

# **CITY OF OPA-LOCKA**

*The City of Bright Opportunities*



## **PLANNING & ZONING MEETING Agenda**

**Monday, July 31, 2023  
5:00 PM**

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

### **Planning and Zoning Board**

**Elio Guerrero, Chairman  
Germane Barnes, Board Member  
Audrey Dominguez, 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](http://www.opalockafl.gov).

**CITY OF OPA-LOCKA**  
*“The City of Bright Opportunities”*

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**AGENDA**  
**PLANNING & ZONING MEETING**  
July 31, 2023  
5:00 PM

1. **ROLL CALL:**

2. **INVOCATION:**

3. **PLEDGE OF ALLEGIANCE:**

4. **APPROVAL OF MINUTES:**

June 6, 2023 Reading Minutes

5. **PUBLIC HEARING:**

1. **A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE PALMETTO HOMES OF MIAMI, INC SITE PLAN APPROVAL FOR THE CONSTRUCTION OF SIX RESIDENTIAL LIVE-WORK UNITS ON THE FIVE VACANT PARCEL SITE AT THE NORTH-EAST CORNER OF DUVAL STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530 IN THE R-1 ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
2. **A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE PALMETTO HOMES OF MIAMI, INC DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION OF SIX RESIDENTIAL LIVE-WORK UNITS ON THE FIVE VACANT PARCEL SITE AT THE NORTH-EAST CORNER OF DUVAL STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530 IN THE R-1 ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
3. **A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE NGE KEY WEST, LLC SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300 IN THE B-2**

**ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

- 4. A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE NGE KEY WEST, LLC DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300 IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
  
- 5. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE OPA-LOCKA COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3177(6)(i), FLORIDA STATUTES (2021); PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**6. ADJOURNMENT:**

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

**MEETING MINUTES  
CITY OF OPA-LOCKA  
PLANNING AND ZONING BOARD  
JUNE 6, 2023, 7:00 P.M.**

**CALL TO ORDER**

Chair Elio Guerrero called the Planning and Zoning Board meeting to order at 7:09 p.m. on March 7, 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 Germane Barnes (arrived 7:15 p.m.), Board Member Audrey Dominguez, Board Member Aldo Mata, and Board Member Claudienne Hibbert Smith.

Absent Board Members: Board Member Dorothy Johnson and Board Member Dawn Mangham.

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

**INVOCATION AND PLEDGE**

All presents stood for the Invocation and Pledge of Allegiance.

**APPROVAL OF MINUTES: PZAB Minutes March 7, 2023**

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

**PUBLIC HEARING:**

- 1. A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF A BUILDING HEIGHT VARIANCE FOR THE CONSTRUCTION METAL BUILDING WITH A PROPOSED HEIGHT OF FIFTY FEET ON THE PROPERTY LOCATED AT**

**12705 CAIRO LANE AND IDENTIFIED BY FOLIO NUMBER 08-2128-003-0530, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

Gabriel Cadavid, representing Applicant International Scrap LLC, stated that a variance is requested for a roof for the proposed building.

Planning and Community Development Director Gregory Gay explained that the Applicant has received citations from the Miami-Dade Division of Environmental Resources Management (DERM). They have submitted the Application in order to meet the requirements DERM has placed upon them.

Director Gay continued that at present, the zoning district in which the project is located has a height limitation. In order to meet DERM requirements for scrap metal operations, they must use large equipment that must be kept beneath a roof structure. The building's roof will need to be above the height limit in order to meet this requirement. This is the reason for the variance request.

Zoning Official Gerald Lee showed a presentation on the Application, stating that zoning district in which the subject property is located permits one story or 20 ft. of height. Section 22-58 of the City's Land Development Regulations requires that the owner must apply to the City for a variance.

Board Member Barnes arrived at 7:15 p.m.

Zoning Official Lee continued that the existing zoning of the property is I-4. Special circumstances, conditions, or characteristics of the land, building, or structure which prevent use of the property in compliance with City Ordinances include the requirements placed on the property by DERM to mitigate contamination by preventing rainwater from falling on equipment at the site. This machinery is sufficiently large that it cannot be contained beneath the height allowed on the property by Code.

Zoning Official Lee pointed out that I-4 is the most intense zoning district in the city for industrial uses. Height would not be increased for all properties in the area, but only for the subject property and its use.

Zoning Official Lee advised that the Applicant is proffering three Applications at today's meeting, which would allow a height variance, a Site Plan showing the construction of the building, and a development agreement for the property. He reiterated that the reason for the requested change is DERM rather than any issues for which the Applicant has been found at fault. The change will make the property more compliant with environmental requirements.

Zoning Official Lee reviewed the location of the subject property, pointing out that rainwater could carry corrosive materials from the site to the nearby canal. Staff

recommends approval of the Application, as it will reduce or mitigate contamination from a business that is already operating in the City.

Chair Guerrero asked if the business use is in compliance with I-4 zoning. Zoning Official Lee confirmed this. Chair Guerrero observed that there may be similar applications in the future due to the possibility of runoff into the canal from other sites. Zoning Official Lee advised that it will be preferable to ensure some industrial uses are performed within a fully enclosed building rather than outside. DERM has taken the lead in recommending changes that will mitigate contamination.

Board Member Hibbert Smith requested clarification of DERM's recommendations. Zoning Official Lee stated that DERM recommends the business's operations be moved beneath a roofed structure. To move the equipment inside the building, the structure's height will need to be over the district's height limit.

Board Member Dominguez referred the Board members to p.43 of the members' backup materials, which lists four requirements for compliance. She pointed out that the Applicant will only be complying with one of these and requested clarification of the feasibility of all the options.

Director Gay explained that the Application before the Board is strictly for a variance request for the roof of the building. The Board must make a recommendation on this request before it can be taken to the City Commission for consideration. The remaining requirements are additional conditions for which the Applicant will need to apply; however, they are unrelated to the building's height.

Board Member Barnes asked if there are more potential solutions to the issue, and why Staff recommends Option 4. Director Gay replied that the other solutions refer to the property's Site Plan and development agreement: the variance only addresses the height of the roof structure. Zoning Official Lee clarified that the Applicant has to comply with all four of the requirements.

Mr. Cadavid explained that the first three items listed are also requirements in order for the Applicant to receive its permits from DERM. These include a stormwater management system and underground sewage tanks in addition to the proposed roof.

Zoning Official Lee stated that there appears to be an issue with the language used in the DERM requirements. Bringing the facility into compliance would include processing of scrap on a concrete surface and under a roof. The facility already complies with the requirement of a concrete surface. The requirements also include an open-sided building with a roof to accommodate machinery and replacement of the existing stormwater drainage system with other systems. He emphasized that the Applicant must meet all of these requirements in order to reduce the contamination going into the canal from the subject site.

**Rudy Fine**, also representing the Applicant, confirmed that all of the requirements are interconnected: the Applicant may not proceed with the other requirements until the roof height has been approved. He added that DERM wants to see approval of the height variance before it can process the application for the stormwater system and other required modifications.

Board Member Barnes requested more information on the equipment that would be kept under the roof structure. Mr. Fine replied that this equipment is not new and includes cranes that lift pieces of metal, as well as forklifts. DERM has requested a list of all equipment that will be kept on the site. The exposure of the equipment to rainwater is one of DERM's concerns.

Board Member Barnes asked if it would be theoretically possible for the Applicant to come up with a stormwater management plan which would not require a roof structure, and if this would mean the Board would not have to approve a variance for the roof height. Mr. Fine replied that an engineer has designed a specialized stormwater management system which has no contact with groundwater and will test and treat water before it is expelled into the canal.

Chair Guerrero asked if the DERM requirements are new. Mr. Fine replied that while they are not new, the subject site is a unique setting, as water runs from it into the canal. Measures such as sheet piling or a slurry wall would not prevent this runoff, which means it must be addressed in another way. The existing stormwater system is clogged and would be abandoned in favor of the proposed new system.

Board Member Dominguez expressed concern with the pollution and exposure coming from the site and noted that the city must do better in protecting its residents from contamination of the canal. It was clarified that the systems proposed for the facility will address this concern by isolating and treating the runoff.

Board Member Hibbert Smith asked for additional information on the roof structure. Mr. Fine stated that the roof will have knee walls all the way around it to prevent rainwater from running off.

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

**Motion** made by Board Member Hibbert Smith, seconded by Board Member Mata, to approve the roof. In a roll call vote, the **motion** passed 3-2 (Board Members Barnes and Dominguez dissenting).

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

**FOR THE CONSTRUCTION OF A PROPOSED METAL BUILDING WITH A HEIGHT OF FIFTY FEET ON THE PROPERTY LOCATED AT 12705 CAIRO LANE AND IDENTIFIED BY FOLIO NUMBER 08-2128-003-0530, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

Zoning Official Lee stated that Staff recommends approval of the Site Plan Application, which would allow the Applicant to construct a building that will cover the subject site and address contamination in the area. This Application is also in compliance with DERM requirements.

Chair Guerrero asked if other businesses in the subject zoning district will need to make similar requests in order to meet DERM requirements. Zoning Official Lee explained that the requirements are not new, but the process in the city has improved, which means more businesses are going through the correct procedures to address these types of concerns.

Board Member Dominguez asked how many scrap metal companies are in the subject area. Zoning Official Lee estimated that roughly one-fourth of the businesses may be scrapping metal facilities, while other uses may include junkyards and salvage operations.

Board Member Dominguez asked what City Staff is doing to ensure all businesses are in compliance with DERM guidelines. Zoning Official Lee replied that the licensing process addresses which businesses have complied with DERM requirements. Businesses may ask for additional time to comply. He stated that this is the process by which applicants come before the city and the Board.

Board Member Dominguez asked if it is possible to bring all businesses into compliance now, as contamination could continue. Director Gay advised that for the past four to five years, the City of Opa-locka has been under a Consent Decree with Miami-Dade County and DERM in relation to the inspections of businesses that were not in compliance. The City may not issue business licenses unless the business complies with Miami-Dade County requirements and receives approval from DERM. He emphasized that every business in the city and/or receiving supportive services from the city must go through this review process.

Director Gay continued that the specific project before the Board today is present due to the variance required for roof height. The business could have made its other improvements through the permitting process; however, the construction of a new structure with a height variance required Board approval. If the structure had been 20 ft. or less in height, it would not have come before the Board, but still would have been required in order to be a licensed operation within the City.

Board Member Barnes commented that another consideration is what projects such as this one would mean architecturally. He pointed out that the city has design guidelines related to Moorish architecture and noted that new structures such as the proposed building may not have any ties to the City's architectural relevance.

Board Member Barnes continued that there are other ways to address stormwater and water retention, many of which are more expensive than a simple roof structure. Those processes would, however, contribute to sustaining the City's environmental viability.

Board Member Barnes asserted that he felt businesses may come to this area because they would face fewer restrictions than in other locations. He expressed concern that in the future, businesses would follow the same process as the current Applicant by requesting a variance rather than undertaking more ecologically sound options that may be more expensive. He again emphasized that requiring these options instead of allowing variances could force businesses to operate in a more environmentally sound manner.

Board Member Mata asked if the Applicant considered options other than the new structure. Mr. Fine replied that these methods would most likely fail, as the treatment of contaminated water already on the ground is very specialized. A severe rainstorm could overwhelm the system and allow pollution into the canal.

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

Board Member Dominguez thanked Board Member Barnes for recognizing that the Applicant could have taken different steps to achieve compliance with DERM. She emphasized that the Board must study the items brought before them to ensure they are making appropriate decisions and recommendations to the Commission.

Board Member Hibbert Smith pointed out that the Applicant's business has been on the site for 10 years, and it is not entirely their fault that rules were not enforced until now. She expressed concern with the expenses the Applicant and similar businesses are being asked to incur.

Board Member Hibbert Smith asked how much the proposed changes will cost the Applicant and whether or not the County will assist them with these costs. Mr. Cadavid replied that the cost will be more than \$500,000 and the business is responsible for the full amount. Board Member Barnes pointed out that another consideration is how much money made by the business will remain within the City.

Chair Guerrero asked if the Applicant was given alternatives other than building the proposed structure. Mr. Cadavid replied that the structure is intended to prevent water from running off the equipment onto the ground and further contaminating the site.

Director Gay reiterated that the Applicant is pursuing the four solutions discussed earlier.

Board Attorney Pam Booker advised that the wording used in the Application refers to “four options” given by the County, which she felt may have contributed to confusion in discussion of the Items. She pointed out that these are not actual options but are requirements to address the stormwater and contamination issues on the site.

Chair Guerrero explained that he saw the proposed structure with the roof as the only option provided by DERM, as DERM’s recommendations did not suggest implementation of a different type of drainage or collection structure. He understood the construction of the building with the roof variance as the Applicant’s only option other than suspending business.

Zoning Official Lee reminded the Board members that they have already taken action on the variance request, and asked that they address the Site Plan, which is the Item before them at this time.

Board Member Barnes stated that the Applicant had been presented with options other than the proposed structure with a roof, but because these options would have been significantly more expensive and required more maintenance and attention, the Applicant had opted to build the structure instead. He reiterated his concern with how the structure would fit into the City’s overall architectural character.

**Motion** made by Board Member Hibbert Smith, seconded by Chair Guerrero, to approve the Site Plan. In a roll call vote, the **motion** passed 3-2 (Board Members Barnes and Dominguez dissenting).

**3. A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A METAL BUILDING WITH A PROPOSED HEIGHT OF FIFTY FEET ON THE PROPERTY LOCATED AT 12705 CAIRO LANE AND IDENTIFIED BY FOLIO NUMBER 08-2128-003-0530, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

Board Member Barnes requested clarification of the City’s level of interest in ensuring that projects such as this, in the I-4 zoning district, adhere to the City’s architectural character. Zoning Official Lee replied that the greatest emphasis on architectural character is typically within the City’s mixed-use districts, including the Downtown area, with overlay districts and both residential and commercial uses. The architectural standards have not been considered as closely within the I-4 district due to the industrial uses there, which often have little office space and more large slabs and storage areas.

Board Member Barnes also asked how close the nearest residential development is to the subject site. Zoning Official Lee estimated that the first residential building is in the range of four to five blocks away. Board Member Barnes pointed out that the proposed structure will be visible from that distance, as it is roughly twice the height of other buildings in the area. He asked if architectural character matters for what the tallest building in the area will be. Zoning Official Lee replied that the architectural character is industrial and does not reflect Moorish elements.

Director Gay noted that the Item does not involve a new business or any major changes involving use. The structure is mandated by DERM requirements in order to mitigate environmental issues.

Director Gay continued that approximately 30 to 40 years ago, the subject area was a lake, which was converted into a landfill. In order to permit any uses other than industrial on the site, it would likely be necessary for the area to become a Superfund site, requiring the extraction of existing fill material and its replacement with clean fill. At present, the city allows industrial uses on the site due to its known contamination.

Zoning Official Lee advised that under the proposed development agreement, the owners or owner's representatives will be required to perform community outreach to local residents who may be hired for the project's construction phase. The agreement also establishes a timeline for the construction process. Staff recommends approval of the development agreement.

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

Board Member Hibbert Smith asked if the Board may approve the development agreement with a stipulation for Moorish design. She asked if the Board would be concerned with this design in an area that is likely to remain industrial. Board Member Dominguez noted that the building will be visible to the closest residential area.

**Motion** made by Board Member Hibbert Smith, seconded by Chair Guerrero, to approve. In a roll call vote, the **motion** passed 3-2 (Board Members Barnes and Dominguez dissenting).

Director Gay announced that a groundbreaking is scheduled for the restoration of historic City Hall on Friday, June 9, 2023. He encouraged the Board members to attend as representatives of the city.

Director Gay continued that more rules and regulations addressing Board operations will come before the Board at their next meeting.

Two workshops are planned for the month of June. On June 21, 2023, there will be a residential paint palette workshop to discuss increasing the colors used within the city. The current palette does not reflect all the selections available in today's market. There will also be a signage and commercial paint workshop on June 28, 2023, to consider updates to Sign Code for business and industrial areas, as well as establishing a separate paint palette for commercial and industrial properties. At present, only a single paint palette is in use for all properties within Opa-locka. Both workshops will be scheduled for 6 p.m. The Board members and public are encouraged to attend.

## **ADJOURNMENT**

The meeting was adjourned at 8:26 p.m.

Submitted by

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Kinshannta Hall  
Planning & Zoning Clerk

ATTEST:

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Elio Guerrero  
Chairman

**RESOLUTION NO. 23-XXXXXXX**

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE PALMETTO HOMES OF MIAMI, INC SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF SIX RESIDENTIAL LIVE-WORK UNITS ON THE FIVE VACANT PARCEL SITE AT THE NORTH-EAST CORNER OF DUVAL STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530 IN THE R-1 ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, Palmetto Homes of Miami, Inc., intends to construct six live-work two story residential units and provide twelve parking spaces on site and six on-street parking spaces for customers. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka’s Land Development Regulations (“City”); and

**WHEREAS**, the Applicant, has submitted a request for site plan review to construct a multi-family residential building in the Single-Family Zoning District (R-1) and within the Magnolia North Overlay District; and

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

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

**NOW THEREFORE, BE IT RESOLVED BY THE 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 Review. The City Planning & Zoning Board of the City of Opa-Locka, Florida hereby approves / denies a request for the Final Site Plan approval for the Construction of six residential live-work units on the five vacant properties located at the North-East corner of Duval Street and Ali Baba Avenue and identified by folios 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530; in the R-1 Zoning District and within the Magnolia North Mixed Use Overlay as set forth in Exhibit "A" attached to herein.

**Section 3. SCRIVENER'S ERRORS.**

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

**Section 4. EFFECTIVE DATE.**

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

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elio Guerrero, Chairman

ATTEST:

\_\_\_\_\_  
Kinshannta Hall, Clerk

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

Burnadette Norris-Weeks, P.A

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**VOTE:**

Board Member Mata \_\_\_\_\_

Board Member Hibbert \_\_\_\_\_

Board Member Barnes \_\_\_\_\_

Board Member Dominguez \_\_\_\_\_

Board Member Mangham \_\_\_\_\_

Chairman Guerrero \_\_\_\_\_

Received:
By:
Date:

" THE GREAT CITY "



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

**TOTAL FEES: \$ \_\_\_\_\_ 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 4<sup>th</sup> 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: Palmetto Homes of Miami, Inc

PROPERTY OWNER'S ADDRESS: 4952 NW 7th Ave Miami FL 33127  
Number/Street City State/Zip Code

APPLICANT'S NAME: Arionistus Landy

APPLICANT'S ADDRESS: 20305 NW 8th Court Miami, FL 33169  
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (305) 216-0827 HOME \_\_\_\_\_ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 2061 ALABAMA AVE SOCIAL ENBA AVE 2003 ACRES 2014 C  
2071 ALA CABA AVE SOCIAL BARR AVE  
Number/Street

TAX FOLIO NUMBER: 08-2122-003-1570 PRESENT ZONING: R-2  
08-2122-003-1570 08-2122-003-1490

LEGAL DESCRIPTION: MAGNOLIA SUBLOTS 35 AND 36 BLOCK 9, LOT 37  
BLOCK 9, LOT 38 BLOCK 9, LOT 39 BLOCK 9, LOT 40 BLOCK 9

Please check specific request:

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

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

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

Received:  
By:  
Date:

**PLANNING & ZONING BOARD APPLICATION  
(Checklist)**

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

- \_\_\_\_\_ Completed application form
- \_\_\_\_\_ Application fee payable to the City of Opa-locka by check or money order
- \_\_\_\_\_ Copy of property owner's and or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- \_\_\_\_\_ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)
- \_\_\_\_\_ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- \_\_\_\_\_ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- \_\_\_\_\_ Fifteen (15) certified boundary and topographic surveys of the property (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 Scaled 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, Aric Vistas Landry, 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.

*Aric Vistas Landry*  
Signature

4.30/2023  
Date

Sworn to and subscribed before me:

This 30 day of JANU  
*[Signature]*

Notary Public  
Attach copy of identification



**TARSHALA KNOWLES**  
Commission # HH 183788  
Expires January 31, 2028  
Bonded thru Budget Notary Services

My commission expires \_\_\_\_\_

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

Received:  
By:  
Date:



**PLANNING & ZONING BOARD APPLICATION  
POWER OF ATTORNEY**

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

To: City of Opa-locka  
From: *Palmetto Homes of Miami Inc.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

I *Palmetto Homes of Miami Inc.*, being first duly sworn, depose and say that I am the owner of the property legally described as:  
*2061 Ali Baba Ave - 08-2122-003-1490, MAGNOLIA SUB LOTS 35 and 36 BLOCK 9*  
*2071 Ali Baba Ave - 08-2122-003-1500 MAGNOLIA SUB LOT 37 BLOCK 9*  
*2060 Ali Baba Ave - 08-2122-003-1510 MAGNOLIA SUB LOT 38 BLOCK 9*  
*2061 Ali Baba Ave - 08-2122-003-1520 MAGNOLIA SUB LOT 39 BLOCK 9*  
*2063 Ali Baba Ave - 08-2122-003-1530 MAGNOLIA SUB LOT 40 BLOCK 9*

I do give to *Palmetto Homes of Miami 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 \_\_\_\_\_ 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

*1/30/2023*  
Date

Sworn to and subscribed before me:

This *30* day of *January*, *2023*  
*[Signature]*  
Notary Public



My commission expires: \_\_\_\_\_

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

Received:  
By:  
Date:

Attach copy of identification



**PLANNING & ZONING BOARD  
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2061 ALZABA AVE 2081 ALZABA AVE  
2071 ALZABA AVE 2083 ALZABA AVE  
2060 ALZABA AVE

LEGAL DESCRIPTION: MAGNOLIA SUB LOT 35 AND 36 BLOCK 9  
MAGNOLIA SUB LOT 37 BLOCK 9  
MAGNOLIA SUB LOT 38 BLOCK 9  
MAGNOLIA SUB LOT 39 BLOCK 9  
MAGNOLIA SUB LOT 40 BLOCK 9

I SUPPORT THIS DEVELOPMENT REQUEST \_\_\_\_\_

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST \_\_\_\_\_

PROPERTY OWNER'S NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS (if different): \_\_\_\_\_

\_\_\_\_\_  
Signature

# *State of Florida*

## *Department of State*

I certify from the records of this office that PALMETTO HOMES OF MIAMI, INC. is a corporation organized under the laws of the State of Florida, filed on March 5, 1996.


The document number of this corporation is P96000019976.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 30, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Thirtieth day of January, 2023*



  
*Secretary of State*

Tracking Number: 1856843552CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



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***Palmetto Homes of Miami Inc.***

***4952 NW 7<sup>th</sup> Ave***

***Miami, Florida 33127***

***Magnolia North Triangle Development***

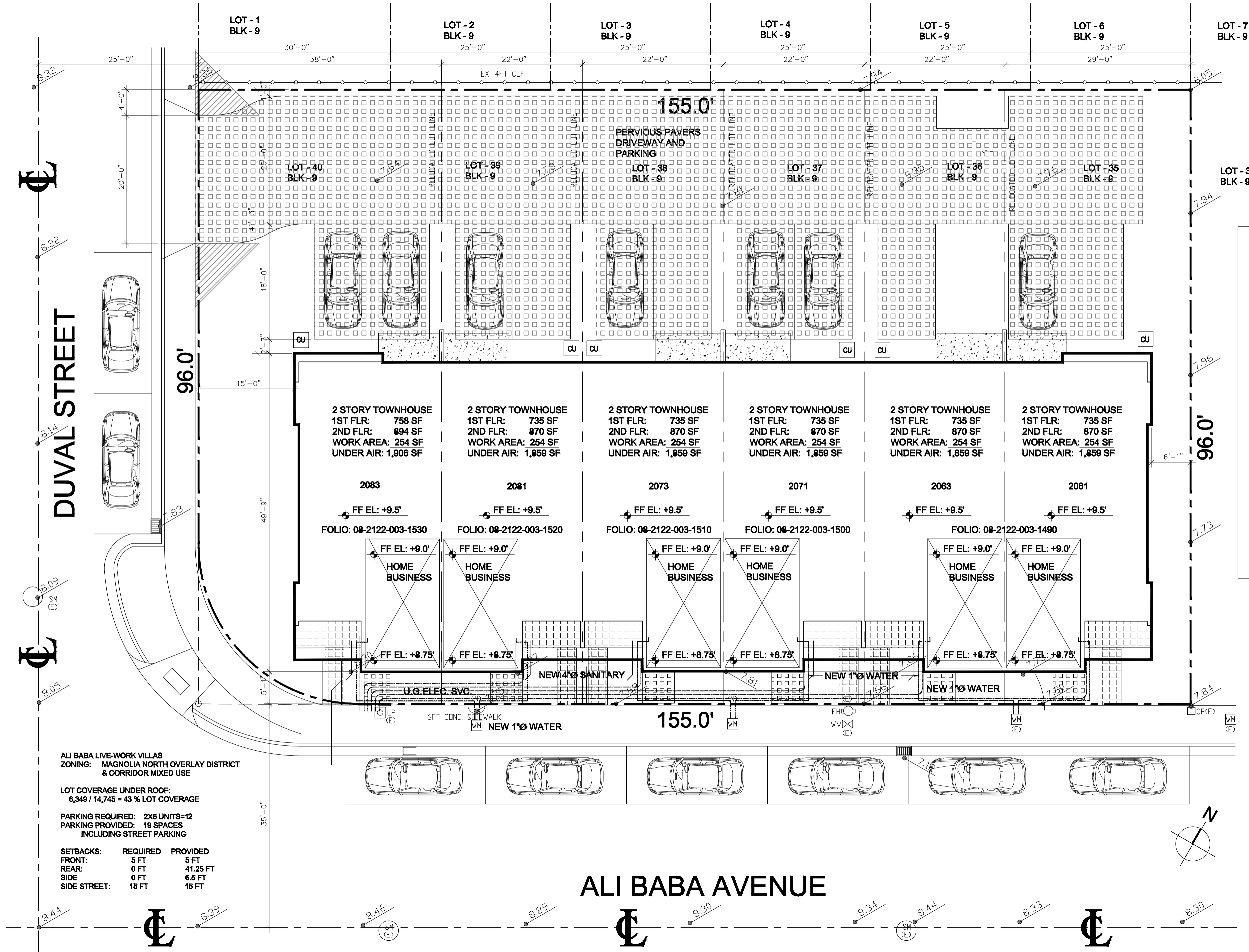
*Palmetto Homes Of Miami Inc. will be developing six two-story work live work homes for first time homebuyers in the Opa Locka area of Magnolia North Triangle Development. Each buyer must qualify as a first time home buyer and must be able to complete their eight hour certification course. Next, the first time home buyer must meet the credit threshold in order to qualify for their home.*

*Palmetto Homes of Miami Inc will develop a total of 16 Affordable homes for first-time homebuyers on infill lots in the Magnolia North Triangle Area. There will be a variety of styles comprised of 2 single family with solar systems on Washington Av, 6 Townhomes on Alibaba Av, 4 Townhomes on Washington Ave.*

*Last year Palmetto Homes completed 4 townhomes on corner of Duval St and Washington Av, all are now occupied.*

*Sincerely,*

  
*Palmetto Homes of Miami, Inc.*



ALI BABA LIVE-WORK VILLAS  
 ZONING: MAGNOLIA NORTH OVERLAY DISTRICT & CORRIDOR MIXED USE

LOT COVERAGE UNDER ROOF:  
 6,349 / 14,745 = 43% LOT COVERAGE

PARKING REQUIRED: 2X6 UNITS=12  
 PARKING PROVIDED: 19 SPACES  
 INCLUDING STREET PARKING

SETBACKS:	REQUIRED	PROVIDED
FRONT:	5 FT	5 FT
REAR:	0 FT	41.25 FT
SIDE:	0 FT	8.5 FT
SIDE STREET:	15 FT	15 FT

PROPOSED SITE PLAN  
 1"=10'

**BUILDING DISPOSITION: MAGNOLIA NORTH OVERLAY DISTRICT & CORRIDOR MIXED USE**

LOT OCCUPATION:	PROPOSED	REQUIREMENTS
LOT AREA:	14,745 SQFT (0.33 ACRE)	5,000 SQFT MIN.
LOT WIDTH:	155'	50' MIN.
LOT COVERAGE:	6349 SQFT (43%)	50% MAX
FLOOR LOT RATIO (FLR)	N/A	N/A
FRONTAGE AT FRONT SETBACK	N/A	N/A
GREEN SPACE	4,595 SQFT (45.37%)	40% MIN.
DENSITY	6 UNITS (15DU/ ACRE MAX)	18 DU / ACRE MAX

BUILDING SETBACK:	PROPOSED	REQUIREMENTS
PRINCIPLE FRONT	5'-0"	5'
SIDE	6'-1"	0'
SIDE STREET	15'	15'
REAR	41'-3"	0'

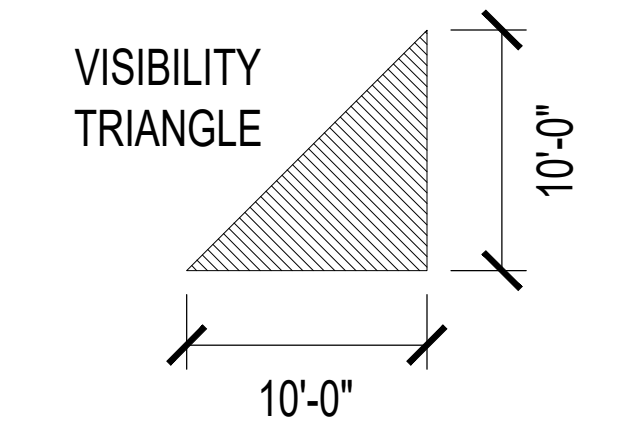
OUTBUILDING SETBACK:	PROPOSED	REQUIREMENTS
PRINCIPLE FRONT	N/A	30'
SIDE	N/A	5'
REAR	N/A	5'

BUILDING HEIGHT:	PROPOSED	REQUIREMENTS
PRINCIPLE BUILDING	2 STORIES & 22'-8"	2 STORIES, 25' MAX
OUTBUILDING	N/A	N/A

LANDSCAPE REQUIREMENT: T-30	PROPOSED	REQUIREMENTS
NUMBER OF TREES	14	12
MAX LAWN AREA	7026 SQFT. (69%)	50% OF OPEN SPACE
STREET TREES	5- MAX 30' O.C.	30' O.C.

PARKING CALCULATIONS  
 2 PARKING SPACES PER RESIDENTIAL UNIT

6 RESIDENTIAL UNITS  
 12 TOTAL PARKING SPACES  
 19 PARKING SPACES PROVIDED



LEGEND  
 HB: HOSE BIB  
 MCB: MAIN ELECTRICAL PANEL  
 M: METER  
 WM: WATER METER  
 CWL: COLD WATER LINE

ALL DEAS, REVISIONS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY L. HUGH ANGLIN, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR DEVELOPED FOR USE ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF L. HUGH ANGLIN AND/OR RAPID, INC. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON THESE DRAWINGS. THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF L. HUGH ANGLIN AND/OR RAPID, INC.

**L. HUGH ANGLIN**  
 PROFESSIONAL ENGINEER  
 8404 NW 59th STREET  
 TAMARAC, FL 33321

**L. HUGH ANGLIN**  
 MECHANICAL, PLUMBING,  
 ELECTRICAL & FIRE PROTECTION

NEW 6 UNIT MULTI-FAMILY RESIDENCE

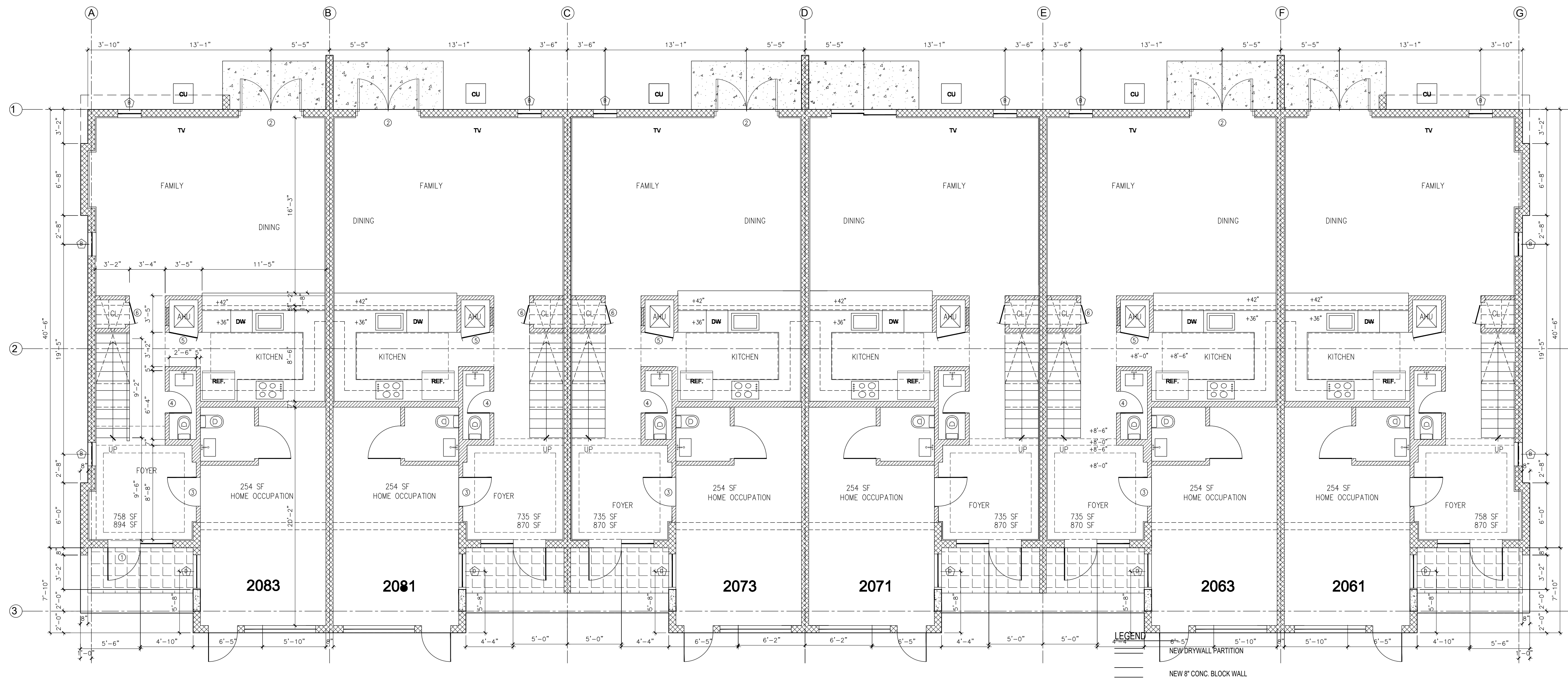
**PALMETTO HOMES URBAN DEVELOPMENT GROUP**

2061 ALI BABA AVE.  
 OPA LOCKA, FL 33064

SEAL

date: 02-04-22

sheet  
**SP-1**  
 of



PROPOSED 1ST FLOOR PLAN  
3/16"=1'

DOOR SCHEDULE

MARK	LOCATION	WIDTH	HEIGHT	THICK.	TYPE	MATL.	THRESH.	HEAD	JAMB	REMARKS
①	NEW EXT. DOOR	3'-0"	8'-0"	1 3/4"	SWING	GLASS	METAL	METAL	METAL	
②	NEW SLIDING GLASS DR	6'-0"	8'-0"	1 3/4"	SWING	GLASS	METAL	METAL	METAL	
③	NEW INT. DOOR	2'-8"	8'-0"	1 3/4"	SWING	WOOD	WOOD	WOOD	WOOD	
④	NEW INT. DOOR (LAUD.)	2'-6"	8'-0"	1 3/4"	BI-FOLD	WOOD	WOOD	WOOD	WOOD	LOUVERED DOOR
⑤	NEW INT. DOOR (AHU)	2'-0"	8'-0"	1 3/4"	BI-FOLD	WOOD	WOOD	WOOD	WOOD	LOUVERED DOOR
⑥	NEW INT. DOOR	2'-8"	8'-0"	1 3/4"	ROLLING	WOOD	WOOD	WOOD	WOOD	
⑦	NEW INT. DOOR	2'-2"	8'-0"	1 3/4"	SWING	WOOD	WOOD	WOOD	WOOD	
⑧										
⑨										
⑩										

WINDOW SCHEDULE

MARK	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS
①	BEDROOM	53"	38"	METAL	H.S.	NEW WINDOWS (EGRESS) DOUBLE PANE & CLEAR U-FACTOR .32, SHGC .25
②	VARIABLE	37"	38"	METAL	H.S.	NEW WINDOWS DOUBLE PANE & CLEAR U-FACTOR .32, SHGC .25
③	LIVING ROOM	37"	83"	METAL	H.S.	NEW WINDOWS DOUBLE PANE & CLEAR U-FACTOR .32, SHGC .25
④						
⑤						
⑥						
⑦						
⑧						

NOTE: GLAZING WITHIN 48" OF A DOOR SHALL BE CAT. II SAFETY GLASS

- NOTES:
- HORIZONTAL SLIDER WINDOW FL 2240.2
  - ALL FRAMES SHALL BE HEAVY DUTY ALUMINUM
  - ALL GLASS SHALL BE CLEAR
  - ALL WINDOWS & EXTERIOR DOORS SHALL BE WITH FLORIDA PRODUCT APPROVAL OR NOA
  - ALL GLAZING WITHIN 60" OF A TUB OR SHOWER SHALL HAVE SAFETY GLAZING PER SECTION 3508.4B FBC
  - ALL WINDOW IN BEDROOMS THAT ARE SECOND MEANS OF ESCAPE SHALL COMPLY W/ FBC 2020 EGRESS REQUIREMENTS
  - G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING WINDOWS & DOORS
  - ALL WINDOWS & DOORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE APPROVED SHOP DRAWINGS TO ENSURE PROPER INSTALLATION AND OPERATION
  - INITIATE AND MAINTAIN ALL PROTECTIONS AND OTHER PRECAUTIONS REQUIRED TO ENSURE WINDOWS ARE IN ACCEPTABLE CONDITION AT THE TIME OF COMPLETION

NOTE:  
FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. 450 - FBC'14 R302  
FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450  
FBC 2017 R302.10

SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ASSORBENT SURFACE UP TO 6" ABOVE THE FINISHED FLOOR WALL ABOVE BATHTUBS SHALL BE FINISHED NON-ASSORBENT SURFACE UP TO 6" ABOVE THE FINISHED FLOOR CERAMIC TILE SHALL BE INSTALLED OVER WATER RESISTANT GYPSUM BACKING BOARD

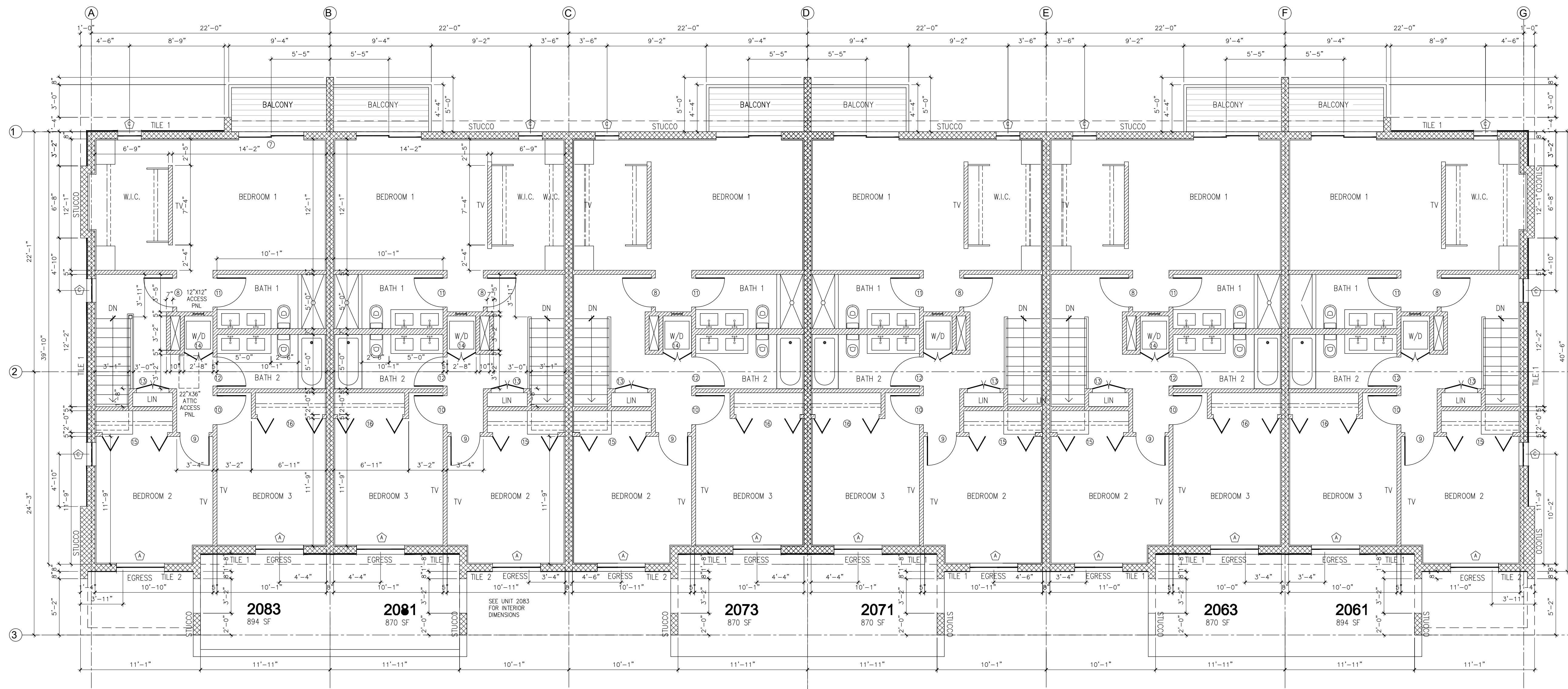
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**L. HUGH ANGLIN**  
PROFESSIONAL ENGINEER  
8404 NW 59th STREET  
TAMARAC, FL 33321  
MECHANICAL, PLUMBING,  
ELECTRICAL & FIRE PROTECTION  
L. HUGH ANGLIN & ASSOCIATES, INC.  
P.O. BOX 6394  
E-MAIL: luh@lweengineering.com PHONE: 305-748-6913

NEW 6 UNIT MULTI-FAMILY RESIDENCE  
**PALMETTO HOMES URBAN DEVELOPMENT GROUP**  
2061 ALIABA AVE.  
OPA LOCKA, FL 33054



date: 02-04-22



PROPOSED 2NDFLOOR PLAN  
3/16"=1'

DOOR SCHEDULE

MARK	LOCATION	WIDTH	HEIGHT	THICK.	TYPE	MATL.	THRESH.	HEAD	JAMB	REMARKS
①	NEW EXT. DOOR	3'-0"	8'-0"	1 3/4"	SWING	GLASS	METAL	METAL	METAL	
②	NEW SLIDING GLASS DR	6'-0"	8'-0"	1 3/4"	SWING	GLASS	METAL	METAL	METAL	
③	NEW INT. DOOR	2'-8"	8'-0"	1 3/4"	SWING	WOOD	WOOD	WOOD	WOOD	
④	NEW INT. DOOR (LAUD.)	2'-6"	8'-0"	1 3/4"	BI-FOLD	WOOD	WOOD	WOOD	WOOD	LOUVERED DOOR
⑤	NEW INT. DOOR (AHU)	2'-0"	8'-0"	1 3/4"	BI-FOLD	WOOD	WOOD	WOOD	WOOD	LOUVERED DOOR
⑥	NEW INT. DOOR	2'-8"	8'-0"	1 3/4"	ROLLING	WOOD	WOOD	WOOD	WOOD	
⑦	NEW INT. DOOR	2'-2"	8'-0"	1 3/4"	SWING	WOOD	WOOD	WOOD	WOOD	
⑧										
⑨										
⑩										

WINDOW SCHEDULE

MARK	LOCATION	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS
①	BEDROOM	53"	38"	METAL	H.S.	NEW WINDOWS (EGRESS) DOUBLE PANE & CLEAR U-FACTOR .32, SHGC .25
②	VARIABLES	37"	38"	METAL	H.S.	NEW WINDOWS DOUBLE PANE & CLEAR U-FACTOR .32, SHGC .25
③	LIVING ROOM	37"	63"	METAL	H.S.	NEW WINDOWS DOUBLE PANE & CLEAR U-FACTOR .32, SHGC .25
④						
⑤						
⑥						
⑦						
⑧						

NOTE: GLAZING WITHIN 48" OF A DOOR SHALL BE CAT. II SAFETY GLASS

- NOTES:
- HORIZONTAL SLIDER WINDOW FL 2240.2
  - ALL FRAMES SHALL BE HEAVY DUTY ALUMINUM
  - ALL GLASS SHALL BE CLEAR
  - ALL WINDOWS & EXTERIOR DOORS SHALL BE WITH FLORIDA PRODUCT APPROVAL OR NOA
  - ALL GLAZING WITHIN 60" OF A TUB OR SHOWER SHALL HAVE SAFETY GLAZING PER SECTION 3508.4B FBC
  - ALL WINDOW IN BEDROOMS THAT ARE SECOND MEANS OF ESCAPE SHALL COMPLY W/ FBC 2020 EGRESS REQUIREMENTS
  - G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO ORDERING WINDOWS & DOORS
  - ALL WINDOWS & DOORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE APPROVED SHOP DRAWINGS TO ENSURE PROPER INSTALLATION AND OPERATION
  - INITIATE AND MAINTAIN ALL PROTECTIONS AND OTHER PRECAUTIONS REQUIRED TO ENSURE WINDOWS ARE IN ACCEPTABLE CONDITION AT THE TIME OF COMPLETION

NOTE:  
FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. 450 - FBC'14 R302  
FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450  
FBC 2017 R302.10

SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE UP TO 6" ABOVE THE FINISHED FLOOR WALL ABOVE BATH TUBS SHALL BE FINISHED NON-ABSORBENT SURFACE UP TO 6" ABOVE THE FINISHED FLOOR CERAMIC TILE SHALL BE INSTALLED OVER WATER RESISTANT GYPSUM BACKING BOARD

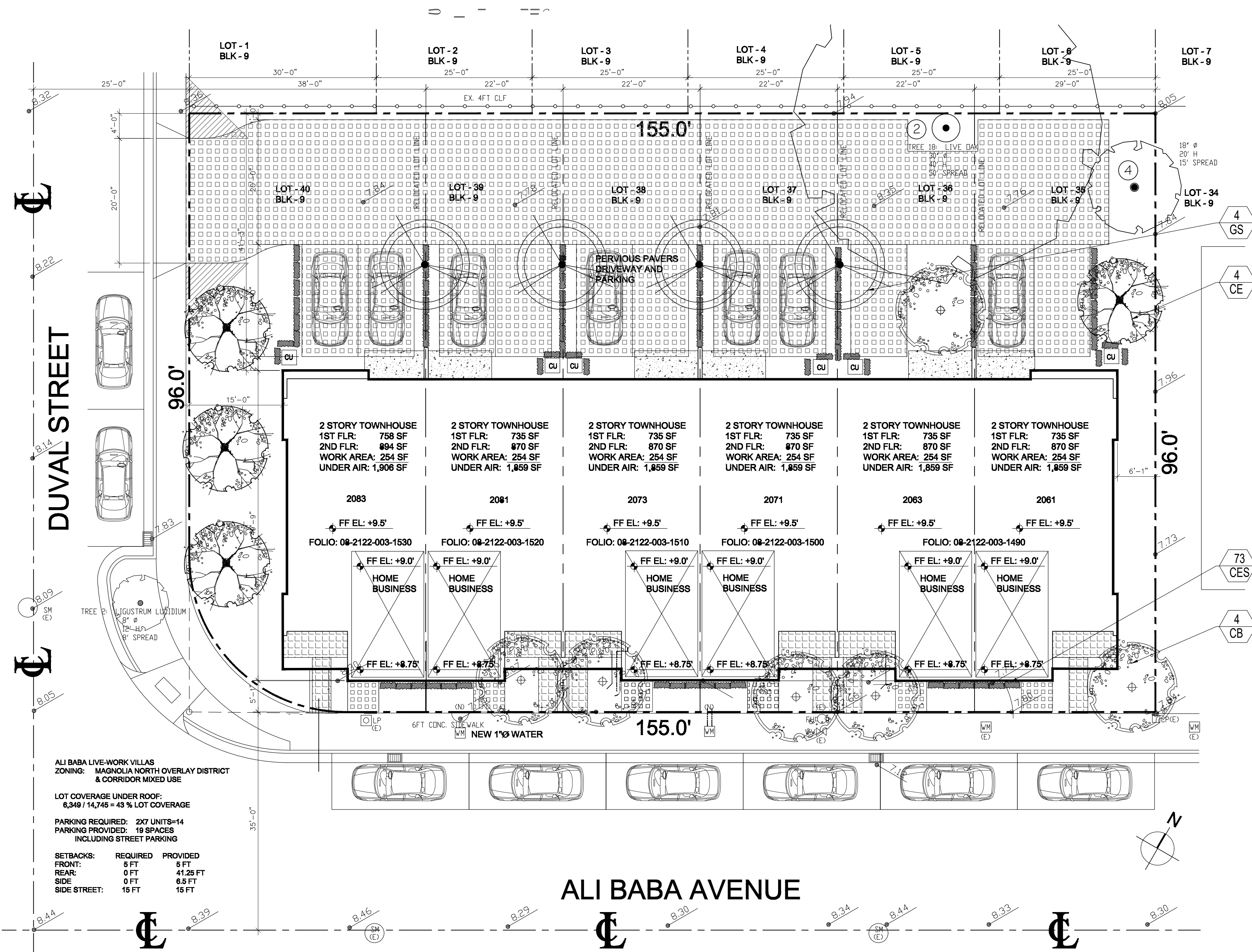
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**L. HUGH ANGLIN**  
PROFESSIONAL ENGINEER  
8404 NW 59th STREET  
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PHONE: 305-748-6913  
E-MAIL: luh@lha.com

NEW 6 UNIT MULTI-FAMILY RESIDENCE  
**PALMETTO HOMES URBAN DEVELOPMENT GROUP**  
2061 ALIBABA AVE.  
OPA LOCKA, FL 33054

SEAL:  
  
12-01-22  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

date: 02-04-22



ALI BABA LIVE-WORK VILLAS  
 ZONING: MAGNOLIA NORTH OVERLAY DISTRICT  
 & CORRIDOR MIXED USE

LOT COVERAGE UNDER ROOF:  
 6,349 / 14,745 = 43% LOT COVERAGE

PARKING REQUIRED: 2X7 UNITS=14  
 PARKING PROVIDED: 19 SPACES  
 INCLUDING STREET PARKING

SETBACKS:	REQUIRED	PROVIDED
FRONT:	5 FT	5 FT
REAR:	0 FT	41.28 FT
SIDE:	0 FT	6.5 FT
SIDE STREET:	15 FT	15 FT

LANSCAPE PLAN  
 1" = 10'

T R E E		DISPOSITION							
No.	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	TPZ	DISPOSITION	CONDITION	REMARKS
1	Orchid Tree	Bauhinia variegata	12"	12'	15'	n/a	remove	FAIR	
2	Live Oak	Quercus virginiana	30"	40'	50'	5'	remain	good	
3	Ligustum	ligustum lucidum	12"	25'	20'	n/a	remove	FAIR	
4	Brazilian pepper	Schinus terebinthifolius	12"	16'	15'	2.5'	remain	good	
5	Mango tree	Mangifera indica	18"	25'	25'	2.5'	remain	fair	NEIGHBOR'S TREE
6	Brazilian pepper	Schinus terebinthifolius	12"	16'	15'	2.5'	remain	fair	NEIGHBOR'S TREE
7	Orchid Tree	Bauhinia variegata	12"	12'	15'	n/a	remain	FAIR	NEIGHBOR'S TREE
8	Ligustum	ligustum lucidum	12"	25'	20'	n/a	remain	FAIR	
9									

**PLANT LIST**

**TREES & PALMS**

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
4	CB*	Cordia Boissieri	White Geiger	12' HT 2" CAL
4	CE*	Conocarpus erectus	Green Buttonwood	12' HT 2" dbh
4	GS*	Guaiaacum sanctum	Lignum Vitae	12' HT 2" dbh

**SHRUBS & GROUND COVER**

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
73	CES*	CONOCARPUS ERECTUS "SERICEUS"	SILVER BUTTONWOOD	3 GAL, 24" HT

NOTE: \* DENOTES NATIVE SPECIES  
 NOTE: PALM MIN. SIZE 6" DBH X 16' OA HT

NOTE: PROVIDE 1 YEAR PLANT MATERIAL GUARANTEE

NOTE: IRRIGATION DRAWINGS TO BE UNDER SEPERATE PERMIT

ALL THESE DESIGN, MANUFACTURING AND FINISHES INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF L. HUGH ANGLIN & ROBBIEZEVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE DESIGN, MANUFACTURING AND FINISHES OF THESE DRAWINGS. ARRANGEMENTS OR PLANS SHALL BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF L. HUGH ANGLIN AND/OR RAPP, INC. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON THE DRAWINGS AND ANY DIMENSIONS SHOWN ON THE DRAWINGS AND ANY DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED AS APPROVED BY THESE DRAWINGS. APPROVAL BEFORE PROCEEDING WITH FABRICATION.

**L. HUGH ANGLIN**  
 PROFESSIONAL ENGINEER  
 8404 NW 59th STREET  
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**L. HUGH ANGLIN**  
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E-MAIL: lahugh@lha.com  
 P. 305-246-4033

NEW 6 UNIT MULTI-FAMILY RESIDENCE

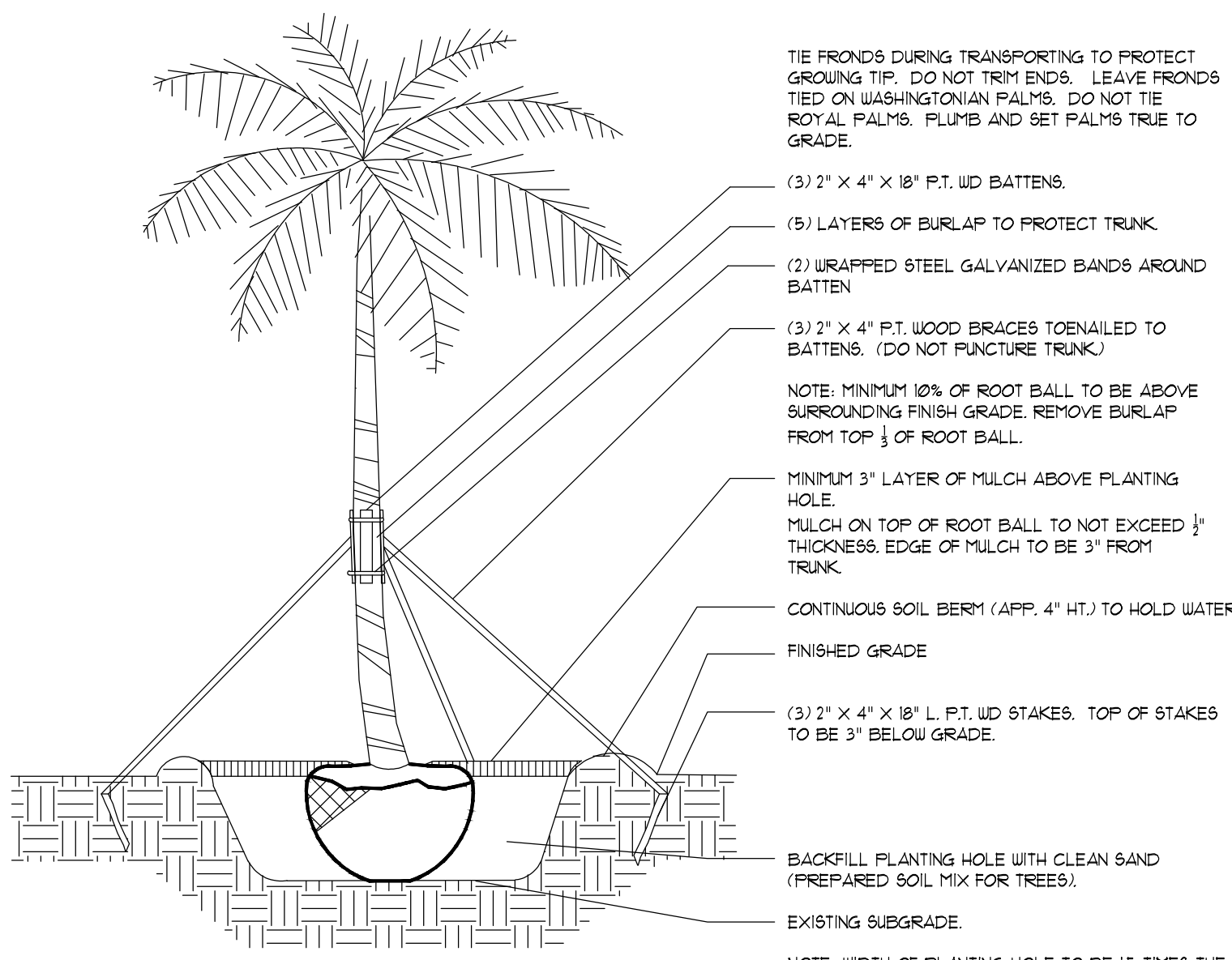
**PALMETTO HOMES URBAN DEVELOPMENT GROUP**

2061 ALI BABA AVE.  
 OPA LOCKA, FL 33064

SEAL:

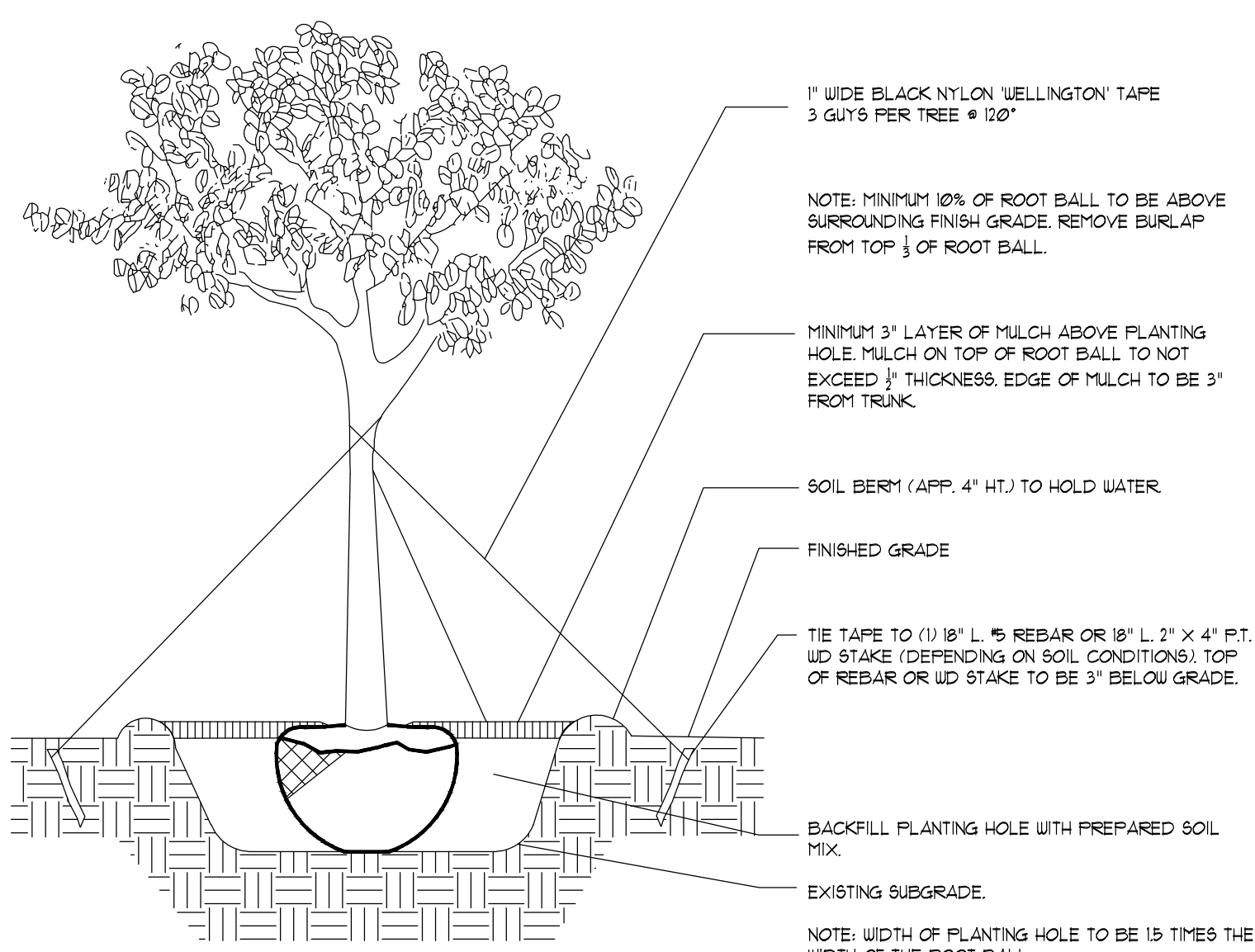
date: 02-04-22

sheet **LA-1**



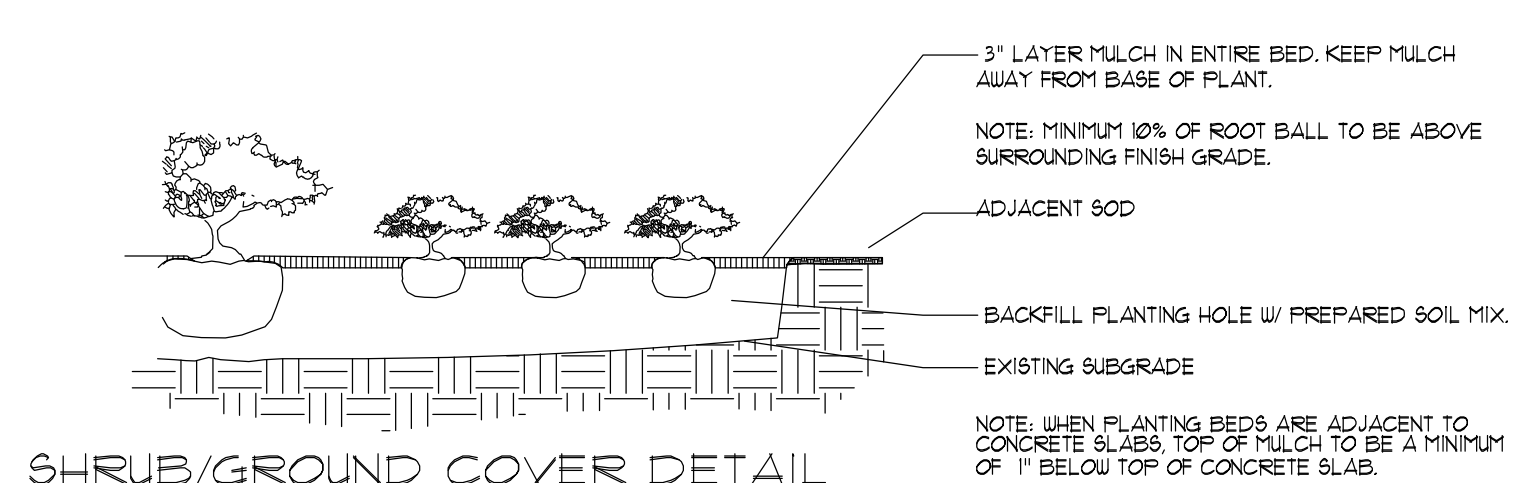
PALM PLANTING DETAIL

LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL

TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE FLORATAM SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.
11. ALL NEWLY PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #01 AND HAS A 1 YEAR REPLACEMENT GARUANTEE

N.T.S.

N.T.S.

N.T.S.

**TREE PROTECTION GUIDELINES:**  
 MARK TREES W/ TO BE SAVED W/ SURVEYOR FLAGGING OR RIBBON  
 CONSTRUCT BARRICADES AROUND THE TREES TO ESTABLISH A TREE PROTECTION ZONE  
 PLACE TREE PROTECTION AROUND BARRICADE INCLUDE TREE PROTECTION CLAUSE IN THE CONSTRUCTION CONTRACT  
 FERTILIZE PROTECTED TRESS  
 DESIGNATE A CORRIDOR FOR SITE ACCESS.  
 PREFERABLY IN NON-TREE ZONE

**MIAMI 21 ARTICLE 9 LANDSCAPE:**  
**9.5.2**  
 ALL NEWLY PLANTED AND RELOCATED PLANT MATERIAL SHALL BE WATERED BY TEMPORARY OR PERMANENT IRRIGATION SYSTEMS UNTIL SUCH TIME AS THEY ARE ESTABLISHED AND SUBSEQUENTLY ON AS NEED BASIS TO PREVENT STRESS OR DIE OFF IN COMPLIANCE WITH EXISTING WATER RESTRICTIONS

**9.5.3 TREES**  
 a. Tree Size  
 All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum caliper of two (2) inches at time of planting, except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of ten (10) feet and a minimum caliper of one and one-half (1 1/2) inches at time of planting.

b. Street tree size and spacing  
 Street trees shall be of a species typically grown in Miami-Dade County which normally mature to a height of at least twenty (20) feet. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum caliper of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center, except as otherwise provided in this Article. The thirty (30) foot average spacing requirement for multiple single family units and townhouse shall be based on the total lineal footage of roadway for the entire project and not based on individual lot widths. Street trees shall be placed within the swale area or shall be placed on private property where demonstrated to be necessary due to right-of-way obstructions as determined by the Public Works Department. Street trees planted along private roadways shall be placed within seven (7) feet of the edge of roadway pavement and/or where present within seven (7) feet of the sidewalk.

**9.5.4 PALMS**  
 MIN. CANOPY 15'  
 25' O.C. SPACING

**9.5.6 SHRUBS**  
 MIN. 18" HEIGHT  
 10 SHRUBS PER REQUIRED TREE

**9.8 LANDSCAPE AREAS IN PARKING LOTS**  
 10 SQFT FOR EACH PARKING SPACE  
 1 TREE PER 80SQFT. OF LANDSCAPE  
 A LANDSCAPE AREA W/ A TREE SHALL BE REQUIRED AT THE END OF ALL PARKING ROWS. AREA SHALL BE MIN. 50SQFT. & MIN. 5' WIDE  
 FOR EACH ROW OF PARKING SHALL BE A LANDSCAPE AREA W/ TREE OF EVERY 90 LINEAR FEET.  
 FOR EACH ROW OF PARALLEL PARKING THERE SHALL BE A MIN. OF 2 LANDSCAPE AREAS W/ TREES WITHIN 75 LINEAR FEET.

NOTE: PROVIDE 1 YEAR PLANT MATERIAL GUARANTEE

NOTE:IRRIGATION DRAWINGS TO BE UNDER SEPERATE PERMIT

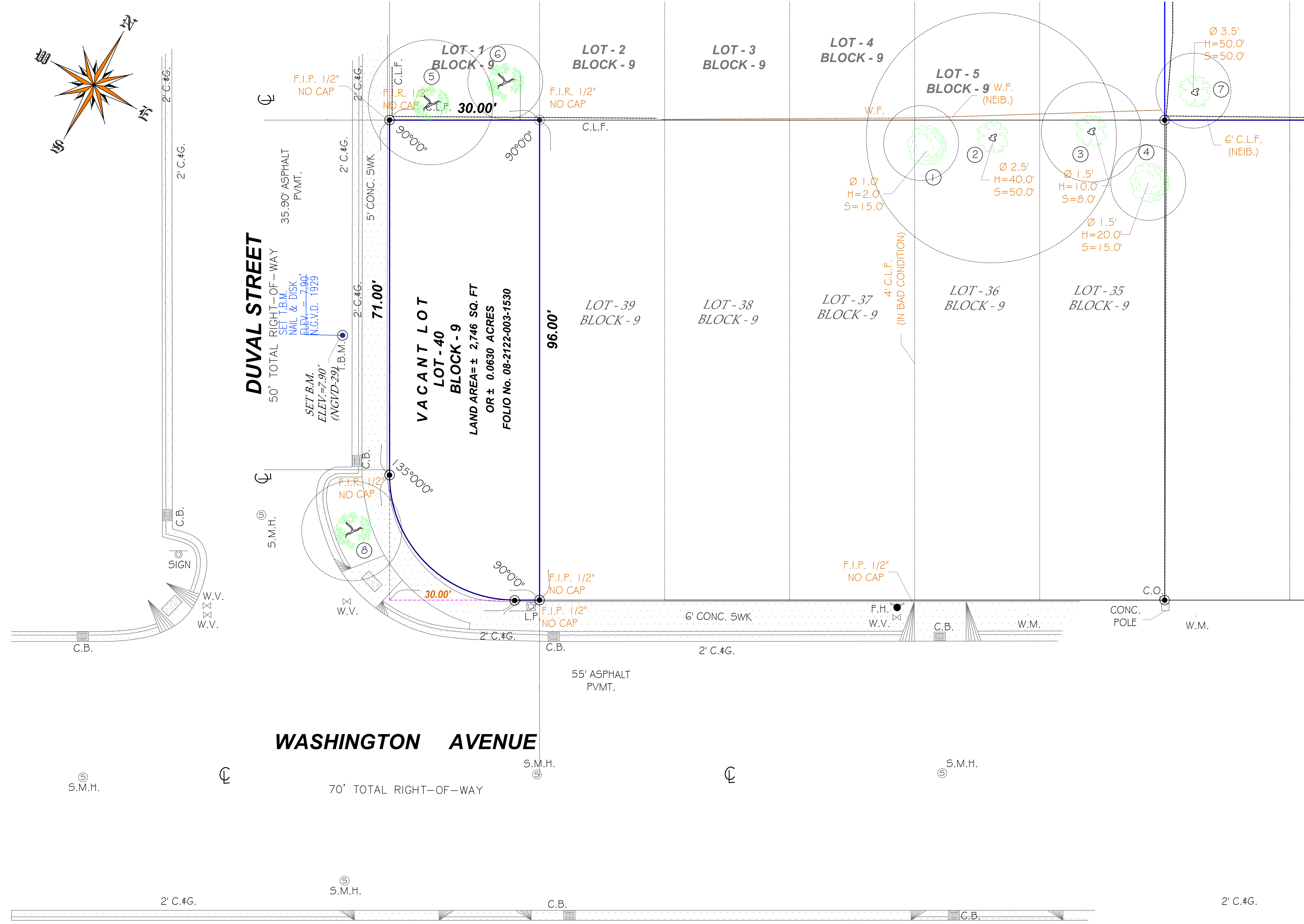
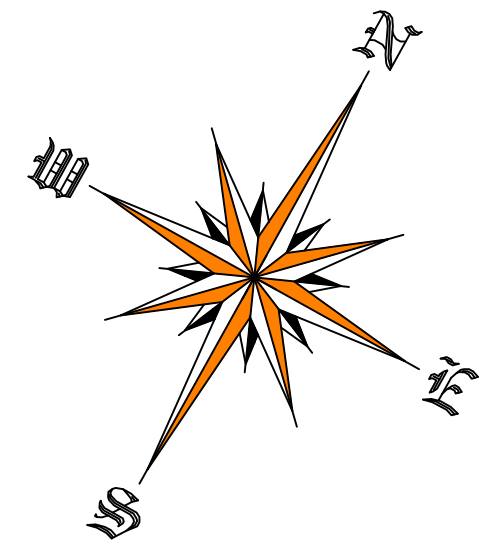
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS...  
 HUGH ANGLIN  
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 P-MAIL: hugh@hughanlin.com  
 PHONE: 305-748-9913

NEW 6 UNIT MULTI-FAMILY RESIDENCE  
 PALMETTO HOMES URBAN DEVELOPMENT GROUP  
 2061 ALI BABA AVE.  
 OPA LOCKA, FL. 33054

SEAL:  
  
 HUGH ANGLIN  
 PROFESSIONAL ENGINEER  
 No. 12345  
 12-01-22  
 STATE OF FLORIDA

date: 02-04-22

sheet  
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 of



TREE DISPOSITION  
1" = 10'

T R E E D I S P O S I T I O N									
No.	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	TPZ	DISPOSITION	CONDITION	REMARKS
1	Orchid Tree	Bauhinia variegata	12"	12'	15'	n/a	remove	FAIR	
2	Live Oak	Quercus virginiana	30"	40'	50'	5'	remain	good	
3	Ligustum	ligustum lucidum	12"	25'	20'	n/a	remove	FAIR	
4	Brazilian pepper	Schinus terebinthifolius	12"	16'	15'	2.5'	remain	good	
5	Mango tree	Mangifera indica	18"	25'	25'	2.5'	remain	fair	NEIGHBOR'S TREE
6	Brazilian pepper	Schinus terebinthifolius	12"	16'	15'	2.5'	remain	fair	NEIGHBOR'S TREE
7	Orchid Tree	Bauhinia variegata	12"	12'	15'	n/a	remain	FAIR	NEIGHBOR'S TREE
8	Ligustum	ligustum lucidum	12"	25'	20'	n/a	remain	FAIR	
9									

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS...  
 HUGH ANGLIN  
 PROFESSIONAL ENGINEER  
 8404 NW 50th STREET  
 TAMARAC, FL 33321  
 MECHANICAL, PLUMBING,  
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 P-123456789

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 12-01-22  
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sheet  
**TD-1** of

# PLANNING & ZONING BOARD

July 18,  
**2023**



**PALMETTO HOMES OF MIAMI, INC LIVE-WORK  
DEVELOPMENT: SITE PLAN**  
APPLICANT'S REQUEST:

Staff Report

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE PALMETTO HOMES OF MIAMI, INC SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF SIX RESIDENTIAL LIVE-WORK UNITS ON THE FIVE VACANT PARCEL SITE AT THE NORTH-EAST CORNER OF DUVAL STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530 IN THE R-1 ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**



# I. Site Background

- According to Miami-Dade County Property Appraiser’s website, the legal descriptions for subject Properties are as follows:

PARCEL ONE FOLIO: 08-2122-003-1530

MAGNOLIA SUB PB 40-80 LOT 40 BLK 9 LOT SIZE 30.000 X 96 OR 16598-1582 1194 3

PARCEL TWO FOLIO: 08-2122-003-1520

MAGNOLIA SUB PB 40-80 LOT 39 BLK 9 LOT SIZE 25.000 X 96 OR 16598-1582 1194 3

PARCEL THREE FOLIO: 08-2122-003-1510

22 52 41 MAGNOLIA SUB PB 40-80 LOT 38 BLK 9 LOT SIZE 25.000 X 96 OR 16539-1556 0994 3

PARCEL FOUR FOLIO: 08-2122-003-1500

22 52 41 MAGNOLIA SUB PB 40-80 LOT 37 BLK 9 LOT SIZE 25.000 X 96 OR 16539-1556 0994 3

PARCEL FIVE FOLIO: 08-2122-003-1490

MAGNOLIA SUB PB 40-80 LOTS 35 & 36 BLK 9 LOT SIZE 50.000 X 96 OR 16673-852 1294 3

- The subject properties, parcels 1-5 are currently owned by PALMETTO HOMES OF MIAMI, INC according to Miami-Dade County Property appraiser’s website. The subject Properties are vacant and are not being used for any business operation.
- The applicant, Palmetto Homes of Miami, Inc has submitted a site plan review application, a development agreement application and the supporting documentation for the City to consider approval of their requests to construct six residential live-work units on the five vacant parcel site at the North-East corner of Duval Street and Ali Baba Avenue. The parcels are identified by Folios 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530, in the R-1 zoning district and within the Magnolia North Mixed-Use Overlay District.
- Currently the site conditions are as follow: This five-parcel site is vacant and no business operation is being conducted on this site. (*see Existing Condition Section*). The site is located in the south section of the Magnolia North Division.



← WEST (Ali Baba Ave) EAST →



← NORTH Perviz Avenue SOUTH →

Figure 1 & 2: Google Street View, dated: 2023

## Project Details

- **Applicant’s intent**

The applicant, Palmetto Homes of Miami, Inc intends to construct six live-work two story residential units and provide twelve parking spaces on site and six on-street parking spaces for customers. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka’s Land Development Regulations.

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, are six live-work two story residential units and provide twelve parking spaces on site and six on-street parking spaces for customers which is a permitted use for Magnolia North Mixed Use Overlay 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 g 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 “Magnolia North Mixed Use” and the zoning map provides that the property is zoned Single Family and is within the “Magnolia North Mixed Use Overlay District”. This use, Live-Work Development is permitted in the R-1/Magnolia North Mixed Use Overlay District after review by the PZAB and review and approval by the City Commission. This proposed development is adjacent to City owned property where Cultural Arts Center stands and adjacent to other residential and

commercial uses. This The site will have adequate parking to accommodate the residents of the building and for the customers of the live work function of the development.

**Site Computations & Land Development Regulation / Zoning Code** Table 1

<b>Applicant</b>	Palmetto Homes of Miami, Inc.		
<b>Folio Number (s)</b>	Opa-locka: Folios 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530		
<b>Address Location</b>	No address assigned		
<b>Building (s) Footprint</b>	<b>Total Site Area</b> – 14,745 SF or 0.33 Acres <b>Building Area</b> --- 9,342 sq ft 6 two story units		
<b>Floor Area</b>	Total 9,342 SF		
<b>Zoning</b>	<b>R-1 Single Family/Magnolia North Mixed-Use Overlay</b>		
<b>Zoning Code Consistency</b>	The proposed use for a Live-Work Residential Development is consistent with the R-1/Magnolia North Mixed-Use Overlay District Zoning after Site Plan review approval.		
<b>Existing Land Use</b>	Magnolia North Mixed Use		
<b>Future Land Use Designation</b>	Magnolia North Mixed Use		
<b>Comprehensive Plan Consistency</b>	The proposed use for a Live-Work Mixed Use Development is consistent with the Comprehensive Plan.		
<b>Applicable LDR Sections</b>	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		
<b>SET BACKS/ YARD</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
<b>Front</b>	5 Feet	5' Feet	YES
<b>Rear</b>	0 Feet	41.25 Feet	YES
<b>Side</b>	0 Feet	12' Feet 5"	YES
<b>Side Street</b>	15 Feet	15' Feet	YES
<b>Corner Lots/ Other</b>	N/A	N/A	N/A
<b>Lot Coverage</b>	50%	43%	YES
<b>Lot Density</b>	N/A	N/A	N/A
<b>Lot Size</b>	4,800 SF	4,800 SF for each lot	YES
<b>Lot Width</b>	N/A	N/A	N/A
<b>Building Height</b>	2 Stories or 25 Feet whichever less	25 Feet / 2 Stories	YES
<b>Structure Length</b>	N/A	N/A	N/A
<b>Open Space</b>	40%	4,595 sq. ft. (45.37%)	YES
<b>(Landscaping) Trees</b>	12	14	YES
<b>Parking Details</b>	<b>Live Work Mixed Use:</b> pursuant to the Land development Regulation Ordinance 15-31: Article VI,	<b>Multi-Family Mixed Use.</b>  Total Parking Spaces Provided:	YES
<b>Parking Details (Cont'd)</b>	2 parking spaces per unit (6 units) Parking spaces required 12	20 Parking Spaces provided	YES

Landscape/ Pervious Lot Coverage Notification Requirement		4 Handicapped Spaces Provided	
	<b>20% minimum required pervious</b>	<b>21% provided</b>	<b>YES</b>
Local Government Action Required	This request will be properly noticed pursuant to state law and city charter by the city clerk's office.		
	<ul style="list-style-type: none"> <li>- A copy of notice for advertisement titles were given to the Clerk's Office on Wednesday, July 5, 2023. To be advertised at least 10 days prior to this Planning and Zoning Board meeting on Thursday, July 18, 2023.</li> <li>- City Commission Meeting: TBD</li> </ul>		
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).			

## II Overall Analysis

### Existing Conditions:

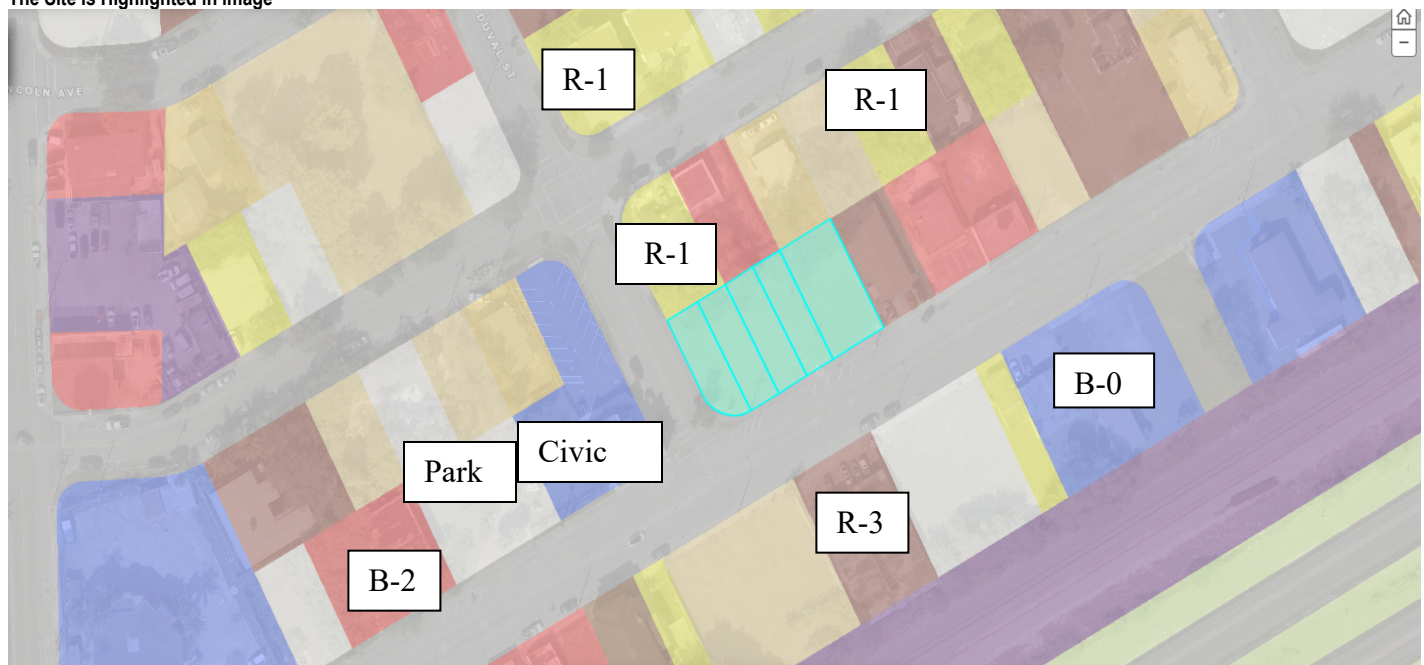
- The Subject Property is generally surrounded by commercial and residential properties in the Magnolia North Area,.
- Sidewalk alongside the edge of the Property.
- The properties are vacant and not being utilized for any business.

### Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Single Family	Magnolia North Mixed Use	R-1
South	Commercial/Residential	Magnolia North Mixed Use	B-0
East	Civic	Magnolia North Mixed Use	R-1
West	Single-Family	Magnolia North Mixed Use	Civic

### Surrounding Zoning Designation Map

The Site is Highlighted in image



**General Character / Neighborhood Compatibility:** The proposed development use is permitted if approved at site plan review. This site is surrounded by commercial and residential uses and would be compatible with the uses. This development proposed to buffer the site with landscaped open space. This proposed use is 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 and is in agreement with the Magnolia North Overlay District standards.

**COMPLIES**

- **Findings:**

- The proposed development use 'Live Work Residential Development" 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 14 new assorted trees, appropriate shrub plants and approximately 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 a mixed use residential commercial development pursuant to the City Land development Regulation/Zoning Code 15-31, B-2 Commercial District and the HDOD.

**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 Magnolia North Mixed Use Overlay designation category location.

**COMPLIES**

- **R-1/Magnolia North Mixed Use Overlay District Uses:** Project Specific: Live-Work Mixed Use Development

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code Magnolia North Mixed Use Overlay District HDOD allows for Live Work Mixed Use Development

**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

## II. Project Need Assessment / other Required Approvals

1. Site Plan
  - Application submitted for Planning & Zoning Board Meeting (last meeting)
2. Development Agreement

III. Application submitted for Planning & Zoning Board Meeting (last meeting)

## IV. 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

## V. 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 Multi-Family Mixed Use Development pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: 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

VI. **Attachments:**

- Site Plan
- Development Agreement

**Planning and Community Development Department**

	Name and Title	Initials
<b>Project Planner</b>	Randall Robinson, City Planner	
<b>Zoning</b>	Gerald J. Lee, Zoning Official	
<b>Approved by</b>	Gregory D. Gay, Director Planning and Community Development	

VII. **Staff Report Will be Updated After the Planning and Zoning Board Meeting on July 18, 2023. Reflected Actions:**

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

**Resolution No.** 2023-07-18-03,

RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: Palmetto Homes of Miami, Inc FOR: SITE PLAN APPROVAL REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING: Live Work, Mixed Use Development.

**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: 07-18-2023
  - 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 AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE PALMETTO HOMES OF MIAMI, INC DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION OF SIX RESIDENTIAL LIVE-WORK UNITS ON THE FIVE VACANT PARCEL SITE AT THE NORTH-EAST CORNER OF DUVAL STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530 IN THE R-1 ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, Palmetto Homes of Miami, Inc., intends to construct six live-work two story residential units and provide twelve parking spaces on site and six on-street parking spaces for customers. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

**WHEREAS**, the Applicant, has submitted a request for development agreement review to construct six live-work residential units in the Single-Family Zoning District (R-1) and within the Magnolia North Overlay District; and

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

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

**NOW THEREFORE, BE IT RESOLVED BY THE 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 Review. The City Planning & Zoning Board of the City of Opa-Locka, Florida hereby approves / denies a request for the Development Agreement for the Construction of six residential live-work units on the five vacant properties located at the North-East corner of Duval Street and Ali Baba Avenue and identified by folios 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530; in the R-1 Zoning District and within the Magnolia North Mixed Use Overlay as set forth in Exhibit "A" attached to herein.

**Section 3. SCRIVENER'S ERRORS.**

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

**Section 4. EFFECTIVE DATE.**

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

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elio Guerrero, Chairman

ATTEST:

\_\_\_\_\_  
Kinshannta Hall, Clerk

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

Burnadette Norris-Weeks, P.A

\_\_\_\_\_

**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**VOTE:**

Board Member Mata \_\_\_\_\_

Board Member Hibbert \_\_\_\_\_

Board Member Barnes \_\_\_\_\_

Board Member Dominguez \_\_\_\_\_

Board Member Mangham \_\_\_\_\_

Chairman Guerrero \_\_\_\_\_

Received:
By:
Date:

“ THE GREAT CITY ”



City of  
**OPA-LOCKA**  
 Florida

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

**TOTAL FEES: \$ \_\_\_\_\_ 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 4<sup>th</sup> 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: Palmetto Homes of Miami, Inc

PROPERTY OWNER'S ADDRESS: 4952 NW 17th Ave Miami FL 33127  
Number/Street City State/Zip Code

APPLICANT'S NAME: Ariovistus Landy

APPLICANT'S ADDRESS: 20305 NW 3rd Court Miami, FL 33169  
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (305) 216-0827 HOME \_\_\_\_\_ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 2061 ALZABAR AVE 2060 ALZABAR AVE 2063 ALZABAR AVE  
2071 ALZABAR AVE 2080 ALZABAR AVE  
Number/Street

TAX FOLIO NUMBER: 08-2122-003-1570 PRESENT ZONING: R-2

LEGAL DESCRIPTION: MARGOLZA SUBLOTS 35 and 36 BLOCK 9, LOT 37  
BLOCK 9, LOT 38 BLOCK 9, LOT 39 BLOCK 9, LOT 40 BLOCK 9

Please check specific request:

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

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

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

Received:  
By:  
Date:

**PLANNING & ZONING BOARD APPLICATION  
(Checklist)**

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

- \_\_\_\_\_ Completed application form
- \_\_\_\_\_ Application fee payable to the City of Opa-locka by check or money order
- \_\_\_\_\_ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- \_\_\_\_\_ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- \_\_\_\_\_ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- \_\_\_\_\_ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- \_\_\_\_\_ Fifteen (15) certified boundary and topographic surveys of the property (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, Arionistus Lundy, 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.

Arionistus Lundy  
Signature

4/30/2023  
Date

Sworn to and subscribed before me:

This 30 day of JANU  
[Signature]

Notary Public  
Attach copy of identification



**TARSHALA KNOWLES**  
Commission # HH 183788  
Expires January 31, 2026  
Bonded thru Budget Notary Services

My commission expires \_\_\_\_\_

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

Received:  
By:  
Date:



**PLANNING & ZONING BOARD APPLICATION  
POWER OF ATTORNEY**

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

To: City of Opa-locka  
From: *Palmetto Homes of Miami Inc.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

I *Palmetto Homes of Miami Inc.*, being first duly sworn, depose and say that I am the owner of the property legally described as:  
*2061 Ali Baba Ave - 08-2122-003-1490, MAGNOLIA SUB LOTS 35 and 36 BLOCK 9*  
*2071 Ali Baba Ave - 08-2122-003-1500 MAGNOLIA SUB LOT 37 BLOCK 9*  
*2060 Ali Baba Ave - 08-2122-003-1510 MAGNOLIA SUB LOT 38 BLOCK 9*  
*2081 Ali Baba Ave - 08-2122-003-1520 MAGNOLIA SUB LOT 39 BLOCK 9*  
*2083 Ali Baba Ave - 08-2122-003-1530 MAGNOLIA SUB LOT 40 BLOCK 9*

I do give to *Palmetto Homes of Miami 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 \_\_\_\_\_ 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

*1/30/2023*  
Date

Sworn to and subscribed before me:

This *30* day of *January*, *2023*  
*[Signature]*  
Notary Public



**TARSHALA KNOWLES**  
Commission # HH 183788  
Expires January 31, 2026  
Bonded Thru Budget Notary Services

My commission expires: \_\_\_\_\_

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

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD  
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2061 ALZABA AVE    2081 ALZABA AVE  
2071 ALZABA AVE    2083 ALZABA AVE  
2060 ALZABA AVE

LEGAL DESCRIPTION: MAGNOLIA SUB LOT 35 AND 36 BLOCK 9  
MAGNOLIA SUB LOT 37 BLOCK 9  
MAGNOLIA SUB LOT 38 BLOCK 9  
MAGNOLIA SUB LOT 39 BLOCK 9  
MAGNOLIA SUB LOT 40 BLOCK 9

I SUPPORT THIS DEVELOPMENT REQUEST \_\_\_\_\_

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST \_\_\_\_\_

PROPERTY OWNER'S NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS (If different): \_\_\_\_\_

\_\_\_\_\_  
Signature

# *State of Florida*

## *Department of State*

I certify from the records of this office that PALMETTO HOMES OF MIAMI, INC. is a corporation organized under the laws of the State of Florida, filed on March 5, 1996.


The document number of this corporation is P96000019976.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 30, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Thirtieth day of January, 2023*



  
*Secretary of State*

Tracking Number: 1856843552CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



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**Palmetto Homes of Miami Inc.**

**4952 NW 7<sup>th</sup> Ave**

**Miami, Florida 33127**


*Magnolia North Triangle Development*

*Palmetto Homes Of Miami Inc. will be developing six two-story work live work homes for first time homebuyers in the Opa Locka area of Magnolia North Triangle Development. Each buyer must qualify as a first time home buyer and must be able to complete their eight hour certification course. Next, the first time home buyer must meet the credit threshold in order to qualify for their home.*

*Palmetto Homes of Miami Inc will develop a total of 16 Affordable homes for first-time homebuyers on infill lots in the Magnolia North Triangle Area. There will be a variety of styles comprised of 2 single family with solar systems on Washington Av, 6 Townhomes on Alibaba Av, 4 Townhomes on Washington Ave.*

*Last year Palmetto Homes completed 4 townhomes on corner of Duval St and Washington Av, all are now occupied.*

*Sincerely,*

  
*Palmetto Homes of Miami, Inc.*

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

Legal Council  
Ronland Sanchez Medina , Jr.  
201 Alhambra Circle, Suite 1205  
Coral Gables, FL 33134

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 PALMETTO HOMES OF MIAMI, INC.**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this \_\_\_ day of \_\_\_\_\_ 2023 ("Execution Date") by and between PALMETTO HOMES OF MIAMI, INC.(the "Owner"), a Florida limited liability company with the mailing address of **20305 NW 3RD CT, MIAMI, FL 33169** 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 **.33** acres of land located at approximately **2061 ALI BABA AVE the adjacent four properties west of this parcel** within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos (**folio(s)**, 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1520; & 08-2122-003-1530 (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number \_\_\_\_\_, approving a Site Plan, for the Proposed Development which consist of **six residential units** containing over **11,154** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and **12** parking spaces for residents & 6 on-street spaces for customer parking, and the planting of adequate **number of trees and shrubs as required by the City Land Development Regulations and in** accordance with the **PALMETTO HOMES OF MIAMI, INC.** 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, (PALMETTO HOMES OF MIAMI, INC., a Florida limited liability company, with the mailing address

of (4952 NW 7th Avenue, Miami, FL 33127 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 **PALMETTO HOMES OF MIAMI, INC.**, Site Plan, at approximately (**Site Address**), 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 PALMETTO HOMES OF MIAMI, INC. Site Plan, at approximately (**Site Address**) "Final Site Plan" approved by the City Commission via Resolution No. \_\_\_\_\_

for the Proposed Development which includes the construction of (# of **Buildings**) buildings containing over (**measure of the building(s) in sq ft**) square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and (**# of parking spaces**) parking spaces for office/employee/warehouse parking, and the planting of (**number of trees**) trees and (**number of shrubs**) shrubs in the office parking area as well as on the property perimeter and (**measure of landscaped area in sq ft**) square feet of landscaped open space in accordance with the PALMETTO HOMES OF MIAMI, INC. 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, **PALMETTO HOMES OF MIAMI, INC.**
- s. "Project" shall mean the (**PALMETTO HOMES OF MIAMI, INC.** and development of the (**measure of property in acres**) acre Property at (**Site Address**), and identified by Miami-Dade County Tax Folio Nos (**site folio(s)**) (the "Property), as described in the plans prepared by **L. HUGH ANGLIN, PROFESSIONAL ENGINEER**, and dated **1/10/23**, which proposes the construction of (**6 RESIDENTIAL UNITS** containing A TOTAL OF 11,154 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City and the development of **12 on site** parking spaces; the planting of **trees and shrubs** as well as on the property perimeter and (**sq ft of landscape coverage**) square feet of lawn coverage in accordance with the **PALMETTO HOMES OF MIAMI, INC.** approved site plan.
- 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 Owner, PALMETTO HOMES OF MIAMI, INC., Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If to the Developer at: **(PALMETTO HOMES OF MIAMI, INC.)**  
20305 NW 3RD COURT  
MIAMI, FL 33169

And

With a copy to:           Legal Council  
                                  Ronland Sanchez Medina , Jr.  
                                  201 Alhambra Circle, Suite 1205  
                                  Coral Gables, FL 33134

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 \_\_\_\_\_, 2023.

Approved for form and legal sufficiency:

City Attorney: \_\_\_\_\_

PALMETTO HOMES OF MIAMI, INC. ., a  
Florida limited liability company

WITNESS:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_ Owner/  
Agent  
Title: Manager

**STATE OF FLORIDA            )**  
**:**  
**COUNTY OF MIAMI-DADE)**

The foregoing instrument was acknowledged before me, by means of \_\_\_  
physical presence or \_\_\_ online notarization, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by XXXXXX  
XXXXX as Manager of **PALMETTO HOMES OF MIAMI, INC. .**, a Florida limited liability  
company. He is:

\_\_\_ personally known to me, or  
\_\_\_ produced identification. Type of identification produced \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Florida at Large

\_\_\_\_\_  
Print Name

My Commission Expires:

**EXHIBIT A**  
**Legal Description**

**EXHIBIT B**  
**CITY'S ANNUAL REPORT FORM**

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

**CITY OF OPA-LOCKA**  
**ANNUAL REPORT FORM**

Reporting Period: \_\_\_\_\_ to \_\_\_\_\_  
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 (**RESPONSIBLE DEVELOPMENT / PROPERTY OWNER**), 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. 23-XXXXXXX**

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE NGE KEY WEST, LLC SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300 IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, NGE KEY WEST, LLC. & THE CITY OF OPA-LOCKA, intends to construct a seven story, 89-unit multi-family mixed-use apartment building on the vacant four parcel site at 125 Perviz Avenue, 111 Perviz Avenue, 103 Perviz Avenue and 100 Perviz Avenue and provide 193 parking spaces. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

**WHEREAS**, the City and the applicant, NGE Key West, LLC agree that it is in the best interest of the residents for the Parties to enter into a Joint Venture Agreement for the joint development of the property to provide housing for the local residents of Opa-Locka; and

**WHEREAS**, the City owns parcel \_\_\_\_\_, which parcel shall be combined with parcels owned by NGE Key West, LLC, for the construction of the mixed-use apartment buildings; and

**WHEREAS**, the City and NGE Key West, LLC shall enter into an Agreement providing specific details on the long-term development and operation of the mixed-use building project;

**WHEREAS**, the Applicant, has submitted a request for site plan review to construct a multi-family residential building in the HDOD Zoning District; and

**WHEREAS**, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of Palmetto Homes of Miami, Inc., and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-

Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

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

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & 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 City Planning & Zoning Board of the City of Opa-Locka, Florida hereby approves / denies a request for the Final Site Plan for the Construction of a seven story, 89-unit, multi-family mixed-use apartment building on the vacant four parcel site at 125 Perviz Avenue, 111 Perviz Avenue, 103 Perviz Avenue and 100 Perviz Avenue and provide 193 parking spaces. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and identified by folios 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300; in the B-2 Zoning District and within the Historic Downtown Opa-Locka District as set forth in Exhibit "A" attached to herein.

**Section 3. SCRIVENER'S ERRORS.**

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

**Section 4. EFFECTIVE DATE.**

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

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elio Guerrero, Chairman

ATTEST:

\_\_\_\_\_  
Kinshannta Hall, Clerk

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

Burnadette Norris-Weeks, P.A  
  
\_\_\_\_\_

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**VOTE:**

Board Member Mata \_\_\_\_\_

Board Member Hibbert \_\_\_\_\_

Board Member Barnes \_\_\_\_\_

Board Member Dominguez \_\_\_\_\_

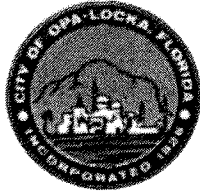
Board Member Mangham \_\_\_\_\_

Chairman Guerrero \_\_\_\_\_



Received:  
By:  
Date:

“ THE GREAT CITY “



City of  
**OPA-LOCKA**  
Florida

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

**TOTAL FEES: \$ \_\_\_\_\_ 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 4<sup>th</sup> 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: NGE Key West, LLC and City of Opa-Locka

PROPERTY OWNER'S ADDRESS: 2891 SW 69 Ct, Miami, FL 33155  
Number/Street City State/Zip Code

APPLICANT'S NAME: FI Residential Solutions, LLC

APPLICANT'S ADDRESS: 1930 Harrison Street, Suite 304, Hollywood, FL 33020  
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 954-926-3638 HOME \_\_\_\_\_ OTHER (cell) 954-471-4512

SUBJECT PROPERTY ADDRESS: 100, 103, 111 & 125 Perviz Avenue, Opa-Locka, FL 33054  
Number/Street

TAX FOLIO NUMBER: 08-2121-004-1300; 1290; 1260 & 08-2121-005-0320 PRESENT ZONING: Business/Commercial

LEGAL DESCRIPTION: See Survey of all properties attached

Please check specific request:

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

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

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

Received: By: Date:
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**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.**

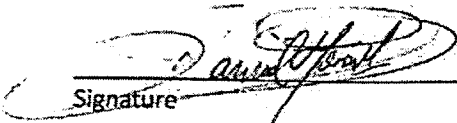
- Completed application form
- Application fee payable to the City of Opa-locka by check or money order
- Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- Affidavit (see below), and power of attorney of the property owner (page 3) (Both 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

OWNER'S AFFIDAVIT ATTACHED IN NEXT PAGE

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

CITY OF OPA-LOCKA  
PLANNING & ZONING BOARD APPLICATION  
OWNER'S AFFIDAVIT

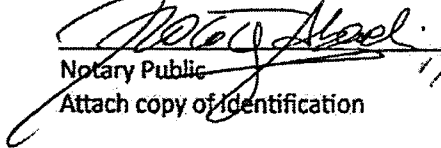
I, David Horowitz, Manager of NGE Key West, LLC, being first duly sworn, depose and say that I am the OWNER of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

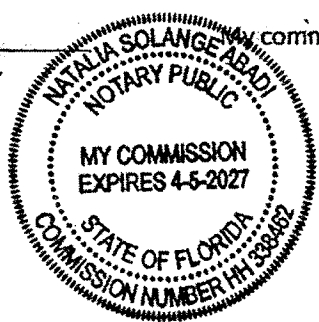
  
Signature

JUNE 15/2023  
Date

Sworn to and subscribed before me:

This 15<sup>th</sup> day of JUNE 2023

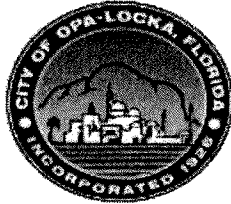
  
Notary Public  
Attach copy of identification



My commission expires 04/05/2027

Scanned with CamScanner

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: FI Residential Solutions, LLC

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

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

100, 103 & 111 Perviz Avenue, Opa-Locka, FI 33054

I do give to Berny Kopel, COO of FI Residential Solutions, LLC 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 Berny Kopel 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.

*David Horowitz*  
Signature

JUNE 15/2023  
Date

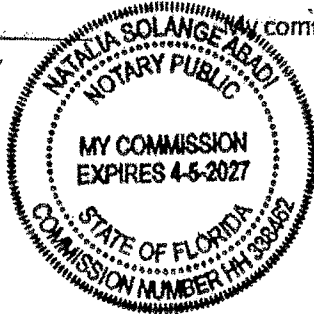
Sworn to and subscribed before me:

This 15<sup>th</sup> day of JUNE 2023

*Natalia Solange Abadi*  
Notary Public

Attach copy of identification

My commission expires 04/05/2027



**FL Residential Solutions, LLC**  
**1930 Harrison Street, Suite 304**  
**Hollywood, FL 33020**  
**Ph: 954-926-3638**

June 20, 2023

Gregory Gay, Community  
Development Director  
Gerald Lee, Zoning Director  
CITY OF OPA-LOCKA  
780 Fisherman St  
Opa-Locka, FL 33054

Re: Letter of Intent – City View at Opa-locka rental apartments  
Property Address: 100, 103, 111 and 125 Perviz Avenue, Opa-locka, FL  
Folios: 08-2121-004-1300; 08-2121-004-1290; 08-2121-005-0320 & 08-2121-004-1260

Dear Mr. Gay and Mr. Lee:

This shall constitute our Letter of Intent, as the Applicant for City View Apartments, in support of our request for a Site Plan Approval together with the Zoning Approval under the new development guidelines and a Development Agreement for this project.

The proposed plans entitled "Opa-locka Residential Development" dated May 30, 2023, as prepared by Acebal, Huembes, Fontana Design Studio, LLC for the architectural plans ("Proposed Plans") along with civil engineering Drawings prepared by Robayna and Associates dated June 20, 2023, are prepared to be in compliance of the City of Opa-locka new zoning overlay under their Zoning Code and designed in keeping with the architectural elements required by the City for Moorish Revival Architecture.

The proposed project is being presented with the integration of the City property located at 125 Perviz Avenue that will allow the development to provide 50 parking spaces for for community use in the Downtown Core area and all required parking for the development.

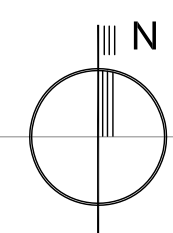
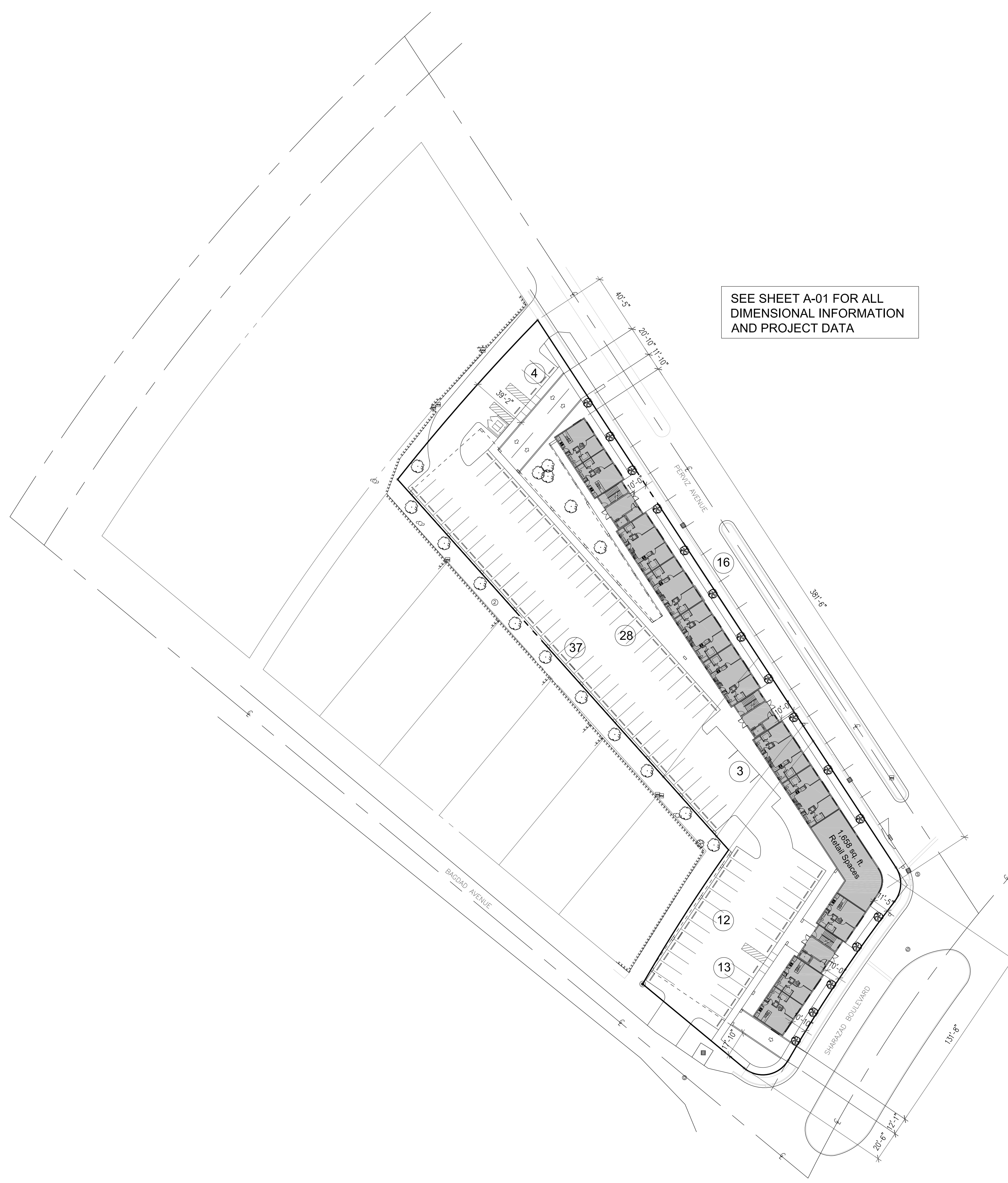
The total land area will be a gross area of 60,348 sq ft and will be incorporating a seven story building along the parcel frontage of Perviz Avenue and Sharazad Boulevard and provide for 89 residential rental apartments and 1,658 sq ft of commercial space along the corner of the building. The structure will then incorporate a second floor ramp up parking deck to accommodate the buildings parking requirements and provide the City a required 50 unit parking area on the ground floor and along the front of the street in the parallel parking spaces.

At this time, we request your assistance so the project be processed through the departments in the City and be approved accordingly as proposed.

Please do not hesitate to contact me directly at (954) 926-3638 if you have any questions or concerns regarding this matter.

Very truly yours,

  
Benny Kopel  
Development Director



OVERALL SITE PLAN

SCALE: 1" = 500'

**SITE SUMMARY**

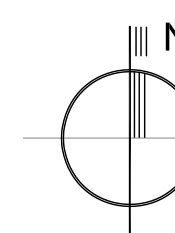
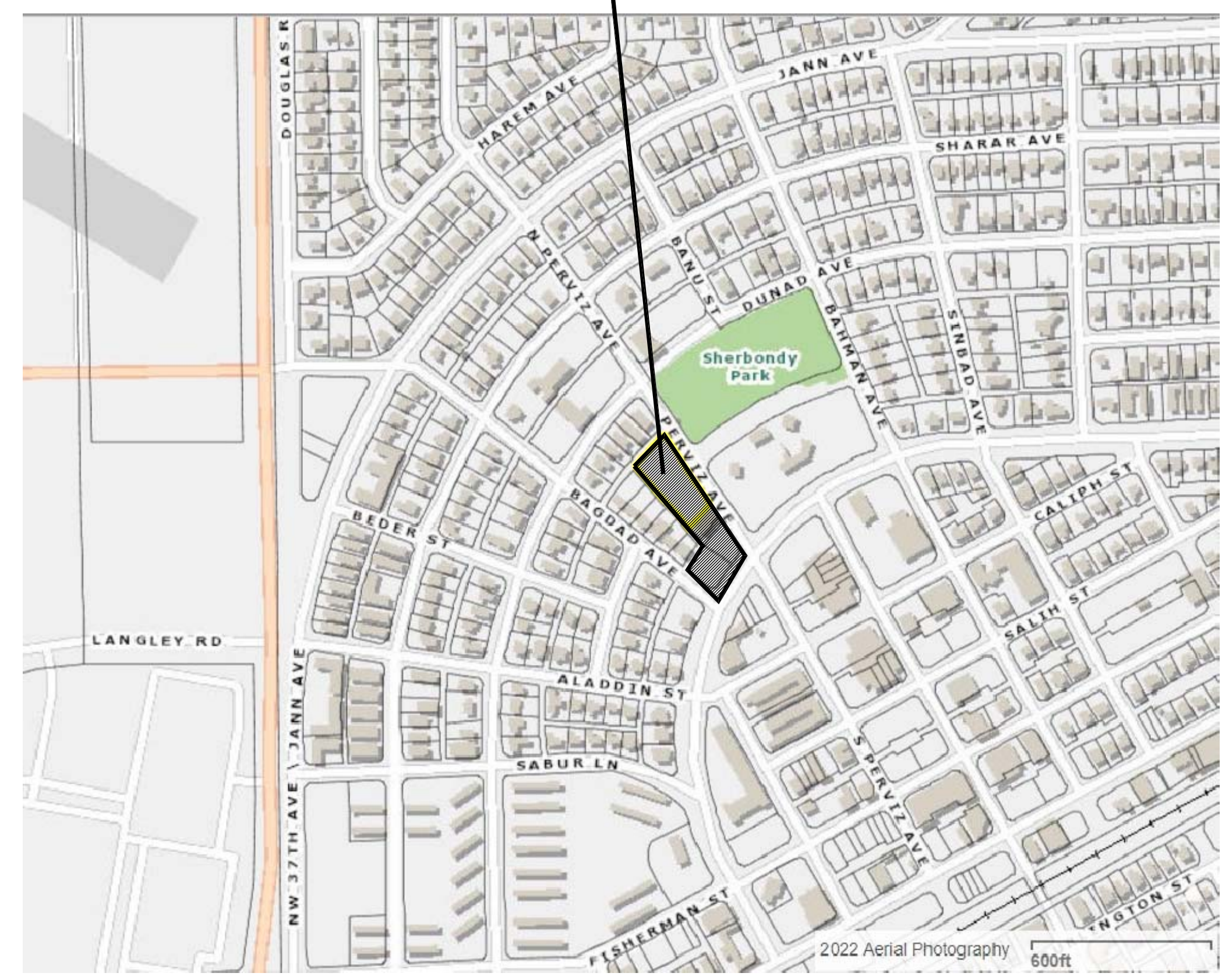
LOCATION	125 PERVIZ AVE, 103 PERVIZ AVE, & 100 PERVIZ AVE OPA LOCKA, FLORIDA 33054	PROPOSED BUILDING:	A. SEVEN STORY 89 UNIT BUILDING
FOLIO NO.	08-2121-004-1260, 08-2121-004-1290 & 08-2121-004-1300	FIRST FLOOR:	15,708 SF
ZONING (EXISTING)	CIVIC - B2	SECOND FLOOR:	15,708 SF
ZONING (PROPOSED)	R-4 - MIX USE	THIRD FLOOR:	15,708 SF
TOTAL GROSS LOT AREA	60,348 SQ. FT. (1.38 ACRES)	FOURTH FLOOR:	15,708 SF
SETBACKS:		FIFTH FLOOR:	15,708 SF
FRONT - NORTH (PERVIZ AVE.)	10'-0"	SIXTH FLOOR:	15,708 SF
FRONT - EAST (SHARAZAD ST.)	10'-0"	SEVENTH FLOOR:	15,708 SF
SIDE - WEST	37'-7"	TOTAL BUILDING:	109,956 SF
REAR - SOUTH (BAGDAD AVE)	12'-5"		
SUMMARY OF OVERALL LOT COVERAGE - PROPOSED DEVELOPMENT:		PARKING REQUIRED:	
TOTAL PROPOSED LOT COVERAGE	15,708 SQ. FT. 26.0 %	- 1 BEDROOM UNITS - 41 UNITS X 1.5 SPACES PER UNIT	62 SPACES
PROPOSED ASPHALT PAVED AREA	28,310 SQ. FT. 46.9 %	- 2 BEDROOM UNITS - 48 UNITS X 1.5 SPACES PER UNIT	72 SPACES
PROPOSED SIDEWALKS	5,556 SQ. FT. 9.1 %	- RETAIL SPACE - 1,658 SQ. FT. /200	9 SPACES
LANDSCAPE AREAS	10,774 SQ. FT. 18.0 %	TOTAL PARKING REQUIRED	143 SPACES
TOTAL AREA =	60,348 SQ. FT. 100.0 %	PARKING PROVIDED:	
		- STANDARD - 8.5' X 18'	189 SPACES
		- HANDICAP - 12.0' X 18'	4 SPACES
		TOTAL PARKING PROVIDED	193 SPACES

REVISIONS:

PROPOSED 6 STORY MULTI-USE BUILDING  
FOR:  
OPA-LOCKA RESIDENTIAL DEVELOPMENT  
VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
CITY OF OPA LOCKA, FLORIDA

Seal:  
Javier F. Acebal - AR17697

Project Location



LOCATION MAP NTS

**Acebal Huembes Fontana**  
Design Studio LLC. AR17697  
7344 SW 48th STREET, SUITE 201 - MIAMI, FLORIDA 33155  
Office: 305.661.8181 - Fax: 305.661.8710 - E-Mail: AHF.DesignStudio@att.net  
ARCHITECT: Javier F. Acebal AR17697 Design Studio, LLC. AA26003983  
7344 SW 48th Street, Suite 201, Miami, Florida 33155



DATE: 05-30-23 SCALE:

DRAWING NO: PRELIMINARY SITE STUDY  
**SP-01**

PROPOSED MULTI-USE BUILDING FOR:  
**Opa-Locka Residential Development**  
 Opa Locka, FLORIDA



**DRAWING INDEX**

**SURVEY**  
 1. SURVEY

**CIVIL ENGINEERING**  
 C-301 COVER SHEET AND NOTES

**ARCHITECTURAL**  
 A-00 COVER SHEET  
 SP-1 SITE PLAN W/ DATA & DETAILS  
 A-01 SITE PLAN  
 A-02 1ST FLOOR BUILDING PLAN  
 A-03 2ND FLOOR BUILDING PLAN  
 A-04 3RD - 7TH TYPICAL BUILDING PLANS  
 A-05 TYPICAL UNIT FLOOR PLANS  
 A-06 EXTERIOR ELEVATIONS  
 A-07 EXTERIOR ELEVATIONS  
 A-08 PRELIMINARY SKETCHES / RENDERINGS

REVISIONS:

PROPOSED 6 STORY MULTI-USE BUILDING  
 FOR:  
**OPA-LOCKA RESIDENTIAL DEVELOPMENT**  
 VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
 CITY OF OPA LOCKA, FLORIDA

Seal:

Javier F. Acebal - AR17697

**Acebal Huembes Fontana**  
 Design Studio LLC. AR17697  
 7344 SW 48th STREET, SUITE 201 - MIAMI, FLORIDA 33155  
 Office: 305.661.8781 - Fax: 305.661.8710 - E-Mail: AHFDesignStudio@att.net

ARCHITECT: Javier F. Acebal/AR17697 Design Studio, LLC. AA26003983  
 7344 SW 48th Street, Suite 201, Miami, Florida 33155

**AHF** ACEBAL  
 DESIGN STUDIO LLC. HUEMBES  
 FONTANA

DATE: 05-30-23 SCALE:  
 DRAWING NO: PRELIMINARY SITE STUDY  
**A-00**

**SITE SUMMARY**

LOCATION — 125 PERVIZ AVE, 103 PERVIZ AVE, & 100 PERVIZ AVE  
 OPA LOCKA, FLORIDA 33054

FOLIO NO. — 08-2121-004-1260, 08-2121-004-1290 & 08-2121-004-1300

ZONING (EXISTING) — CIVIC - B2

ZONING (PROPOSED) — R-4 - MIX USE

TOTAL GROSS LOT AREA — 60,348 SQ. FT. (1.38 ACRES)

SETBACKS:  
 FRONT - NORTH (PERVIZ AVE.) — 10'-0"  
 FRONT - EAST (SHARAZAD ST.) — 10'-0"  
 SIDE - WEST — 37'-7"  
 REAR - SOUTH (BAGDAD AVE) — 12'-5"

PROPOSED BUILDING:  
 A. SEVEN STORY 89 UNIT BUILDING

FIRST FLOOR:	15,708 SF
SECOND FLOOR:	15,708 SF
THIRD FLOOR:	15,708 SF
FOURTH FLOOR:	15,708 SF
FIFTH FLOOR:	15,708 SF
SIXTH FLOOR:	15,708 SF
SEVENTH FLOOR:	15,708 SF

TOTAL BUILDING: — 109,956 SF

SUMMARY OF OVERALL LOT COVERAGE - PROPOSED DEVELOPMENT:

TOTAL PROPOSED LOT COVERAGE	15,708 SQ. FT.	26.0 %
PROPOSED ASPHALT PAVED AREA	28,310 SQ. FT.	46.9 %
PROPOSED SIDEWALKS	5,556 SQ. FT.	9.1 %
LANDSCAPE AREAS	10,774 SQ. FT.	18.0 %
TOTAL AREA =	60,348 SQ. FT.	100.0 %

PARKING REQUIRED:

- 1 BEDROOM UNITS	— 41 UNITS X 1.5 SPACES PER UNIT	— 62 SPACES
- 2 BEDROOM UNITS	— 48 UNITS X 1.5 SPACES PER UNIT	— 72 SPACES
- RETAIL SPACE	— 1,658 SQ. FT. /200	— 9 SPACES
TOTAL PARKING REQUIRED		143 SPACES

PARKING PROVIDED:

- STANDARD	— 8.5' X 18'	189 SPACES
- HANDICAP	— 12.0' X 18'	4 SPACES
TOTAL PARKING PROVIDED		193 SPACES

REVISIONS:

**PROPOSED 6 STORY MULTI-USE BUILDING**  
 FOR:  
**OPA-LOCKA RESIDENTIAL DEVELOPMENT**  
 VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
 CITY OF OPA LOCKA, FLORIDA

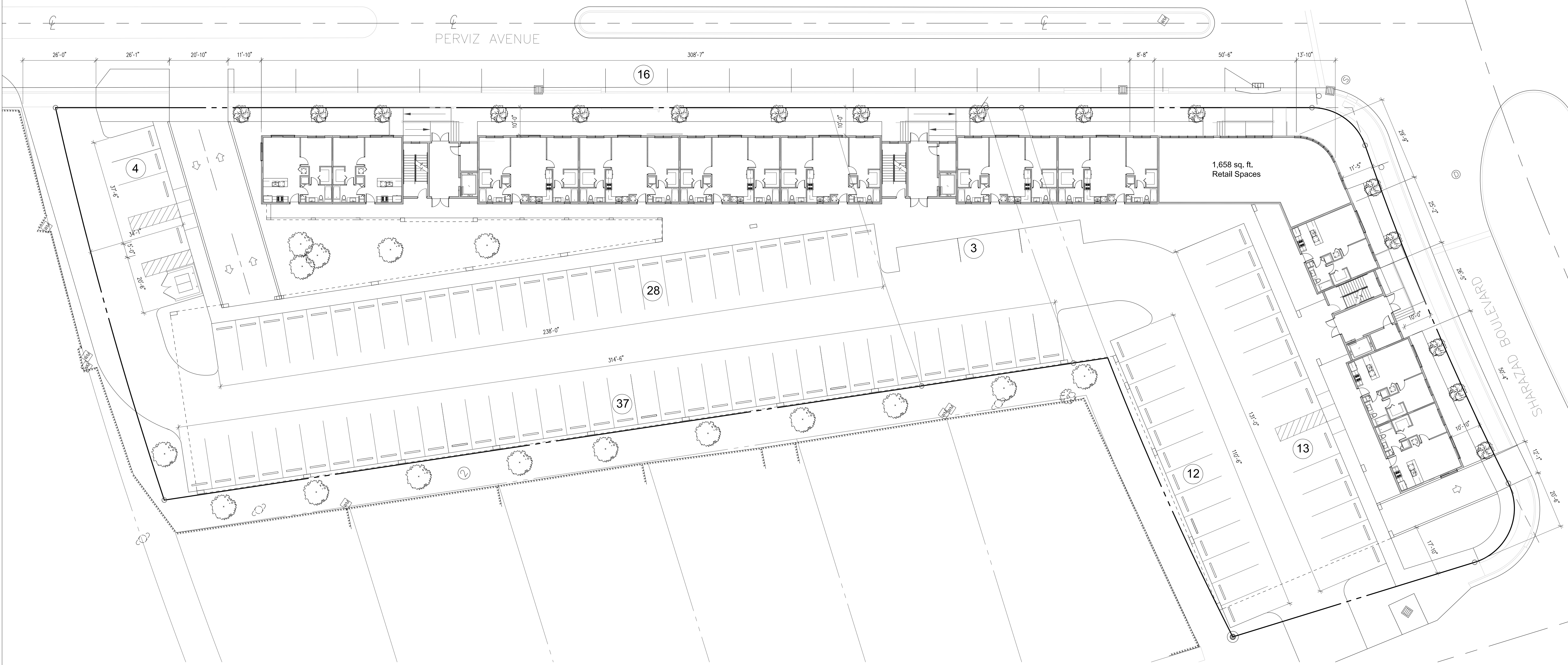
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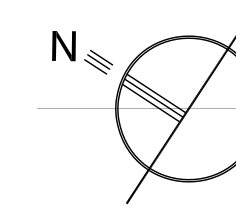
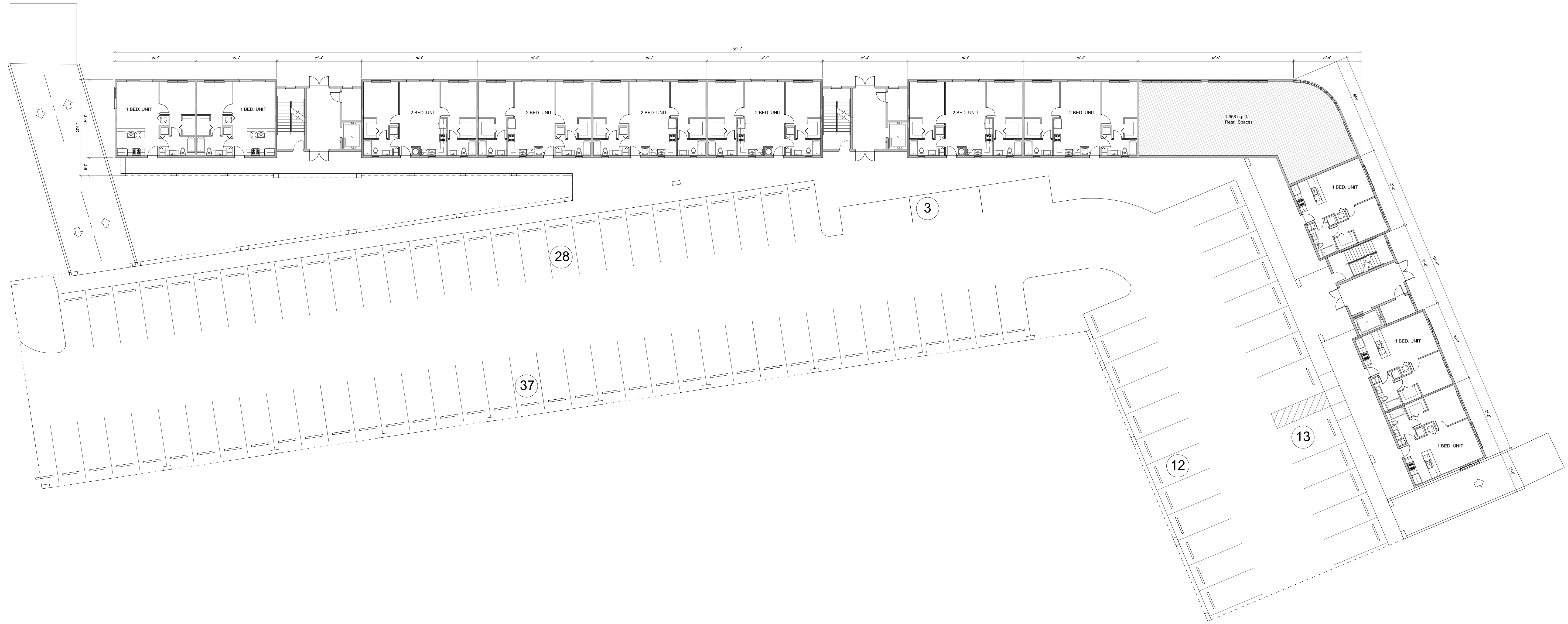
ARCHITECT: Javier F. Acebal/ART17697 Design Studio, LLC - AA26003983  
 7344 SW 48th Street, Suite 201, Miami, Florida 33155



DATE: 05-30-23 SCALE:  
 DRAWING NO: PRELIMINARY SITE STUDY  
**A-01**



**PROPOSED APARTMENT BUILDING** 1/16" = 1'-0"



FIRST FLOOR PLAN - 89 UNIT BUILDING

1/16" = 1'-0"

REVISIONS:

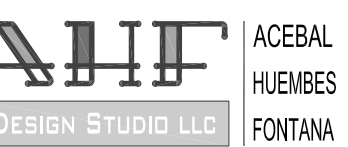
PROPOSED 6 STORY MULTI-USE BUILDING  
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OPA-LOCKA RESIDENTIAL DEVELOPMENT  
VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
CITY OF OPA LOCKA, FLORIDA

Seal:

Javier F. Acebal - AR17697

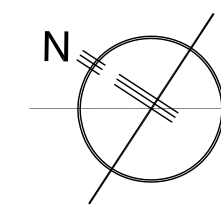
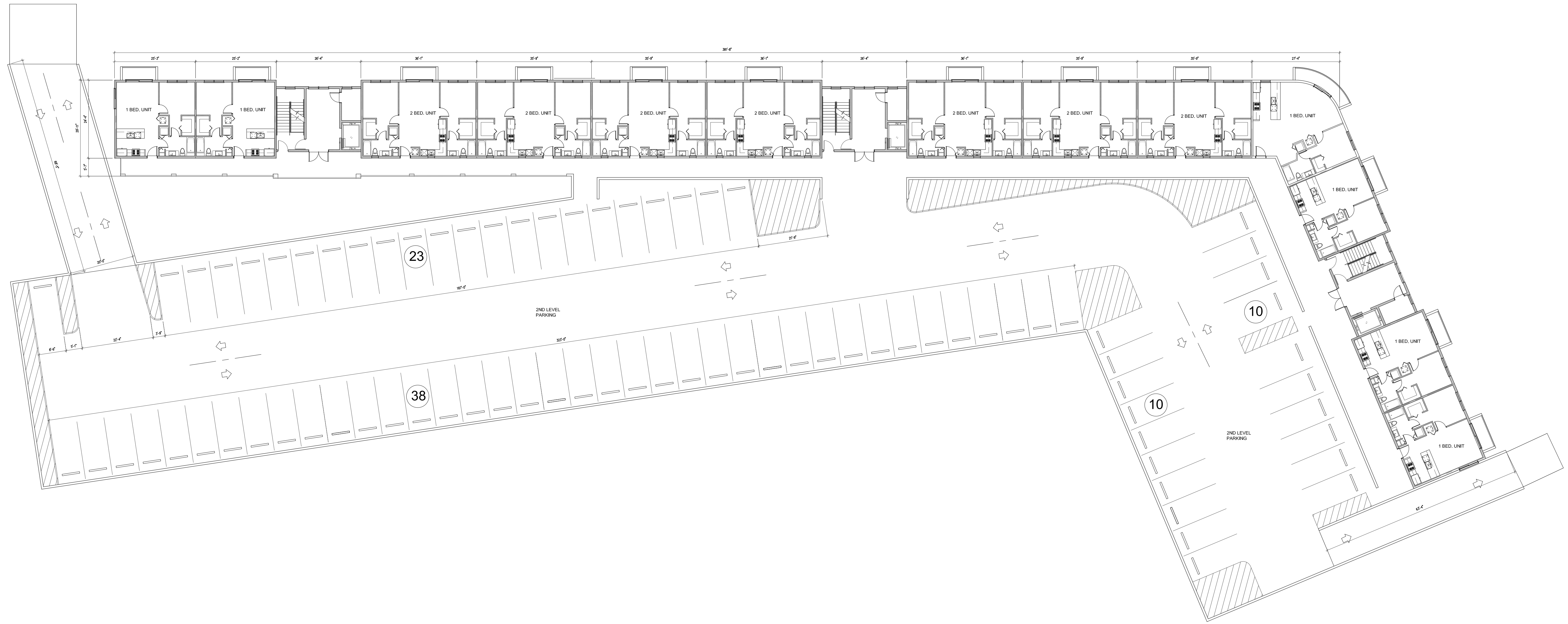
**Acebal Huembes Fontana**  
Design Studio LLC.  
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Office: 305.661.8181 - Fax: 305.661.8710 - E-Mail: AHFDesignStudio@gmail.net

ARCHITECT: Javier F. Acebal/AR17697 Design Studio, LLC - AA26003983  
7344 SW 48th Street, Suite 201, Miami, Florida 33155



DATE: 05-30-23 SCALE:

DRAWING NO: PRELIMINARY SITE STUDY  
**A-02**



TYPICAL FLOOR PLAN - 2nd Fl. - 7th Floor

1/16" = 1'-0"

REVISIONS:

PROPOSED 6 STORY MULTI-USE BUILDING  
FOR:  
OPA-LOCKA RESIDENTIAL DEVELOPMENT  
VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
CITY OF OPA-LOCKA, FLORIDA

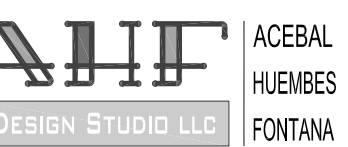
Seal:

Javier F. Acebal - AR17697

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Office: 305.661.8181 - Fax: 305.661.8710 - E-Mail: AHFDesignStudio@att.net

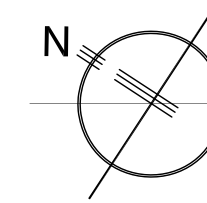
AR17697

ARCHITECT: Javier F. Acebal/AR17697 Design Studio, LLC - AA26003983  
7344 SW 48th Street, Suite 201, Miami, Florida 33155



DATE: 05-30-23 SCALE:

DRAWING NO: PRELIMINARY SITE STUDY  
A-03



TYPICAL FLOOR PLAN - 2nd Fl. - 7th Floor

1/16" = 1'-0"

REVISIONS:

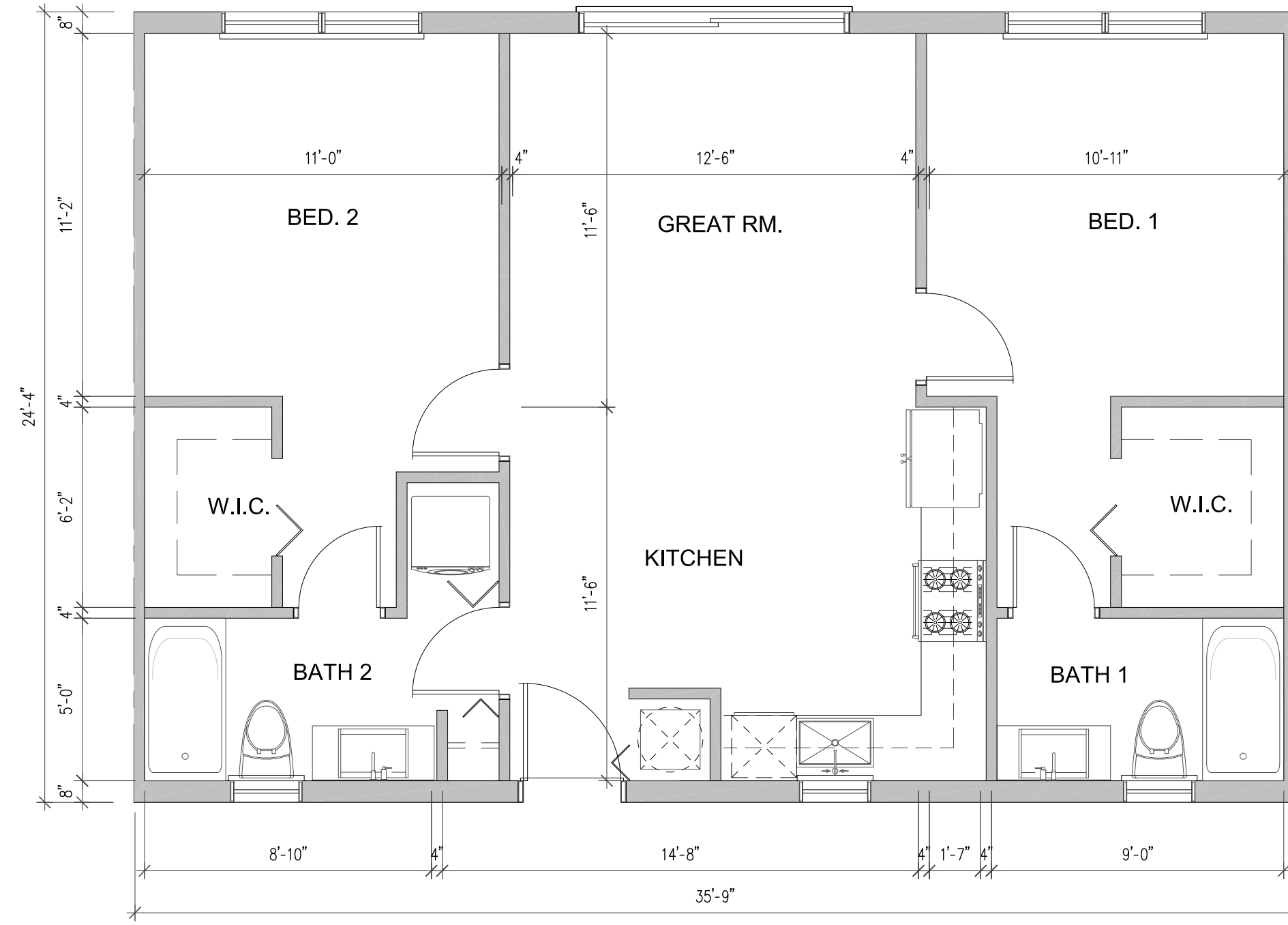
PROPOSED 6 STORY MULTI-USE BUILDING  
 FOR:  
 OPA-LOCKA RESIDENTIAL DEVELOPMENT  
 VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
 CITY OF OPA LOCKA, FLORIDA

Seal:  
  
 Javier F. Acebal - AR17697

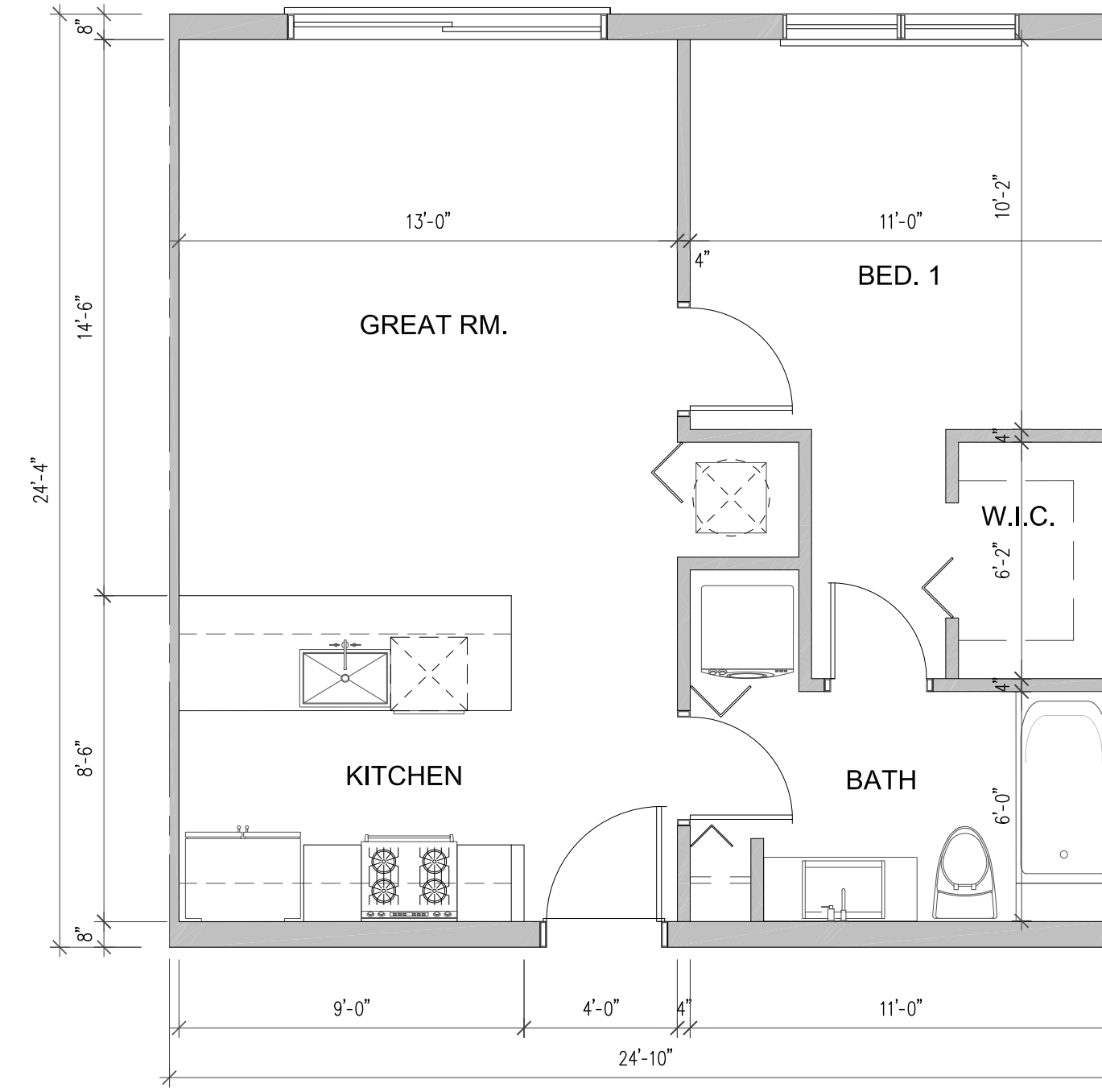
**Acebal Huembes Fontana**  
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 ARCHITECT: Javier F. Acebal/AR17697 Design Studio, LLC - AA26003983  
 7344 SW 48th Street, Suite 201, Miami, Florida 33155



DATE: 05-30-23 SCALE:  
 DRAWING NO: PRELIMINARY SITE STUDY  
**A-04**



**TYPICAL 2 BEDROOM UNIT PLAN** 1/4" = 1'-0"  
870 SQ. FT.



**TYPICAL 1 BEDROOM UNIT PLAN** 1/4" = 1'-0"  
605 SQ. FT.

REVISIONS:

PROPOSED 6 STORY MULTI-USE BUILDING  
FOR:  
OPA-LOKA RESIDENTIAL DEVELOPMENT  
VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
CITY OF OPA LOCKA, FLORIDA

Seal:

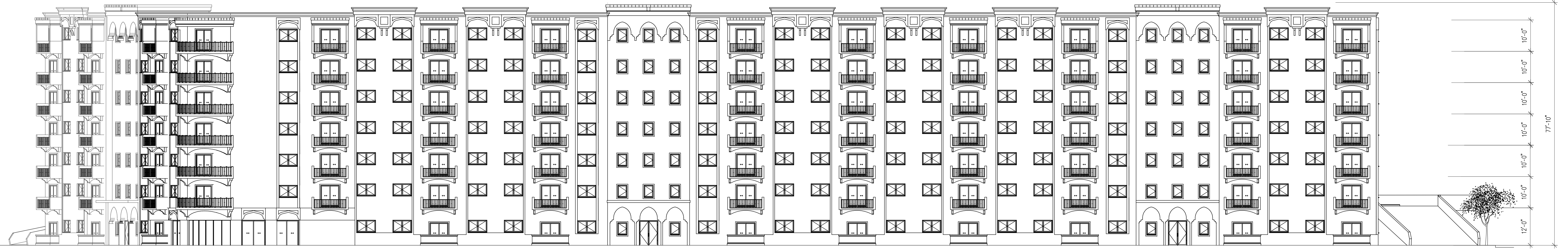
Javier F. Acebal - AR17697

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7344 SW 48th Street, Suite 201, Miami, Florida 33155

**AHF** ACEBAL  
DESIGN STUDIO LLC. HUEMBES  
FONTANA

DATE: 05-30-23 SCALE:

DRAWING NO: PRELIMINARY SITE STUDY  
**A-05**



NORTH EAST EXTERIOR ELEVATION 1/16" = 1'-0"



SOUTH EAST EXTERIOR ELEVATION 1/16" = 1'-0"

REVISIONS:

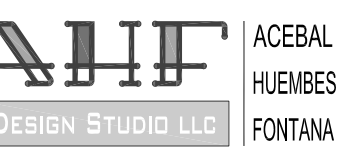
PROPOSED 6 STORY MULTI-USE BUILDING  
 FOR:  
 OPA-LOCKA RESIDENTIAL DEVELOPMENT  
 VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
 CITY OF OPA LOCKA, FLORIDA

Seal:

Javier F. Acebal - AR17697

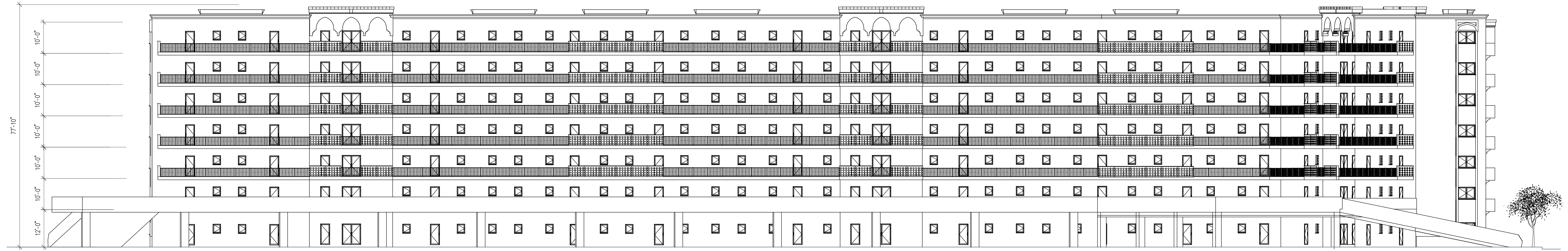
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ARCHITECT: Javier F. Acebal/AR17697 Design Studio, LLC - AA26003983  
 7344 SW 48th Street, Suite 201, Miami, Florida 33155



DATE: 05-30-23 SCALE:

DRAWING NO: PRELIMINARY SITE STUDY  
**A-06**



SOUTH WEST EXTERIOR ELEVATION 1/16" = 1'-0"



NORTH WEST EXTERIOR ELEVATION 1/16" = 1'-0"

REVISIONS:

PROPOSED 6 STORY MULTI-USE BUILDING  
FOR:  
OPA-LOCKA RESIDENTIAL DEVELOPMENT  
VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
CITY OF OPA-LOCKA, FLORIDA

Seal:

Javier F. Acebal - AR17697

**Acebal Huembes Fontana**  
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ARCHITECT: Javier F. Acebal AR17697 Design Studio, LLC - AA26003983  
7344 SW 48th Street, Suite 201, Miami, Florida 33155

**AHF** ACEBAL  
DESIGN STUDIO LLC HUEMBES  
FONTANA

DATE: 05-30-23 SCALE:

DRAWING NO: PRELIMINARY SITE STUDY  
**A-07**



REVISIONS:

PROPOSED 6 STORY MULTI-USE BUILDING  
FOR:  
OPA-LOCKA RESIDENTIAL DEVELOPMENT  
VACANT LAND AT CORNER OF PERVIZ & SHARAZAD BLVD.  
CITY OF OPA LOCKA, FLORIDA

Seal:

Javier F. Acebal - AR17697

**Acebal Huembes Fontana**  
Design Studio LLC. AR17697  
7344 SW 48th STREET, SUITE 201 - MIAMI, FLORIDA 33155  
Office: 305.661.8710 - Fax: 305.661.8710 - E-Mail: AHFDesignStudio@att.net

ARCHITECT: Javier F. Acebal/AR17697 Design Studio, LLC. AA26003983  
7344 SW 48th Street, Suite 201, Miami, Florida 33155

**AHF** ACEBAL  
DESIGN STUDIO LLC. HUEMBES  
FONTANA

**PRELIMINARY RENDERINGS - SKETCHES**

DATE: 05-30-23 SCALE:

DRAWING NO: PRELIMINARY SITE STUDY  
**A-08**

# BOUNDARY AND TOPOGRAPHIC SURVEY

## OPA-LOCKA

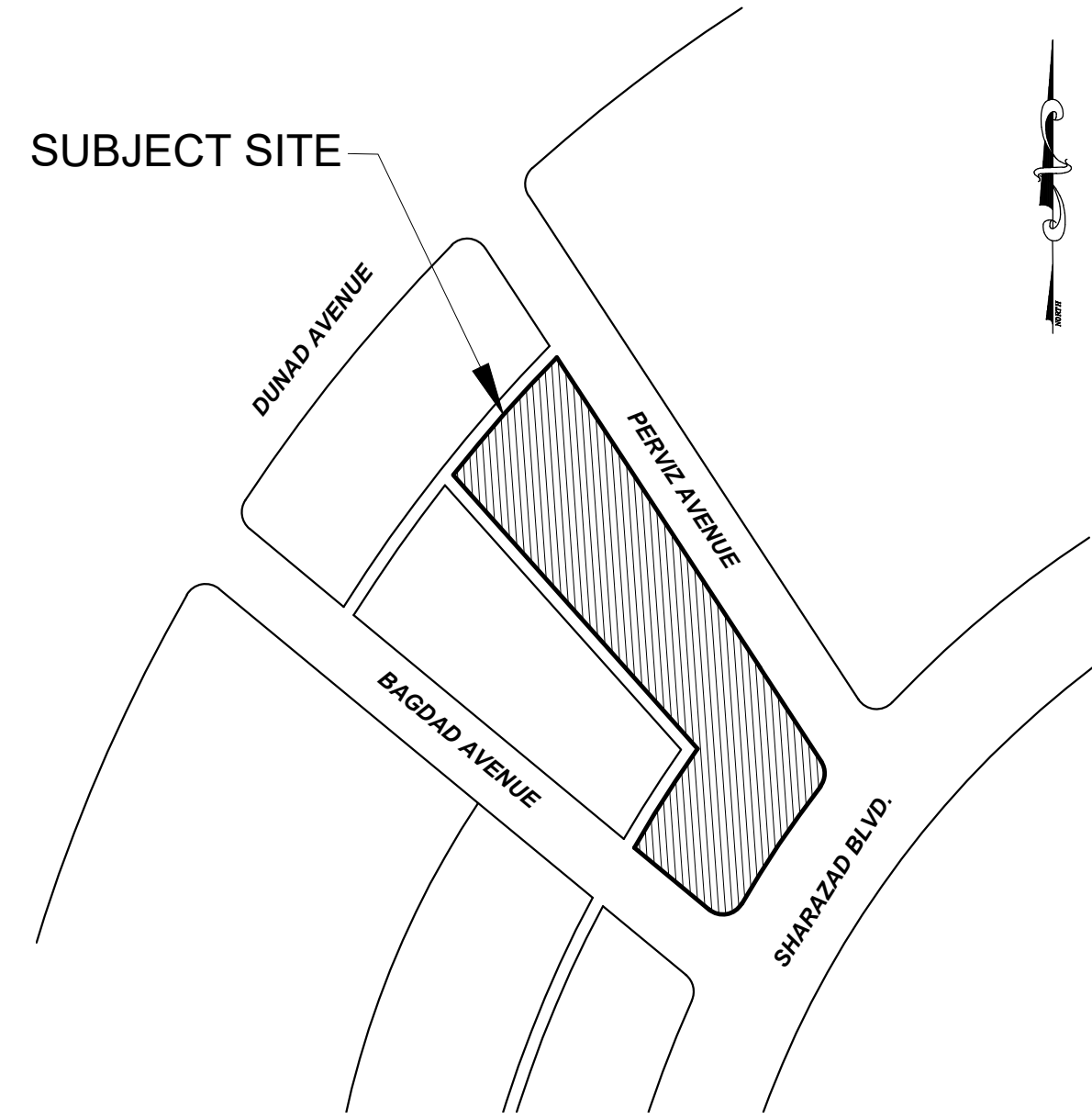
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA

### SURVEYOR'S NOTES:

- The above captioned property was surveyed and described based on the legal description furnished by client.
- This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY AND TOPOGRAPHIC SURVEY
- Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
- This BOUNDARY AND TOPOGRAPHIC SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- All dimensions are in substantial agreement unless otherwise noted.
- Bearings shown are assumed and are based on the Centerline of Bagdad Avenue being N51°21'36"W.
- All elevations are referred to the National Geodetic Vertical Datum 1929
- The horizontal datum is based on the North American Datum (NAD) 1983/2011 adjustment.
- Horizontal accuracy statement: The horizontal accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(2)(b) Florida Administrative Code for Commercial/High Risk Linear: 1 foot in 10,000 feet.
- Vertical accuracy statement: Elevations as shown are based on a closed level loop to the benchmarks noted, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(2)(a), of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles for vertical accuracy.
- Bench Mark information:  
 Bench Mark #1: N-392 Elevation: 9.14' NGVD 1929  
 Location : Sesame St--- 27.0' South of Centerline  
 NW 27 Ave --- 64.2' East of Centerline  
 Description: PK Nail and brass washer in concrete slab at the NW corner of gas station  
 Bench Mark #2: N-563 Elevation: 10.79' NGVD 1929  
 Location: NW 155 St --- on Centerline of canal  
 NW 37 Ave --- 29' East of Centerline  
 Description: PK Nail & brass washer in concrete curb & gutter
- Regarding the "COMMON NAME" of trees, as shown on this survey, the undersigned has no expertise in the identification of tree species and therefore strongly urges the client to seek the expertise of an arborist licensed in the state of Florida, solely regarding tree species. Said information is being provided, as requested by client.

### NATIONAL FLOOD INSURANCE PROGRAM:

CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA  
 COMMUNITY NUMBER: 120657  
 PANEL NUMBER: 0119  
 MAP REVISED: SEPTEMBER 11, 2009  
 FLOOD ZONE: X  
 BASE FLOOD ELEVATION: NOT APPLICABLE  
 FLOOD INSURANCE RATE MAP NUMBER: 12086C0119L



LOCATION MAP  
(NOT TO SCALE)

### LEGAL DESCRIPTION:

LOTS 13, 14, 15 & 16 OF BLOCK 86, OF "OPA-LOCKA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
 AND  
 TRACT "B" IN BLOCK 86, OF "SECOND REVISED PLAT NO. 2 OF OPA-LOCKA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 76, WHICH IS IDENTICAL WITH LOTS 8, 9, 10, 11 AND 12 IN BLOCK 86 OF "REVISED PLAT NO. 2 OF OPA-LOCKA" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
 TOGETHER WITH THAT PORTION OF THE ALLEY AS SHOW ON PLAT BOOK 34 PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEING BOUNDED ON IT'S NORTH WESTERLY SIDE BY LOT 13, BLOCK 86 OF PLAT BOOK 34 AT PAGE 67, BOUNDED ON IT'S SOUTH EASTERLY SIDE BY LOT 14, BLOCK 86 OF PLAT BOOK 34 AT PAGE 67, BOUNDED ON IT'S NORTH EASTERLY SIDE BY THE WESTERLY RIGHT OF WAY LINE OF PERVIZ AVENUE, BEING BOUNDED ON IT'S SOUTHWESTERLY SIDE BY A LINE PRODUCED BY EXTENDING THE WESTERLY (REAR LOT LINE) OF LOT 13 OF AFOREMENTIONED SUBDIVISION, IN A SOUTH EASTERLY DIRECTION UNTIL IT'S INTERSECTION WITH THE NORTH WESTERLY LINE OF LOT 14 BLOCK 86 OF PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING A STRIP OF LAND 96 FEET IN LENGTH AND 12 FEET IN WIDTH MORE OR LESS.

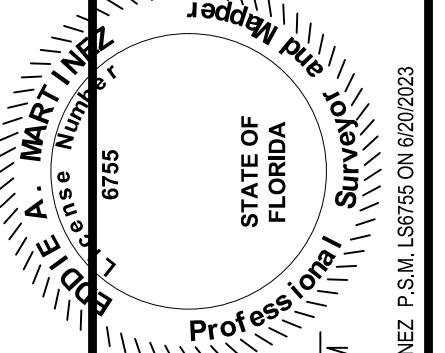
### SURVEYORS CERTIFICATE:

I hereby certify that this "BOUNDARY AND TOPOGRAPHIC SURVEY" is true and correct to the best of my knowledge and belief as surveyed and drawn under my responsible direction, and that the survey meets the "Standards of Practice" as set forth in Chapter 5J-17.051 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, of the Florida Statutes.

### CERTIFIED TO:

TO: AFFORDABLE RESIDENTIAL, LLC

THESE ITEMS HAVE BEEN DIGITALLY SIGNED AND SEALED BY:  
 EDIE A. MARTINEZ, PSM ON THE DATE ADJACENT TO THE SEAL.  
 PRINTED COPIES ON THIS DOCUMENT ARE NOT CONSIDERED  
 SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON  
 ANY ELECTRONIC COPIES.



CERTIFICATION:  
 BY: EDIE A. MARTINEZ, PSM  
 LICENSE NO. 6755, FOR THE FIRM  
 STATE OF FLORIDA  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY EDIE A. MARTINEZ, P.S.M. LICENSE NO. 6755 ON 02/02/2023

FIELD BOOK: 2205-2303  
 DRAWN: AA-ER  
 CHECKED: EAM  
 SCALE: 1" = 30'

**ROBAYNA AND ASSOCIATES INC.**  
 ENGINEERS & SURVEYORS  
 1225 NW 15TH STREET  
 MIAMI LAKES, FL 33014  
 PH: (305) 823-9316 L.B. # 5004

DRAWING NAME: BOUNDARY AND TOPOGRAPHIC SURVEY  
 PROJECT: BOUNDARY SURVEY FOR 3 LOTS OPA-LOCKA  
 PREPARED FOR: AFFORDABLE RESIDENTIAL, LLC  
 SHEET: 1 OF 2 SHEETS  
 DATE: 11/18/22  
 DATE: 11/17/22  
 PROJ. No: 220020

# BOUNDARY AND TOPOGRAPHIC SURVEY

## OPA-LOCKA

SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA

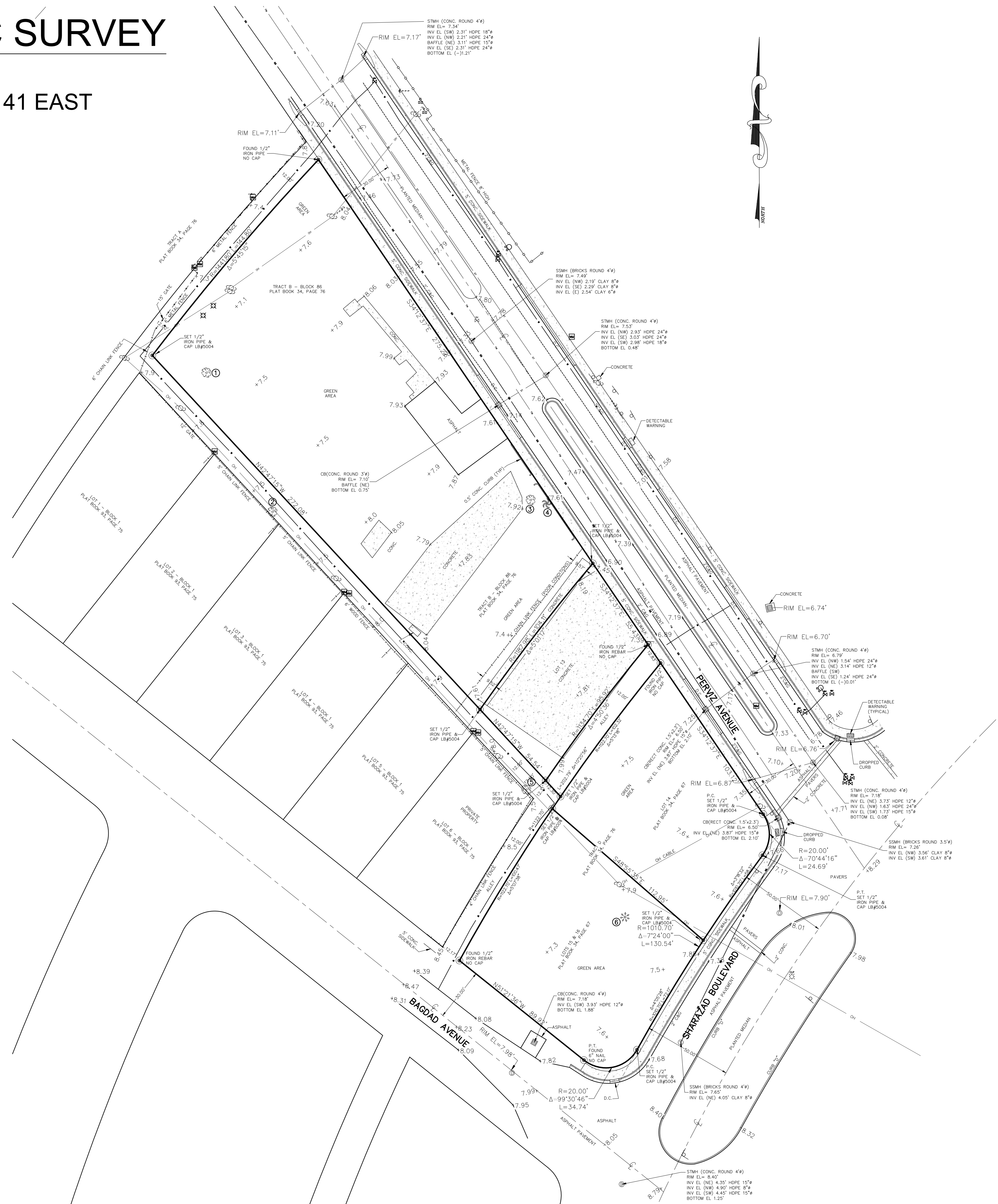
### LEGEND AND ABBREVIATIONS:

C&G = CURB AND GUTTER  
CB = CATCH BASIN  
CONC. = CONCRETE  
 $\Delta$  = DELTA = CENTRAL ANGLE  
 $\phi$  = DIAMETER  
D.C. = DROPPED CURB  
EL = ELEVATION  
HDPE = HIGH DENSITY POLYETHYLENE  
INV = INVERT  
L = LENGTH  
LB = LICENSED BUSINESS  
NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
OH = OVERHEAD  
P.C. = POINT OF CURVATURE  
PK NAIL = PARKER-KALON NAIL  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
P.T. = POINT OF TANGENCY  
R = RADIUS  
RECT = RECTANGULAR  
SSMH = SANITARY SEWER MANHOLE

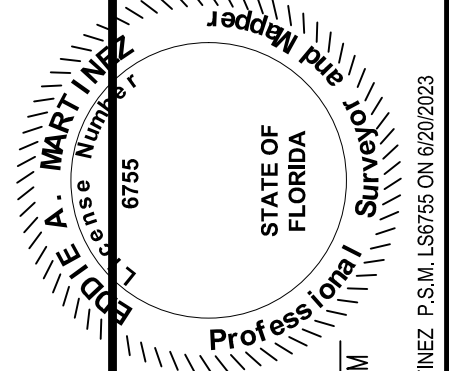
- = CATCH BASIN
- = CONCRETE LIGHT POLE
- = ELECTRIC BOX
- = FIRE HYDRANT
- = GUYWIRE & ANCHOR
- = INLET PG
- = METAL POST
- = PRESSURE BRAKE VALVE
- = SANITARY SEWER MANHOLE
- = SEWER VALVE
- = STORM MANHOLE
- = TRAFFIC SIGN
- = STREET SIGN
- = WATER METER
- = WATER VALVE
- = WOOD UTILITY POLE
- = TREE
- = PALM

- FM = FORCE MAIN
- OH = OVERHEAD CABLE
- SS = SEWER MAIN
- ST = STORM MAIN
- = UNKNOWN LINE
- WM = WATER MAIN

TREE TABULATION				
NUMBER	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	OAK	16	25	30
2	BRAZILIAN PEPPER	20	20	20
3	STRANGLER FIG	35	35	40
4	PALMETTO	15	17	12
5	BRAZILIAN PEPPER	18	15	15
6	DADE PINE	40	40	45



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REVISIONS:	DATE	UP-DATE	LEGAL DESCRIPTION
	05-04-2023		
	06-20-2023		

CERTIFICATION:  
FIELD BOOK: 22005-2303  
DRAWN: AA-ER  
CHECKED: EAM  
SCALE: 1" = 30'

BY: EDDIE A. MARTINEZ, PSM  
STATE OF FLORIDA  
LSP#755, FOR THE FIRM  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY EDDIE A. MARTINEZ, P.S.M. LICENSE NO. 6755

**ROBAYNA AND ASSOCIATES INC.**  
ENGINEERS, ARCHITECTS, SURVEYORS  
MIAMI LAKES, FL 33014  
PH: (305) 823-9316 L.B. # 5004

DRAWING NAME: BOUNDARY AND TOPOGRAPHIC SURVEY  
PROJECT: BOUNDARY SURVEY FOR 3 LOTS OPA-LOCKA  
PREPARED FOR: AFFORDABLE RESIDENTIAL, LLC

SHEET: 2 OF 2 SHEETS  
DATE: 11/18/22  
DATE: 11/17/22  
PROJ. No: 220020

**INDEX OF SHEETS**

SHEET No.	DESCRIPTION
C-301	COVER SHEET
C-302	PAVING, GRADING & DRAINAGE PLAN
C-303	TYPICAL SECTIONS
C-304	DRAINAGE DETAILS & STRUCTURE TABULATION

**LEGEND AND ABBREVIATIONS**

NGVD 1929	NATIONAL GEODETIC VERTICAL DATUM 1929
P/L	PROPERTY LINE
C/L	CENTER LINE
R/W	RIGHT OF WAY
---	PROPOSED CHAIN LINK FENCE
---	CENTER LINE
---	PROPERTY LINE
—+—	EXISTING IRON FENCE
x 8.6	EXISTING ELEVATION
8.15	PROPOSED ELEVATION
	EXFILTRATION TRENCH
====	SOLID PIPE
	INLET TYPE P-5
	INLET TYPE P-6
→	FLOW ARROW
<b>SECTION</b>	
	PROPOSED FIRE HYDRANT
	STORMWATER MANHOLE
	CATCH BASIN
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE DRIVEWAY
	PROPOSED MILLING AND RESURFACING
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING TRAFFIC SIGN
	EXISTING WOOD POLE
	EXISTING WOOD UTILITY POLE
	EXISTING GUY WIRE
	EXISTING MAIL BOX
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING METAL LIGHT POLE
	EXISTING SEWER MANHOLE
	EXISTING STORMWATER MANHOLE

# PAVING, GRADING AND DRAINAGE FOR OPA-LOCKA RESIDENTIAL DEVELOPMENT

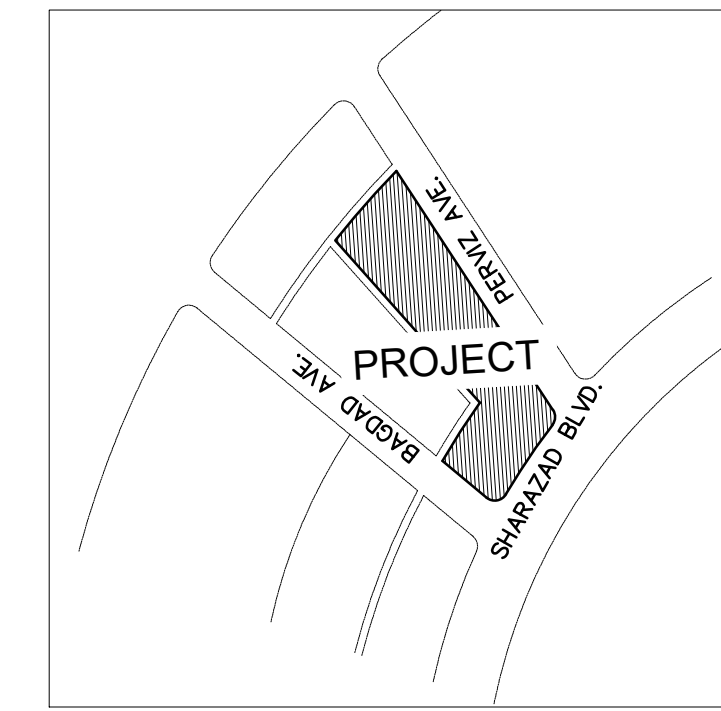
A SUBDIVISION OF A PORTION OF LAND SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA

**ENGINEERING NOTES:**

- ANY APPARENT DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IN WRITING PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD. CONTRACTOR SHALL EXERCISE CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF THIS WORK. IN THE EVENT OF DAMAGE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING, CALL SUNSHINE, TOLL FREE 811.
- ALL WORK SHALL MEET CITY OF OPA-LOCKA AND MIAMI-DADE PUBLIC WORKS DEPT. REGULATIONS AND STANDARDS.
- ELEVATIONS SHOWN REFER TO N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM 1929.)
- ALL DRIVING SURFACES MUST BE CONSTRUCTED ON A 8 INCHES ROCK BASE (SEE DETAIL) THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25, LBR 40 MIN. WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180, PRIMED FOR THE ENTIRE AREA WITH A MINIMUM OF ONE (2) INCH ASPHALT CONCRETE SURFACE COURSE AND PROVIDE 12" STABILIZED SUB-BASE.
- MILLING AND RESURFACING: MILL EXISTING ASPHALT 1" DEPTH AS MEASURED FROM EDGE OF PAVEMENT AND RESURFACE WITH 1" ASPHALT FRICTION COURSE FC-9.5
- BEFORE STARTING ANY FILL OPERATIONS, THE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION. ALL AREAS TO BE FILLED SHALL BE FILLED, ROLLED AND COMPACTED PRIOR TO STARTING FILL OPERATIONS, SHALL BE PLACED IN 6" LAYERS NOT TO EXCEED 12" LOOSE MEASURE, AND COMPACTED TO 95% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. FILL SHALL BE LOCALLY ACCEPTABLE AND SUITABLE FOR FILL PURPOSES. THE TOP 12" OF FILL OR CUT UNDER THE PAVEMENT BASE SHALL BE COMPACTED TO 95% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180.
- FLOOD CRITERIA ELEVATION: 8.5' (SOURCE MDC P.W.D. FLOOD CRITERIA MAPS).
- MONUMENT OR PROPERTY LINE MARKS LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH THE APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS SHOWN IN PROJECT PLANS AND LISTED IN PROJECT SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE CITY OF OPA-LOCKA P.W.D. STANDARDS.
- TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE SURVEY PREPARED BY ROBAYNA AND ASSOCIATES, INC. DATED 11-17-2023.

**GENERAL NOTES FOR DRAINAGE STRUCTURES:**

- ALL STRUCTURES SHALL BE MADE OF PRECAST CONCRETE 3000 PSI @ 28 DAYS.
- WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRE-CAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS ASTM SPECIFICATION C-76, TABLE III, FOR B WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM SPECIFICATION C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
- PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATION C-478 FOR PRECAST CIRCULAR UNITS.
- CORNERS FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
- STRUCTURES SHALL BE SECURED TO INLETS THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6 No. 4 BARS LONG OR AS SHOWN ON SHEET 2.
- ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
- MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6".
- BRICK MASONRY CONSTRUCTION SHALL BE PLASTERED WITH 1/2" THICK MORTAR INSIDE AND OUTSIDE.
- CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)".



**LOCATION MAP**  
SCALE 1"=300'

FOLIO # 08-2121-004-1260  
FOLIO # 08-2121-004-1290  
FOLIO # 08-2121-004-1300

**LEGAL DESCRIPTION**

LOTS 13, 14, 15 & 16 OF BLOCK 86, OF "OPA-LOCKA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TRACT "B" IN BLOCK 86, OF "SECOND REVISED PLAT NO. 2 OF OPA-LOCKA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 76, WHICH IS IDENTICAL WITH LOTS 8, 9, 10, 11 AND 12 IN BLOCK 86 OF "REVISED PLAT NO. 2 OF OPA-LOCKA" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE ALLEY AS SHOWN ON PLAT BOOK 34 PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING BOUNDED ON ITS NORTH WESTERLY SIDE BY LOT 13, BLOCK 86 OF PLAT BOOK 34 AT PAGE 67, BOUNDED ON ITS SOUTH EASTERLY SIDE BY LOT 14, BLOCK 86 OF PLAT BOOK 34 AT PAGE 67, BOUNDED ON ITS NORTH EASTERLY SIDE BY THE WESTERLY RIGHT OF WAY LINE OF PERVIZ AVENUE, BEING BOUNDED ON ITS SOUTHWESTERLY SIDE BY A LINE PRODUCED BY EXTENDING THE WESTERLY (REAR LOT LINE) OF LOT 13 OF AFOREMENTIONED SUBDIVISION, IN A SOUTH EASTERLY DIRECTION UNTIL IT'S INTERSECTION WITH THE NORTH WESTERLY LINE OF LOT 14 BLOCK 86 OF PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING A STRIP OF LAND 96 FEET IN LENGTH AND 12 FEET IN WIDTH MORE OR LESS.

REVISIONS	DATE

06/21/2023

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**ROBAYNA AND ASSOCIATES INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
5723 NW 156th STREET  
MIAMI LAKES, FL 33014  
PH: (305) 823-9316 E.B. # 3304

DESIGNED: AC    DRAWN: VET    CHECKED: OER    SCALE: AS SHOWN

DRAWING NAME: COVER SHEET

PROJECT: OPA-LOCKA RESIDENTIAL DEVELOPMENT

PREPARED FOR: AFFORDABLE RESIDENTIAL, LLC

SHEET: **C-301**

1 OF 4 SHEETS

DATE: 06-21-23

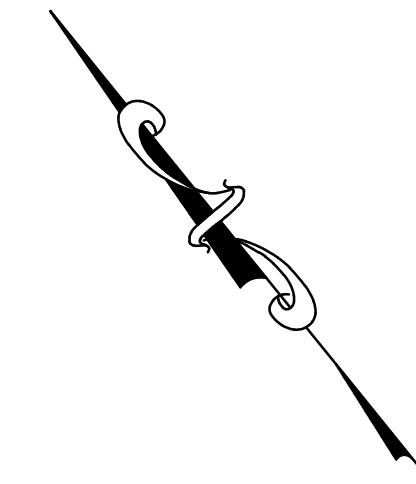
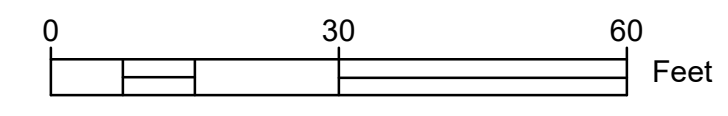
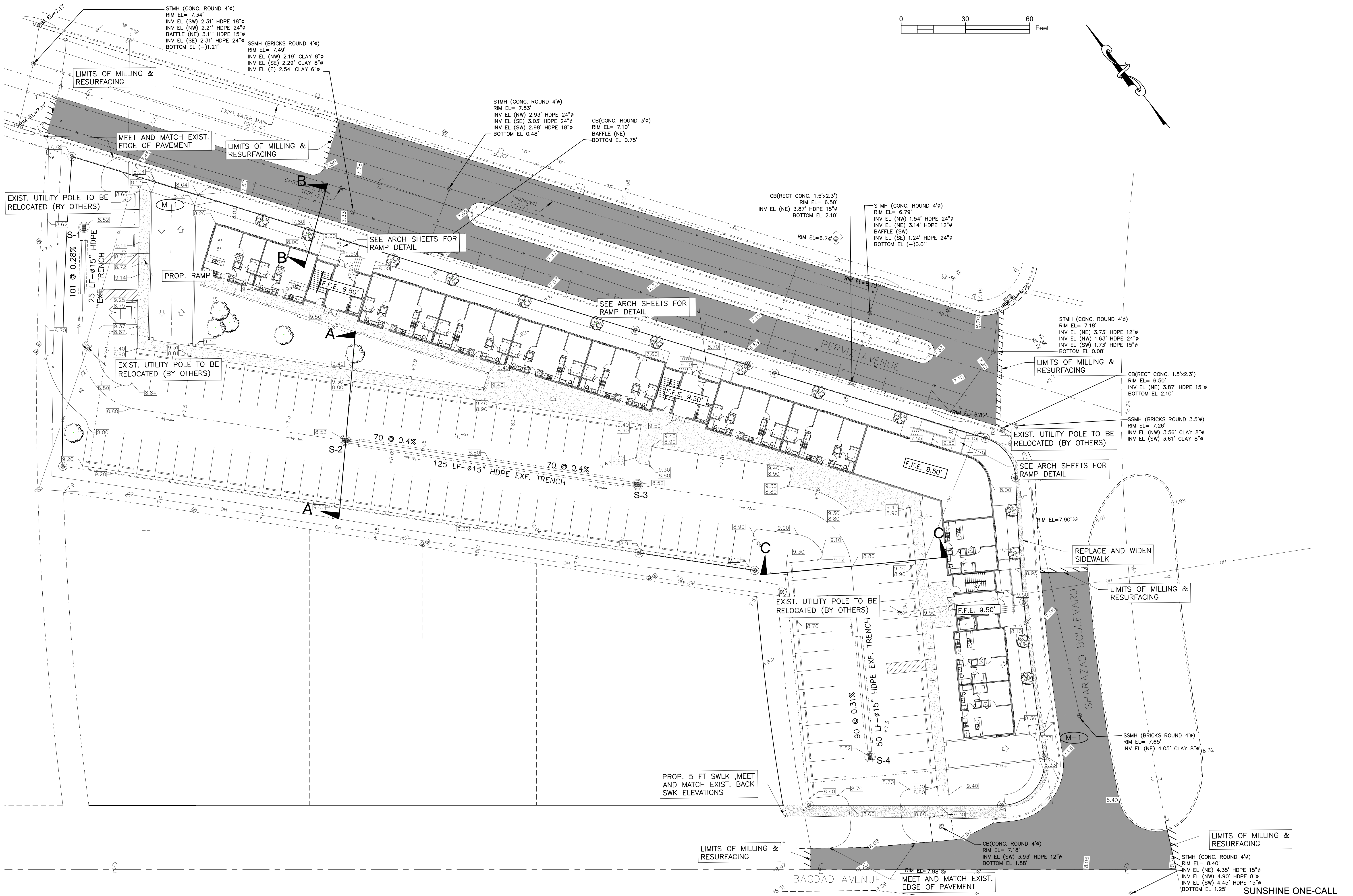
PROJ. No: 210037

SUNSHINE ONE-CALL  
DESIGN TICKET NO: 158308094

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!

DATUM: N.G.V.D. 1929

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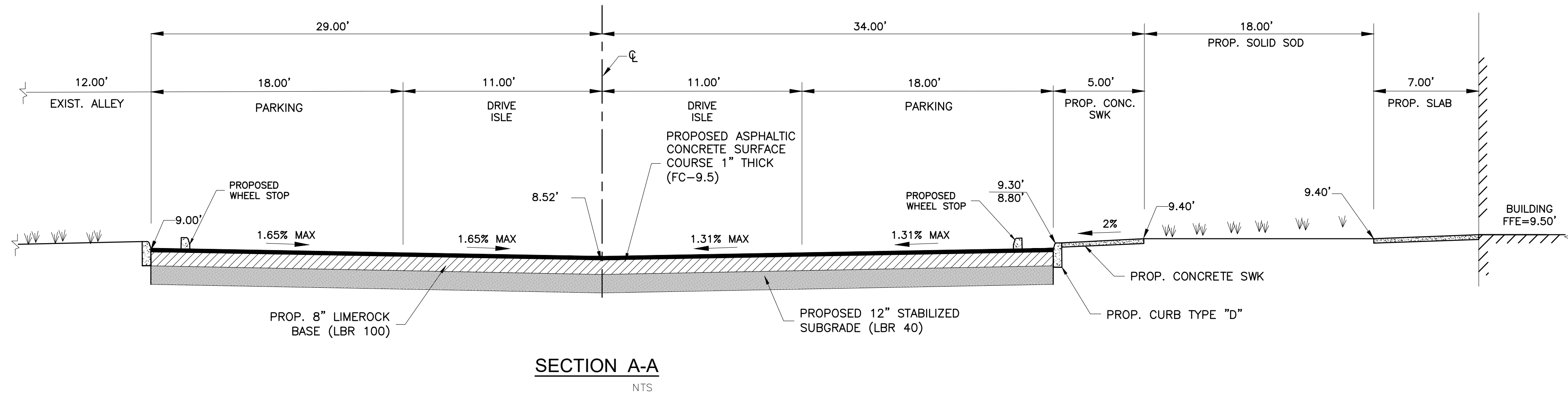
DATUM: N.G.V.D. 1929

SUNSHINE ONE-CALL  
DESIGN TICKET NO: 158308094

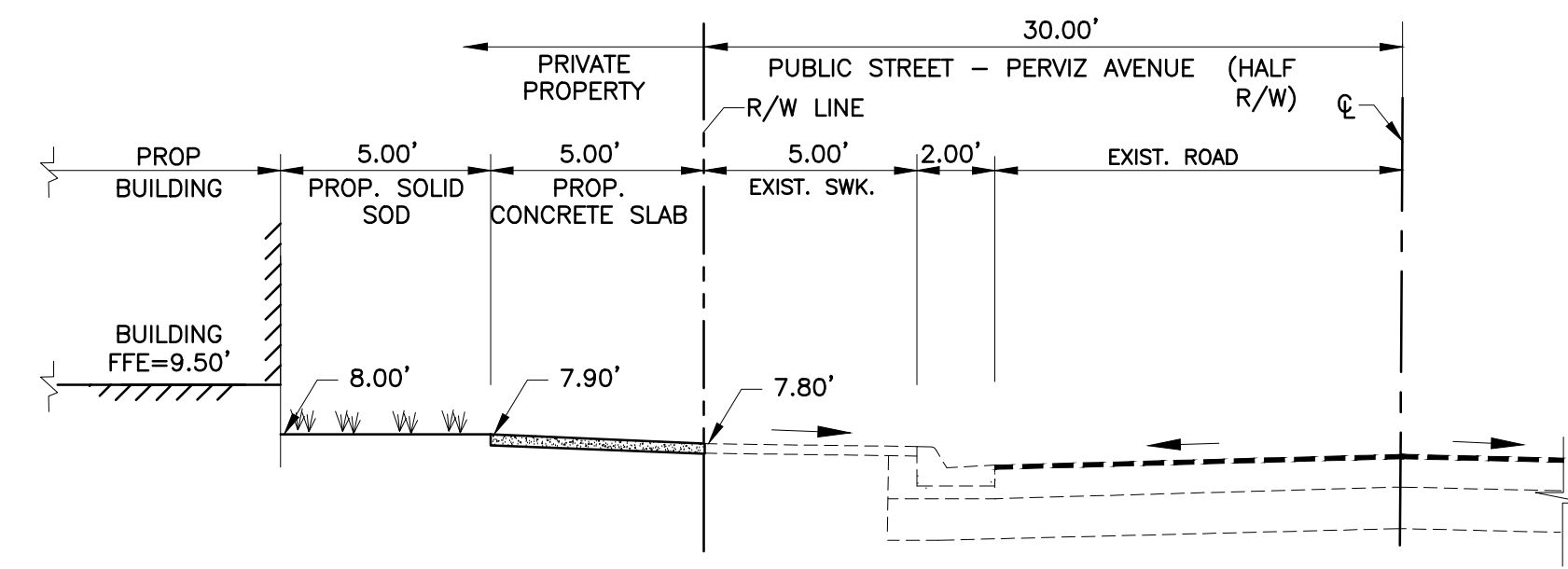


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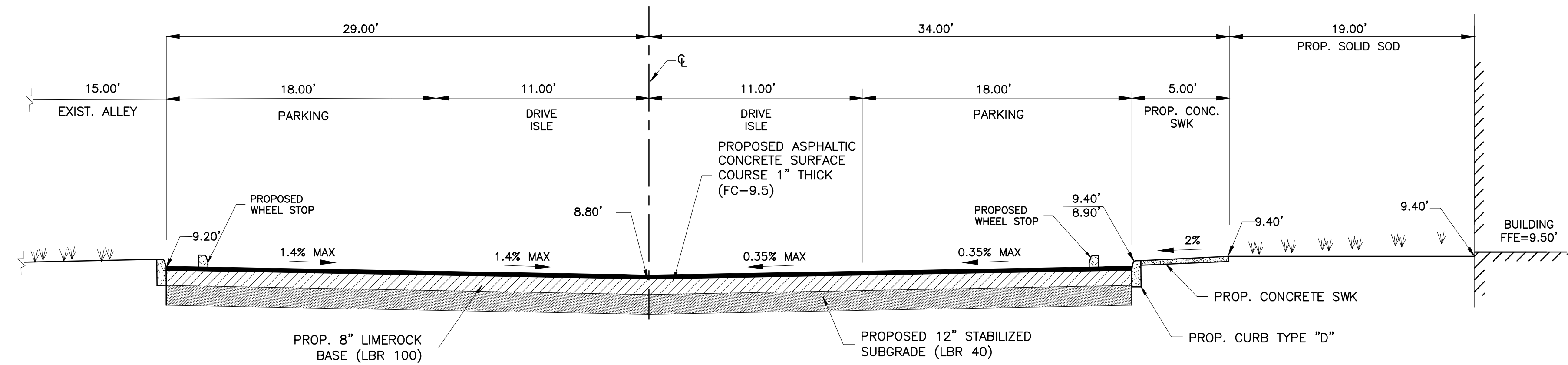
DATE:	06/21/2023
REVISIONS:	
FOR THE FIRM:	
DESIGNED: AC	DRAWN: VET
CHECKED: OER	SCALE: 1"=20'
<p>This item has been digitally signed and sealed by Oscar E. Robayna, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	
<b>ROBAYNA AND ASSOCIATES INC.</b> ENGINEERS - PLANNERS - SURVEYORS 5723 NW 158th STREET MIAMI LAKES, FL 33014 PH: (305) 823-9316 E.B. # 3304	
DRAWING NAME: PAVING, GRADING AND DRAINAGE PLAN PROJECT: OPA-LOCKA RESIDENTIAL DEVELOPMENT PREPARED FOR: AFFORDABLE RESIDENTIAL, LLC	
<b>C-302</b> 2 OF 4 SHEETS DATE: 06-21-23 PROJ. No: 210037	



SECTION A-A  
NTS

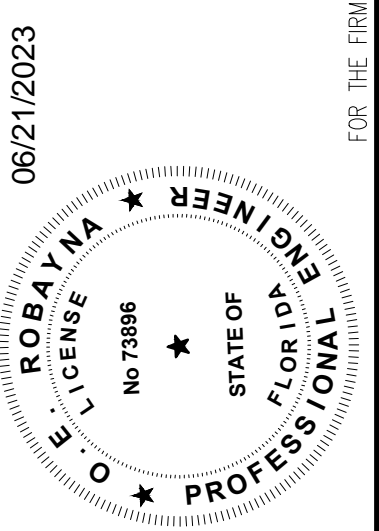


SECTION B-B  
NTS



SECTION C-C  
NTS

REVISIONS:

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DESIGNED:	AC	NTS
DRAWN:	VET	
CHECKED:	OER	
SCALE:		

**ROBAYNA AND ASSOCIATES INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
5723 NW 158th STREET  
MIAMI LAKES, FL 33014  
PH: (305) 823-9316 E.B. # 3304

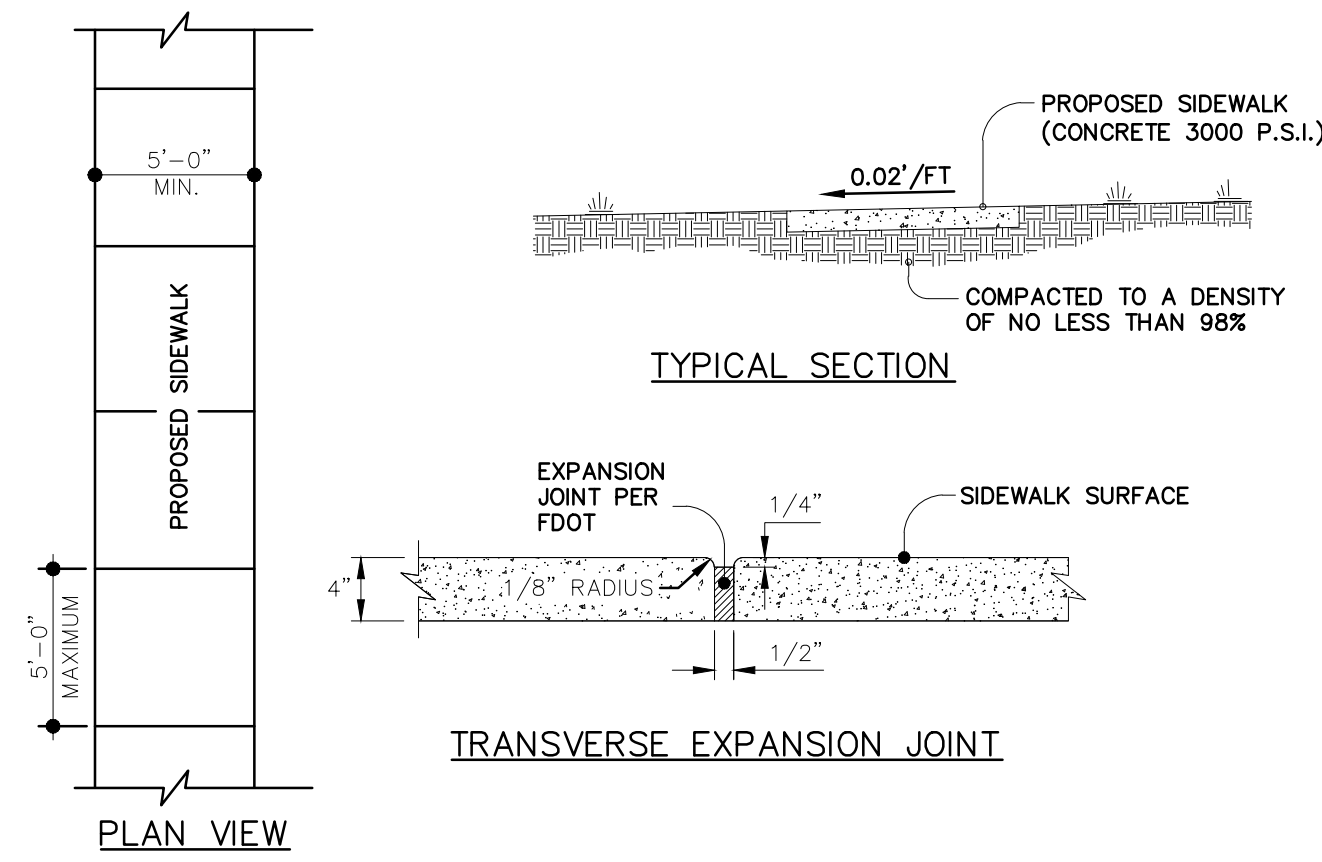
TYPICAL SECTIONS	
PROJECT:	OPA-LOCKA RESIDENTIAL DEVELOPMENT
PREPARED FOR:	AFFORDABLE RESIDENTIAL, LLC
SHEET:	C-303
DATE:	06-21-23
PROJ. No:	210037

SUNSHINE ONE-CALL  
DESIGN TICKET NO: 158308094

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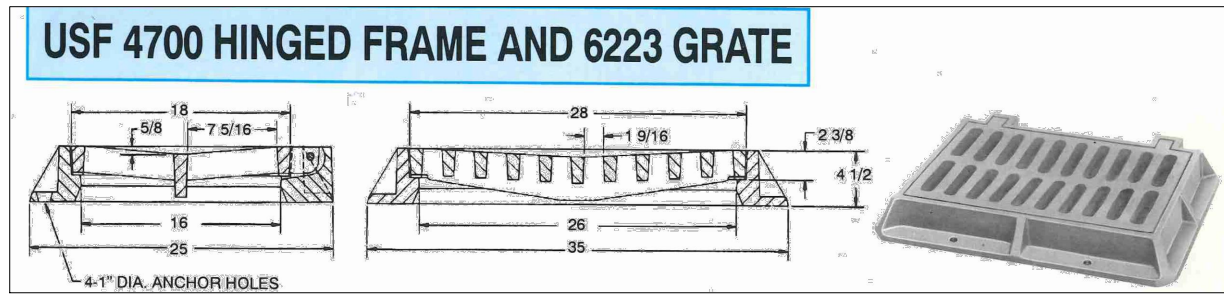
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DATUM: N.G.V.D. 1929

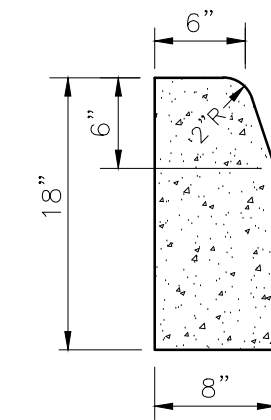


- NOTES:**
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
  2. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
  3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.
  4. NEW SIDEWALK TO HAVE TROWELED PICTURE FRAME EDGE

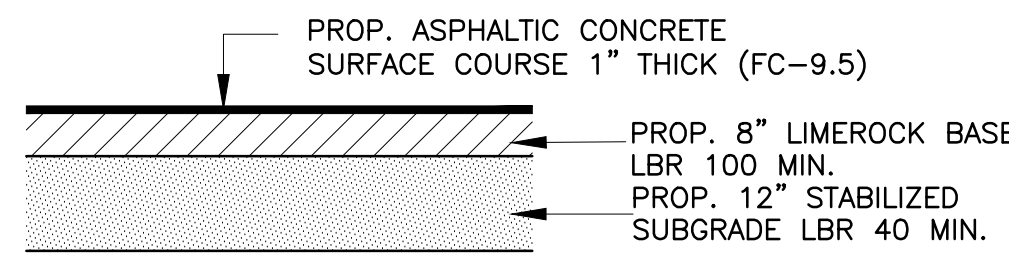
**SIDEWALK DETAIL**  
N.T.S.



**USF 4700 HINGED FRAME & 6223 GRATE**  
N.T.S.



**TYPE "D" CURB DETAIL**  
N.T.S.

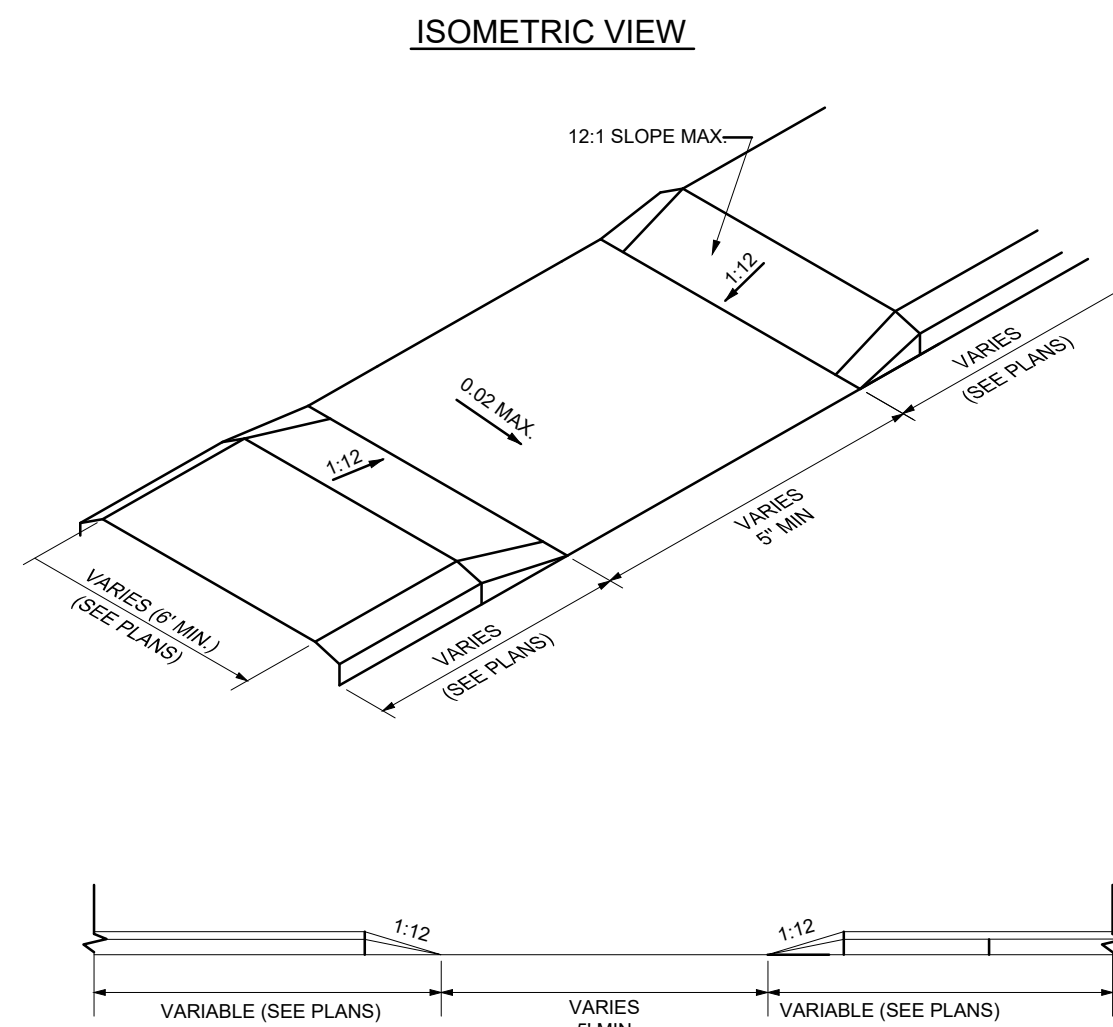


**FLEXIBLE PAVEMENT DETAIL**  
N.T.S.

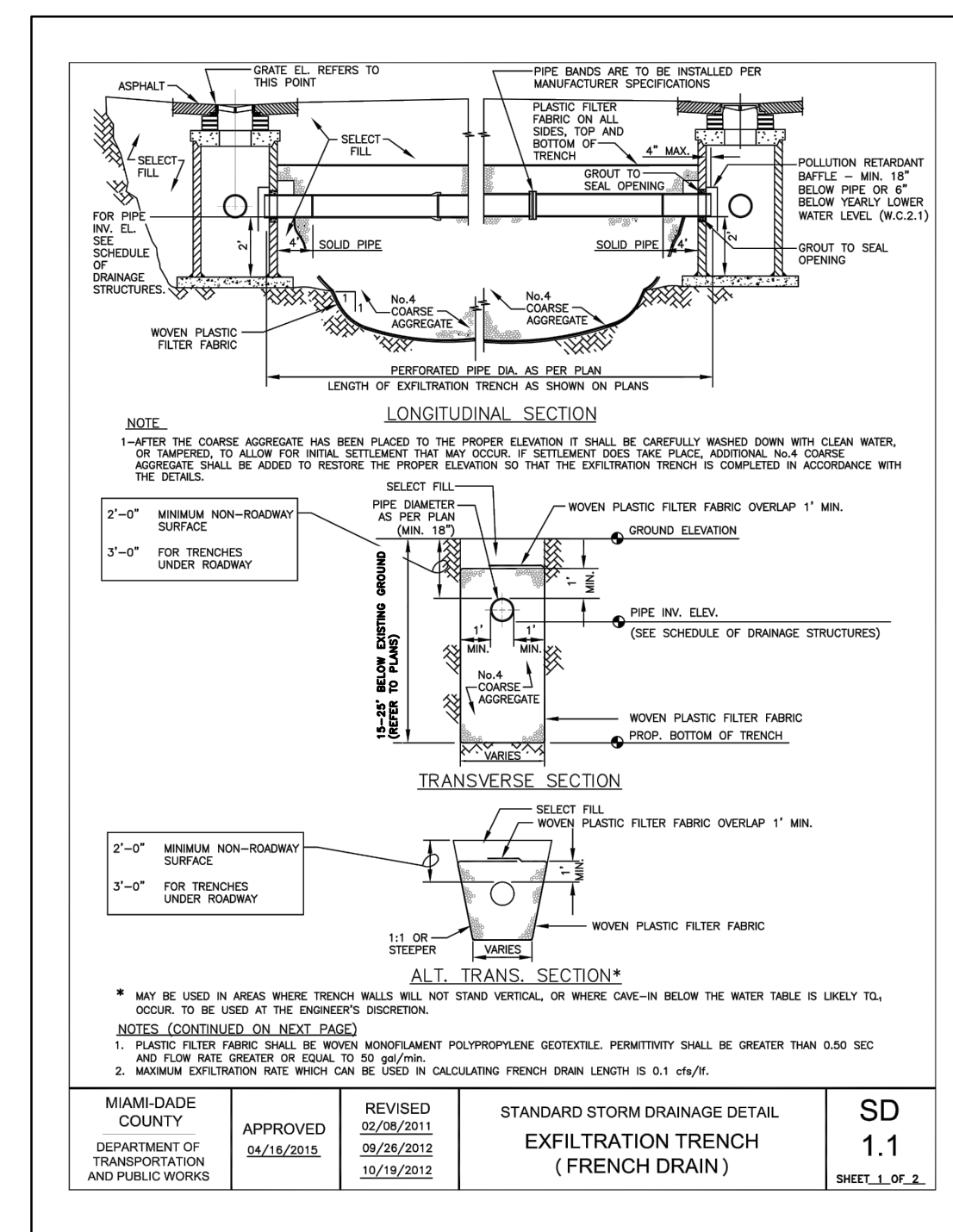
**DRAINAGE STRUCTURE TABULATION**

#	STRUCTURE TYPE	RIM ELEV. FT	BOTTOM ELEV. FT	EXFILTRATION TRENCH	SOLID PIPE	TYPE AND DIAMETER	GRATE AND TOP	INVERT ELEVATION (FT) LOCATION		BAFFLE LOCATION
								FT	LOCATION	
S-1	CB	8.52		25 LF - 15" TO W		TYPE P (48") (SD. 2.7)	USF 4700 HINGED FRAME AND 6223 GRATE		W	
S-2	CB	8.52		125 LF - 15" TO S		TYPE P (48") (SD. 2.7)	USF 4700 HINGED FRAME AND 6223 GRATE		S	
S-3	CB	8.52		126 LF - 15" TO N		TYPE P (48") (SD. 2.7)	USF 4700 HINGED FRAME AND 6223 GRATE		N	
S-4	CB	8.52		50 LF - 18" TO E		TYPE P (48") (SD. 2.7)	USF 4700 HINGED FRAME AND 6223 GRATE		E	

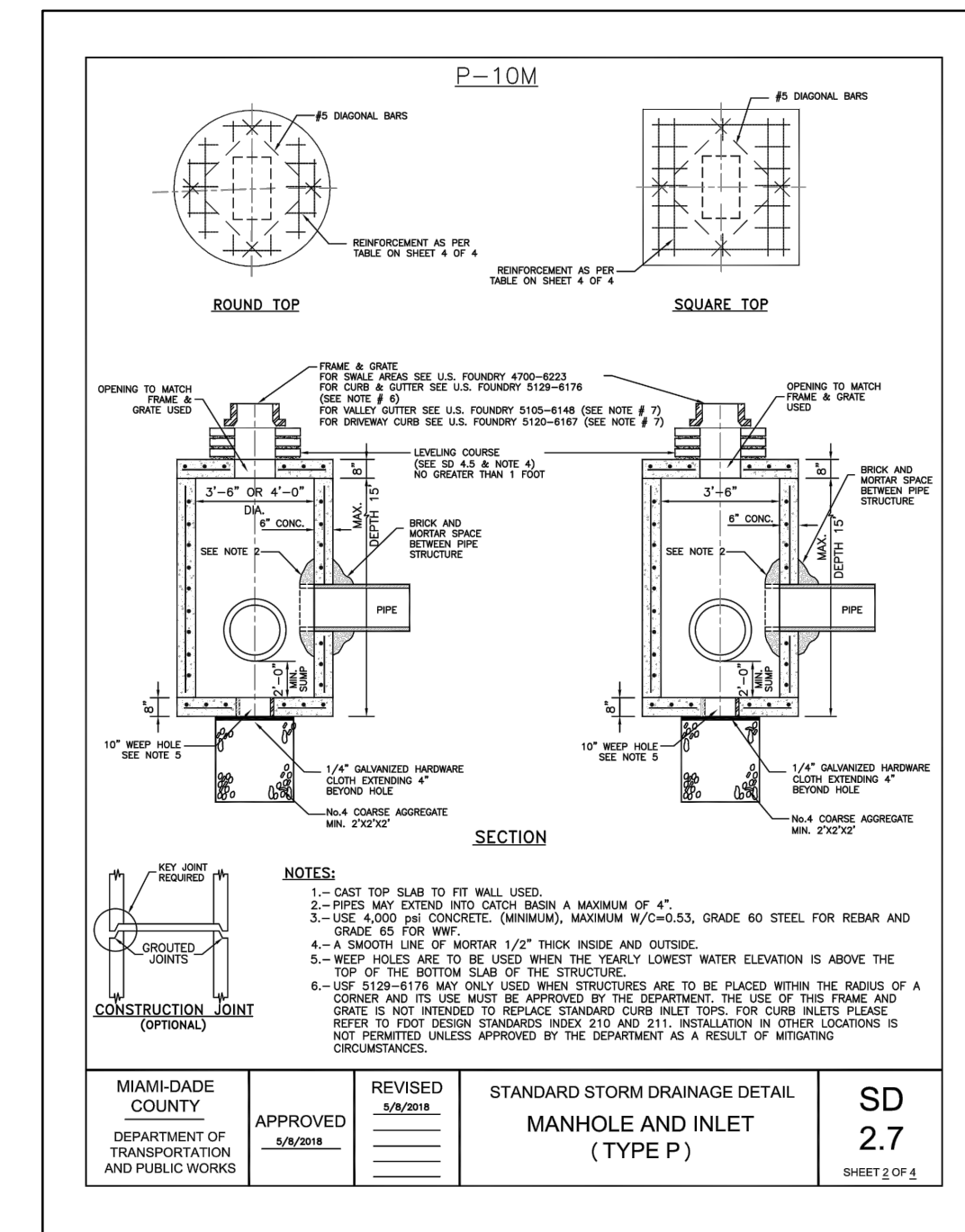
**REMARK:**  
CONTRACTOR TO MAINTAIN THE DESIGNED 30" MINIMUM CLEARANCE BETWEEN BAFFLE AND OPPOSITE WALL OF STRUCTURE FOR ACCESS AND MAINTENANCE PURPOSES.



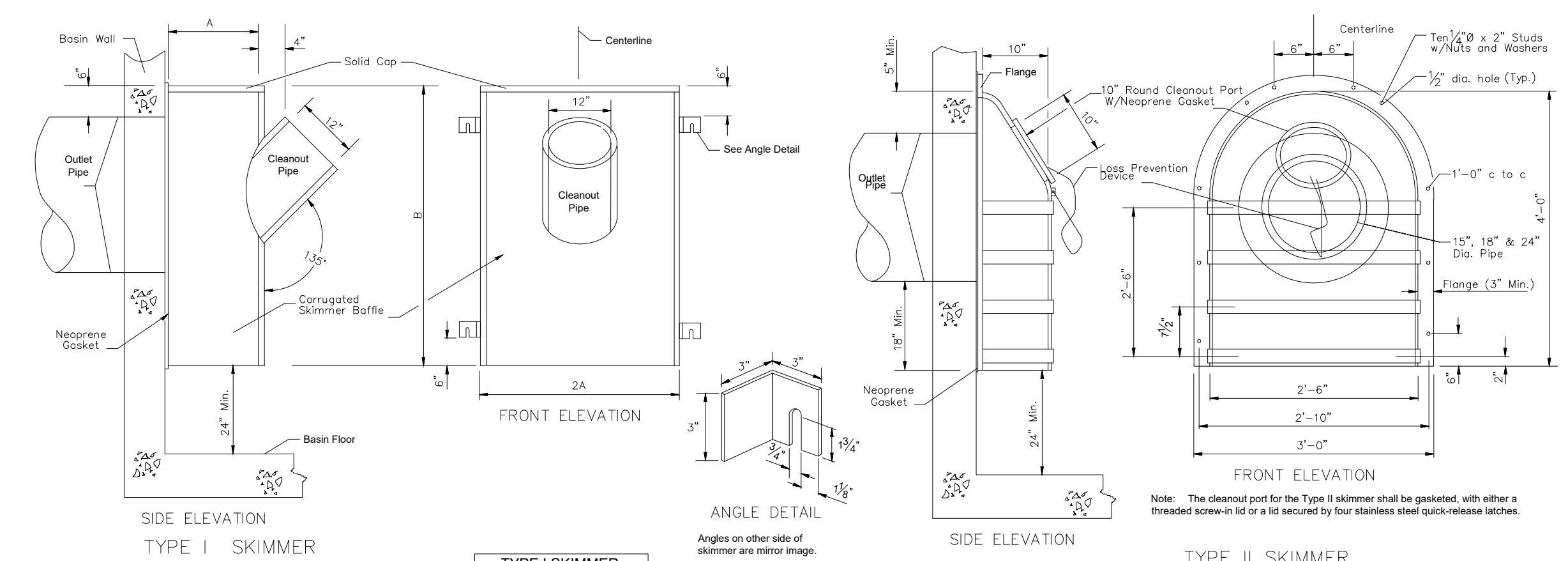
**PROFILE VIEW**  
N.T.S.



**EXFILTRATION TRENCH DETAIL**  
N.T.S.



**INLET, MANHOLE, JUNCTION BOX (TYPE P)**  
N.T.S.



**TYPE I SKIMMER DIMENSION TABLE**

OUTLET PIPE	A	B
18"	12"	42"
24"	15"	48"
30"	18"	54"
36"	21"	60"

- GENERAL NOTES**
1. The Frenchdrain Skimmer is a hooded cover, mounted over an outlet in a catchbasin, that prevents oil and floating debris from exiting the basin. Use this skimmer in Frenchdrain Catchbasins and in other locations where there is a need to prevent oil, debris or other floating contaminants from exiting Catch basins through outlet pipes.
  2. Place neoprene gasket material between the skimmer and the catchbasin at all points of contact. Trim the gasket neatly to extend 1/2 inch beyond the joint on all sides.
  3. Skimmer baffle, cleanout pipe and angles shall be primarily constructed of either galvanized steel, aluminum, polyvinyl chloride, polyethylene, fiberglass or acrylonitrile butadiene styrene. All steel components, other than stainless, shall be hot-dip galvanized. Mounting hardware, hinges and latches shall all be stainless steel. Loss prevention device shall be either stainless steel chain or riveted nylon strap.
  4. Material used in construction of skimmer bodies (baffles) and cleanout pipe shall comply with Standard Specification 943 for steel, 945 for aluminum or 948 for plastics.
  5. All costs for furnishing and installing a french drain skimmer shall be included in the cost of the basin in which it is installed. Retrofit skimmers shall be paid for as 'modify existing structure'.
  6. Plastic Skimmers shall contain a minimum of 1.5% by weight of carbon black for UV protection.

- DESIGN NOTES**
1. The contractor may submit an alternative design prefabricated Frenchdrain Skimmer for approval by the Engineer.
  2. Show, in the plans, the location of the basin and indicate the interior side(s) of the basin on which a skimmer will be installed.
  3. Type I Skimmer dimensions shall be based on the outlet pipe diameter as shown in the dimension table.
  4. Type II Skimmers are to be used only with outlet pipe diameters of 15", 18", and 24".

**BAFFLE DETAILS F.D.O.T. INDEX 241**  
N.T.S.

DATUM: N.G.V.D. 1929

SUNSHINE ONE-CALL  
DESIGN TICKET NO: 158308094

**Sunshine811**  
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

06/21/2023

ROBAYNA AND ASSOCIATES INC. ENGINEER  
No. 73986  
STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Cesar E. Robayna, P.E. on the date adjacent to the seal.  
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RESIGNED: AC  
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CHECKED: OER  
SCALE: NTS  
E.B. # 3304

**ROBAYNA AND ASSOCIATES INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
5723 NW 158th STREET  
MIAMI LAKES, FL 33014  
PH: (305) 823-9316

**DRAINAGE DETAILS & STRUCTURAL TABULATION**

PROJECT: OPA-LOCKA RESIDENTIAL DEVELOPMENT  
PREPARED FOR: AFFORDABLE RESIDENTIAL, LLC

SHEET: **C-304**  
4 OF 4 SHEETS  
DATE: 06-21-23  
PROJ. No: 210037

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# WATER AND SEWER CONNECTION FOR OPA-LOCKA RESIDENTIAL DEVELOPMENT

A SUBDIVISION OF A PORTION OF LAND SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA

## INDEX OF SHEETS

SHEET No.	DESCRIPTION
C-501	COVER SHEET
C-502	PROPOSED WATER AND SEWER PLAN

## LEGEND AND ABBREVIATIONS

TOP	TOP OF PIPE
P/L	PROPERTY LINE
C/L	CENTER LINE
R/W	RIGHT OF WAY
—	CENTER LINE
—	PROPERTY LINE
+ 8.6	EXISTING ELEVATION
STMH	STORM MANHOLE
SSMH	SANITARY SEWER MANHOLE
⊞	PROPOSED GATE VALVE (WS 1.0)
⊞	PROPOSED SINGLE WATER METER (WS 2.10)
⊞	PROPOSED DUAL WATER METER (WS 2.12)
WM	EXISTING WATER METER
⊞	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
⊞	EXISTING TRAFFIC SIGN
⊞	EXISTING WOOD POLE
⊞	EXISTING WOOD UTILITY POLE
↑	EXISTING GUY WIRE
⊞	EXISTING MAIL BOX
⊞	EXISTING TRAFFIC SIGNAL POLE
⊞	EXISTING METAL LIGHT POLE
⊞	EXISTING SEWER MANHOLE
⊞	EXISTING STORMWATER MANHOLE
⊞	EXISTING INLET TYPE P-5
⊞	EXISTING INLET TYPE P-6

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.

2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.

3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.

4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.

5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.

6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.

7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT AND THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.

8. CONTRACTOR MUST CALL MONROE INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 3 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.

9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.

10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:

a. EASEMENTS, IF REQUIRED  
b. CONTRACTOR'S WATER AND RELEASE OF LIEN  
c. ABSOLUTE BILL OF SALE  
d. 1. CONTRACTOR'S LETTER OF WARRANTY (E.G., LETTER AGREEMENT)  
e. DEVELOPER'S CONTRACT BOND (E.G., CONTRACT AGREEMENT)

11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.

12. AN APPROVED PAING AND DRAINAGE PLAN MUST BE SUBMITTED TO MONROE FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.

13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:

a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).

2. "RECORD DRAWING" FORMAT:

a. 24" x 36" PRINTS  
b. PDF FILE  
c. CAD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE  
d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS  
e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERMITMENT INFORMATION  
f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY  
g. STREET NOMENCLATURE  
h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER  
i. SEPARATE WATER AND SEWER PROFILE  
j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. 6, 3, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN  
k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT  
l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)  
m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS

3. WATER "RECORD DRAWINGS" MUST INCLUDE:

a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.  
b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.  
c. SEWER "RECORD DRAWINGS" MUST INCLUDE:  
a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.  
b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS  
c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.  
d. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.

6. OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	CROSS REF.	SPEC. REF.
03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	GS	0.5
07/20/2016	D.V.			

ISSUE DATE	APPROVED BY	STANDARD DETAIL	CROSS REF.	SPEC. REF.
03/11/2009	V.F.C.	"RECORD DRAWING" REQUIREMENTS	GS	0.5
07/20/2016	D.V.			

## LEGAL DESCRIPTION

LOTS 13, 14, 15 & 16 OF BLOCK 86, OF "OPA-LOCKA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

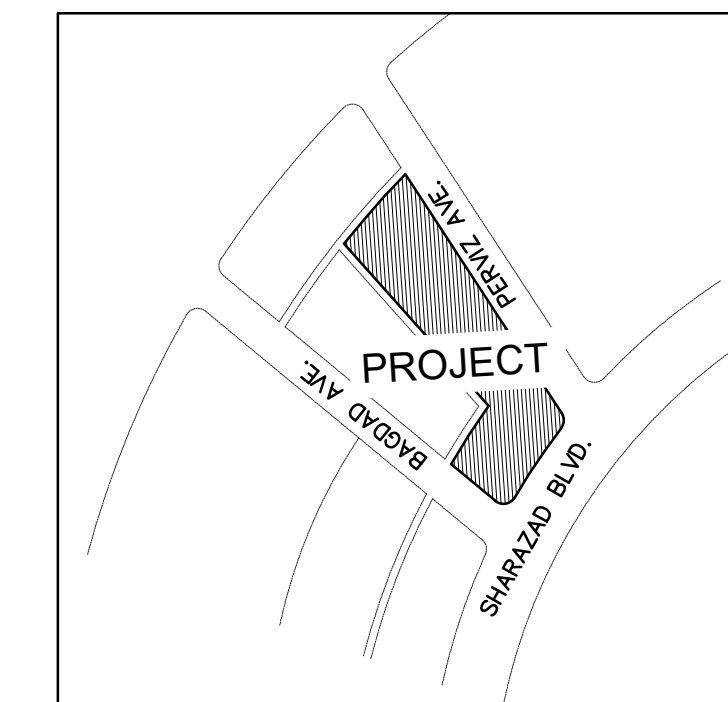
TRACT "B" IN BLOCK 86, OF "SECOND REVISED PLAT NO. 2 OF OPA-LOCKA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 76, WHICH IS IDENTICAL WITH LOTS 8, 9, 10, 11 AND 12 IN BLOCK 86 OF "REVISED PLAT NO. 2 OF OPA-LOCKA" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE ALLEY AS SHOW ON PLAT BOOK 34 PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING BOUNDED ON IT'S NORTH WESTERLY SIDE BY LOT 13, BLOCK 86 OF PLAT BOOK 34 AT PAGE 67, BOUNDED ON IT'S SOUTH EASTERLY SIDE BY LOT 14, BLOCK 86 OF PLAT BOOK 34 AT PAGE 67, BOUNDED ON IT'S NORTH EASTERLY SIDE BY THE WESTERLY RIGHT OF WAY LINE OF PERVIZ AVENUE, BEING BOUNDED ON IT'S SOUTHWESTERLY SIDE BY A LINE PRODUCED BY EXTENDING THE WESTERLY (REAR LOT LINE) OF LOT 13 OF AFOREMENTIONED SUBDIVISION, IN A SOUTH EASTERLY DIRECTION UNTIL IT'S INTERSECTION WITH THE NORTH WESTERLY LINE OF LOT 14 BLOCK 86 OF PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING A STRIP OF LAND 96 FEET IN LENGTH AND 12 FEET IN WIDTH MORE OR LESS.

## THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

- CUT AND PLUGS
- WATER MAIN OFFSETS
- INTERCONNECTIONS
- SERVICE INSTALLATIONS / RETIREMENTS/SERVICE TRANSFERS
- HYDRANT INSTALLATIONS / RETIREMENTS/RELOCATIONS
- ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF CITY OF OPA-LOCKA WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF CITY OF OPA-LOCKA LICENSED OPERATOR AND CITY OF OPA-LOCKA DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH CITY OF OPA-LOCKA DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.



LOCATION MAP

SCALE 1"=300'

FOLIO # 08-2121-004-1260

FOLIO # 08-2121-004-1290

FOLIO # 08-2121-004-1300

## DESCRIPTION OF PROJECT:

CONSTRUCTION OF WATER AND SEWER FACILITIES FOR 89 UNITS IN ONE BUILDING SEVEN STORY

DATUM: N.G.V.D. 1929

SUNSHINE ONE-CALL  
DESIGN TICKET NO: 158308094



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!

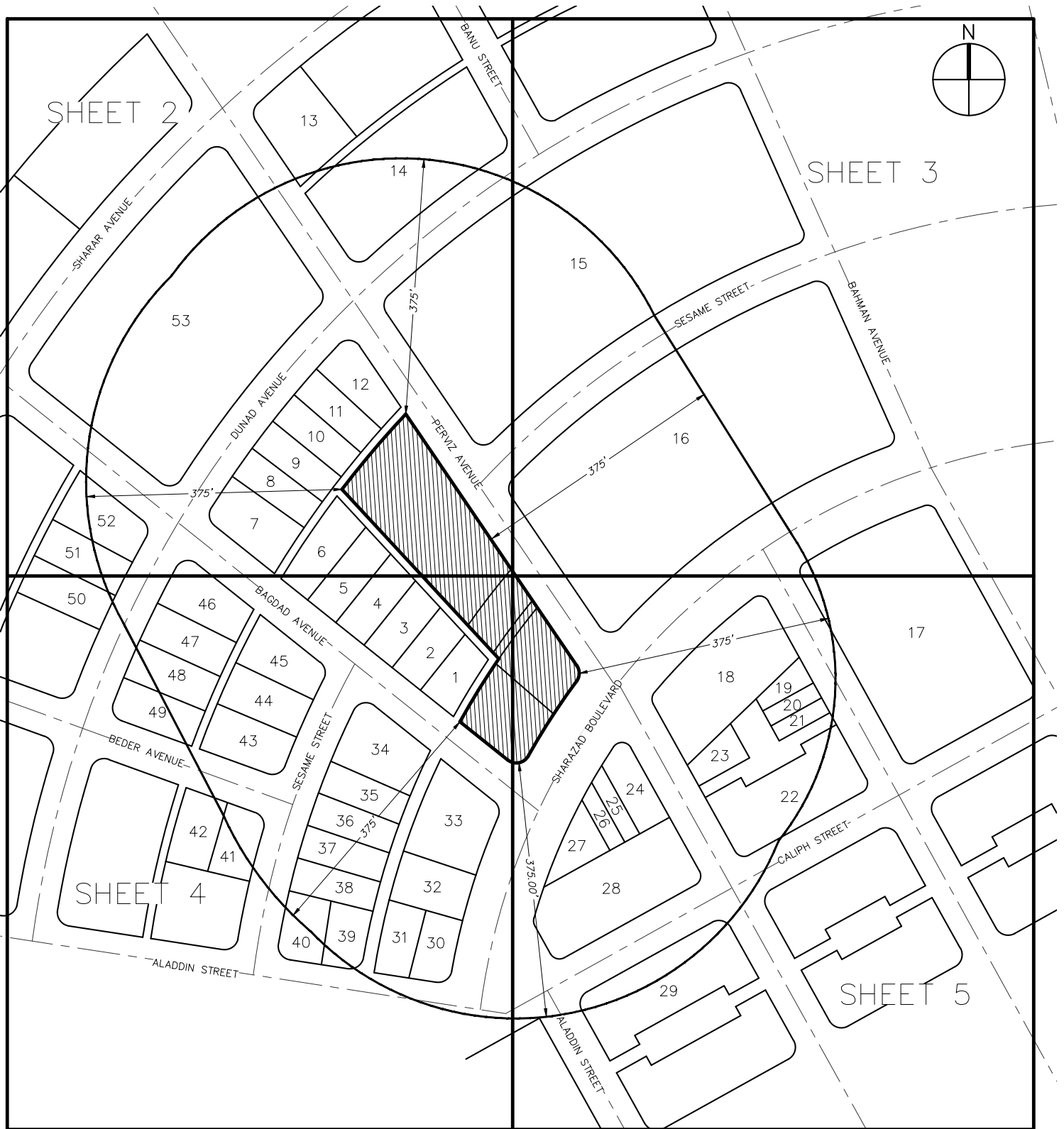
DATE:									
REVISIONS:									
06/21/2023									
<p>This item has been digitally signed and sealed by Robayna E. Robayna, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>									
DESIGNED BY:	VET/OER	DRAWN:	CHECKED:	SCALE:					
VET	VET	OER	AS SHOWN						
DRAWING NAME:	PROJECT:	PREPARED FOR:							
COVER SHEET	OPA-LOCKA RESIDENTIAL DEVELOPMENT	AFFORDABLE RESIDENTIAL, LLC							
SHEET:	C-501	1 OF 2 SHEETS							
DATE:	06-19-23	PROJ. No:	210037						



# 375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

## SKETCH - RADIUS MAP



**ROBAYNA**  
**AND ASSOCIATES INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
5723 NW 158th STREET  
MIAMI LAKES, FL 33014  
PH. (305) 823-9316  
LICENSED BUSINESS No. LB 5004

GRAPHIC SCALE



(IN FEET)  
1 inch = 200 ft.

JOB No.230030

DATE: 06-19-2023

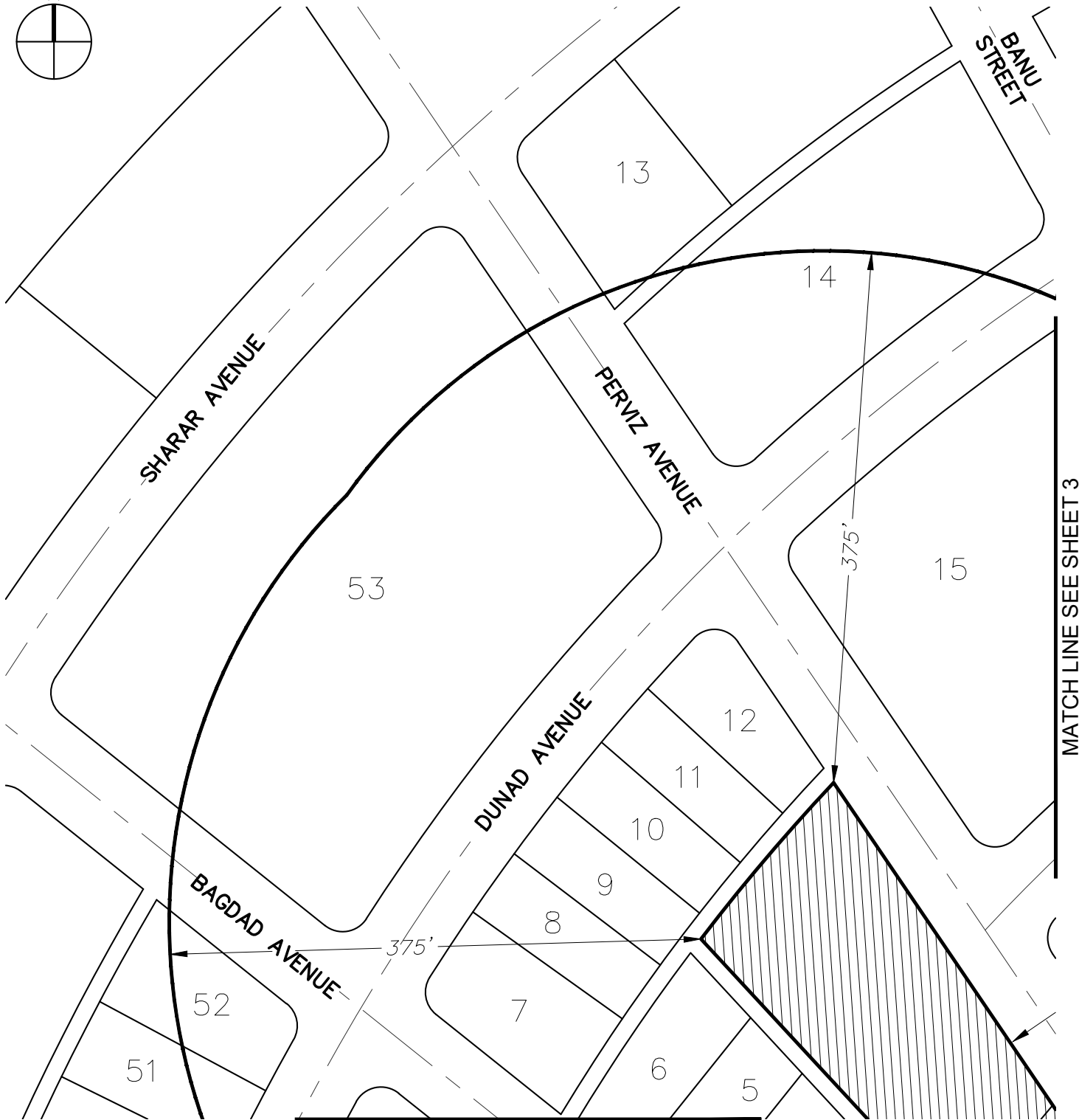
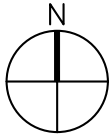
SKETCH TO ACCOMPANY LIST OF RADIUS MAP  
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST

SHEET 1 OF 9

# 375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

## SKETCH - RADIUS MAP



MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3

**ROBAYNA**  
**AND ASSOCIATES INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
5723 NW 158th STREET  
MIAMI LAKES, FL 33014  
PH. (305) 823-9316  
LICENSED BUSINESS No. LB 5004

GRAPHIC SCALE



(IN FEET)  
1 inch = 100 ft.

JOB No.230030

DATE: 06-19-2023

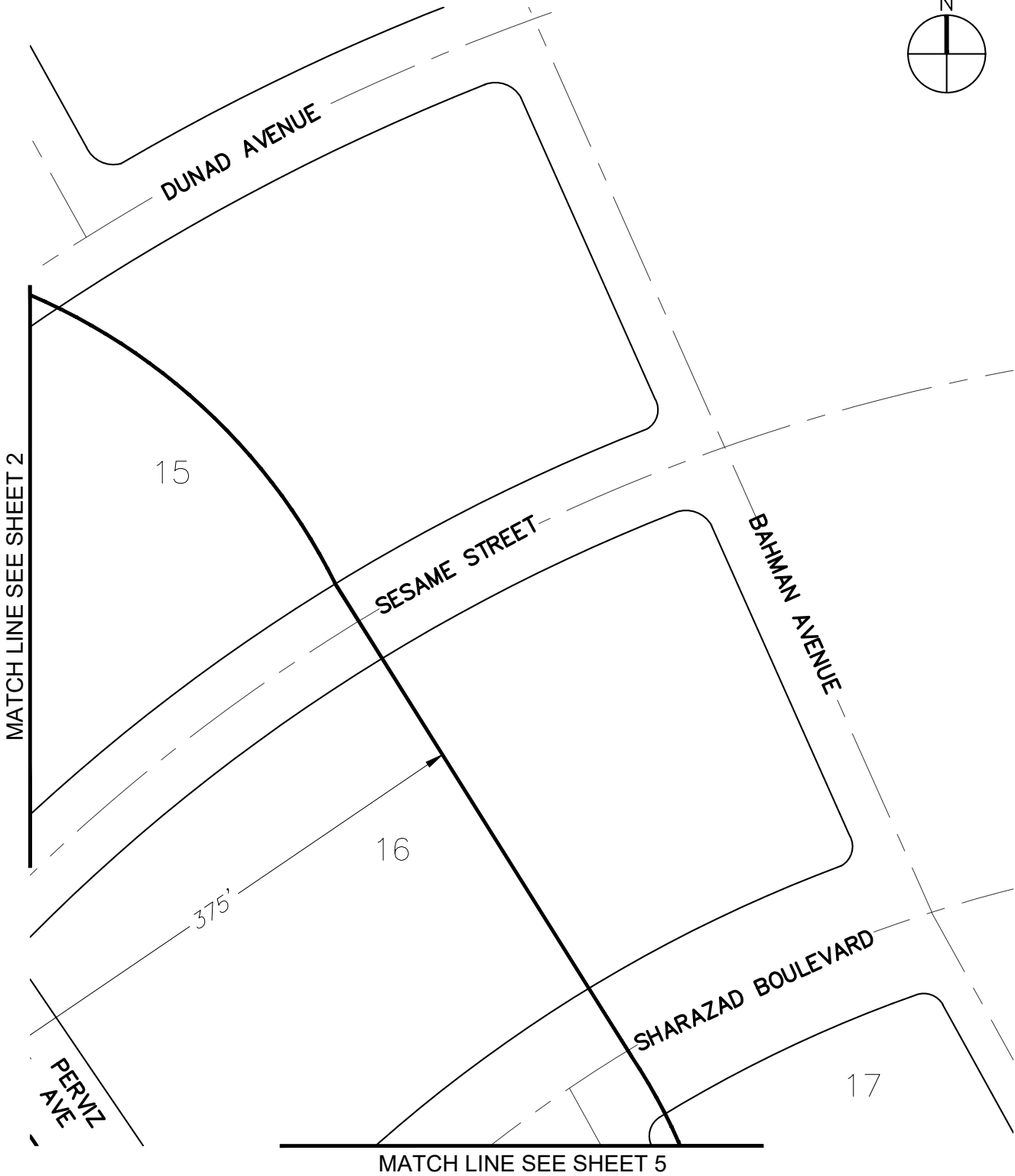
SKETCH TO ACCOMPANY LIST OF RADIUS MAP  
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST

SHEET 2 OF 9

**375' RADIUS MAP FOR "CITY VIEW"**

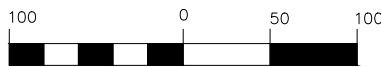
**PERVIZ-SHARAZAD DEVELOPMENT**

**SKETCH - RADIUS MAP**



**ROBAYNA**  
**AND ASSOCIATES INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
5723 NW 158th STREET  
MIAMI LAKES, FL 33014  
PH. (305) 823-9316  
LICENSED BUSINESS No. LB 5004

GRAPHIC SCALE



(IN FEET)  
1 inch = 100 ft.

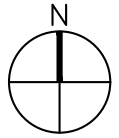
JOB No.230030  
DATE: 06-19-2023  
SKETCH TO ACCOMPANY LIST OF RADIUS MAP  
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST

SHEET 3 OF 9

# 375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

## SKETCH - RADIUS MAP



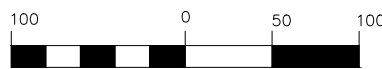
MATCH LINE SEE SHEET 2



MATCH LINE SEE SHEET 5

**ROBAYNA**  
**AND ASSOCIATES INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
5723 NW 158th STREET  
MIAMI LAKES, FL 33014  
PH. (305) 823-9316  
LICENSED BUSINESS No. LB 5004

GRAPHIC SCALE



(IN FEET)  
1 inch = 100 ft.

JOB No.230030

DATE: 06-19-2023

SKETCH TO ACCOMPANY LIST OF RADIUS MAP  
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST

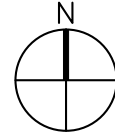
SHEET 4 OF 9

# 375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

SKETCH - RADIUS MAP

MATCH LINE SEE SHEET 3



## ROBAYNA

AND ASSOCIATES INC.

ENGINEERS - PLANNERS - SURVEYORS

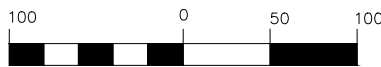
5723 NW 158th STREET

MIAMI LAKES, FL 33014

PH. (305) 823-9316

LICENSED BUSINESS No. LB 5004

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

JOB No.230030

DATE: 06-19-2023

SKETCH TO ACCOMPANY LIST OF RADIUS MAP  
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST

SHEET 5 OF 9

# 375' RADIUS MAP FOR "CITY VIEW"

## PERVIZ-SHARAZAD DEVELOPMENT

### PROPERTY LIST OF RADIUS MAP

Map ID	Folio Number	Owners Name	Site Address	Legal Description
1	08-2121-016-0060	IMMACULA LAMOTHE	135 BAGDAD AVE, OPA-LOCKA, 33054-3564	SOUTHWIND HOMES PB 93-75 LOT 6 BLK 1 LOT SIZE 62.000 X 101 OR 19106-1418 0500 4 COC 24935-3244 08 2006 1
2	08-2121-016-0050	LUIS A MUSTELIER PEREZ	145 BAGDAD AVE, OPA-LOCKA, 33054-3564	SOUTHWIND HOMES PB 93-75 LOT 5 BLK 1 LOT SIZE 53.000 X 109 OR 13989-1292 0289 5
3	08-2121-018-0040	MARCEAU FIBLEUIL LE REM TIFFANY TAYLOR REM LEON TAYLOR	155 BAGDAD AVE, OPA-LOCKA, 33054-3565	SOUTHWIND HOMES PB 93-75 LOT 4 BLK 1 LOT SIZE 53.000 X 116 OR 19580-2026 0401 5
4	08-2121-016-0030	SEBRINA TAYLOR DON J TAYLOR	165 BAGDAD AVE, OPA-LOCKA, 33054-3564	SOUTHWIND HOMES PB 93-75 LOT 3 BLK 1 LOT SIZE 53.000 X 124 OR 21196-1176 0303 1
5	08-2121-016-0020	JOSEPH L FALK TRS JOSEPH L FALK IRREVOCABLE TRUST	175 BAGDAD AVE, OPA-LOCKA, 33054-3564	SOUTHWIND HOMES PB 93-75 LOT 2 BLK 1 LOT SIZE 53.000 X 133 OR 15839-4037 0293 4
6	08-2121-016-0010	ALDO SIERRA	185 BAGDAD AVE, OPA-LOCKA, 33054-3564	SOUTHWIND HOMES PB 93-75 LOT 1 BLK 1 LOT SIZE 57.000 X 141 COC 25046-2562 05 2006 1
7	08-2121-004-1240	LUIS BLAKE	600 DUNAD AVE, OPA-LOCKA, 33054-3443	21 52 41 .23 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR A AKA LOT 1 & LOT 2 LESS NE23FT PB 34-67 BLK 86 LOT SIZE 74.960 X 130 OR 17194-1594 0596 1
8	08-2121-018-0050	SYTRINA T MOUNTAIN	630 DUNAD AVE, OPA-LOCKA, 33054-3443	MARSHALLS SUB PB 106-97 LOT 5 BLK 1 LOT SIZE 6218 SQ FT OR 14346-3784 1189 1
9	08-2121-018-0040	GUSSIE J ERVIN	640 DUNAD AVE, OPA-LOCKA, 33054-3444	MARSHALLS SUB PB 106-97 LOT 4 BLK 1 LOT SIZE 6218 SQ FT OR 15981-1347 0593 1
10	08-2121-018-0030	LISSET GARCIA MASSO WILFREDO LOVO	650 DUNAD AVE, OPA-LOCKA, 33054-3443	MARSHALLS SUB PB 106-97 LOT 3 BLK 1 LOT SIZE 6218 SQ FT OR 14411-3762 0190 1 COC 24134-3217 11 2005 3
11	08-2121-018-0020	RICARDO A DRIOTES W SANDRA D	660 DUNAD AVE, OPA-LOCKA, 33054-3443	MARSHALLS SUB PB 106-97 LOT 2 BLK 1 LOT SIZE 6218 SQ FT OR 14394-517 0190 1
12	08-2121-018-0010	ALFONSO J ERVIN W NATASHA L	670 DUNAD AVE, OPA-LOCKA, 33054-3443	MARSHALLS SUB PB 106-97 LOT 1 BLK 1 LOT SIZE 7521 SQ FT OR 15156-501 0891 4
13	08-2121-003-0120	ADEL M AGHA TRS RAAD FAMILY REVOCABLE TRUST CHARAF RAAD	706 SHARAR AVE, OPA-LOCKA, 33054	21 52 41 .46 AC OPA LOCKA REV PLAT NO 2 PB 34-67 LOTS 1 & 2 BLK 75 & SW50FT TR A BLK 75 PB 34-76 LOT SIZE 153.300 X 131 OR 11170-0008 0781 4
14	08-2121-004-0820	THE CITY OF OPA-LOCKA	215 PERVIZ AVE, OPA-LOCKA, 33054-3387	21 52 41 .90 AC OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR B BLK 75 LOT SIZE 295.230 X 130
15	08-2121-005-0090	CITY OF OPA-LOCKA	777 SHARAZAD BLVD, OPA-LOCKA, 33054-3521	21 52 41 4.14 AC M/L OPA LOCKA NO 2 PB 28-72 TR 60 & PORT OF 60FT RD DUNAD AVE FROM BANU ST TO PERVIZ AVE LYG W & ADJ CLOSED PER ORD# 10-05 LOT SIZE 180513 SQ FT M/L
16	08-2121-005-0080	CITY OF OPA-LOCKA	777 SHARAZAD BLVD, OPA-LOCKA, 33054	21 52 41 3.26 AC OPA LOCKA NO 2 PB 28-72 TRACT 59 LOT SIZE 541.720 X 260
17	08-2121-006-0010	OPA-LOCKA CITY CENTRE LLC	101 OPA LOCKA BLVD, OPA-LOCKA, 33054	OPA LOCKA NO 2 REV PL OF BLK 58 PB 51-7 LOTS 1 THRU 23 BLK 58 & ALLEY LYG BETW LOTS 11 THRU 20 LOT SIZE 73703 SQ FT OR 19706-2979 0601 5
18	08-2121-004-0830	TIITF/DMS REGINAL SERVICE CENTER	100 OPA LOCKA BLVD, OPA-LOCKA, 33054	OPA LOCKA 2ND REV PL NO 2 PB 34-76 ALL OF TR AKA LOTS 1 THRU 8 BLK 76 LOT SIZE 26380 SQ FT OR 18293-2084 0998 3
19	08-2121-005-0190	TIITF/DMS REGINAL SERVICE CENTER	NULL, OPA-LOCKA, 33054	OPA LOCKA NO 2 PB 28-72 LOT 9 BLK 76 LOT SIZE 3823 SQ FT OR 18293-2084 0998 3
20	08-2121-003-0130	TIITF/DMS REGINAL SERVICE CENTER	NULL, OPA-LOCKA, 33054	OPA LOCKA REV PL NO 2 PB 34-67 LOT 10 BLK 76 LOT SIZE 2125 SQ FT OR 18293-2084 0998 3
21	08-2121-005-0200	TIITF/DMS REGINAL SERVICE CENTER	151 PERVIZ AVE, OPA-LOCKA, 33054	OPA LOCKA NO 2 PB 28-72 LOT 11 BLK 76 LOT SIZE 2125 SQ FT OR 18293-2084 0998 3
22	08-2121-004-0850	TIITF/DMS REGINAL SERVICE CENTER	151 PERVIZ AVE, OPA-LOCKA, 33054	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR B & LOTS 18 & 19 OF OPA LOCKA NO 2 PB 28-72 BLK 76 LOT SIZE 21600 SQ FT OR 18293-2084 0998 3

# 375' RADIUS MAP FOR "CITY VIEW"

## PERVIZ-SHARAZAD DEVELOPMENT

### PROPERTY LIST OF RADIUS MAP

Map ID	Folio Number	Owners Name	Site Address	Legal Description
23	08-2121-005-0230	TITF/DMS REGINAL SERVICE CENTER	151 PERVIZ AVE, OPA- LOCKA, 33054-3534	OPA LOCKA NO 2 PB 28-72 LOT 20 BLK 76 LOT SIZE 3625 SQ FT OR 18293-2084 0998 3
24	08-2121-004-1210	MISSIONARY CHRISTIAN CHURCH INC	NULL, OPA-LOCKA, 33054	21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PART TR 85 AKA LOTS 5-6 BLK 85 PER PB 34-67 BLK 85 LOT SIZE 7346 SQ FT OR 9804-1943
25	08-2121-004-1200	AROMA CATERING INC	NULL, OPA-LOCKA, 33054	21 52 41 .06 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PART TR 85 SAME AS LOT 4 BLK 85 LOT SIZE 3078 SQ FT OR 24616-0041 06/2006 4 COC 26194-2410 11 2007 2
26	08-2121-004-1190	AROMA CATERING INC	NULL, OPA-LOCKA, 33054	21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR 85 AKA LOT 3 BLK 85 PER PB 34-67 BLK 85 LOT SIZE 2810 SQ FT OR 24616-0041 06/2006 4 COC 26194-2410 11 2007 2
27	08-2121-004-1180	AROMA CATERING INC	530 SHARAZAD BLVD, OPA- LOCKA, 33054	21 52 41 .10 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR 85 AKA LOTS 1 & 2 BLK 85 PB 34-67 BLK 85 LOT SIZE 8500
28	08-2121-004-1230	MISSIONARY CHRISTIAN CHURCH INC	695 CALIPH ST, OPA-LOCKA, 33054-3562	OPA LOCKA 2ND REV PL NO 2 PB 34-76 THAT PT TR 85 AKA LOTS 7 THRU 15 BLK 85 PB 34-67 LOT SIZE 26250 SQ FT
29	08-2121-004-1150	OCEAN DRIVE HOTEL CORP	200 PERVIZ AVE, OPA- LOCKA, 33054	21 52 41 .60 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR A & N15FT OF ALLEY LYG S & AD TO E150FT OF W200FT CLOSED PER ORD 67-853 LOT SIZE 26250 SQ FT OR 15678-2922 1092 2 (2 )
30	08-2121-004-1595	MERCEDES FERNANDEZ ROLANDO ARMONA NANCY GOMEZ RANDY ARMONA	391 ALADDIN ST, OPA- LOCKA, 33054	21 52 41 .09 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 PT TR B DESC. BEG ON S/L OF TR 50 FT SE OF SW COR SE42.48FT NE ALG CURVE 30.75FT NE ALG SE/L 80.66FT NW62FT SW106.98FT M/L TO POB BLK 92 AKA PTS LOTS 9 & 10 BLK 92 PB 34-67 LOT SIZE 62.000 X 107 OR 17590-1293 0497 1
31	08-2121-004-1594	JONATAN ARAUZ KAREN GUILLERMINA GUTIERREZ	381 ALADDIN ST, OPA- LOCKA, 33054	21 52 41 .13 AC M/L PB 34-76 OPA LOCKA 2ND REV PL NO 2 PT TR B DESC BEG SW COR OF TR NE ALG NW/L 112.68FT SE50FT SW106.98 FT M/L NW ALG SW/L 50FT TO POB BLK 92 AKA PTS LOTS 9 & 10 BLK 92 PB 34-67 LOT SIZE 50.000 X 110 COC 23120- 3010 02 2005 4
32	08-2121-004-1596	AGUSTIN M JIMENEZ W NECTALIA	461 SHARAZAD BLVD, OPA- LOCKA, 33054-3545	21 52 41 .18 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 PT TR B DESC BEG NW COR LOT 11 PER PB 34-67 SW ALG NW/L TR B 72.2FT SE112FT NE65FT NW ALG NE/L LOT 11 FOR 112FT TO
33	08-2121-004-1600	HY FLORIDA INVESTMENTS LLC TRS 481 SHARAZAD BLVD LAND TRUST	481 SHARAZAD BLVD, OPA- LOCKA, 33054	21 52 41 .78 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT B LESS SLY 165FT M/L BLK 92 LOT SIZE 126.020 X 113
34	08-2121-004-1590	DINA PRYOR	490 SESAME ST, OPA- LOCKA, 33054-3542	21 52 41 .186 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 PAT TR A DESC BEG NE COR OF TR SW 42.64FT ALG SE/L NW134.19FT TH BY CURVE TO RT ARC OF 78.18FT SE ALG NE/L TR 137.19FT TO POB BLK 92FNA LOT 1 & PT LOT 2 BLK 92 PB 34-67 LOT SIZE 60.410 X 136 OR 18995-4765 0200 1
35	08-2121-004-1597	YAEL AVALOS RIGOBERTO SOCA	480 SESAME ST, OPA- LOCKA, 33054	21 52 41 .163 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 PT TR A DESC BEG ON NW/L OF TR 19 FT SW OF NW COR LOT 2 BLK 92 PER PB 34-67 SW56FT ALG NW/L OF TR SE134.09FT NE49.91FT ALG NE/L TR NW134.19FT TO POB BLK 92 /FKA/ PTS LOTS 2 & 3 BLK 92 PB 34-67 LOT SIZE 52.900 X 134 COC 22709-3488 09 2004 1
36	08-2121-004-1598	YOEL SALOMON DIAZ DAYLI MONSERRAT GARCIA	470 SESAME ST, OPA- LOCKA, 33054-3542	21 52 41 .163 AC OPA LOCKA 2ND REV PL NO 2 PB 34-76 PT TR A DESC BEG ON NW/L OF TR 25FTSW OF NW COR LOT 3 BLK 92 PB 34-67 SW56FT ALG NW/L TR SE133.96FT NE49.91FT ALG NE/L TR NW134.09FT TO POB BLK 92 /FKA/ PTS LOTS 3 & 4 BLK 92 PB 34-67 LOT SIZE 52.900 X 134 OR 12365-1196 1284 3

# 375' RADIUS MAP FOR "CITY VIEW"

## PERVIZ-SHARAZAD DEVELOPMENT

### PROPERTY LIST OF RADIUS MAP

Map ID	Folio Number	Owners Name	Site Address	Legal Description
37	08-2121-004-1599	SONIA I RIVERO H WILLIAM A	460 SESAME ST, OPA- LOCKA, 33054-3542	21 52 41 .163 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 PT TR A DESC BEG ON NW/L OF TR 31 FT SW OF NW COR LOT 4 BLK 92 PB 34-67 SW56FT ALG NW/L SE133.81 FT NE49.92FT ALG NE/L TR NW133.96 FT TO POB FKA PTS LOTS 4 & 5 BLK 92 PB 34-67 LOT SIZE 52.900 X 134 OR 20491-4603 0602 1
38	08-2121-004-1591	JUAN CARLOS SUAREZ GARCIA	450 SESAME ST, OPA- LOCKA, 33054	21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 PT TR A DESC BEG 43FT SW OF NW COR LOT 6 PER PB 34-67 & ON NW/L TR A SE133.63FT NE ALG SE/L TR 49.91FT NW133.81FT SW ALG NW/L 56FT TO POB BLK 92 AKA PTS LOTS 5-6 BLK 92 PB 34-67 LOT SIZE 52.950 X 133 OR 20929-3191 1202 1
39	08-2121-004-1593	JEFFREY O ONGPAUCO VALERIE LAGORA	371 ALADDIN ST, OPA- LOCKA, 33054-3532	21 52 41 .15 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 PT TR A DESC. BEG SE COR TR, NE ALG SE/L94.69FT NW68.44FT M/L SW 100.83FT M/L SE ALG SW/L 63FT TO POB BLK 92 AKA PTS LOTS 6-7-8 BLK 92 PB 34-67 LOT SIZE 65.720 X 98 OR 17701-2059 0697 1 COC 23394-0724 05 2005 1
40	08-2121-004-1592	JOAN GUY B LAGORA	361 ALADDIN ST, OPA- LOCKA, 33054	21 52 41 .15 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 PT TR A DESC. BEG 43FT SW OF NW COR OF LOT 6 PER PB 34-67 & ON NW/L OF TR SE65.19FT SW100.83FT M/L NW49.92FT ALG SW/L OF TR NW ALG CURVE TO PT 31.88FT NE86.53FT TO POB BLK 92 AKA PT LOTS 6-7-8 BLK 92 PB 34-67 LOT SIZE 65.190 X 101 OR 16237-3648 0194 4
41	08-2121-004-1790	BYRON WILLIAMS	340 BEDER AVE, OPA- LOCKA, 33054	21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 PT TR B DESC. BEG NW/L OF TR 60FT SE OF NW COR,SW109.03FT SE ALG S/L LOT 8 PER PB 34-67 FOR 66.32 FT M/L NE101.10FT NW ALG NW/L 66.4FT M/L TO POB BLK 100 AKA PTS LOTS 8 & 9 BLK 100 PB 34-67 LOT SIZE 66.300 X 105 OR 9473 611
42	08-2121-004-1780	BRENDA BOSTON	320 BEDER AVE, OPA- LOCKA, 33054	21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 PT TR B DESC BEG NW COR TR SW ALG NW/L 116.22FT SE60FT ALG S/L LOT 8 PER PB 34-67 NE109.03FT NW60FT ALG NW/L OF TR B TO POB BLK 100 AKA PTS LOTS 8 & 9 BLK 100 PB 34-67 LOT SIZE 60.000 X 113 OR 19907-0371 0500 1 OR 19907-0371 0500 4 COC 25250- 0899 11 2006 1
43	08-2121-004-1580	DAVID PEREZ MADELIN CABRERA	521 SESAME ST, OPA- LOCKA, 33054	21 52 41 PB 34-76 OPA LOCKA 2ND REV PL NO 2 BEG SW COR TR C BLK 91 TH NELY 76.04FT SELY126.32FT SWLY71FT NWLY126.40FT TO POB /AKA/ LOT 6 & SWLY5FT LOT 7 BLK 91 PB 34-67 LOT SIZE 73.020 X 126 OR 20726-0664 1002 1
44	08-2121-004-1582	CALVIN LAMONT EST OF	551 SESAME ST, OPA- LOCKA, 33054	21 52 41 PB 34-76 OPA LOCKA 2ND REV PL NO 2 BEG 76.04FT NE OF SW COR TR C BLK 91 CONT NELY 65.95FT TO A PT SELY 126.32FT TO A PT ON SELY LINE TR C TH SWLY 60FT TO A PT TH NWLY 126.32FT TO POB LOT SIZE 62.970 X 126 OR 19533-3727 0301 1
45	08-2121-004-1581	SAMUEL RIVERA W ROSAURA	350 BAGDAD AVE, OPA- LOCKA, 33054-3536	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 BEG AT NE COR TR C BLK 91 RUN NWLY128.43FT SWLY74.64FT SELY126.32FT NELY45.19FT TO POB AKA LOT 8 LESS SWLY5FT PB 34-67 LOT SIZE 59.910 X 126 OR 18375-0351/18446-2809 1198 1
46	08-2121-004-1560	EVELYN SAENZ	570 DUNAD AVE, OPA- LOCKA, 33054-3441	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 BEG NW COR TR B RUN SELY 131.46FT SWLY55.07FT, NWLY130.52 FT NELY70FT TO POB BLK 91 LOT SIZE 62.530 X 130 OR 17598-4866 0397 1

# **375' RADIUS MAP FOR "CITY VIEW"**

## **PERVIZ-SHARAZAD DEVELOPMENT**

### **PROPERTY LIST OF RADIUS MAP**

<b>Map ID</b>	<b>Folio Number</b>	<b>Owners Name</b>	<b>Site Address</b>	<b>Legal Description</b>
47	08-2121-004-1570	ELIO GUERRERO	560 DUNAD AVE, OPA-LOCKA, 33054-3441	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 BEG 26.72FT NE OF SW COR LOT 3 PB 28-72 CONT NELY61.5FT SE 130.52FT SWLY55FT NW130.27FT TO POB LOT SIZE 58.250 X 130 OR 20213-1035 0202 6 COC 24181-2647 01 2006 4
48	08-2121-004-1562	YCN INVESTMENTS CORP	520 DUNAD AVE, OPA-LOCKA, 33054	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 BEG 70FT NE OF SW COR TR A CONT NELY61.72FT, SELY130.27FT SWLY55FT NWLY130FT TO POB LOT SIZE 58.360 X 130 OR 12784-1750 1085 4
49	08-2121-004-1561	NORTH MIAMI INVEST PROPERTIES INC	301 BEDER ST, OPA-LOCKA, 33054	OPA LOCKA 2ND REV PL NO 2 PB 34-76 BEG AT SE COR NE ALG SE BDRY TR A 55.49FT NW130FT SW ALG SW BDRY TR A FOR 70FT SE129.78FT TO POB AKA PT LOT 4 & ALL LOT 5 BLK 91 LOT SIZE 62.730 X 130 OR 20159-0973 0102 1
50	08-2121-004-0820	METROPOLITAN HOMES LLC	531 DUNAD AVE, OPA-LOCKA, 33054	21 52 41 .17 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 THAT PT TR B AKA LOT 9 LESS S43FT & LOT 10 LESS NE10FT BLK 90 LOT SIZE 58.580 X 130 OR 20815-4057 1102 1 COC 24783-4195 07 2006 1
51	08-2121-004-1540	ROSE GONZALEZ	551 DUNAD AVE, OPA-LOCKA, 33054-3440	21 52 41 .20 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR B AKA NE10FT LOT 10 & ALL LOT 11 PB 34-67 BLK 90 LOT SIZE 67.170 X 130
52	08-2121-004-1550	MAYRA AVILA	561 DUNAD AVE, OPA-LOCKA, 33054-3440	21 54 41 .13 AC OPA LOCKA 2ND PL NO 2 PB 34-76 THAT PART TR B KNOWN AS LOT 12 PER PB 34-67 BLK 90 LOT SIZE 70.160 X 130 OR 21220-2832 0403 1 OR 21478-4538 082003 5
53	08-2121-004-1310	OPA LOCKA UNITED METH CHURCH	600 SHARAR AVE, OPA-LOCKA, 33054-6581	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR A & TR B F/K/A LOTS 10 TO 16 OF PB 28-72 BLK 87 LOT SIZE SITE VALUE

# PLANNING & ZONING BOARD

July 18,  
**2023**



**FL RESIDENTIAL SOLUTIONS, LLC AND CITY OF OPA-LOCKA MIXED-USE DEVELOPMENT: SITE PLAN**  
APPLICANT'S REQUEST:

Staff Report

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE NGE KEY WEST, LLC SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300 IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**



## I. Site Background

- According to Miami-Dade County Property Appraiser’s website, the legal descriptions for subject Properties are as follows:

PARCEL ONE 100 PERVIZ AVE FOLIO: 08-2121-004-1300  
 21 52 41 .27 AC PB 34-76 OPA LOCKA 2<sup>ND</sup> REV PLAT NO 2 TR D LESS BEG AT MOST NLY  
 COR RUN SW ALG NW BDRY LINE 102.32FT SE112FT TO SE BDRY LINE NE ALG SE BDRY  
 58.37FT TO MOST ELY COR NW ALG NE BDRY 117.43FT TO POB BLK 86 LOT SIZE 12512  
 SQUARE FEET CF 20531-4486 0602 1 COC 25820-4209 07 2007 2

PARCEL TWO 103 PERVIZ AVE FOLIO: 08-2121-004-1290  
 21 52 41 .19 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 BEG AT MOST NLY COR TR D  
 RUN SW ALG NW BDRY LINE 102.32FT SE112 FT TO SE BDRY LINE NE ALG SE BDRY LINE  
 58.37FT TO MOST ELY COR NW ALG NE BDRY LINE 117.43FT TO POB LOT SIZE 8998  
 SQUARE FEET OR 21907-1162 12 2003 4 COC 25820-4209 07 2007 2

PARCEL THREE 111 PERVIZ AVE FOLIO: 08-2121-005-0320  
 21 52 41 OPA LOCKA NO 2 PB 28-72 LOT 13 BLK 86 LOT SIZE 5702 SQUARE FEET  
 OR 13796-3113 0788 1 COC 25820-4209 07 2007 2

PARCEL FOUR 125 PERVIZ AVE FOLIO: 08-2121-004-1260  
 21 52 41 .78 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT B BLK 86  
 LOT SIZE 33977 SQ FT M/L OR 17032-0112 1295 3

- The subject properties, parcels 1-3 are currently owned by NGE KEY WEST, LLC according to Miami-Dade County Property appraiser’s website. The subject property, parcel 4 is currently owned by City of Opa-locka according to Miami-Dade County Property appraiser’s website. The subject Properties are vacant and are not being used for any business operation.
- The applicant, FL Residential Solutions, LLC has submitted a site plan review application, a development agreement application and the supporting documentation for the City to consider approval of their requests to construct a seven story, 89-unit multi-family mixed use apartment building on the four vacant parcel site. The parcels are located at 100 Perviz Avenue, 103 Perviz Avenue, 111 Perviz Avenue and 125 Perviz Avenue and is also identified by Folios 08-2121-004-1300, 08-2121-004-1290, 08-2121-005-0320 and 08-2121-004-1260, in the B-2 zoning district and within the Historic Downtown Opa-locka District.
- Currently the site conditions are as follow: This four-parcel site is vacant and no business operation is being conducted on this site. (*see Existing Condition Section*). The site is located in the north section of the City’s Downtown Mainstreet.



← WEST (Sharazad Blvd & Perviz Ave) EAST →



← SOUTH Perviz Avenue NORTH →

Figure 1 & 2: Google Street View, dated: 2023

### Project Details

- **Applicant’s intent**

The applicant, FL Residential Solutions, LLC intends to construct a seven story, 89-unit, multi-family, mixed-use apartment building on this four vacant parcel site with a gross area of 60,348 square feet. The development will also include 1,658 square feet of commercial space and 193 parking spaces, 50 of which will be for community use in the Downtown Core area.

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 seven story, 89-unit, multi-family, mixed-use apartment building is a permitted use for Historic Downtown Opa-locka 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 g 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 “Downtown Mixed Use” and the zoning map provides that the property is zoned Commercial Intensive and is within the “Historic Downtown Opa-locka District”. This use, Multi-family Mixed Use Commercial Development is permitted in the B-2/Civic/Historic Downtown Opa-locka District after review by the PZAB and review and approval by the City Commission. This proposed development is adjacent to City owned property where Historic City Hall stands and adjacent to Sherbondy Park and the Sherbondy Village Multipurpose Auditorium. This is site is just north of the commercial uses and south and east of residential single-family uses. This property is within the HDOD and adjacent to single-family zoned properties. The site will have only multiple points of ingress and egress to accommodate the residential uses on this site.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	FL Residential Solutions, LLC	
Folio Number (s)	Opa-locka: 08-2121-004-1300, 08-2121-004-1290, 08-2121-005-0320 and 08-2121-004-1260	

<b>Address Location</b>	100 Perviz Avenue, 103 Perviz Avenue, 111 Perviz Avenue and 125 Perviz Avenue		
<b>Building (s) Footprint</b>	<b>Total Site Area</b> – 60,348 SF or 1.38 Acres <b>Building Area</b> --- 109,956 sq ft		
<b>Floor Area</b>	Total 109,956 SF		
<b>Zoning</b>	<b>B-2 –Commercial Intensive/ Civic / Historic Downtown Opa-locka District</b>		
<b>Zoning Code Consistency</b>	The proposed use for a Multi-Family Mixed Use Apartment Development is consistent with the B-2/Civic/HDOD Zoning after Site Plan review approval.		
<b>Existing Land Use</b>	Downtown Mixed Use		
<b>Future Land Use Designation</b>	Downtown Mixed Use		
<b>Comprehensive Plan Consistency</b>	The proposed use for a Multi-Family Mixed Use Development is consistent with the Comprehensive Plan.		
<b>Applicable LDR Sections</b>	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		
<b>SET BACKS/ YARD</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
<b>Front (East)</b>	<b>10 Feet</b>	<b>10' Feet</b>	<b>YES</b>
<b>Rear (West)</b>	<b>10 Feet</b>	<b>37' Feet 7"</b>	<b>YES</b>
<b>Side North</b>	<b>0 Feet</b>	<b>12' Feet 5"</b>	<b>YES</b>
<b>Side South</b>	<b>0 Feet</b>	<b>10' Feet</b>	<b>YES</b>
<b>Corner Lots/ Other</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Lot Coverage</b>	<b>80%</b>	<b>75%</b>	<b>YES</b>
<b>Lot Density</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Lot Size</b>	<b>10,000 SF (0.23 Acres)</b>	<b>109,956 SF(2.52 Acres)</b>	<b>YES</b>
<b>Lot Width</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Building Height</b>	<b>7 Stories or 75 Feet whichever less</b>	<b>75 Feet / 7 Stories</b>	<b>YES</b>
<b>Structure Length</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Open Space</b>	<b>4,177.2 SF</b>	<b>10,774 sq. ft.</b>	<b>YES</b>
<b>(Landscaping) Trees</b>	<b>20</b>	<b>21</b>	<b>YES</b>
<b>Parking Details</b>	<b>Multi-Family Mixed Use:</b> pursuant to the Land development Regulation Ordinance 15-31: Article VI,	<b>Multi-Family Mixed Use.</b>  Total Parking Spaces Provided:	<b>YES</b>
<b>Parking Details (Cont'd)</b>	143 Parking spaces required	193 Parking Spaces provided  4 Handicapped Spaces Provided	<b>YES</b>
<b>Landscape/ Pervious Lot Coverage</b>	<b>20% minimum required pervious</b>	<b>21% provided</b>	<b>YES</b>
<b>Notification Requirement</b>	This request will be properly noticed pursuant to state law and city charter by the city clerk's office.		

<b>Local Government Action Required</b>	<ul style="list-style-type: none"> <li>- A copy of notice for advertisement titles were given to the Clerk’s Office on Wednesday, July 5, 2023. To be advertises at least 10 days prior to this Planning and Zoning Board meeting on Thursday, July 18, 2023.</li> <li>- City Commission Meeting: TBD</li> </ul>
	<p>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).</p>

II.

## Overall Analysis

**Existing Conditions:**

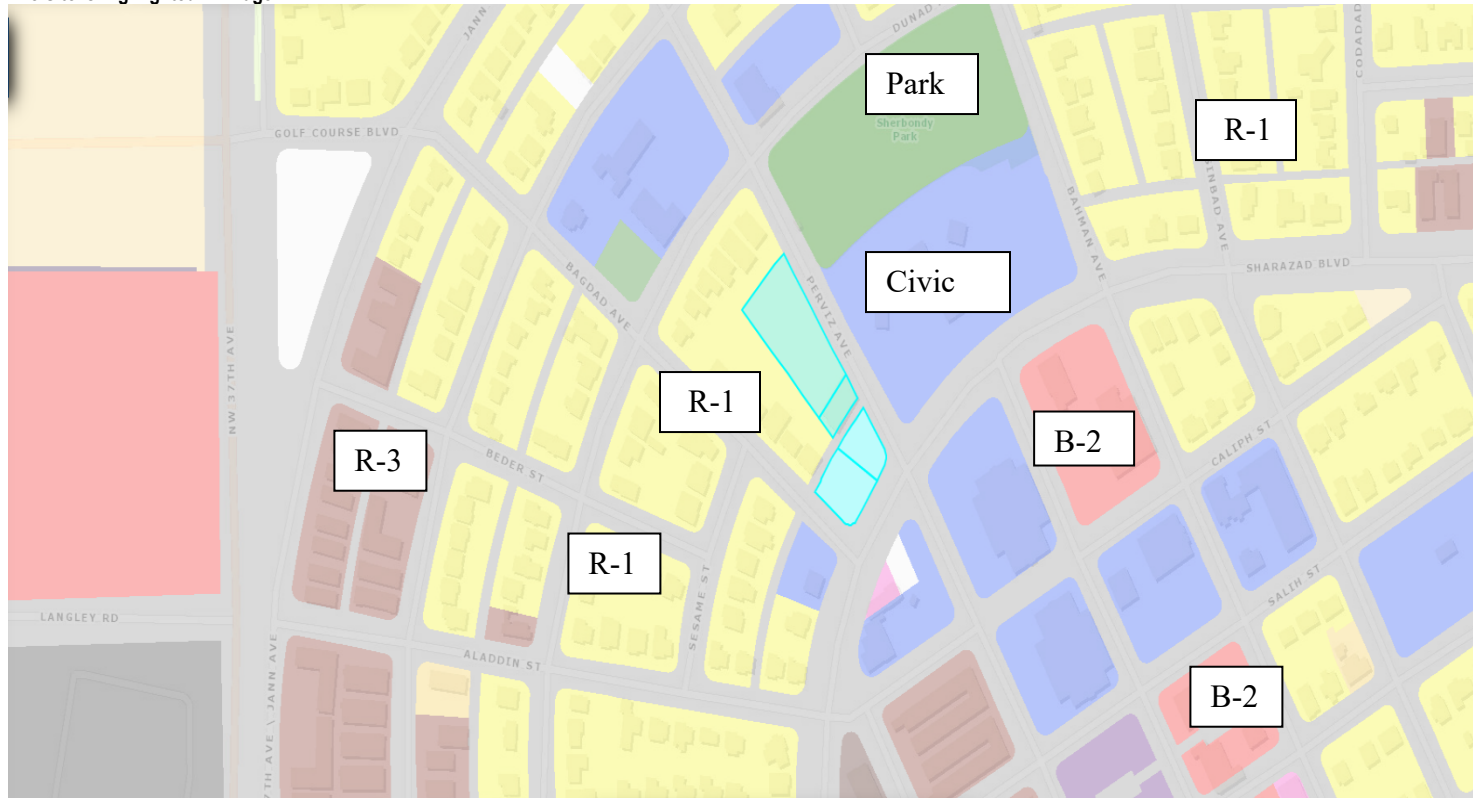
- The Subject Property is generally surrounded by commercial and residential properties in the Downtown Area,.
- Sidewalk alongside the west edge of the Property.
- The property are vacant and not being utilized for any business.

**Surrounding Land Use and Zoning: Table 2**

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Single Family	Low Density Residential	R-1
South	Commercial	Commercial	B-2
East	Civic	Civic	C
West	Single-Family	Low Density Residential	R-1

**Surrounding Zoning Designation Map**

The Site is Highlighted in image



**General Character / Neighborhood Compatibility:** The proposed development use is permitted if approved at site plan review. This site is surrounded by commercial and residential uses and would be compatible with the uses. This development proposed to buffer the site with landscaped open space. This proposed use is 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 and is in agreement with the Historic Downtown Opa-locka District standards. 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 a mixed use residential commercial development pursuant to the City Land development Regulation/Zoning Code 15-31, B-2 Commercial District and the HDOD. 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 DownTown Mixed Use designation category location. COMPLIES

- **B-2/Civic/ HDOD Permitted Uses:** Project Specific: Multi-Family Mixed Use Facility

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code B-2 (Commercial Liberal)/ Civic/HDOD allows for Multi-Family Mixed Use Development 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

### III. Project Need Assessment / other Required Approvals COMPLIES

1. Site Plan
  - Application submitted for Planning & Zoning Board Meeting (last meeting)
2. Development Agreement

IV. Application submitted for Planning & Zoning Board Meeting (last meeting)

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 Multi-Family Mixed Use Development pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: 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
<b>Project Planner</b>	Randall Robinson, City Planner	
<b>Zoning</b>	Gerald J. Lee, Zoning Official	
<b>Approved by</b>	Gregory D. Gay, Director Planning and Community Development	

VIII. **Staff Report Will be Updated After the Planning and Zoning Board Meeting on July 18, 2023. Reflected Actions:**

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

**Resolution No.** 2023-07-18-01,

RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: FL Residential Solutions, LLC, FOR: SITE PLAN APPROVAL REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING: Multi-Family, Mixed Use Development.

**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: 07-18-2023
  - 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 AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE NGE KEY WEST, LLC DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITES AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300 IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, NGE KEY WEST, LLC. & THE CITY OF OPA-LOCKA, intends to construct a seven story, 89-unit multi-family mixed-use apartment building on the vacant four parcel site at 125 Perviz Avenue, 111 Perviz Avenue, 103 Perviz Avenue and 100 Perviz Avenue and provide 193 parking spaces. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

**WHEREAS**, the Applicant, has submitted a request for site plan review to construct a multi-family residential building in the HDOD Zoning District; and

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

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

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING & 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 City Planning & Zoning Board of the City of Opa-Locka, Florida hereby approves / denies a request for the Development Agreement for the Construction of a seven story, 89-unit, multi-family mixed-use apartment building on the vacant four parcel site at 125 Perviz Avenue, 111 Perviz Avenue, 103 Perviz Avenue and 100 Perviz Avenue and provide 193 parking spaces. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka’s Land Development Regulations (“City”); and identified by folios 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300; in the B-2 Zoning District and within the Historic Downtown Opalocka District as set forth in Exhibit “A” attached to herein.

**Section 3. SCRIVENER'S ERRORS.**

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

**Section 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED this** \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elio Guerrero, Chairman

**ATTEST:**

\_\_\_\_\_  
Kinshannta Hall, Clerk

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

Burnadette Norris-Weeks, P.A

---

**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**VOTE:**

Board Member Mata \_\_\_\_\_

Board Member Hibbert \_\_\_\_\_

Board Member Barnes \_\_\_\_\_

Board Member Dominguez \_\_\_\_\_

Board Member Mangham \_\_\_\_\_

Chairman Guerrero \_\_\_\_\_

Received:
By:
Date:

“ THE GREAT CITY ”



City of  
**OPA-LOCKA**  
 Florida

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

**TOTAL FEES: \$ \_\_\_\_\_ 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 4<sup>th</sup> 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: NGE Key West, LLC and City of Opa-Locka

PROPERTY OWNER'S ADDRESS: 2891 SW 69 Ct, Miami, FL 33155  
Number/Street City State/Zip Code

APPLICANT'S NAME: FI Residential Solutions, LLC

APPLICANT'S ADDRESS: 1930 Harrison Street, Suite 304, Hollywood, FL 33020  
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 954-926-3638 HOME \_\_\_\_\_ OTHER (cell) 954-471-4512

SUBJECT PROPERTY ADDRESS: 100, 103, 111 & 125 Perviz Avenue, Opa-Locka, FL 33054  
Number/Street

TAX FOLIO NUMBER: 08-2121-004-1300;1290; 1260 & 08-2121-005-0320 PRESENT ZONING: Business/Commercial

LEGAL DESCRIPTION: See Survey of all properties attached

Please check specific request:

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

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

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

Received: By: Date:
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**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.**

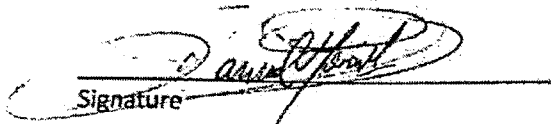
- Completed application form
- Application fee payable to the City of Opa-locka by check or money order
- Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- Affidavit (see below), and power of attorney of the property owner (page 3) (Both 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

OWNER'S AFFIDAVIT ATTACHED IN NEXT PAGE

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

CITY OF OPA-LOCKA  
PLANNING & ZONING BOARD APPLICATION  
OWNER'S AFFIDAVIT

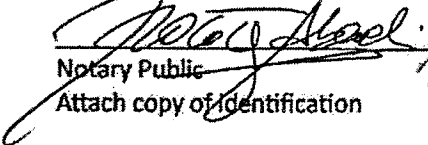
I, David Horowitz, Manager of NGE Key West, LLC , being first duly sworn, depose and say that I am the OWNER of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

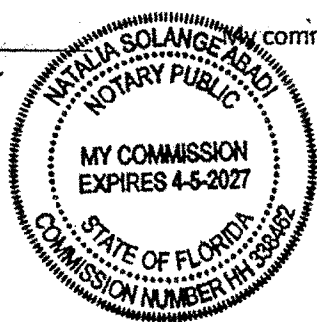
  
Signature

JUNE 15/2023  
Date

Sworn to and subscribed before me:

This 15<sup>th</sup> day of JUNE 2023

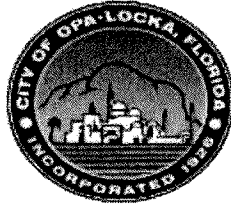
  
Notary Public  
Attach copy of identification



My commission expires 04/05/2027

Scanned with CamScanner

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: FI Residential Solutions, LLC

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

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

100, 103 & 111 Perviz Avenue, Opa-Locka, Fl 33054

I do give to Berny Kopel, COO of FI Residential Solutions, LLC 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 Berny Kopel 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.

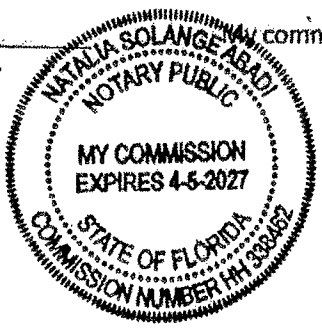
*David Horowitz*  
Signature

JUNE 15/2023  
Date

Sworn to and subscribed before me:

This 15<sup>th</sup> day of June 2023

*Natalia Solange Abadi*  
Notary Public  
Attach copy of identification



My commission expires 04/05/2027

**FL Residential Solutions, LLC**  
**1930 Harrison Street, Suite 304**  
**Hollywood, FL 33020**  
**Ph: 954-926-3638**

June 20, 2023

Gregory Gay, Community  
Development Director  
Gerald Lee, Zoning Director  
CITY OF OPA-LOCKA  
780 Fisherman St  
Opa-Locka, FL 33054

Re: Letter of Intent – City View at Opa-locka rental apartments  
Property Address: 100, 103, 111 and 125 Perviz Avenue, Opa-locka, FL  
Folios: 08-2121-004-1300; 08-2121-004-1290; 08-2121-005-0320 & 08-2121-004-1260

Dear Mr. Gay and Mr. Lee:

This shall constitute our Letter of Intent, as the Applicant for City View Apartments, in support of our request for a Site Plan Approval together with the Zoning Approval under the new development guidelines and a Development Agreement for this project.

The proposed plans entitled “Opa-locka Residential Development” dated May 30, 2023, as prepared by Acebal, Huembes, Fontana Design Studio, LLC for the architectural plans (“Proposed Plans”) along with civil engineering Drawings prepared by Robayna and Associates dated June 20, 2023, are prepared to be in compliance of the City of Opa-locka new zoning overlay under their Zoning Code and designed in keeping with the architectural elements required by the City for Moorish Revival Architecture.

The proposed project is being presented with the integration of the City property located at 125 Perviz Avenue that will allow the development to provide 50 parking spaces for for community use in the Downtown Core area and all required parking for the development.

The total land area will be a gross area of 60,348 sq ft and will be incorporating a seven story building along the parcel frontage of Perviz Avenue and Sharazad Boulevard and provide for 89 residential rental apartments and 1,658 sq ft of commercial space along the corner of the building. The structure will then incorporate a second floor ramp up parking deck to accommodate the buildings parking requirements and provide the City a required 50 unit parking area on the ground floor and along the front of the street in the parallel parking spaces.

At this time, we request your assistance so the project be processed through the departments in the City and be approved accordingly as proposed.

Please do not hesitate to contact me directly at (954) 926-3638 if you have any questions or concerns regarding this matter.

Very truly yours,

  
Benny Kopel  
Development Director

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

Legal Council  
Pedro Gassant  
Holland & Knight, LLP  
701 Brickell Ave UNIT 3300, Miami, FL 33131

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

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SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA,  
FLORIDA AND FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this      day of      2023 ("Execution Date") by and between FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC (the "Owner"), a Florida limited liability company with the mailing address of 19950 WEST COUNTRY CLUB DRIVE, 904, AVENTURA, FL 33180 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 1.38 acres of land located at approximately (Site Address) within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos 08-2121-004-1300, 08-2121-004-1290, 08-2121-005-0320, 08-2121-004-1260, (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number           , approving a Site Plan, for the Proposed Development which consist of 1 building containing over 109,956 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and 193 parking spaces for office/employee/customer parking, and the planting of (number of trees and number of shrubs) ~~in the office parking area as well as on the property perimeter~~ and (landscaped area in sq ft) square feet of landscaped open space in accordance with the FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC approved site plan; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack

of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth and listed below, and the Owner is authorized to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owners and City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. Definitions.
  - a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
  - b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
  - c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
  - d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
  - e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC**, (the "Owner"), a Florida limited liability company, with the mailing address

- of **19950 WEST COUNTRY CLUB DRIVE, 904, AVENTURA, FL 33180** 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 **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC**, Site Plan, at approximately **(Site Address)**, 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 **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC**, Site Plan, at approximately **(Site Address)** "Final Site Plan" approved by the City Commission via Resolution No. \_\_\_\_\_ for the Proposed Development which includes the construction of **1 Building** buildings containing over **109,956** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and **193** parking spaces for office/employee/warehouse parking, and the planting of **(number of trees)** trees and **(number of shrubs)** shrubs in the office parking area as well as on the property perimeter and **(measure of landscaped area in sq ft)** square feet of landscaped open space in accordance with the **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC** approved site plan as may be amended from time to time.
- m. "Governing Body" means the City of Opa-Locka's City Commission.
- n. "Initial Term" is thirty (30) years commencing on the Effective Date.
- o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.
- p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

- q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.
- r. "Parties" means the City and the Owner, **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC.**
- s. "Project" shall mean the **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC** and development of the **1.38** acre Property at **(Site Address)**, and identified by Miami-Dade County Tax Folio Nos **08-2121-004-1300, 08-2121-004-1290, 08-2121-005-0320, 08-2121-004-1260** (the "Property"), as described in the plans prepared by **Acebal Huembes Fontana Design Studio, LLC.,** and dated **6/20/2023**, which proposes the construction of **1** building containing over **109,956** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City and the development of **193** parking spaces; the planting of **(number of trees)** and **(number of shrubs)** shrubs in the parking area as well as on the property perimeter and **(sq ft of landscape coverage)** square feet of lawn coverage. in accordance with the **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC.** approved site plan as may be amended from time to time.
- t. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.
- u. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.
- v. "Resolution" shall mean City of Opa-Locka Resolution Number \_\_\_\_\_ and \_\_\_\_\_ approving the Project and this Agreement.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6. Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner)

and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension or modification of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. Termination. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

9. Development Conditions. In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

- a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.
- b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- c. All signage shall comply with all city sign code ordinance requirements.
- d. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:
  - 1) Design of all physical structures, water bodies, private and public improvements and
  - 2) The color and dimensional characteristics of all building materials
  - 3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan

- e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until 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 Owner, **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC**, Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
  - 1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
  - 2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
  - 3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If to the Developer at **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, LLC, 19950 WEST COUNTRY CLUB DRIVE, 904, AVENTURA, FL 33180**

And

With a copy to: Pedro Gassant  
Holland & Knight, LLP  
701 Brickell Ave UNIT 3300  
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 \_\_\_\_\_, 2023.

Approved for form and legal sufficiency:

City Attorney: \_\_\_\_\_

**FL RESIDENTIAL SOLUTIONS, LLC /  
NGE KEY WEST, LLC., a Florida limited  
liability company**

WITNESS:

\_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Owner/Agent  
Title: Manager

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA        )**  
**:**  
**COUNTY OF MIAMI-DADE)**

The foregoing instrument was acknowledged before me, by means of physical presence or \_\_\_\_\_online notarization, on this \_\_\_\_\_day of \_\_\_\_\_, 2022 by **XXXXXX XXXXX** as Manager of **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, 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**

LOTS 13, 14, 15 & 16 OF BLOCK 86, OF "OPA-LOCKA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

TRACT "B" IN BLOCK 86, OF "SECOND REVISED PLAT NO. 2 OF OPA-LOCKA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 76, WHICH IS IDENTICAL WITH LOTS 8, 9, 10, 11 AND 12 IN BLOCK 86 OF "REVISED PLAT NO. 2 OF OPA-LOCKA" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE ALLEY AS SHOW ON PLAT BOOK 34 PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING BOUNDED ON IT'S NORTH WESTERLY SIDE BY LOT 13, BLOCK 86 OF PLAT BOOK 34 AT PAGE 67, BOUNDED ON IT'S SOUTH EASTERLY SIDE BY LOT 14, BLOCK 86 OF PLAT BOOK 34 AT PAGE 67, BOUNDED ON IT'S NORTH EASTERLY SIDE BY THE WESTERLY RIGHT OF WAY LINE OF PERVIZ AVENUE, BEING BOUNDED ON IT'S SOUTHWESTERLY SIDE BY A LINE PRODUCED BY EXTENDING THE WESTERLY (REAR LOT LINE) OF LOT 13 OF AFOREMENTIONED SUBDIVISION, IN A SOUTH EASTERLY DIRECTION UNTIL IT'S INTERSECTION WITH THE NORTH WESTERLY LINE OF LOT 14 BLOCK 86 OF PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING A STRIP OF LAND 96 FEET IN LENGTH AND 12 FEET IN WIDTH MORE OR LESS.

**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 **FL RESIDENTIAL SOLUTIONS, LLC / NGE KEY WEST, 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.

**DRAFT CITY OF OPA-LOCKA PROPERTY RIGHTS**

**ORDINANCE NO. 2023-XX**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE OPA-LOCKA COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3177(6)(i), FLORIDA STATUTES (2021); PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; PROVIDING FOR THE CORRECTION OF SCRIVENER’S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions including those relating to Comprehensive Planning, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, Section 2.5 of the City Charter of the City of Opa-Locka (“City”) empowers the City Commission to adopt, amend, or repeal such ordinances as may be required for the proper governing of the City; and

**WHEREAS**, on July 1, 2021, CS/CS/CS/HB 59 was signed into law by the Governor (the “Law”) and provides, among other things, for a new requirement in Section 163.3177(6), Florida Statutes (2021) that each local government include in its comprehensive plan a “property rights element to ensure that private property rights are considered in local decision-making”; and

**WHEREAS**, the Law provides that local governments “must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191”; and

**WHEREAS**, the City does not currently have a property rights element in its comprehensive plan; and

**WHEREAS**, the City Commission desires to comply with state law and adopt a new property rights element in the form prescribed by the new Law; and

**WHEREAS**, notice was publicly advertised as required by City and State regulations regarding text amendments to the Comprehensive Plan; and,

**WHEREAS**, on **XXXXXX XX, 2023**, the Planning and Zoning Board, as the local planning agency for the City held its hearing on this proposed Ordinance with due public notice and input, and recommended its adoption; and

WHEREAS, on XXXXX XX, 2023, the City Commission held a first reading and public hearing of this proposed Ordinance; and

WHEREAS, the City Commission voted to transmit the proposed Comprehensive Plan Property Rights Element to state agencies, after first reading, for review pursuant to Section 163.3184(3)(b), Florida Statutes; and

WHEREAS, on XXXXX XX, 2023, the City Commission held a second reading and public reading of this proposed Ordinance with due public notice and input; and

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:**

**SECTION 1. RECITALS.**

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

**SECTION 2. AMENDING THE CITY OF OPA-LOCKA COMPREHENSIVE PLAN.**

The City of Opa-Locka, Florida, Comprehensive Plan is hereby amended to add a Property Rights Element, pursuant to Section 163.3177(6)(i), Florida Statutes (2021), as follows:

**PROPERTY RIGHTS ELEMENT**

**GOAL: CONSIDER THE RIGHTS OF PROPERTY OWNERS IN ALL LOCAL DECISION-MAKING.**

**OBJECTIVE PR-1:**

Apply rules, ordinances, and regulations with sensitivity for judicially acknowledged and constitutionally protected private property rights.

**Policy PR-1.1:** In local decision-making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

**Policy PR-1.2:** In local decision-making, the City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

**Policy PR-1.3:** In local decision-making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**Policy PR-1.4:** In local decision-making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

**SECTION 3. SCRIVENER'S ERRORS.**

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

**SECTION 4. CONFLICT AND REPEALER.**

Any provision of any City of Opa-Locka ordinance or regulation which is in conflict with the provisions of this Ordinance is repealed prospectively to the extent of such conflict.

**SECTION 5. LIBERAL CONSTRUCTION.**

The terms and provisions of this Ordinance shall be liberally construed to affect the purpose for which it is adopted.

**SECTION 6. SEVERABILITY.**

If any portion of this Ordinance is for any reason held or declared to be unconstitutional, invalid or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance shall be held to be inapplicable to any person, property or circumstances, such holding shall not affect the applicability of this Ordinance to any other person, property or circumstances.

**SECTION 7. EFFECTIVE DATE.**

That pursuant to Florida Law, the Comprehensive Plan amendment(s) adopted by this Ordinance shall not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to comply.

**PASSED FIRST READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**PASSED SECOND READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
John Taylor, Mayor

ATTEST:

\_\_\_\_\_  
Joanna Flores, City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

---

Burnadette Norris-Weeks, P.A.  
City Attorney

Moved by:

Seconded by:

**VOTE:**

Commissioner Williams  
Commissioner Kelley  
Commissioner Bass  
Vice Mayor Ervin  
Mayor Taylor



**Memorandum**

**Fort Lauderdale Office** · 1800 Eller Drive · Suite 600 · Fort Lauderdale, FL 33316 · 954.921.7781(p) · 954.921.8807(f)  
 **Miami-Dade Office** · 2103 Coral Way · Suite 810 · Miami, FL 33145 · 786.485.5200(p) · 786.485.1520(f)

**TO:** Planning & Zoning Board  
(Local Planning Agency)  
City of Opa-Locka

**VIA:** Gregory D. Gay, AIA-NAM, Director  
Planning & Community Development Department  
City of Opa-Locka

**FROM:** Alex A. David, AICP  
Calvin, Giordano & Associates  
City Planning Consultant

**SUBJECT:** Amending City Comprehensive Plan to Include a Property Rights Element

**DATE:** June 6, 2023

During the 2021 Legislative Session, the Florida Legislature adoption changes to Chapter 163, Section 163.3177 – Required and optional elements of comprehensive plan; studies and surveys.

This change created Subsection 163.3177 (6)(i) which requires that governmental entities respect judicially acknowledged and constitutionally protected private property rights. The bill was signed into law by the governor on June 29, 2021.

As part of this requirement, a new Property Rights Element must be incorporated into the City’s Comprehensive Plan.

The proposed wording in the new Element, which meets the statutory requirements, is as follows:

**PROPERTY RIGHTS ELEMENT**

**GOAL: CONSIDER THE RIGHTS OF PROPERTY OWNERS IN ALL LOCAL DECISION-MAKING.**

**OBJECTIVE PR-1:**



## Memorandum

Apply rules, ordinances, and regulations with sensitivity for judicially acknowledged and constitutionally protected private property rights.

**Policy PR-1.1:** In local decision-making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

**Policy PR-1.2:** In local decision-making, the City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

**Policy PR-1.3:** In local decision-making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**Policy PR-1.4:** In local decision-making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

After recommendation by the Planning & Zoning Board to the City Commission and first reading by the Commission the proposed amendments to the Comprehensive Plan adding the Property Rights Element will be transmitted to the Florida Department of Economic Opportunity and other review agencies. Once agency reviews are completed the item will be scheduled for second reading (adoption).