.47FT TO POB LOT SIZE 34522 SQ FT M/L

9	0821220040370	1416 10 CT	Lake Park, FL	33403	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 38 BLK 1 LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2 (8) COC 25957-3402 08 2007 4
10	0821220000080	2530 SERVICE RD	Opa-locka	33054-3758	22 52 41 .51 AC COMM AT SW COR OF BLK 314 TH S 88 DEG W 474.83FT OF E1/4 OF NW1/4 OF NW1/4 OF SW1/4 OF SEC TH N 01 DEG W 214.96FT NELY AD 150FT FOR POB TH S 53 DEG W 150.43FT NELY AD 150FT N 53 DEG W 151.70FT SWLY AD 150FT TO POB FOR DB 3904-9 LOT SIZE 22216 SQ FT OR 20119-1671 1201 1
11	0821210021330	1360 SHARAZAD BLVD	Opa-locka	33054-0000	PL NO 1 OPA LOCKA PB 25-44 E20FT OF LOT 11 & LOTS 12 THRU 18 & LOTS 23 THRU 38 E20FT LOT 11-A & LOTS 12-A THRU 18-A & 23-A THRU 27-A & 36-A THRU 38-A BLK 8-A PER PB 46-76 LOT SIZE 66037 SQUARE FEET OR 19414-0263 1200 1 COC 22298-3600 04 2004 1
12	0821220020160	14401 NW 27 AVE	Opa-locka	33054-3433	22-52-41 OPA LOCKA CENTER PB 45-71 LOT 7 BLK 309 LOT SIZE 9140 SQ FT OR 17736-1758 0797 1 COC 26465-2201 06 2008 4
13	0821210000010	605 Suwannee St	Tallahassee, FL	32399	21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH NELY AD 1040.42FT N 60 DEG E 663.98FT N 29 DEG W 125FT N 60 DEG E 645FT S 29 DEG E 125FT N 60 DEG E 205FT N 29 DEG W 125FT N 60 DEG E 25FT S 29 DEG E 125FT N 60 DEG E 57.74FT S 01 DEG E 112.70FT S 60 DEG W 1544.75FT SWLY AD 908.81FT S 87 DEG W 139.74FT TO POB & BEG 1207.57FTN OF SW COR OF SE1/4 OF SEC 21 FOR POB TH N 60 DEG E 2979.19FT N 02 DEG W 111.90FT S 60 DEG W 2977.45FT S 01 DEG E 112.70FT TO POB

14	0821220000050	14301 NW 27 AVE	Opa-locka	33054-3643	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
15	0821220040400	1416 10 CT	Lake Park, FL	33403	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 41 BLK 1 LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2(8) COC 25957- 3402 08 2007 4
16	0821220040430	2530 ALI BABA AVE	Opa-locka	33054-3138	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 44 BLK 1 LOT SIZE 6250 SQUARE FEET
17	0821220040350	1416 10 CT	Lake Park, FL	33403	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 36 BLK 1 LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2 (8) COC 25957- 3402 08 2007 4
18	0821210021720	14360 NW 27 AVE	Opa-locka	33054-3644	PL NO 1 OPA LOCK PB 25-44 LOTS 13 TO 17 INC BLK 9 LOT SIZE 11545 SQ FT OR 15802-4447 1292 5 COC 22718-3458 09 2004 1
19	0821220020280	14475 NW 26 AVE	Opa-locka	33054-3121	OPA LOCKA CENTER PB 45-71 LOTS 7 TO 11 INC & W30FT OF LOTS 12 & 14 & LOT 15 LESS E90FT BLK 310 LOT SIZE 41282 SQUARE FEET OR 20145-2633 0102 5
20	0821220000120	2695 NW 141 ST	Opa-locka	33054-4051	22 52 41 .921 AC M/L BEG 357.15FTW & 1.17FT N OF SW COR BLK 314 PB 49-72 TH W 143.69FT S 64 DEG W125.3FT W35.88FT NELY AD 317.18FT S 53 DEG E150FT S122.1FT TO POB LOT SIZE 40119 SQ FT OR 19514-2630 0201 1
21	0821210072451	14126 NW 27 AVE	Opa-locka	33054-3655	OPA LOCKA PLAT #3 PB 31-14 TR B LESS S160.92FT & LESS E8FT FOR RD BLK 143 LOT SIZE 11346 SQ FT COC 21959- 2270 12 2003 6
22	0821220040440	2600 ALI BABA AVE	Opa-locka	33054-3140	MAGNOLIA SUB 2ND ADDN PB 46-89 LOTS 45 TO 50 INC BLK 1 LOT SIZE 41426 SQUARE FEET OR 18074-1884 0498 5

23	0821220000410	2620 ALI BABA AVE	Opa-locka	33054-3643	22 52 41 .37 AC BEG 180FT SWLY OF SW COR LOT 50 BLK 1 2ND ADD TO MAGNOLIA SUB PER PB 46-89 CONT SWLY ALG N R/W/L S A L 133.34FT TO E R/W/L NW 27TH AVE N124.49FT TO PC NELY ARC DIS 27.63FT NELY117.94FT S 139.92FT TO POB LOT SIZE IRREGULAR OR 16987-0447 1095 4 COC 24310-3868 10 2005 5
24	0821220040380	2466 ALI BABA AVE	Opa-locka	33054-0000	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 39 BLK 1 LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2 (8) COC 25957-3402 08 2007 4
25	0821210021420	14380 NW 27 AVE	Opa-locka	33054-0000	21 52 41 .06 AC PL NO 1 OPA LOCKA PB 25-44 LOT 20 BLK 8 & LOT 20-A BLK 8-A PER PB 46-76 LOT SIZE 25.000 X 109 OR 18441-1561 1298 2 (3)
26	0821220020460	2495 ALI BABA AVE	Opa-locka	33054-3109	OPA LOCKA CENTER PB 45-71 LOTS 5 TO 11 INC BLK 311 LOT SIZE 48998 SQUARE FEET
27	0821220040410	2490 ALI BABA AVE	Opa-locka	33054-3103	22 52 41 MAGNOLIA SUB 2ND ADDN PG 46-89 LOT 42 BLK 1 LOT SIZE 6250 SQ FT OR 19474-2161 0101 1
28	0821210021430	14380 NW 27 AVE	Opa-locka	33054-3664	21 52 41 .12 AC PL NO 1 OPA LOCKA PB 25-44 LOTS 21 & 22 BLK 8 & LOTS 21-A & 22-A BLK 8-A PER PB 46-76 LOT SIZE IRREGULAR OR 18441-1561 1298 2 (3)
29	0821210072446	1272 BURLINGTON ST	Opa-locka	33054-3619	21 52 41 .12 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY52FT OF NELY134.88FT TR A BLK 143 AKA LT 20 & PT OF 19 & 21 LOT SIZE 52.000 X 100 OR 21120-1929 0303 1 COC 25553-1941 04 2007 5
30	0821210072455	14120 NW 27 AVE	Opa-locka	33054-3655	21 52 41 .34 AC OPA LOCKA PLAT NO 3 PB 31-14 S160.92FT OF TR B LESS E8FT FOR RD BLK 143 LOT SIZE 160.920 X 92 OR 11641-1619 1282 5
31	0821220040420	2530 ALI BABA AVE	Opa-locka	33054-0000	22 52 41 MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 43 BLK 1 LOT SIZE 6250 SQUARE FEET 73R 232481

32	0821210072400	1251 Burlington St	Opa-locka	33054-0000	21 52 41 .03 AC OPA LOCKA PLAT NO 3 PB 31-14 W8.99FT OF E317.58FT AS MEAS ALG N/BDRY BLK 142 OR 15774-1300 0886 5
33	0821220040360	1416 10 CT	Lake Park, FL	33403	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 37 BLK 1 LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2 (8) COC 25957-3402 08 2007 4
34	0821210021330	1360 SHARAZAD BLVD	Opa-locka	33054-0000	PL NO 1 OPA LOCKA PB 25-44 E20FT OF LOT 11 & LOTS 12 THRU 18 & LOTS 23 THRU 38 E20FT LOT 11-A & LOTS 12-A THRU 18-A & 23-A THRU 27-A & 36-A THRU 38-A BLK 8-A PER PB 46-76 LOT SIZE 66037 SQUARE FEET OR 19414-0263 1200 1 COC 22298-3600 04 2004 1
35	0821220020170	14410 NW 26 AVE	Opa-locka	33054-3139	OPA LOCKA CENTER PB 45-71 LOTS 8 & 9 BLK 309 LOT SIZE 19912 SQ FT OR 16127-0555 1193 1
36	0821220020340	2591 ALI BABA AVE	Opa-locka	33054-0000	OPA LOCKA CENTER PB 45-71 LOTS 12 & 14 LESS W30FT ALL LOT 13 & E90FT LOT 15 BLK 310 LOT SIZE 18721 SQ FT OR 20145-2703 0102 1
37	0821220000040	605 Suwannee St	Tallahassee, FL	32399	22 52 41 13.80 AC M/L 100FT S A L R/W ACROSS SEC DESC BEG 2656.19FTS OF NW COR OF SEC 22 FOR POB TH N 60 DEG E 2981.88FT S 02 DEG E 111.90FT S 60 DEG W 1706.46FT SELY AD 433.15FT N 29 DEG W 40.10FT S 60 DEG W 844.77FT N 02 DEG W 111.90FT TO POB & BEG NE COR OF SEC 22 TH S 02 DEG E 40.19FT SWLY AD 336.77FT S 60 DEG W 2656.73 FT N 02 DEG W 111.90FT N 60 DEG E 2606.53FT NELY AD 245.65FT N 87 DEG E 121.99FT TO POB
38	0821220000411	2620 ALI BABA AVE	Opa-locka	33054-3140	22 52 41 .58 AC BEG SW COR LOT 50 BLK 1 2ND ADD TO MAGNOLIA SUB PB 46-89 SWLY 180FT N139.92FT NELY180FT S139.84FT TO POB LOT SIZE 25200 SQUARE FEET OR 13934-3050 1288 1 COC 26031-2777 11 2007 5
39	0821220040390	1416 10 ct	Lake Park, FL	33403	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 40 BLK 1 LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2 (8) COC 25957-3402 08 2007 4

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.

RESOLUTION NO. _____

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

WHEREAS, the property owner, GPT NW 42nd Avenue Owner II and GPT NW 42nd Avenue Owner III desires to develop this two-parcel site; and

WHEREAS, the Owner presented a request for site plan and development agreement approval to the City Commission on December 14, 2022 to develop this two-parcel site with the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed Use Overlay requirements. The owner has prepared a site plan to illustrate the proposed retail and warehouse distribution facility; and

WHEREAS, the City Commission approved the site plan and development agreement requests on December 14, 2022 and the owner now seeks to obtain Tentative Plat approval in the accordance with the requirements of the City of Opa-locka and the requirements of Miami-Dade County Code, Chapter 28 "Subdivisions" -Plats and Platting, to unify the site; and

WHEREAS, the City desires to approve the Tentative Plat attached hereto as Exhibit "A" to this Resolution.

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

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 Tentative Plat. The Planning & Zoning Board of the City of Opa-locka hereby approves / denies a request for Tentative Plat approval for the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed Use Overlay requirements

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 March, 2023.

Elio Guerrero, Chairman

ATTEST:

Kinshannta Hall, PZAB Clerk

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Received:
By:
Date:

" THE GREAT CITY "



PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2022-2023

TOTAL FEES: \$ 1,000.00 New Fees as of October 1, 2015

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

Date Application Found Sufficient

October 4, 2022
November 8, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 11, 2023
August 1, 2023
September 5, 2023

August 19, 2022
September 16, 2022
October 14, 2022
November 18, 2022
December 16, 2022
January 13, 2023
February 18, 2023
March 17, 2023
April 14, 2023
May 19, 2023
June 16, 2023
July 21, 2023

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

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

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

4

Received:
By:
Date:



" THE GREAT CITY "

City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 305235 DATE RECEIVED: _____

PROPERTY OWNER'S NAME: GPT NW 42nd Avenue Owner II LLC

PROPERTY OWNER'S ADDRESS: 90 Park Avenue, 32 Floor, New York, NY 10016
Number/Street City State/Zip Code

APPLICANT'S NAME: Jane Storms, Pulice Land Surveyors, Inc.

APPLICANT'S ADDRESS: 5381 Nob Hill Road, Sunrise, FL 33351
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 954-572-1777 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12691 NW 42 Avenue
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0050 PRESENT ZONING: B-3/Corridor Mixed Use

LEGAL DESCRIPTION: 29-52-41 NW 1/4 of SE 1/4 Less N 35' and Less S 300' of W 413' and Less W 50' and Less E 15' of S 1/2 of NW 1/4 of SE 1/4 thereof

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:

b

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 305235 DATE RECEIVED: _____

PROPERTY OWNER'S NAME: GPT NW 42nd Avenue Owner III LLC

PROPERTY OWNER'S ADDRESS: 90 Park Avenue, 32 Floor, New York, NY 10016
Number/Street City State/Zip Code

APPLICANT'S NAME: Jane Storms, Pulice Land Surveyors, Inc.

APPLICANT'S ADDRESS: 5381 Nob Hill Road, Sunrise, FL 33351
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 954-572-1777 HOME --- OTHER ---

SUBJECT PROPERTY ADDRESS: 12705 NW 42 Avenue
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0050 PRESENT ZONING: B-3

LEGAL DESCRIPTION: 29-52-41 Begining 1132.57' E of c/l of section continuing E 206.39' to W
ROW of Lejuene Douglas Expwy NE 1256.84' W 535.5' S 1210' to POB

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). *proof of mailing*
- ☐ 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, Britton Winterer, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

Date

Sworn to and subscribed before me: Banica Defrank

This 18 day of JANUARY, 2023

Notary Public

Attach copy of identification

My commission expires 06/03/2025.

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

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in New York County
Commission Expires June 3, 2025

9

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

GPT NW 42nd Avenue Owner II LLC

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

I Britton Winterer, being first duly sworn, depose and say that I am the owner of the property legally described as:
Folio 08-2129-000-0050

I do give to Jane Storms, Pulice Land Surveyors, Inc. 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 Jane Storms, Pulice Land Surveyors, Inc. 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.

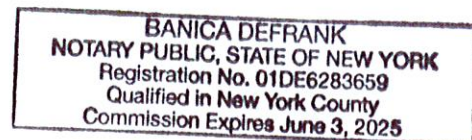
Signature

Date

Sworn to and subscribed before me:

This 23rd day of JANUARY, 2023

Notary Public



My commission expires: 06/03/2025

b

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

GPT NW 42nd Avenue Owner III LLC

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

I Britton Winterer, being first duly sworn, depose and say that I am the owner of the property legally described as:
Folio 08-2129-000-0064

I do give to Jane Storms, Pulice Land Surveyors, Inc. 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 Jane Storms, Pulice Land Surveyors, Inc. 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 23rd day of JANUARY, 2023.

Notary Public

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in New York County
Commission Expires June 3, 2025

My commission expires: 06/03/2025.

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

CERTIFIED MAIL

Joseph Goldstein
Hollans Knight
701 Brickell Ave
Suite 3000
Miami FL 33131



7021 0350 0002 1789 2416
7021 0350 0002 1789 2416

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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Street and Apt. No., or PO Box No. 13190 NW 38 Ave
City, State, Zip+4 DA Lock, FL 33054-4529

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

325A1

29

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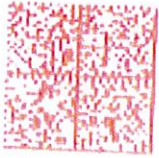
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 3900 Commonwealth Blvd
 Tallahassee, FL 32399-6575

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 Denver, CO 80202-2526

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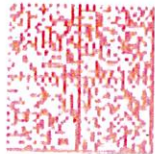
Zip

BsIs Opa Locka LLC
C/O Paul Silberfarb
290 Devon Rd
Tenafly, NJ 07670-3137

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Annapolis, MD 21401-4656

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12707 NW 42nd Ave
Opa Locka, FL 33054-5117

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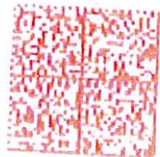
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Opa Locka, FL 33054

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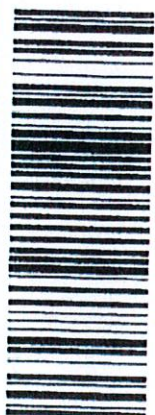
Republic Metals Warehouse LLC
 12900 NW 38th Ave
 Opa Locka, FL 33054-4527

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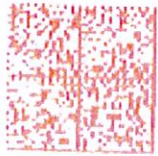
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 13100 NW 38th Ave
 Opa Locka, FL 33054-4529

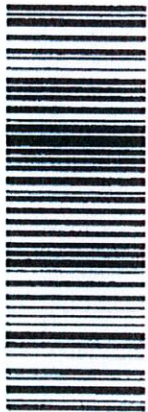
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 City, State, ZIP+4® DADE CO FL 33054-4435
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Street and Apt. No., or PO Box No. 13105 NW 42 AVE		
City, State, ZIP+4® ODD A LOCKH, FL 33054-4435		

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 Holland & Knight LLP
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 Suite 3000
 Miami, Florida 33131

SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST
FOLIOS: 08-2129-000-0050 & 08-2129-000-0064

Date: 6/21/2022 Time: 08:17 User: admin Page Title: Lenses db - Lenses - Lenses1 Document Code: XZ009X04-0001-0001-0101

375-FOOT RADIUS MAP OF:

LOCATION: 12691 and 12705 NW Le Jeune Road,
Opa-Locka FL 33054
FOLIO: 08-2129-000-0050 and -0064

PREPARED FOR: HOLLAND & KNIGHT, LLP
ORDER: 220308

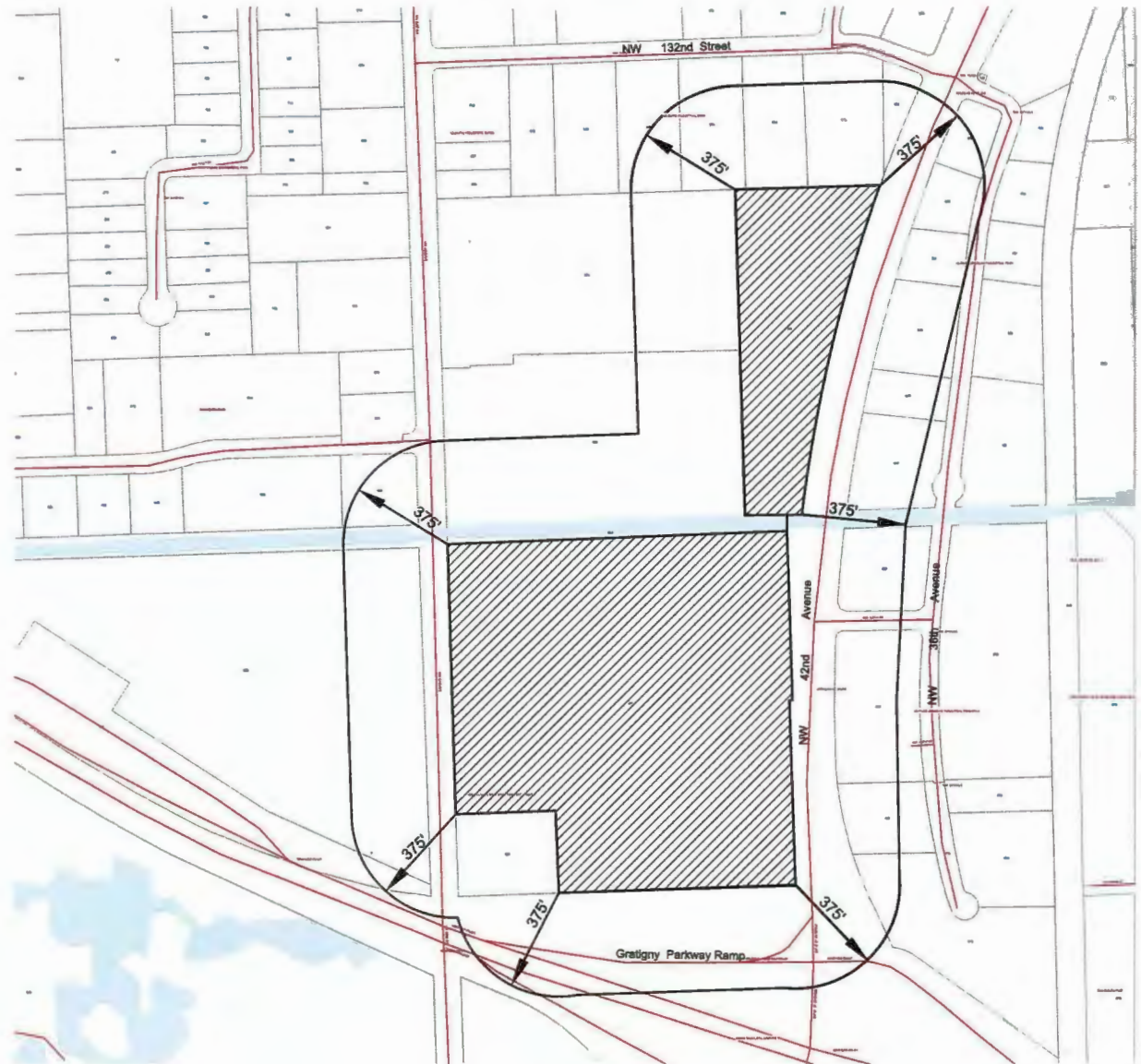
DATE: March 11, 2022



The Zoning Specialists Group, Inc.

7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305)828-1210

www.thezoningspecialistsgroup.com



TENTATIVE PLAT
OF
IRONWOOD COMMERCE CENTER
PORTION OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41
EAST, CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA

OWNER: GPT NW 42ND AVENUE OWNER II LLC
GPT NW 42ND AVENUE OWNER III LLC
90 PARK AVENUE FLOOR 32
NEW YORK, NEW YORK 10016
PHONE: 305-205-4115
EMAIL: CRIOS@LINKLOGISTICS.COM

LEGEND

- CONCRETE
ASPHALT PAVEMENT
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
LIMITED ACCESS LINE
UNDERGROUND GAS LINE
UNDERGROUND ELECTRIC LINE
UNKNOWN UNDERGROUND LINES
CENTERLINE
O.R.B.
TP
R
CA
A
- FLORIDA POWER & LIGHT COMPANY
LICENSED BUSINESS
GUMBO LIMBO
UNIDENTIFIED TREE
MAHOGANY
BLACK OLIVE
CABBAGE PALM
ROYAL PALM
COCONUT PALM
UNIDENTIFIED PALM
INFORMATION PER DEED
FLORIDA DEPARTMENT OF TRANSPORTATION
TITLE COMMITMENT NUMBER
- CONCRETE
ASPHALT PAVEMENT
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
LIMITED ACCESS LINE
UNDERGROUND GAS LINE
UNDERGROUND ELECTRIC LINE
UNKNOWN UNDERGROUND LINES
CENTERLINE
O.R.B.
TP
R
CA
A

DEVELOPMENT INFORMATION

TRACT	DEVELOPMENT USE	SIZE
"A"	WAREHOUSING FACILITIES	741,817 S.F.

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS, INC.; JANE STORMS
TELEPHONE NUMBER: 954.572.1777
FAX NUMBER: 954.572.1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

LOCATION SKETCH

SCALE: 1"=300'
PORTION OF SECTION 29,
TOWNSHIP 52 SOUTH, RANGE 41 EAST

LEGAL DESCRIPTION:

PARCEL 1:
THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL 1:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL 11:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

CERTIFICATION:

TO LINK LOGISTICS; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, & 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/05/22.

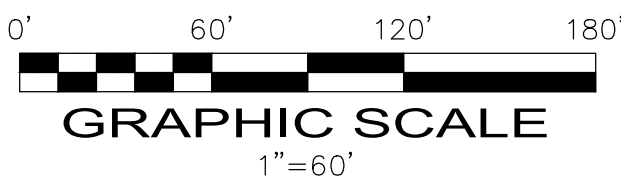
DATE OF PLAT OR MAP: 07/05/22

Digitally signed by John F Pulice

Date: 2023.02.01 15:10:47

-05'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



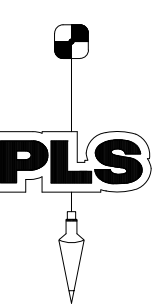
SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

NO.	REVISIONS	BY
5		
4		
3	#70210 TENTATIVE PLAT 2/1/23	L.H.
2	#69701 UPDATE SURVEY 7/5/22	M.F.
1	#67156 ORIGINAL SURVEY 6/1/20	L.S.

IRONWOOD COMMERCE CENTER
12691 & 12705 NW 42ND AVENUE
OPA LOCKA, MIAMI-DADE COUNTY,
FLORIDA 33054

BOUNDARY AND TOPOGRAPHIC SURVEY
AND TENTATIVE PLAT



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#5870

DRAWN BY: L.S.

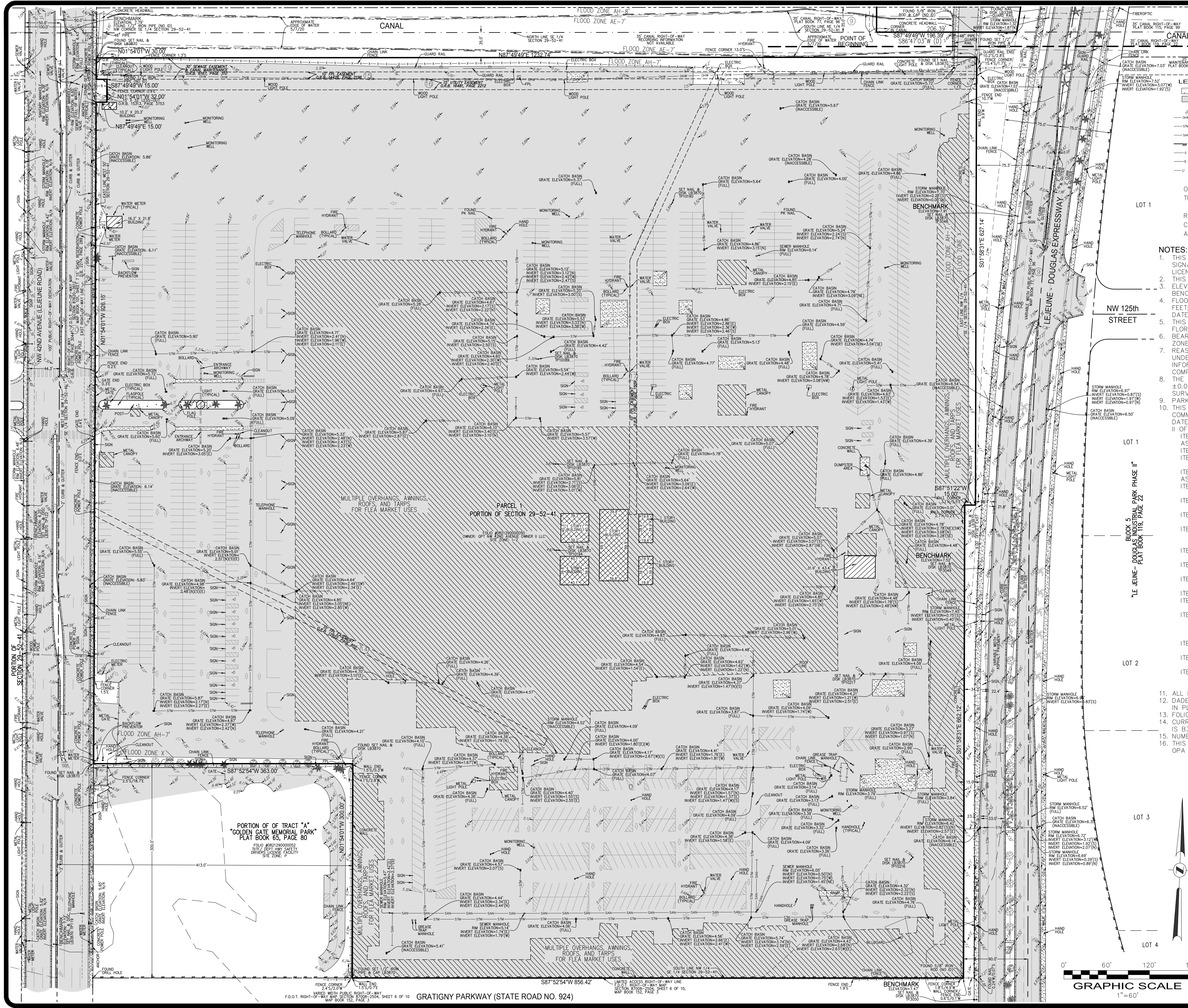
SCALE: 1"=60'

CLIENT: LINK LOGISTICS

CHECKED BY: J.F.P.

SURVEY DATE: 7/5/22

ORDER NO.: 70210



LEGEND

CONCRETE	FPL	FLORIDA POWER & LIGHT COMPANY
ASPHALT PAVEMENT	LB	LICENSED BUSINESS
ELEVATION		GUMBO LIMBO
OVERHEAD WIRES		UNIDENTIFIED TREE
UNDERGROUND STORM SEWER LINE		MAHOGANY
UNDERGROUND SANITARY SEWER LINE		BLACK OLIVE
LIMITED ACCESS LINE		CABBAGE PALM
UNDERGROUND GAS LINE		ROYAL PALM
UNDERGROUND ELECTRIC LINE		COCONUT PALM
UNKNOWN UNDERGROUND LINES		UNIDENTIFIED PALM
CENTERLINE		INFORMATION PER DEED
O.R.B.		FLORIDA DEPARTMENT OF TRANSPORTATION
TP		TITLE COMMITMENT NUMBER
R		
CA		
A		

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SITE CONTAINS A TOTAL OF 1,873,924 SQUARE FEET (43,019 ACRES) MORE OR LESS.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY BENCHMARKS: N-462; ELEVATION: 7.84 FEET & N-600; ELEVATION: 7.48 FEET.
- FLOOD ZONE: AH, BASE FLOOD ELEVATION: 7 FEET & 8 FEET; AE, BASE FLOOD ELEVATION: 7 FEET; X, BASE FLOOD ELEVATION: NONE; PANEL #12036C019L; COMMUNITY #120657; MAP DATE: 9/11/09. FLOOD ZONE LINES ARE DEPICTED APPROXIMATELY.
- THIS SITE LIES IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE WITH THE SOUTH LINE OF THE NE 1/4 OF SECTION 29-52-41 BEING S87°49'49"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- PARKING IS DEPICTED APPROXIMATELY. PAINT WAS VERY FADED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 10913255, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 12/28/2022 AT 10:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B PART II OF SAID COMMITMENT:
 - ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - AS TO ALL PARCELS
 - ITEM 6: NOT ADDRESSED.
 - ITEM 7: GRANT OF AVIGATION EASEMENT IN O.R.B. 3498, PAGE 209 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 8: NOT ADDRESSED.
 - AS TO PARCEL 3
 - ITEM 9: CANAL MAINTENANCE AGREEMENT AND RIGHT-OF-WAY ON RIGHT-OF-WAY MAP IN PLAT BOOK 77, PAGE 96 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 10: RESERVATIONS IN DEED BOOK 176, PAGE 339 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 11: COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE EASEMENT DEED IN O.R.B. 10288, PAGE 2284 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 12: TERMS AND CONDITIONS IN THE NON-EXCLUSIVE PRIVATE EASEMENT IN O.R.B. 11076, PAGE 601, AMENDED BY THE AMENDMENT TO NON-EXCLUSIVE PRIVATE EASEMENT IN O.R.B. 14441, PAGE 1400, APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 13: PRIVATE EASEMENT AGREEMENT IN O.R.B. 14695, PAGE 2028 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 12922, PAGE 855 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 15: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 14426, PAGE 2196 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 16: EASEMENT IN O.R.B. 16481, PAGE 2212 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 17: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17196, PAGE 1509 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 18: MINERAL RESERVATIONS IN DEED BOOK 2457, PAGE 29, CANAL AND EASEMENT RESERVATIONS RELEASE IN DEED BOOK 4224, PAGE 299, AND RELEASE IN O.R.B. 6284, PAGE 101, AS AFFECTED BY NON-USE COMMITMENT IN O.R.B. 14415, PAGE 1568, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 19: EASEMENT FOR SEWAGE FACILITY AND CANAL MAINTENANCE IN O.R.B. 6167, PAGE 310 APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 20: COVENANT RUNNING WITH THE LAND IN O.R.B. 12178, PAGE 3044 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
 - ITEM 21: TERMS, CONDITIONS AND RESERVATIONS CREATED UNDER COVENANT RUNNING WITH THE LANDS IN O.R.B. 32725, PAGE 1255 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
- ALL RECORDED DOCUMENTS ARE PER DADE COUNTY RECORDS.
- DADE COUNTY FLOOD CRITERIA IS 6.2' PER AMENDED PLAT OF FLOOD CRITERIA MAP RECORDED IN PLAT BOOK 120, PAGE 13, SHEET 2.
- FOLIO NO.: 0821290000064, 0821290000050.
- CURRENT ZONING: FOLIO 0821290000064 IS B3 (COMMERCIAL INTENSIVE) AND CORRIDOR MIXED USE.
- NUMBER OF PROPOSED TRACTS: 1
- THIS SITE WILL BE SERVICED BY MIAMI-DADE WATER AND SEWER DEPARTMENT AND THE CITY OF OPA LOCKA.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

IRONWOOD COMMERCE CENTER
12691 & 12705 NW 42nd AVENUE
OPA LOCKA, MIAMI-DADE COUNTY,
FLORIDA 33064

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3670

PLS

GRAPHIC SCALE
0' 60' 120' 180'
1"=60'

DRAWN BY: L.S.
CHECKED BY: J.F.P.

SCALE: 1"=60'
SURVEY DATE: 7/5/22

CLIENT: LINK LOGISTICS
ORDER NO.: 70210



FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 30, 2017

FLORIDA FILING

Qualification documents for GPT NW 42ND AVENUE OWNER III LLC were filed on June 29, 2017, and assigned document number M17000005547. Please refer to this number whenever corresponding with this office.

Your limited liability company is authorized to transact business in Florida as of the file date.

The certification you requested is enclosed.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>

Please notify this office if the limited liability company address changes, it is the responsibility of the corporation to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Jenna D Harris
Regulatory Specialist II
Registration/Qualification Section
Division of Corporations

Letter Number: 317A00013282

Account number: FCA000000015

Amount charged: 155.00

www.sunbiz.org

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

State of Florida



Department of State

I certify the attached is a true and correct copy of the application by GPT NW 42ND AVENUE OWNER III LLC, a Delaware limited liability company, authorized to transact business within the state of Florida on June 29, 2017, as shown by the records of this office.

The document number of this limited liability company is M17000005547.



CR2EO22 (1-11)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Thirtieth day of June, 2017

Ken Detzner

Ken Detzner
Secretary of State

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS
IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. GPT NW 42nd Avenue Owner III LLC

(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Delaware

(Jurisdiction under the law of which foreign limited liability company is organized)

3. _____

(FEI number, if applicable)

4. _____

(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 90 Park Avenue, 32nd Floor

New York, New York 10016

(Street Address of Principal Office)

6. 90 Park Avenue, 32nd Floor

New York, New York 10016

(Mailing Address)

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: NRAI Services, Inc.

Office Address: 1200 South Pine Island Road

Plantation

(City)

Florida 33324

(Zip code)

Registered agent's acceptance:

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

By: NRAI Services, Inc.

Jennifer Parks, Assistant Secretary

(Registered agent's signature)

8. The name, title or capacity and address of the person(s) who has/have authority to manage is/are:

GPT Operating Partnership LP, Member, 90 Park Avenue, 32nd Floor, New York, NY 10016

Edward J. Matey Jr., Vice President, 90 Park Avenue, 32nd Floor, New York, NY 10016

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted.)

Edward J. Matey Jr.

Signature of an authorized person

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Edward J. Matey Jr.

Typed or printed name of signee

FILED
2017 JUN 29 AM 8:58
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Delaware

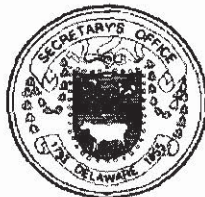
The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "GPT NW 42ND AVENUE OWNER III LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-NINTH DAY OF JUNE, A.D. 2017.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "GPT NW 42ND AVENUE OWNER III LLC" WAS FORMED ON THE TWENTY-THIRD DAY OF JUNE, A.D. 2017.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



6454149 8300

SR# 20175014991

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 202803839

Date: 06-29-17

RESOLUTION NO. 22-084

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

WHEREAS, the Applicant, GPT NW 42ND AVENUE OWNER II, LLC C/O GRAMERCY PROPERTY TRUST & GPT NW 42ND AVENUE OWNER III, LLC C/O GRAMERCY PROPERTY TRUST seeks to redevelop this two-parcel site with the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed Use Overlay requirements. The applicant has prepared a site plan to illustrate the proposed retail and warehouse distribution facility; and

WHEREAS, according to the City of Opa-Locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed use, including retail and warehouse/distribution facilities; and

WHEREAS, as indicated on the accompanying plans, the proposed development would consist of six buildings containing approximately 741,837 square feet which combines both commercial and warehouse uses and 74,182 square feet of office use; and

WHEREAS, the Plans also incorporate traditional Moorish architecture to complement the surrounding community and the general design goals of the City; and

WHEREAS, the Planning & Zoning Board reviewed this request on September 13, 2022, for final site plan approval and recommended approval by a 4-0 vote; and

WHEREAS, the City Commission of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the final site plan of Applicant within the City, as provided herein and attached hereto as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals.

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

SECTION 2. Approval/Denial.

Approval/Denial of Site Plan. The City Commission of the City of Opa-Locka has reviewed the recommendation of the Planning & Zoning Board and hereby **approves** / denies the Site Plan request for the construction and operation of an industrial and commercial mixed-use retail, and warehouse distribution facility on the property located at 12691 NW 42nd Avenue and identified by folio 08-2129-000-0050 and 12705 NW 42nd Avenue and identified by folio 08-2129-000-0064 and both properties are in the B-3 Zoning District. A copy of the Site Plan is attached hereto and incorporated herein as Exhibit "A".

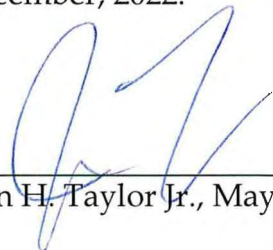
SECTION 3. SCRIVENER'S ERRORS.

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.

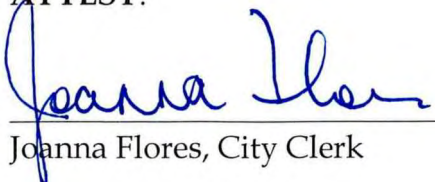
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED and **ADOPTED** this 14th day of December, 2022.



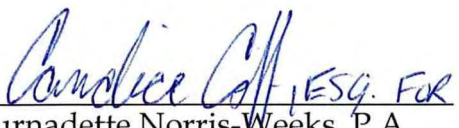
John H. Taylor Jr., Mayor

ATTEST:



Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Commissioner Williams

Seconded by: Commissioner Bass

VOTE: 4-1

Commissioner Bass	YES
Commissioner Kelley	YES
Commissioner Williams	NO
Vice Mayor Ervin	YES
Mayor Taylor	YES



**City of Opa-locka
Agenda Cover Memo**

Department Director:	Gregory D. Gay		Department Director Signature:				
City Manager:	Darvin Williams		CM Signature:				
Commission Meeting Date:	December 14, 2022		Item Type: (Enter X in box)	Resolution X	Ordinance		Other
Fiscal Impact: (Enter X in box)	Yes	No	Resolution Reading: (Enter X in box)	1st Reading X		2nd Reading	
		X	Public Hearing: (Enter X in box)	Yes X	No	Yes	No X
Funding Source: <i>Account# :</i>	(Enter Fund & Dept) Ex: N/A See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes X		No	
ILA Required: (Enter X in box)	Yes	No X	RFP/RFQ/Bid#:				
Strategic Plan Related (Enter X in box)	Yes X	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)			
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager			

Short Title:

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

Staff Summary:

The Applicant, GPT NW 42nd Avenue Owner II, LLC & GPT NW 42nd Avenue Owner III, LLC seeks to redevelop this two-parcel site and has submitted formal requests for site plan and development agreement approvals for the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution

facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed use Overlay requirements.

Background

This property is located in the southwest section of the City of Opa-locka on the east-side of NW 42nd Avenue, across from the City's Public Works Department. The property is owned by GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC according to Miami-Dade County Property appraiser's website. As indicated on the site plan the proposed development would consist of six buildings containing approximately 741,837 square feet which combines both commercial and warehouse uses and would provide 74,182 square feet of office use.

The applicant intends to develop the property with a commercial logistics uses in accordance with the Commercial B-3 zoning district regulations and the corridor mixed use overlay requirements for the inclusion of industrial warehouse and distribution uses. The proposed development would consist of six buildings containing over 740,000 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City. This development provides for both commercial and warehouse uses with a commercial visual appeal. This planned development is anticipated to generated approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees.

The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay", for "Parcel 1" and a land use designation of "industrial" with a "Corridor Mixed Use Overlay", for "Parcel 2" which allows for an industrial/commercial mixed-use, which would include warehouse / distribution facilities and showrooms. Because the buildings are expected to be built on a speculative basis for many tenants and are not a build-to-suit for a specific tenant in mind, measurable commercial-retail at this time is not possible in order to preserve flexibility needed to best respond to leasing demand once the buildings are constructed. The site plan does provide a means for separate uses within each building to permit commercial retail, showroom and flex office space.

The proposed development use "Retail Center" and "Warehouse Distribution Center" is in harmony with the general characteristic of the surrounding neighborhood for Commercial/Industrial Uses. For Horizontal Mixed Use the Development where the different types of uses, industrial and commercial are horizontally integrated, the site plan has multiple buildings, and each building may be a separate use. There must be clear indicators as to the area designated for retail and for commercial uses. Retail uses must be specific to the products produced on site and any accessory uses. The applicant is proposing a speculative, multi-tenant commercial logistics project that has been designed to attract small- and medium-sized users that are anticipated to require approximately 10% in aggregate of square footage as retail/showroom and flex office space buildout inside the buildings. The buildings facing Lejeune and Douglas/Lejeune will feature shallower depths at 145 feet, more glass and storefronts, high auto parking counts, enhanced lighting and concealed truck courts, which are visually appealing to the neighborhood and will attract smaller businesses with office/showroom/retail spaces along the storefronts.

According to the City's Land Development Regulation/ Zoning Code B-3 (Commercial Industrial) allows Warehouse facilities for light industrial and light manufacturing uses; The B-3 Zoning District also permits B-1 & B-2 Uses and the district permits Flea Markets & Bazaars. As a mixed-use development there must be clear indications of retail, sales and service uses and distinct indicators of where those uses will be located. The MXUOD District permits Retail and Service Uses as well as Hotels, Movie Theaters, Health Spas, and Medical and Business Offices. The commercial mixed use also includes Recreational Facilities that include recreation buildings for indoor sports, i.e. indoor soccer, swimming pools, parks, (which could include a water park) open space and recreational area for tennis courts, basketball courts, etc.

Financial Impact

Approval of this site plan and development agreement will not provide any negative financial impact.

Proposed Action:

Staff recommended approval of this Resolution

Attachment:

DRAFT Resolution
P&Z Application Package
P&Z Board Meeting Minutes 9-13-22

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.789.7782 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Joseph G. Goldstein, Esq.
(305) 789-7782
joseph.goldstein@hklaw.com

April 19, 2022

VIA HAND DELIVERY

Mr. Gregory Gay
Director, Planning and Community Development Department
3400 NW 135 Street, Building B
Opa-Locka, Florida 33054

**Re: GPT NW 42 Avenue Owner II LLC and GPT NW 42 Avenue Owner III LLC
- Letter of Intent for Site Plan Review**

Dear Mr. Gay:

This letter constitutes the letter of intent on behalf of GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC (the "Applicants") in support of their request for site plan approval for a proposed commercial logistics project in connection with that certain $\pm$ 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain $\pm$ 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property"; legally described in Exhibit "A").

Parcel 1 is located in the southeast corner of NW 42 Avenue/LeJeune Road and State Road 924/Gratigny Parkway, south of the Miami-Dade County canal while Parcel 2 is located west of the Douglas Road/LeJeune Road connector and north of the Miami-Dade County canal. Parcel 1 has served as the location for the Opa-Locka Flea Market and Parcel 2 is currently used for truck parking. Both parcels are surrounded by industrial uses to the north and to the west, while Parcel 1 is directly east of a recently approved logistics/warehouse and commercial development. The City of Opa-Locka's Comprehensive Plan, Future Land Use Plan (LUP) map provides that Parcel 1 has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay" while Parcel 2 has a land use designation of "Industrial." Additionally, according to the City of Opa-Locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and Parcel 1 is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed-use, including warehouse/distribution facilities. An aerial of the Property is included below.



The Applicants seek to develop the Property with a commercial logistics project in accordance with the Commercial and Corridor Mixed Use Overlay requirements. South Florida (Miami-Dade, Broward, and Palm Beach Counties) is home to over 416 million square feet of warehouse space – the largest concentration of warehouse space in Florida. According to CBRE Group, Inc., with 3,100 acres of developable land remaining, South Florida can only accommodate an additional 48 million square feet of logistics space before it is built out, which is approximately 7.5 years using historical delivery trends. In November 2021, the South Florida Business Journal similarly highlighted the growing need for warehouse and distribution space, which is undergoing a “boom” in Miami-Dade County. At 3% vacancy and declining, Miami-Dade County desperately needs more commercial warehouse space. Given the growth of traditional logistics and transshipment use along with the rise of e-commerce in today's economy and existing projects in the immediate vicinity catering to this market, a commercial logistics facility as proposed would be an ideal location and unique opportunity for the City of Opa-Locka.

The Applicants have prepared a site plan (“Plan”) to illustrate the proposed facility. The Plan provides information relating to the general layout, building aesthetics, landscaping guidelines, and parking areas. As indicated in the accompanying plans, the proposed development would consist of six buildings containing over 740,000 square feet. The proposed commercial logistics project combines both commercial and warehouse uses with an emphasis on a commercial visual appeal by utilizing the following design features:

- Shallower buildings, which create more opportunities for smaller businesses, tenants in a variety of industries, and retail/showroom/office spaces facing LeJeune and Douglas/LeJeune Connector
- Concealed truck courts, which shield/screen truck loading and unloading from main thoroughfares

- Incorporating use of more glass and storefronts within the architectural design increases the commercial appeal visible to the main thoroughfares and allows for more retail/showroom/office spaces
- Enhanced lighting features

The proposed project is anticipated to generate approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees. The Plans also incorporate traditional Moorish architecture to complement the surrounding community and general design goals of the City. The Applicants have included in Exhibit "B" responses to site plan review and approval requirements as outlined in Article III, Section 22-55 of the City of Opa-Locka Code. Overall, the proposed project creates an emphasis on the booming commercial logistics industry in order to foster the existing warehouse sector within Opa-Locka while generating well-paying jobs for residents.

Additionally, the City of Opa-Locka Zoning Code Section 22-99(F)(6)(c) regulating off-street parking within the Corridor Mixed Use Overlay District states that applicants may request a minimum parking stall area of 8 ½' by 18', instead of 10' by 20' for 90 degree angled parking as mandated by Article 8 of the Code. The Applicants are hereby requesting a parking stall area of 9' by 19' including a two foot overhang.

Based on the above and attached, we submit that the proposed development is consistent with the City of Opa-Locka Comprehensive Plan and its Zoning Code requirements. The Applicants respectfully request your favorable consideration of the application. If you have any questions or require any additional information, please do not hesitate to call at 305-789-7782.

Sincerely,

HOLLAND & KNIGHT, LLP

Joseph G. Goldstein

Enclosures

Cc: Mr. Gerald Lee
Mr. Clifton Coffey
Mr. Anthony Nelson
Mr. Camilo Rios
Mr. Jorge Rios
Robert Holland, Esq.
Alessandria San Roman, Esq.

Exhibit "A"

Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

Exhibit "B"

Application Questions

See: Section 22-55, Opa Locka Code

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

The City of Opa-Locka's Comprehensive Plan, Future Land Use Plan (LUP) map provides that the Property has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay." Within the commercial district, the development specifically advances Comprehensive Plan Policy LU-7.5 by developing six buildings containing over 740,000 square feet of commercial logistics space that will help improve the local economy and promote job creation and economic development in an area centrally located off of a half section line road and a major highway, State Road 924/Gratigny Parkway. Additionally, the proposed development aligns with Comprehensive Policy LU-3.2 by designing and building the building fronting NW LeJeune Road with (1) shallower buildings, which create more opportunities for smaller businesses, tenants in a variety of industries, and retail/showroom/office spaces facing NW LeJeune Road and the Douglas/LeJeune Connector, (2) concealed truck courts, which shield/screen truck loading and unloading from main thoroughfares, (3) incorporating use of more glass and storefronts, and (4) enhanced lighting features.

Furthermore, the City of Opa-Locka recognizes in its Comprehensive Plan the need to "maximiz[e] economic opportunities for current and future residents through job creation, fostering existing and attracting new businesses and industries, and maintaining an ample supply of economically-generating land uses within the City's boundaries." This project will provide economic opportunities for Opa-Locka residents by creating higher paying jobs and attracting new businesses and industries. The Bureau of Labor Statistics provides that non-supervisory warehouse employees earn 25-30% higher hourly wages than non-supervisory employees in retail. The average pay for non-supervisory warehousing and storage employees is approximately \$17-\$19 per hour compared to \$12-\$15 per hour in non-supervisory retail positions. In addition, the Owner is committed to investing in workforce training capabilities and resident employment.

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

The development permitted by the application will result in a favorable impact on the economy of the City. As previously stated, the proposed project is anticipated to generate approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees. Additionally, the development is expected to create substantial high quality job opportunities for the residents of Opa-Locka.

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

The proposed development will utilize current best management practices and design standards and will not unduly burden water, sewer and solid waste disposal utilities. Since the project is primarily a commercial logistics use, there will be no meaningful impact to the recreation or education facilities in the area.

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

The property is located on three major arterials, NW 42nd Avenue, the Gragny Parkway and the Douglas/LeJeune Connector. The net trips are expected to be reduced by approximately 6,626 daily trips due to the change of use from retail area to warehouse. Due to this net reduction in the anticipated trips, there will be no projected increased demand on public transportation facilities, roads, streets and highways.

5. **Plan Submission and Review. Any application for site plan approval shall include the following information:**

- a. **The location and size of the site, including its legal description and a current certified survey (less than six months old).**

The subject property consists of approximately $\pm$ 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain $\pm$ 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property" legally described in Exhibit "A" of the letter of intent). A current certified survey is included as part of this application package.

- b. **The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.**

A title report is included as part of this application package. The developer is the owner and there are no liens and encumbrances listed on the Property.

- c. **The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures within 100 feet.**

The above aerial shows existing conditions within 100 feet of the development. The existing conditions within 100 feet generally include roadways, drainage canals and other industrial/commercial properties.

- d. The density or intensity of land use to be allocated, all parts of the site to be developed, together with tabulations by acreage and percentage thereof.**

Please see the letter of intent for a breakdown of the density and land use. The project will consist of approximately 732,993 square feet of commercial logistics space and the associated parking and loading areas. The project will have a maximum of 80% impermeable area as required by code taking into consideration the use of permeable paver areas and pervious areas.

- e. The location, size, and character of any common open space and the form of organization proposed to own and maintain any common open space.**

The Property is organized to avoid conflict between the truck traffic and pedestrian/vehicular traffic. It organizes the main entrances into the buildings together to form spaces for beautifying through landscaping and modern Moorish façades, which front the main roads.

- f. The use and the number of stories, height, bulk, and location of all buildings and other structures.**

The buildings will be commercial logistics space and range, with a maximum height of 65 feet, measured from adjacent grade at building fronts to top of parapets. This is to articulate the facades and to aide in the screening of roof top mechanical equipment. All buildings incorporate shallower buildings and more glass and storefronts to appeal to retail, showroom, and office users. The truck courts have been placed strategically in the middle of the buildings, which shield/screen truck loading and unloading from main thoroughfares.

- g. The requirements as set forth in this Chapter and other Chapters, including the necessary documentation for providing required improvements such as streets, water supply, storm drainage, parking, landscaping, and sewage collection as well as the provisions for all other appropriate public and private services such as police or security protection, fire protection, and refuse collection.**

The proposed project will not require any off-site roadway improvements. The project will require potable water main extensions and sanitary sewer main extensions as shown on plans to serve the project. The Property will have adequate access for fire protection and refuse collection vehicles.

- h. The substance of covenants, grants of easements, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities.**

The proposed development will require easements for potable water system, electric utilities, and communication utilities. These easements will require an easement recorded by instrument based on the as-builts for each utility. The project will be provided water by City of Opa-Locka, sanitary sewer collection by the Miami-Dade Water and Sewer Department and electrical service by FPL. All easements for each utility will be based on their standard utility easement instruments.

- i. In the case of plans which call for development over a period of years, a phasing schedule showing the approximate times within which applications for building permits are intended to be filed.**

The project schedule anticipates construction of the six proposed buildings in a single phase with development commencing as follows:

Item No.	Action	Date
1	Site Plan Approval	9/19/2022
2	Plat Approval	8/1/2022
3	Building 1 Permit Issuance	12-19-2022
4	Building 2 Permit Issuance	12-19-2022
5	Building 3 Permit Issuance	12-19-2022
6	Building 4 Permit Issuance	12-19-2022
7	Building 5 Permit Issuance	12-19-2022
8	Building 6 Permit Issuance	12-19-2022
9	Completion of Construction	*pending building permit issuance and subject to market conditions.

Projected phasing and construction is an estimate based on experience. Ultimate phasing is subject to market and availability of resources.

- j. Any additional data, plans, specifications which the applicant believes is pertinent and will assist in clarifying his application.**

Please see complete application for all development plans and specifications.

- k. A demonstration that the proposed development does not degrade adopted levels of service in the City.**

The City requires that the project not degrade the adopted level of services for potable water, sanitary sewer, solid waste, drainage, and traffic. The following items have been requested and will be provided to the City.

- Potable Water – There is a net increase of 14,124 gallons per day (GPD) for the proposed development compared to the existing development, which consists an enclosed building area of 5,360 square feet of retail space. A letter of availability has been requested from the City of Opa-Locka to confirm the additional water demand availability.
- Fire Flow – While not a concurrency requirement, fire flow tests have been requested to confirm that the existing Opa-Locka water main can provide the minimum required 3,000 gallons permit for an industrial site. The fire flow test will be provided upon receipt.
- Sanitary Sewer – There is a net increase of 14,124 gallons per day (GPD) for the proposed development compared to the existing development, which consists an enclosed building area of 5,360 square feet of retail space. A letter of availability has been requested from the City of Opa-Locka to confirm the additional sewer demand availability.
- Solid Waste – A letter of availability from Miami Dade County has been requested and will be provided upon receipt.
- Drainage - The stormwater management system for the project will consist of a network of exfiltration trench and retention areas to provide water quality treatment and water quantity attenuation in accordance with the storm water management standards for Miami-Dade County for both flood protection and water quality treatment.
- Traffic Circulation – The main access and egress points to the site will be from NW 42nd Avenue and the site will have internal circulation to all the buildings throughout the property.

1. Architectural elevations for buildings in the development; exact number of dwelling units, sizes and types and total number of bedrooms, if residential. For nonresidential development, the Floor Area Ratio and Gross Square Footage shall be required.

Elevations were designed as a contemporary interpretation of traditional Moorish architecture. The layering and screening which is typical of Moorish architecture is present while maintaining the use of the colors approved by the City of Opa-Locka and in line with the City's Comprehensive Plan. Additionally, the buildings will also include a pattern formed on the concrete which is similar to the geometric patterns typically seen on Moorish architecture. By maintaining the aesthetic of Moorish architecture typically seen in Opa-Locka and combining it with a modern

approach common of the Miami area, the City's fabric is respectfully considered in the building elevations.

m. Plans for signs, if any.

The Applicants will work with the City on its signage plan. Any signage used will generally comply with the City's Code. Visibility from the surrounding streets and highways will be of primary importance.

n. Traffic Study stating current average daily and peak hour traffic volume counts, a description of existing traffic conditions, programmed and planned roadway improvements, and future traffic conditions. All roadway improvements and associated costs shall be provided.

The property is located on three major arterials, NW 42nd Avenue, the Gratigny Parkway and the Douglas/LeJeune Connector. The proposed warehouse will generate approximately 1,196 daily trips compared to the existing retail area that is estimate to generate approximately 7,822 daily trips (to be confirmed with a driveway count). Due to this net reduction in the anticipated trips, there will be no projected increased demand on public transportation facilities, roads, streets and highways.

o. Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions for irrigation and maintenance. Certification of Compliance with City Landscape and Miami-Dade County Chapter 18A requirements.

A landscaping plan is provided that includes a variety of types of native, flowering, and decorative tree species and shrubbery that comply and meet the landscaping requirements of the City and Miami-Dade County Chapter 18A.

p. Color renderings and elevations.

Elevations for the proposed buildings are provided. They show a modern-Moorish approach to warehouse design, while maintaining a pedestrian scale through the articulation of the entrances and providing ample glazing and glass to soften the predominantly concrete facades.

q. Photometrics

The site lighting has been designed to comply with Miami-Dade Code, Chapter 8C-3 and all other local codes and ordinances. The site lighting has been designed using LED pole mounted fixtures and wall packs with full cut-off.

r. Flood criteria data and finished floor elevations

The proposed buildings will have a minimum finished floor elevation of 11.2 feet NGVD. The minimum finish floor shall be set above the highest of the following three criteria.

One foot above the FEMA flood elevation base flood elevation of 8 feet NGVD = elevation 9 feet NGVD,

Highest adjacent road crown plus 6 inches = 8 feet NGVD

County Flood Criteria = 6 feet NGVD

- s. Additional data, maps, plans, surveys, or statements as may be required for the particular use or activity involved.**

Plans and survey are being provided under separate cover.

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2019-2020

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

FY 2018-2019 Meeting Dates

1st Tuesday of Each Month)

Date Application Found Sufficient

October 1, 2019
November 5, 2019
December 3, 2019
January 7, 2020
February 4, 2020
March 3, 2020
April 7, 2020
May 5, 2020
June 2, 2020
July 7, 2020
August 4, 2020
September 8, 2020

August 16, 2019
September 20, 2019
October 18, 2019
November 22, 2019
December 20, 2019
January 17, 2020
February 21, 2020
March 20, 2020
April 18, 2020
May 22, 2020
June 19, 2020
July 24, 2020

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

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

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

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

PROPERTY OWNER'S ADDRESS: 90 Park Avenue 32 Floor NY NY 10016
Number/Street City State/Zip Code

APPLICANT'S NAME: Same as Property Owner

APPLICANT'S ADDRESS: Same as Property Owner
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (212) 297-1007 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0050 & 08-2129-000-0064 PRESENT ZONING: B-3

LEGAL DESCRIPTION: See attached Exhibit "A"

Please check specific request:

- ☐ Tentative Plat
- ☐ Final Plat
- ☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
- ☐ Rezoning
- ☐ Drainage Plan
- ☐ Fill Permit Request
- ☐ Preliminary Site Plan Review
- ☒ Final Site Plan Review
- ☐ Conditional Use Permit – No Plans
- ☐ Conditional Use Permit – With Plans
- ☐ Special Exception – No Plans
- ☐ Special Exception – With Plans
- ☐ Development Agreement
- ☐ Restrictive Covenant
- ☐ Other – Please specify: _____

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

Received:
By:
Date:

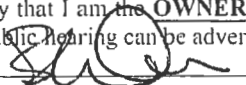
PLANNING & ZONING BOARD APPLICATION (Checklist)

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.
- ☒ 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, must be submitted on CD-Rom disc in Cad and PDF format.
- ☒ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☒ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- ☒ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

I, GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature 

Date 3-22-22

Sworn to and subscribed before me:

This 22nd day of March, 2022.

Banica Defrank

My commission expires 06/03/2025.

Notary Public

Attach copy of identification

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in Queens County
Commission Expires June 03, 2025

Reference to Ordinance 15-13

Land Development Regulations: Zoning Code: Ordinance 15-31



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

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

I GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

See Exhibit "A"

I do give to Holland & Knight LLP (Joseph G. Goldstein, et al.) the power of Attorney and authority to speak on my behalf and process the enclosed application for site plan approval in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Holland & Knight LLP (Joseph G. Goldstein, et al.) to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

Date

Sworn to and subscribed before me:

This 22nd day of MARCH, 2022.

Banica Defrank
Notary Public

My commission expires: 06/03/2025.

BANICA DEFRANK NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01DE6283659 Qualified in Queens County Commission Expires June 03, 2025

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

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road

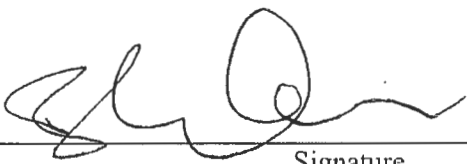
LEGAL DESCRIPTION: See Exhibit "A"

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____



Signature

Exhibit "A"
Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

375-FOOT RADIUS MAP OF:

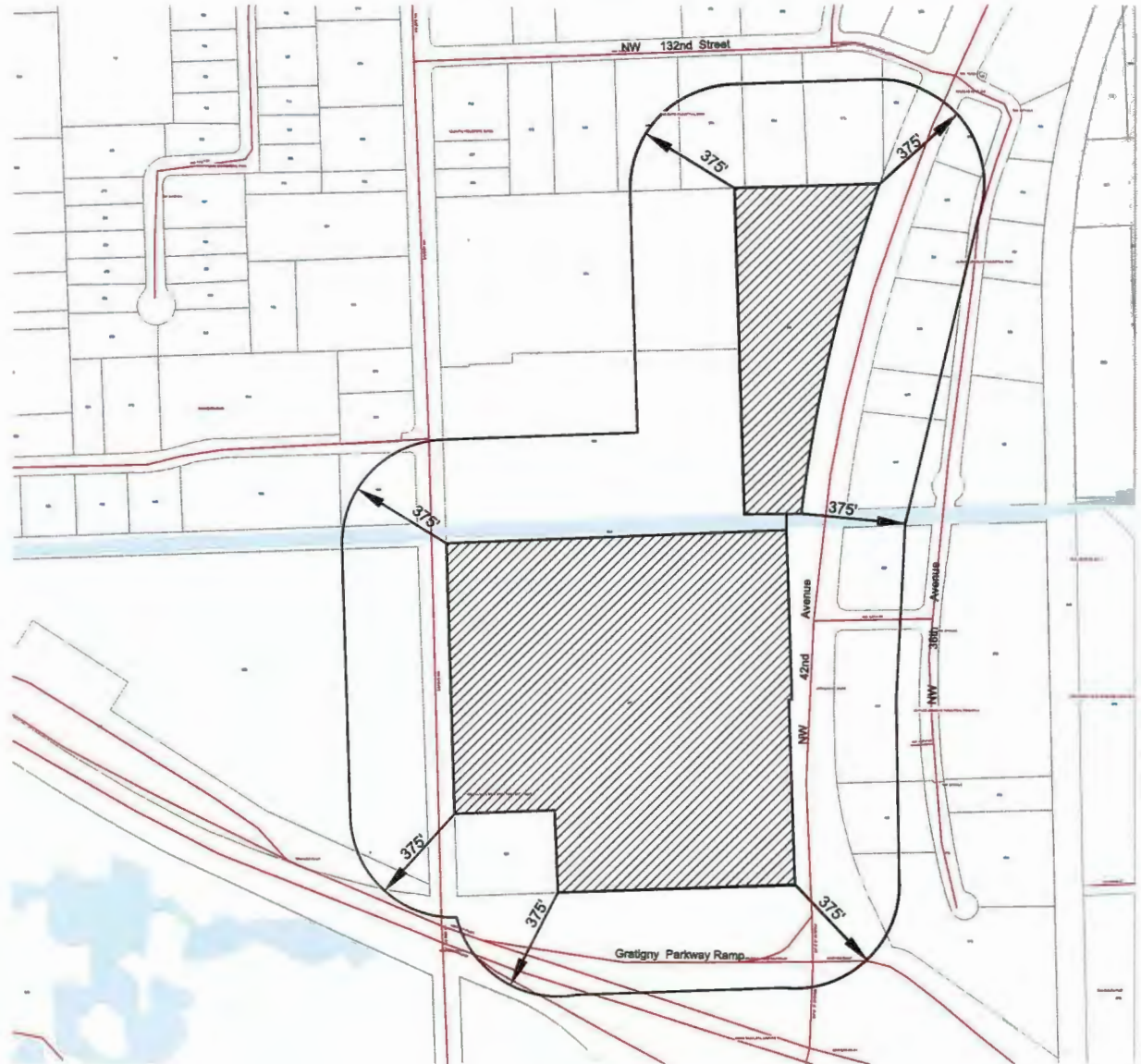
LOCATION: 12691 and 12705 NW Le Jeune Road,
Opa-Locka FL 33054
FOLIO: 08-2129-000-0050 and -0064

PREPARED FOR: HOLLAND & KNIGHT, LLP
ORDER: 220308

DATE: March 11, 2022



SCALE: 1"= 400'



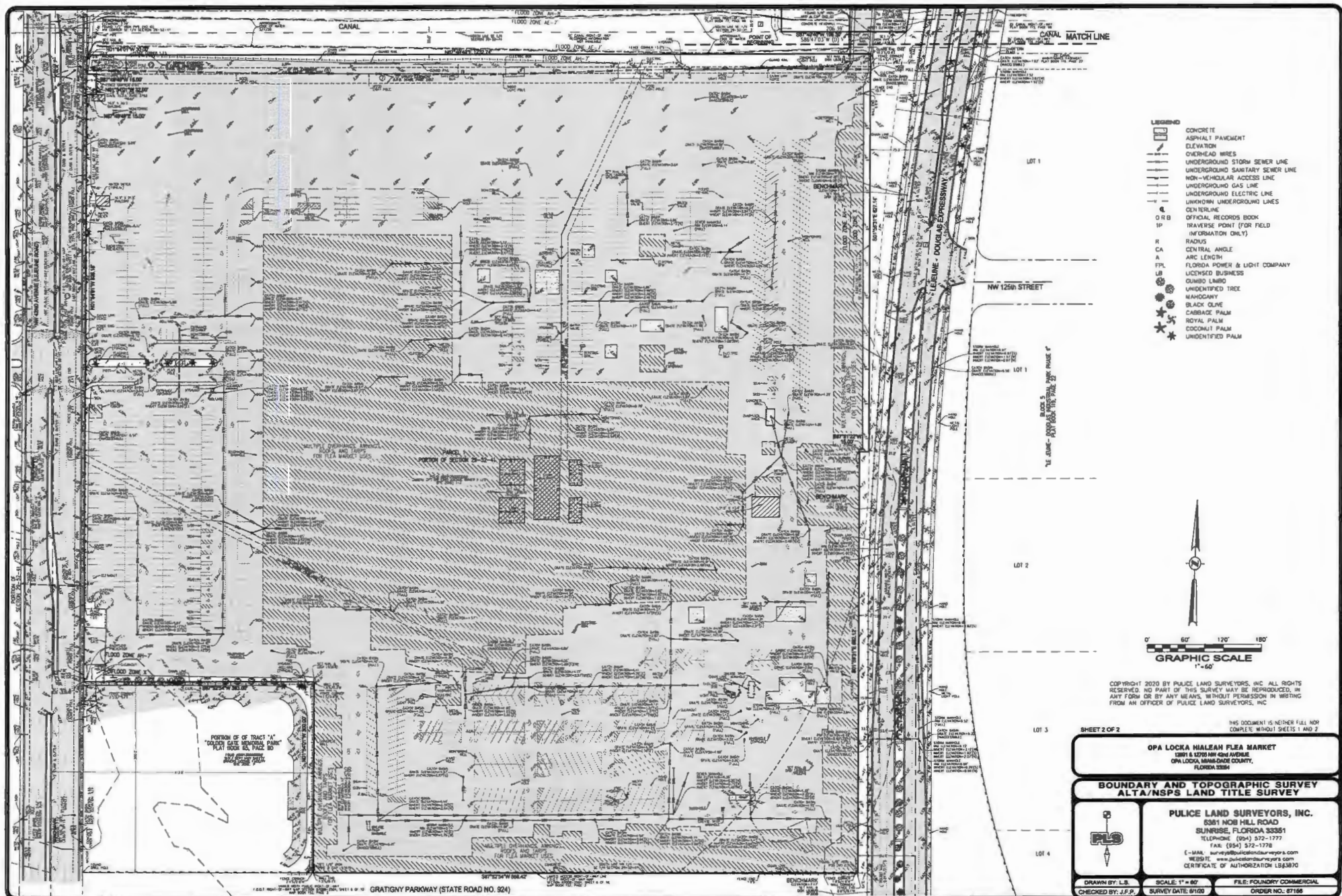
The Zoning Specialists Group, Inc.

7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305)828-1210

www.thezoningspecialistsgroup.com



TITLE INFORMATION BRINGDOWN

File No.: 9829483
Customer Reference: 164183.1

March 18, 2022

Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Re: Miami-Dade County, Florida
Buyer: Purchaser with contractual rights under a purchase agreement with the
vested owner identified at item 4 below
Seller: GPT NW 42nd Avenue Owner II LLC, a Delaware limited liability company

Pursuant to your request, the Company has caused a search to be made of the Public
Records of Miami-Dade County, Florida, solely as revealed by its title plant indices, from
October 04, 2021, at 11:00 PM through February 24, 2022, at 11:00 PM and said search
reveals that the following documents have been recorded during said period:

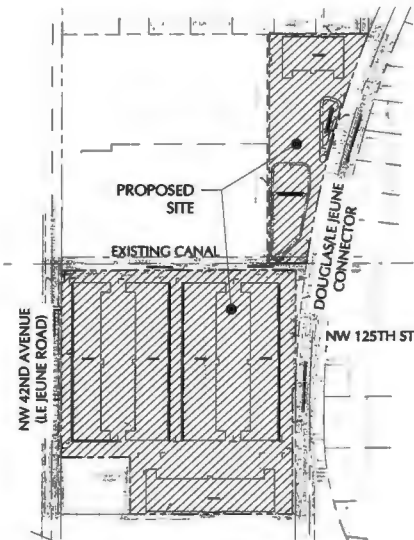
NOTHING NEW FOUND OF RECORD.

CAUTION: A determination of the validity and effect of any instrument listed above must be
made before any commitment, policy, or endorsement is issued in reliance thereon.

Yolanda E. Rodriguez
By: _____
Authorized Officer or Agent

SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST
FOLIOS: 08-2129-000-0050 & 08-2129-000-0064

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
C-100	COVER SHEET
C-000	GENERAL NOTES & SPECIFICATIONS
C-000	PARTIAL SITE PLAN
C-001	PARTIAL SITE PLAN
C-000	PARTIAL UTILITY PLAN
C-001	PARTIAL UTILITY PLAN



LOCATION SKETCH
SCALE: 1" = 300'

LEGAL DESCRIPTION:

A PORTION OF THE SW 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR NW 42ND AVENUE AND LESS THE EAST 5.00 FEET OF THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, TO THE CITY OF MIAMI-DADE COUNTY, FLORIDA, AND LESS THE 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
PARCEL 1:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS

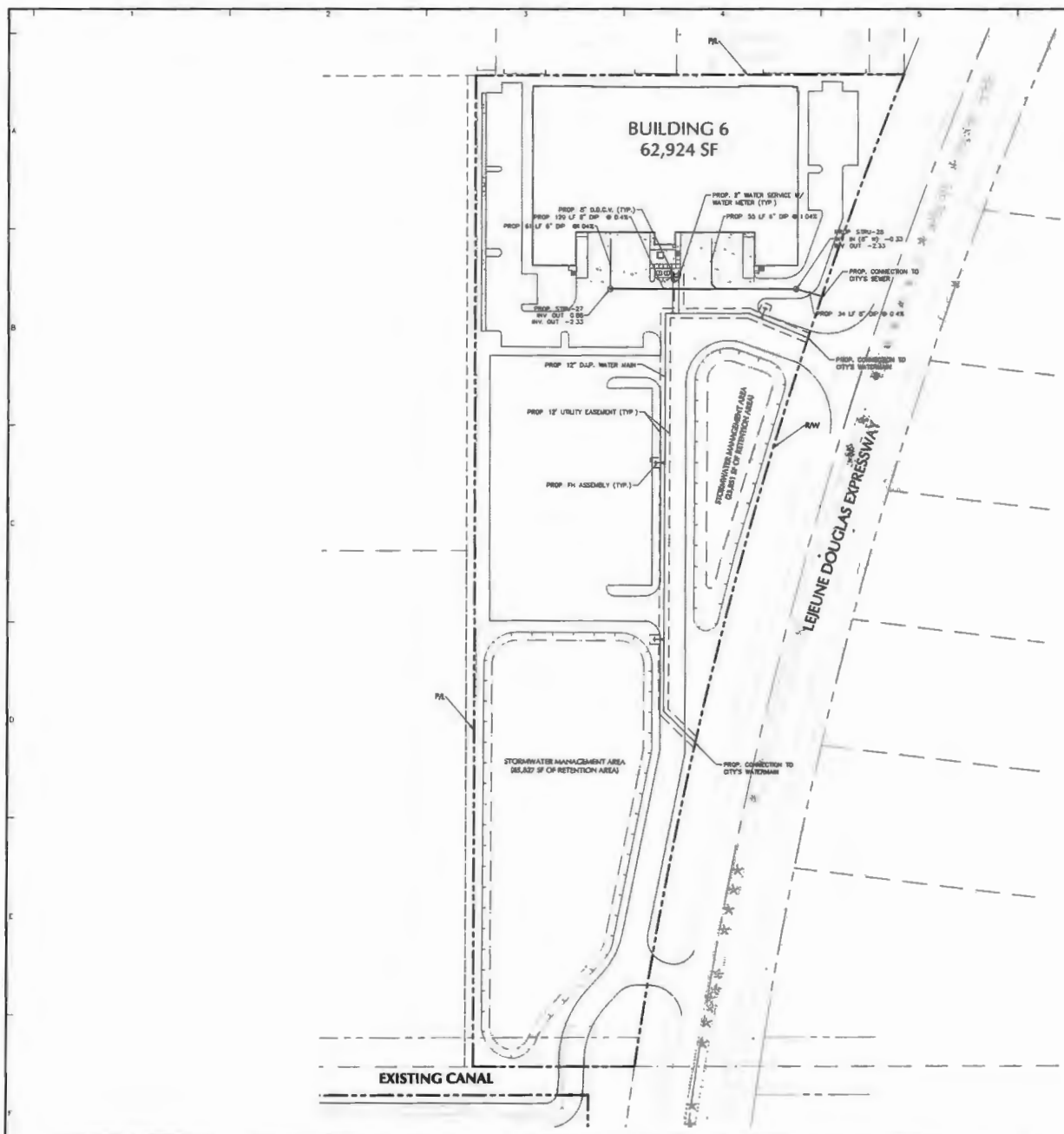
COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH BEARING N06°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND, HEREINAFTER TO BE DESCRIBED, THENCE RUN SOUTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN SOUTH BEARING 70°03'31" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RECORD PLAT RECORDED IN BOOK 77, AT PAGE 98 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING N71°17'02.8" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN WEST BEARING N10°42'00" EAST ALONG SAID CURVE TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF THE LE JEUNE-DOUGLAS EXPRESSWAY; THENCE RUN ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING N04°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH BEARING 70°03'31" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II.

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400

Date	Description	No.
Revision		
SIGNATURE	MICHAEL CARR PROFESSIONAL ENGINEER FL Lic No 74242	DATE SIGNED
LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.328.2100 F: 954.328.2101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 688886-048-1726-0108		
Project		
ICC - PHASE 2		
OFA LOCKA		
MIAMI-DADE COUNTY		FLORIDA
Drawing Title		
COVER SHEET		
Project No. 330059104		
Date 03/29/2022		
Drawn By CRV	C-100	
Checked By NPC	Sheet 0 of 1	



Date	Description	No.
Revision		
SIGNATURE	DATE SIGNED	
MICHAEL CARR PROFESSIONAL ENGINEER, P.E. Lic. No. 72424		
LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.328.2190 F: 954.328.2191 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 00000018/01/00000000		
Project		
ICC - PHASE 2		
OPALOCKA		
MIAMI-DADE COUNTY FLORIDA		
Drawing Title		
PARTIAL UTILITY PLAN		
Project No.	Drawing No.	
330559104	C-501	
Date	03/29/2012	
Drawn By	CEV	
Checked By	MPC	
Sheet 6 of 1		

Date: 03/29/2012 Time: 09:30 User: mpc Style: Title Langan.dwg Layout: C-501 Document Code: 330559104-0001-CU101-0101

RLC Architects
 10000 NW 42ND AV
 SUITE 200
 MIAMI, FL 33187
 TEL: 305.444.4444
 FAX: 305.444.4444
 WWW.RLCARCHITECTS.COM

FLORIDA
 PROFESSIONAL
 ARCHITECT
 LICENSE NO. 12345
 EXPIRATION DATE 12/31/2023

FLORIDA
 PROFESSIONAL
 ARCHITECT
 LICENSE NO. 12345
 EXPIRATION DATE 12/31/2023

FLORIDA
 PROFESSIONAL
 ARCHITECT
 LICENSE NO. 12345
 EXPIRATION DATE 12/31/2023

IRONWOOD COMMERCE
 CENTER - PHASE 2
 OPA-LOCKA, FLORIDA
 LINK LOGISTICS

Project No. 2020-00
 Date 04/15/2022

IRONWOOD COMMERCE
 CENTER - PHASE 2
 OPA-LOCKA, FLORIDA
 LINK LOGISTICS

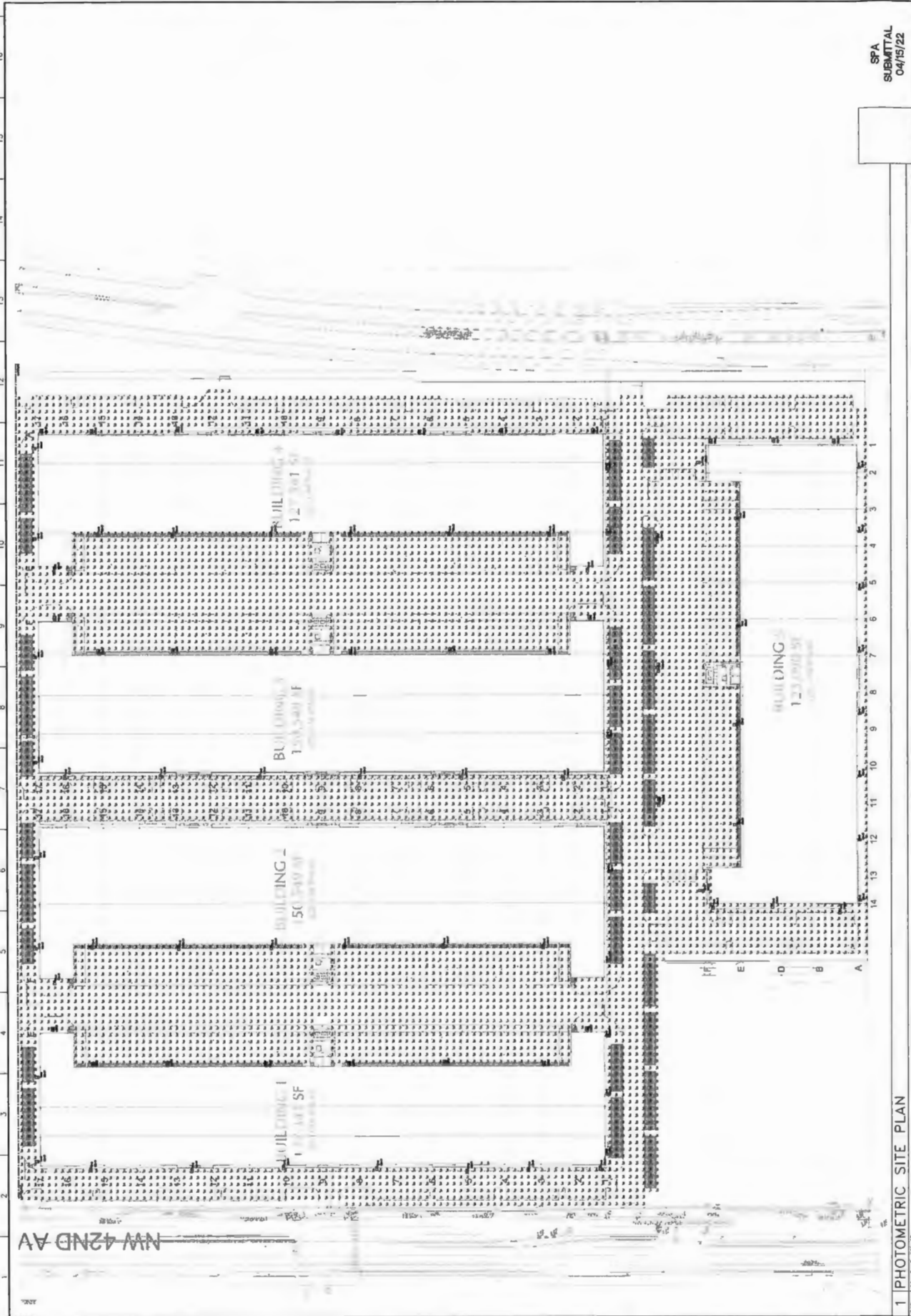
Project No. 2020-00
 Date 04/15/2022

IRONWOOD COMMERCE
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IRONWOOD COMMERCE
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Project No. 2020-00
 Date 04/15/2022



IRONWOOD COMMERCE
 CENTER - PHASE 2
 OPA-LOCKA, FLORIDA
 LINK LOGISTICS

Project No. 2020-00
 Date 04/15/2022

21 April 2022

Yamilet Senespleda, PE, PTOE
Manager Traffic Engineering Division
Miami-Dade County Dept. Transportation and Public Works
111 NW 1st Street, Suite 1510
Miami, Florida 33128

**Re: Traffic Generation Statement
Ironwood Commerce Center-Phase 2
Opa-locka, Florida
Langan Project No.: 330059104**

Dear Ms. Senespleda:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the Ironwood Commerce Center-Phase 2 development to show that the development will generate less traffic than the existing development on site. Therefore, Miami-Dade County Traffic Engineering Division can waive the need for a Level 2 traffic-impact analysis. The development property is an existing flea market that will be redeveloped with 741,817 square-feet of warehouse uses. This report includes trip generation calculations for the proposed redevelopment. **Attachment A** contains the figures of this report. **Figure 1** shows an aerial photograph of the site. The proposed development meets city traffic-concurrency requirements because the proposed warehouse generates less traffic than the existing use it will replace.

Project Description

The proposed development will comprise 741,817 square feet of warehouse uses that will be built through six buildings and expected to be constructed by the end of 2024. The 43.02-acre site (Folio No.: 08-2129-000-0050 & 08-2129-000-0064) is north of the Gratigny Parkway (SR-924), west of 42nd / 37th Avenue Connector and east of NW 42nd Avenue (SR-953) in Opa-locka, Florida. Site access will be provided through existing and proposed driveways along NW 42nd Avenue and 42nd / 37th Avenue Connector. The proposed development will not have gated-controlled access. **Attachment B** contains a copy of the site plan and shows the location of the driveway connections.

Trip Generation Analysis

Traffic counts were collected at the current site to determine existing trip generation. As shown in **Table 1**, the existing flea market generates 5,760 daily trips, 179 morning peak hour trips, and 179 afternoon peak hour trips, while the proposed development is expected to generate 1,210 daily, 113 morning peak hour and 115 afternoon peak hour trips. We prepared trip estimates for the proposed development, summarized in **Table 1**, using equations from the 11th Edition of the ITE *Trip Generation Manual*. **Attachment C** contains the collected traffic count data with an aerial showing the location where data was collected. A negative net difference indicates that the warehouse will generate less daily and peak hour trips than the existing flea market.

Table 1 - Trip Generation Estimates

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	51%	49%	2,960	2,800	5,760
Warehousing	150	741,817 SF	T = 1.58 (X) + 38.29	50%	50%	605	605	1,210
Difference						-2,355	-2,195	-4,550

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	69%	31%	123	56	179
Warehousing	150	741,817 SF	T = 0.12 (X) + 23.62	77%	23%	87	26	113
Difference						-36	-30	-66

Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	43%	57%	209	275	484
Warehousing	150	741,817 SF	T = 0.12 (X) + 26.48	28%	72%	32	83	115
Difference						-177	-192	-369

* Trip Generation based on collected 24-hour data on site.

Project Traffic Distribution

We determined the directional distribution of site generated trips based on cardinal distribution data for TAZ 275 from the Miami-Dade County 2045 Transportation Model (see **Attachment C**) and from the development's access to the surrounding roadway network. Project traffic was assigned 17% northwest, 32% northeast, 23% southeast, and 28% southwest based on the TAZ data as shown in **Figure 2**. We interpolated the 2015 and 2045 directional-distribution values from the model data to develop percentages for 2024. **Table 2** shows the proposed development's trip-distribution percentages.

Table 2 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	19.80%	12.40%	8.20%	14.40%	16.00%	11.70%	7.00%	10.60%
2045	15.70%	14.60%	7.30%	15.20%	17.80%	11.00%	8.10%	10.30%
2024	18.57%	13.06%	7.93%	14.64%	16.54%	11.49%	7.33%	10.51%

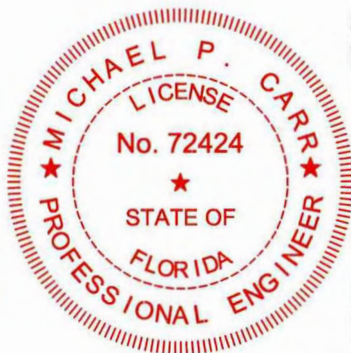
Driveway Volumes

The site's vehicular access will be through three driveways to NW 42nd Avenue and four driveways to 42nd / 37th Avenue Connector. Site Driveways A and C are proposed right-in / right-out driveways located along NW 42nd Avenue and Site Driveway B is an existing full access driveway also located along NW 42nd Avenue. Site Driveways D, E, and G are proposed right-in / right-out driveways located along NW 42nd / 37th Avenue Connector and Site Driveway F is a proposed full access driveway located at the existing intersection of 42nd / 37th Avenue Connector & NW 125th Street. We evaluated the need for right-turn lanes at the project's proposed driveways based on FDOT Access Management Standards and determined that none of the proposed driveways warrant an exclusive right-turn lane. The existing full-access driveway along NW 42nd Avenue has an existing southbound left-turn lane that will provide vehicle storage along such road and will serve the proposed redevelopment. The proposed full-access driveway connection to NW 42nd / 37th Avenue Connector will align with NW 125th Street and the developer will construct a northbound left-turn lane to facilitate access to the proposed site. **Figure 2** shows the site driveway locations and volumes.

Conclusion

We determined that the proposed Ironwood Commerce Center-Phase 2 development is not expected to generate more than the existing development. Therefore, the county can waive the traffic-impact analysis requirement. The proposed development will have seven driveway connections, three to NW 42nd Avenue and four to NW42nd / 37th Avenue Connector, with only one full-access driveway on each road. The full-access driveway along NW 42nd avenue is an existing median opening with left-turn lane to serve the site. The proposed full-access driveway connection to NW42nd / 37th Avenue Connector will align with NW 125th Street and the developer will construct a northbound left-turn lane to facilitate access to the proposed site. We found that the expected right-turn volumes at the project proposed driveways do not warrant the need for an exclusive right-turn lane. The proposed development will not have gated-controlled access.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Michael P. Carr, P.E.
P.E. License No. 72424
Associate

A handwritten signature in blue ink, appearing to read "E. Schwarz".

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:jmk

Attachments:

- Attachment A – Figures
- Attachment B – Site Plan
- Attachment C – Traffic & Distribution Data

Florida Certificate of Authorization No. 6601

\\langan.com\data\FTL\data\330059103\Project Data\Discipline\Traffic\Reports\Trip Generation Memo\2022-04-21 Link Flea Market Trip Gen Statement.docx

ATTACHMENT A FIGURES



LANGAN

Langan Engineering and
Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 0000801A/001724/00166

Project

**FOUNDRY - FLEA
MARKET SITE**

OPA LOCKA
MIAMI-DADE COUNTY

FLORIDA

Drawing Title

SITE LOCATION

Project No.

330059104

Date

APRIL 2022

Drawn By

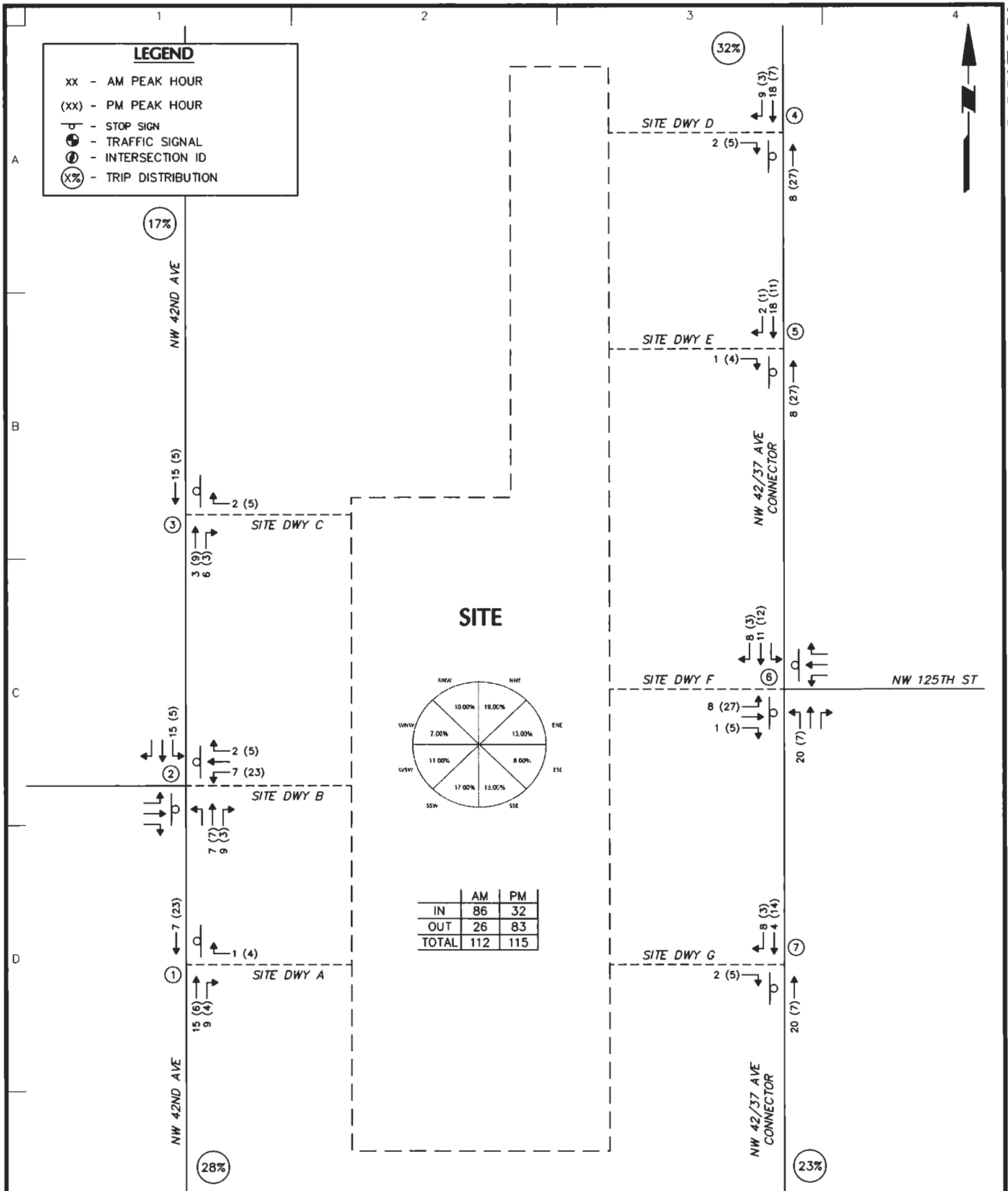
JMK

Checked By

MGP

Figure

1



LANGAN

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FL CERTIFICATE OF AUTHORIZATION NO. 00000001A/00170101

Project

**FOUNDRY - FLEA
MARKET SITE**

OPA LOCKA
MIAMI-DADE COUNTY

FLORIDA

Drawing Title

**DRIVEWAY
VOLUMES**

Project No.

330059104

Date

APRIL 2022

Drawn By

JMK

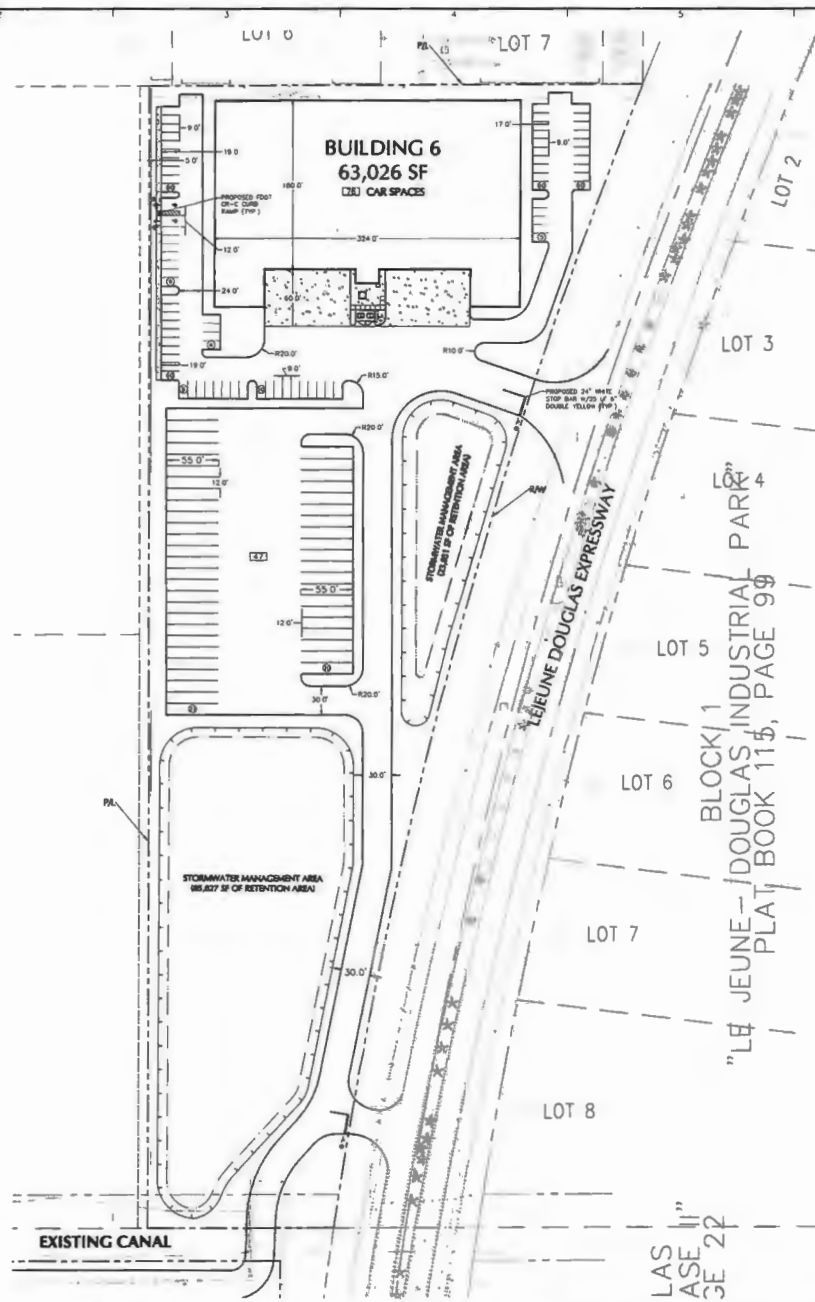
Checked By

MGP

Figure

2

ATTACHMENT B
SITE PLAN



CITY OF OPA-LOCKA ZONING TABLE			
ZONING DISTRICT: COMMERCIAL INTENSIVE BUSINESS DISTRICT (B-3) (1)			
SITE	ITEM	FORM (115000) B-3 (1)	PROPOSED LOT
	Land Use:	Warehousing / Logistics	Warehousing / Logistics
BUILDING	Lot Area:	10,000 SF (0.23 Acres)	43.02 Acres +/-
	Min. Lot Area:	N/A	N/A
	Min. Lot Frontage:	N/A	N/A
	Building Footprint:	10 FT	47 FT
	Min. Front:	10 FT	47 FT
	Min. Side:	10 FT	47 FT
	Min. Rear:	10 FT	47 FT
	Building Height:	10 FT	47 FT
	Maximum Building Coverage:	100%	43.02%
	Maximum Impervious Coverage:	100%	79.87% (2)
PARKING AND ACCESS	Min. Front Yard:	10 FT	47 FT
	Min. Side Yard:	10 FT	47 FT
	Min. Rear Yard:	10 FT	47 FT
	Standard Setback:	10 FT	47 FT
	Min. Number of Spaces per Gross Floor Area:	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Number of Spaces:	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Access Width:	20 FT	20 FT
	Range of Vehicle Grades Permitted:	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Access:	10 FT	47 FT
	Min. Driveway Separation:	10 FT	47 FT
NOTES	(1) See Table of Land Use Ordinance from City of Opa-Locka.		
	(2) Vehicle required.		

PARKING TABLE			
USE (RATIO)	SQUARE FOOTAGE	PERMITTED SPACES	PROPOSED LOT
Office (100%) (1000)	75,746	165 SPACES	165 SPACES
Warehouse (100%) (1000)	75,746	165 SPACES	165 SPACES
TOTAL		330 SPACES	330 SPACES

Date	Description	No
Revisions		
SIGNATURE: MICHAEL CARR DATE SIGNED: 03/29/2023		
PROFESSIONAL ENGINEER FL Lic. No. 72424		
LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1000 Fort Lauderdale, FL 33301 T: 954.328.2100 F: 954.328.2101 www.langan.com PPD: 954.328.2100		
Project: FOUNDRY - FLEA MARKET SITE		
OPA-LOCKA, FLORIDA		
Drawing Title: PARTIAL SITE PLAN		
Project No: 330059104	Drawing No: C-300	
Date: 03/29/2023	Drawn By: CRV	
Checked By: APC		

Date: 03/29/2023 Time: 23:12 User: crv Date: 03/29/2023 Time: 23:12 User: crv Date: 03/29/2023 Time: 23:12 User: crv

ATTACHMENT C
TRAFFIC & DISTRIBUTION DATA



Flea Market Opa Locka

Miami Dade County

(3) ATRs (24 hour data collection)

- NW 42nd Avenue & Flea Market West Entrance
- Polo Blvd & Flea Market East Entrance
- NW 42nd Avenue & Flea Market South Entrance

(1) TMC (24 hour data collection)

- NW 42nd Avenue & Flea Market Middle Entrance

Langan Project No.: 330059104

Prepared: 2022-02-11 (LANGAN)

Requested by: Lilibeth Turino

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
 City: Opa-locka
 Control: 1-Way Stop(WB)

Project ID: 22-140135-001
 Date: 3/29/2022

Total																					
NS/EW Streets:		SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance							
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL			
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU				
	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 AM	0	23	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	39		
	12:30 AM	0	12	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	28		
	12:45 AM	0	6	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	22		
	1:00 AM	0	10	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	17		
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	1:30 AM	0	9	0	0	0	4	0	1	0	0	0	0	0	0	0	0	0	14		
	1:45 AM	0	7	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	12		
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	2:45 AM	0	6	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	13		
	3:00 AM	0	7	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	10		
	3:15 AM	0	8	0	0	0	9	0	1	0	0	0	0	0	0	0	0	0	18		
	3:30 AM	0	11	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	17		
	3:45 AM	0	19	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	25		
	4:00 AM	0	12	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	19		
	4:15 AM	0	13	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	34		
	4:30 AM	0	19	0	0	0	16	0	2	0	0	0	0	0	0	0	0	0	37		
	4:45 AM	0	23	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	45		
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	5:15 AM	0	30	0	0	1	29	0	0	0	0	0	0	0	0	1	0	0	61		
	5:30 AM	0	65	0	0	1	29	0	0	0	0	0	0	1	0	0	0	0	96		
	5:45 AM	0	82	0	0	1	63	0	1	0	0	0	0	0	0	0	0	0	147		
	6:00 AM	0	137	0	0	0	81	0	1	0	0	0	0	0	0	0	0	0	219		
	6:15 AM	0	110	0	0	1	82	0	0	0	0	0	0	0	0	0	0	0	193		
	6:30 AM	0	122	0	0	0	127	0	3	0	0	0	0	0	0	0	0	0	252		
	6:45 AM	0	181	0	0	0	160	0	1	0	0	0	0	0	0	0	0	0	342		
	7:00 AM	0	236	1	2	2	199	0	3	0	0	0	0	0	0	1	1	0	444		
	7:15 AM	0	182	0	1	1	208	0	3	0	0	0	0	0	0	0	1	0	396		
	7:30 AM	0	185	0	0	1	191	0	3	0	0	0	0	0	0	0	2	0	382		
	7:45 AM	0	162	1	0	0	210	0	1	0	0	0	0	0	0	0	2	0	376		
		0	212	0	2	4	233	0	2	0	0	0	0	1	0	0	0	0	454		
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL			
APPROACH %'s :		0.00%	1940	2	5	13	1814	0	25	0	0	0	0	2	0	0	0	3809			
PEAK HRL VOL :		0.00%				0.70%				0.00%				20.00%							
PEAK HRL FACTOR :		0.000				0.375				0.000				0.250				0.000	0.625	0.000	1608
		0.870				0.896				0.750										0.885	

NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL							
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU								
	8:00 AM	0	147	3	4	3	236	0	4	0	0	0	0	1	0	5	0	0	403						
	8:15 AM	0	138	1	5	5	249	0	3	0	0	0	0	2	0	0	0	0	403						
	8:30 AM	0	152	2	3	7	215	0	3	0	0	0	0	1	0	1	0	0	384						
	8:45 AM	0	156	6	7	8	194	0	1	0	0	0	0	0	0	2	0	0	374						
	9:00 AM	0	157	4	4	7	222	0	2	0	0	0	0	2	0	2	0	0	400						
	9:15 AM	0	112	5	11	6	176	0	1	0	0	0	0	2	0	2	0	0	315						
	9:30 AM	0	122	4	5	11	145	0	1	0	0	0	0	4	0	2	0	0	294						
	9:45 AM	0	150	5	7	16	138	0	2	0	0	0	0	4	0	9	0	0	331						
	10:00 AM	0	132	9	14	11	166	0	2	0	0	0	0	5	0	0	0	0	284						
	10:15 AM	0	117	3	11	10	132	0	1	0	0	0	0	4	0	14	0	0	292						
	10:30 AM	0	102	2	13	16	110	0	1	0	0	0	0	7	0	10	0	0	261						
	10:45 AM	0	124	2	15	17	114	0	3	0	0	0	0	2	0	7	0	0	284						
	11:00 AM	0	106	5	18	12	132	0	2	0	0	0	0	5	0	9	0	0	289						
	11:15 AM	0	139	5	24	20	142	0	5	0	0	0	0	4	0	14	1	0	354						
	11:30 AM	0	149	5	14	9	124	0	2	0	0	0	0	10	0	14	0	0	327						
	11:45 AM	0	132	3	18	15	112	0	2	0	0	0	0	12	0	11	0	0	305						
	12:00 PM	0	125	9	18	19	149	0	4	0	0	0	0	5	0	18	0	0	347						
	12:15 PM	0	135	4	17	19	127	0	6	0	0	0	0	6	0	12	0	0	326						
	12:30 PM	0	150	2	21	13	131	0	3	0	0	0	0	10	0	13	0	0	346						
	12:45 PM	0	126	3	18	11	117	0	3	0	0	0	0	10	0	16	0	0	304						
	1:00 PM	0	143	6	14	11	127	0	2	0	0	0	0	10	0	14	0	0	327						
	1:15 PM	0	157	5	16	11	166	0	3	0	0	0	0	8	0	10	0	0	376						
	1:30 PM	0	161	3	15	21	130	0	6	0	0	0	0	5	0	18	0	0	359						
	1:45 PM	0	139	5	22	13	145	0	2	0	0	0	0	7	0	9	0	0	342						
	2:00 PM	0	127	3	27	9	159	0	7	0	0	0	0	8	0	14	0	0	354						
	2:15 PM	0	143	3	17	12	133	0	3	0	0	0	0	9	0	9	0	0	329						
	2:30 PM	0	162	3	11	12	157	0	4	0	0	0	0	3	0	18	0	0	370						
	2:45 PM	0	136	2	18	11	152	0	1	0	0	0	0	5	0	12	0	0	337						
	3:00 PM	0	176	5	22	11	188	0	1	0	0	0	0	3	0	7	0	0	413						
	3:15 PM	0	176	4	13	24	160	0	6	0	0	0	0	11	0	16	0	0	410						
	3:30 PM	0	181	2	14	9	283	0	10	0	0	0	0	5	0	13	0	0	517						
	3:45 PM	0	194	10	13	9	201	0	2	0	0	0	0	7	0	15	0	0	451						
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL							
APPROACH %'s :		0.00%	4566	133	449	368	5072	0	98	0	0	0	0	177	0	324	1	11208							
PEAK HRL VOL :		0.00%				6.98%				91.76%				35.26%				0.00%	64.54%	0.20%	TOTAL				
PEAK HRL FACTOR :		0.000				0.552				0.735				0.000				0.591				0.000	0.797	0.000	1791
		0.933				0.748				0.475				0.000				0.713				0.866			

PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
	4:00 PM	0	215	5	30	14	222	0	1	0	0	0	0	6	0	14	0	0	507
	4:15 PM	0	197	4	18	17	109	0	3	0	0	0	0	7	0	18	0	0	473
	4:30 PM	0	224	4	12	11	292	0	0	0	0	0	0	7	0	18	0	0	568
	4:45 PM	0	210	3	14	11	213	0	8	0	0	0	0	4	0	14	0	0	479
	5:00 PM	0	221	5	18	8	266	0	6	0	0	0	0	6	0	14	0	0	545
	5:15 PM	0	227	3	15	5	217	0	1	0	0	0	0	1	0	22	0	0	491
	5:30 PM	0	220	1	19	10	205	0	0	0	0	0	0	10	0	10	0	0	475
	5:45 PM	0	192	1	16	2	180	0	2	0	0	0	0	5	0	18	0	0	416
	6:00 PM	0	196	0	20	6	207	0	0	0	0	0	0	8	0	12	0	0	449
	6:15 PM	0	221	1	18	5	111	0	1	0	0	0	0	6	0	14	0	0	472
	6:30 PM	0	152	0	13	2	125	0	2	0	0	0	0	9	0	14	0	0	317
	6:45 PM	0	145	0	1	0	111	0	2	0	0	0	0	0	0	0	0	0	227
	7:00 PM	0	134	0	6	0	99	0	3	0	0	0	0	0	0	0	0	0	242
	7:15 PM	0	83	0	2	0	91	0	1	0	0	0	0	0	0	0	0	0	177
	7:30 PM	0	99	0	4	0	71	0	0	0	0	0	0	0	0	0	0	0	174
	7:45 PM	0	82	0	0	0</													

Project ID: 22-140135-001
Date: 3/29/2022

Cars

NS/EW Streets:		SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flem Market Middle Entrance				Flem Market Middle Entrance			
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
12:00 AM	0	23	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	11	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	6	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	10	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	9	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	9	0	0	0	0	4	0	1	0	0	0	0	0	0	0	0
1:30 AM	0	5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	1	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	8	0	0	0	0	3	0	1	0	0	0	0	0	0	0	0
2:30 AM	0	6	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	8	0	0	0	0	9	0	1	0	0	0	0	0	0	0	0
3:15 AM	0	10	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	19	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	12	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	12	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	18	0	0	0	0	15	0	1	0	0	0	0	0	0	0	0
4:30 AM	0	21	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0
4:45 AM	0	26	0	0	0	1	16	0	2	0	0	0	0	0	1	0	0
5:00 AM	0	28	0	0	0	1	28	0	0	0	0	0	0	0	0	0	0
5:15 AM	0	64	0	0	0	1	24	0	0	0	0	0	1	0	0	0	0
5:30 AM	0	82	0	0	0	1	56	0	1	0	0	0	0	0	0	0	0
5:45 AM	0	132	0	0	0	1	76	0	1	0	0	0	0	0	0	0	0
6:00 AM	0	187	0	0	0	1	76	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	119	0	0	0	0	123	0	3	0	0	0	0	0	0	0	0
6:30 AM	0	176	0	0	0	0	155	0	1	0	0	0	0	0	0	0	0
6:45 AM	0	230	1	2	2	195	0	3	0	0	0	0	0	0	1	0	0
7:00 AM	0	173	0	1	1	195	0	3	0	0	0	0	0	0	1	0	0
7:15 AM	0	173	0	0	0	1	173	0	3	0	0	0	0	0	1	1	0
7:30 AM	0	151	1	0	0	0	196	0	0	0	0	0	0	0	0	1	0
7:45 AM	0	203	0	2	4	220	0	2	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES:		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
APPROACH %v:		0.00%	0.00%	99.63%	0.11%	0.27%	0.75%	97.93%	0.00%	1.32%	0.00%	0.00%	0.00%	16.67%	0.00%	83.33%	0.00%
PEAK HR.1		07:00 AM - 08:00 AM				07:00 AM - 08:00 AM				07:00 AM - 08:00 AM				07:00 AM - 08:00 AM			
PEAK HR VOL.:		0	700	1	0	0	790	0	8	0	0	0	0	0	0	3	0
PEAK HR FACTOR.:		0.00	0.859	0.250	0.375	0.375	0.898	0.000	0.667	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.000
						0.889								0.750			
NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
8:00 AM	0	138	3	4	3	215	0	3	0	0	0	0	0	1	0	5	0
8:15 AM	0	128	1	4	5	229	0	1	0	0	0	0	0	2	0	0	0
8:30 AM	0	139	2	3	6	193	0	3	0	0	0	0	0	1	0	1	0
8:45 AM	0	143	2	5	8	175	0	0	0	0	0	0	0	0	0	2	0
9:00 AM	0	150	4	4	7	175	0	2	0	0	0	0	0	2	0	2	0
9:15 AM	0	104	5	11	6	164	0	1	0	0	0	0	1	1	2	0	0
9:30 AM	0	112	4	5	11	128	0	1	0	0	0	0	3	0	2	0	0
9:45 AM	0	135	5	7	14	126	0	2	0	0	0	0	3	0	2	0	0
10:00 AM	0	118	7	13	10	96	0	1	0	0	0	0	4	0	5	0	0
10:15 AM	0	106	3	11	10	113	0	1	0	0	0	0	4	0	12	0	0
10:30 AM	0	94	2	13	16	95	0	1	0	0	0	0	7	0	10	0	0
10:45 AM	0	110	2	14	16	95	0	2	0	0	0	0	2	0	5	0	0
11:00 AM	0	96	5	18	11	110	0	2	0	0	0	0	5	0	8	0	0
11:15 AM	0	130	5	24	20	127	0	5	0	0	0	0	0	0	14	1	0
11:30 AM	0	130	5	14	7	111	0	0	0	0	0	0	0	10	0	12	0
11:45 AM	0	109	3	8	18	15	97	0	2	0	0	0	0	12	0	10	0
12:00 PM	0	112	8	18	18	139	0	2	0	0	0	0	5	0	17	0	0
12:15 PM	0	125	4	17	19	109	0	5	0	0	0	0	6	0	12	0	0
12:30 PM	0	129	2	20	13	118	0	3	0	0	0	0	10	0	15	0	0
12:45 PM	0	115	3	18	11	107	0	2	0	0	0	0	10	0	15	0	0
1:00 PM	0	131	6	14	11	117	0	2	0	0	0	0	10	0	14	0	0
1:15 PM	0	144	5	16	11	146	0	14	0	0	0	0	9	0	10	0	0
1:30 PM	0	150	3	14	20	117	0	5	0	0	0	0	4	0	18	0	0
1:45 PM	0	124	5	21	12	133	0	2	0	0	0	0	6	0	8	0	0
2:00 PM	0	116	2	26	9	151	0	4	0	0	0	0	6	0	14	0	0
2:15 PM	0	131	3	17	12	125	0	2	0	0	0	0	9	0	9	0	0
2:30 PM	0	146	3	11	11	150	0	2	0	0	0	0	3	0	17	0	0
2:45 PM	0	121	2	18	10	139	0	1	0	0	0	0	3	0	12	0	0
3:00 PM	0	160	5	21	11	174	0	0	0	0	0	0	3	0	7	0	0
3:15 PM	0	159	3	13	24	151	0	6	0	0	0	0	16	0	16	0	0
3:30 PM	0	166	1	14	9	270	0	10	0	0	0	0	3	0	12	0	0
3:45 PM	0	182	10	13	8	196	0	2	0	0	0	0	7	0	14	0	0
TOTAL VOLUMES:		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
APPROACH %v:		0.00%	0.00%	86.02%	2.67%	9.30%	7.36%	91.14%	0.00%	1.50%	0.00%	0.00%	0.00%	34.74%	0.00%	65.05%	0.21%
PEAK HR.1		03:00 PM - 04:00 PM				03:00 PM - 04:00 PM				03:00 PM - 04:00 PM				03:00 PM - 04:00 PM			
PEAK HR VOL.:		0	667	19	61	52	791	0	18	0	0	0	0	23	0	49	0
PEAK HR FACTOR.:		0.00	0.916	0.475	0.725	0.542	0.732	0.000	0.450	0.000	0.000	0.000	0.000	0.575	0.000	0.766	0.000
		0.963				0.745								0.692			
PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
4:00 PM	0	200	5	29	14	216	0	3	0	0	0	0	0	6	0	13	0
4:15 PM	0	186	4	18	17	201	0	2	0	0	0	0	0	7	0	17	0
4:30 PM	0	212	4	12	11	284	0	0	0	0	0	0	0	4	0	17	0
4:45 PM	0	199	3	14	10	293	0	6	0	0	0	0	0	7	0	14	0
5:00 PM	0	210	4	18	8	251	0	6	0	0	0	0	0	6	0	13	0
5:15 PM	0	219	3	15	5	206	0	1	0	0	0	0	0	1	0	22	0
5:30 PM	0	200	1	19	7	201	0	0	0	0	0	0	0	10	0	10	0
5:45 PM	0	185	1	16	2	172	0	7	0	0	0	0	0	4	0	18	0
6:00 PM	0	186	0	20	5	200	0	0	0	0	0	0	0	8	0	11	0
6:15 PM	0	216	1	16	5	157	0	1	0	0	0	0	0	6	0	14	0
6:30 PM	0	148	0	13	2	120	0	2	0	0	0	0	0	9	0	14	0
6:45 PM	0	147	0	0	0	106	0	0	0	0	0	0	0	0	0	0	0
7:00 PM	0	127	0	6	0	95	0	3	0	0	0	0	0	0	0	0	0
7:15 PM	0	82	0	2	0	84	0	0	0	0	0	0	0	0	0	0	0
7:30 PM	0	93	0	0	0	66	0	0	0	0	0	0	0	0	0	0	0
7:45 PM	0	91	0	3	0	89	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	0	85	0	4	0	75	0	0	0	0	0	0	0	0	0	0	0
8:15 PM	0	62	0	0	0	57	0	0	0	0	0	0	0	0	0	0	0
8:30 PM	0	67	0	2	0	57	0	0	0	0	0	0	0	0	0	0	

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd
 City: Ocala
 Control: 1-Way Stop/HT

Project ID: 22-140135-001
 Date: 3/29/2022

NS/EW Streets:		SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance								
		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND								
AM		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL				
12:00 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12:15 AM		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1				
12:30 AM		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1				
12:45 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
1:00 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
1:15 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
1:30 AM		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2				
1:45 AM		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1				
2:00 AM		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2				
2:15 AM		0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3				
2:30 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
2:45 AM		0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3				
3:00 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
3:15 AM		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1				
3:30 AM		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1				
3:45 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
4:00 AM		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1				
4:15 AM		0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	3				
4:30 AM		0	2	0	0	0	6	0	0	0	0	0	0	0	0	0	0	8				
4:45 AM		0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	5				
5:00 AM		0	2	0	0	0	2	0	0	0	0	0	0	0	0	1	0	6				
5:15 AM		0	1	0	0	0	5	0	0	0	0	0	0	0	0	0	0	6				
5:30 AM		0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	7				
5:45 AM		0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10				
6:00 AM		0	3	0	0	0	6	0	0	0	0	0	0	0	0	0	0	9				
6:15 AM		0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7				
6:30 AM		0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10				
6:45 AM		0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10				
7:00 AM		0	9	0	0	0	13	0	0	0	0	0	0	0	0	0	0	22				
7:15 AM		0	12	0	0	0	12	0	0	0	0	0	0	0	0	1	0	25				
7:30 AM		0	11	0	0	0	14	0	1	0	0	0	0	0	0	1	0	27				
7:45 AM		0	9	0	0	0	13	0	0	0	0	0	0	1	0	0	0	23				
TOTAL VOLUMES		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL				
APPROACH %s		0	79	0	0	0	107	0	2	0	0	0	0	25.00%	0.00%	75.00%	0.00%	192				
PEAK HRL		87:00 AM - 88:00 AM				98.17%				0.00%				1.83%				0.75%				97
PEAK HRL VOL		0	41	0	0	0	52	0	1	0	0	0	0	1	0	2	0	97				
PEAK HRL FACTOR		0.000	0.854	0.000	0.000	0.000	0.929	0.000	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.500	0.000	0.896				
		0.854				0.893				0.750												
NOON		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL				
8:00 AM		0	0	0	0	0	21	0	1	0	0	0	0	0	0	0	0	31				
8:15 AM		0	10	0	1	0	20	0	2	0	0	0	0	0	0	0	0	33				
8:30 AM		0	13	0	0	0	22	0	0	0	0	0	0	0	0	0	0	36				
8:45 AM		0	13	1	2	0	19	0	1	0	0	0	0	0	0	0	0	36				
9:00 AM		0	7	0	0	0	17	0	0	0	0	0	0	0	0	0	0	24				
9:15 AM		0	8	0	0	0	12	0	0	0	0	0	0	1	0	0	0	21				
9:30 AM		0	10	0	0	0	17	0	0	0	0	0	0	1	0	0	0	28				
9:45 AM		0	15	0	0	0	12	0	0	0	0	0	0	1	0	0	0	30				
10:00 AM		0	14	2	1	1	10	0	1	0	0	0	0	1	0	0	0	30				
10:15 AM		0	11	0	0	0	19	0	0	0	0	0	0	0	0	2	0	32				
10:30 AM		0	8	0	0	0	15	0	0	0	0	0	0	0	0	0	0	23				
10:45 AM		0	14	0	1	1	18	0	1	0	0	0	0	0	0	2	0	37				
11:00 AM		0	10	0	0	1	14	0	0	0	0	0	0	0	0	1	0	26				
11:15 AM		0	9	0	0	0	15	0	0	0	0	0	0	1	0	0	0	25				
11:30 AM		0	19	0	0	2	13	0	2	0	0	0	0	0	0	2	0	38				
11:45 AM		0	23	0	0	0	15	0	0	0	0	0	0	0	0	1	0	39				
12:00 PM		0	13	1	0	1	10	0	2	0	0	0	0	0	0	0	1	28				
12:15 PM		0	10	0	0	0	18	0	1	0	0	0	0	0	0	0	0	29				
12:30 PM		0	21	0	1	0	13	0	0	0	0	0	0	0	0	1	0	36				
12:45 PM		0	11	0	0	0	10	0	1	0	0	0	0	0	0	1	0	23				
1:00 PM		0	12	0	0	0	10	0	0	0	0	0	0	0	0	0	0	22				
1:15 PM		0	13	0	0	0	20	0	2	0	0	0	0	0	0	0	0	35				
1:30 PM		0	11	0	1	1	13	0	1	0	0	0	0	1	0	0	0	28				
1:45 PM		0	15	0	1	1	12	0	0	0	0	0	0	1	0	1	0	31				
2:00 PM		0	11	1	1	0	8	0	3	0	0	0	0	2	0	0	0	26				
2:15 PM		0	12	0	0	0	8	0	1	0	0	0	0	0	0	0	0	21				
2:30 PM		0	16	0	0	0	7	0	2	0	0	0	0	0	0	1	0	27				
2:45 PM		0	15	0	0	0	13	0	0	0	0	0	0	0	0	0	0	29				
3:00 PM		0	16	0	1	0	14	0	1	0	0	0	0	0	0	0	0	32				
3:15 PM		0	17	1	0	0	9	0	0	0	0	0	0	1	0	0	0	28				
3:30 PM		0	15	1	0	0	13	0	0	0	0	0	0	2	0	1	0	32				
3:45 PM		0	12	0	0	0	5	0	0	0	0	0	0	0	0	1	0	19				
TOTAL VOLUMES		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL				
APPROACH %s		0	413	7	10	0	442	0	22	0	0	0	0	44.44%	0.00%	55.56%	0.00%	935				
PEAK HRL		83:00 PM - 84:00 PM				2.93%				4.60%				0.417				111				
PEAK HRL VOL		0	60	2	1	1	41	0	1	0	0	0	0	3	0	2	0	111				
PEAK HRL FACTOR		0.00	0.882	0.500	0.250	0.250	0.732	0.000	0.250	0.000	0.000	0.000	0.000	0.375	0.000	0.500	0.000	0.867				
		0.875				0.717				0.417												
PM		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL				
4:00 PM		0	15	0	1	0	6	0	0	0	0	0	0	0	0	1	0	23				
4:15 PM		0	11	0	0	0	8	0	1	0	0	0	0	0	0	1	0	21				
4:30 PM		0	12	0	0	0	6	0	0	0	0	0	0	0	0	1	0	21				
4:45 PM		0	11	0	0	1	12	0	2	0	0	0	0	0	0	0	0	26				
5:00 PM		0	11	1	0	0	15	0	0	0	0	0	0	0	0	1	0	29				
5:15 PM		0	8	0	0	0	11	0	0	0	0	0	0	0	0	0	0	19				
5:30 PM		0	20	0	0	3	4	0	0	0	0	0	0	0	0	0	0	27				
5:45 PM		0	7	0	0	0	8	0	0	0	0	0	0	1	0	0	0	16				
6:00 PM		0	10	0	0	1	7	0	0	0	0	0	0	0	0	1	0	19				
6:15 PM		0	5	0	2	0	4	0	0	0	0	0	0	0	0	0	0	11				
6:30 PM		0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9				
6:45 PM		0	7	0	0	0	5	0	2	0	0	0	0	0	0	0	0	14				
7:00 PM		0	7	0	0	0	4	0	0	0	0	0	0	0	0	0	0	11				
7:15 PM		0	1	0	0	0	9	0	1	0	0	0	0	0	0	0	0	9				
7:30 PM		0	6	0	0	0	5	0	0	0	0	0	0	0	0	0	0	11				

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
 City: Coon Rapids
 Control: 1-Way Stop(WB)

Project ID: 22-140135-001
 Date: 3/29/2022

Bikes

NS/EW Streets:		SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	
7:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %:	0.00%	2	0	0	0	0	0	0	0	0	0	0	0.00%	0	1	0	3	
PEAK HR:	07:00 AM - 08:00 AM																TOTAL	
PEAK HR VOL:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	
PEAK HR FACTOR:	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.375	

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
8:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES:	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %:	0.00%	5	0	0	0	25.00%	75.00%	0.00%	0.00%	0	0	0	0.00%	0	1	0	10
PEAK HR:	01:00 PM - 04:00 PM																TOTAL
PEAK HR VOL:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
PEAK HR FACTOR:	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.250

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
6:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
6:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
6:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
8:30 PM	0	0</															

National Data & Surveying Services
Intersection Turning Movement Count

Locations: SR 953/NW 42nd Ave/N Le Jaune Rd & Flea Market Middle Entrance Project ID: 22-140135-001
City: One-lock Date: 3/29/2022

Pedestrians (Crosswalks)

NS/EW Streets:	SR 953/NW 42nd Ave/N Le Jaune Rd		SR 953/NW 42nd Ave/N Le Jaune Rd		Flea Market Middle Entrance		Flea Market Middle Entrance		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
12:00 AM	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	1	0	0	1
5:45 AM	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	1	0	0	0	1
7:00 AM	0	0	0	0	2	0	0	0	2
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	0	0	3	1	0	0	4
PEAK HR :	07:00 AM - 08:00 AM				75.00%	25.00%			TOTAL
PEAK HR VOL :	0	0	0	0	2	0	0	0	2
PEAK HR FACTOR :					0.250				0.250

NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
8:00 AM	1	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0
9:15 AM	1	0	0	0	0	0	0	0	1
9:30 AM	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	1	0	0	0	1
10:30 AM	0	1	0	0	0	0	0	0	1
10:45 AM	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	1	0	0	1
12:15 PM	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	2	1	0	0	1	1	0	0	5
PEAK HR :	03:00 PM - 04:00 PM				50.00%	50.00%			TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	2	0	0	0	2
5:15 PM	0	0	0	0	1	0	0	0	1
5:30 PM	0	1	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0
7:00 PM	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	2	0	0	0	2
7:30 PM	0	0	0	0	0	0	0	0	0
7:45 PM	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	0	0	0	0
8:30 PM	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	1	0	0	5	0	0	0	6
PEAK HR :	04:30 PM - 05:30 PM				100.00%	0.00%			TOTAL
PEAK HR VOL :	0	0	0	0	3	0	0	0	3
PEAK HR FACTOR :					0.375				0.375

SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance

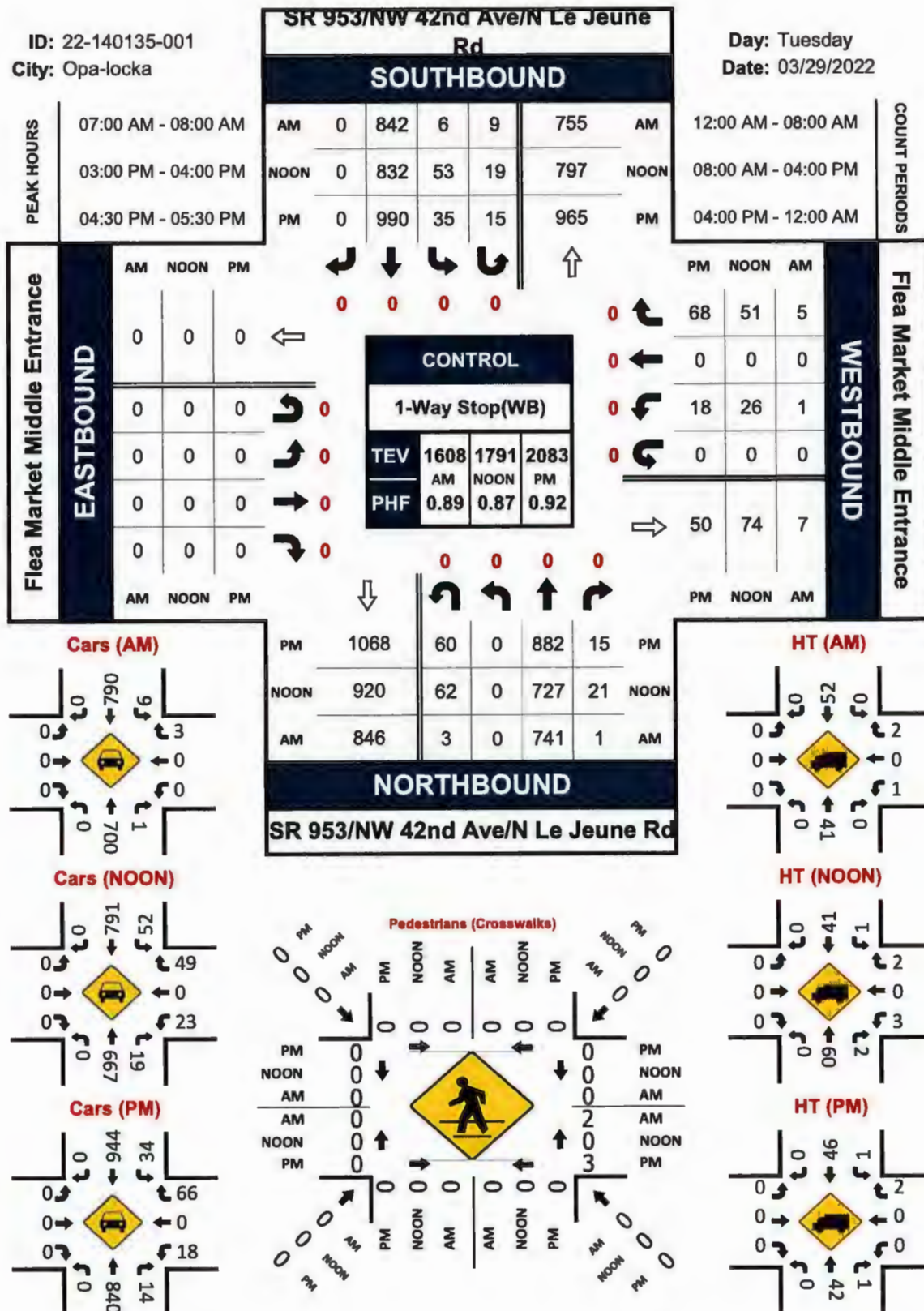
Peak Hour Turning Movement Count

ID: 22-140135-001

City: Opa-locka

Day: Tuesday

Date: 03/29/2022



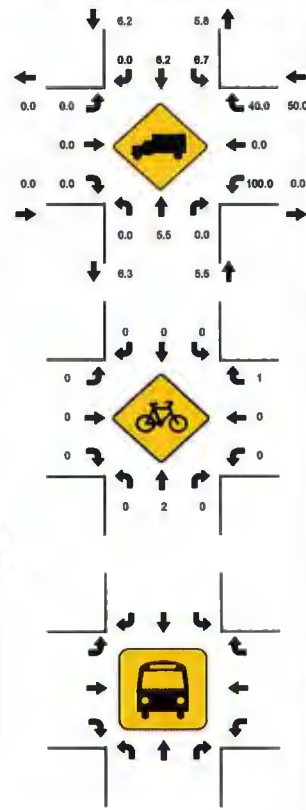
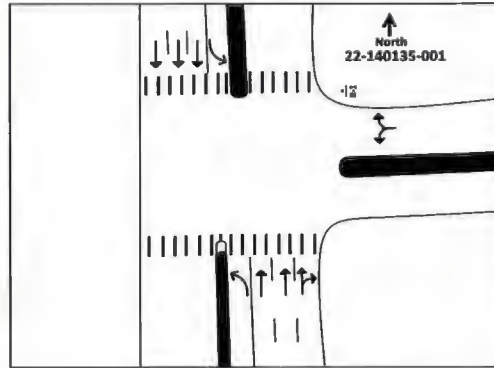
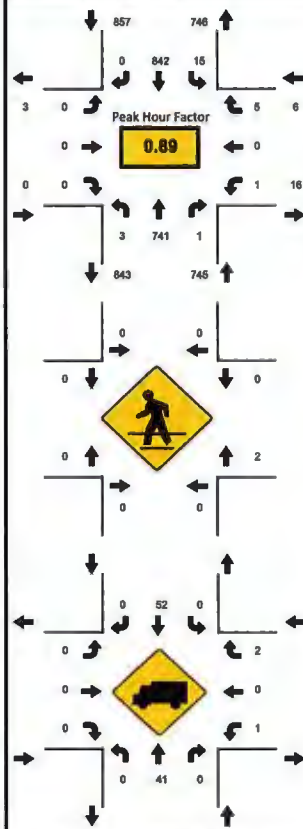
LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



National Data & Surveying Services



15-Min Count Period Beginning At	953/NW 42nd Ave/N Le Jeune Northbound					953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
12:00 AM	0	23	0	0		0	16	0	0		0	0	0	0		0	0	0	0		39	106
12:15 AM	0	12	0	0		0	16	0	0		0	0	0	0		0	0	0	0		28	83
12:30 AM	0	6	0	0		0	16	0	0		0	0	0	0		0	0	0	0		22	69
12:45 AM	0	10	0	0		0	7	0	0		0	0	0	0		0	0	0	0		17	59
01:00 AM	0	9	0	0		0	7	0	0		0	0	0	0		0	0	0	0		16	51
01:15 AM	0	9	0	0		0	4	0	1		0	0	0	0		0	0	0	0		14	43
01:30 AM	0	7	0	0		0	5	0	0		0	0	0	0		0	0	0	0		12	44
01:45 AM	0	1	0	0		0	8	0	0		0	0	0	0		0	0	0	0		9	45
02:00 AM	0	5	0	0		0	3	0	0		0	0	0	0		0	0	0	0		8	46
02:15 AM	0	9	0	0		0	5	0	1		0	0	0	0		0	0	0	0		15	56
02:30 AM	0	6	0	0		0	7	0	0		0	0	0	0		0	0	0	0		13	58
02:45 AM	0	7	0	0		0	3	0	0		0	0	0	0		0	0	0	0		10	70
03:00 AM	0	6	0	0		0	9	0	1		0	0	0	0		0	0	0	0		16	79
03:15 AM	0	11	0	0		0	6	0	0		0	0	0	0		0	0	0	0		17	95
03:30 AM	0	19	0	0		0	6	0	0		0	0	0	0		0	0	0	0		25	115
03:45 AM	0	12	0	0		0	7	0	0		0	0	0	0		0	0	0	0		19	135
04:00 AM	0	13	0	0		0	21	0	0		0	0	0	0		0	0	0	0		34	165
04:15 AM	0	19	0	0		0	16	0	2		0	0	0	0		0	0	0	0		37	192
04:30 AM	0	23	0	0		0	22	0	0		0	0	0	0		0	0	0	0		45	251
04:45 AM	0	27	0	0		1	18	0	2		0	0	0	0		0	0	1	0		49	353
05:00 AM	0	30	0	0		1	29	0	0		0	0	0	0		0	0	1	0		61	523
05:15 AM	0	65	0	0		1	29	0	0		0	0	0	0		1	0	0	0		96	655
05:30 AM	0	82	0	0		1	63	0	1		0	0	0	0		0	0	0	0		147	811
05:45 AM	0	137	0	0		0	81	0	1		0	0	0	0		0	0	0	0		219	1006
06:00 AM	0	110	0	0		1	82	0	0		0	0	0	0		0	0	0	0		193	1231
06:15 AM	0	122	0	0		0	127	0	3		0	0	0	0		0	0	0	0		252	1434
06:30 AM	0	181	0	0		0	160	0	1		0	0	0	0		0	0	0	0		342	1564
06:45 AM	0	236	1	2		2	199	0	3		0	0	0	0		0	0	1	0		444	1598
07:00 AM	0	182	0	1		1	208	0	3		0	0	0	0		0	0	1	0		396	1608
07:15 AM	0	185	0	0		1	191	0	3		0	0	0	0		0	0	2	0		382	1212
07:30 AM	0	162	1	0		0	210	0	1		0	0	0	0		0	0	2	0		376	830
07:45 AM	0	212	0	2		4	233	0	2		0	0	0	0		1	0	0	0		454	454
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	848	4	8		16	932	0	12		4	0	0	0		4	0	8	0		1832	
Heavy Trucks	0	48	0			0	56	0			0	0	0			4	0	4			112	
Pedestrians	0					0					0					8					8	
Bicycles	0	4	0			0	0	0			0	0	0			0	0	4			8	
Railroad Stopped Buses																						

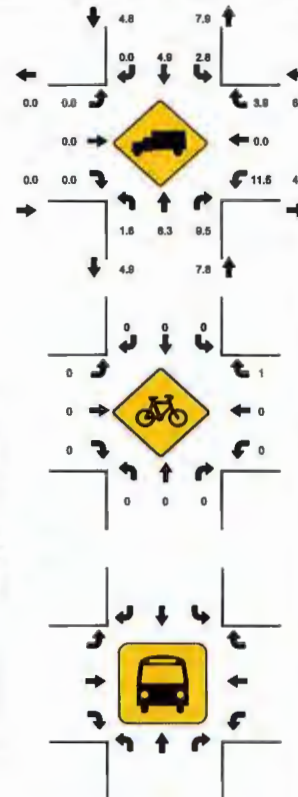
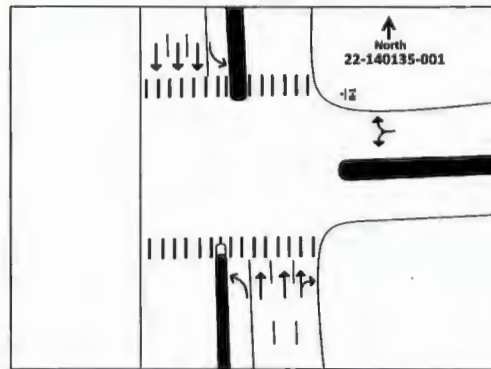
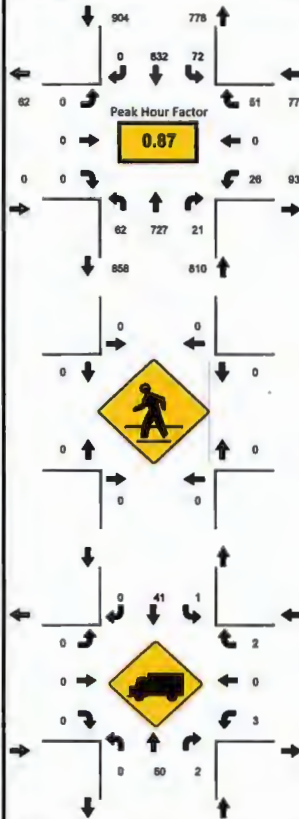
LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 03:00 PM - 04:00 PM
Peak 15-Minute: 03:30 PM - 03:45 PM



National Data & Surveying Services

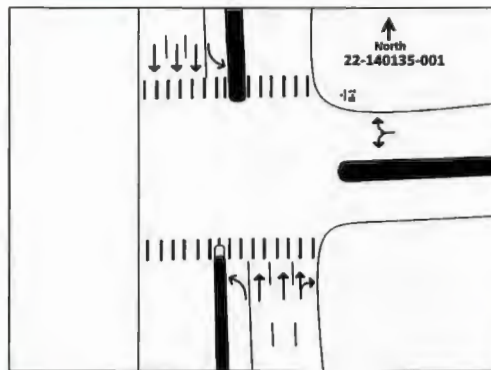
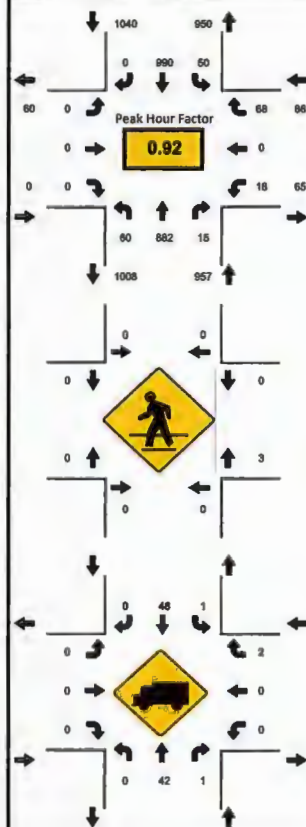
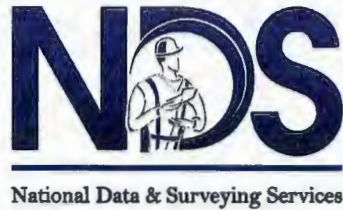


15-Min Count Period Beginning At	SR 953/NW 42nd Ave/N Le Jeune Northbound					SR 953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
08:00 AM	0	147	3	4		3	236	0	4		0	0	0	0		1	0	5	0		395	1534
08:15 AM	0	138	1	5		5	249	0	3		0	0	0	0		2	0	0	0		395	1533
08:30 AM	0	152	2	3		7	215	0	3		0	0	0	0		1	0	1	0		378	1441
08:45 AM	0	156	6	7		8	194	0	1		0	0	0	0		0	0	2	0		366	1351
09:00 AM	0	157	4	4		7	222	0	2		0	0	0	0		2	0	2	0		394	1307
09:15 AM	0	112	5	11		8	178	0	1		0	0	0	0		2	0	2	0		303	1181
09:30 AM	0	122	4	5		11	145	0	1		0	0	0	0		4	0	2	0		288	1158
09:45 AM	0	150	5	7		16	138	0	2		0	0	0	0		4	0	9	0		322	1117
10:00 AM	0	132	9	14		11	108	0	2		0	0	0	0		5	0	5	0		268	1061
10:15 AM	0	117	3	11		10	132	0	1		0	0	0	0		4	0	14	0		280	1062
10:30 AM	0	102	2	13		16	110	0	1		0	0	0	0		7	0	10	0		247	1106
10:45 AM	0	124	2	15		17	114	0	3		0	0	0	0		2	0	7	0		266	1170
11:00 AM	0	108	5	18		12	132	0	2		0	0	0	0		5	0	9	0		269	1189
11:15 AM	0	139	5	24		20	142	0	5		0	0	0	0		4	0	14	1		324	1245
11:30 AM	0	149	5	14		9	124	0	2		0	0	0	0		10	0	14	0		311	1224
11:45 AM	0	132	3	18		15	112	0	2		0	0	0	0		12	0	11	0		285	1235
12:00 PM	0	125	9	18		19	149	0	4		0	0	0	0		5	0	18	0		325	1233
12:15 PM	0	135	4	17		19	127	0	6		0	0	0	0		6	0	12	0		303	1219
12:30 PM	0	150	2	21		13	131	0	3		0	0	0	0		10	0	16	0		322	1273
12:45 PM	0	126	3	18		11	117	0	3		0	0	0	0		10	0	16	0		283	1289
01:00 PM	0	143	6	14		11	127	0	2		0	0	0	0		10	0	14	0		311	1324
01:15 PM	0	157	5	16		11	186	0	3		0	0	0	0		8	0	10	0		357	1333
01:30 PM	0	161	3	15		21	130	0	6		0	0	0	0		5	0	18	0		338	1285
01:45 PM	0	139	5	22		13	145	0	2		0	0	0	0		7	0	9	0		318	1302
02:00 PM	0	127	3	27		9	159	0	7		0	0	0	0		8	0	14	0		320	1302
02:15 PM	0	143	3	17		12	133	0	3		0	0	0	0		9	0	9	0		309	1372
02:30 PM	0	162	3	11		12	167	0	4		0	0	0	0		3	0	18	0		355	1454
02:45 PM	0	136	2	18		11	152	0	1		0	0	0	0		5	0	12	0		318	1592
03:00 PM	0	176	5	22		11	188	0	1		0	0	0	0		3	0	7	0		390	1710
03:15 PM	0	178	4	13		24	160	0	6		0	0	0	0		11	0	16	0		391	1320
03:30 PM	0	181	2	14		9	283	0	10		0	0	0	0		5	0	13	0		493	929
03:45 PM	0	194	10	13		9	201	0	2		0	0	0	0		7	0	15	0		436	2588
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	776	40	88		96	1132	0	40		0	0	0	0		44	0	64	0		2260	
Heavy Trucks	0	88	4			4	56	0			0	0	0			8	0	4			144	
Pedestrians	0					0					0					0					0	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	4			4	
Railroad																						
Stopped Buses																						

LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:30 PM - 04:45 PM



15-Min Count Period Beginning At	SR 953/NW 42nd Ave/N Le Jeune Northbound					SR 953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	215	5	30		14	222	0	1		0	0	0	0		6	0	14	0		507	2027
04:15 PM	0	197	4	18		17	209	0	3		0	0	0	0		7	0	18	0		473	2065
04:30 PM	0	224	4	12		11	292	0	0		0	0	0	0		7	0	18	0		588	2083
04:45 PM	0	210	3	14		11	215	0	8		0	0	0	0		4	0	14	0		479	1990
05:00 PM	0	221	5	19		8	286	0	8		0	0	0	0		8	0	14	0		545	1927
05:15 PM	0	227	3	15		5	217	0	1		0	0	0	0		1	0	22	0		491	1831
05:30 PM	0	220	1	19		10	205	0	0		0	0	0	0		10	0	10	0		475	1787
05:45 PM	0	192	1	18		2	180	0	2		0	0	0	0		5	0	18	0		418	1609
06:00 PM	0	198	0	20		8	207	0	0		0	0	0	0		8	0	12	0		449	1465
06:15 PM	0	221	1	18		5	161	0	1		0	0	0	0		6	0	14	0		427	1258
06:30 PM	0	152	0	13		2	125	0	2		0	0	0	0		9	0	14	0		317	1008
06:45 PM	0	154	0	5		0	111	0	2		0	0	0	0		0	0	0	0		272	865
07:00 PM	0	134	0	6		0	99	0	3		0	0	0	0		0	0	0	0		242	766
07:15 PM	0	83	0	2		0	91	0	1		0	0	0	0		0	0	0	0		177	698
07:30 PM	0	99	0	4		0	71	0	0		0	0	0	0		0	0	0	0		174	858
07:45 PM	0	92	0	3		0	78	0	0		0	0	0	0		0	0	0	0		173	813
08:00 PM	0	91	0	4		0	79	0	0		0	0	0	0		0	0	0	0		174	559
08:15 PM	0	63	0	3		0	88	0	1		0	0	0	0		0	0	0	0		135	497
08:30 PM	0	70	0	2		0	59	0	0		0	0	0	0		0	0	0	0		131	451
08:45 PM	0	57	0	2		0	60	0	0		0	0	0	0		0	0	0	0		119	399
09:00 PM	0	80	0	1		0	51	0	0		0	0	0	0		0	0	0	0		112	355
09:15 PM	0	45	0	1		0	42	0	1		0	0	0	0		0	0	0	0		89	318
09:30 PM	0	48	0	5		0	28	0	0		0	0	0	0		0	0	0	0		79	301
09:45 PM	0	39	0	0		0	35	0	1		0	0	0	0		0	0	0	0		75	279
10:00 PM	0	39	0	1		0	35	0	0		0	0	0	0		0	0	0	0		75	281
10:15 PM	0	39	0	0		0	33	0	0		0	0	0	0		0	0	0	0		72	281
10:30 PM	0	25	0	0		0	31	0	1		0	0	0	0		0	0	0	0		57	246
10:45 PM	0	45	0	0		0	32	0	0		0	0	0	0		0	0	0	0		77	218
11:00 PM	0	28	0	0		0	47	0	0		0	0	0	0		0	0	0	0		75	186
11:15 PM	0	21	0	0		0	15	0	1		0	0	0	0		0	0	0	0		37	91
11:30 PM	0	13	0	0		0	16	0	0		0	0	0	0		0	0	0	0		29	54
11:45 PM	0	18	0	0		0	7	0	0		0	0	0	0		0	0	0	0		25	25
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	908	20	76		44	1168	0	32		0	0	0	0		28	0	88	0		2364	
Heavy Trucks	0	48	4			4	60	0			0	0	0	0		0	0	4			120	
Pedestrians	0						0				0						8				8	
Bicycles	0	0	0			0	4	0			0	0	0			0	0	0			4	
Railroad Stopped Buses																						

VOLUME

Flea Market NW Entrance E/O SR 953/NW 42nd Ave /N Le Jeune Rd

Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_001

DAILY TOTALS					NB	SB	EB		WB		Total		
					0	0	198		199		397		
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL	
00:00			0	0	0		12:00			4	6	10	
00:15			0	0	0		12:15			4	4	8	
00:30			0	0	0		12:30			4	7	11	
00:45			0	0	0		12:45			6	18	24	
01:00			0	0	0		13:00			3	3	6	
01:15			1	0	1		13:15			7	4	11	
01:30			1	2	3		13:30			5	8	13	
01:45			0	2	2		13:45			1	16	17	
02:00			0	0	0		14:00			7	6	13	
02:15			3	1	4		14:15			5	3	8	
02:30			0	1	1		14:30			4	4	8	
02:45			1	4	5		14:45			4	20	24	
03:00			1	2	3		15:00			2	5	7	
03:15			0	0	0		15:15			3	3	6	
03:30			0	0	0		15:30			1	2	3	
03:45			0	1	1		15:45			1	7	8	
04:00			1	1	2		16:00			3	0	3	
04:15			2	2	4		16:15			4	3	7	
04:30			2	2	4		16:30			0	1	1	
04:45			3	8	11		16:45			5	12	17	
05:00			0	2	2		17:00			2	4	6	
05:15			1	0	1		17:15			2	2	4	
05:30			2	3	5		17:30			4	3	7	
05:45			2	5	7		17:45			3	11	14	
06:00			2	3	5		18:00			4	4	8	
06:15			5	2	7		18:15			1	3	4	
06:30			3	3	6		18:30			2	2	4	
06:45			0	10	10		18:45			3	10	13	
07:00			2	0	2		19:00			4	3	7	
07:15			3	4	7		19:15			1	1	2	
07:30			1	2	3		19:30			1	3	4	
07:45			3	9	12		19:45			3	9	12	
08:00			3	4	7		20:00			1	5	6	
08:15			3	2	5		20:15			2	0	2	
08:30			7	4	11		20:30			0	2	2	
08:45			3	16	19		20:45			0	3	3	
09:00			1	2	3		21:00			0	0	0	
09:15			3	2	5		21:15			1	0	1	
09:30			2	2	4		21:30			0	1	1	
09:45			5	11	16		21:45			0	1	1	
10:00			0	2	2		22:00			1	0	1	
10:15			3	2	5		22:15			0	1	1	
10:30			4	3	7		22:30			0	0	0	
10:45			3	10	13		22:45			0	1	1	
11:00			2	2	4		23:00			1	0	1	
11:15			5	2	7		23:15			1	3	4	
11:30			4	3	7		23:30			0	0	0	
11:45			1	12	13		23:45			0	2	2	
TOTALS	88				77		TOTALS	110				122	
SPLIT %	53.3%				46.7%		SPLIT %	47.4%				52.6%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	198	199	397
AM Peak Hour	07:45	11:45	08:00	PM Peak Hour	12:45	13:15	13:15		
AM Pk Volume	16	18	31	PM Pk Volume	21	26	46		
Pk Hr Factor	0.571	0.643	0.705	Pk Hr Factor	0.750	0.813	0.885		
7 - 9 Volume	25	24	49	4 - 6 Volume	23	21	44		
7 - 9 Peak Hour	07:45	08:00	08:00	4 - 6 Peak Hour	16:45	17:00	16:45		
7 - 9 Pk Volume	16	15	31	4 - 6 Pk Volume	13	14	25		
Pk Hr Factor	0.571	0.750	0.705	Pk Hr Factor	0.650	0.700	0.781		

VOLUME

Flea Market NE Entrance W/O Polo Blvd

Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_002

DAILY TOTALS					NB	SB	EB				WB	Total
					0	0	660				763	1,423
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00			0	0	0	12:00			19	17	36	
00:15			0	0	0	12:15			16	21	37	
00:30			0	0	0	12:30			17	16	33	
00:45			0	0	0	12:45			24	76	100	
01:00			0	0	0	13:00			11	25	36	
01:15			0	0	0	13:15			20	16	36	
01:30			0	0	0	13:30			24	24	48	
01:45			0	0	0	13:45			15	70	85	
02:00			0	0	0	14:00			20	18	38	
02:15			0	0	0	14:15			18	22	40	
02:30			0	0	0	14:30			22	22	44	
02:45			0	0	0	14:45			20	80	100	
03:00			1	1	2	15:00			18	22	40	
03:15			0	0	0	15:15			14	23	37	
03:30			0	0	0	15:30			24	24	48	
03:45			0	1	1	15:45			20	76	96	
04:00			0	0	0	16:00			18	16	34	
04:15			0	0	0	16:15			22	12	34	
04:30			0	0	0	16:30			16	19	35	
04:45			1	1	2	16:45			13	69	82	
05:00			0	0	0	17:00			21	14	35	
05:15			0	0	0	17:15			18	10	28	
05:30			0	0	0	17:30			15	12	27	
05:45			0	0	0	17:45			7	61	68	
06:00			0	0	0	18:00			10	10	20	
06:15			0	0	0	18:15			8	13	21	
06:30			0	0	0	18:30			4	5	9	
06:45			1	1	2	18:45			4	26	30	
07:00			0	0	0	19:00			1	3	4	
07:15			1	4	5	19:15			0	0	0	
07:30			2	2	4	19:30			3	3	6	
07:45			3	6	9	19:45			2	6	8	
08:00			1	5	6	20:00			1	1	2	
08:15			2	9	11	20:15			0	3	3	
08:30			6	10	16	20:30			0	0	0	
08:45			9	18	27	20:45			1	2	3	
09:00			5	13	18	21:00			2	3	5	
09:15			17	17	34	21:15			0	0	0	
09:30			5	13	18	21:30			0	0	0	
09:45			11	38	49	21:45			2	4	6	
10:00			9	20	29	22:00			0	0	0	
10:15			15	16	31	22:15			1	1	2	
10:30			13	19	32	22:30			0	0	0	
10:45			6	43	49	22:45			0	1	1	
11:00			17	17	34	23:00			0	0	0	
11:15			12	17	29	23:15			0	0	0	
11:30			25	30	55	23:30			0	0	0	
11:45			27	81	108	23:45			0	0	0	
TOTALS			189	272	461	TOTALS			471	491	962	
SPLIT %			41.0%	59.0%	32.4%	SPLIT %			49.0%	51.0%	67.6%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	660	763	1,423
AM Peak Hour	11:30	11:30	11:30	PM Peak Hour	15:30	12:45	12:45		
AM Pk Volume	87	89	176	PM Pk Volume	84	94	173		
Pk Hr Factor	0.806	0.742	0.800	Pk Hr Factor	0.875	0.810	0.816		
7 - 9 Volume	24	51	75	4 - 6 Volume	130	105	235		
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:15	16:00	16:15		
7 - 9 Pk Volume	18	42	60	4 - 6 Pk Volume	72	62	132		
Pk Hr Factor	0.500	0.583	0.556	Pk Hr Factor	0.818	0.816	0.943		

VOLUME

Flea Market SW Entrance E/O SR 953/NW 42nd Ave/N Le Jeune Rd

Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_003

DAILY TOTALS					NB	SB	EB				WB	Total			
					0	0	1,187				1,192	2,379			
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL			
00:00			1	1	2		12:00			27	34	61			
00:15			2	3	5		12:15			40	32	72			
00:30			0	1	1		12:30			40	34	74			
00:45			0	3	0	5	12:45			42	149	30	130	72	279
01:00			0	0	0		13:00			35	24	59			
01:15			0	0	0		13:15			26	35	61			
01:30			0	0	0		13:30			39	28	67			
01:45			0	0	0		13:45			23	123	44	131	67	254
02:00			0	0	0		14:00			23	43	66			
02:15			0	0	0		14:15			33	29	62			
02:30			1	0	1		14:30			35	18	53			
02:45			0	1	0	1	14:45			32	123	28	118	60	241
03:00			0	1	1		15:00			20	33	53			
03:15			0	0	0		15:15			24	23	47			
03:30			0	0	0		15:30			24	26	50			
03:45			0	0	0	1	15:45			33	101	27	109	60	210
04:00			0	0	0		16:00			23	33	56			
04:15			0	0	0		16:15			24	30	54			
04:30			1	0	1		16:30			15	25	40			
04:45			1	2	0	2	16:45			22	84	25	113	47	197
05:00			1	0	1		17:00			19	33	52			
05:15			0	0	0		17:15			21	28	49			
05:30			2	2	4		17:30			13	36	49			
05:45			2	5	0	2	17:45			22	75	27	124	49	199
06:00			1	0	1		18:00			14	33	47			
06:15			1	0	1		18:15			3	29	32			
06:30			1	0	1		18:30			8	19	27			
06:45			3	6	1	1	18:45			3	28	17	98	20	126
07:00			5	2	7		19:00			2	13	15			
07:15			8	1	9		19:15			3	5	8			
07:30			8	0	8		19:30			8	7	15			
07:45			5	26	5	8	19:45			3	16	9	34	12	50
08:00			9	6	15		20:00			3	5	8			
08:15			13	6	19		20:15			1	5	6			
08:30			16	3	19		20:30			2	1	3			
08:45			20	58	9	24	20:45			4	10	5	16	9	26
09:00			30	9	39		21:00			3	3	6			
09:15			17	14	31		21:15			2	4	6			
09:30			21	15	36		21:30			1	8	9			
09:45			26	94	13	51	21:45			0	6	0	15	0	21
10:00			32	20	52		22:00			2	2	4			
10:15			31	19	50		22:15			0	0	0			
10:30			33	22	55		22:30			2	1	3			
10:45			32	128	24	85	22:45			1	5	0	3	1	8
11:00			41	32	73		23:00			0	4	4			
11:15			36	38	74		23:15			1	0	1			
11:30			31	22	53		23:30			0	0	0			
11:45			35	143	27	119	23:45			0	1	1	5	1	6
TOTALS			466	296	762		TOTALS			721	896	1617			
SPLIT %			61.2%	38.8%	32.0%		SPLIT %			44.6%	55.4%	68.0%			

DAILY TOTALS					NB	SB	EB				WB	Total
					0	0	1,187				1,192	2,379
AM Peak Hour			11:00	11:45	11:45	PM Peak Hour			12:15	13:15	12:00	
AM Pk Volume			143	127	269	PM Pk Volume			157	150	279	
Pk Hr Factor			0.872	0.934	0.909	Pk Hr Factor			0.935	0.852	0.943	
7 - 9 Volume			84	32	116	4 - 6 Volume			159	237	396	
7 - 9 Peak Hour			08:00	08:00	08:00	4 - 6 Peak Hour			16:00	17:00	17:00	
7 - 9 Pk Volume			58	24	82	4 - 6 Pk Volume			84	124	199	
Pk Hr Factor			0.725	0.667	0.707	Pk Hr Factor			0.875	0.861	0.957	

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	367	294	161	385	338	254	214	305	2,375
261	3161	Percent	15.8	12.7	7.0	16.6	14.6	10.9	9.2	13.2	
262	3162	Trips	558	444	335	596	680	405	364	517	4,002
262	3162	Percent	14.3	11.4	8.6	15.3	17.4	10.4	9.3	13.3	
263	3163	Trips	245	188	171	318	343	185	173	295	1,943
263	3163	Percent	12.8	9.8	8.9	16.6	17.9	9.7	9.0	15.4	
264	3164	Trips	350	331	203	476	382	387	141	342	2,689
264	3164	Percent	13.4	12.7	7.8	18.2	14.6	14.8	5.4	13.1	
265	3165	Trips	468	253	211	433	384	312	182	334	2,591
265	3165	Percent	18.2	9.8	8.2	16.8	14.9	12.1	7.0	13.0	
266	3166	Trips	298	198	152	290	328	316	119	239	1,955
266	3166	Percent	15.4	10.2	7.8	15.0	16.9	16.3	6.1	12.3	
267	3167	Trips	232	128	99	212	169	213	114	176	1,354
267	3167	Percent	17.3	9.5	7.4	15.8	12.6	15.9	8.5	13.1	
268	3168	Trips	122	117	110	145	165	168	55	112	1,011
268	3168	Percent	12.3	11.7	11.1	14.6	16.7	16.9	5.6	11.2	
269	3169	Trips	662	403	383	590	941	505	328	543	4,399
269	3169	Percent	15.2	9.3	8.8	13.5	21.6	11.6	7.5	12.5	
270	3170	Trips	3,024	1,243	390	519	758	625	565	2,491	9,620
270	3170	Percent	31.5	12.9	4.1	5.4	7.9	6.5	5.9	25.9	
271	3171	Trips	400	322	174	310	428	194	228	293	2,364
271	3171	Percent	17.0	13.7	7.4	13.2	18.2	8.3	9.7	12.5	
272	3172	Trips	497	425	303	419	488	412	204	461	3,363
272	3172	Percent	15.5	13.2	9.5	13.1	15.2	12.9	6.4	14.4	
273	3173	Trips	395	394	180	276	409	201	142	280	2,325
273	3173	Percent	17.4	17.3	7.9	12.1	18.0	8.8	6.2	12.3	
274	3174	Trips	189	159	102	129	256	148	94	157	1,242
274	3174	Percent	15.3	12.9	8.3	10.4	20.8	12.0	7.6	12.7	
275	3175	Trips	920	578	380	670	742	542	325	491	4,665
275	3175	Percent	19.8	12.4	8.2	14.4	16.0	11.7	7.0	10.6	
276	3176	Trips	487	371	276	519	639	330	190	462	3,296
276	3176	Percent	14.9	11.3	8.4	15.9	19.5	10.1	5.8	14.1	
277	3177	Trips	164	103	99	207	227	130	119	127	1,177
277	3177	Percent	14.0	8.8	8.4	17.6	19.3	11.1	10.1	10.8	
278	3178	Trips	154	79	66	125	230	142	77	128	1,001
278	3178	Percent	15.4	7.9	6.6	12.5	23.0	14.2	7.7	12.8	
279	3179	Trips	225	120	127	166	298	186	118	189	1,447
279	3179	Percent	15.7	8.4	8.9	11.6	20.9	13.1	8.3	13.2	
280	3180	Trips	156	94	89	141	205	203	99	134	1,145
280	3180	Percent	13.9	8.4	7.9	12.6	18.3	18.1	8.8	11.9	
281	3181	Trips	653	346	270	641	856	577	287	364	4,145
281	3181	Percent	16.4	8.7	6.8	16.0	21.4	14.4	7.2	9.1	
282	3182	Trips	256	229	149	287	431	217	84	158	1,815
282	3182	Percent	14.1	12.6	8.2	15.9	23.8	12.0	4.6	8.7	
283	3183	Trips	262	221	107	450	315	412	146	327	2,282
283	3183	Percent	11.7	9.9	4.8	20.1	14.1	18.4	6.5	14.6	
284	3184	Trips	262	166	200	384	261	283	150	203	1,920
284	3184	Percent	13.7	8.7	10.5	20.1	13.7	14.8	7.9	10.6	
285	3185	Trips	102	98	85	170	119	94	76	134	887
285	3185	Percent	11.6	11.2	9.7	19.3	13.5	10.8	8.7	15.3	
286	3186	Trips	408	423	354	832	651	566	296	426	4,014
286	3186	Percent	10.3	10.7	8.9	21.0	16.5	14.3	7.5	10.8	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	361	358	126	499	512	378	362	285	2,991
261	3161	Percent	12.5	12.4	4.4	17.3	17.8	13.1	12.6	9.9	
262	3162	Trips	719	606	289	1,008	1,004	692	603	665	5,701
262	3162	Percent	12.9	10.9	5.2	18.0	18.0	12.4	10.8	11.9	
263	3163	Trips	318	259	143	426	380	259	209	291	2,308
263	3163	Percent	13.9	11.3	6.2	18.7	16.6	11.4	9.2	12.7	
264	3164	Trips	662	465	225	799	825	630	458	580	4,769
264	3164	Percent	14.3	10.0	4.9	17.2	17.8	13.6	9.9	12.5	
265	3165	Trips	660	460	300	877	693	577	443	594	4,654
265	3165	Percent	14.4	10.0	6.5	19.0	15.1	12.5	9.6	12.9	
266	3166	Trips	408	243	267	474	501	434	331	479	3,183
266	3166	Percent	13.0	7.8	8.5	15.1	16.0	13.9	10.6	15.3	
267	3167	Trips	250	146	107	231	189	232	126	136	1,425
267	3167	Percent	17.6	10.3	7.6	16.3	13.3	16.4	8.9	9.6	
268	3168	Trips	175	131	91	171	187	202	130	90	1,193
268	3168	Percent	14.8	11.2	7.8	14.6	15.9	17.2	11.0	7.6	
269	3169	Trips	873	542	410	748	1,066	584	469	724	5,512
269	3169	Percent	16.1	10.0	7.6	13.8	19.7	10.8	8.7	13.4	
270	3170	Trips	3,789	1,163	487	509	811	745	787	2,881	11,224
270	3170	Percent	33.9	10.4	4.4	4.6	7.3	6.7	7.0	25.8	
271	3171	Trips	441	400	148	495	522	329	360	384	3,089
271	3171	Percent	14.3	13.0	4.8	16.1	17.0	10.7	11.7	12.5	
272	3172	Trips	578	579	246	637	658	518	390	481	4,261
272	3172	Percent	14.2	14.2	6.0	15.6	16.1	12.7	9.6	11.8	
273	3173	Trips	422	455	171	414	491	323	212	359	2,941
273	3173	Percent	14.8	16.0	6.0	14.5	17.3	11.3	7.5	12.6	
274	3174	Trips	211	199	106	231	262	179	145	143	1,484
274	3174	Percent	14.3	13.5	7.2	15.6	17.7	12.2	9.8	9.7	
275	3175	Trips	896	834	417	867	1,015	627	461	587	5,790
275	3175	Percent	15.7	14.6	7.3	15.2	17.8	11.0	8.1	10.3	
276	3176	Trips	582	590	463	858	883	428	401	446	4,694
276	3176	Percent	12.5	12.7	10.0	18.5	19.0	9.2	8.6	9.6	
277	3177	Trips	171	152	91	274	254	159	123	146	1,370
277	3177	Percent	12.5	11.1	6.7	20.0	18.6	11.6	9.0	10.6	
278	3178	Trips	386	262	162	342	523	316	244	242	2,524
278	3178	Percent	15.6	10.6	6.6	13.8	21.1	12.8	9.9	9.8	
279	3179	Trips	234	200	169	260	354	204	178	204	1,836
279	3179	Percent	13.0	11.1	9.4	14.4	19.6	11.3	9.9	11.3	
280	3180	Trips	165	170	98	209	234	190	126	130	1,350
280	3180	Percent	12.5	12.9	7.4	15.8	17.7	14.4	9.5	9.9	
281	3181	Trips	638	449	369	850	937	562	304	432	4,701
281	3181	Percent	14.0	9.9	8.1	18.7	20.7	12.4	6.7	9.5	
282	3182	Trips	289	177	177	366	413	242	167	200	2,056
282	3182	Percent	14.2	8.7	8.7	18.0	20.3	11.9	8.2	9.9	
283	3183	Trips	232	274	182	558	353	372	189	254	2,488
283	3183	Percent	9.6	11.4	7.6	23.1	14.6	15.4	7.8	10.5	
284	3184	Trips	309	229	215	523	364	292	261	216	2,463
284	3184	Percent	12.8	9.5	8.9	21.7	15.1	12.1	10.8	9.0	
285	3185	Trips	171	150	119	252	179	111	120	194	1,347
285	3185	Percent	13.2	11.6	9.2	19.5	13.8	8.6	9.3	15.0	
286	3186	Trips	498	498	325	896	752	506	353	523	4,417
286	3186	Percent	11.5	11.4	7.5	20.6	17.3	11.6	8.1	12.0	



IRONWOOD COMMERCE CENTER - PHASE 2 BUILDINGS 1-6



**SPA SUBMITTAL
04/15/2022**

**SPA
SUBMITTAL
04/15/2022**

A0.00

BRUCE RETZSCH, P.E.
No. 12456
State of Florida

RLC Architects
7100 N. Federal Hwy., Suite 1000
Miami Beach, FL 33138
Tel: 305.571.1100
Fax: 305.571.1101
www.ironwoodcenter.com

**IRONWOOD COMMERCE
CENTER - PHASE 2**
OPA-LOCKA, FLORIDA
LINK LOGISTICS

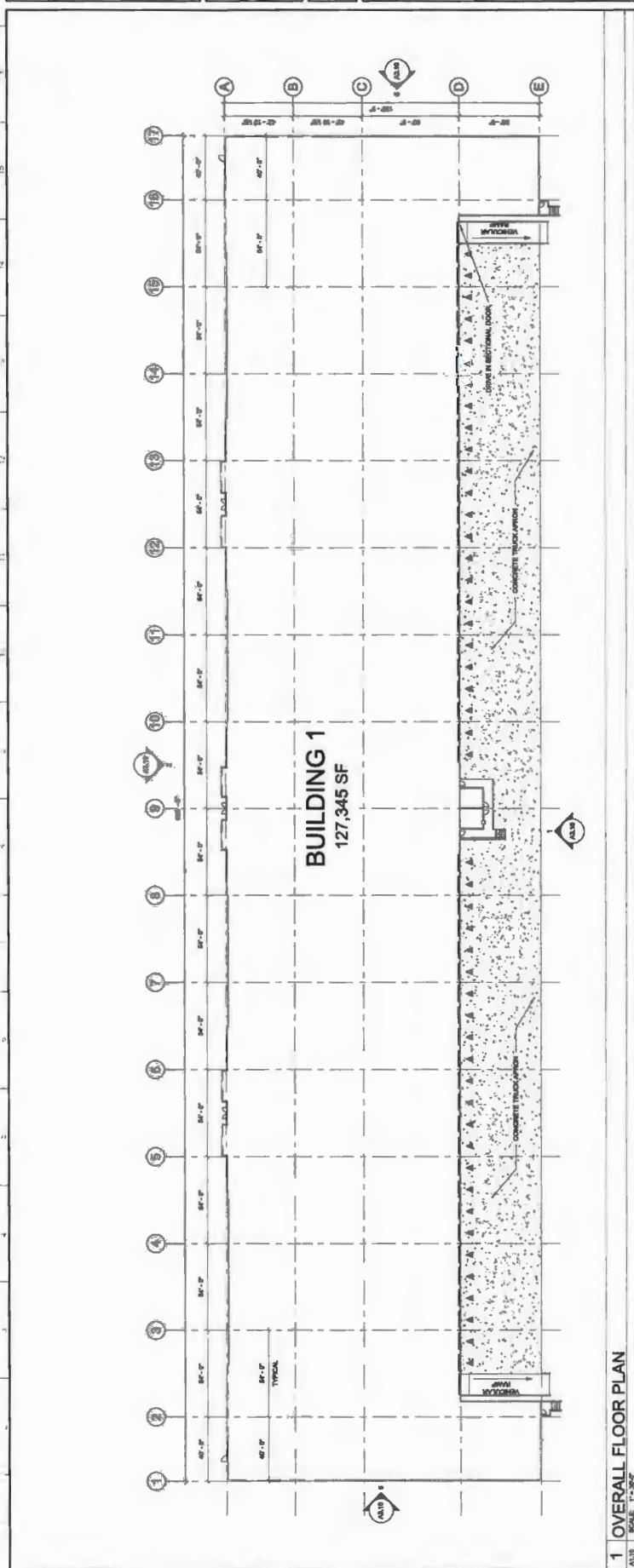
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No.	Date	Description

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Project No.: 200401.00
Date: 04/15/2022

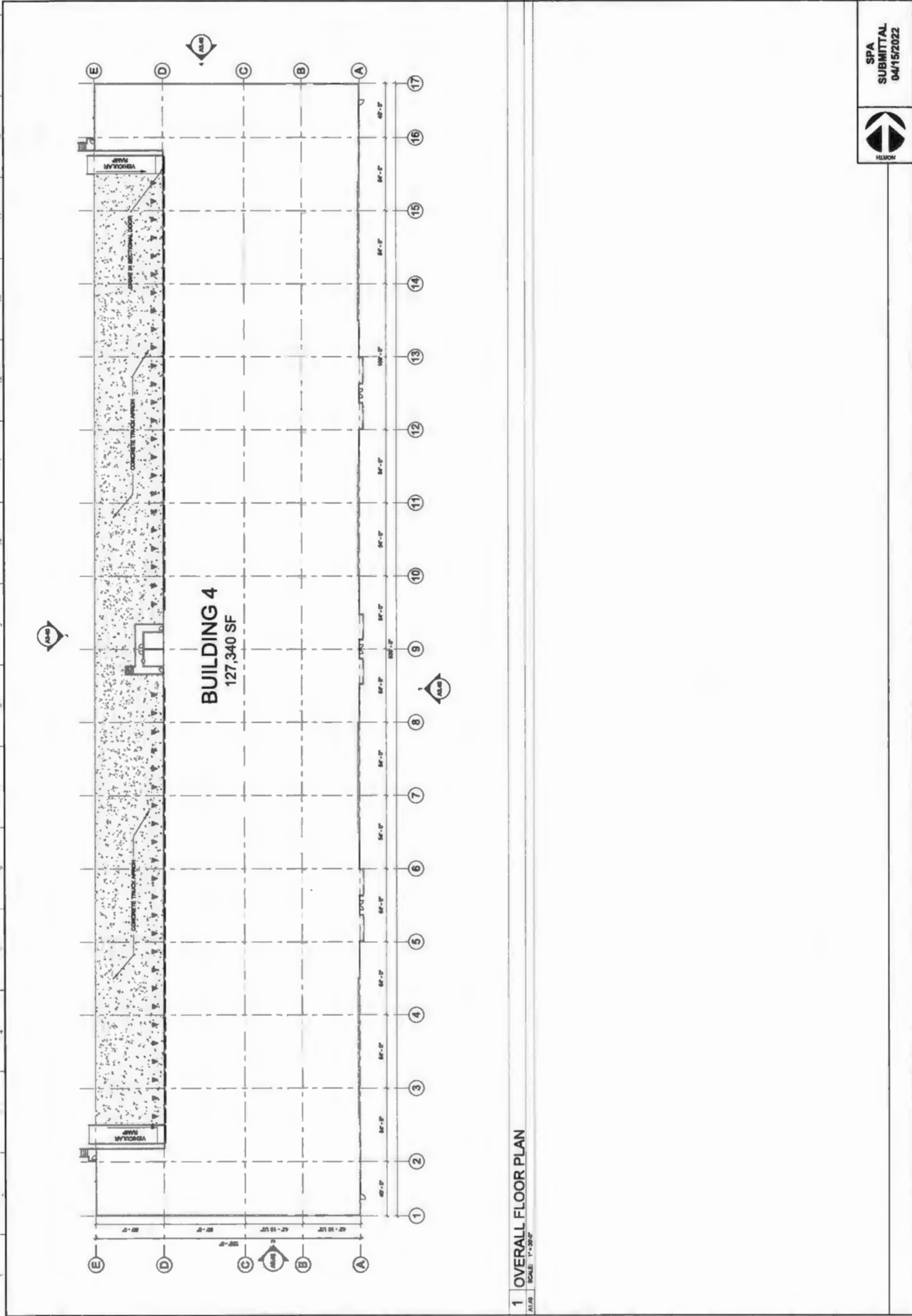
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Project Engineer: [Blank]
Checked by: [Blank]
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COVER SHEET



1	OVERALL FLOOR PLAN
---	--------------------





1 OVERALL FLOOR PLAN

SPA
 SUBMITTAL
 04/15/2022



Sheet No. **A1.40**

SPA
 SUBMITTAL
 04/15/2022



Sheet No. **A1.40**

SPA
 SUBMITTAL
 04/15/2022



Sheet No. **A1.40**

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Sheet No. **A1.40**

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 04/15/2022



Sheet No. **A1.40**

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 04/15/2022

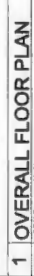


Sheet No. **A1.40**

SPA
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 04/15/2022



Sheet No. **A1.40**



IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

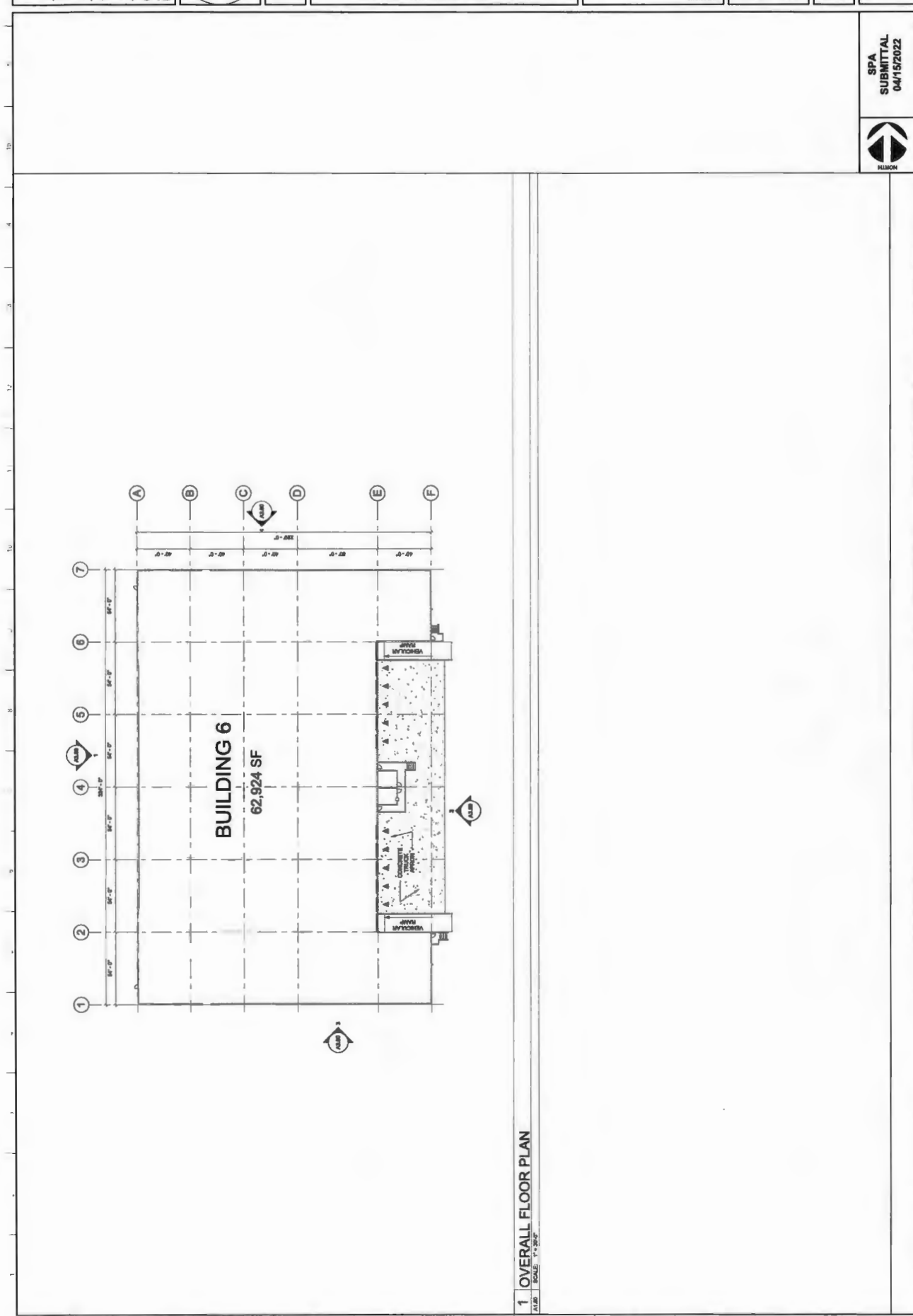
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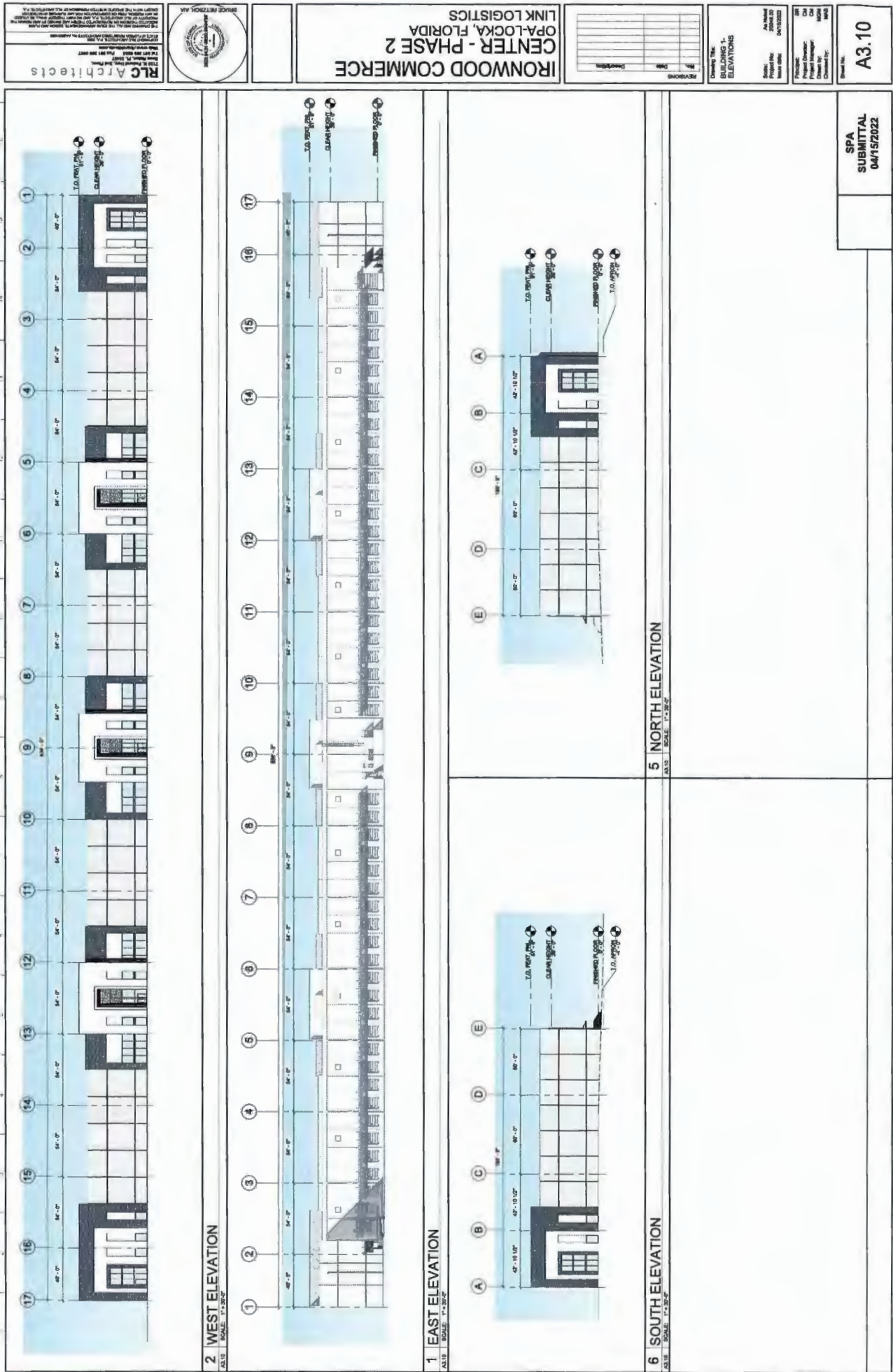
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PROJECT: BUILDING 6 - OVERALL FLOOR PLAN
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CHECKED BY: [Signature]

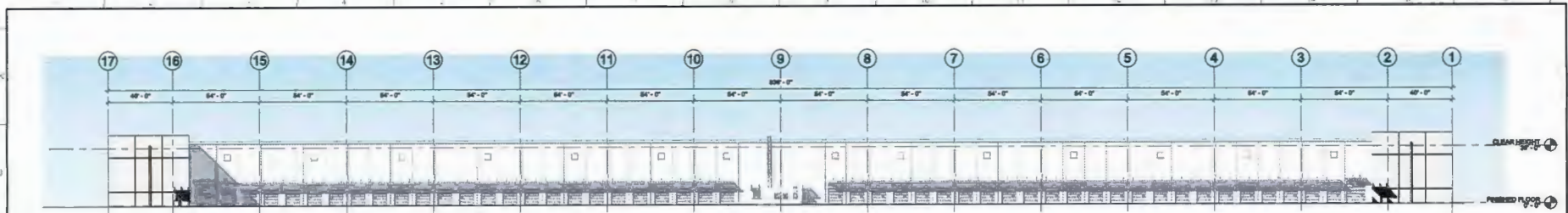
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A1.60



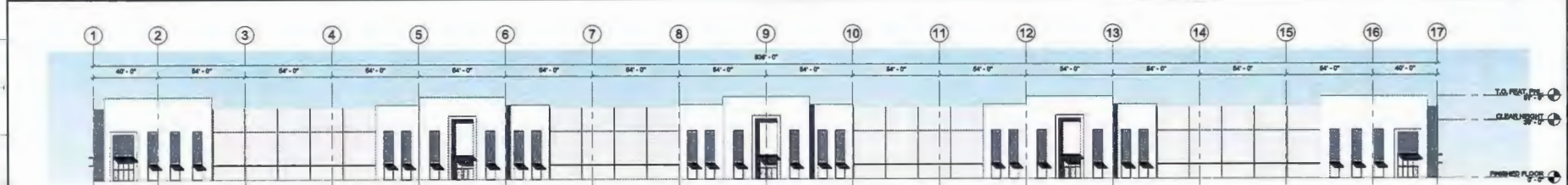


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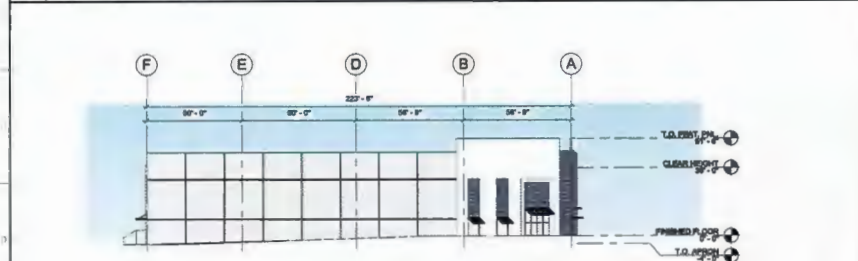
1 WEST ELEVATION

A3.20 SCALE: 1"=30'-0"



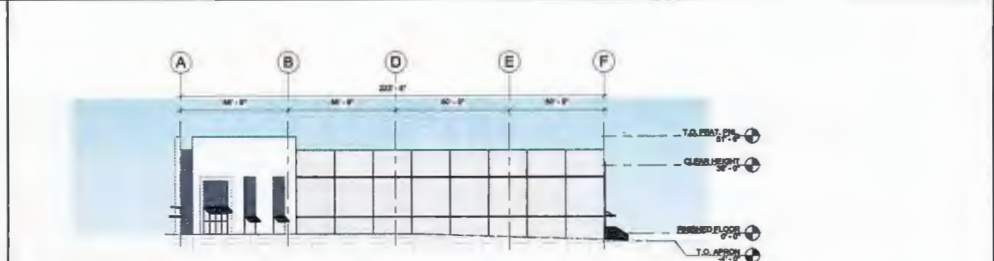
2 EAST ELEVATION

A3.20 SCALE: 1"=30'-0"



3 SOUTH ELEVATION

A3.20 SCALE: 1"=30'-0"



4 NORTH ELEVATION

A3.20 SCALE: 1"=30'-0"

RLC Architects



**IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS**

REV	DATE	DESCRIPTION

Drawing Title:
**BUILDING 2-
ELEVATIONS**

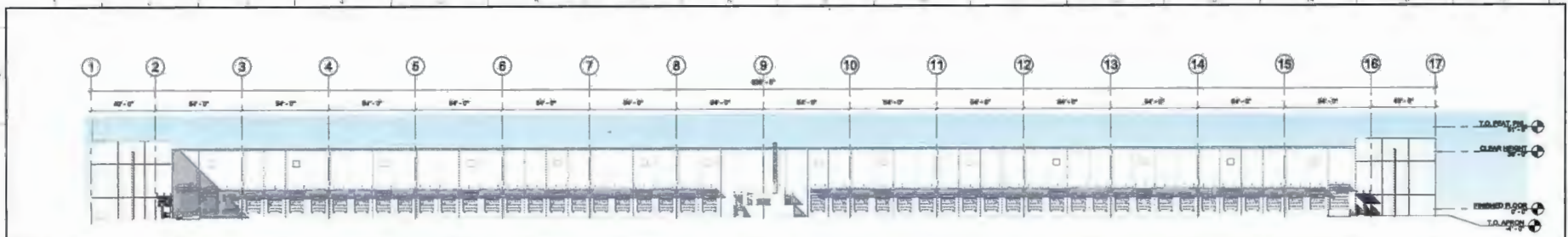
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Issue Date: 04/15/2022

Prepared: SM
Project Director: CM
Project Manager: CM
Checked by: MMB
Checked by: MMB

Sheet No:
A3.20

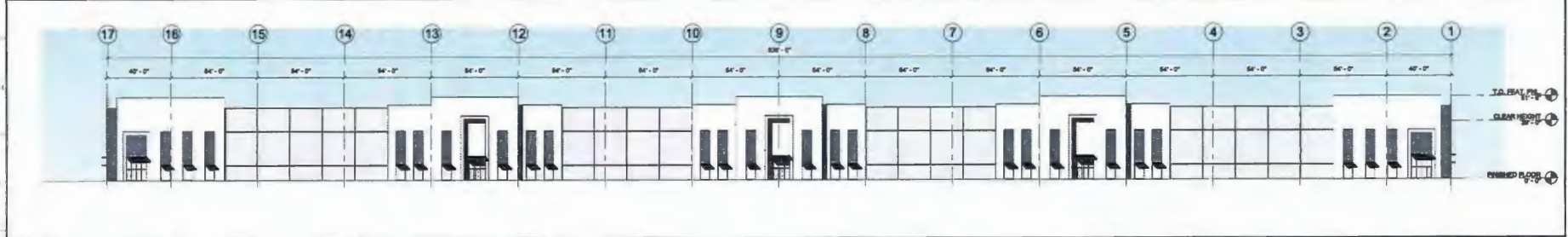
**SPA
SUBMITTAL
04/15/2022**

03/10/2022 3:02:15 AM
 03/10/2022 3:02:15 AM
 03/10/2022 3:02:15 AM



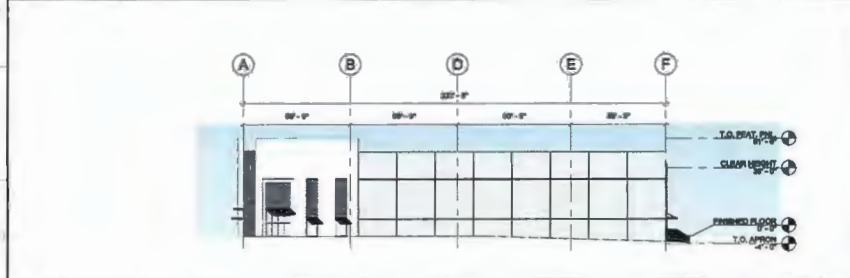
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A3.30 SCALE: 1" = 32'-0"



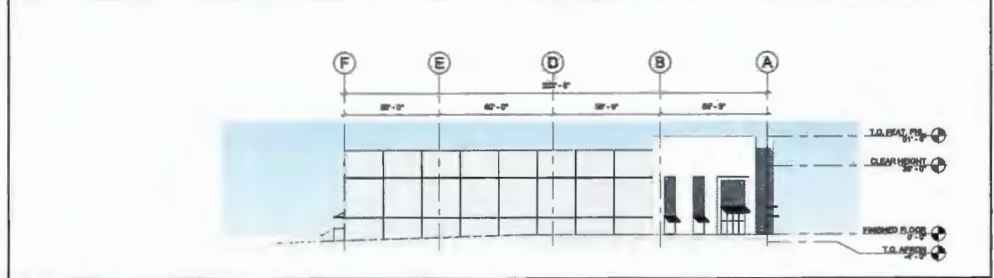
2 WEST ELEVATION

A3.30 SCALE: 1" = 32'-0"



3 SOUTH ELEVATION

A3.30 SCALE: 1" = 32'-0"



5 NORTH ELEVATION

A3.30 SCALE: 1" = 32'-0"

RLC Architects
 10000 W. 11th Ave., Suite 100
 Fort Lauderdale, FL 33324
 Phone: (954) 571-1100
 Fax: (954) 571-1101
 Email: info@rlcarchitects.com
 Website: www.rlcarchitects.com



**IRONWOOD COMMERCE
 CENTER - PHASE 2
 OPA-LOCKA, FLORIDA
 LINK LOGISTICS**

NO.	DATE	DESCRIPTION

Drawing Title:
**BUILDING 3-
 ELEVATIONS**

Scale:
 Project No: 20048.00
 Issue: 0001 04/15/2022

Principal:
 Project Director: CM
 Project Manager: CM
 Drawn by: AMS
 Checked by: AMS

Sheet No.
A3.30

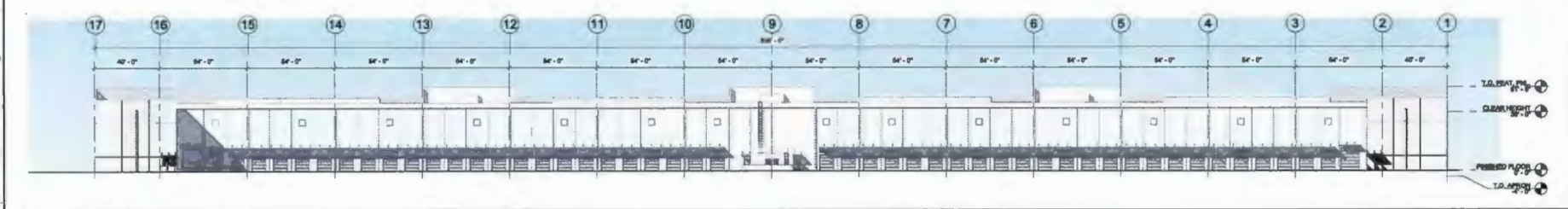
**SPA
 SUBMITTAL
 04/15/2022**

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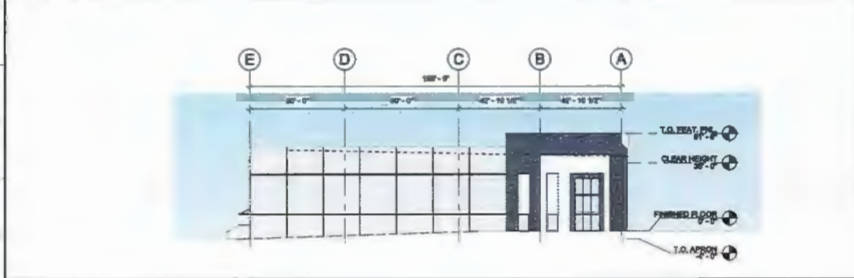
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AS40 SCALE: 1"=30'-0"



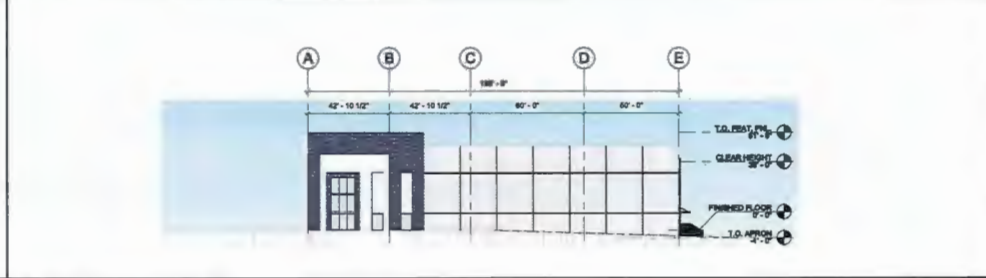
2 WEST ELEVATION

AS40 SCALE: 1"=30'-0"



3 SOUTH ELEVATION

AS40 SCALE: 1"=30'-0"



4 NORTH ELEVATION

AS40 SCALE: 1"=30'-0"

RLC Architects
 10000 N. US Highway 1, Suite 100
 Fort Worth, Texas 76176
 Phone: 817.335.1111
 Fax: 817.335.1112
 www.rlcarchitects.com



**IRONWOOD COMMERCE
 CENTER - PHASE 2
 OPA-LOCKA, FLORIDA
 LINK LOGISTICS**

NO.	DATE	DESCRIPTION

Drawing Title:
BUILDING 4 - ELEVATIONS

Scale: As Noted
 Project No: 202046.02
 Issue Date: 04/15/2022

Principal: SM
 Project Director: CM
 Project Manager: CM
 Drawn by: AMS
 Checked by: MAM

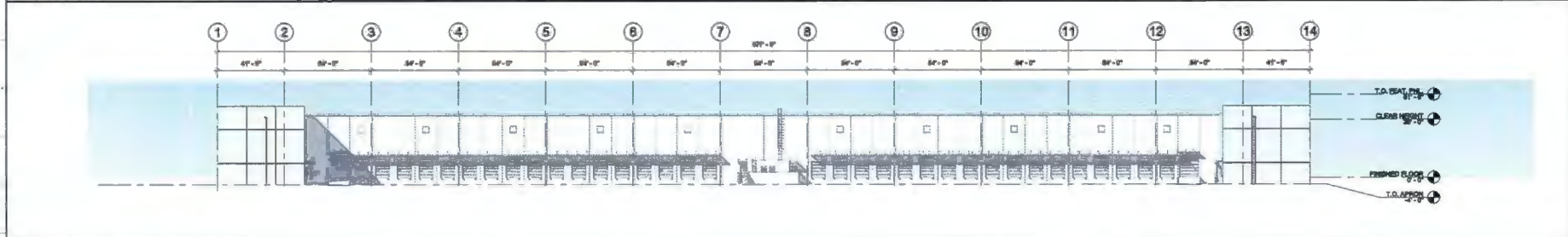
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 SUBMITTAL
 04/15/2022**

Sheet No.
A3.40

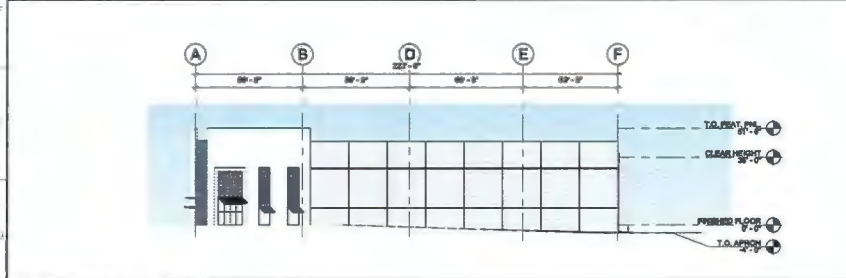
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4/15/2022 3:28:11 AM



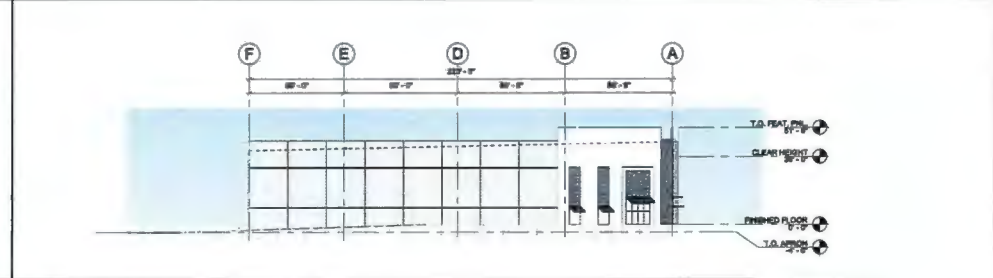
1 NORTH ELEVATION
A3.50 SCALE: 1" = 30'-0"



2 SOUTH ELEVATION
A3.50 SCALE: 1" = 30'-0"



3 WEST ELEVATION
A3.50 SCALE: 1" = 30'-0"



4 EAST ELEVATION
A3.50 SCALE: 1" = 30'-0"

RLC Architects
Randy L. Cline, AIA
Principal
10101 W. 11th Ave., Suite 100
Denver, CO 80231
Phone: 303.755.1000
Fax: 303.755.1001
www.rlcarchitects.com



**IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS**

Revisions	Date	Description

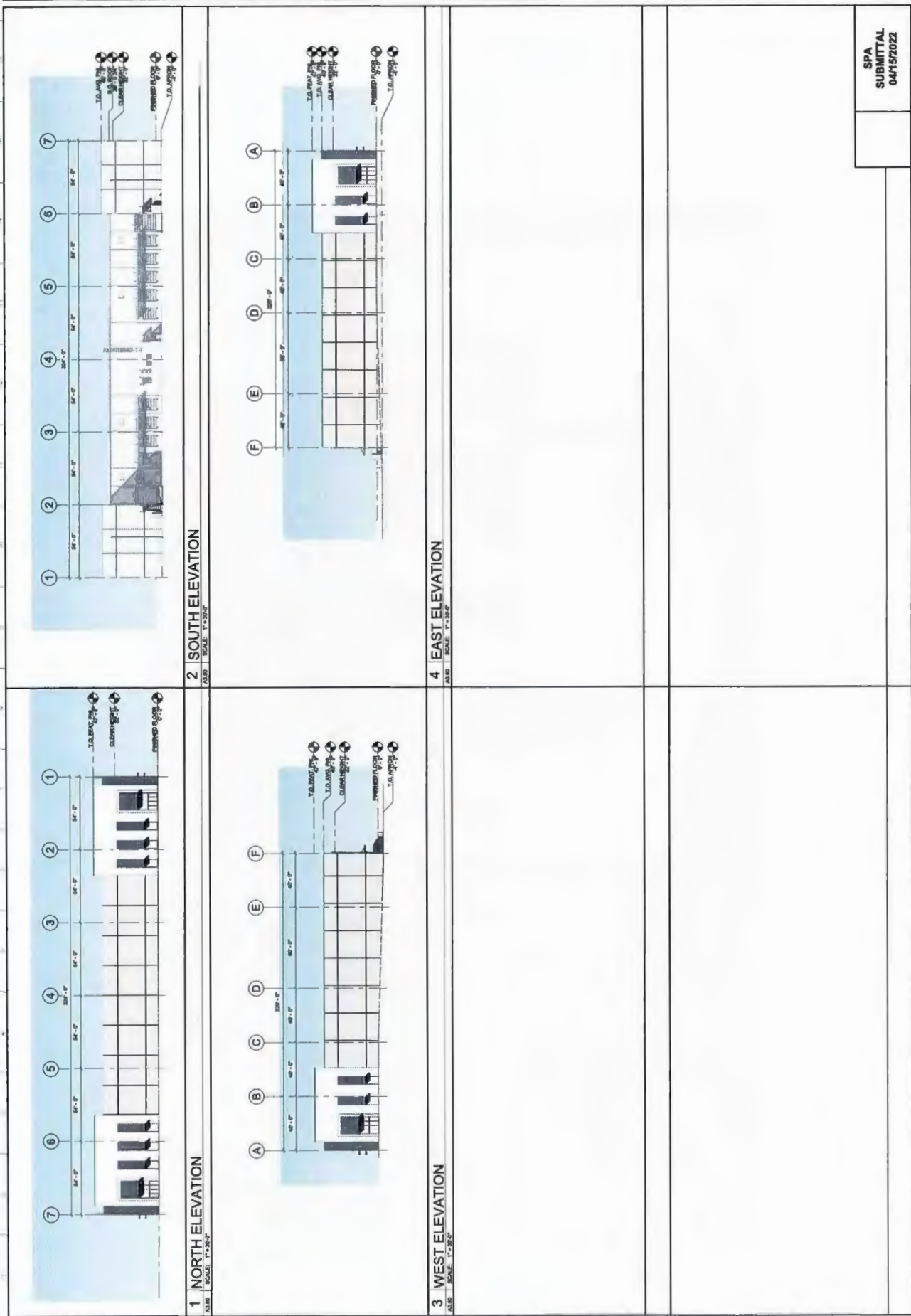
Drawing Title:
**BUILDING 5-
ELEVATIONS**

Scale:
Project Plot: 20045.50
Issue: 0001 04/15/2022

Prepared: BR
Project Director: CM
Project Manager: CM
Drawn by: AMS
Checked by: AMS

**SPA
SUBMITTAL
04/15/2022**

Sheet No.
A3.50





**SPA
SUBMITTAL
04/15/2022**

A4.10

2003

Principal:	BR
Project Director:	CR
Project Manager:	CR
Design By:	ADCS
Checked By:	MBB

[illegible]

Grouting Work
EXTERIOR
RENDERING

[illegible]

IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

ETC Architects
30 St. Andrew Street, Suite 200
Boston, MA 02108
Tel: 617 552 8087 Fax: 617 552 8087
www.etcarchitects.com

1 CORNER PERSPECTIVE
SCALE: 1" = 1'-0"



SPA
SUBMITTAL
04/15/2022

A4.20

Sheet No.

Project Director:
Drawn by:
Checked by:

Project No.:
Scale:
Date:

Project No.:
Scale:
Date:

Revisions

IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

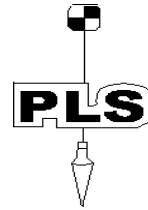


RLC Architects
7100 N. Pine Street, Suite 100
Tampa, FL 33634
Phone: (813) 288-1100
Fax: (813) 288-1101
www.rlcarchitects.com



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



February 1, 2023

Mr. Gerald J Lee
City of Opa-Locka
Planning & Community Development Department
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

RE: "IRONWOOD COMMERCE CENTER" PLAT-LETTER OF INTENT

Dear Mr. Lee,

The firm of Pulice Land Surveyors, Inc. represents GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC ("Owners") regarding a proposed redevelopment of the property at 12691 and 12705 NW LeJeune Road, Opa-Locka, FL ("Property"). The requests consist of approval of a tentative plat.

The requests will enable the Owners to develop the Property with a commercial logistics project, which combines both commercial and warehouse uses with an emphasis on a commercial visual appeal. The approval of this application will foster commerce in the area and will result in much-needed job creation for the City.

The site plan was approved on 12/22/22 in Resolution 22-084, and we are now asking for approval of the tentative plat.

Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,
PULICE LAND SURVEYORS, INC.

Rachel Ross

Rachel Ross
Planning Assistant

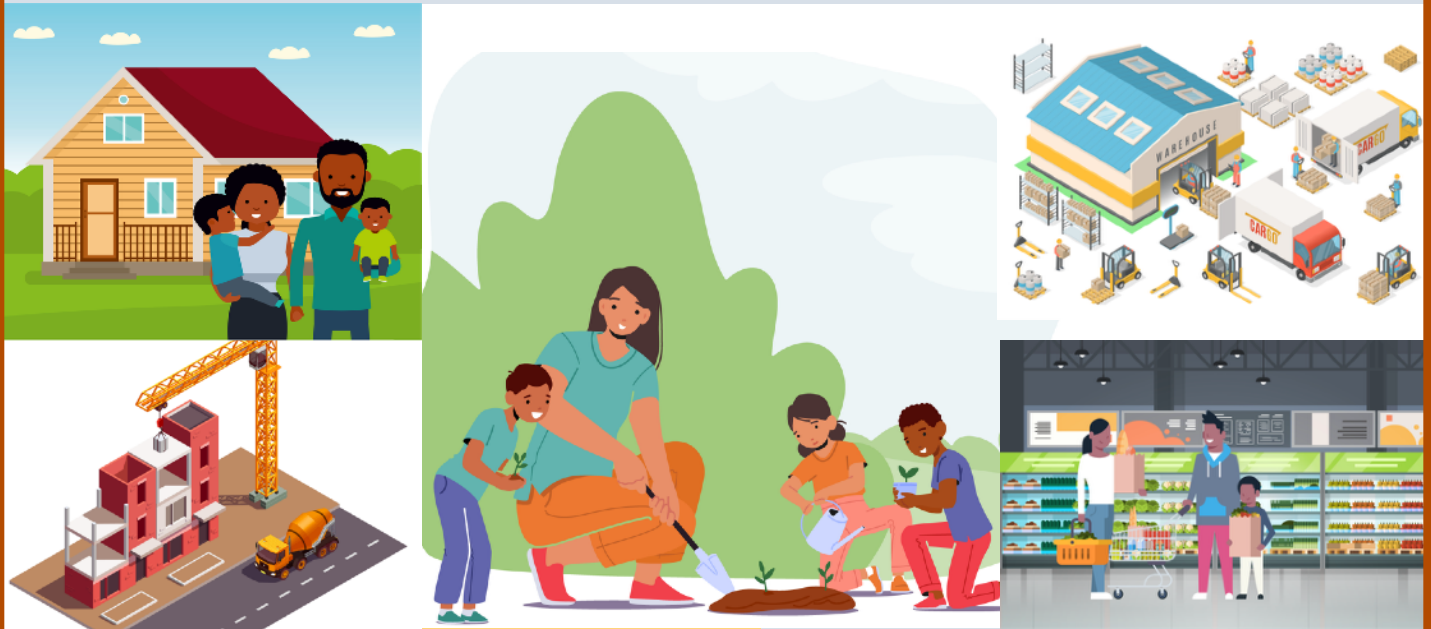
Encl.

I Am Opa-Locka!

Public Workshop * March 7, 2023 * 7pm

City Commission Chambers * 780 Fisherman Street * 3rd Floor

Update to the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (2015)



All RESIDENTS Are Invited To:

- **Share your top *PRIORITIES + CONCERNS* for the future of your community,** and...
- Learn about the official City of Opa-Locka Comprehensive Plan, a tool for planning a strong and prosperous future community!
- Find out how to continue influencing the plan with your input!
- Hear about initiatives and developments in and around Opa-Locka, which offer potential to improve quality of life for all!

Questions?

Contact the Department of Planning & Community Development

at (305) 953-2868, or email Director Gregory Gay at ggay2@opalockafl.gov



**The city of
bright opportunities**

[f](#) [t](#) [i](#) [@opalockafl](#)

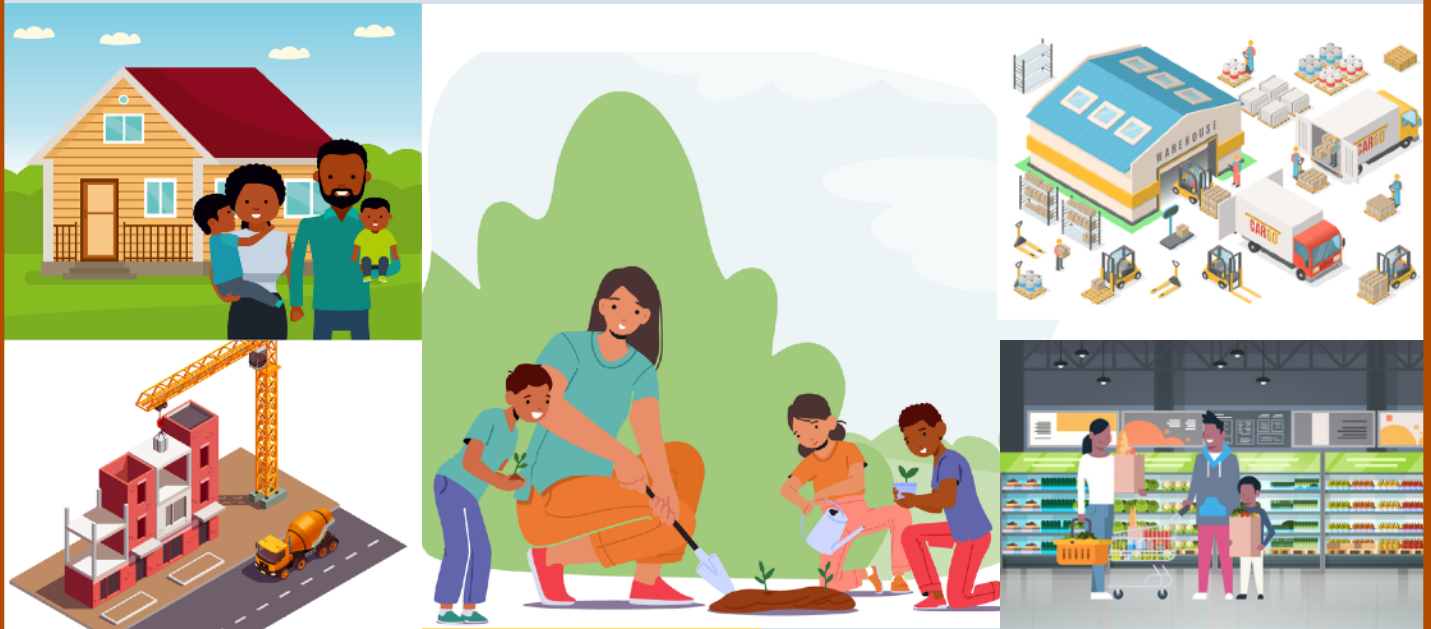
Opa-Locka is the city of bright opportunities!

¡Soy Opa-Locka!

Taller Público * 7 de marzo de 2023 * 7pm

Cámara de la Comisión Municipal * 780 Fisherman Street * 3er piso

Actualización del Plan Maestro de Desarrollo Integral Sostenible de Opa-Locka 2030 (2015)



Todos los RESIDENTES están invitados:

- **Comparta sus principales PRIORIDADES e INQUIETUDES con respecto al futuro de su comunidad...**
- ¡Infórmese sobre el Plan Maestro de la Ciudad de Opa-Locka, una herramienta para planificar un futuro fuerte y próspero para la comunidad!
- ¡Entérese de cómo influenciar la actualización del Plan Maestro con su aporte!
- ¡Escuche sobre iniciativas y desarrollos que están ocurriendo en Opa-Locka y sus alrededores, que ofrecen potencial para mejorar la calidad de vida de todos!

¿Tiene preguntas?

Comuníquese con el Departamento de Planificación y Desarrollo Comunitario

al (305) 953-2868, o envíe un correo electrónico al Director Gregory Gay a ggay2@opalockafl.gov



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¡Opa-Locka es la ciudad de las espléndidas oportunidades!

Bright Opportunities for Business!

Public Workshop * March 7, 2023 * 7pm

City Commission Chambers * 780 Fisherman Street * 3rd Floor

Update to the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (2015)



All BUSINESS LEADERS Invited To:

- ***Share your top PRIORITIES + CONCERNS for doing business in Opa-Locka!***
- Learn about the official City of Opa-Locka Comprehensive Plan, a tool for planning a strong and prosperous future community!
- Find out how to continue influencing the plan to create a healthy business environment!
- Hear about developments in and around Opa-Locka, which offer potential for economic growth and expansion!

Questions?

Contact the Department of Planning & Community Development

at (305) 953-2868, or email Director Gregory Gay at ggay2@opalockafl.gov



**The city of
bright opportunities**



I Am Opa-Locka!

¡Espléndidas oportunidades para empresas!

Taller Público * 7 de marzo de 2023 * 7pm

Cámara de la Comisión Municipal * 780 Fisherman Street * 3er piso

Actualización del Plan Maestro de Desarrollo Integral Sostenible de Opa-Locka 2030 (2015)



Todos los LÍDERES EMPRESARIALES están invitados:

- **Comparta sus principales PRIORIDADES e INQUIETUDES acerca de operar su empresa en Opa-Locka!**
- ¡Infórmese sobre el Plan Maestro de la Ciudad de Opa-Locka, una herramienta para planificar un futuro fuerte y próspero para la comunidad!
- ¡Entérese de cómo influenciar la actualización del Plan Maestro para crear un robusto ambiente empresarial!
- ¡Escuche sobre los desarrollos que están ocurriendo en Opa-Locka y sus alrededores, que ofrecen potencial para el crecimiento y la expansión económica!

¿Tiene preguntas?

**Comuníquese con el Departamento de
Planificación y Desarrollo Comunitario**

al (305) 953-2868, o envíe un correo electrónico
al Director Gregory Gay a ggay2@opalockafl.gov



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¡Soy Opa-Locka!