CITY OF OPA-LOCKA

The City of Bright Opportunities

REGULAR COMMISSION MEETING
Agenda

Wednesday, July 26, 2023
7:00 PM

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

City Commission
Mayor John H. Taylor, Jr.
Vice Mayor Natasha L. Ervin
Commissioner Sherelean Bass
Commissioner Joseph L. Kelley
Commissioner Veronica Williams

Appointed Officials
Interim City Manager Darvin Williams
City Attorney Burnadette Norris-Weeks
City Clerk Joanna Flores, CMC

SPEAKING BEFORE THE CITY COMMISSION

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

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

CITY OF OPA-LOCKA

"The City of Bright Opportunities"

AGENDA
REGULAR COMMISSION MEETING
July 26, 2023
7:00 PM

1. CALL TO ORDER:

2. ROLL CALL:

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE:

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions)

7. APPROVAL OF AGENDA:

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes - June 28, 2023

9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:

10. PUBLIC PRESENTATIONS:

Tim Koeshall and Beau Hendrix
Civic Plus
Ref: Digitizing the Business Licensing, Code Enforcement and Planning and Zoning Departments

Carolina Lozano, Account Supervisor
Roar Media
Ref: Recap of our Q1-Q2 efforts; Brand concepts for the "I Am Opa-locka" Brand Campaign; and Strategic Plan Overview

11. CITIZENS' FORUM:
(Opportunity for discussion of any concerns – please limit to 3 minutes)

12. ACTION ITEMS (items from consent agenda pull list):

13. ADMINISTRATION:

CONSENT AGENDA:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE INTERIM CITY MANAGER TO CREATE A SISTER CITY PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE INTERIM CITY MANAGER TO TAKE ALL NECESSARY STEPS TO ESTABLISH KABOOM PARK AS ONE OF THE CITY'S OFFICIAL PARKS, IN HONOR OF NATIONAL PARKS AND RECREATION MONTH; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RESCINDING RESOLUTION NO. 17-9301; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Commissioner Kelley*

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE INTERIM CITY MANAGER TO ENFORCE CITY LAND USE RIGHTS THROUGH A CODE ENFORCEMENT PROCESS THAT PROHIBITS PROPERTY OWNERS FROM ENCROACHING UPON CITY OWNED PROPERTY AND EASEMENT RIGHTS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Commissioner Williams*

5. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, SETTING THE PROPOSED MILLAGE RATE OF 9.3500 MILLS FOR COMPUTATION OF AD VALOREM TAXES FOR THE CITY OF OPA-LOCKA, FLORIDA AS REQUIRED BY LAW FOR THE BUDGET FOR FISCAL YEAR (FY) 2023-2024; ESTABLISHING THE DATE, TIME AND PLACE FOR THE FIRST HEARING TO CONSIDER THE PROPOSED MILLAGE RATE AND PROPOSED BUDGET FOR FY 2023-2024; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Interim City Manager*

6. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, SETTING THE PROPOSED BUDGET FOR THE CITY OF OPA-LOCKA, FLORIDA AS REQUIRED BY THE STATE AND LOCAL AGREEMENT OF COOPERATION BETWEEN THE FLORIDA GOVERNOR AND THE CITY OF OPA-LOCKA, FOR FISCAL YEAR (FY) 2023-2024; ESTABLISHING REQUIREMENTS FOR THE APPROVAL OF THE CITY BUDGET ON OR BEFORE AUGUST 1ST AND FORWARDING TO THE GOVERNOR THE PROPOSED ANNUAL BUDGET OF THE CITY AS PRELIMINARILY**

APPROVED BY THE CITY COMMISSION FOR FY 2023-2024; AND DIRECTING THE CITY MANAGER TO FORWARD A COPY OF THIS RESOLUTION AND APPROVED PROPOSED BUDGET TO THE GOVERNOR; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Interim City Manager*

7. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR CITYWIDE TOWING SERVICES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Interim City Manager*

8. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER TO PIGGYBACK GENERAL SERVICE ADMINISTRATION (GSA) CONTRACT GS-35F-0124U WITH CIVICPLUS, LLC. FOR SUBSCRIPTION, HOSTING, SUPPORT, AND MAINTENANCE SERVICES, IN AN AMOUNT NOT TO EXCEED EIGHTY-FOUR THOUSAND FOUR HUNDRED FIFTY DOLLARS ($84,450.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Interim City Manager*

9. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER TO ISSUE AN INVITATION TO BID FOR PUBLIC RECORDS MANAGEMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Clerk*

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF A BUILDING HEIGHT VARIANCE 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.** *Sponsored by Interim City Manager*

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, GRANTING 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. *Sponsored by Interim City Manager*

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, GRANTING 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 1-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Interim City Manager*

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA; FLORIDA; APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF AN EIGHT-STORY MULTI FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 2090 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2122-003-2100; CORRIDOR MIXED USE DISTRICT (MXUOD) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Interim City Manager*

5. **A RESOLUTION OFTHE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF AN EIGHT-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 2090 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2122-003-2100, CORRIDOR MIXED USE (MXUOD) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Interim City Manager*

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING THE SECTION OF SERVICE ROAD FROM NORTHWEST 22ND AVE TO NORTHWEST 18TH AVE AS DEBORAH SHEFFIELD IRBY ROAD; PROVIDING FOR A REPEALER; SEVERABILITY AND EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

A. FIRST READING ORDINANCE(S)/PUBLIC HEARING(S):

B. SECOND READING ORDINANCE(S)/PUBLIC HEARING(S):

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

18. OFFICIAL BOARD REPORTS:

19. MAYOR/COMMISSION REPORTS:

1. Mayor John H. Taylor, Jr.
   Financial Oversight Update provided by Interim City Manager Darvin Williams

20. OFFICIAL BOARD APPOINTMENTS:

Civil Service Board
1 individual appointment (Commissioner Bass)
1 individual appointment (Commissioner Williams)

Housing Authority and Nuisance Abatement Board
1 individual appointment (Mayor Taylor)
1 individual appointment (Commissioner Williams)

Local Financial Oversight Board
1 at-large appointment

Teen & Young Adult Advisory Board
1 individual appointment (Commissioner Bass)
1 individual appointment (Commissioner Kelley)

21. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES

1. **City of Opa-locka Budget Workshop on Monday, July 24, 2023 at 6:00 p.m., Opa-locka Municipal Complex, 780 Fisherman Street, 3rd Floor, Opa-locka, FL.**

2. **Opa-locka Community Redevelopment Agency Meeting, Tuesday, July 25, 2023 at 6:00 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.**

3. **Opa-locka Planning & Zoning Appeals Board Meeting, Monday, July 31, 2023 at 5:00 p.m., City of Opa-locka Municipal Complex, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.**

4. **City of Opa-locka Historic Environmental Preservation Board Meeting on Monday, July 31, 2023 at 7:00 p.m., City of Opa-locka Municipal Complex, 780 Fisherman Street, 3rd Floor, Opa-locka, FL.**

5. **City of Opa-locka Mayor & Commission invite you to the Sherbondy Gym Grand Opening Event on Tuesday, August 1, 2023 at 12:00 p.m., Sherbondy Village, 215 Perviz Avenue, Opa-locka, FL.**

6. **City of Opa-locka Mayor & Commission in partnership with Farm Share and Miami-Dade County invites the community to a Monthly Free Food Walk-Thru Distribution hosted by Commissioner Joseph L. Kelley, Wednesday, August 2, 2023 from 10:00 A.M. - 1:00 P.M., first come, first served, at Sherbondy Park Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida.**

7. **City of Opa-locka Mayor & Commission invite you to BINGO sponsored by Mayor John H. Taylor, Jr. on Friday, August 11, 2023 at 6:00 p.m., Sherbondy Park, 215 Perviz Avenue, Opa-locka, FL.**

8. **City of Opa-locka Mayor & Commission invite you to Commissioner Joseph L. Kelley's Meet Me Monday, August 14, 2023 at 6:00 PM, Helen L. Miller Center, 2331 N.W. 143rd Street, Opa-locka, FL.**

9. **City of Opa-locka Community Relations, Recreation & Activities Board Meeting on Tuesday, August 15, 2023 at 6:00 p.m., City of Opa-locka Municipal Complex, 780 Fisherman Street, 3rd Floor, Opa-locka, FL.**

10. **Free aerobics classes sponsored by Mayor John H. Taylor, Jr. every Monday & Wednesday from 6 p.m. - 7 p.m., Sherbondy Village, 215 Perviz Avenue, Opa-locka, FL.**

For further information, please contact the Office of the City Clerk by telephone at (305) 953-2800 or email jflores@opalockafl.gov.

CITY OF OPA-LOCKA

"The city of bright opportunities"

CLERK'S ACTION SUMMARY MINUTES
REGULAR COMMISSION MEETING
June 28, 2023
7:00 P.M.

1. CALL TO ORDER:

Mayor Taylor called the meeting to order at 7:06 p.m. on Wednesday, June 28, 2023 at the City Commission Chamber, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Dr. Sherelean Bass, Vice Mayor Natasha L. Ervin, Commissioner Joseph L. Kelley, Commissioner Veronica J. Williams and Mayor John H. Taylor Jr. Also in attendance were: Assistant City Manager Sha'mecca Lawson, Assistant City Manager George Ellis, City Attorney Burnadette Norris-Weeks and Deputy City Clerk Chris Wills.

3. INVOCATION:

The Invocation was led by Commissioner Kelley.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

There were none.

6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions):

It was moved by Commissioner Williams, seconded by Vice Mayor Ervin to approve the Consent Agenda.

There being no further discussion, the motion to approve the Consent Agenda passed by a 5-0 vote.

Vice Mayor Ervin	Yes
Commissioner Kelley	Yes

Commissioner Williams	Yes
Commissioner Bass	Yes
Mayor Taylor	Yes

7. APPROVAL OF AGENDA:

Mayor Taylor asked Assistant City Manager Lawson if there were Add-on Agenda Items.

Assistant City Manager Lawson confirmed that there were Add-on Agenda Items.

City Attorney Norris-Weeks informed the Commission that they did not have all of the titles yet and suggested that they do what was done at the last meeting, to move it to a different portion. The City Attorney explained that 1 Item was received after 6:00 pm and is still being worked on, adding that they had 4 altogether and that 2 were pulled after they were prepared, with one being given after. She stated her understanding that there were a total of only 2.

Deputy Clerk Wills stated that there were 2 Add-on Items that had already been forwarded to the Commission and 2 additional ones that are being prepared by the City Attorney.

City Attorney Norris-Weeks suggested that they can be read into the record once they're printed and before the Commission.

Mayor Taylor suggested that the Commission go ahead an add-on the 2 that they have before them and then reopen the Agenda later on. The Mayor then asked Assistant City Manager Lawson to state the emergency nature of the Items.

Assistant City Manager Lawson informed the Commission that as City Staff began working on the NW 147th Street milling and resurfacing, it was discovered that the current budget is insufficient to cover the major work that is needed and a change of scope was being requested to complete Phase 6 & 7.

Deputy Clerk Wills read Add-on Item 14-1 into the record.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AMENDING RESOLUTION #22-063 PERTAINING TO MILLING AND RESURFACING WORK TO BE PERFORMED BY H&R PAVING, INC.; SPECIFICALLY REPLACING THE SCOPE OF WORK PROPOSAL MAP ENTITLED "MILLING & RESURFACING / PAVEMENT MARKINGS PHASE 6 - 2023" AS SET FORTH IN ATTACHED COMPOSITE EXHIBIT "A", FOR A TOTAL AMOUNT NOT EXCEED TWO HUNDRED EIGHTY EIGHT THOUSAND,

FOUR HUNDRED EIGHTY TWO DOLLARS AND FORTY CENTS ($288,482.40); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

It was moved by Commissioner Bass, seconded by Vice Mayor Ervin, to add the legislation proposed to be included as Item 14-1, to the Agenda.

There being no further discussion, the motion passed by a 5-0 vote.

Commissioner Kelley	Yes
Commissioner Williams	Yes
Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Mayor Taylor	Yes

Mayor Taylor asked if the explanation for the first Item was the same for the second.

Assistant City Manager Lawson confirmed that they are companion Items.

Deputy Clerk Wills read Add-on Item 14-2 into the record.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AMENDING RESOLUTION #22-068 PERTAINING TO MILLING AND RESURFACING WORK TO BE PERFORMED BY H&R PAVING, INC.; SPECIFICALLY REPLACING THE SCOPE OF WORK PROPOSAL MAP ENTITLED "MILLING & RESURFACING PHASE 7- 2023" AS SET FORTH IN ATTACHED COMPOSITE EXHIBIT "A", FOR A TOTAL AMOUNT NOT EXCEED THREE HUNDRED FORTY-TWO THOUSAND, EIGHT HUNDRED THIRTY-FOUR DOLLARS AND SEVENTY-TWO CENTS ($342,834.72); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

It was moved by Commissioner Williams, seconded by Vice Mayor Ervin, to add the legislation proposed to be included as Item 14-2, to the Agenda.

There being no further discussion, the motion passed by a 5-0 vote.

Commissioner Williams	Yes
Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Mayor Taylor	Yes

Mayor Taylor asked if City Attorney Norris-Weeks could read the other 2 Items into the record, so that the Commission doesn't have to reopen the Agenda.

Commissioner Kelley stated that he is not going to support voting on anything to put on the Agenda that he can't even see in front of him, adding that it's a different story if they want to reopen it once they get something in black and white.

Mayor Taylor asked to hear from everybody else on the Commission.

Commissioner Bass said it didn't matter.

Vice Mayor Ervin said they can wait.

Commissioner Williams said they can wait.

It was moved by Vice Mayor Ervin, seconded by Commissioner Kelley, to approve the Agenda.

There being no further discussion, the motion to approve the Agenda passed by a 5-0 vote.

Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Commissioner Williams	Yes
Mayor Taylor	Yes

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes - May 24, 2023

It was moved by Commissioner Kelley, seconded by Commissioner Bass to approve the minutes from the Regular Commission Meeting Minutes - May 24, 2023.

There being no discussion, the motion to approve the minutes passed by a 5-0 vote.

Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Commissioner Williams	Yes
Commissioner Bass	Yes
Mayor Taylor	Yes

9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:

There were none.

10. PUBLIC PRESENTATIONS:

There were none.

11. CITIZENS' FORUM:
(Opportunity for discussion of any concerns – please limit to 3 minutes)

Deputy Clerk Wills announced the protocol for public participation at City Commission meetings.

Mayor Taylor opened the Citizens' Forum.

Ms. Marcia Miguel and Mr. Johnson, who reside at 2140 York Street, gave their time to Chairman Brian Dennis.

Chairman Brian Dennis who resides at 2140 York Street expressed his opinion which he said that he had also stated the previous Tuesday, sharing his concerns about the Mayor, Police Chief and City Manager.

Ms. Sharon Frazier Stevens who resides at 145 NE 193rd Street, introduced herself as a former North Region PTA Coordinator. Ms. Stevens said that she has 3 aunts and 2 uncles that own homes in Opa-locka and love the City, and she shared her concern that when she went to Tallahassee as a non-paid lobbyist for education, she saw that they weren't getting their fair share. She also informed the Commission that she represented Opa-locka for 5 years as the Chairwoman of the Opa-locka and Miami Gardens CACNRSA which put together the community needs assessment including housing for youth in foster care and women who are victims of domestic violence, but she said that she is not seeing new housing projects despite identifying homelessness as a big deal in the United States. She concluded by urging the Commission to get its fair share from the Miami-Dade County Commission, because Tallahassee said they sent that money down, in addition to a lot from Washington.

There being no additional members of the public to address the Commission, Mayor Taylor closed the Citizen's Forum.

12. ACTION ITEMS (items from consent agenda pull list):

There were none.

13. ADMINISTRATION:

CONSENT AGENDA:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, DIRECTING THE INTERIM CITY MANAGER TO UPDATE THE SPECIAL EVENTS POLICY AND PRESENT IT TO THE CITY COMMISSION FOR FINAL APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, DIRECTING THE INTERIM CITY MANAGER TO EXPLORE THE FEASIBILITY OF WRAPPING ONE POLICE VEHICLE FOR CEREMONIAL PURPOSES; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, DIRECTING THE INTERIM CITY MANAGER TO DEVELOP A RECYCLING PLAN REGARDING THE CITY MUNICIPAL COMPLEX TO BE PRESENTED TO THE CITY COMMISSION FOR CONSIDERATION AND APPROVAL; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Commissioner Williams*

Vote taken on Consent Agenda items can be viewed under Agenda Item 6 – Approval of the Consent Agenda.

14. NEW ITEMS:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AMENDING RESOLUTION #22-063 PERTAINING TO MILLING AND RESURFACING WORK TO BE PERFORMED BY H&R PAVING, INC.; SPECIFICALLY REPLACING THE SCOPE OF WORK PROPOSAL MAP ENTITLED "MILLING & RESURFACING / PAVEMENT MARKINGS PHASE 6 - 2023" AS SET FORTH IN ATTACHED COMPOSITE EXHIBIT "A", FOR A TOTAL AMOUNT NOT EXCEED TWO HUNDRED EIGHTY EIGHT THOUSAND, FOUR HUNDRED EIGHTY TWO DOLLARS AND FORTY CENTS ($288,482.40); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

The above resolution was read by City Attorney Norris-Weeks.

Mayor Taylor asked Assistant City Manager Lawson to introduce Agenda Item 14-1.

Assistant City Manager Lawson informed the Commission that as City Staff began working on the NW 147th Street milling and resurfacing, it was discovered that the current budget is insufficient to cover the major work that is needed and a change of scope was being requested to complete Phase 6 & 7. The Assistant City Manager also said that Capital Improvements Project Manager Adelina Gross was available to answer any questions.

It was moved by Commissioner Bass, seconded by Commissioner Williams to discuss Add-on Agenda Item 14-1.

Capital Improvements Project Manager Adelina Gross provided a presentation to the Commission.

Commissioner Williams noted that this had come to the Commission the previous April and asked if it had gone through the request for proposals or quotations process.

Capital Improvements Project Manager Adelina Gross explained that the request for proposals process was done through Miami-Dade County and that the City of Opa-locka piggybacked that contract.

Commissioner Williams asked how it did not fit into the bid that the company provided.

Capital Improvements Project Manager Adelina Gross informed the Commission that this was one of the streets addressed in the audit during the previous year and it was asked why milling and resurfacing was being done if the street had no drainage. Manager Gross said that drainage was added to mitigate and resolve part of the complaints, and that it was just a patch because of the amount that is going to be spent. She then went on to say that when the job was started this year, all the material that had been taken in 2022 was not usable and cannot be milled or resurfaced, adding that it all had to be excavated and additional lime rock had to be put in.

Commissioner Kelley shared his understanding that the proposal for this phase was received in November of the previous year and that it was decided that more needed to be done. The Commissioner then asked when the document was produced.

Capital Improvements Project Manager Adelina Gross informed the Commission that it is a weekly report provided to keep track of the project.

Commissioner Kelley asked why they didn’t get it before.

Capital Improvements Project Manager Adelina Gross stated that the report was provided to the City Attorney and she did not believe it was included at the last minute, but she said that the first map is for Phase 6 of milling and resurfacing including Sharar Avenue,

Service Road and Harem Avenue, and she stated that the Commission was being asked to change the scope to Sharar Avenue and NW 147th Street.

Commissioner Kelley stated his understanding that there was no drainage tied to it and that it was just to resurface Sharar Avenue and NW 147th Street.

Capital Improvements Project Manager Adelina Gross confirmed that Commissioner Kelley was correct.

Commissioner Kelley asked if they knew the actual cost, noting that the proposed legislation stated that it was not to exceed $284,482.

Capital Improvements Project Manager Adelina Gross explained that the actual cost is $99,895 for the completion of 147th Street.

Commissioner Kelley stated that he didn't see it and doesn't like getting stuff piecemeal, adding that it puts the Commission in a tough spot because everybody wants the roads fixed. The Commissioner then said that they are not doing a good job of projecting, planning or proposing and need to keep coming back to add on additional scope because pricing changed or something was discovered after they started. He recognized that 147th Street is a major challenge, sharing that he was riding it earlier that day.

Capital Improvements Project Manager Adelina Gross informed the Commission that it will include the additional work being done for the phase, adding that they are trying to not exceed the budget that was allocated to all of the milling and resurfacing projects by repurposing the money for 147th Street by removing certain streets, so they can finish the project.

Commissioner Kelley asked to be provided the weekly report so that he can keep up with it and not get it at the last minute.

Assistant City Manager Lawson acknowledged Commissioner Kelley's request.

Mayor Taylor stated that Commissioner Kelley said it all. The Mayor noted that Capital Improvements Project Manager Adelina Gross stated that certain streets were not being done to complete this, and he asked why this was taking precedence over Residential streets.

Capital Improvements Project Manager Adelina Gross explained that the work had already started and some improvement of the conditions of the road had already been seen. Manager Gross further stated that if they stop the work, whatever had been accomplished will be destroyed again and they will have the same issues on 147th Street, the drainage that had already been installed will stop working and the flooding will

continue. She also clarified that the only Residential street being removed was Harem Avenue.

Mayor Taylor asked Capital Improvements Project Manager Adelina Gross to bring back a plan for Mary Alice Brown Apartments and Aladdin Street.

Commissioner Williams said that she was given pause by the continuation of illegal dumping on the street and said that she wanted to make sure that the systems are in place so that it doesn't happen in that area. The Commissioner agreed that if a project has started they of course need to finish it, but she also noted that the road floods every time there's heavy rain and asked how they know that it is not going to happen again.

Capital Improvements Project Manager Adelina Gross informed the Commission that cameras had been installed on 147th Street and were being monitored. Manager Gross also explained that the Police Department and Code Enforcement can now pass, unlike before when the road was basically a swamp with huge holes that cars were getting stuck in. She then went on to say that a middle remedy had been installed because $3.5 million had been allocated to address the whole area between 22nd and 27th up to 151st Street. Manager Gross reported that they have discovered that the flooding that used to be stuck for weeks is now taking hours to drain. She concluded by stating that she cannot promise a smooth drive, but said that it would be a better drive than before.

Assistant City Manager Lawson confirmed that Capital Improvements Project Manager Adelina Gross had reported the illegal dumping that was occuring in that area and she shared that Mr. King Leonard and his crew were constantly picking up the illegal dumping, in addition to the cameras being installed that are being monitored by the Information Technology Department and the Police Department, adding that they hope it will reduce the illegal dumping.

Commissioner Williams echoed the sentiments that had been expressed to ensure that the Commission is given information with enough time, noting that it has been a pattern recently and stating that they need to figure out how to fix the systems so that things are given to the Commission in a timely manner.

Assistant City Manager Lawson acknowledged Commissioner Williams' concern.

City Attorney Norris-Weeks stated for the record that one of the things that is happening is that they get Items after the deadline like after 5 pm a Friday before the Monday that it is due, but sometimes it is insisted that they go on as Add-on Items. The City Attorney then said that it was all one piece of legislation with a whole bunch of stuff in it and once they deciphered what was going on with the legislation, it was broken down into 2 separate things so that the Commission could understand it. She offered assurances that

they're trying not to hold up the process but said that it was very frustrating getting Add-on Items at the last minute, pointing out that 2 of them for that meeting were not even used. The City Attorney said that it was inefficient, adding that they want to do their very best job, be professional and get things to the Commission, but said that when systems are not adhered to, it makes everybody's job difficult. She concluded by expressing her hope for a change.

Mayor Taylor noted that his Commission Colleagues were stating that they would like the information ahead of time, citing the example of the weekly report.

City Attorney Norris-Weeks stated that they don't create that and don't have anything to do with it.

Mayor Taylor addressed it to them all.

There being no additional discussion, Add-on Agenda Item 14-1 passed by a 5-0 vote.

Commissioner Kelley	Yes
Commissioner Williams	Yes
Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Mayor Taylor	Yes

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AMENDING RESOLUTION #22-068 PERTAINING TO MILLING AND RESURFACING WORK TO BE PERFORMED BY H&R PAVING, INC.; SPECIFICALLY REPLACING THE SCOPE OF WORK PROPOSAL MAP ENTITLED "MILLING & RESURFACING PHASE 7- 2023" AS SET FORTH IN ATTACHED COMPOSITE EXHIBIT "A", FOR A TOTAL AMOUNT NOT EXCEED THREE HUNDRED FORTY-TWO THOUSAND, EIGHT HUNDRED THIRTY-FOUR DOLLARS AND SEVENTY-TWO CENTS ($342,834.72); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

The above resolution was read by City Attorney Norris-Weeks.

It was moved by Commissioner Williams, seconded by Commissioner Bass to discuss Add-on Agenda Item 14-2.

Mayor Taylor asked Assistant City Manager Lawson to introduce Agenda Item 14-2.

Assistant City Manager Lawson informed the Commission that Add-on Item 14-2 was a Companion Item to Add-on Item 14-1 and she said that Capital Improvements Project Manager Adelina Gross was available to answer any questions.

Commissioner Kelley said that he didn't want to be redundant, and stressed the importance of projecting, planning and proposing. The Commission then noted that this one was for Perviz, 139th and 147th and asked if it was separated out because of the funding mechanism and the piggyback.

Capital Improvements Project Manager Adelina Gross explained that it was the same funding but was recommended by the City Attorney to separate both Items because they were referring to 2 different resolutions. Manager Gross further stated for this phase, the street is not Residential and that they would still be addressing 139th Street and 26th Avenue, which she said is in really bad condition, and she also said that they would be addressing Perviz Avenue from 151st all the way to Sharazad Boulevard.

Commissioner Kelley asked to confirm that it would be for milling and resurfacing.

Capital Improvements Project Manager Adelina Gross confirmed that Commissioner Kelley was correct.

Commissioner Kelley stated that he has Residents saying to him that Perviz from 151st to the Municipal Complex, is a new road compared to some that haven't seen any improvements.

Capital Improvements Project Manager Adelina Gross stated that it would be 139th Street.

Commissioner Kelley said that it could be a whole bunch of others.

Mayor Taylor mentioned Mary Alice Brown Apartments.

Commissioner Kelley stated that he understands that the City needs about $40 million of infrastructure if they are looking at the City as a whole, adding that the industrial area needs probably $20 or $25 million, but he said that is a whole different discussion on how they are piecemealing it together, stating that they should have done it by a different route to get folks to buy into it. He then reiterated that if they are going to redo Perviz, but they have other streets that have not been done at all, it is a tough sell to Residents and the Business Community.

Capital Improvements Project Manager Adelina Gross explained that if you drive from 151st down Perviz, the road is bumpy because it was not compacted properly. Manager Gross said that she didn't know how many years ago that was done, pointing out that she

has only been working for the City for a year, but she stated that the road is deteriorating and the manholes are being raised because the road is going down, despite the road looking good.

Commissioner Kelley said he appreciated what Capital Improvements Project Manager Adelina Gross stated but said that all of the Commission Members could take her to about 5 other roads with the same thing for a longer period of time, noting that Mayor Taylor had indicated some other roads as well. The Commissioner said that some of those roads hadn't seen milling and resurfacing in 10 or 15 years, and suggested that some might ask why that road was picked as opposed to streets in other areas where businesses are located. He concluded by stating that it puts the Commission in a tough spot, as though they don't want to promote drainage improvements, adding that he believes it won't be the last time Ms. Gross will be coming back to the Commission for that area.

Capital Improvements Project Manager Adelina Gross said that she hoped so, and stated that she will probably be back for a bigger project that will solve the whole issue.

Commissioner Williams used the term used by Commissioner Kelley and said that there has been a lot of piecemealing of roads, acknowledging that Capital Improvements Project Manager Adelina Gross just got to the City. The Commissioner said that when they sign agreements, there has to be something that holds them accountable, noting that Manager Gross had said that they don't know how long it had been since the road had been milled and resurfaced, but stating that someone got paid a lot of money to do that work, noting that it predates all of them. She said that there is something that the City is not doing in the vetting of the companies, stating that sometimes piggybacks aren't good because the City isn't doing the vetting that it should. The Commissioner challenged the Capital Improvements Project Manager and the City Manager's Office to ensure that there is something in the agreements that is a fail-safe for the City that if it happens, it is their responsibility.

There being no additional discussion, Add-on Agenda Item 14-2 passed by a 5-0 vote.

Commissioner Williams	Yes
Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Mayor Taylor	Yes

Mayor Taylor then noted that there were 2 additional Add-on Items before the Commission and he recalled that Commissioner Williams had pointed out that it was starting to be a pattern, stating that they did it at the last Commission Meeting and pointing out that they have more Add-on Items than the Items that were on the regular

Agenda. The Mayor proceeded to ask what the emergency nature of the Items was, that would impact the welfare, health and safety of Residents.

Assistant City Manager Lawson stated that the Item regarding 935 Curtiss Drive rises to the level of an emergency because the property owner enclosed the water meter for his neighbor's property and is refusing to grant the City or the County access, leading to his neighbor not having water.

Mayor Taylor asked how long the City has known this.

Assistant City Manager Lawson offered to have Public Works Director Airia Austin speak on the Item.

Mayor Taylor noted that the Commission wanted to hear more before moving the Item forward.

Public Works Director Airia Austin informed the Commission that the Resident located at 930 Oriental Drive is new to the City of Opa-locka after having just purchased the property and he said that the property's meter is in the backyard of the property owned by the Resident at 935 Curtiss Drive, who encumbered the alleyway and is refusing to grant the County or the City access to the meter, so that water service could be initiated for the new Resident, despite Police having visited the site.

Commissioner Kelley asked if the City just found this out when the new tenant moved in.

Public Works Director Airia Austin stated that the area had been previously encumbered but that the meter was on for the old Resident and it just became a problem when the new customer came and needed to have his water.

Commissioner Kelley asked if the water could be turned on without doing that.

Public Works Director Airia Austin informed the Commission that it is a manual process.

Commissioner Kelley asked how long ago the City learned about it.

Public Works Director Airia Austin stated that the City has been working with the property owner to gain access, informing the Commission that he had previously granted access but that he was not going to do it again and is taking over the City's easement.

Commissioner Kelley asked if the easement was the City's all of the time.

Public Works Director Airia Austin confirmed that the easement was the City's all of the time, but that he recently built a fence.

Commissioner Kelley asked how he got permission to build the fence and whether he got a permit.

Public Works Director Airia Austin confirmed that the property owner obtained a permit.

Commissioner Kelley asked if the City had granted a permit to encroach the City's easement.

Public Works Director Airia Austin stated that the City granted him a permit to build a fence, but he built it in the wrong location.

Commissioner Kelley asked if it was noticed during the inspection.

Public Works Director Airia Austin said that he wasn't sure.

Commissioner Williams suggested tearing the fence down.

Commissioner Kelley stated his understanding that this rose to this level because they can't access water.

Public Works Director Airia Austin confirmed that Commissioner Kelley was correct.

Commissioner Williams noted that Public Works Director Airia Austin stated that the Police had been there and asked how the proposed resolution solved the problem.

Public Works Director Airia Austin explained that the proposed resolution is asking to place an injunction on the Resident to remove his fence from the easement that is City property.

Commissioner Williams stated her understanding that the City can't remove the fence and has to have a resolution to move the fence that should not have been permitted in the first place.

Mayor Taylor pointed out that it is on the City's property.

Public Works Director Airia Austin confirmed that both Mayor Taylor and Commissioner Williams were correct.

Commissioner Bass stated that it is ridiculous.

Mayor Taylor then asked Assistant City Manager Lawson to introduce the additional Item that was being proposed to be added to the Agenda.

Assistant City Manager Lawson stated that Commissioner Bass will be hosting Community Chess Tournaments on an ongoing basis, and she said that Commission approval is needed for City Staff to begin procuring the items for the event.

Mayor Taylor stated that technically City Staff can procure the items because it was passed in the adopted budget that the State of Florida approved. The Mayor then noted that it goes over the $200 that had been approved, and said that there should just be a budget amendment. He said that the proposed legislation would approve the event, which he stated was already approved, adding that it is under the Manager's $25,000 threshold.

Assistant City Manager Lawson confirmed that the event was approved for $200 and she said that the remainder of the funds would be coming from Commissioner Bass' special events line item.

Commissioner Bass offered to pull the Item and put it on the next Agenda.

Commissioner Williams asked why she would do that.

Commissioner Bass explained that they are just waiting on the delivery and because it's the Summer, she didn't want to wait until the last minute to put it on the Agenda.

Commissioner Williams joined Mayor Taylor in asking why it was not just a budget amendment.

Mayor Taylor reiterated his suggested that it be a budget amendment for $1,800.

Assistant City Manager Lawson stated that it's going to be more than $1,800 explaining that the initial startup cost is $2,000 and she said that her understanding was that it would be $500 monthly going forward.

Mayor Taylor noted that there were 3 months remaining in the fiscal year and asked the City Attorney why it couldn't just be a budget amendment for $3,300.

City Attorney Norris-Weeks stated that she believed that it could be a budget amendment, adding that Budget Administrator Anathan could probably speak to that more appropriately.

Commissioner Kelley stated that he would like to hear Budget Administrator Anathan's analysis because he noted that when he looked at the Cover Memo, it stated that $2,000 was being charged to the Parks & Recreation Department Special Events Budget and then the cost of each event was being charged to the Commission Special Events Budget.

Budget Administrator Bob Anathan informed the Commission that the special events budget has an available balance of $53,000 and it is an element of that account, further explaining that they don't have budget control on each one, only on the bottom line and the balance is sufficient to cover the $2,000 for the procurement of the materials for the chess tournaments.

Commissioner Williams stated that she was confused.

Budget Administrator Bob Anathan went on to explain that budget control is at the account level and the chess competition is a sub element, adding that as long as there's sufficient money in the special events budget, a budget amendment is not required.

Mayor Taylor shared his understanding that because they're only looking at the bottom line, if the Commission does not add it to the Agenda, the chess tournament could still move forward because there is $53,467 left over in the special events budget for the Parks & Recreation Department.

Budget Administrator Bob Anathan confirmed that the funding was there, but said that he thought the State of Florida wanted each one approved as they go forward and that it was why he believed they were having the discussion.

Mayor Taylor asked if that was true, even if the Commission passed it in August.

Budget Administrator Bob Anathan stated that it was his understanding.

Mayor Taylor asked if they would be double passing legislation.

Budget Administrator Bob Anathan said that he thought it was what the State of Florida was looking for and he shared his understanding that they had discussed it with each of the Commission Members.

Mayor Taylor stated that they did, but said that they were talking about Items that were not passed during the budget, pointing out that the particular Item had been passed during the budget.

Budget Administrator Bob Anathan stated that he understood that.

Mayor Taylor thanked Budget Administrator Bob Anathan.

It was then moved by Commissioner Williams, seconded by Vice Mayor Ervin to reconsider the approval of the Agenda.

There being no further discussion, the motion passed by a 5-0 vote.

Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Commissioner Williams	Yes
Mayor Taylor	Yes

Deputy Clerk Wills read proposed Add-on Item 14-3 into the record.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE CITY ATTORNEY TO FILE PROPER LEGAL ACTION TO ENFORCE A UTILITY EASEMENT FOR 930 ORIENTAL BOULEVARD, WITHIN THE CITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

It was moved by Commissioner Bass, seconded by Vice Mayor Ervin to include Add-on Item 14-3 on the Agenda.

There being no further discussion, the motion passed by a 5-0 vote.

Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Commissioner Williams	Yes
Commissioner Bass	Yes
Mayor Taylor	Yes

Deputy Clerk Wills read proposed Add-on Item 14-4 into the record.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING A BI-WEEKLY COMMUNITY CHESS TOURNAMENT TO BE HOSTED BY COMMISSIONER BASS, IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR INITIAL EXPENSES AND FIVE HUNDRED DOLLARS ($500.00) MONTHLY FOR THE 2022-2023 FISCAL YEAR; AND PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

It was moved by Commissioner Williams, seconded by Vice Mayor Ervin to include Add-on Item 14-4 on the Agenda.

There being no further discussion, the motion passed by a 5-0 vote.

Commissioner Kelley	Yes
Commissioner Williams	Yes
Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Mayor Taylor	Yes

It was moved by Commissioner Williams, seconded by Commissioner Bass to approve the Agenda as amended.

There being no discussion, the Agenda was approved as amended by a 5-0 vote.

Commissioner Williams	Yes
Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Mayor Taylor	Yes

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE CITY ATTORNEY TO FILE PROPER LEGAL ACTION TO ENFORCE A UTILITY EASEMENT FOR 930 ORIENTAL BOULEVARD, WITHIN THE CITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

The above resolution was read into the record by City Attorney Norris-Weeks.

It was moved by Vice Mayor Ervin, seconded by Commissioner Bass to discuss Add-on Agenda Item 14-3.

Mayor Taylor asked Assistant City Manager Lawson to introduce Add-on Agenda Item 14-3.

Assistant City Manager Lawson stated that the City Manager's Office was requesting approval of the Item to allow the City Attorney to file the proper legal actions on behalf of the City and allow access to the City's utility easements.

Commissioner Williams asked if the emergency injunction would allow the City to remove the fence.

Public Works Director Airia Austin stated that it would force the property owner to remove the fence from the City's property.

Commissioner Williams noted that the property owner had refused the Police and everybody and asked what would happen if he still refuses after the injunction.

Public Works Director Airia Austin informed the Commission that the City would have the right to remove the fence as well.

Commissioner Williams asked what the time limit would be.

Public Works Director Airia Austin said he would have to yield to the City Attorney.

City Attorney Norris-Weeks informed the Commission that the proposed legislation was written globally using the words proper legal action to have the Commission allow the action that's necessary to allow the City to exercise its own easement. The City Attorney then said that it will be dependent on a judge, explaining that it will be filed as soon as possible once they have the supporting documents and are able to serve the property owner, and she said that a judge would decide but they don't know how soon. She said that generally when things are titled as emergencies, they get expedited review by the judges and expedited hearings, but it is not something they can control.

Commissioner Williams asked about the legal financial costs, speculating that they may not know that.

City Attorney Norris-Weeks confirmed that they don't know, stating that she wouldn't think that it would be tremendous, but stating that there would be a legal cost because it is litigation.

Commissioner Williams shared her understanding that despite the City Attorney not giving a date, that it could be more than 30 days.

City Attorney Norris-Weeks confirmed that they did not know.

Commissioner Williams pointed out that a traffic ticket is 30 days and that this could potentially be longer than a typical easy case.

City Attorney Norris-Weeks stated that this would be shorter than the typical.

Commissioner Williams stated that she was saying it could potentially be more, noting that the homeowner needs it to be done right away. The Commissioner then said she wanted to put on the record that the City now has a financial cost and they don't know what the legal impact would be, adding that she would bet that the non-compliant Resident would fight after the injunction to tear down his fence and is probably not going to do it right away, adding that it was wrapped around the fact that nobody checked to make sure that the fence that they approved should have been there or not. She lamented that it's a continuation of sweeping foolishness under a rug, stating that she has seen it year after year and that they are not addressing the breakdown of a system within City Hall that needs to be fixed. Commissioner Williams asserted that they have to do better, pointing out that in her own job, if she is granted a title of director or administrator, it is her responsibility to make sure that all her subordinates and everyone that works under her, gets it right, further lamenting that they are not doing that. She concluded by stating that it has to be top-down leadership and reasserting that they have to do better.

Commissioner Kelley asked what the Resident whose water was being affected was doing while this goes through the legal process.

Public Works Director Airia Austin stated that they do not have water at this time.

Commissioner Kelley asked if someone was living on the premises.

Public Works Director Airia Austin confirmed that there is someone living on the premises.

Commissioner Kelley asked if they were having to bring water in while this was going on.

Public Works Director Airia Austin confirmed that Commissioner Kelley was correct.

Commissioner Kelley asked if they had any idea that this was going on before they bought the property.

Public Works Director Airia Austin stated that they did not.

Commissioner Kelley asked if the water was on before they got there.

Public Works Director Airia Austin explained that the previous property owner disconnected the water as required. Director Austin also stated that there was a list attached to the proposed resolution that included fences that are encumbering the City's easements, adding that the City was working with the property owners to vacate the easements for those fences, and stating that it was an ongoing process being initiated by Code Enforcement.

City Attorney Norris-Weeks clarified that the proposed legislation doesn't deal with anything else.

Public Works Director Airia Austin acknowledged that the proposed legislation doesn't deal with anything else.

Commissioner Kelley echoed the sentiments of his Commission Colleague and said that they should have never allowed the fence and noticed that it's encroaching on the City's property.

Vice Mayor Ervin asked if a final inspection was done when the fence was permitted.

Public Works Director Airia Austin reiterate that it is done by the Building Department and he is not privy to that information, but offered to check.

Mayor Taylor asked if a citation or lien had been put on the property because of the fence.

Public Works Director Airia Austin informed the Commission that they're going through that process at this time for all of the fences.

Vice Mayor Ervin asked if there was a way to make him pay for the services that he forced the City to use to make him do the right thing.

City Attorney Norris-Weeks stated that there were too many variables for her to know, offering the example of whether the map provided to the Building & Licensing Department was consistent with the inspection.

Vice Mayor Ervin asked if when the final inspection was done, it was noticed that the fence stood out further than the other fences.

Assistant City Manager Ellis informed the Commission that he did not have the facts at the moment because the person who was doing final inspections at that time, no longer

works for the City, but he offered to look at the records and said he could probably give the Commission an answer as early as the following day.

Vice Mayor Ervin stated that it sounded like the City needs to be taking it into court the following day, because she stated that they don't even have water and not being able to take a shower in your new home is awful.

Assistant City Manager Ellis shared that he rode around the City with Public Works Director Airia Austin and that the alleyways between the houses have been taken over by many homeowners, speculating that it may have been before he began working for the City. Mr. Ellis said that it is something they have to deal with legally and the proposed legislation is the first step.

Vice Mayor Ervin stated that she understood what Assistant City Manager Ellis was saying, but said that if the City didn't do the final inspection and point this out to them, it meant that the inspector pretty much gave it to them because they didn't deny it.

City Attorney Norris-Weeks stated that she wanted to put on the record that because there is a body of law, she doesn't believe it would be the City's position that the City would have given it to them.

Commissioner Kelley asked if the City was citing them.

Public Works Director Airia Austin confirmed that they had been cited.

Commissioner Kelley asked how many times they had been cited.

Assistant City Manager Ellis asked Code Enforcement Manager Wilma Wilcox to answer the Commission's questions about this subject.

Mayor Taylor noted that July 2017 was listed on the chart provided to the Commission, and he asked what that date was.

Assistant City Manager Ellis stated that it was the date when the permit was initially given, adding that they are documenting when the permits were issued and addressing that there's an encroachment of the alleyway.

Code Enforcement Manager Wilma Wilcox informed the Commission that there were about 40 properties identified by the Public Works Department that are encroaching onto the easement and those were the ones that were already cited, adding that the Y indicated if they ever pulled a permit.

Commissioner Kelley noted that the documentation provided to the Commission stated encroachment of alleyways, but shared his understanding that they were really talking about the easement.

Public Works Director Airia Austin confirmed that Commissioner Kelley was correct, and said that the alleyways are the City's utility easement.

Commissioner Kelley asked if the ones that the City gave a permit to, if it was allowed.

Public Works Director Airia Austin stated that in essence Commissioner Kelley was correct.

Commissioner Kelley reiterated his question about the number of citations they had been given.

Mayor Taylor noted that it had been stated they had been given at least 1.

Code Enforcement Manager Wilma Wilcox stated that she would have to get back with the Commission on whether they were just warnings or if some were violations. Ms. Wilcox added that most of the ones that had been marked No for the permit, received a citation because they were given at least a month to bring the property into compliance.

Commissioner Kelley asked why they had only been cited once, stating that maybe they don't feel compelled that it's strong enough, adding that the City cites other folks a whole lot and they come into compliance because they get tired of the citations.

Code Enforcement Manager Wilma Wilcox explained that they shouldn't be cited more than once because there is a process for each violation, and once they get cited it would be taken to the next step of going to court. Ms. Wilcox said they haven't taken any of the cases to court because they are still working on how they're going to address working through it with them.

Commissioner Kelley asked why then the proposed legislation would approve an injunction, clarifying that he is only referencing the case before the Commission that is requesting legal action.

Code Enforcement Manager Wilma Wilcox stated that the next step for it would be Court.

Commissioner Kelley shared his understanding that the City decided to go to court after the 1 citation.

Code Enforcement Manager Wilma Wilcox explained that because of due process, it goes to court, adding that the City can't just keep citing them over and over.

Assistant City Manager Ellis stated that in this particular case, the issue is not the encroachment as much as the fact that the City cannot get to the water meter for the other household and need an injunction to get on the property to get the water meter on. Mr. Ellis said that the County brought it to the City's attention and Public Works Operation Manager Owen Carney told him that the guy was walking around the yard with his gun, which caused them to send the Police, but the individual has prevented anyone from going into the property to turn on the water meter. He concluded that this is being done as a safety precaution, so that the City can safely go on the property and turn the water on.

Commissioner Kelley asked how long ago they were cited.

Code Enforcement Manager Wilma Wilcox stated that she didn't have an exact date but said that she believed it was as recent as the previous month when the City started doing these cases, offering to provide the date the following day.

Mayor Taylor asked if the City's Code allows them to do something for the Resident now.

City Attorney Norris-Weeks informed the Commission that the issue came to her attention at 6 pm that evening, after which she prepared the legislation, but she said that she hasn't had a chance to talk to City Staff or look at the Code. She said that she could probably share that with the Commission the following day. The City Attorney also stated that the Commission could amend the document to allow for City Staff to have some period of time, suggesting that it could be 24 hours, to review and consider other options, adding that if it is determined by the Manager that no other options are available, then the City Attorney's Office would be authorized to seek appropriate legal action.

Mayor Taylor stated that he wants the City to exhaust all of its resources before they move any further, because it is needed now.

Vice Mayor Ervin pointed out that her water meter sits right at her gate and asked if there was any way they could possibly reroute the meter without going on his property.

Public Works Director Airia Austin informed the Commission that unfortunately the main line that feeds the meter is also on his property.

Commissioner Bass asked how much City space he has taken.

Public Works Director Airia Austin stated that it was approximately 7 feet.

Commissioner Williams noted that she counted 46 properties that were not given a permit but still built a fence. The Commissioner recommended that the Manager's Office

consider legislation on a global level to stop this. She concluded by stating that a lot of times the Commission doesn't know what is happening behind the scenes.

It was moved by Commissioner Williams, seconded by Vice Mayor Ervin to approve an amendment to Add-on Item 14-3 to allow for the Interim City Manager and City Attorney to have 24 hours to further evaluate the issue, to determine whether non-legal options can be taken, and if not, authorize the City Attorney's Office to then institute the appropriate legal action to have access to the easement.

There being no further discussion, the amendment was approved by a 5-0 vote.

Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Commissioner Williams	Yes
Commissioner Bass	Yes
Mayor Taylor	Yes

There being no further discussion, Add-on Item 14-3 was approved by a 5-0 vote.

Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Commissioner Williams	Yes
Mayor Taylor	Yes

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING A BI-WEEKLY COMMUNITY CHESS TOURNAMENT TO BE HOSTED BY COMMISSIONER BASS, IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR INITIAL EXPENSES AND FIVE HUNDRED DOLLARS ($500.00) MONTHLY FOR THE 2022-2023 FISCAL YEAR; AND PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

The above resolution was read into the record by City Attorney Norris-Weeks.

It was moved by Commissioner Williams, seconded by Vice Mayor Ervin to discuss Add-on Agenda Item 14-4.

Mayor Taylor asked Commissioner Bass to introduce Add-on Agenda Item 14-4.

Commissioner Bass shared that she has been a part of the Miami-Dade County Chess Department for about 15 years and she said that she has seen the joy that it brings to students and parents, further stating that she would love to have the opportunity to bring that same experience to the City of Opa-locka, along with her colleagues so that Residents can experience the joy of critical thinking. The Commissioner said that it also

teaches discipline, adding that all of us are short of discipline at some point. She also said that she loves it, plays it, scores it and knows that it would benefit the City. Commissioner Bass said that as a Community Chess Club, it's not just for students, welcoming all to be a part of it. She concluded by stating that she would appreciate all of her Commission Colleagues supporting it moving forward.

Mayor Taylor shared that he loves chess and was part of the Chess Club and does support it, but he said that the Manager knows how he feels about it and he stated that he thinks they need an explanation eventually about what it means going forward, adding that he would be more comfortable.

Commissioner Kelley noted that the proposed resolution states that community events increase the quality of life of Residents, and while stating that they are all supportive of the Item, he said that his concern was getting in trouble with the State of Florida, but he said that he would hang his hat on the language he read in the first whereas and the fact that it was done by the Attorney for legal sufficiency. Commissioner Kelley concluded by stating that he would be supportive and learn how to play chess even better.

There being no further discussion, Add-on Item 14-4 was approved by a 5-0 vote.

Commissioner Kelley	Yes
Commissioner Williams	Yes
Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Mayor Taylor	Yes

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE AMENDMENT OF THE PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT REQUEST FOR THE CONSTRUCTION AND OPERATION OF A CONVENIENCE STORE, TWO RETAIL SPACES AND A SERVICE STATION WITH A HAND CAR-WASH AT 14585 NW 22 AVENUE AND IDENTIFIED BY FOLIO 08-2122-005-0690 IN THE B-2 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Interim City Manager*

The above resolution was read into the record by City Attorney Norris-Weeks.

It was moved by Commissioner Williams, seconded by Commissioner Bass to discuss Agenda Item 15-A-1.

Mayor Taylor asked Assistant City Manager Lawson to introduce Agenda Item 15-A-1.

Assistant City Manager Lawson reminded the City Commission that they had previously approved a development agreement for the property located at 14585 NW 22nd Avenue for the construction and operation of a convenience store, retail spaces and a service station, but the applicant is requesting an amendment to the agreement to ensure consistency with the operation. Ms. Lawson also stated that Community Development Director Gregory Gay was available to answer any questions.

Mayor Taylor opened the Public Hearing for Agenda Item 15-A-1.

There being no members of the public to address the Commission, Mayor Taylor closed Public Hearing for Agenda Item 15-A-1.

Commissioner Kelley said that it was ironic because he asked about the Item at the last meeting, and he proceeded to share his understanding that the language in the development agreement was being changed to include demolition of the current building, a new building, nine car parking spaces and trees, which he characterized as good stuff. The Commissioner then asked if the in and out was still the same, recalling that he had previously inquired about the traffic.

Community Development Director Gregory Gay stated for the record that Agenda Item 15-A-1 was dealing specifically with the development agreement and that nothing was being changed for the site plan.

Commissioner Kelley asked what the purpose of the change that was proposed, and he also inquired about who had asked for the change.

Community Development Director Gregory Gay informed the Commission that the developer asked for the change specifically as their financiers were asking questions related to sections 9 and 10 of the development agreement that spoke to future mortgages or financing, to have the exception of any current or future mortgages removed and additional language included stating that neither party shall be responsible for the delays or the lack of performance for the acts beyond the reasonable controls of the parties, including but not limited to the acts of God, striking, materials and dealing with a shortage or compliance of laws.

Commissioner Kelley stated that it was kind of concerning to him because he's never seen development agreements come back specifically for this language. The Commissioner then shared his understanding that it was being requested by the folks who are financing them.

Community Development Director Gregory Gay explained that it was the companies that the developer was working to finance the project itself. Director Gay informed the Commission that once the language was received, it was forwarded to the City Attorney's Office for them to consider and see whether it made any major changes to the development agreement. He said that the Attorney stated that it did not really make that much of a change overall to the development agreement, but because it was a change to the agreement, it needed to be brought back before the Commission for consideration. Director Gay concluded by stating that they didn't have a problem with the change of the language, but because it was a change, it was being brought before the Commission and he deferred to the City Attorney.

City Attorney Norris-Weeks stated that she did not have a problem with the change, but she explained that they can't unilaterally decide to make a change to a development agreement without the Commission's approval.

Commissioner Kelley stated that his concern was with the 3rd whereas, which addresses reasonable control, and he added that he just doesn't want this to hang out there forever and not develop anything.

Community Development Director Gregory Gay informed the Commission that it was his understanding that this was the only thing hanging up the financing and once it is approved and brought before their financial team, they'll be able to move forward and hopefully start construction within the year.

Mayor Taylor addressed the highlighted part of section 9 which addresses jobs and funding from outside organizations.

Community Development Director Gregory Gay informed the Commission that the section Mayor Taylor addressed, was already in the development agreement.

Commissioner Williams stated that she had the same question that Commissioner Kelley had, but inquired about the line that states that neither party shall be responsible, and asked who the party was.

Community Development Director Gregory Gay informed the Commission that the parties would be the City and the developer.

Commissioner Williams asked if it was something that the City had done before.

Community Development Director Gregory Gay stated that it was language that the development team asked to have added to the development agreement.

Commissioner Williams asked if it was legally fine.

City Attorney Norris-Weeks stated that if there are acts of God such as fire, material strikes, or shortages, neither party would be responsible for that. The City Attorney said that there is language that probably addresses something like this in the agreement and is standard in a lot of other agreements, adding that it may not be in the City's development agreement, and stating that it is not unreasonable language and that they didn't have a problem with it. She went on to offer the example of a hurricane and stated that the City is not going to expect them to be out building or doing something for the project if there's an act of God.

Commissioner Williams stated that she just wanted to make sure that there was no connection.

Mayor Taylor agreed with Commissioner Kelley and Commissioner Williams point and asked if a timeline is given to develop the project within a set number of years from the passage of the development agreement, noting that Commissioner Kelley had stated that there are projects that start in the City but don't get finished.

City Attorney Norris-Weeks stated that it is project specific and depends, but said that Community Development Director Gregory Gay would best address Mayor Taylor's question.

Community Development Director Gregory Gay informed the Commission that the development agreement does have language that speaks to the timeline, included in Section 9K, which stipulates timelines for when permits are expected to be secured and development to take place. Director Gay explained that within Section 4, the developer was saying that if there is an act of God or some type of activity that forces them to extend that time, the City has the opportunity to extend the time periods.

Mayor Taylor stated that he was good with the information provided.

There being no further discussion, Agenda Item 15-A-1 was approved by a 5-0 vote.

Commissioner Williams	Yes
Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Mayor Taylor	Yes

B. APPEALS:

There were none.

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

A. FIRST READING ORDINANCE(S)/PUBLIC HEARING(S):

There were none.

B. SECOND READING ORDINANCE(S)/PUBLIC HEARING(S):

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on 06/14/2023).** *Sponsored by Interim City Manager*

The above ordinance was read by City Attorney Norris-Weeks.

It was moved by Commissioner Williams, seconded by Commissioner Bass to discuss Agenda Item 16-B-1.

Mayor Taylor asked Assistant City Manager Lawson to introduce Agenda Item 16-B-1.

Assistant City Manager Lawson introduced Agenda Item 16-B-1 and stated that the proposed ordinance is the fourth budget amendment for the current fiscal year, which she said is required to align the City's budget with the current requirements. The Assistant City Manager then asked Budget Administrator Anathan to further present the Item.

Mayor Taylor opened the Public Hearing for Agenda Item 16-B-1.

Former Commissioner Audrey Dominguez who resides at 1147 Jann Avenue noted adjustments to the line item for accounting and auditing and asked if the Interim City Manager was projecting another increase for a consulting firm to complete the audit that she said was promised last year, pointing out that Friday was the deadline to complete the audit. She also noted that funding for the repair of the Sesame Street bridge had been taken away for the demolition of the Police Station, pointing out that the bridge has not been working for almost 2 years and recalling that she had been told by City Staff that it could be done in 6 months, lamenting that it didn't happen and urging the Commission to question the delay.

There being no additional members of the public to address the Commission, Mayor Taylor closed Public Hearing for Agenda Item 16-B-1.

Mayor Taylor asked Budget Administrator Bob Anathan to address former Commissioner Dominguez's question about the bridge allocation and the Police Station demolition.

Budget Administrator Bob Anathan reminded the Commission that the bids that were solicited for the bridge came in way too high and the City was evaluating the cause and would have to go out for a new bid. Administrator Anathan said that it would be taken away from the current year budget because the project would not start until the new bids come back in, which means it's going to be a project for the next year. He offered assurances that the money is there for next year, and that the money that is taken from there is not taken out of the bridge project long term.

Mayor Taylor asked when the bridge would be completed and stated his understanding that the money was moved from the bridge to the demolition of the Police Department.

Budget Administrator Bob Anathan confirmed that Mayor Taylor was correct and confirmed the amount was $24,000 but he offered assurances once again that the money will be there for the next year, assuming that the bids come back in and are not as unreasonable, reminding the Commission that they came in at $1.6 million.

Mayor Taylor stated that he recalled it being brought up before and acknowledging that it was a lot of money.

Capital Improvement Programs Manager Adelina Gross informed the Commission that they are still waiting for a more accurate estimate from the engineer so that they don't run into the same issue again, pointing out that the bidding process would take around 45 days after it's presented to the Commission and approved by the State of Florida. Manager Gross said that it would be completed around mid-summer of the following year.

Mayor Taylor said that it is a long time.

Capital Improvement Programs Manager Adelina Gross explained that they need to sign contracts and each of those processes take at least a month, in addition to the time for the passage of the resolution.

Mayor Taylor asked if they were expecting to begin the request for proposals process after October.

Capital Improvement Programs Manager Adelina Gross stated that it was expected that the request for proposals process would be brought back before the Commission by the second meeting in July.

Mayor Taylor thanked Capital Improvement Programs Manager Adelina Gross.

Mayor Taylor asked if Budget Administrator Bob Anathan was finished answering former Commissioner Dominguez's questions.

Budget Administrator Bob Anathan addressed former Commissioner Dominguez's concern about the additional audit costs and said that it was all part of the team that was brought in to accelerate the process, stating that they knew it was coming. Administrator Anathan also stated that it was the time of year when they start to identify everything that is going to be over or under budget and this was one of the things they chose to address.

Commissioner Kelley repeated his focus on projecting, planning and proposing. The Commissioner recalled that he asked about the bridge when he first got back because it came up at Meet Me Monday, and he said that he was told that the numbers that came back were higher and they had to put it back out, as Budget Administrator Bob Anathan had said. He pointed out that he's been back at least 6 months, and said that they knew the numbers were not sufficient, sharing his understanding that they are taking money from the line item because they're not

going to repair the bridge, stating that they are taking $24,000 and are going to put it back in at some point during the follow year's budget.

Budget Administrator Bob Anathan confirmed that Commissioner Kelley was correct.

After noting that they still don't know what the number is going to be and acknowledging that the bid is going to come back to the Commission sometime in July, Commissioner Kelley said that he will see where the bridge item goes. The Commissioner then proceeded to address the additional proposed budget amendments and asked if the amendments included in 1 - 7, he noted that the County debt repayment schedule was being taken out of vacancies and asked if the City did not have an accurate assessment of what the repayment was going to be.

Budget Administrator Bob Anathan explained that the budget for the year reflected the original repayment schedule, but he said that they had been working with the County to get an extended payment schedule to improve the liquidity of the Water & Sewer Fund for the year, and despite thinking they had it, he said that it appears that it is not going to take place during the current year so they are reverting back to the original payment schedule.

Commissioner Kelley noted that the Municipal Complex rent was being supplemented through vacancies and he asked what City Departments those vacancies were coming through.

Budget Administrator Bob Anathan stated that he can provide the specifics, but said that the City had about an 83% fill rate for the year and probably saved over $1 million on unfilled positions.

Commissioner Kelley stated that when he sees vacancies, he always wants to know where they're coming from, noting that he sees it in various places.

Budget Administrator Bob Anathan stated that it varies from item to item, but he said that he is prepared to talk about it if that is the information the Commission would like.

Commissioner Kelley then asked if the City had underestimated the debt service payment.

Budget Administrator Bob Anathan explained that pledged revenue goes into the debt service fund and it turns out that they did much better in terms of pledged

revenue than what they budgeted for, leading to a surplus which goes back to the general fund.

Commissioner Kelley also noted that there was a $35,000 amendment to the vehicle accident repairs line item with insurance reimbursement being the funding source, and he asked which vehicles it was referring to.

Budget Administrator Bob Anathan informed the Commission that it was referring to primarily Police vehicles damaged in the pursuit of various criminal activities. Administrator Anathan explained that it was a change in the procedure and not the bottom line, informing the Commission that the insurance carrier was Florida Municipal Insurance Trust which would previously pay a repair shop and would charge $1,000 for a deductible, but he said that they now send the money to the City which now pays for the repair.

Commissioner Kelley asked if the amendment for Police vehicles and Sergeant exams was for new vehicles, recognizing that the funding came from the seizure fund.

Budget Administrator Bob Anathan informed the Commission that it would be for 6 vehicles.

Commissioner Kelley shared his understanding that it was for vehicles that were coming in.

Budget Administrator Bob Anathan confirmed that Commissioner Kelley was correct and that the proposed amendment was for vehicle leases that would take the fleet from 36 to 42.

Commissioner Kelley asked if it was for patrol vehicles including Police cruisers.

Budget Administrator Bob Anathan confirmed that Commissioner Kelley was correct.

Commissioner Kelley addressed some of the year end adjustments including the fire hydrant maintenance which he said caught his eye because it was kind of high at $119,000. The Commissioner said that he guessed it was a yearly thing that is required.

Budget Administrator Bob Anathan explained that the fire hydrant is about $70,000 of the proposed budget increase, and he said that the City gets a fire assessment that typically requires repairs of around $90,000 which he said the

Public Works Director believes will be closer to $160,000 and is part of the proposed line item.

Commissioner Kelley noted that there were $12,000 in Code Enforcement adjustments, but he lamented that it doesn't say what those adjustments are and he said that it is always a red flag when he sees that the funding source is vacancies and machine equipment to offset things. The Commissioner concluded by asking for a document from the City Manager's Office detailing the adjustments for the roads, sidewalks and administration and what is being used to pay for those to offset the numbers needed for the proposed amendment.

There being no additional discussion, the proposed ordinance passed its second reading by a 5-0 vote.

Commissioner Bass	Yes
Vice Mayor Ervin	Yes
Commissioner Kelley	Yes
Commissioner Williams	Yes
Mayor Taylor	Yes

C. RESOLUTION(S):

There were none.

17. CITY MANAGER'S REPORT:

Assistant City Manager Lawson stated that she had no report but would be happy to take any concerns that the Commission had.

Commissioner Kelley pointed out that at a couple of meetings he has brought up the fencing issue for the residents on York Street, and he shared that he has had Residents reaching out, stating that the last correspondence he got from the Manager's Office was that someone from Code was going to go out and speak to the Residents about those issues, noting that some of them had challenges with the City giving them permits to put up a fence and now want them to take down the fence. The Commissioner said he was also waiting on the update on the Jackson North property where they saw illegal dumping and also the Apartment Building at Magnolia North, recalling that he had asked for those several meetings ago. He also reminded the Manager's Office that the Clerk sent out his Civil Service Board and Meet Me Monday item for the next Agenda, recalling that there was a concern about the Human Resources Department reviewing it, and he said that he wants to make sure it gets on the Agenda. Commissioner Kelley then proceeded to ask about the City's position on the new open carry and ID laws, which he said came up at Meet Me Monday. Stating that he had also mentioned it before as well, the Commission expressed his hope that the City would address it, and said that he thought it would probably be more educational to engage the Community. Because there is a concern that

has come up several times about it, he said he wanted to put it on the record and said that he would send all of the other items.

Mayor Taylor asked if there was an update on the City's financial oversight.

Assistant City Manager Lawson asked Finance Director Niema Walker to provide the update.

Finance Director Niema Walker stated that they are still working on pulling together all of the financials to get a report completely externally audited by Marcum LLP. Director Walker said that she had a conversation with Marcum LLP at about 3:15 pm earlier that afternoon, and she said that they were still looking for some final items to be provided by the Brunson team which prepared them. She then said that she needed to make a phone call when they get out of the meeting to see if they actually got the information they were looking for, to see if they would meet the Friday June 30th deadline.

Mayor Taylor asked if what Brunson has is the final piece of the puzzle.

Finance Director Niema Walker confirmed that it was.

Mayor Taylor asked if Finance Director Walker believed the City would make the deadline.

Finance Director Niema Walker stated that she was prayerful the City would.

Mayor Taylor asked that the Commission be provided an update once Finance Director Walker gets the answer, so that they are not blindsided on Friday.

Assistant City Manager Lawson confirmed that they would provide the update.

Commissioner Williams pointed out that the 30th is here and she said that she understands the ramifications that could happen if they don't meet the deadline, adding that she is nervous. The Commissioner pointed out that the Commission had recently passed legislation and budget amendment allowing an increase of funding, and she said that if they don't meet the deadline, all of that was for nothing.

Finance Director Niema Walker stated that the additional funding was necessary to employ additional resources and more people to meet the June 30th deadline.

Commissioner Williams asked about whether the resources were for City Staff or outside resources.

Finance Director Niema Walker stated that it was all external resources.

Commissioner Williams stressed that there has to be a fail-safe in place that's going to protect the City if they don't meet deliverables, and she said that it is systemic.

Mayor Taylor recognized that Finance Director Walker inherited this and thanked her for her hard work and dedication.

18. OFFICIAL BOARD REPORTS:

There were none.

19. MAYOR/COMMISSION REPORTS:

Commissioner Williams asked for an update on the Teen & Yong Adult Advisory Board.

Mayor Taylor pointed out that the Teen & Young Adult Advisory Board has a quorum.

Deputy Clerk Wills stated that the third Member of the Teen & Young Adult Advisory Board had just completed their application and would soon be completing their Board Oath, and then their first meeting could be scheduled.

Commissioner Williams also thanked Vice Mayor Ervin for the Pool Party.

Commissioner Bass gave a shout out to the Parks & Recreation Department, stating that she has been hearing really positive things about the summer program and urged them to keep doing what they were doing.

Vice Mayor Ervin asked everyone to keep former Mayor John Riley in prayer because he is dealing with health challenges, in addition to the family of Miss Clara Way who transitioned after being a member of the Seniors program and a Resident of the City of Opa-locka for years and sadly had her son died the previous day. The Vice Mayor then proceeded to apologize that the City didn't do anything for Juneteenth, and she said it won't happen again. She then said that the Father's Day Fish Fry was a great success. The Vice Mayor invited Employees and Residents to the park for the 4th of July, stating that there would be extra special stuff happening that night. The Vice Mayor urged everyone to make the park inviting so that people will want to bring their families out to have picnics and stuff like that. She then joined Commissioner Bass in congratulating the Parks & Recreation Department for the summer camp program, stating that they're now doing swimming and urging everyone to register their children for simming lessons.

Commissioner Kelley commended Vice Mayor Ervin on the Fish Fry as a successful initiative at the park. The Commissioner then reminded everyone that the Farm Share food distribution would be the following Wednesday, July 5th at Sherbondy Pavilion and then the Feeding South Florida food distribution on the third Friday at Helen Miller Center. He then said that they were still working on the official re-opening of Ingram Park. The Commissioner echoed his Commission Colleagues sentiments, stating that he drove by and saw kids enjoying the pool and engaging in games with a lot of young

people, commending the Parks & Recreation Department. He also joined Vice Mayor Ervin in urging everyone to pray for former Mayor Riley as he recovers, in addition to praying for the Way family. Commissioner Kelley shared that they are working on some beautification efforts that they want to start with a conversation which he and Commissioner Williams engaged in, expressing hope that the whole Commission will be a part. He invited everyone to join them July 20th at 6 pm at Coachman Gardens for the conversation before anything comes to the Commission. Commissioner Kelley concluded by thanking Commissioner Williams for her efforts to get that started and said he hoped to see everybody at the Fort of July Celebration.

Mayor Taylor thanked Community Development Director Gregory Gay and Economic Development Manager Soloman Bankole for assisting with the quarterly business luncheon, stating that there were a large number of businesses that came out to hear what resources are available. The Mayor also offered kudos to Vice Mayor Ervin for the Fish Fry. Mayor Taylor concluded by wishing Commissioner Bass a happy birthday.

20. OFFICIAL BOARD APPOINTMENTS:

There were none.

21. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Kelley, seconded by Vice Mayor Ervin to adjourn the meeting at 9:46 p.m.

_____

John H. Taylor, Jr.
Mayor

Attest:

_____

Joanna Flores, CMC
City Clerk

Sponsored by: Mayor Taylor

RESOLUTION NO. 23-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, DIRECTING THE INTERIM CITY MANAGER TO CREATE A SISTER CITY PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") strives to create strong, effective, and long-term relationships with government agencies; and

WHEREAS, in an effort to maintain and strengthen this community, the Interim City Manager shall create a Sister Cities program; and

WHEREAS, the program is intended to promote collaboration, cultural understanding, business exchanges, shared goals and alliances for community concerns and shall be extended both locally, nationally and internationally; and

WHEREAS, the City Commission has determined that it is in the best interest of the City and residents to direct the Interim City Manager to create a Sister City program.

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION
The City Commission of the City of Opa-Locka hereby directs the Interim City Manager to create a Sister City program.

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 of this Resolution may be authorized by the Interim 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. EFFECTIVE DATE
This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

City Manager:	Darvin Williams			**CM Signature:**			
Commission Meeting Date:	*07.26.2023*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
			Public Hearing: *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: NA		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							X
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** (*list the specific objective/strategy this item will address)*		
		X	**Enhance Organizational** ■ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐				
Sponsor Name	Mayor Taylor		**Department:**		City Commission		

Short Title:

A resolution of the City Commission of the City of Opa-locka directing the Interim City Manager to create a Sister City program.

Staff Summary:

The City strives to create strong, effective, and long-term relationships with government agencies. In an effort to maintain and strengthen this community, the Interim City Manager shall create a Sister Cities program. The program is intended to promote collaboration, cultural understanding, business exchanges, shared goals and alliances for community concerns and shall be extended both locally, nationally and internationally.

Financial Impact – The fiscal impact will be provided when the program is presented to the City Commission for approval.

Proposed Action:

It is recommended the City Commission of the City of Opa-locka adopt legislation directing the Interim City Manager to create a Sister City program.

Attachment:

Sponsored by: Mayor Taylor

RESOLUTION NO. 23-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, DIRECTING THE INTERIM CITY MANAGER TO TAKE ALL NECESSARY STEPS TO ESTABLISH KABOOM PARK AS ONE OF THE CITY'S OFFICIAL PARKS, IN HONOR OF NATIONAL PARKS AND RECREATION MONTH; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kaboom Park is located in Magnolia North Park, within the City of Opa-Locka ("City") and was created as a joint effort between the City and the Opa-locka Community Development Corporation (OLCDC); and

WHEREAS, the City has not acquired the additional privately owned parcels located within the park area. This hinders being able to establish Kaboom Park as an official City park; and

WHEREAS, currently within the general boundaries of what could become an official City park are seven properties: four owned by the City, two owned by the OLCDC and the seventh privately owned; and

WHEREAS, these properties are co-mingled in checkerboard fashion and will require property swapping, procurement, or other forms of property transfer to create a contiguous area of City ownership to allow establishment of a park with well- defined boundaries.

WHEREAS, the Interim City Manager shall take the necessary steps required to allow the City to proceed in establishing Kaboom Park at the City's fourth park; and

WHEREAS, the City Commission has determined that it is in the best interest of the City and residents to direct the Interim City Manager to take all necessary steps to establish Kaboom Park as one of the City's official parks, in honor of National Parks and Recreation Month.

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

SECTION 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

The City Commission of the City of Opa-Locka hereby directs the Interim City

Manager to take all necessary steps to establish Kaboom Park as one of the City's official parks in honor of National Parks and Recreation Month.

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 of this Resolution may be authorized by the Interim 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. EFFECTIVE DATE
This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)

Mayor Taylor _____ (Yes) _____ (No)

City of Opa-locka
Agenda Cover Memo

City Manager:	Darvin Williams			**CM Signature:**				
Commission Meeting Date:	*07.26.2023*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
				X				
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
							X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
		X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐		**Strategic Plan Obj./Strategy:** **(***list the specific objective/strategy this item will address)*			
	X							
Sponsor Name	Mayor Taylor		**Department:**		City Commission			

Short Title:

A resolution of the City Commission of the City of Opa-locka directing the Interim City Manager to take all necessary steps to establish Kaboom Park as one of the City's official parks in honor of National Parks and Recreation Month.

Staff Summary:

Kaboom Park is located in Magnolia North Park and was created as a joint effort between the City of Opa-locka and the Opa-locka Community Development Corporation (OLCDC). The City has not acquired the additional privately owned parcels located within the park area; this hinders being able to establish Kaboom Park as an official park. Currently within the general boundaries of what could become an official City park are seven properties, four owned by the City, two owned by the OLCDC and the seventh privately owned. These properties are comingled in checkerboard fashion and will require property swapping, procurement, or other forms of property transfer to create a contiguous area of City ownership to allow establishment of a park with well- defined boundaries. The Interim City Manager shall take the necessary steps required to allow the City to proceed in establishing Kaboom Park at the City's fourth park.

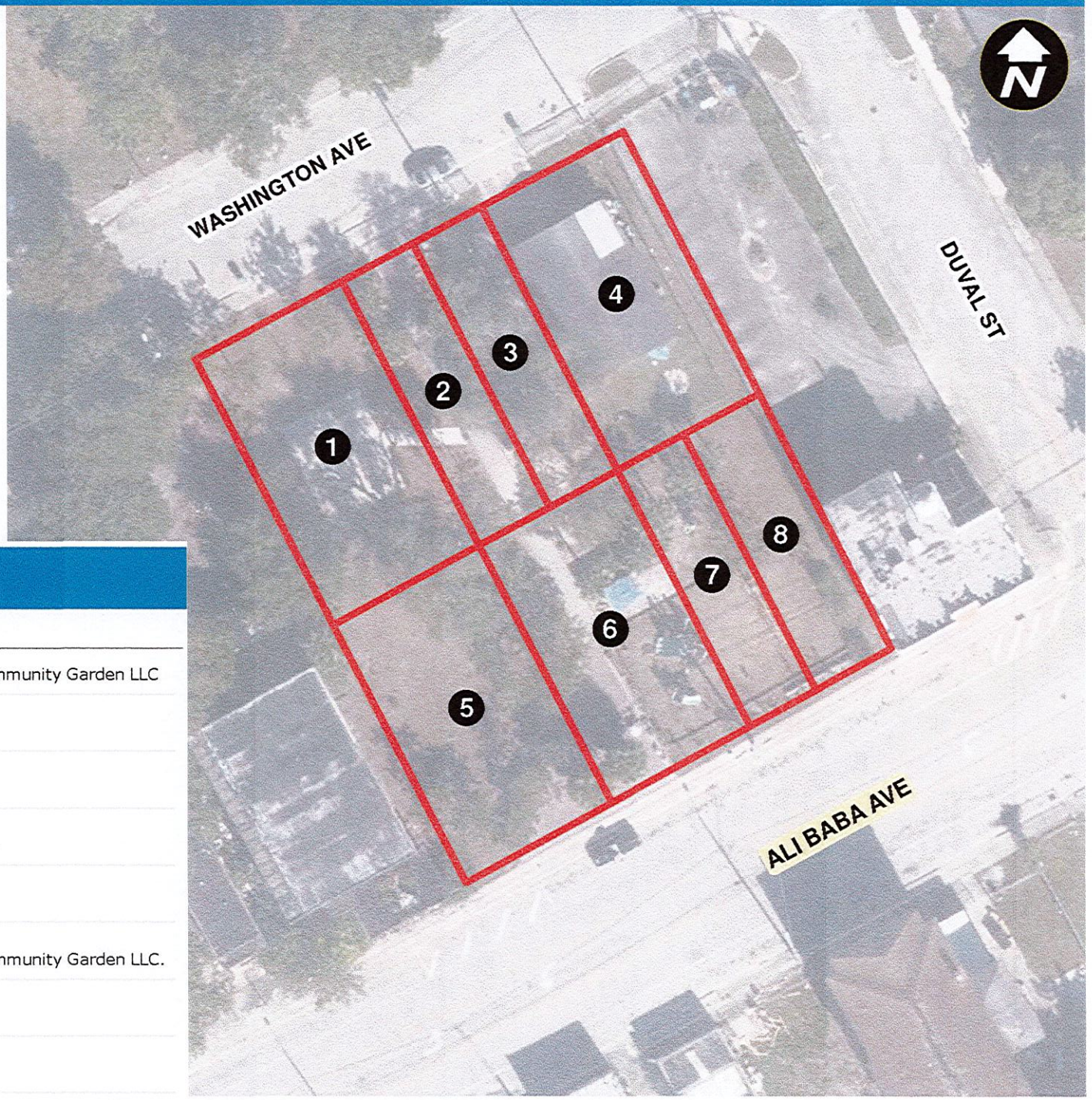
Financial Impact – The creation of a park with well-defined continuous boundaries will require legal expense as well as possible procurement expense and will require an extended period to resolve these ownership issues. The financial impact will be included in the plan that will be presented to the City Commission for approval when finalized.

Proposed Action:

It is recommended the City Commission of the City of Opa-locka adopt legislation directing the Interim City Manager to take all necessary steps to establish Kaboom Park as one of the City's official parks in honor of National Parks and Recreation Month.

Attachment:

MAGNOLIA NORTH
KABOOM PARK



Kaboom Park

roperty #	Folio #	Owner
1	08-2122-003-1090	Magnolia North Community Garden LLC
2	08-2122-003-1100	City of Opa-locka
3	08-2122-003-1110	City of Opa-locka
4	08-2122-003-1120	LOA Properties Inc.
5	08-2122-003-1190	Jacob J Falcon
6	08-2122-003-1180	Magnolia North Community Garden LLC.
7	08-2122-003-1170	City of Opa-locka
8	08-2122-003-1160	City of Opa-locka

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/28/2023

Property Information	
Folio:	08-2122-003-1090
Property Address:	2140 WASHINGTON AVE Opa-locka, FL 33054-2863
Owner	MAGNOLIA NORTH COMMUNITY GARDEN LLC
Mailing Address	490 OPA LOCKA BLVD SUITE 20 OPA LOCKA, FL 33054 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,800 Sq.Ft
Year Built	0

Assessment Information			
Year	2023	2022	2021
Land Value	$93,600	$76,800	$52,800
Building Value	$0	$0	$0
XF Value	$3,944	$3,986	$4,027
Market Value	$97,544	$80,786	$56,827
Assessed Value	$18,176	$16,524	$15,022

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	$79,368	$64,262	$41,805
Charitable	Exemption	$18,176		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MAGNOLIA SUB PB 40-80 LOTS 12 & 13 BLK 8 LOT SIZE 50.000 X 96 OR 22230-570 0404 3

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	$18,176	$0	$0
Taxable Value	$0	$16,524	$15,022
School Board			
Exemption Value	$97,544	$0	$0
Taxable Value	$0	$80,786	$56,827
City			
Exemption Value	$18,176	$0	$0
Taxable Value	$0	$16,524	$15,022
Regional			
Exemption Value	$18,176	$0	$0
Taxable Value	$0	$16,524	$15,022

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/09/2014	$8,000	29301-2236	Religious, charitable or benevolent organization
05/05/2010	$32,000	27309-3751	Religious, charitable or benevolent organization
11/18/2008	$10	26674-4517	Sales which are disqualified as a result of examination of the deed
04/01/1996	$22,000	17183-2265	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/28/2023

Property Information	
Folio:	08-2122-003-1120
Property Address:	2110 WASHINGTON AVE Opa-locka, FL 33054-2863
Owner	LOA PROPERTIES INC
Mailing Address	3961 SW 186 WAY MIRAMAR, FL 33029 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	4 / 2 / 0
Floors	1
Living Units	2
Actual Area	1,426 Sq.Ft
Living Area	1,426 Sq.Ft
Adjusted Area	1,426 Sq.Ft
Lot Size	4,800 Sq.Ft
Year Built	1962

Assessment Information			
Year	2023	2022	2021
Land Value	$93,600	$76,800	$52,800
Building Value	$139,463	$139,463	$88,982
XF Value	$3,971	$4,014	$4,056
Market Value	$237,034	$220,277	$145,838
Assessed Value	$137,881	$125,347	$113,952

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	$99,153	$94,930	$31,886

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
22 52 41
MAGNOLIA SUB PB 40-80
LOTS 16 & 17 BLK 8
LOT SIZE 50.000 X 96
74R-148295

Taxable Value Information	2023	2022	2021
County			
Exemption Value	$0	$0	$0
Taxable Value	$137,881	$125,347	$113,952
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$237,034	$220,277	$145,838
City			
Exemption Value	$0	$0	$0
Taxable Value	$137,881	$125,347	$113,952
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$137,881	$125,347	$113,952

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/22/2014	$85,000	29320-1311	Qual by exam of deed
01/09/2013	$100	28536-3138	Corrective, tax or QCD; min consideration
05/03/2012	$38,000	28138-0673	Qual by exam of deed
08/27/2009	$39,900	27007-4386	Trustees in bankruptcy, executors or guardians

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/28/2023

Property Information	
Folio:	08-2122-003-1190
Property Address:	
Owner	JACOB J FALCON
Mailing Address	12831 SW 10 CT DAVIE, FL 33325 USA
PA Primary Zone	6300 COMMERCIAL - RESTRICTED
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,800 Sq.Ft
Year Built	0

Assessment Information			
Year	2023	2022	2021
Land Value	$67,200	$48,000	$38,400
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$67,200	$48,000	$38,400
Assessed Value	$46,464	$42,240	$38,400

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	$20,736	$5,760	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MAGNOLIA SUB PB 40-80 LOTS 26 & 27 BLK 8 LOT SIZE 50.000 X 96 OR 22449-2639 0604 3 COC 24913-4866 09 2006 1

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	$0	$0	$0
Taxable Value	$46,464	$42,240	$38,400
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$67,200	$48,000	$38,400
City			
Exemption Value	$0	$0	$0
Taxable Value	$46,464	$42,240	$38,400
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$46,464	$42,240	$38,400

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/10/2020	$100	31850-3703	Corrective, tax or QCD; min consideration
02/17/2011	$7,027	27591-2160	Corrective, tax or QCD; min consideration
09/01/2006	$63,000	24913-4866	Sales which are qualified
03/01/2005	$0	23179-0557	Sales which are disqualified as a result of examination of the deed

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/28/2023

Property Information	
Folio:	08-2122-003-1180
Property Address:	2125 ALI BABA AVE Opa-locka, FL 33054-2841
Owner	MAGNOLIA N COMMUNITY GARDEN LLC
Mailing Address	490 OPA LOCKA BLVD STE 20 OPA LOCKA, FL 33054 USA
PA Primary Zone	6300 COMMERCIAL - RESTRICTED
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,800 Sq.Ft
Year Built	0

Assessment Information			
Year	2023	2022	2021
Land Value	$67,200	$48,000	$38,400
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$67,200	$48,000	$38,400
Assessed Value	$46,464	$42,240	$38,400

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	$20,736	$5,760	
Charitable	Exemption	$46,464	$42,240	$38,400

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MAGNOLIA SUB PB 40-80 LOTS 24 & 25 BLK 8 LOT SIZE 50.000 X 96 OR 21760-582/24300-1137 1003 3

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	$46,464	$42,240	$38,400
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$67,200	$48,000	$38,400
Taxable Value	$0	$0	$0
City			
Exemption Value	$46,464	$42,240	$38,400
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$46,464	$42,240	$38,400
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/22/2013	$100	28927-2708	Religious, charitable or benevolent organization
05/05/2010	$32,000	27309-3751	Religious, charitable or benevolent organization
09/01/1992	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1987	$0	14707-2477	Sales which are disqualified as a result of examination of the deed

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Version:

Sponsored by: Commissioner Kelley

RESOLUTION NO. 23-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, RESCINDING RESOLUTION NO. 17-9301; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it was previously believed that the use of Elected Officials' pictures created an assumption that an event was City of Opa-Locka ("City") sanctioned when it may not have been; and

WHEREAS, on January, 11, 2017, the City adopted Resolution No. 17-9301 to direct the City Manager to remove all signs promoting events within the City that utilize pictures of City Officials; and

WHEREAS, the City now desires to rescind this resolution and allow the use of signs that utilize pictures of City Officials to promote City events within the City as a tool to notify the residents and business owners; and

WHEREAS, the City Commission has determined that it is in the best interest of the City and residents to rescind Resolution No. 17-9301 and allow the use of signs that utilize pictures of City Officials to promote City events within the City as a tool to notify the residents and business owners.

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION
The City Commission of the City of Opa-Locka hereby rescinds Resolution No. 17-9301 and allow the use of signs that utilize pictures of City Officials to promote City events within the City as a tool to notify the residents and business owners.

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 of this Resolution may be authorized by the Interim 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. EFFECTIVE DATE
This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

City Manager:	Darvin Williams			**CM Signature:**			
Commission Meeting Date:	*07.26.2023*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**	
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**	
						X	
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex:		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ■ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X						
Sponsor Name	Commissioner Kelley		**Department:**		City Commission		

Short Title:

A resolution of the City Commission of the City of Opa-locka rescinding Resolution No. 17-9301.

Staff Summary:

It was previously believed that the use of Elected Officials' pictures created an assumption that an event was City sanctioned when it may not have been. Resolution No. 17-9301 was adopted to direct the City Manager to remove all signs promoting events within the City that utilize pictures of City Officials. It is now in the best interest to rescind this resolution and allow the use of signs to promote City events within the City as a tool to notify the residents and business owners.

Financial Impact – There is no financial impact associated with this resolution.

Proposed Action:

Staff recommends approval with the amendment that events promoted with City resources don't include the use of individual photos.

Attachment:

1. Resolution 17-9301

Sponsored by: Commissioner Holmes

RESOLUTION NO. 17-9301

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO REMOVE ALL SIGNS PROMOTING EVENTS WITHIN THE CITY THAT UTILIZE PICTURES OF CITY OFFICIALS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, there are signs within the City of Opa-Locka ("City") that display pictures of City Officials to promote events; and

WHEREAS, use of a City Official's picture creates an assumption that the event is City sanctioned when it may not be; and

WHEREAS, the City believes that it is in the best interest of the City to remove all signs from within the City that use pictures of City Officials to promote events; and

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COMMISSION FOR THE CITY OF OPA LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission of the City of Opa-Locka, Florida, hereby directs the City Manager to remove all signs promoting events within the City that utilize pictures of City Officials within 30 days from the date of the adoption of this resolution.

Section 3. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of January, 2017.

Resolution No. 17-9301

Myra Taylor
Mayor

Attest to:

Joanna Flores
City Clerk

Approved as to form and legal sufficiency:

Vincent T. Brown, Esq.
The Brown Law Group, LLC
City Attorney

Moved by:	VICE MAYOR KELLEY
Seconded by:	COMMISSIONER PIGATT
Commission Vote:	4-1
Commissioner Holmes:	YES
Commissioner Riley:	YES
Commissioner Pigatt:	YES
Vice-Mayor Kelley:	NO
Mayor Taylor:	YES

Sponsored by: Commissioner Williams

RESOLUTION NO. 23-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA DIRECTING THE INTERIM CITY MANAGER TO ENFORCE CITY LAND USE RIGHTS THROUGH A CODE ENFORCEMENT PROCESS THAT PROHIBITS PROPERTY OWNERS FROM ENCROACHING UPON CITY OWNED PROPERTY AND EASEMENT RIGHTS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City of Opa-Locka staff has discovered that several City property owners are encroaching upon City of Opa-Locka ("City") owned property and utility easements; and

WHEREAS, these acts cause inconvenience and restrict the City from conducting its business of providing City services; and

WHEREAS, it is necessary that property owners within the City be prohibited from encroaching upon City-owned property and easements; and

WHEREAS, the City Commission desires to enforce the City's land use rights through a code enforcement process that operates to prohibit City property owners from encroaching upon City owned property and easement rights; and

WHEREAS, the City Commission desires that the Interim City Manager enforce City land use rights through a code enforcement process that prohibits property owners from encroaching upon city owned property and easements rights is in the best interests of the City of Opa-Locka and its residents.

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

SECTION 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

The City Commission of the City of Opa-Locka authorizes and directs the Interim City Manager to enforce City land use rights through a code enforcement process that prohibits property owners from encroaching upon city owned property and easement rights.

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 of this Resolution may be authorized by the Interim 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. EFFECTIVE DATE
This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

City Manager:	Darvin Williams			**CM Signature:**				
Commission Meeting Date:	*07.26.2023*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
					X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
					X		**X**	
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: NA		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
							X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
		X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ■ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** (*list the specific objective/strategy this item will address)*			
	X							
Sponsor Name	Commissioner Williams		**Department:**		City Commission			

Short Title:

An ordinance of the City Commission of the City of Opa-locka prohibiting residents from encroaching on City property and easements.

Staff Summary:

City staff have recently determined that several residents are encroaching on City property and utility easements areas. These acts cause inconvenience and restrict the City from conducting daily business and providing services. It is imperative that residents are prohibited from encroaching and invading these areas and are cited as necessary for habitual behavior.

Financial Impact – There is no immediate financial impact. There could be subsequent legal costs.

Proposed Action:

It is recommended the City Commission of the City of Opa-locka adopt legislation prohibiting residents from encroaching on City property and easements.

Attachment:

ENCROACHMENT OF PROW

PRIVATE FENCE

CASE NUMBER	ADDRESS	FOLIO NUMBER	PERMIT ISSUED	NOTE
CE22050003	130 Seaman Avenue	08-2121-002-5790	N	Encroachment of alleyway
CE22090174	935 Curtiss Dr	08-2121-001-1420	y - 7/2017	Encroachment of alleyway
CE21120021	930 Oriental Blvd	08-2121-001-1230	Y - 7/2017	Encroachment of alleyway
CE22020148	1130 York Street	08-2121-013-1120	Y - 8/2020	Encroachment of alleyway
CE22020147	2181 N. BURLINGTON ST	08-2122-005-1720	Y - 1/2021	Encroachment of alleyway
	610 PERVIZ AVENUE	08-2121-001-1000	Y - 12/2020	Encroachment of alleyway
CE22030119	630 PERVIZ AVENUE	08-21212-001-0980	N	Encroaching in alleyway
CE22020134	2410 NW 140 St	08-2122-016-0650	Y - 8/2020	Encroaching in alleyway
CE19100012	750 Sultan Avenue	08-2121-001-2270	N	Encroaching in alleyway
CE19100011	740 Sultan Avenue	08-2121-001-2260	N	Encroaching in alleyway
	2540 NSW 140 St	08-2122-011-0524	Y - 2/2021	Encroaching in alleyway
	2540 NW 141 St		Y - 3/2019	Encroaching in alleyway
	13700 Blk of 23rd Ave			Encroaching in alleyway
	13700 Block of 22 Pl			Encroaching in alleyway
	Entire Blk of 2507 Superior St		N	Encroaching in alleyway
	1126 Rutland St.	08-2121-013-1380	N	Encroaching over water meter
CE22070095	1125 Superior St	08-2121-013-1040	Y	P.R.O.W Sidewalk
CE22070115	1126 Superior St	08-2121-013-1110	N	P.R.O.W Sidewalk
CE22070116	1130 Superior St	08-2121-013-1120	N	P.R.O.W Sidewalk
CE22070096	13844 NW 22 PL	08-2122-024-0160	N	Encroaching in alleyway
CE22070097	13744 NW 22 PL	08-2122-024-0210	Y	Encroaching in alleyway
CE22070098	2541 York St	08-2122-011-1141	N	Encroaching in alleyway
CE22070099	2545 York St	08-2122-011-1140	N	Encroaching in alleyway
CE22070100	2553 York St	08-2122-011-1131	N	Encroaching in alleyway
CE22070101	2557 York St	08-2122-011-1110	N	Encroaching in alleyway
CE22070102	2559 York St	08-2122-011-1081	N	Encroaching in alleyway
CE22070103	2561 York St	08-2122-011-1080	N	Encroaching in alleyway
CE22070104	2569 York St	08-2122-011-1060	N	Encroaching in alleyway
CE22070105	2575 York St	08-2122-011-1050	N	Encroaching in alleyway
CE22070120	2581 York St	08-2122-011-1030	N	Encroaching in alleyway
CE22070121	13865 NW 26 AVE	08-2122-011-1021	N	Encroaching in alleyway
CE22070106	13875 NW 26 AVE	08-2122-011-1020	N	Encroaching in alleyway
CE22070107	2580 NW 139 ST	08-2122-011-1019	N	Encroaching in alleyway

ENCROACHMENT OF PROW

PRIVATE FENCE

CE22070108	2570 Wilmington St	08-2122-011-1040	N	Encroaching in alleyway
CE22070109	2580 NW 139 ST	08-2122-011-1019	N	Encroaching in alleyway
CE22070110	2550 NW 139 St	08-2122-011-1090	N	Encroaching in alleyway
CE22070112	2540 NW 139 St	08-2122-011-1100	N	Encroaching in alleyway
CE22070113	2530 NW 139 St	08-2122-011-1150	N	Encroaching in alleyway
CE22070114	2534 NW 139 St	08-2122-011-1130	N	Encroaching in alleyway
	2530 NW 139 St	08-2122-011-1150	N	Encroaching in alleyway
CE22070118	13755 NW 23 Ave	08-2122-024-0130	N	Encroaching in alleyway
CE22070119	13775 NW 23 Ave	08-2122-024-0120	N	Encroaching in alleyway
	14101 NW 24 AVE	08-2122-014-0410	N	Encroaching in alleyway
	14121 NW 24 Ave	08-2122-014-0400	N	Encroaching in alleyway
	14141 NW 24 AVE	08-2122-014-0390	N	Encroaching in alleyway
	14161 NW 24 AVE	08-2122-014-0380	N	Encroaching in alleyway
	14181 NW 24 AVE	08-2122-014-0370	N	Encroaching in alleyway
	14201 NW 24 AVE	08-2122-014-0360	N	Encroaching in alleyway
	14100 NW 23 PL	08-2122-014-0420	N	Encroaching in alleyway
	14120 NW 23 PL	08-2122-014-0430	N	Encroaching in alleyway
	14140 NW 23 PL	08-2122-014-0440	N	Encroaching in alleyway
	14160 NW 23 PL	08-2122-014-0450	N	Encroaching in alleyway
	14180 NW 23 PL	08-2122-014-0460	N	Encroaching in alleyway
	14200 NW 23 PL	08-2122-014-0470	N	Encroaching in alleyway
	14281 NW 23 PL	08-2122-014-0520	N	Encroaching in alleyway
	14261 NW 23 PL	08-2122-014-0530	N	Encroaching in alleyway
	14241 NW 23 PL	08-2122-014-0540	N	Encroaching in alleyway
	14221 NW 23 PL	08-2122-014-0550	N	Encroaching in alleyway

ENCROACHMENT OF PROW

PRIVATE FENCE

York ST. Fence Encroaching		
• 2006 York St – closed due to compliance.		
• 2010 York St- Ticket – permit for a wood fence however a steel fence was installed without permit.		
• 2020 York St- Ticket – chain link fence encroaching the city easement.		
• 2040 York St- closed due to compliance.		
• 2050 York St- closed due to compliance.		
• 2060 York St -Ticket – Permit issued however license department advised the final was never approved?		
• 2070 York St -Ticket – No permit for white privacy fence.		
• 2080 York St – Ticket – No permit for white privacy fence.		
• 2090 York St – closed due to compliance.		
• 2096 York St – Ticket – No permit for wood fence		
• 2100 York St – closed due to compliance.		
• 2110 York St – Ticket – Wood fence removed, and citation paid. Fully compliance met.		
• 2120 York St – closed due to compliance.		
• 2130 York St – closed due to compliance.		

Sponsored by: Interim City Manager

RESOLUTION NO. 23-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, SETTING THE PROPOSED MILLAGE RATE OF 9.3500 MILLS FOR COMPUTATION OF AD VALOREM TAXES FOR THE CITY OF OPA-LOCKA, FLORIDA AS REQUIRED BY LAW FOR THE BUDGET FOR FISCAL YEAR (FY) 2023-2024; ESTABLISHING THE DATE, TIME AND PLACE FOR THE FIRST HEARING TO CONSIDER THE PROPOSED MILLAGE RATE AND PROPOSED BUDGET FOR FY 2023-2024; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 200.065, Florida Statutes, provides that a taxing authority shall advise the Property Appraiser and Tax Collector of the proposed millage rate, the current year rolled-back rate and the date, time and place of the first budget hearing, at which time a public hearing will be held to consider the proposed millage rate and the tentative budget for the upcoming fiscal year; and

WHEREAS, the City Manager of the City of Opa-Locka has recommended a proposed millage rate of rate of 9.3500 mills for FY 2023-2024, commencing October 1, 2023 and ending September 30, 2024.

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

SECTION 1. The recitals to the preamble herein are incorporated by reference.

SECTION 2. The proposed tax levy and millage rate for the City of Opa-Locka, Florida for FY 2023-2024, commencing October 1, 2023 and ending September 30, 2024, is hereby proposed to be 9.3500 mills, which is $9.35 of property taxes per $1,000 of assessed property value within the City of Opa-Locka. This represents a 9.387% increase over the rolled-back rate of 8.5476 mills, which is $8.5476 of property taxes per $1,000 of assessed property value.

SECTION 3. The date, time and place for the public hearing to consider the above proposed Annual Budget shall be as follows:

PUBLIC HEARING
Date: Wednesday, September 13, 2023
Time: 6:00 p.m.
Place: Commission Chambers, Third Floor, 780 Fisherman Street, Opa-Locka, FL 33054

SECTION 4. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

Department Director:	Bob Anathan			**Department Director Signature:**			
City Manager:	Darvin E. Williams			**CM Signature:**			
Commission Meeting Date:	July 26, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)* **N/A**	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
						X	**X**
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: NA		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							X
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ■ **Bus. & Economic Dev** ■ **Public Safety** ■ **Quality of Education** ■ **Qual. of Life & City Image** ■ **Communication** ■		**All areas**		
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

Adoption of Proposed Millage Rate and Establishing Date, Time and Place for First Budget Hearing

Staff Summary:

The City is required to adopt a proposed millage rate, establish the date, time and place for the initial September hearing, to be entered into the State TRIM (Truth in Millage) system no later than August 4, 2023. Staff recommends a millage rate of 9.3500 mills for FY 24..

Staff further recommends that the first budget hearing be conducted prior to the first regularly scheduled Commission meeting on September 13, 2023 at 6:00 p.m. and the second budget hearing be conducted prior to the second regularly scheduled Commission meeting on September 27th at 6:00 p.m., with the required advertising for the second hearing appearing on Sunday, September 24th. All recommended dates conform to

State Statute (TRIM) requirements. Also, as required by State Statute, these dates don't conflict with those scheduled by the County Board of Commissioners (September 7th and 21st) and the County School Board (July 26th and September 6th.)

The City's FY 24 Rolled-Back Millage Rate is 8.5476 mills. The Rolled-Back Millage Rate is the millage rate which would provide the average property owner, whose property's taxable value had grown at the average rate experienced in the City this year, with no increase in property tax from the current fiscal year. The City's proposed millage rate of 9.3500 mills is 9.387% greater than the Rolled-Back Millage Rate and is required to be announced as such at the start of each budget hearing.

It should be noted that the millage rate and hearing information that is decided upon at this meeting will be reflected on the TRIM notices sent out to all property owners by the County by August 24th. The millage rate appearing on the TRIM notice is, for all practical purposes, the maximum millage rate the City can consider at the September hearings. Although a higher millage rate can be adopted at that time, it becomes very expensive since first class mail has to be sent to all property owners advising them of this increase. Conversely, the Commission can adopt a lower millage rate at either of the September hearings with no additional requirements placed on the City.

Proposed Action:

Staff recommends that the City Commission adopt a preliminary millage rate of 9.3500 mills, establish the date, time and place for the initial September hearing and direct that the Interim City Manager have the appropriate TRIM documentation completed, signed electronically and entered into the TRIM system no later than August 4, 2023.

Attachment:

1. Proposed Resolution

Sponsored by: Interim City Manager

RESOLUTION NO. 22-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, SETTING THE PROPOSED BUDGET FOR THE CITY OF OPA-LOCKA, FLORIDA AS REQUIRED BY THE STATE AND LOCAL AGREEMENT OF COOPERATION BETWEEN THE FLORIDA GOVERNOR AND THE CITY OF OPA-LOCKA, FOR FISCAL YEAR (FY) 2023-2024; ESTABLISHING REQUIREMENTS FOR THE APPROVAL OF THE CITY BUDGET ON OR BEFORE AUGUST 1ST AND FORWARDING TO THE GOVERNOR THE PROPOSED ANNUAL BUDGET OF THE CITY AS PRELIMINARILY APPROVED BY THE CITY COMMISSION FOR FY 2023-2024; AND DIRECTING THE CITY MANAGER TO FORWARD A COPY OF THIS RESOLUTION AND APPROVED PROPOSED BUDGET TO THE GOVERNOR; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 218.503, Florida Statutes, provides measures to resolve the financial emergency by the City of Opa-Locka, agreeing through the State and Local Agreement of Cooperation between the Governor and the City of Opa-Locka through Executive Order Number 2016-135 to submit to the Governor, on or before August 1st of each year a proposed Annual Budget of the City, as preliminarily approved by the City Commission; and

WHEREAS, the City Manager of the City of Opa-Locka has recommended a proposed budget of Funding (Revenue, Loans, Grants, Interfund Transfers-In and usage of Unassigned Fund Balance) (attached hereto as Exhibit "A")_____ and Expenditure of _____for FY 2023-2024, commencing October 1, 2023 and ending September 30, 2024 based on the underlying assumptions for revenue and expenditure estimates contained in the proposed Annual Budget documented and included with the budget submission, and as amended; and

WHEREAS, should the City Commission desire to make certain changes on July 26, 2023, which require adjustments and recalculation of the proposed annual budget amount (due to interfund transfers), the City Manager shall have the authority to make said changes and include same as a part of this Resolution.

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

SECTION 1. The recitals to the preamble herein are incorporated by reference.

SECTION 2. The City Commission hereby approves the proposed _____ government-wide Annual Budget for the City of Opa-Locka, Florida for FY 2023-2024, commencing October 1, 2023 and ending September 30, 2024, for both Funding and Expenditures.

SECTION 3. The date, time and place for the public hearing to consider the above proposed Annual Budget shall be as follows:

PUBLIC HEARING
Date: Wednesday, July 26, 2023
Time: 7:00 p.m.
Place: Sherbondy Community Center Auditorium, 215 Perviz Avenue, Opa-Locka, Florida

SECTION 4. The City Manager is hereby directed to transmit the proposed Annual Budget to the State of Florida Governor's Designee, by August 1, 2023 in accordance with Executive Order Number 2016-135.

SECTION 5. The City Manager is hereby authorized to make certain adjustments and recalculate the proposed annual budget amount, due to interfund transfers, in order to reflect the correct budget amount prior to sending this Resolution to the Governor or Governor's Designee.

SECTION 6. This Resolution shall take effect upon adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** this 27th day of July, 2023.

PASSED and **ADOPTED** 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

Department Director:	Bob Anathan			**Department Director Signature:**			
City Manager:	Darvin E. Williams			**CM Signature:**			
Commission Meeting Date:	July 26, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)* **N/A**	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		**X**
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: NA		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							X
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ■ **Bus. & Economic Dev** ■ **Public Safety** ■ **Quality of Education** ■ **Qual. of Life & City Image** ■ **Communication** ■		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)* **All areas**		
	X						
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

Preliminary Adoption of Proposed FY 24 City Budget To Be Forwarded To The Florida Governor

Staff Summary:

In accordance with the Local Agreement of Cooperation between the City and the State, the City is required to submit to the State by August 1st each year a proposed budget for the following fiscal year.

Proposed Action:

Staff recommends the City Commission review the proposed budget, directs staff to make adjustments as appropriate, preliminarily approves the amended budget and directs staff to ensure the budget is received by the Governor, or designee, by August 1, 2023.

Attachment:

1. Budget Book
2. Proposed Resolution

Sponsored by: Interim City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR CITYWIDE TOWING SERVICES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") desires to issue a Request for Proposals (RFP) for qualified, licensed and experienced towing firms to enter into an agreement for citywide towing services; and

WHEREAS, the selected consultant shall provide the services, design, labor, materials, equipment, and all incidentals necessary, as further defined in the RFP, to provide citywide towing services; and

WHEREAS, up to Three Thousand Dollars ($3,000.00) may be spent for advertising to ensure that a broad range of qualified vendors are made aware of this solicitation, if deemed necessary; and

WHEREAS, the City Commission finds it in the best interest of the City and its residents to authorize the Interim City Manager to issue a Request for Proposals (RFP) for citywide towing services and to further authorize spending of up to Three Thousand Dollars ($3,000.00) for advertising purposes, if deemed necessary.

NOW THEREFORE BE IT RESOLVED THAT THE CITY COMMISSION OF THE CITY OF OPA LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission of the City of Opa-Locka hereby authorizes the Interim City Manager to issue a Request for Proposals (RFP) for citywide towing services, attached hereto as Exhibit "A" and to further authorize spending of up to Three Thousand Dollars ($3,000.00) for advertising purposes, if deemed necessary.

Section 3. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent of this

Resolution may be authorized by the Interim 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. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED AND ADOPTED this _____ day of _____, 2023.

_____
John H. 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

City Manager:	Darvin Williams			**CM Signature:**			
Commission Meeting Date:	*07.26.2023*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		**X**
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
					X			
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
		X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** (*list the specific objective/strategy this item will address)*			
	X		**Enhance Organizational** ■ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐					
Sponsor Name	City Manager		**Department:**		City Manager			

Short Title:

A resolution authorizing the Interim City Manager to issue an RFP for Towing Services.

Staff Summary:

The City of Opa-locka is seeking qualifications from licensed and experienced towing firms to enter into an agreement for citywide towing services.

The selected consultant shall provide the services, design, labor, materials, equipment, and all incidentals necessary, as further defined in the RFP to provide Citywide Towing Services within the City.

The City intends to award a contract to the selected Consultant for the Services described in this RFP.

Financial Impact – Up to $3,000 may be spent in advertising to ensure that a broad range of qualified vendors are made aware of this solicitation. This advertising expense will be charged to the Non-Department Other Advertising Account 19-515491, which has $14,271 available.

Proposed Action:

It is recommended the City Commission of the City of Opa-locka adopt legislation authorizing the Interim City Manager to issue a Request for Proposal (RFP) for Towing Services.

Attachment:

City of Opa-locka

RFP NO: 23-XXXX200

REQUEST FOR PROPOSALS (RFP)

CITYWIDE TOWING SERVICES

CITY OF OPA-LOCKA
RFP NO. 23-xxx200
CITYWIDE TOWING SERVICES

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CITY OF OPA-LOCKA REQUEST FOR PROPOSALS
RFP NO: 23-0706200
Citywide Towing Services

Sealed Proposals for a towing service will be received by the City of Opa-locka at the Office of the City Clerk, 780 Fisherman St, 4th Floor, Opa-locka, Florida 33054, **Thursday, XXXX XX, 2023 by 2:00 p.m.** Any RFP Package received after the designated closing time will be returned unopened. The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th
Floor Opa-locka, Florida
33054

An original and six (6) copies for a total of seven (7) plus 1 copy of the Proposal package on USB Flash Drive in PDF format shall be submitted in sealed envelopes/packages addressed to the City Clerk, City of Opa-locka, Florida, and marked **RFP for Citywide Towing Services.**

Proposers desiring information for use in preparing proposals may obtain a set of such documents by visiting the City's website at www.opalockafl.gov or www.demandstar.com.

The City reserves the right to accept or reject any and all proposals and to waive any technicalities or irregularities therein. The City further reserves the right to award the contract to that proposer whose proposal best complies with the **RFP NO: 23-XXXXX** requirements. Proposers may not withdraw their proposal for a period of ninety (90) days from the date set for the opening thereof.

Joanna Flores, CMC
City Clerk

CITY OF OPA-LOCKA
RFP NO: 23-XXXX200
City Wide Towing Services

PART I

PROPOSAL GUIDELINES

1-1. Introduction: The City of Opa-locka is requesting proposals from qualified professional companies and firms to provide **Towing Services**. The City hereby requests proposals for the selection of one or more firms (collectively, the "Consultant" or "Respondent") to provide the services set forth in this RFP.

1-2. Proposal Submission and Withdrawal: The City of Opa-locka will be accepting proposals by mail, however it is Proposer's responsibility to submit Proposer's proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The City must receive all proposals by 2:00 p.m. on XXXX XX, 2023. The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th
Floor Opa-locka, Florida 33054

To facilitate processing, please clearly mark the outside of the proposal package as follows: **RFP NO. 23-XXXX – Citywide Towing Services.**

This package shall also include the Proposer's return address.

Proposers may withdraw their proposals by notifying the City in writing at any time prior to the deadline for proposal submittal. After the deadline, the proposal will constitute an irrevocable offer, for a period of 90 days. Once opened, proposals become a record of the City and will not be returned to the Proposer.

The City cautions Proposers to assure actual delivery of mailed or hand-delivered proposals directly to the City Clerk's Office at 780 Fisherman Street, 4th Floor, Opa-locka, Florida 33054 prior to the deadline set for receiving proposals. Telephone confirmation of timely receipt of the proposal may be made by calling (305) 688-4611 before proposal closing time. Any proposal received after the established deadline **will not** be considered and will be returned unopened to the Proposer(s).

1-3. Number of Copies: Proposers shall submit an **original and six (6) copies (a total of 7) plus one copy on USB flash drive in PDF format** of the proposal in a sealed, opaque package marked as noted above. The Proposer will be responsible for timely delivery, whether by personal delivery, US Mail or any other delivery medium.

1-4. Development Costs: Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Request for Proposal. Proposers

should prepare their proposals simply and economically, providing a straightforward and concise description of the Proposer's ability to meet the requirements of the RFP.

1-5. Inquiries: The City Clerk will receive written requests for clarification concerning the meaning or interpretations of the RFP, until eight (8) days prior to the submittal date. City personnel are authorized only to direct the attention of prospective Proposers to various portions of the RFP so that they may read and interpret such for themselves. No employee of the City is authorized to interpret any portion of this RFP or give information as to the requirements of the RFP in addition to what is contained in the written RFP document.

1-6. Addendum: The City may record its response to inquiries and any supplemental instructions in the form of written addenda. The City may mail written addenda up to three (3) calendar days before the date fixed for receiving the proposals. Proposers shall contact the City to ascertain whether any addenda have been issued. Failure to do so could result in an unresponsive proposal. Any oral explanation given before the RFP opening will not be binding.

All Proposers are expected to carefully examine the proposal documents. Any ambiguities or inconsistencies should be brought to the attention of the City's Purchasing Agent through written communication prior to the opening of the proposals.

1-7. Contract Awards: The City anticipates entering into an Agreement with the Proposer who submits the proposal judged by the City to be most advantageous.

The Proposer understands that this RFP does not constitute an offer or an Agreement with the Proposer. An offer or Agreement shall not be deemed to exist and is not binding until proposals are reviewed, accepted by appointed staff, the best proposal has been identified, approved by the appropriate level of authority within the City and executed by all parties. The City anticipates that the final Agreement will be in substantial conformance with this sample Agreement; nevertheless, Proposers are advised that any Agreement may result from the RFP may deviate from the Sample Agreement.

The City reserves the right to reject all proposals, to abandon the project and/or to solicit and re-advertise for other proposals.

1-8. Contractual Agreement: This RFP and Consultant/Contractor proposal shall be included and incorporated in the final award. The order of contractual precedence will be the Contract or Agreement document, original Terms and Conditions, and Proposer response. Any and all legal action necessary to enforce the award will be held in Miami-Dade County and the contractual obligations will be interpreted according to the laws of Florida. **Any additional contract or agreement requested for consideration by the Proposer must be attached and enclosed as part of the proposal.**

1-9. Selection Process: The proposals will be evaluated and assigned points. The firm with the highest number of points will be ranked first; however, nothing herein will prevent the City from assigning work to any firm deemed responsive and responsible.

The City reserves the right to further negotiate any proposal, including price, with the highest rated Proposer. If an agreement cannot be reached with the highest rated Proposer, the City reserves the

right to negotiate and recommend award to the next highest Proposer or subsequent Proposers until an agreement is reached.

1-10. Public Records: Upon award recommendation or ten (10) days after opening, whichever occurs first, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119 Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the RFP and must identify the data or other materials to be protected and must state the reasons why such exclusion from public disclosure is necessary. Document files may be examined, during normal working hours.

1-11. News Releases: The Proposer shall obtain the prior approval of the City Manager's Office for all news releases or other publicity pertaining to this RFP or the service, study, or project to which it relates.

1-12. Insurance: The awarded Proposer(s) shall maintain insurance coverage reflecting at least the minimum amounts and conditions specified herein. In the event the Proposer is a governmental entity or a self-insured organization, different insurance requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposers' insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing Agreement.

1. Evidence of General Liability coverage with limits not less than $1,000,000 per Occurrence/ $2,000,000 Aggregate (Including Policy Number and Policy Period);

2. Evidence of Auto Liability coverage with limits not less than $1,000,000 per Occurrence/$1,000,000 Aggregate (Including Policy Number and Policy Period);

3. Evidence of Workers' Compensation coverage with statutory limits and Employer's Liability coverage with limits not less than $100,000 (Including Policy Number and Policy Period);

4. The City listed as an additional insured (this may be specifically limited to the specific job(s) the contractor will be performing);

5. Minimum 30-day written notice of cancellation.

1-13. Licenses: Proposers, both corporate and individual, must be fully licensed and certified in the State of Florida at the time of RFP submittal. The proposal of any Proposer who is not fully licensed and certified shall be rejected.

1-14. Public Entity Crimes: Award will not be made to any person or affiliate identified on the Department of Management Services' "Convicted Vendor List". This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing processes because they have been found guilty of a public entity crime. No public entity shall award any contract to or transact any business in excess of the threshold amount provided in Section 287.017 Florida Statutes for Category Two (currently $25,000) with any person or affiliated on the "Convicted Vendor List" for a period of thirty-six (36) months from the date that person or affiliate was placed on the "Convicted Vendor List" unless that person or affiliate has been removed from

the list. By signing and submitting the RFP proposal forms, Proposer attests that they have not been placed on the "Convicted Vendor List".

1-15. Code Of Ethics: If any Proposer violates or is a party to a violation of the code of ethics of the City of Opa-locka or the State of Florida with respect to this proposal, such Proposer may be disqualified from performing the work described in this proposal or from furnishing the goods or services for which the proposal is submitted and shall be further disqualified from submitting any future proposals for work, goods or services for the City of Opa-locka.

1-16. Drug-Free Workplace: Preference shall be given to businesses with Drug-Free Workplace (DFW) programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

1-17. Permits and Taxes: The Proposer shall procure all permits, pay all charges, fees, and taxes, and give all notices necessary and incidental to the due and lawful execution of the work.

1-18. Protests: Protests of the plans, specifications, and other requirements of the request for proposal and bids must be received in writing by the City Clerk's Office at least ten (10) working days prior to the scheduled bid opening. A detailed explanation of the reason for the protest must be included. Protests of the award or intended award of the bid or contract must be in writing and received in the City Clerk's Office within seven (7) working days of the notice of award. A detailed explanation of the protest must be included.

1-19. Termination for Convenience: A contract may be terminated in whole or in part by the City at any time and for any reason in accordance with this clause whenever the City shall determine that such termination is in the best interest of the City. Any such termination shall be affected by the delivery to the contractor at least five (5) working days before the effective date of a Notice of Termination specifying the extent to which performance shall be terminated and the date upon which termination becomes effective. An equitable adjustment in the contract price shall be made for the completed service, but no amount shall be allowed for anticipated profit on unperformed services.

1.20 SCHEDULE OF EVENTS

The following schedule shall govern this RFP. The City reserves the right to change the scheduled dates and times at its sole discretion.

No.	Event	Date	Time (EST)
1	Advertisement/ Distribution of RFP (Cone of Silence Begins)	TBA	TBA
2	Closing Date for Respondent Questions	TBA	5:00 P.M.
3	City's Answers to Questions by Respondents	TBA	5:00 P.M.
4	Proposals Due Date	TBA	2:00 P.M.
5	Review of Proposals for Responsiveness	TBA	TBA
6	Recommendation to Commission	TBA	TBA
7	Commission Meeting to Select Consultant(s) and Approve Agreement(s)	TBA	TBA

PART II

NATURE OF SERVICES REQUIRED

2.1 SCOPE OF SERVICES

The City of Opa-locka is seeking qualifications from licensed and experienced towing firms to enter into an agreement for citywide towing services.

The selected consultant shall provide the services, design, labor, materials, equipment, and all incidentals necessary, as further defined in Section 2 of this request for proposals (the "Services") to provide Citywide Towing Services within the City.

The City intends to award a contract to the selected Consultant for the Services described in this RFP.

The contract term is to be for an initial one (1) year period, with up to four (4) one-year option terms. The Respondent shall include all storage, refurbishment, and maintenance prices for each year of the contract.

Contract scope includes the removal and storage of vehicles and equipment that are creating a traffic hazard, abandoned, disabled from a traffic crash, or for non-consensual removal of vehicles from public streets and areas within the City. The proposer will provide 24-hour towing services, 365 days per year. The proposer will supply the City with priority services. The selected proposer/s will be given first call for all wrecker services requested by the City unless a motorist makes a specific request for another wrecker.

Proposer shall specify in their proposal two (2) subcontractors that may be called upon to perform services in an emergency; subcontractor facilities and available equipment are subject to inspection by the City. If services are split between one or more towing firms, a staggered service schedule, at the direction of the City, shall be arranged and adhered to.

Please note: Incumbent (current) firms contracted to provide Towing services to the City of Opa-locka shall submit a proposal package in accordance with this RFP to be considered as a part of the evaluation process.

2.2 REQUESTS FOR SERVICE

All requests for service shall be made through the City of Opa-locka Police Department, Code Compliance Division, or Public Works Department. The City reserves the right to cancel a request for service at any time, including up to the time of hookup.
All vehicles being towed to Proposer's storage compound shall be taken directly to that area. If after assessing an accident scene, the Police Officer or Aide determines the safety of the public requires immediate removal of the vehicle(s), or if the owner's requested tow service does not respond within a reasonable time, the proposer may be required to remove the vehicle(s) to the side of the road or other safe area. If so, the owner of the vehicle so moved may be charged in accordance with the rate schedule.

2.3 REQUIRED RESPONSE TIME

The proposer shall respond to the request for services within forty-five (45) minutes of the call for service. Proposer shall assess the call for service immediately, if the proposer is unable to meet their

obligation within the forty-five-minute time limit, the proposer shall immediately call the requesting department back and notify them that they cannot respond in a timely manner. The proposer shall call designated City-approved subcontractor to respond to the City's call. Subsequently, the City representative making the tow request shall be appropriately notified of the call's successful hand-off to subcontractor.

2.4 PAYMENT

The City will not be responsible for the collection or payment of any charge for services rendered by reasons of having dispatched service in accordance with this contract unless such service charge is a City authorized special service. All other such services rendered shall be charged to the owner of the towed vehicle or other lawful claimant of possession. The motor vehicle owner and/or operator shall be responsible for payment of charges imposed by the Proposer in accordance with the contract rate structure.

Proposer shall ALWAYS accept payment from the vehicle owner or authorized representative for charges in any of at least three (3) of the following forms:

1. Cash, money order, or valid traveler's check.
2. Valid credit card.
3. Valid personal check showing on its face the name and address of the vehicle owner or authorized representative.
4. Electronic funds transfer applications such as Paypal, Venmo, Zelle, or similar payment application.

2.5 ANCILLARY SERVICES

Any ancillary services are to be performed only if required and appropriate. If any such charges are questioned by the City, and such ancillary services were not noted on the Vehicle Storage Receipt, it shall be the proposer's responsibility to prove the validity of such charges.

2.6 SPECIAL SERVICES

If additional duties, like those herein, but not specified, are required by the City, and the firm is able to provide those special services, those services may be requested under this contract by authorized City staff. Examples of such special services could be removal of an aircraft from water or recovery of a large piece of City equipment from mud.

In such instances, the City will depend upon the firm's experience in such matters and authorize the firm to assemble all necessary special equipment and staff, including use of subcontractors, to resolve the special or emergency. Whenever possible estimated costs for such special services shall be provided to the City prior to engaging in work and all costs shall be subject to negotiation. In any such instances the City reserves the right, time and circumstances permitting, to seek the special services elsewhere in accordance with the City procurement ordinances and code.

2.7 RELEASE

The proposer shall directly release, within thirty (30) minutes of payment, any vehicle that has not been marked "hold" by the City, providing the proper proof of identification and ownership is presented. Any vehicle towed that is marked "hold" cannot be released without written authorization from the Police Department. Vehicles can be held up to five (5) days. If the period to hold the vehicle will exceed more than five days, the Police Department shall provide written authorization to the proposer to continue to hold the vehicle, or the vehicle may be removed to the Police Department holding facility. The vehicle owner shall be responsible for storage fees from the 1st through the 5th day. The City shall be responsible for the storage fees after the 5th day. The proposer shall release any vehicle towed in at the

request of the City only to the driver with sufficient identification, or to the person whose name appears on the title or registration certificate as the registered owner of the vehicle, or to the authorized agent of such person. Persons who make application for the release of such a vehicle shall be required to present proof of ownership by presentation of a title or registration, and where applicable, proof of agency or copy of lease agreement.

The storage site must be open for release of vehicles seven (7) days per week, from 8:00 a.m. until 8:00 p.m., and when closed, shall have a sign prominently displayed indicating a telephone number in Miami-Dade County where the operator of the site can be always reached. Upon receipt of a telephoned request to open the site to release a vehicle between the hours of 8:00 p.m. and 8:00 a.m., the operator must respond to the site within one (1) hour by having an authorized employee appear at the site to allow release of the vehicle. The phone number posted shall be always kept open for the receipt of calls. If that line is busy for five (5) continuous minutes, it shall create a rebuttable presumption that the line has been disconnected in violation of this requirement. All motor vehicles that have not been claimed must be disposed of according to state and county laws.

2.8 VIEWING OF IMPOUNDED VEHICLES / REMOVAL OF PERSONAL PROPERTY

The proposer agrees to allow the registered owner of an impounded vehicle or the registered owner's agent or insurance representative, upon proper identification, to view said vehicle on the premises of the proposer. The proposer shall allow every vehicle owner or authorized representative to inspect the towed vehicle within a reasonable time upon his/her arrival at the storage facility and before payment of any charges. The vehicle owner or authorized representative shall be permitted to remove from the vehicle all personal possessions not affixed to the vehicle, including but not limited to telephones, tapes, medicines, tools, etc., and proposer shall assist any vehicle owner/agent in doing so. Vehicle owner/authorized representative shall acknowledge receipt of such property on a form provided by proposer. The above provisions regarding the inspection, viewing, and photographing of a towed vehicle and the release of personal property do not apply to vehicles marked "HOLD" by the Police Department.

2.9 DROP FEES & CITY'S RIGHT TO CANCEL TOWS OR ORDER RELEASE OF VEHICLE

Drop fees occur when a vehicle owner arrives on the scene of a tow and the vehicle has been engaged (hooked) by the tow truck, but the tow truck has not left the scene. Although Florida low allows towing companies to assess a drop fee (of not more than 50% of the posted towing rates).

Contract Manager or designee reserves the right to cancel a tow on the scene before vehicle is attached to wrecker. Contract Manager or designee also reserves the right to order the release of an already impounded vehicle.

2.10 CITY VEHICLES

City of Opa-locka vehicles and equipment up to and including 1-ton trucks and other heavy-duty Public Works vehicles shall be towed at no charge anywhere within Miami-Dade County, Broward County and Palm Beach County. The City will not be charged for any scrap or derelict vehicles disposed of by the tow company. Calls for towing Opa-locka trucks and buses shall be responded to within thirty minutes. If unable to respond during the specified time, proposer shall call a subcontractor to respond.

2.11 COMPLAINTS AND DISPUTES

All complaints will be forwarded to the Chief of Police or designee. If the incident requires formal investigation, the proposer will be notified of the complaint by certified mail. The proposer will have seven (7) business days to reply to the complaint in writing. After the investigation is completed, a memo will be forwarded to the Chief of Police regarding the outcome. If the complaint is sustained, a recommendation of disciplinary action against the proposer will be forwarded to the Chief of Police.

The proposer agrees that any complaints received by the City of Opa-locka concerning misconduct on the part of the proposer, such as excessive charges, poor business practices, damage to vehicles, etc., that cannot be resolved between the proposer and the Police Chief's designee, will be referred to the Police Chief's office for appropriate action. If the complaint is not resolved to the satisfaction of the Police Chief or the owner of the vehicle, it may be referred to the City Manager's office.

2.12 CLEANLINESS

The proposer will be responsible for the cleaning of cars and vehicles from the streets and roadways as ordered by the Police officers or aides. It shall be proposer's responsibility to remove all glass and debris deposited upon the roadway and leave the area in complete cleanliness.
If the proposer is called by the Police Department to clean up an accident scene where another wrecker service has removed the vehicle, the proposer may bill the owner of the vehicle in accordance with the rate schedule.

2.13 STORAGE FACILITY (IES)

The proposer's storage and pick-up locations shall be properly identified by signs on the exterior of the structure, i.e., visible from the adjacent access road.

Inside Storage: Shall accommodate a minimum of four vehicles. Shall have paved floor, i.e., concrete or asphalt, in a condition acceptable to the City of Opa-locka Police Department, free of dirt, standing water, vegetation, and/or articles inappropriate to or inconsistent with the operation of a towing service. It shall have a working area of 12' x 20' per vehicle, with at least an 8' ceiling. Facility shall have an outside window or ventilation system and lighting sufficient to permit processing of vehicles. It must be located within the property of the proposer's towing facility or in proximity (walking distance). Said structure shall provide complete protection from weather and unauthorized entry.

Outside Storage: Shall be of a size to hold a minimum of twenty-five (25) vehicles, properly spaced to provide access for removal or addition of vehicles. Must have a durable surface, properly drained, and enclosed. Shrubbery, trees, and lawns shall be maintained, and junk tires and auto parts shall not be stored. It must be screened from all public rights-of-way by a six (6) foot masonry wall, or fence. Any wire at the top of the wall or fence must be in addition to the six (6) foot. No repair work or servicing of vehicles shall be permitted in the storage area. Facility should have video camera required on exterior stored vehicles w/ at least 10 days of recorded time. Recording 24/7, low light cameras, or lighted storage space. The proposer shall be responsible for all thefts and damage to stored vehicles occurring while the vehicle is in its possession.

2.14 OFFICE FACILITY (IES)
Shall include telephone and rest room facilities and workspace (i.e., desk, phone). Shall have name and mailing address on front of building. Shall be separate from any other business or enterprise. Office and storage shall be at one location.

2.15 POSTING OF RATES FOR TOWING AND STORAGE
Proposers shall have contract rates posted in an area that will be plainly visible to the public (offices, waiting area, etc.) The posting shall have a heading that reads "City of Opa-locka Police Contracted Towing Rates". The rates and heading shall be posted wherever the proposer releases vehicles at the storage compound.

2.16 NON-CONSENT TOW RATES
Non-Consent Tow Rates shall be in accordance with Miami-Dade County Maximum Non-Consent Tow Rates (Refer to Attachment "B") and will only be adjusted by County revisions to these rates.

2.17 INSPECTIONS
The proposer agrees that all records, equipment, personnel, office, and storage facilities will be subject to periodic inspections by properly authorized representatives of the City of Opa-locka.

2.18 TOW TRUCK DRIVERS
Proposer shall be solely responsible for selecting, training, and employing (or otherwise retaining) such personnel as is necessary for proposer to satisfy the requirements of the Contract and to satisfactorily perform the work and services required under the Contract.

- Proposer shall perform driver's license screening on all employees with driving responsibilities and a copy of each employee's driver's license shall be kept on file by Proposer and made available upon request of the City Manager or designee.
- Proposer shall be required to provide all employees with uniforms. Which shall be subject to the prior written approval by the City Manager or designee.
- Proposer shall perform drug test screening on all employees and provide pass/fail results to the City Manager or designee, upon request.

All employees and/or other individuals retained by proposer, shall not, for any purposes, be considered to be employees of the City of Opa-locka, and proposer shall be solely responsible for their supervision and daily direction and control.

It is the intent of the City and proposer, and proposer acknowledges, that the proposer is legally considered to be an independent contractor and that neither it, nor its officers, directors, employees, agents, contractors or servants, shall, under any circumstances, be considered officers, directors, employees, contractors, agents or servants of the City, and that the City shall at no time be legally responsible or liable for any negligent acts, errors, omissions, or misconduct on the part of proposer, or any of its officers, directors, employees, contractors, agents or servants. Additionally, toward that end, proposer agrees to have no markings on either vehicles, buildings, or correspondence that indicates or tends to indicate any official relationship between the proposer and the City of Opa-locka.

Proposer shall have qualified, trained employees. It will also ensure that all drivers possess a valid

commercial driver's license in accordance with the law. Drivers used on City calls shall be neat, clean, courteous, sober, and competent in operating skills.

2.19 EQUIPMENT REQUIREMENTS

Proposers shall provide and always maintain and have available a minimum of the following equipment (described in further detail below):

- Four (4) Class A wreckers
- Two (2) slide-back carriers, Class A or B
- One (1) Class B wrecker
- One (1) Class C wrecker (or greater)

All vehicles must be owned or directly leased by the proposer. The proposer shall produce evidence of ownership or valid first party lease of the required number of wreckers and slide back carriers. A rental agreement of Class B or C wreckers does not meet the qualifications of this contract. All equipment shall be maintained in a state of readiness for response as delineated in this contract and be for the sole use of the Contractor. All wreckers will be registered and shall have the appropriate licenses to operate as wreckers. All wreckers shall display a current decal issued by the City of Opa-locka.

All equipment shall be free of unsightly damages and shall always be clean and presentable to the public. Inappropriate decals on tow trucks shall be removed. City reserves the right to determine what is inappropriate. All trucks shall have fenders, doors, hoods, and bumpers intact always when in operation. Company names, addresses, and phone numbers shall be visible on both doors of the proposer call for service vehicles.

A) CLASS "A" WRECKER:

1. Commercially manufactured unit with a rated capacity of not less than 10,000 pounds gross vehicle weight (GVW), according to the manufacturer's identification plate. If there have been any modifications to the truck chassis that changes the GVW, documentation from the dealer or manufacturer supporting the changes must be provided.
2. Dual rear wheels
3. Cab to axle dimension of not less than 56 inches
4. Commercially manufactured hydraulic boom with a minimum total winching capacity of 8,000 pounds.
5. 100 feet of 3/8 inch steel core cable per winch
6. Hydraulically operated wheel lift with retracted rating of not less than 3,500 pounds and an extended rating of not less than 2,000 pounds.
7. Tow sling or tow bar with a safe lift rating of 3,500 pounds
8. Dolly equipped
9. Slings and protective devices to prevent damage to towed vehicle
10. Motorcycle sling
11. Four-way lug wrench
12. One pair of jumper cables
13. Air Tank
14. Tire plug kit to fix flat tires

B) CLASS "A" SLIDE BACK CAR CARRIER:

1. Commercially manufactured unit, with a rated capacity of not less than 14,500 pounds GVW.
2. Cab to axle dimension of not less than 102 inches.
3. Dual rear wheels
4. Hydraulically operated winch or winches with a minimum total winching capacity of 8,000 pounds.
5. 65 feet of 3/8 inch steel core cable per winch
6. Minimum of 17' hydraulically operated slide back or tilt bed
7. Four-way lug wrench
8. Two tie down chains, each ten feet in length.
9. One pair of jumper cables

C) CLASS "B" WRECKER:

1. Commercially manufactured unit with a rated capacity of not less than 18,000 pounds GVW, according to manufacturer's identification plate. Any modifications to increase GVW must be documented by the dealer or manufacturer.
2. Cab to axle dimension of not less than 84 inches
3. Commercially manufactured boom or booms with a minimum total capacity of 24,000 pounds.
4. 200 feet of ½ inch steel core cable for each winch
5. Hydraulically operated winch or winches with a minimum total winching capacity of 24,000 pounds
6. Hydraulically operated under reach with a retracted rating of not less than 10,500 pounds and an extended rating of not less than 8,500 pounds
7. Two snatch blocks, minimum of 8,000-pound capacity each
8. Two scotch blocks
9. Six to eight feet of extra towing chain with hooks, minimum 5,000-pound capacity
10. Slings and protective devices to prevent damage to towed vehicles
11. Four-way lug wrench
12. One pair of jumper cables

D) CLASS "B" SLIDE BACK CAR CARRIER:

1. Commercially manufactured unit with a rated capacity of not less than 20,000 pounds GVW according to the manufacturer's identification plate. Any modification to increase the GVW must be documented by the dealer or manufacturer.
2. Cab to axle dimension of not less than 138 inches
3. Dual rear wheels
4. 21 feet or longer hydraulically operated slide back or tilt bed.
5. Hydraulically operated winch or winches with a minimum winching capacity of 8,000 pounds.
6. 65 feet of 3/8 inch steel core cable
7. Two-tie-down chains, each ten feet in length
8. One snatch block, minimum 8,000-pound capacity
9. Four-way lug wrench
10. One pair of jumper cables

E) CLASS "C" WRECKER:

1. Commercially manufactured unit with a rated capacity of not less than 30,000 pounds GVW according to manufacturer's identification plate. Any modifications to increase the GVW must be documented by the dealer or the manufacturer.
2. Cab to bogey dimension of not less than 144 inches

3. Commercially manufactured boom or booms with a minimum total winching capacity of 50,000 pounds.
4. Hydraulically operated winch or winches with a minimum total winching capacity of 50,000 pounds.
5. 200 feet of 5/8 steel core cable per winch.
6. Hydraulically operated under reach with a retracted rating of not less than 25,000 pounds and an extended rating of not less than 12,000 pounds.
7. Rear support jacks or outriggers
8. Two ½ inch alloy safety chains
9. Tow bar or tow-sling equipped
10. External air hookup and minimum hoses to supply air to disabled vehicles
11. Two snatch blocks, minimum 24,000-pound capacity for each
12. Two scotch blocks
13. Spring brake-air lock
14. Six to eight feet of extra towing chain with hooks, minimum 4,000-pound capacity.

F) CLASS "D" WRECKER

1. Commercially manufactured unit with a rated capacity of not less than 52,000 pounds GVW according to the manufacturer's identification plate. Any modification to increase GVW must be documented by the dealer or manufacturer.
2. Cab to bogey dimension of not less than 180 inches
3. Commercially manufactured booms or booms with a minimum total capacity of 70,000 pounds.
4. Hydraulically operated winch or winches with a minimum total winching capacity of 70,000 pounds.
5. 200 feet of ¾ inch steel core cable per winch
6. Hydraulically operated under reach with a retracted rating of not less than 45,000 pounds and an extended rating of not less than 12,000 pounds.

7. Rear support jacks or outriggers
8. Two ½ inch alloy safety chains
9. Tow bar or tow-sling equipped
10. External air hookup and minimum hoses to supply air to disabled vehicles
11. Two snatch blocks, minimum 24,000-pound capacity for each.
12. Spring bake-air lock
13. Two scotch blocks
14. Six to eight feet of extra towing chain with hoods, minimum 4,000-pound capacity

G) EQUIPMENT REQUIRED ON EACH VEHICLE:

1. Sand or oil absorbent material
2. Heavy duty broom
3. Reflectors
4. Proper safety lights
5. Amber rotational dome light
6. Two flood lights at rear
7. Two-way radio
8. Quick-start jumper cable equipment

9. Safety cones (2 minimum, day-glow orange, 2' high)
10. Shovel
11. Axe
12. Fire extinguisher - 5 lb. dry chemical U.L. approved
13. First aid kit, minimum 16 units.
14. Crowbar or pry bar
15. Bolt cutter
16. Water
17. Tire inflation capabilities
18. Extra towing chain (8' to 10' with hooks)
19. Necessary hand tools
20. 4-way lug wrench
21. Steering wheel lock or belt or rope
22. Two jack stands
23. Flashlight
24. Six 30-minute fuses
25. Any other equipment as deemed necessary by the City.

2.20 SPECIAL EQUIPMENT

Equipment such as a lowboy, air cushions, or major street clean up equipment does not have to be part of the firm's inventory. However, the firm must demonstrate, to the satisfaction of the City that such equipment is immediately available to firm when the need for this equipment occurs.

Lowboy specifications:

1. Hydraulic roll back, flatbed, tilt, self-loading with 50,000 lbs. minimum capacity. 60,000 lbs. GVW
2. Hydraulic winch capacity of 10,000 lbs. minimum
3. Size: 48 feet long and 102" wide
4. Company must have access to a certified scale capable of weighing vehicles involved in serious or fatal accidents at the request of the investigator.

2.21 PROPOSER'S EQUIPMENT DURING STATE OF EMERGENCY OR DISASTER

Each proposer that is selected by the City of Opa-locka and awarded a contract to tow for the City shall be responsible for the following:

- The proposer that is on call or on duty for the session or time frame when an emergency or disaster strikes shall have available at least two (2) Class A wreckers or Class A flatbeds at the disposal of the City of Opa-locka Police Department.
- Proposer that are not on call or are not on duty when an emergency or disaster strikes will make available one (1) Class A wrecker or Class A flatbed to the City of Opa-locka Police Department.

The City Manager or designee will declare a state of emergency or state of disaster. The City Manager or designee will then notify each proposer that a state of emergency or state of disaster exists, and the required equipment is ordered on standby.

2.22 RADIO COMMUNICATIONS

The proposer will provide all towing vehicles used pursuant to this agreement with two-way radio communication systems. The communication shall be between the proposer's base station and all service trucks utilized in providing City towing service. The two-way radios will not be tuned to any City frequencies.

2.23 UNDERWATER DIVER
The proposer shall furnish a certified underwater diver if requested by the Police Department for removal of submerged or partially submerged vehicles. The proposer assumes all claims, liabilities, and expenses incurred by such diver. For every diver, duty time shall be computed from the time of arrival at the scene to the time vehicle or property is rigged and hoisted to dry land.

2.24 CITY DIVER
A City diver shall be used in the event of an emergency and the City will be reimbursed by the proposer at the rate provided on the Miami-Dade County Maximum Non-Consent Tow Rates (refer to Attachment "B.") Any monies reimbursed to the City by the proposer may in turn be charged back to the Owner. In the event of an emergency where a City diver is not available the proposer shall supply a diver and will charge the owner in accordance with the Miami-Dade County Maximum Non-Consent Tow Rates (refer to Attachment "B.") In the event of a non-emergency situation, vehicle owner shall be responsible for obtaining the services of a diver and wrecker for removal.

2.25 CHANGE OF TIRES / ROADSIDE ASSISTANCE
As a part of this service agreement, proposer agrees to respond to requests from the Police and City Departments to change vehicle tires where necessary and to provide roadside assistance.

2.26 REPORTS
In addition to the Vehicle Storage Receipt written by the Opa-locka Police officer or aide, or City Inspector at the scene, the following reports will be prepared and maintained at the place of business:

1. A daily log of all calls for service by the Opa-locka Police Department will be kept, and two copies submitted to the Police Department once each week, one copy to the Records Supervisor and one copy to the Police Department Designee.
2. A log of all unclaimed vehicles will be submitted to the Police Department once each month, two copies, one copy to the Records Supervisor and one copy to the Police Department Designee.
3. A notification log indicating date, time, and method of notification to the registered owner of an impounded vehicle, as in accordance with the State of Florida Statues, **EXCEPT THAT NOTIFICATION MUST BE MAILED TO REGISTERED OWNER WITHIN 48 HOURS OF PICK-UP OF VEHICLE.** The owner shall not be charged for storage for any days between 48 hours and the actual time of mailing of notification.
4. A release report, along with the administration fees collected, shall be submitted once each month to the Records Supervisor, and a copy submitted to the Police Department Designee.
5. Contractor shall copy the Contract Manager on any correspondence with the vehicle owner.

2.27 ANNUAL PERFORMANCE REVIEW, INSPECTIONS AND AUDITS
The City may conduct an annual performance review of the proposer. Criteria to be evaluated will consist of, but not be limited to, response times, complaints received, care and custody of vehicles and owners' possessions, condition of facilities and equipment, extent and clarity of records, and conduct of management and personnel. Such a review will be conducted ninety (90) days prior to the contract anniversary date and proposer will be provided a written copy of the review. Within thirty (30) days of the sending of the review, Contractor shall respond to the review in writing, and the parties shall

meet to discuss the review and other pertinent subjects. A final report that will consist of the review, proposer's written response, and a summary of the annual review meeting will be prepared by City staff with a copy sent to the City Manager and proposer. The proposer agrees that all records, equipment, personnel, office and storage facilities shall be subject to periodic checks and quarterly audits by representatives of the City without prior notice.

2.28 CRIME VICTIMS EXEMPTION

If the towed vehicle is determined by the Police Department's Police Legal Unit to be a crime scene and is being held for processing, no towing or storage charges shall be charged to the vehicle's owner.

2.29 ABANDONED AND DERELICT VEHICLES

The proposer may dispose of equipment to compensate for towing and storage charges after all responsibilities called for in accordance with Florida Statutes. The proposer agrees to maintain a log at the place of business listing date, time, and method of notification.

2.30 NON-EXCLUSIVE SERVICES

Nothing contained in this contract will prevent the owner or operator of a motor vehicle from calling a wrecker or tow truck of their choice or requesting that their vehicle be towed to a garage location or compound of his/her choice and not that of the City's proposer (s) for Towing Services, unless the disabled vehicle cannot be removed in forty-five (45) minutes or less is creating a tie up of traffic or hazardous situation, in the opinion of the officer at the scene.

2.31 SPECIAL CONDITIONS

2.31.1 MINIMUM QUALIFICATIONS

Respondents shall meet the qualifications as follows, to include but not be limited to the following:

1. To be eligible to provide towing services for the City, firms must maintain an office and adequate storage facility located in the City of Opa-locka or within a ten (10) mile radius of the City of Opa-locka (refer to Attachment "A" for boundary map). Location shall be properly identified by signs on the exterior of the structure, i.e., visible from the adjacent access road.
2. Respondents must demonstrate that they have successfully completed services like those specified herein.
3. Respondents must be regularly engaged in the towing business, be fully licensed to perform the work described herein, have prior successful experience in providing similar services during the past five (5) years, have satisfactory financial support, required equipment, staff, and organization sufficient to ensure that they can satisfactorily provide the services if awarded an exclusive service agreement.
4. Successful contractor shall not have any pending criminal or administrative charges against the firm, principal owners, partners, corporate officers, or management employees.
5. Twenty-four-hour service for release of towed vehicles shall be available.
6. Ability to always provide two (2) operators on duty to avoid delays and be able to respond to scene within forty-five (45) minutes.
7. Ability to ALWAYS accept at least three (3) forms of payment from customers.

2.31.2 COMPENSATION
In full consideration of the services of the Respondent hereunder, the Respondent shall pay on each and every vehicle towed within the City of Opa-locka, at the request of the City, an administrative charge in accordance with the Miami-Dade County Maximum Non-Consent Tow Rates (Refer to Attachment "B.") The administrative fee shall be paid automatically to the City on a monthly basis by the twentieth (20th) of the following month together with the list of tows. Failure to pay as provided for shall result in an interest penalty of 1.5% per month.

2.31.3 CITIZENS TOWING BILL OF RIGHTS
Awarded Respondents shall have the City of Opa-locka Citizen's Towing Bill of Rights (the "COMS Bill of Rights") posted inside of all service vehicles assigned to the City as well as at the pick-up office window, refer to Attachment "C". This informational sheet shall include but not be limited to all tow rates, methods of payments, and complaint contact information and shall be available in English, Spanish and Creole. The final COMS Bill of Rights to be posted will be approved in advance by the City Manager. Any change to the approved COMS Bill of Rights shall also require the prior written approval of the City Manager or designee.

2.31.4 PROHIBITION AGAINST OTHER BUSINESSES
Successful respondent(s) shall not engage directly or indirectly or through a subsidiary or other entity in the automobile paint and body repair business or salvage, junkyard or auto recycling. Further, the proposer shall not undertake any repairs to, or remove any part or parts from, any vehicle towed or stored pursuant to the provisions herein. Respondent also agrees that during the term of the agreement, contractor shall have no financial ties to a body shop/auto repair shop and will not accept any compensation for referral work on towed vehicles. The respondent agrees to refrain from soliciting any referrals from any auto body and/or repair facilities.

2.31.5 MATERIALS, INSPECTION, AND RESPONSIBILITY
The City shall have a right to inspect any vehicles/equipment/material to be used in carrying out this contract. The City does not assume any responsibility for the availability of any controlled materials or other materials and equipment required under this contract.

2.31.6 SUPERVISION
The respondent shall be responsible for their employees and Subcontractors, and for compliance with all laws and ordinances governing the work. Respondent shall always have a competent representative available to answer questions or handle problems, who shall be satisfactory to the City.

2.31.7 PROTECTION OF PROPERTY
The respondent shall take extra precaution to protect all property while conducting services. Any damage done by the respondent shall be corrected to its original or better state and shall be corrected to the satisfaction of the Contract Manager or designee.

2.31.8 PERSONNEL
The respondent shall provide a list of names, complete with Driver's Licenses of all respondent's personnel and subcontractors' personnel who will require access to the Police Department, along with a description of vehicles used, including license numbers. Respondent's personnel shall carry photo identification, commercial driver's license, and show same to City personnel at any time upon request.

The City reserves the right to request the same of Subcontractors. All workers shall, always, wear a company shirt or badge identifying the company name and individual's name. All vehicles shall have the company logo visible on the outside of the vehicle.

2.31.9 SUBCONTRACTORS AND ACCOUNT MANAGERS

Subcontractors shall not be utilized on a regular basis but on occasion and in the event of an emergency wherein the Contractor may be unable to fulfill the response time requirement due to extenuating circumstances. The City of Opa-locka shall approve all subcontractors used to respond to calls for service. The Contractor is fully responsible to the City for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by said subcontractor.

Nothing contained in the Contract Documents shall create any contractual relations between any subcontractor and the City. Subcontractor shall follow the scope of services as stated herein and shall not charge City for any tows. Prior to any Subcontractor's response to City calls for service, the Contractor shall obtain written approval of the subcontractors used within the terms of this contract and shall submit for approval to the Police Department and the Procurement Division Certificates of Insurance. Subcontractors shall maintain the types of limits of insurance as required of the Contractor. A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the services covered by these specifications.

The Contractor shall furnish in writing to the City the names of the Subcontractors to be utilized on an emergency basis. The Contractor shall not contract with any Subcontractor to whom the City has made reasonable and timely objection. City shall have the right to approve all subcontractors, Account Manager, and staff assigned to City by Contractor. City shall have the right to approve all subcontractors, Account Manager, and staff assigned to City by Contractor. The Contractor, before making any subcontract for any portion of the services, will state in writing to the City the name of the proposed subcontractor, the portion of the Services which the subcontractor is to do, the place of business of such subcontractor, and such other information as the City may require.

The City will have the right to require the Contractor not to award any subcontract to a person, firm or corporation disapproved by the City. Before entering any subcontract hereunder, the Contractor will inform the subcontractor fully and completely of all provisions and requirements of the Agreement relating either directly or indirectly to the Services to be performed. Such Services performed by such subcontractor will strictly comply with the requirements of this Contract. The City may elect to have the selected Consultant(s) provide all of these services, some of the services, or none of these services. The selected Consultant(s) is/are not guaranteed any work by the City under this solicitation. All projects will be coordinated with the City Manager and/or the Police Department.

PART III

PROPOSAL REQUIREMENTS

3-1 RULES FOR PROPOSALS

In order to maintain comparability and enhance the review process, proposals shall be organized in the manner specified below and include all information required herein. The proposal must name all persons or entities interested in the proposal as principals. The proposal must declare that it is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

3-2 SUBMISSION OF PROPOSALS

The proposal shall be submitted on 8 ½ "x 11" paper, portrait orientation, with headings and sections numbered appropriately. Ensure that all information is written legibly or typed. The following should be submitted for a proposing firm to be considered:

3.2.1 Cover Page - Show the name of Proposer's agency/firm, address, telephone number, name of contact person, date, and the proposal number and description.

3.2.2 Tab 1 - Table of Contents
Include a clear identification of the material by section and by page number.

3.2.3 Tab 2 - Letter of Transmittal

3.2.3.1 Limit to one or two pages.
3.2.3.2 Briefly state the Proposer's understanding of the work to be done and make a positive commitment to perform the work.
3.2.3.3 Give the names of the persons who will be authorized to make representations for the Proposer, their titles, addresses and telephone numbers.
3.2.3.4 Provide an official signature of a Corporate Officer certifying the contents of the Proposer's responses to the City's Request for Proposal.

3.2.4 Tab 3 - General Information

3.2.4.1 Name of Business.
3.2.4.2 Mailing Address and Phone Number.
3.2.4.3 Names and contact information of persons to be contacted for information or services if different from name of person in charge.
3.2.4.4 Normal business hours.
3.2.4.5 State if business is local, national, or international and indicate the business legal status (corporation, partnership, etc.).
3.2.4.6 Give the date business was organized and/or incorporated, and where.
3.2.4.7 Give the location of the office from which the work is to be done and the number of professional staff employees at that office.
3.2.4.8 Indicate whether the business is a parent or subsidiary in a group of firms/agencies. If it is, please state the name of the parent company.
3.2.4.9 State if the business is licensed, permitted and/or certified to do business in the State of Florida and attach copies of all such licenses issued to the business entity.

3.2.5 Tab 4 – Project Approach
Describe in detail the proposal to fulfill the requirements of the scope of services listed in section 2.2 of this RFP.

3.2.6 Tab 5 – Experience and Qualifications

3.2.6.1 Specify the number of years the Proposer has been in business.

3.2.6.2 Identify the Proposer's qualifications to perform the services identified in this RFP as listed in section 2-2 of the Scope of Services.

Include resumes, not exceeding one page each, of all key personnel who will be assigned to the City for this project.

3.2.7 Tab 6 – Schedule

3.2.7.1 Include a timetable that identifies the amount of time required to complete each component of the Program.

3.2.7.2 Indicate the earliest available start date for Proposer's project team.

3.2.7.3 Indicate the project completion date based on the date provided in 3.2.7.1.

3.2.8 Tab 7 – Pricing of Services

3.2.8.1 Fee basis should be an all-inclusive, base fee.

3.2.9 Tab 8 – References

3.2.9.1 List a minimum of three (3) references in Florida for which the Proposer has provided towing services. Include the name of the organization, brief description of the project, name of contact person telephone number and email address.

3.2.10 Tab 9 – Additional Forms

Proposers must complete and submit as part of its Proposal all the following forms and/or documents.

- Proposer Qualifications
- Certification regarding debarment and suspension
- Drug Free workplace certification
- E-Verification

FAILURE TO SUBMIT ALL OF THE ABOVE REQUIRED DOCUMENTATION MAY DISQUALIFY PROPOSER.

PART IV

EVALUATION OF PROPOSALS

4-1 SELECTION COMMITTEE

A Selection Committee, consisting of City personnel, will convene, review and discuss all proposals submitted.

The Selection Committee will use a point formula during the review process to score proposals and assign points in the evaluation process in accordance with the evaluation criteria. The Proposer shall satisfy and explicitly respond to all the requirements of the RFP, including a detailed explanation of how the services shall be performed.

Each proposal will be reviewed to determine if the Proposal is responsive to the submission requirements outlined in the Solicitation. A responsive Proposal is one which follows the requirements of this Solicitation that includes all documents submitted in the format outlined in this Solicitation, is of timely submission, and has the appropriate signatures as required on each document. Failure to comply with these requirements may result in the Proposal being deemed non-responsive. The Contract (s) will be awarded to the most responsive Proposer whose Proposal best serves the interest of and represents the best value to the City of Opa-locka.

4-2 EVALUATION CRITERIA

The Committee may select and choose to invite any and/or or all firms to make presentations and be interviewed by the Committee as part of the evaluation process for this Solicitation. The Committee's decision will be communicated by staff to all Proposers. The Proposer's presentation may clarify but may not modify their submitted Proposal. Any discussion between the presenter (s) and Evaluation Committee during presentations are intended only for purposes of providing clarification in response to questions from the Committee.

Category	Points
Qualifications/Experience and Past Performance of the Firm/Respondent 1. To include years of municipal experience, ability, capacity, and skill of firm(s), whether the firm is a certified minority business enterprise, and adequacy of personnel to perform, including timeliness, stability and availability and licenses. 2. To be eligible to respond, the Consultant shall have five (5) years of continuous operation under the same entity name and provide proof of same. 3. To be eligible to respond, the Consultant shall have five (5) years of continuous operation under the same entity name and provide proof of same.	30
Qualifications/Experience of the Project Team 1. Professional credentials, qualifications, and accomplishments of the proposed team members to be used for City Projects.	20
References 1. Performance of similar services for governmental clients including at least three references.	20
Towing Equipment and Facilities 1. Proof of towing equipment and facilities in accordance with Section 2.	20
Price Proposal 1. Cost of proposed services	10
TOTAL	100

4-3 ORAL PRESENTATIONS

Proposers may be required to make individual presentations to the City Selection Committee in order to clarify their proposals. Only those firms with the highest rated scores in accordance with the stated criteria and their weights will be invited to give oral presentations. However, the City has the right to accept the best proposal as submitted, without discussion or negotiation.

If the City determines that such presentations are needed, a time and place will be scheduled for oral presentations. Each Proposer shall be prepared to discuss and substantiate any of the areas of the proposal submitted, and its qualifications to perform the specified services. During the oral presentations, the Proposers should relate their discussion to the evaluation criteria, which will include (but not be limited to) their approach to the project. The proposed Project Manager must be in attendance.

The Evaluation Criteria may be changed for the oral presentation evaluation phase. References and site visits (if completed) shall be included in the final evaluation criteria, along with other criteria and weights as determined by the Selection Committee. Finalists will be informed as to the revised criteria, if any, prior to their oral presentation.

Additionally, prior to award of an Agreement pursuant to this RFP, the City may require Proposers to submit such additional information bearing upon the Proposer's ability to perform the services in the Agreement as the City deems appropriate.

4-4 FINAL SELECTION

The City of Opa-locka will select the firm that meets the best interests of the City. The City shall be the sole judge of its own best interests, the proposals, and the resulting negotiated Agreement. The City's decisions will be final. Following the notification of the selected firm, it is expected that an Agreement will be executed between both parties. City staff will recommend award to the responsible Proposer whose Proposal is determined to provide overall best value to the City, considering the evaluation factors in this RFP.

4-5 AWARD AND CONTRACT EXECUTION

After review by the Selection Committee of the proposals and oral presentations a recommendation will be made to the City Manager for submission to the City Commission for final approval. Upon Commission authorization, contract negotiations will be initiated with the first ranked firm. If those negotiations are unsuccessful, the City will formally terminate negotiations with the first ranked firm and will commence contract negotiations with the next ranked firm, etc. Upon successful contract negotiations with the prevailing firm, the remaining firms will be notified that the process has been completed and that they were not selected.

RFP NO. 23-XXXX200
PROPOSER QUALIFICATIONS

The Proposer, as a result of this proposal, MUST hold a County and/or Municipal Contractor's Occupational License in the area of their fixed business location. The following information MUST be completed and submitted with the proposal to be considered:

1. Legal Name and Address:

   Name: _____

   Address: _____

   City, State, Zip:_____Phone/Fax: _____

2. Check One: Corporation ( ) Partnership ( ) Individual ( )

3. If Corporation, indicate:
   Date of Incorporation: _____ State in which Incorporated: _____

4. If an out-of-state Corporation, currently authorized to do business in Florida, give date of such authorization:_____

5. Name and Title of Principal Officers	**Date Elected:**
_____	_____
_____	_____
_____	_____
_____	_____

6. The length of time in business:_____years

7. The length of time (continuous) in business as a service organization in Florida:
   _____years

8. Provide a list of at least three commercial or government references that the bidder has supplied service/commodities meeting the requirements of the City of Opa-locka RFP during the last twenty-four months.

9. A copy of County and/or Municipal Occupational License(s)

Note: *Information requested herein and submitted by the Proposers will be analyzed by the City of Opa-locka and will be a factor considered in awarding any resulting contract. The purpose is to insure that the Contractors, in the sole opinion of the City of Opa-locka, can sufficiently and efficiently perform all the required services in a timely and satisfactory manner as will be required by the subject contract. If there are any terms and/or conditions that are in conflict, the most stringent requirement shall apply.*

RFP NO: 23-XXXX200

PRICE PROPOSAL FORM

If Proposer fees will be paid by City, Proposer understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the City changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, supervision and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: $_____

SUBMITTED
THIS _____ DAY OF _____ 2023.

BID SUBMITTED BY:

_____ _____

Company Telephone Number

_____ _____

Name & Title Signature

CITY OF OPA-LOCKA

CERTIFICATION REGARDING DEBARMENT, SUSPENSION PROPOSED DEBARMENT AND OTHER MATTERS OF RESPONSIBILITY

1. The Proposer certifies, to the best of its knowledge and belief, that the Proposer and/or any of its Principals:

A. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency.

B. Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

C. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 1-B of this provision.

2. The Proposer has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any City, State or Federal agency.

A. "Principals," for the purposes of this certification, means officers; directors; owners; partners; and persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject to Prosecution Under Section 1001, Title 18, United States Code.

B. The Proposer shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Proposer learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

C. A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Proposer's responsibility. Failure of the Proposer to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Proposer non-responsive.

D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph. (a) of this provision. The knowledge and information of a Proposer is not required to exceed

that which is normally possessed by a prudent person in the ordinary course of business dealings.

E. The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Proposer knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Signature_____

Printed Name _____

CITY OF OPA-LOCKA
RFP NO. 23-XXXX200

DRUG-FREE WORKPLACE CERTIFICATION FORM

Whenever two (2) or more bids/proposals, which are equal with respect to price, quality, and service, are received by the CITY OF OPA-LOCKA for the procurement of commodities or contractual services, a bid/proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of controlled substances is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in number (1).

4. In the statement specified in number (1), notify the employees that as a condition for working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction on or plea of guilty or no contest to any violation of Chapter 893, Florida Statutes or of any controlled substance law of the United States or any singular state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

This Certification is submitted by_____the
(Name)
_____ of_____
(Title/Position) (Company)

who does hereby certify that said Company has implemented a drug-free workplace program, which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

_____ _____
Date Signature

CITY OF OPA-LOCKA

NON-COLLUSION AFFIDAVIT
STATE OF FLORIDA - COUNTY OF MIAMI DADE

_____ being first duly sworn, deposes and says that:

(1) He/She/They is/are the _____
(Owner, Partner, Officer, Representative or Agent) of
_____ the PROPOSER that has submitted the attached proposal;

(2) He/She/They is/are fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

(3) Such Proposal is genuine and is not a collusive or sham Proposal;

(4) Neither the said PROPOSER nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other PROPOSER, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from Proposing in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any PROPOSER, firm, or person to fix any overhead, profit, or cost elements of the Proposal or of any other PROPOSER, or to fix any overhead, profit, or cost elements of the Proposed Price or the Proposed Price of any other PROPOSER, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the PROPOSER or any other of its agents, representatives, owners, employees or parties of interest, including this affiant.

Signed, sealed and delivered in the presence of:

_____ By: _____
Witness Signature

_____ _____
Witness Print Name and Title

NON-DISCRIMINATION AFFIDAVIT

I, the undersigned, hereby duly sworn, depose and say that the organization, business or entity represented herein shall not discriminate against any person in its operations, activities or delivery of services under any agreement it enters into with the City of Opa-locka. The same shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

By:_____

Title:_____

Sworn and subscribed before this

____day of_____, 20___

_____
Notary Public, State of Florida

_____
(Printed Name)

My commission expires:_____

E-VERIFY

Effective January 1, 2021, public and private employers, contractors and subcontractors will be required to register with, and use of the E-Verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and

b) All persons (including sub-vendors/sub-consultants/sub-contractors) assigned by Vendor /Consultant/ Contractor to perform work pursuant to the contract with the Department. The Vendor /Consultant/ Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City; and

By entering into a Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If t contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor acknowledges it is liable to the City for any additional costs as a result of termination of the contract due to Contractor's failure to comply with the provisions herein.

E-VERIFY FORM

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-Verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and

b) All persons (including sub-vendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Opa-locka; and

Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name: _____

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____

Sponsored by: Interim City Manager

RESOLUTION NO. 23-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE INTERIM CITY MANAGER TO PIGGYBACK GENERAL SERVICE ADMINISTRATION (GSA) CONTRACT GS-35F-0124U WITH CIVICPLUS, LLC. FOR SUBSCRIPTION, HOSTING, SUPPORT, AND MAINTENANCE SERVICES, IN AN AMOUNT NOT TO EXCEED EIGHTY-FOUR THOUSAND FOUR HUNDRED FIFTY DOLLARS ($84,450.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CivicPlus, Inc. (now CivicPlus, LLC) ("CivicPlus") services are essential, as it hosts the City of Opa-Locka 's website. This company would allow the City of Opa-Locka ("City") to efficiently process credit card payments and assist with the daily functions of Business Licensing, Code Enforcement, Planning and Zoning, Permitting, and the City Manager's Office and City Clerk's Office; and

WHEREAS, the City desires to enter into an agreement with CivicPlus, attached hereto as exhibit "A" for subscription, hosting, support, and maintenance services; and

WHEREAS, the terms of the contract shall be in effect for one year and provide additional renewals as agreed upon by both parties; and

WHEREAS, the annual service fees are subject to a five percent (5%) annual increase, beginning in Year 2 of services; and

WHEREAS, the quote from CivicPlus is based on a current General Services Administration contract which qualifies for procurement piggybacking without requiring competitive bidding and relates to software for use by Code Enforcement and Community Development Planning and Zoning. The General Services Administration ("GSA") is an independent agency of the United States government; and

WHEREAS, Section 2-318 (3) of the City of Opa-Locka's Code of Ordinances exempts procurement by formal competitive bidding requirements when an agreement is based on a federal government contract; and

WHEREAS, pursuant to Solicitation 47QSMD20R0001, GSA previously awarded a contract CivicPlus, attached as Exhibit "A", for a twenty-year period commencing December 12, 2007 through December 11, 2027 for 2024; for general purpose commercial information technology equipment, software and services; and

WHEREAS, the City Commission hereby authorizes the Interim City Manager to execute an agreement with CivicPlus, in an amount not to exceed Eighty-Four Thousand Four Hundred Fifty Dollars ($84,450.00) (installation fees of Fifty-Two Thousand Nine Hundred Fifty Dollars ($52,950.00) and an annual license of Thirty-One Thousand Five Hundred Dollars ($31,500.00), to provide subscription, hosting, support, and maintenance services; and

WHEREAS, late payment will also increase the costs of services; and

WHEREAS, the City Commission finds that it is the best interest of the City to benefit from already negotiated rates and piggyback on the General Services Administration (GSA) Contract GS-35f-0124U with CivicPlus, LLC., attached hereto as Exhibit "A", for general purpose commercial information technology equipment, software and services, and enter into an agreement with CivicPlus, LLC, attached hereto as Exhibit "B", for subscription, hosting, support, and maintenance services, in amount not to exceed Eighty-Four Thousand Four Hundred Fifty Dollars ($84,450.00).

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

SECTION 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

The City Commission of the City of Opa-Locka hereby piggybacks the GSA contract GS-35f-0124U with CivicPlus, LLC., attached hereto as Exhibit "A", for general purpose commercial information technology equipment, software and services, and enter into an agreement with CivicPlus, LLC, attached hereto as Exhibit "B", for subscription, hosting, support, and maintenance services, in amount not to exceed Eighty-Four Thousand Four Hundred Fifty Dollars ($84,450.00).

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 of this Resolution may be authorized by the Interim 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. EFFECTIVE DATE

This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

City Manager:	Darvin Williams			**CM Signature:**			
Commission Meeting Date:	*07.26.2023*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							X
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
	X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** (*list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ■ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐				
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

A resolution of the City Commission of the City of Opa-locka approving the City Manager to enter into a contract with CivicPlus for hosting, support, and maintenance services based on GSA Contract GS 35f-0124U.

Staff Summary:

CivicPlus services are essential, as it hosts the City's website. It also enables the City to efficiently process credit cards payment and assists with the daily functions of Business Licensing, Code Enforcement, Planning and Zoning, Permitting, and the City Manager's and City Clerk's offices. The Statement of Work (SOW) includes subscriptions, hosting, support, and maintenance. The annual service fees are subject to 5% annual increases. The terms of the contract shall be in effect for one year and provide additional renewals as agreed upon by both parties. This quote is based on a current GSA contract which qualifies for procurement piggybacking without requiring competitive bidding and relates to software for use by Code Enforcement and Community Development Planning and Zoning.

Financial Impact – The quote indicates installation fees of $52,950 and an annual license of $31,500, for a total of $84,450. These installation and license fees will be charged to IT Software – 85-512528 which has $329,140 available.

Proposed Action:

It is recommended the City Commission of the City of Opa-locka adopt legislation approving a CivicPlus contract for $84,450 based on GSA Contract GS 35f-0124U for hosting, support, and maintenance services.

Attachment:

CivicPlus' GSA Contract GS 35f-0124U

GSA CivicPlus Statement of Work

Labor Category	GSA Hourly Rate with IFF	Hours	Total Cost
Website Consultant	$149.01	0	$0.00
Project Manager	$135.86	44	$5,977.84
Network Consultant	$135.86	0	$0.00
Wireless Network Technician	$135.86	0	$0.00
Programmer	$131.48	68	$8,940.64
Graphic Designer	$109.57	78	$8,546.46
Writer	$109.57	0	$0.00
Server and Network Technician	$109.57	96	$10,518.72
Trainer	$109.57	0	$0.00
PC Technician	$89.41	0	$0.00
Content Developer	$80.64	260	$20,966.40
		Subtotal	$54,950.06
		Discount	($2,000.06)
		Total First Year Fee	$52,950.00

Project Implementation and Deployment

- CivicGov Core Setup
- CivicGov Business Licensing
- CivicGov Code Enforcement
- CivicGov Planning & Zoning
- CivicGov Permitting
- CivicGov Pay – Forte
- CivicGov Premium GIS (ESRI) Mapping Integration
- Unlimited Users – up to 9 Titles
- CivicGov ICC Code Integration (population based) Setup
- CivicGov Mobile App (Offline Inspections)
- SeeClickFix hosted integration with the CivicGov Code Enforcement module. This requires both systems to be configured with the same source parcel data source using a public ArcGIS feature layer (i.e. REST endpoint).
- CivicGov Integration with Municode Online Codes for code enforcement, permitting, and inspections
- CivicGov Additional Data Import - Permitting
- CivicGov Additional Data Import - Code Enforcement
- CivicGov Additional Data Import - Business Licensing
- CivicGov Additional Data Import - Permitting
- CivicGov Additional Data Import - Planning & Zoning
- CivicGov Additional Data Import - Code Enforcement

$52,950.00

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Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Total Initial Term Fees	**$52,950.00**
Annual Services Fees (Includes Subscription, Support and Maintenance)	**$31,500.00**

1. Performance and payment under this Statement of Work ("SOW") by and between Opa Locka, Florida ("Client") and CivicPlus ("CivicPlus") shall be subject to the terms & conditions of the Agreement by and between the General Services Administration and CivicPlus.
2. This SOW shall remain in effect for an initial term beginning at signing and continuing for 1 year (the "Initial Term") from signing. This SOW shall automatically be renewed for any number of additional one year (12 month) terms unless either party provides 60 days' written notice of intent to not renew..
3. Payment is due 30 days from date of invoice. Unless otherwise limited by law, a finance charge of 1.5 percent (%) per month or $5.00, whichever is greater, will be added to past due accounts. Payments received will be applied first to finance charges, then to the oldest outstanding invoice(s).
4. The Total Initial Term Fees shall be invoiced at signing.
5. Annual Services Fees shall be invoiced on the first day of each Renewal Term and every 12 months thereafter. Annual services, including but not limited to hosting, support and maintenance services, shall be subject to a 5% annual increase beginning in Year 2 of service.
6. CivicPlus Pay Services enables the Client to receive online credit card payments for certain services or products the Client provides via the Client websites or recreation management system supported by CivicPlus. As such, through the Services, CivicPlus facilitates an automated process for redirecting credit card payments to the Client's chosen payment gateways / merchant account processors ("Gateway"). For card payments, CivicPlus will redirect any payments processing to the Client's Gateway, and the Gateway presents the payment form page and processes the card payment. CivicPlus does not transmit, process, or store cardholder data and does not present the payment form. CivicPlus implements and maintains Payment Card Industry (PCI) compliant controls for the system components and applications that provide the redirection services only.
7. The Client will enter into a merchant account agreement with a Gateway provider that is within CivicPlus's network of integrated Gateways. ("Integrated Partner"). Such agreement's terms and conditions will solely enure to the benefit and obligation of the Client; CivicPlus shall not be a party to such agreement. CivicPlus will facilitate contact between the Client and the selected Integrated Partner for contracting purposes and shall integrate the Integrated Partner's Gateway system into the Client's Services. The Client agrees to assume responsibility for ensuring execution of a Gateway contract with the Client's select Gateway provider, to comply with all terms and conditions of such contract, and pay all fees required to maintain the services. The Client acknowledges that the fees set forth in the applicable SOW do not include any transaction, processing, or other fees imposed by the Client's Gateway.
8. The Client is solely responsible for their relationship with their selected Gateway. In no event will CivicPlus:
    - take part in negotiations,
    - pay any fees incumbent on the Client or merchant account, or
    - acquire any liability for the performance of services of any chosen Gateway, including those Integrated Partners.
9. The Client acknowledges switching to a different Gateway after signing this SOW may incur additional fees and require a written and signed modification to this SOW. The Client shall continue to be responsible for negotiating and executing any Gateway agreement as described herein for any additional Gateway changes. The Client understands and agrees that CivicPlus is not liable for any failure of service or breach of security by any Gateway provider selected by the Client, whether such provider is an Integrated Partner or not.
10. If a client change in timeline causes CivicPlus to incur additional expenses (i.e. airline change fees, Client not showing for scheduled meetings that must be rescheduled), Client agrees to reimburse CivicPlus for those fees. Not to exceed $1,000 per CivicPlus resource.
11. CivicPlus shall not be liable for the accuracy, content, interpretation, or use of the Services provided in association with this Agreement.
12. The Customer understands and agrees that the Code Enforcement, Licensing, and Permitting Services are not intended to collect or store any credit card information, financial information, or protected health information and that the Customer shall not collect or store any such information in the Services. For the sake of clarity, the Services are not Personal Card Industry (PCI) or Health Insurance Portability and Accountability Act (HIPAA) compliant, and the Customer shall not use the Services for PCI or HIPAA purposes.

Ownership & Content Responsibility

13. Upon full and complete payment of submitted invoices for the Project Development and launch of the website, Client will own the Customer Content (defined as website graphic designs, the page content, all module content, all importable/exportable data, and all archived information).

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14. Upon completion of the development of the site by CivicPlus for Client in accordance with Addendum 1, Client will assume full responsibility for website content maintenance and content administration. Client, not CivicPlus, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Customer Content.
15. Client agrees that CivicPlus shall not migrate, convert, or port content or information that could reasonably be construed to be time-sensitive, such as calendar or blog content.

Intellectual Property

16. Intellectual Property of any software or other original works created by CivicPlus prior to the execution of this SOW ("CivicPlus Property") will remain the property of CivicPlus.
17. Client shall not (i) license, sublicense, sell, resell, transfer, assign, distribute or otherwise commercially exploit or make available to any third party any CivicPlus Property in any way; (ii) modify or make derivative works based upon any CivicPlus Property; (iii) create Internet "links" to the CivicPlus Property software or "frame" or "mirror" any CivicPlus Property administrative access on any other server or wireless or Internet-based device; or (iv) reverse engineer or access any CivicPlus Property in order to (a) build a competitive product or service, (b) build a product using similar ideas, features, functions or graphics of any CivicPlus Property, or (c) copy any ideas, features, functions or graphics of any CivicPlus Property. The CivicPlus name, the CivicPlus logo, and the product and module names associated with any CivicPlus Property are trademarks of CivicPlus, and no right or license is granted to use them.

Taxes

18. It is CivicPlus' policy to pass through sales tax in those jurisdictions where such tax is required. If the Client is tax-exempt, the Client must provide CivicPlus proof of their tax-exempt status, within fifteen (15) days of contract signing, and this SOW will not be taxed. If the Client's state taxation laws change, the Client will begin to be charged sales tax in accordance with their jurisdiction's tax requirements and CivicPlus has the right to collect payment from the Client for past due taxes.

Indemnification

19. Client and CivicPlus shall defend, indemnify and hold the other Party harmless, its partners, employees, and agents from and against any and all third party lawsuits, claims, demands, penalties, losses, fines, liabilities, damages, and expenses including attorney's fees of any kind, without limitation, in connection with the operations of and installation of software contemplated by this SOW, or otherwise arising out of or in any way connected with the CivicPlus provision of service and performance under this SOW. This section shall not apply to the extent that any loss or damage is caused by the gross negligence or willful misconduct on the part of either party.

Liabilities

20. CivicPlus will not be liable for any act, omission of act, negligence or defect in the quality of service of any underlying carrier or other service provider whose facilities or services are used in furnishing any portion of the service received by the Client.
21. CivicPlus will not be liable for any failure of performance that is caused by or the result of any act or omission by Client or any entity employed/contracted on the Client's behalf.
22. Client agrees that it is solely responsible for any solicitation, collection, storage, or other use of end-users' Personal Data on the website. Client further agrees that CivicPlus has no responsibility for the use or storage of end-users' Personal Data in connection with the website or the consequences of the solicitation, collection, storage, or other use by Client or by any third party of Personal Data.
23. Client understands and agrees that CivicPlus is not liable for any failure of service or breach of security by any merchant account processor gateway provider selected by Client, whether such provider is an Integrated Partner or not.

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Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Acceptance

We, the undersigned, agreeing to the conditions specified in this document, understand and authorize the provision of services outlined in this SOW.

Client	**CivicPlus**
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

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Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Contact Information

Organization URL

Street Address

Address 2

City State Postal Code

CivicPlus provides telephone support for all trained clients from 7am –7pm Central Time, Monday-Friday (excluding holidays). Emergency Support is provided on a 24/7/365 basis for representatives named by the Client. Client is responsible for ensuring CivicPlus has current updates.

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Billing Contact E-Mail

Phone Ext. Fax

Billing Address

Address 2

City State Postal Code

Tax ID # Sales Tax Exempt #

Billing Terms Account Rep

Info Required on Invoice (PO or Job #)

Are you utilizing any external funding for your project (ex. FEMA, CARES): Y [ ] or N [ ]

Please list all external sources: _____

Contract Contact Email

Phone Ext. Fax

Project Contact Email

Phone Ext. Fax

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Total Initial Term Fees	**$52,950.00**
Annual Services Fees (Includes Subscription, Support and Maintenance)	**$31,500.00**

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2. This SOW shall remain in effect for an initial term beginning at signing and continuing for 1 year (the "Initial Term") from signing. This SOW shall automatically be renewed for any number of additional one year (12 month) terms unless either party provides 60 days' written notice of intent to not renew..
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15. Client agrees that CivicPlus shall not migrate, convert, or port content or information that could reasonably be construed to be time-sensitive, such as calendar or blog content.

Intellectual Property

16. Intellectual Property of any software or other original works created by CivicPlus prior to the execution of this SOW ("CivicPlus Property") will remain the property of CivicPlus.
17. Client shall not (i) license, sublicense, sell, resell, transfer, assign, distribute or otherwise commercially exploit or make available to any third party any CivicPlus Property in any way; (ii) modify or make derivative works based upon any CivicPlus Property; (iii) create Internet "links" to the CivicPlus Property software or "frame" or "mirror" any CivicPlus Property administrative access on any other server or wireless or Internet-based device; or (iv) reverse engineer or access any CivicPlus Property in order to (a) build a competitive product or service, (b) build a product using similar ideas, features, functions or graphics of any CivicPlus Property, or (c) copy any ideas, features, functions or graphics of any CivicPlus Property. The CivicPlus name, the CivicPlus logo, and the product and module names associated with any CivicPlus Property are trademarks of CivicPlus, and no right or license is granted to use them.

Taxes

18. It is CivicPlus' policy to pass through sales tax in those jurisdictions where such tax is required. If the Client is tax-exempt, the Client must provide CivicPlus proof of their tax-exempt status, within fifteen (15) days of contract signing, and this SOW will not be taxed. If the Client's state taxation laws change, the Client will begin to be charged sales tax in accordance with their jurisdiction's tax requirements and CivicPlus has the right to collect payment from the Client for past due taxes.

Indemnification

19. Client and CivicPlus shall defend, indemnify and hold the other Party harmless, its partners, employees, and agents from and against any and all third party lawsuits, claims, demands, penalties, losses, fines, liabilities, damages, and expenses including attorney's fees of any kind, without limitation, in connection with the operations of and installation of software contemplated by this SOW, or otherwise arising out of or in any way connected with the CivicPlus provision of service and performance under this SOW. This section shall not apply to the extent that any loss or damage is caused by the gross negligence or willful misconduct on the part of either party.

Liabilities

20. CivicPlus will not be liable for any act, omission of act, negligence or defect in the quality of service of any underlying carrier or other service provider whose facilities or services are used in furnishing any portion of the service received by the Client.
21. CivicPlus will not be liable for any failure of performance that is caused by or the result of any act or omission by Client or any entity employed/contracted on the Client's behalf.
22. Client agrees that it is solely responsible for any solicitation, collection, storage, or other use of end-users' Personal Data on the website. Client further agrees that CivicPlus has no responsibility for the use or storage of end-users' Personal Data in connection with the website or the consequences of the solicitation, collection, storage, or other use by Client or by any third party of Personal Data.
23. Client understands and agrees that CivicPlus is not liable for any failure of service or breach of security by any merchant account processor gateway provider selected by Client, whether such provider is an Integrated Partner or not.

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Toll Free 888-228-2233 • Accounting Ext. 291 • Support Ext. 307 • Fax 785-587-8951

Acceptance

We, the undersigned, agreeing to the conditions specified in this document, understand and authorize the provision of services outlined in this SOW.

Client	**CivicPlus**
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

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Contact Information

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Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Billing Contact E-Mail

Phone Ext. Fax

Billing Address

Address 2

City State Postal Code

Tax ID # Sales Tax Exempt #

Billing Terms Account Rep

Info Required on Invoice (PO or Job #)

Are you utilizing any external funding for your project (ex. FEMA, CARES): Y [ ] or N [ ]

Please list all external sources: _____

Contract Contact Email

Phone Ext. Fax

Project Contact Email

Phone Ext. Fax

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Sponsored by: City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER TO ISSUE AN INVITATION TO BID FOR PUBLIC RECORDS MANAGEMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") has recognized the need to contract services for public records management; and

WHEREAS, accountability and transparency remain a top priority for the City and stem from appropriate record management; and

WHEREAS, the Interim City Manager shall issue an Invitation To Bid (ITB) to ensure the City has the most qualified vendor to retain and dispose of the City's records in accordance with State record retention requirements; and

WHEREAS, up to Three Thousand Dollars ($3,000.00) may be spent for advertising to ensure that a broad range of qualified vendors are made aware of this solicitation, if deemed necessary; and

WHEREAS, the City Commission finds it in the best interest of the City and its residents to authorize the Interim City Manager to issue an Invitation to Bid for Public Records Management and to further authorize spending of up to Three Thousand Dollars ($3,000.00) for advertising purposes, if deemed necessary.

NOW THEREFORE BE IT RESOLVED THAT THE CITY COMMISSION OF THE CITY OF OPA LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission of the City of Opa-Locka hereby authorizes the Interim City Manager to issue an Invitation to Bid for Public Records Management, attached hereto as Exhibit "A" and to further authorize spending of up to Three Thousand Dollars ($3,000.00) for advertising purposes, if deemed necessary.

Section 3. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent of this Resolution may be authorized by the Interim 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. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED AND ADOPTED this _____ day of _____, 2023.

_____
John H. 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

City Manager:	Darvin Williams			**CM Signature:**			
Commission Meeting Date:	*07.26.2023*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
						X	**X**
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
					X		
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ■ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** **(***list the specific objective/strategy this item will address)*		
	X						
Sponsor Name	City Clerk		**Department:**		City Clerk		

Short Title:

A resolution authorizing the Interim City Manager to issue an Invitation to Bid for Public Records Management.

Staff Summary:

The City has recognized the need to contract services for public records management. Accountability and transparency remain a top priority for the City and stem from appropriate record management. The Interim City Manager shall issue an Invitation To Bid (ITB) to ensure the City has the most qualified vendor to retain and dispose of the City's records in accordance with State record retention requirements.

Financial Impact – Up to $3,000 may be spent in advertising to ensure that a broad range of qualified vendors are made aware of this solicitation. This advertising expense will be charged to the Non-Department Other Advertising Account 19-515491, which has $14,271 available. Additionally disposal of a significant amount of outdated records will result in a reduction in the expense associated with rental of off-site storage facilities.

The cost of this project has tentatively been identified as $150,000 in the FY 24 Proposed Budget, subject to the Commission's appropriation of $150,000 for this project within the adoption of the FY 24 budget.

Proposed Action:

It is recommended the City Commission of the City of Opa-locka adopt legislation authorizing the Interim City Manager to issue an Invitation To Bid for public records management.

Attachment:

Sponsored by: Interim City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF A BUILDING HEIGHT VARIANCE 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

WHEREAS, pursuant to City of Opa-Locka's Land Development Regulations (LDR), Section 22-58, entitled "Variance"(Ordinance 15-31), Owners of lands or structures may apply to the City for a variance from the requirements or restrictions of the Land Development Regulations, except that no variance for use or density issues shall be considered; and

WHEREAS, pursuant to City of Opa-Locka's Land Development Regulations (LDR), Section 22-58 of the LDR, "An application for a variance shall include a written statement by the applicant with supporting explanation and evidence regarding the following requirements:

1. The particular provision of the Code which prevents the proposed construction on, or use of the property.
2. The existing zoning of the property, including any previously approved conditions, or modifications.
3. The special circumstances, conditions or characteristics of the land, building or structure that prevent the use of the land in compliance with the terms of this ordinance.
4. The particular hardship that would result if the specified provisions of the ordinance were to be applied to the subject property.
5. The extent to which it would be necessary to vary the provisions of this ordinance in order to permit the proposed construction on, or use of, the property. 6. A disclosure statement by the parties with at least five (5) percent interest in the project shall be signed by the applicant and notarized"; and

WHEREAS, the applicant, International Scrap, LLC, intends to construct a metal building with a height of fifty feet for an existing industrial scrap metal use to improve the industrial operation on this property by providing a covered roof structure; and

WHEREAS, City of Opa-Locka's Land Development Regulations (LDR), Section 22-94 of the LDR, entitled I-4 Liberal Industrial District, Storage and Salvage provides for a maximum height of one story or twenty feet (20'); and

WHEREAS, the Applicant, has submitted a request for a variance to increase the height to fifty feet, and the applicant has provided responses and justification in accordance with the City's Zoning/Land Development Regulations; and

WHEREAS, the City of Opa-Locka's Planning and Community Development staff has reviewed the application for a variance and confirm that the application meets all requirements set forth in Section 22-58 of the City of Opa-Locka's Land Development Regulations for a metal building in the Industrial Storage and Salvage Zoning District (I-4); and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on May 2, 2023 and approved this request by a 3-2 vote; and

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

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

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Variance Request. The City Commission of the City of Opa-Locka, Florida hereby approves / denies the request for variance related to the construction of a 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 as set forth in the application attached hereto as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the 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.

_____
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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Darvin E. Williams			**CM Signature**		
Commission Meeting Date:	July 12, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
					X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Resolution Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	X
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: N/A See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X					
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, GRANTING APPROVAL OF A BUILDING HEIGHT VARIANCE FOR THE CONSTRUCTION OF A PROPOSED FIFTY FOOT HEIGHT METAL BUILDING 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.

Staff Summary:

Pursuant to Section 22-58 of the City of Opa-Locka's Land Development Regulations (LDR), Ordinance 15-31: "Owners of lands or structures may apply to the City for a variance from the requirements or restrictions of the Land Development Regulations; except that no variance for use or density issues shall be considered". According to Section 22-58 of the LDR, "An application for a variance shall include a written statement by the applicant with supporting explanation and

evidence regarding the following requirements: "1. The particular provision of the Code which prevents the proposed construction on, or use of the property. 2. The existing zoning of the property, including any previously approved conditions, or modifications. 3. The special circumstances, conditions or characteristics of the land, building or structure that prevent the use of the land in compliance with the terms of this ordinance. 4. The particular hardship that would result if the specified provisions of the ordinance were to be applied to the subject property. 5. The extent to which it would be necessary to vary the provisions of this ordinance in order to permit the proposed construction on, or use of, the property. 6. A disclosure statement by the parties with at least five (5) percent interest in the project shall be signed by the applicant and notarized". The applicant, International Scrap, LLC, intends to construct a fifty foot tall metal industrial building on their property at 12705 Cairo Lane, and identified by folio # 08-2128-003-0530 in the I-4 zoning district. The applicant has submitted a request for a variance in accordance with the City's Land Development Regulations for use of this property that without a variance would permit a maximum building height of twenty feet. The City of Opa-locka's Planning and Community Development Staff has reviewed the application for a variance and confirm that the application meets all requirements set forth in Section 22-58 of the City of Opa-locka's Land Development Regulations for a metal building in the Industrial Storage and Salvage Zoning District (I-4)

Financial Impact

There is no negative financial impact from the approval of this legislation.

Proposed Action:

PCD Staff recommends approval of this Resolution.

Attachment:

Draft Resolution
PZAB Variance Application Package
PZAB Meeting Minutes

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

TOTAL FEES: $ 1,400.00 x New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	Date Application Found Sufficient
October 4, 2022	August 19, 2022
November 8, 2022	September 16, 2022
December 6, 2022	October 14, 2022
January 3, 2023	November 18, 2022
February 7, 2023	December 16, 2022
March 7, 2023	January 13, 2023
April 4, 2023	February 18, 2023
May 2, 2023	March 17, 2023
June 6, 2023	April 14, 2023
July 11, 2023	May 19, 2023
August 1, 2023	June 16, 2023
September 5, 2023	July 21, 2023

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

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

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

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

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

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

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

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: K.C Realty.

PROPERTY OWNER'S ADDRESS: 10800 Biscayne Blvd #870 Miami, FL 33161
Number/Street City State/Zip Code

APPLICANT'S NAME: International Scrap LLC

APPLICANT'S ADDRESS: 12705 Cairo Lane Opalocka, FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-688-2528 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12705 Cairo Lane Opalocka, FL 33054
Number/Street

TAX FOLIO NUMBER: _____ PRESENT ZONING: _____

LEGAL DESCRIPTION: _____

_____

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
X Other – Please specify: Variance. 50'Ft Height for Roof.

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, Jose Camero, 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

03/28/2023
Date

Sworn to and subscribed before me:

This 28 day of March, 2023

_____
Notary Public
Attach copy of identification

My commission expires March 25, 2026

ANNE GARCIA
Commission # HH 243749
Expires March 25, 2026

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: International Scrap LLC

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

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

I do give to Gabriel Cadavid 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 Gabriel Cadavid & Jose Carrero 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

03/28/23
Date

Sworn to and subscribed before me:

This 28 day of March 2023

Notary Public

My commission expires: March 25, 2026

ANNE GARCIA
Commission # HH 243749
Expires March 25, 2026

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12705 Cairo Lane Opalocka, FL 33161

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: 12705 Cairo Lane Opalocka, FL PHONE: 305-688-2528

ADDRESS (If different): _____

_____
Signature

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

INTERNATIONAL SCRAP
12705 Cairo Lane, Opalocka, Fl 33054
Phone 305-688-2526

Mr. Gregory Gay
Director,
Planning & Community Development
City of Opa-Locka
780 Fisherman Street, 4th floor,
Opa-Locka, Fl. 33054

Dear Mr. Gay,
Re: International Scrap LLC (ISL)-12705 Cairo Lane, Opa-Locka, Fl. 33054-Folio No. 08-2128-003-0530-
Roof height zoning change request.

On behalf of International Scrap LLC (ISL), a scrap metal processing business established in the City of Opa-Locka located at 12705 Cairo Lane, Opa-Locka, Fl. 33054.

From the public records we have gathered the following information regarding the subject property;

ZONE CODE	I-4
ZONE NAME	LIBERAL IDUSTRIAL, STORAGE AND SALVAGE
ZONE TYPE	INDUSTRIAL
MIN. LOT AREA	ONE ACRE; 43,560 SF
NO. OF STORIES	ONE
MAX ROOF HEIGHT	20'
REAR SET BACK	15'

The scrap metal processing business on the subject property, therefor, fits the Zone Code, Zone Name and Zone Type. Please note that ferrous and non-ferrous metal scrap salvage for recycling purposes is desirable and necessary for the environment and for sustaining global resources of these metals.

At ISL, the incoming ferrous and non-ferrous scrap is handled and processed separately. The non-ferrous scrap is received, various metals separated, processed for volume reduction and disposed of under an existing one story building located along northern boundary of the property.

Presently the ferrous scrap is received, sorted and processed for volume reduction under open sky but on a 12" thick concrete pavement that covers the entire property. The concrete pavement has a storm water drainage system in place where rain water enters several inlets fitted with filters and disposed off to the under pavement French drain system. However, the drainage system in place is not acceptable to DERM because of already present undesirable pollutants in the soil underneath, pollutants mostly attributable to the Minton Dump Area on which the subject property is located amongst a lot of other similar businesses as is evident from the attached aerial photograph.

However, Miami-Dade County Code, Chapter 24, Section 47 requires that ferrous scrap processing/recycling be done in such a way that does not cause any further pollution to the ground water; therefore, the storm water either be treated to remove pollutants before discharge into the ground water or the processing be done under a roof so that storm water does not come in contact with the ferrous scrap.

Under a proposed Settlement Agreement to certain law suit, DERM has given ISL four (4) options to bring the facility into compliance with Chapter 24-47 of the Miami-Dade Code. A partial copy of the mandate is attached where the four (4) options are mentioned. ISL favors option no. 4 and wants to pursue it because of the following reasons;

Ferrous scrap processing under open sky requires treatment plant to allow treated clean water discharge into the ground water, but DERM does not want discharge into the ground water and requires pumping into the adjacent NW 127 Canal that runs along southern boundary of the property. The subject property is narrow and is not adequate to accommodate both ferrous scrap processing/recycling and a treatment plant & pumping system. Therefore, treatment plant & pumping system option is not feasible for the subject property. **The option we are left with is to provide roof over the entire ferrous scrap recycling system.**

We have carefully and with due diligence devised the scrap receiving, handling, sorting, volume reduction, storage and disposal system that would fit this site, accommodating ferrous scrap recycling process under a metal building to be located along the southern property line, 88' wide X 288' long and 42' high. Please see the documents submitted with this application as required by the checklist. The submitted documents contain, scope & work on the sheets C-1, C-2 and C5, however we are submitting the same separately as required. Please find the attached.

The proposed metal building can meet all zoning requirements except the roof height. The current zoning limits the roof height to 20' while the roof height needed for the proposed building is 42' at front sloping down towards the rear at 34' height to facilitate rainstorm water from the roof discharge into the NW 127 Canal. The need for such a high roof is due to the height needed for machinery operations under the roof since most of the recycling operations are performed with the heavy equipment as illustrated in the conceptual plans. The proposed system provides 38'-30' clear height for heavy equipment operations under the roof. The ferrous scrap recycling operations are not possible under a 20' high roof which can only provide approximately 17'-14' clear height for the heavy equipment operations.

We therefore, request your kind review and consideration for zoning change to increase the roof height limit to 45', not only for the subject property but for the entire Milton Dump area to facilitate Miami-Dade County Code Chapter 24-47 compliance for this property and for others as well.

We will be pleased to answer any questions or clarifications you may require.

Very truly yours,
Joe Carrero
International Scrap

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.

- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.

- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.

- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

L11000222647

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H11000046059 3)))

H11000046059 3ABC-

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To:
Division of Corporations
Fax Number : (850)617-6383

From:
Account Name : FASTKIT CORP
Account Number : I20100000009
Phone : (305)599-0839
Fax Number : (305)592-9591

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

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TALLAHASSEE, FLORIDA

FLORIDA LIMITED LIABILITY CO.
KC Realty LLC

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	$155.00

A. LUNT
FEB 22 2010
EXAMINER

Electronic Filing Menu Corporate Filing Menu Help

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

FOR

KC Realty LLC

ARTICLE I - NAME:

The name of the Limited Liability Company shall be KC Realty LLC

ARTICLE II - ADDRESS:

The mailing address and street address of the principal office of the Limited Liability Company is:

10800 Biscayne Blvd. Suite 870 Miami, FL 33161

ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE, & REGISTERED AGENT'S SIGNATURE:

The name and the Florida street address of the registered agent are:

Jose Carrero

Name
10800 Biscayne Blvd #870

Florida Street address (PO Box NOT acceptable)
Miami, FL 33161

City, State, and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S..

Registered Agent's Signature

Prepared by:
Doris E. Cardelle
10264 SW 127th Court
Miami, FL 33186
PH: (305) 385-2469

ARTICLE IV - MANAGEMENT (Check box if applicable):

[X] The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager - managed company.

ARTICLE V - EFFECTIVE DATE:

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, state of Florida.

ARTICLE VI - MEMBERS:

The Managers of the Company shall be elected by the member(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the member(s) of the Company are:

Jose Carrero
3370 NE 190 Street, Apt 1015, Aventura, FL 33161

Nathan Kestenman
114 Rumson Road, Rumson, NJ 07776

2011 FEB 21 AM 10:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true).

Jose Carrero

Typed or printed name of signee

INTERNATIONAL SCRAP
12705 Cairo Lane, Opalocka, Fl 33054
Phone 305-688-2526

Mr. Gregory Gay
Director,
Planning & Community Development
City of Opa-Locka
780 Fisherman Street, 4th floor,
Opa-Locka, Fl. 33054

Dear Mr. Gay,
Re: International Scrap LLC (ISL)-12705 Cairo Lane, Opa-Locka, Fl. 33054-Folio No. 08-2128-003-0530-
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MIN. LOT AREA	ONE ACRE; 43,560 SF
NO. OF STORIES	ONE
MAX ROOF HEIGHT	20'
REAR SET BACK	15'

The scrap metal processing business on the subject property, therefor, fits the Zone Code, Zone Name and Zone Type. Please note that ferrous and non-ferrous metal scrap salvage for recycling purposes is desirable and necessary for the environment and for sustaining global resources of these metals.

At ISL, the incoming ferrous and non-ferrous scrap is handled and processed separately. The non-ferrous scrap is received, various metals separated, processed for volume reduction and disposed of under an existing one-story building located along northern boundary of the property.

Presently the ferrous scrap is received, sorted and processed for volume reduction under open sky but on a 12" thick concrete pavement that covers the entire property. The concrete pavement has a storm water drainage system in place where rainwater enters several inlets fitted with filters and disposed of to the under pavement French drain system. However, the drainage system in place is not acceptable to DERM because of already present undesirable pollutants in the soil underneath, pollutants mostly attributable to the Minton Dump Area on which the subject property is located amongst a lot of other similar businesses as is evident from the attached aerial photograph.

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Ferrous scrap processing under open sky requires treatment plant to allow treated clean water discharge into the ground water, but DERM does not want discharge into the ground water and requires pumping into the adjacent NW 127 Canal that runs along southern boundary of the property. The subject property is narrow and is not adequate to accommodate both ferrous scrap processing/recycling and a treatment plant & pumping system. Therefore, treatment plant & pumping system option is not feasible for the subject property. **The option we are left with is to provide roof over the entire ferrous scrap recycling system.**

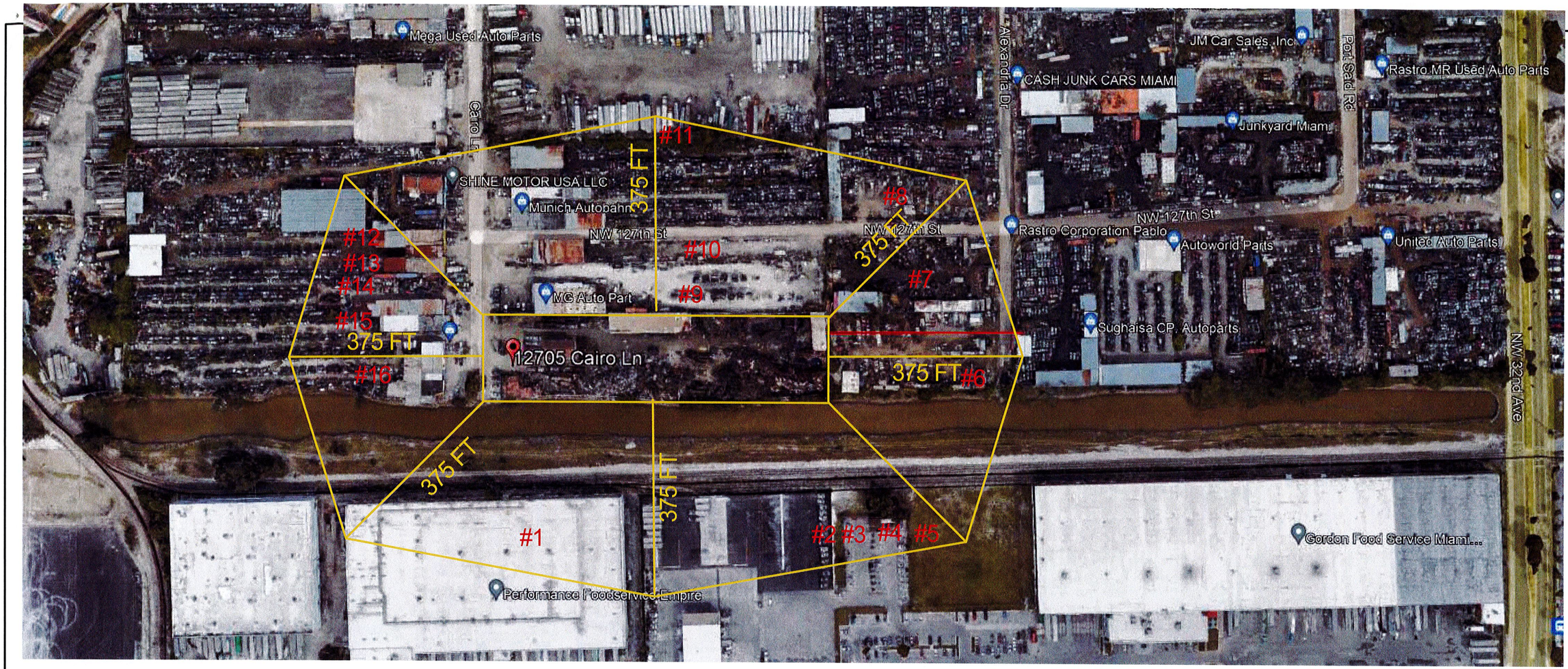
We have carefully and with due diligence devised the scrap receiving, handling, sorting, volume reduction, storage and disposal system that would fit this site, accommodating ferrous scrap recycling process under a metal building to be located along the southern property line, 88' wide X 288' long and 42' high. Please see the documents submitted with this application as required by the checklist. The submitted documents contain, scope & work on the sheets C-1, C-2 and C5, however we are submitting the same separately as required. Please find the attached.

The proposed metal building can meet all zoning requirements except the roof height. The current zoning limits the roof height to 20' while the roof height needed for the proposed building is 42' at front sloping down towards the rear at 34' height to facilitate rainstorm water from the roof discharge into the NW 127 Canal. The need for such a high roof is due to the height needed for machinery operations under the roof since most of the recycling operations are performed with the heavy equipment as illustrated in the conceptual plans. The proposed system provides 38'-30' clear height for heavy equipment operations under the roof. The ferrous scrap recycling operations are not possible under a 20' high roof which can only provide approximately 17'-14' clear height for the heavy equipment operations. Under proposed Variance International Scrap would produce undue hardship to the city of neighbors as the variance requested would only be for the property where International Scrap operates its scrap to process under roof where all the scrap is stored. There is no other business neighbors who require such height for their property or business as they do not operate a scrap facility needing such height to comply with their business, which such authorization of this variance given to International Scrap will not be substantial detriment to any adjacent properties as the proposed roof will be on the property of International Scrap and that the character of this district will not be changed by the granting of this variance and in addition it will not be contrary to the public interest or to the stated purpose of the ordinance. International scrap will bare all financial cost associated in getting the variance roof, construction and permit. In which this hardship shall not be self-imposed and also is not financial in nature.

We therefore, request your kind review and consideration for zoning change to increase the roof height limit to 45', not only for the subject property but for the entire Milton Dump area to facilitate Miami-Dade County Code Chapter 24-47 compliance for this property and for others as well.

We will be pleased to answer any questions or clarifications you may require.

Very truly yours,
Joe Carrero
International Scrap



ID	MDPA FOLIO #	ID	MDPA FOLIO #
#1	30-2128-020-0910	#9	08-2128-003-0520
#2	30-2128-020-0860	#10	08-2128-003-0510
#3	30-2128-020-0850	#11	08-2128-003-0470
#4	30-2128-020-0840	#12	08-2128-003-0642
#5	30-2128-020-0690	#13	08-2128-003-0644
#6	08-2128-007-0351	#14	08-2128-003-0643
#7	08-2128-007-0330	#15	08-2128-003-0645
#8	08-2128-007-0283	#16	08-2128-003-0646

See Attached Legal Descriptions

0 25 50 100
GRAPHIC SCALE 1" = 100'

1

375 FT RADIUS VICINITY PROPERTIES

INTERNATIONAL SCRAP
12705 Cairo Lane
Opa Locka, FL

DRAWN BY: RT	CHECKED BY: RT		
DATE: March 30, 2023	APPROVED BY: SC		
PROJECT NO:	REVISION NO:		
DERM FAC ID NO:	SCALE: 1" = 30'		

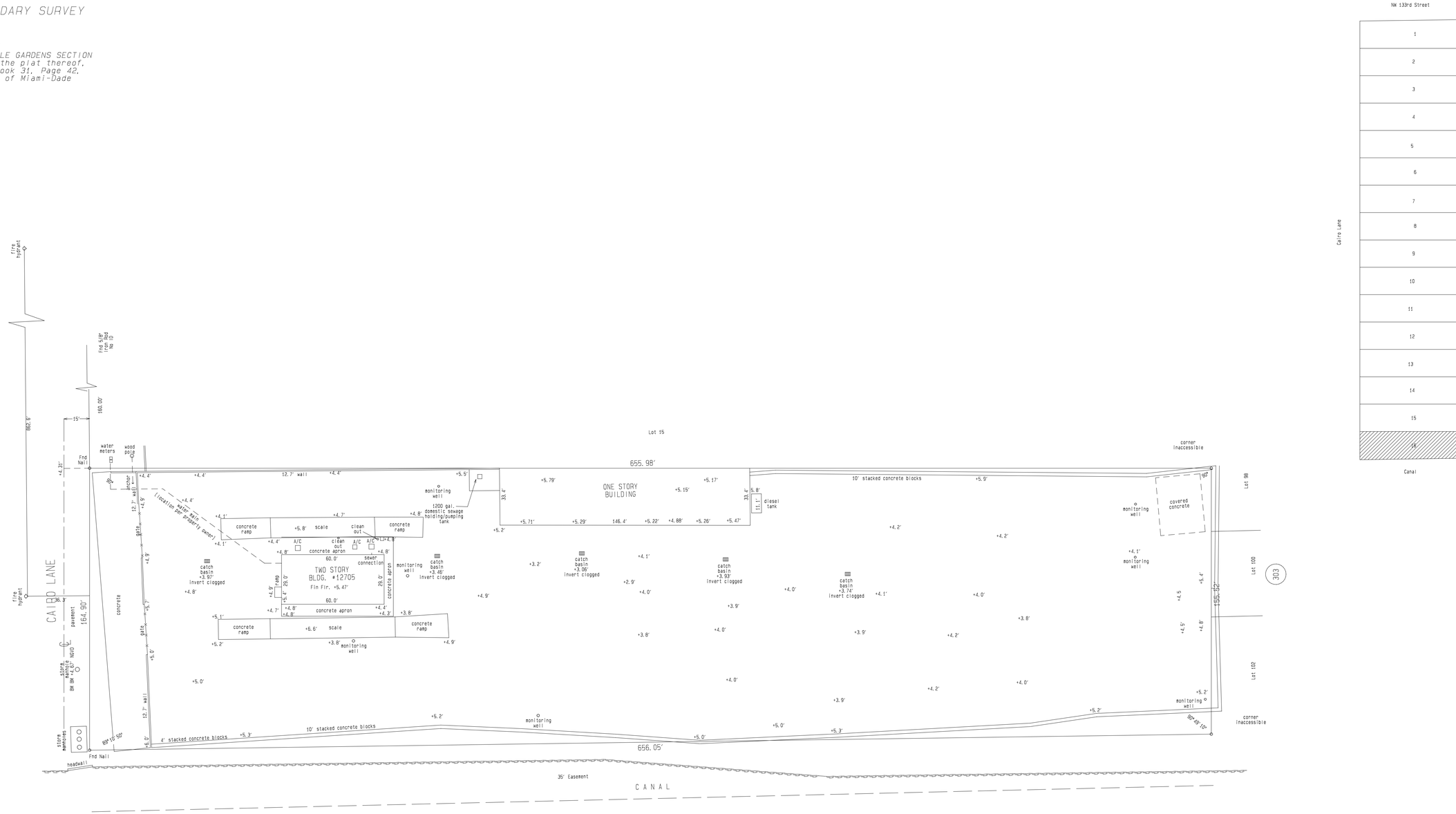
PROPERTIES ENVIRONMENTAL ASSESSMENT & REMEDIATION INC
P.O. Box 811674, Boca Raton, FL 33481-1674
Tel/Fax (561) 908-2356
thepearco@aol.com

SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 16, Block 304, NILE GARDENS SECTION I & II, according to the plat thereof, as recorded in Plat Book 31, Page 42, of the Public Records of Miami-Dade County, Florida.

Property address:
12705 Cairo Lane
Miami, FL 33054



LEGEND:

Δ	= CENTRAL ANGLE (DELTA)
A	= ARC LENGTH
A/C	= AIR CONDITIONER
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
℄	= CENTERLINE
(C)	= CALCULATED
(D)	= DEED
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
H	= HANDICAP PARKING SPACE
O/S	= OFFSET
(P)	= PLAT
PB	= PLAT BOOK
P.C.	= POINT OF CURVATURE
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
SF	= SQUARE FEET

Benchmark:
Miami-Dade County benchmark #N-370;
PK nail and brass washer in concrete walk in fron of office building, 119' South of NW 135th Street, 69' West of centerline of Cairo Lane; elevation = +8.31' NGVD.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki H. Ulrich
Digitally signed by Mikki H. Ulrich
Date: 2023.02.08 10:12:58 -05'00'

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

FILENAME: NGI6-304
SCALE: 1" = 30'

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
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4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper.

REVISIONS	DATE	FOR: INTN'L SCRAP	DATE: 10/28/2022	NO. 221001B	F.B. 143-60

DENI LAND SURVEYORS, INC. LB #7281
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

INTERNATIONAL SCRAP LLC (ISL)

12705 CAIRO LANE OPA-LOCKA, FL 33054

'SITE PLAN' SUBMITTAL

DATE: 04-06-2023

DRAWING INDEX:

001	–		SURVEY
002	–		AREAL PHOTOGRAPH
003	–	C-1	EXISTING SITE PLAN AND PROPOSED ADJUSTMENTS
004	–	C-2	SITE PLAN – PROPOSED IMPROVEMENTS.
005	–	C-3	METAL SCRAP RECYCLING FLOW DIAGRAM
006	–	C-4	PRPOSED SIGNAGE AND PAVEMENT MARKINGS
007	–	C-5	PROPOSED STORM WATER MANAGEMENT
008	–	C-6	PROPOSED STORM WATER MANAGENEMT DETAILS
009	–	C-7	PROPOSED STORM WATER MANAGEMENT DETAILS
010	–	LSF-1	PROPOSED LIFE SAFETY PLAN
011	–	A-1	PRPOSED ARCHITECTURAL GROUND FLOOR PLAN
012	–	A-2	PROCESSING KEY EQUIPMENT DETAILS
013	–	A-3	PROPOSED METAL BUILDING ROOF PLAN
014	–	A-4	PROPOSED METAL BUILDING ELEVATIONS
015	–	A-5	PROPOSED METAL BUILDING SECTIONS

K+A
Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL. (305)-662-2301
FAX (305)-661-3962

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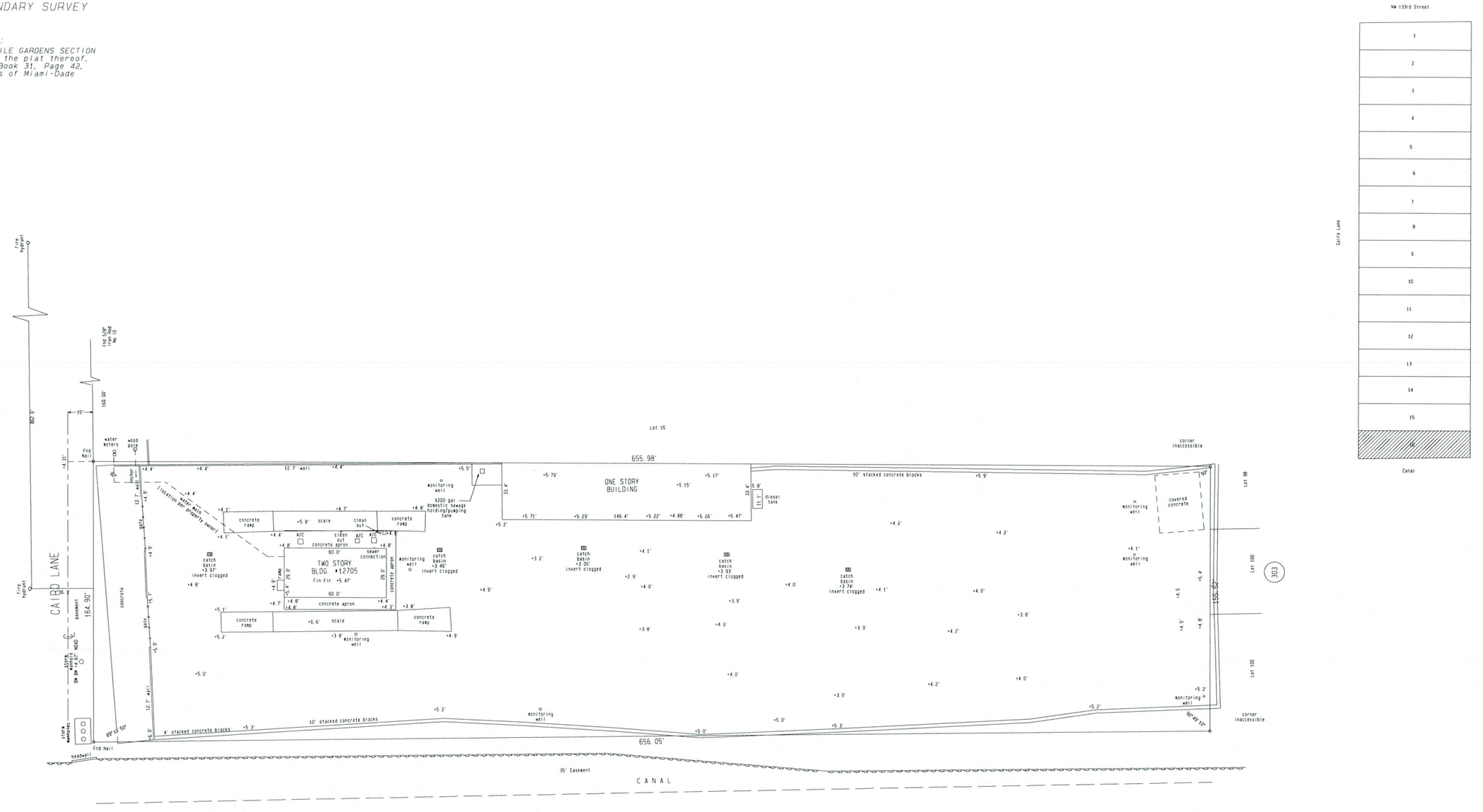

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Mikki H. Ulrich
Digitally signed by Mikki H. Ulrich
Date: 2023.02.08 10:12:58 -05'00'

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

FILENAME: N016-304
SCALE: 1" = 30'

NOTES:
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REVISIONS	DATE	FOR: INTN'L SCRAP	DATE: 10/28/2022	NO. 2210018	F.B. 143-60

DENI LAND SURVEYORS, INC. LB #7281
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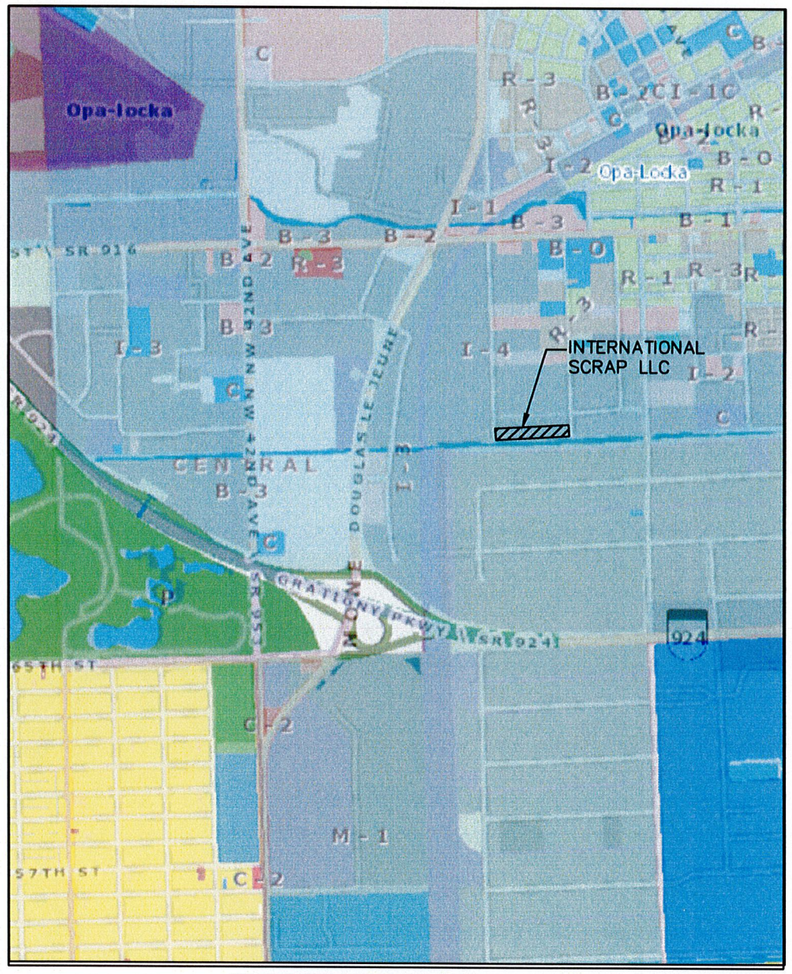
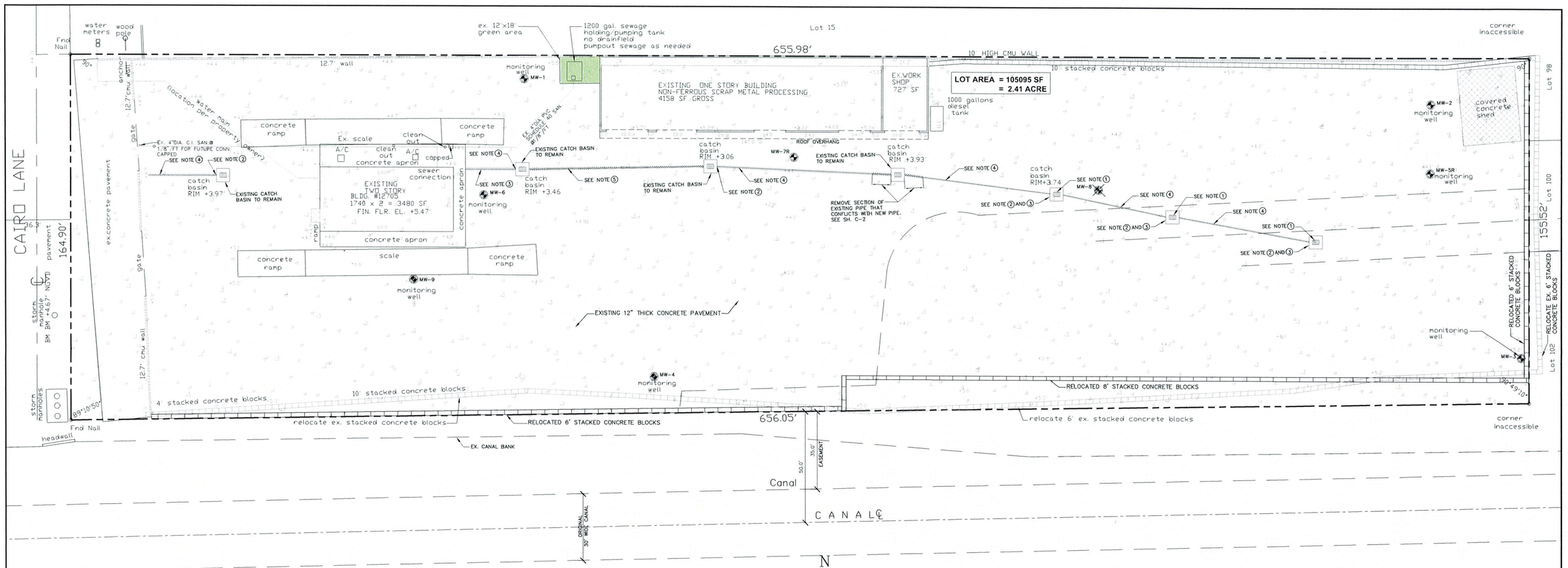
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

2023 AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

K+A Khan & Associate, Inc. Consulting Engineers and Planners 7400 SW 50TH TERR. SUITE 105 Miamil Florida 33155 Tel (305)-662-2301 comm. No. 22-122.00 Fax (305)-661-3962 CA# EB00029467	LOCATION MAP	INTERNATIONAL SCRAP LLC 12705 CAIRO LANE OPA-LOCKA, FL. 33054	PROJECT NO. 22-122.00	FIG.# 1



EXISTING FACILITIES AND ADJUSTMENTS

SCALE: 1" = 20'-0"

0 5 10 20 40 60

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETE UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE. MODIFY AND RETROFIT THE BOTTOM SLOPE SUITABLE FOR NEW PIPES.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WORK SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. UNLESS OTHERWISE NOTED CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

LEGEND

- EX. STRUCTURE TO BE REMOVED
- EX. CATCH BASIN TO REMAIN
- ABONDONED EX. PIPE LEFT IN PLACE
- EX. PIPE TO BE REMOVED
- EX. STACKED CONCRETE BLOCKS 6'x2'x2' (3456 lbs EACH)
- EX. MONITORING WELL

PLAN NOTES:

1. REMOVE METAL COVER AND SAVE FOR RE-USE; REMOVE EX. FILTER AND BAFFLES.
2. PLUG EXISTING PIPE END WITH 5000 PSI CONC.; 0.4 W/C; 2" SLUMP; SEE APPLICABLE SECTIONS ON SH. C-6.
3. AT THE THREE(3) EASTERN CATCH BASINS ONLY, FILL EX. CONC. BOX WITH 2500 PSI CONCRETE, LEVEL WITH TOP OF EXISTING SLAB.
4. EXISTING PERFORATED PIPE TO REMAIN; ENDS PLUGGED PER NOTE No. 2 .
5. REMOVE EXISTING PERFORATED PIPE.

GENERAL DATA:

COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

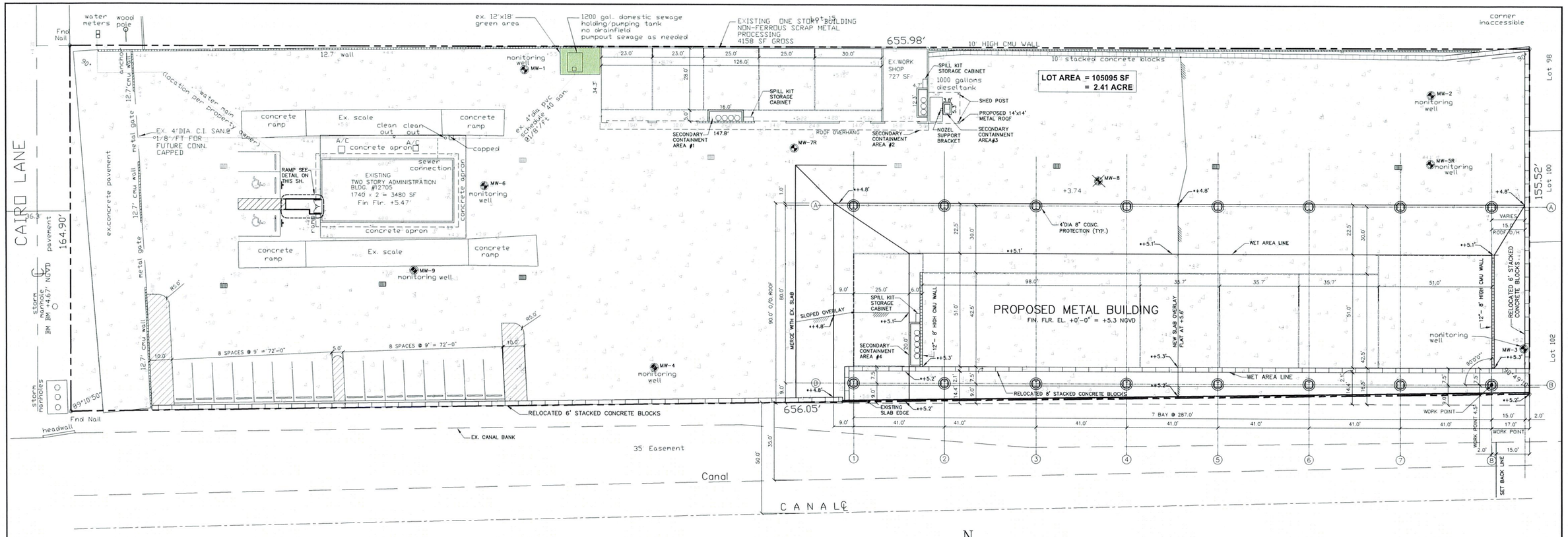
MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:05:03-04'00'

Sunshine State One Call of Florida, Inc. 811

Call 811 Know what's below. Call before you dig.

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA , FL. 33054	EXISTING FACILITIES AND ADJUSTMENTS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 S.W. 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)661-2601 Cert. No. 21422.00 FAX (305)661-2602 CA# EB0002946	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE DESIGN DRAWINGS ARE NOT TO BE USED FOR ADDITIONS, NOR CHANGED IN ANY FORM OR MANNER, WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020. LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	K+A No: 22-122.00 DRAWING No: C-1 DWG BY: L.O.R. CHECKED: M.S.K. M.S. KHAN FL. P.E. #16743 SCALE: AS NOTED DATE: 04-06-2023



PROPOSED IMPROVEMENTS – METAL BUILDING

SCALE: 1" = 20'-0"

0 5 10 20 40 60

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

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NOTES:

1. SEE CIVIL PLANS C-1 THRU C-3 FOR LAYOUT, PROCESSING AND SITE IMPROVEMENT WORK.
2. ALL FERROUS METAL PROCESSING SHALL BE UNDER ROOF, PROTECTED FROM RAIN WATER CONTACT WITH FERROUS METALS.
3. PROPOSED BUILDING SHALL BE A METAL BUILDING DESIGNED AND INSTALLED BY METAL BUILDING SPECIALTY SUB-CONTRACTOR.
4. SEE A-4 FOR BUILDING ELEVATIONS.
5. SEE STRUCTURAL GENERAL NOTES 'I' AND 'J' ON SHEET S-0 FOR ADDITIONAL INFORMATION ON THE METAL BUILDING.
6. SEE SECONDARY CONTAINMENT AREA DETAILS ON SH. C-7

LEGEND

- EX. ELEVATION
- +x.x PROPOSED ELEVATION
- EX. CONC. SLAB
- PROPOSED CONC. OVERLAY
- BOUNDARY
- PROPERTY LINE
- EX. CATCH BASIN
- PROPOSED CATCH BASIN
- EX. MONITORING WELL

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=ask@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
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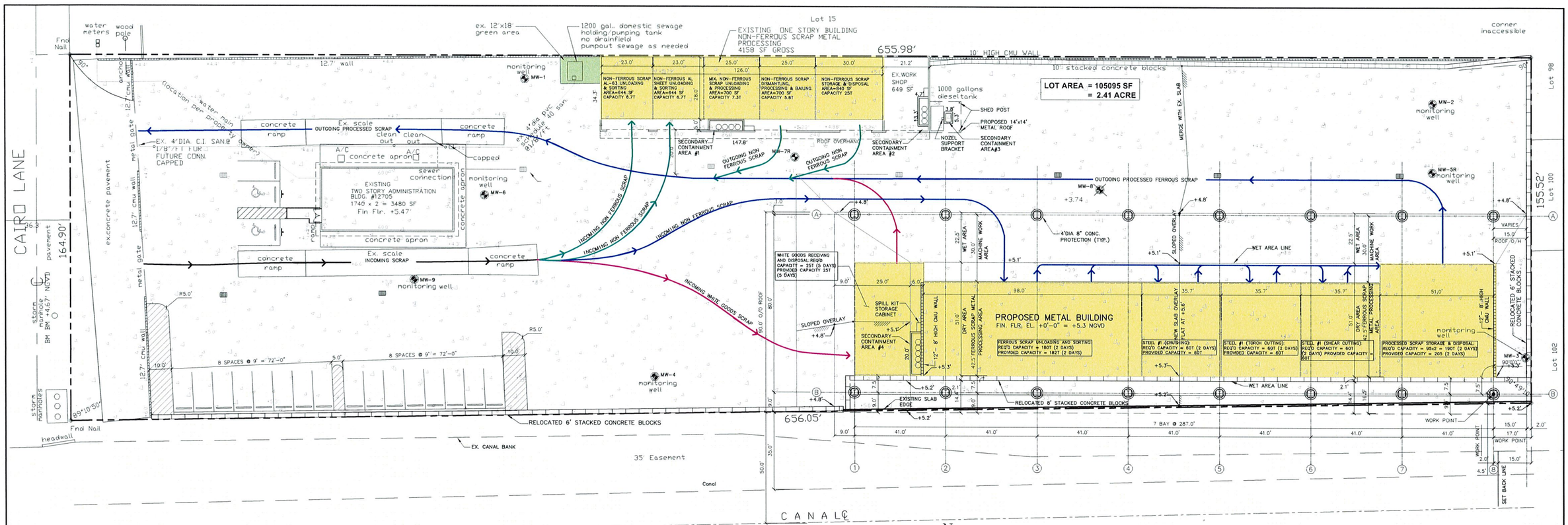
K+A No: 22-122.00	DRAWING No: C-2
DWG BY: L.Q.P.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023



METAL SCRAP RECYCLING FLOW DIAGRAM

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

TABLE #1 – NON-FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
INDOOR ACTIVITIES								
AL 63 UNLOADING/PROCESSING-23'X28'	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
AL SHEET UNLOADING/PROCESSING-23'X28'	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
MIX NON-FERROUS UNLOADING/PROCESSING-25'X28'	700	5	3500	129.6	14,583	7.3	5 DAYS ACCUMULATION	1.8
DISMANTLING & BAILING/PROCESSING-25'X27.33'	700	4	2800	103.7	11,667	5.8	MIX SCRAP & BAILED-NOT COUNTED PART	
TOTAL NON-FERROUS UNLOADING & PROCESSING CAPACITY	*2689*	-	*12,960*	*472*	*40,676*	*26.5*	*5 DAYS RECYCLING*	*5.2*
ALL NON-FERROLS STORAGE-30'X28'	840	5	4200	156	52,728	26	5 DAYS RECYCLING	5.2
SECONDARY CONTAINMENT, 5'X16'	80	-	-	-	-	-	-	-
TOTAL NON-FERROUS STORAGE CAPACITY	*920*	-	*4200*	*156*	*52,728*	*26*	*5 DAYS RECYCLING*	*5.2*
TOTAL NON-FERROUS UNLOADING, PROCESSING & STORAGE CAPACITY	*3608*	-	*17,160*	*628*	*93,154*	*52*	*10 DAYS RECYCLING*	*5.2*

*Conversion factor, non ferrous scrap metals: 1 CY = 112.5 lbs.; processed, reduced volume, scrap density for storage: 1 CY = 338 lbs.

Note: Numbers are rounded off to nearest whole numbers.

Non-Ferrous Metal MAXIMUM Recycling Capacity = 52 Tons/10 Days Recycling = 5.2 Tons/day = 5 TONS/DAY

NON-FERROUS METAL PERMITTED RTECYCLING CAPACITY = 50 TONS/10 DAY RECYCLING= 5 TONS/ TONS

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
INDOOR ACTIVITIES								
ALL FERROUS SCRAP UNLOADING, 98' X 42.5'	4,165	10.5	43,733	1,620	364,500	182	2 DAYS ACCUMULATION	91
WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	*5,440*	-	*50,108*	*1,856*	*417,600*	*209*	*2.2 DAYS ACCUMULATION*	*96*
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESS NG	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	*4, 548*	-	*43, 206*	*1,599*	*359,775*	*180*	*2 DAYS PROCESSING*	*90*
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	*9,988*	-	*93,314*	*3,455*	*777,375*	*389*	*2.1 DAYS PROCESSING*	*186*
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	*2601*	*6*	*15,606*	*578*	*404,600*	*202*	*2 DAYS ACCUMULATION*	*101*
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	*12,589*	-	*108,920*	*4,033*	*1,181,975*	*591*	*6 DAYS RECYCLING*	*98*

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed volume reduced ferrous scrap: 1 CY = 700 lbs.; 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
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TOTAL FERROUS METAL UNLOADING CAPACITY	*5,440*	-	*50,108*	*1,856*	*417,600*	*209*	*2.2 DAYS ACCUMULATION*	*96*
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
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STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	*4, 548*	-	*43, 206*	*1,599*	*359,775*	*180*	*2 DAYS PROCESSING*	*90*
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	*9,988*	-	*93,314*	*3,455*	*777,375*	*389*	*2.1 DAYS PROCESSING*	*186*
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	*2601*	*6*	*15,606*	*578*	*404,600*	*202*	*2 DAYS ACCUMULATION*	*101*
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	*12,589*	-	*108,920*	*4,033*	*1,181,975*	*591*	*6 DAYS RECYCLING*	*98*

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed volume reduced ferrous scrap: 1 CY = 700 lbs.; 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

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COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

LEGEND

- INCOMING SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- INCOMING WHITE SCRAP METAL
- INCOMING NON FERROUS SCRAP METAL
- OUTGOING PROCESSED SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- OUTGOING PROCESSED SCRAP METAL (NON FERROUS SCRAP)

MOHAMMAD S. KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:06:55-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, FL. 33054	RECYCLING FLOW DIAGRAM

K+A Khan & Associates, Inc. Consulting Engineers and Planners
7405 SW 50th Terrace, Suite 105
Miami, Florida 33155
TEL (305)468-2601 Corp. No. P17222.00
FAX (305)468-2062 CAR EB0002961

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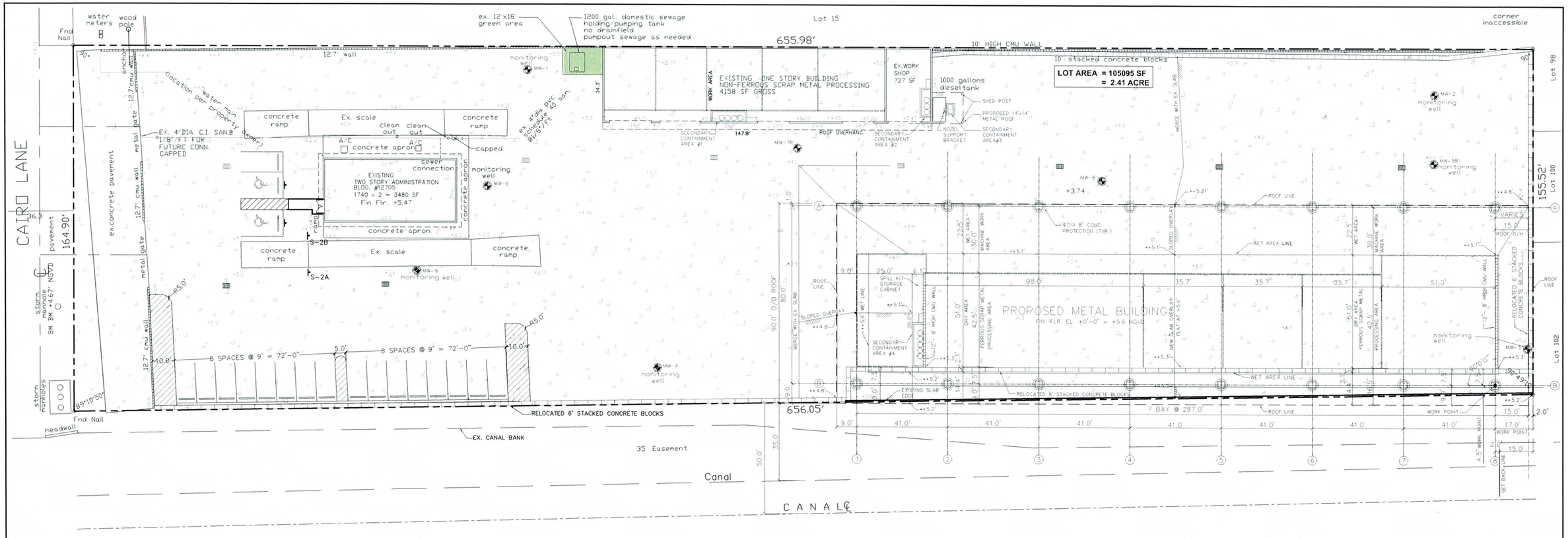
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00	DRAWING No: C-3
DWG BY: L.Q.P.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023



PROPOSED SIGNAGE & PAVEMENT MARKING

SCALE: 1" = 20'

N

SIGN GENERAL NOTES:

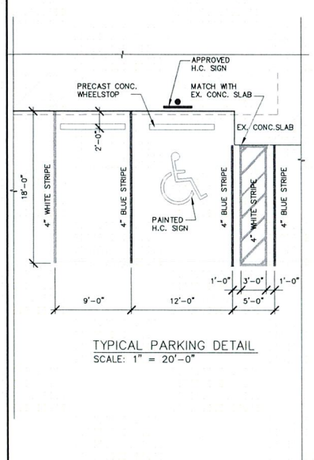
1. ALL PAVEMENT MARKINGS SHALL BE REFLECTIVE THERMOPLASTIC TYPE, PER MDWASD SECTION 02765-3.02
2. SIGNS IN PUBLIC RIGHT-OF-WAY AND ON THE PROPERTY SHALL CONFORM TO DTPW/FDOT/MUTCD STANDARDS.
3. SIGN PANELS AND SUPPORT MEMBERS SHALL CONFORM TO ALUMINUM ASSOCIATION ALLOY 6061-T6

GENERAL DATA:

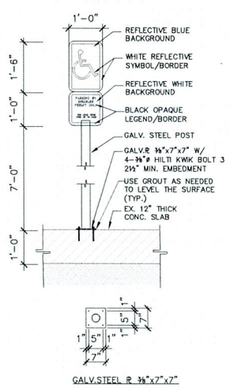
COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

LEGEND

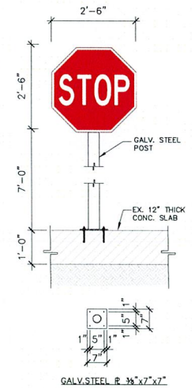
- EX. ELEVATION
- PROPOSED ELEVATION
- EX. CONC. SLAB
- PROPOSED CONC. OVERLAY BOUNDARY
- PROPERTY LINE
- EX. CATCH BASIN
- PROPOSED CATCH BASIN
- EX. MONITORING WELL



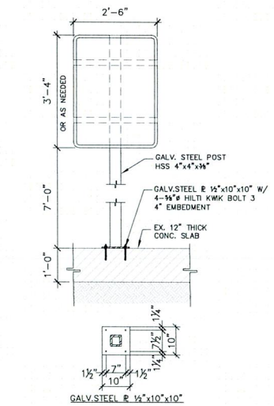
TYPICAL PARKING DETAIL
SCALE: 1" = 20'-0"



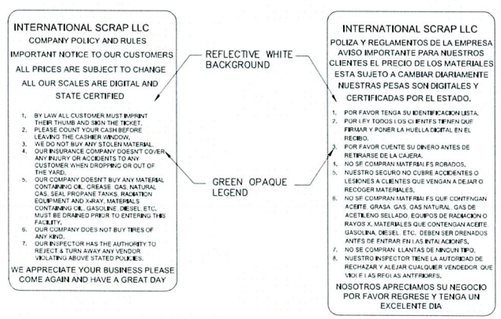
H.C. SIGN DETAIL



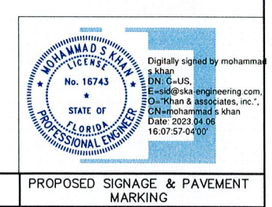
SIGN S-1
INSTALATION CONFORM TO R1B.1
NOT USED



COMPANY POLICY & RULES
SIGN DETAIL FOR S-2A AND S-2B



COMPANY POLICY & RULES SIGN S-2A AND S-2B
(IN ENGLISH AND SPANISH)



International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, FL. 33054

PROPOSED SIGNAGE & PAVEMENT MARKING

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301 Comm. No. 21-105.00
FAX (305)-661-3962 CA# EB0002467

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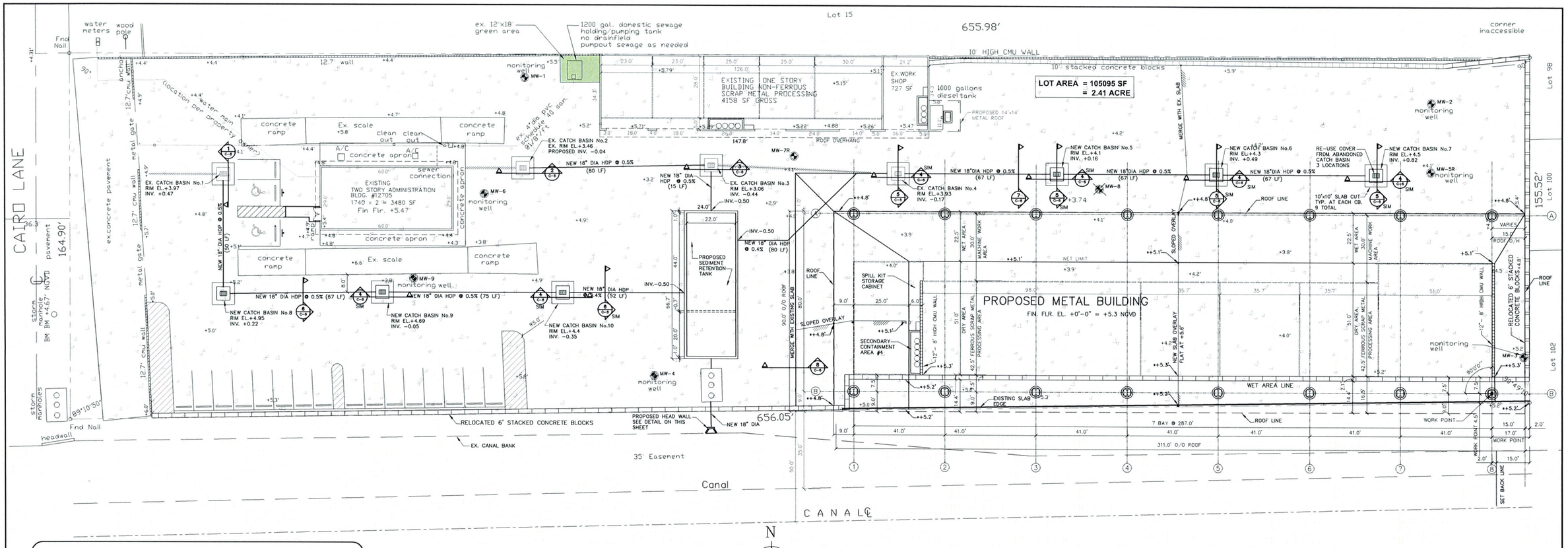
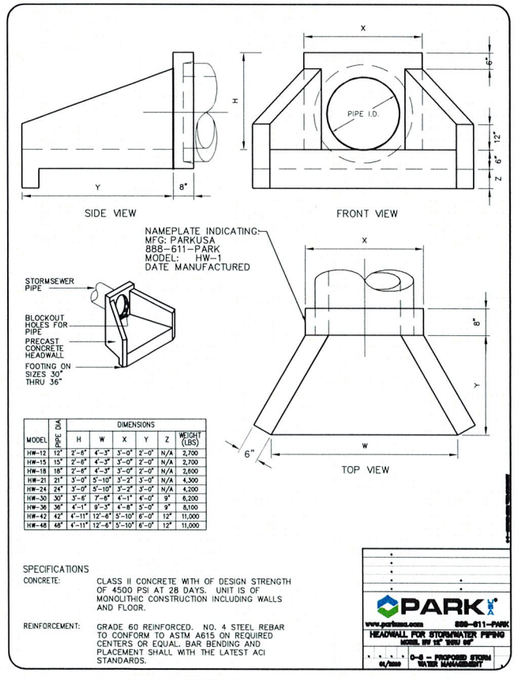
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO HIVHE.

M.S. KHAN
FL. P.E. #16743

K+A No: 22-122.00	DRAWING No: C-4
DWG BY: L.Q.P.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023





MODEL	SIZE	DIMENSIONS H	W	X	Y	Z	WEIGHT (LBS)
HW-12	12"	2'-8"	4'-3"	3'-0"	2'-0"	N/A	2,700
HW-15	15"	2'-8"	4'-3"	3'-0"	2'-0"	N/A	2,700
HW-18	18"	2'-8"	4'-3"	3'-0"	2'-0"	N/A	2,600
HW-21	21"	3'-0"	5'-10"	3'-2"	3'-0"	N/A	4,300
HW-24	24"	3'-0"	5'-10"	3'-2"	3'-0"	N/A	4,200
HW-30	30"	3'-6"	7'-6"	4'-1"	4'-0"	9"	6,200
HW-36	36"	4'-11"	8'-3"	4'-8"	5'-0"	9"	8,100
HW-42	42"	6'-11"	12'-6"	5'-10"	6'-0"	12"	11,000
HW-48	48"	6'-11"	12'-6"	5'-10"	6'-0"	12"	11,000

SPECIFICATIONS

CONCRETE: CLASS II CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION INCLUDING WALLS AND FLOOR.

REINFORCEMENT: GRADE 60 REINFORCED. NO. 4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. BAR BENDING AND PLACEMENT SHALL WITH THE LATEST ACI STANDARDS.

HEAD WALL DETAIL
N.T.S.

PROPOSED STORM WATER MANAGEMENT

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS AND IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

CAUTIONARY NOTES FOR CONTRACTOR (GC)

1. BE IT KNOWN TO ALL WHO WILL OR ARE PERFORMING UNDERGROUND CONSTRUCTION WORK ON THE SUBJECT PROPERTY THAT THE SOIL CONTAINING DEBRIS AND GROUND WATER BENEATH THE EXISTING CONCRETE PAVEMENT IS CONTAMINATED AND MAY BE HAZARDOUS TO HEALTH IF APPROPRIATE PRECAUTIONS ARE NOT TAKEN. FOR FURTHER INFORMATION ON THE NATURE OF POLLUTANTS, COORDINATE WITH ISL ENVIRONMENTAL CONSULTANT "PROPERTIES ENVIRONMENTAL ASSESSMENT & REMEDIATION, INC."– CONTACT RUDI THYN, PROJECT MANAGER, PHONE: 786-229-2530; EMAIL: thepearco@aol.com. ALSO, REVIEW THE GEOTECHNICAL REPORT, DATED....., COPY OF WHICH IS AVAILABLE AT ENGINEER'S OFFICE.
2. UNDERGROUND WORK REQUIRES EXCAVATION, AND THE EXCAVATED MATERIALS ARE EXPECTED TO BE CONTAMINATED, SUBJECT TO THE INSPECTION OF ISL ENVIRONMENTAL CONSULTANT AND DERM INSPECTORS AND TO BE LEGALLY DISPOSED OF SITE
3. PART OF THE UNDERGROUND WORK WILL BE BELOW THE EXISTING GROUND WATER TABLE.ELEVATION OF WHICH IS ESTIMATED AT +2.00 NGVD, REQUIRING DEWATERING. THE PUMPED OUT GROUND WATER IS EXPECTED TO BE CONTAMINATED (POLLUTANT LIST AVAILABLE FROM ISL ENVIRONMENTAL CONSULTANT) AND REQUIRES HANDLING WITH CARE, TREATMENT FOR POLLUTANT AS REQUIRED BY DERM AND OTHER APPLICABLE REGULATORY AGENCIES.
4. CONTRACTOR IS ADVISED TO TAKE NECESSARY PRECAUTIONS, EMPLOY AND DEVISE MEANS AND METHODS TO MAINTAIN SAFE WORKING CONDITIONS, IN ACCORDANCE WITH OSHA RULES & REGULATIONS, AVOIDING CONTACT WITH CONTAMINATED MATERIALS, FOR ITS EMPLOYEES, WORKERS, SUBCONTRACTORS, ISL AND DERM REPRESENTATIVES.
5. EXISTING CONTAMINATION INFORMATION PROVIDED THRU ISL ENVIRONMENTAL CONSULTANT, AND HE GEOTECHNICAL REPORT IS FOR CONTRACTOR'S INFORMATION ONLY AND IS PROVIDED TO THE BEST OF CONSULTANT'S KNOWLEDGE. ISL AND ITS CONSULTANTS AND REPRESENTATIVES ARE NOT RESPONSIBLE FOR ANY DEVIATIONS OR VARIATIONS THAT MAY OR MAY NOT EXIST CONTACTOR IS ADVISED TO ENGAGE HIS OWN GEOTECHNICAL AND ENVIRONMENTAL CONSULTANT/EXPERTS FOR SATISFACTORY PERFORMANCE OF THE WORK.

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETE UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

LEGEND

+x.x	EX. ELEVATION
*+x.x	PROPOSED ELEVATION
	EX.CATCH BASIN
	PROPOSED CATCH BASIN
	ABONDONED EX. PIPE LEFT IN PLACE
	NEW SOLID (NON-PERFORATED) HEAVY DUTY BOUBLE WALLED 24" DIA HDPE PIPE.
	PROPOSED CONC. OVERLAY BOUNDARY
	PROPERTY LINE
	EX. MONITORING WELL

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

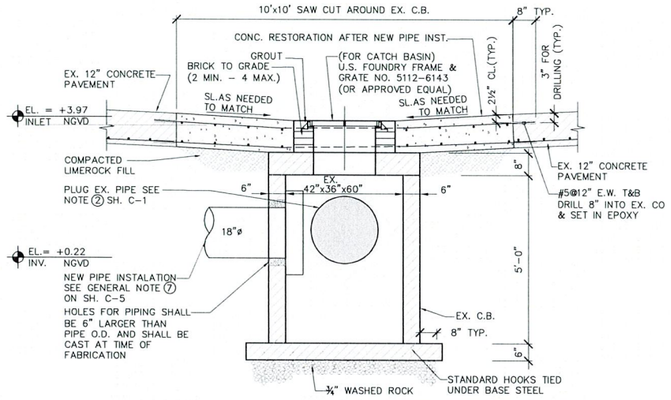
Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:08:52-04'00'

Sunshine State One Call of Florida, Inc

Call 811 Know what's below. Call before you dig.

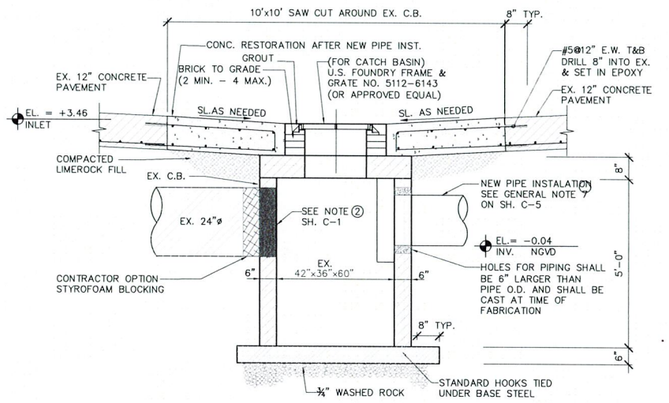
International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL. 33054	PROPOSED STORM WATER MANAGEMENT
K+A Khan & Associates, Inc. Consulting Engineers and Planners AA0C 5A 5015 TENER, SUITE 105 Miami, Florida 33155 TEL (305)662-2001 Cert. No. 27-122.06 FAX (305)662-2002 CA# EB0002845	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NOT TO BE USED IN WHOLE OR PART, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020. LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00	DRAWING No: C-5
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023



SECTION AT EX. CB#1 — 1 / C-6

SCALE 1/2" = 1'



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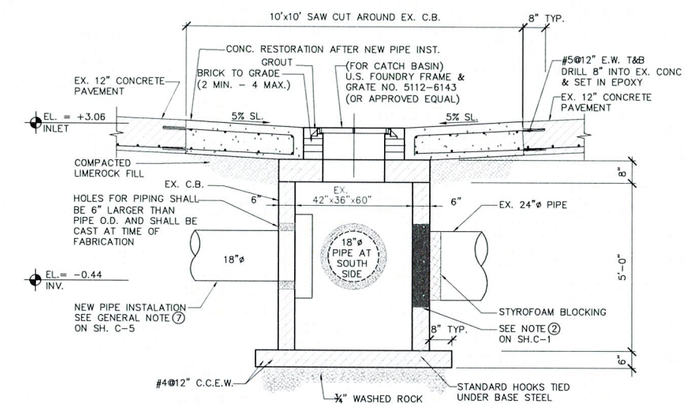
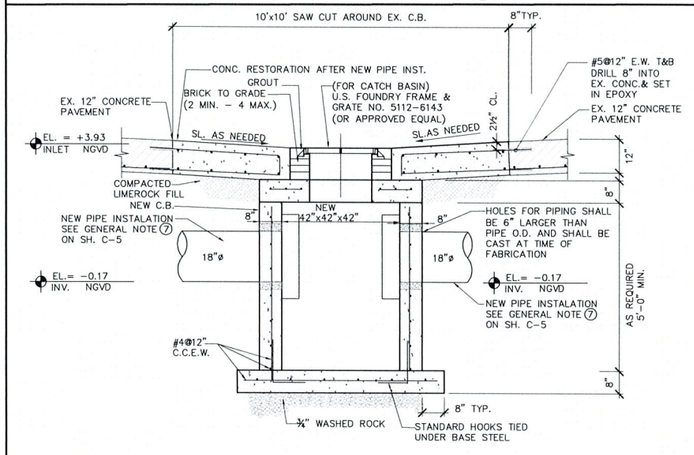
SCALE 1/2" = 1'



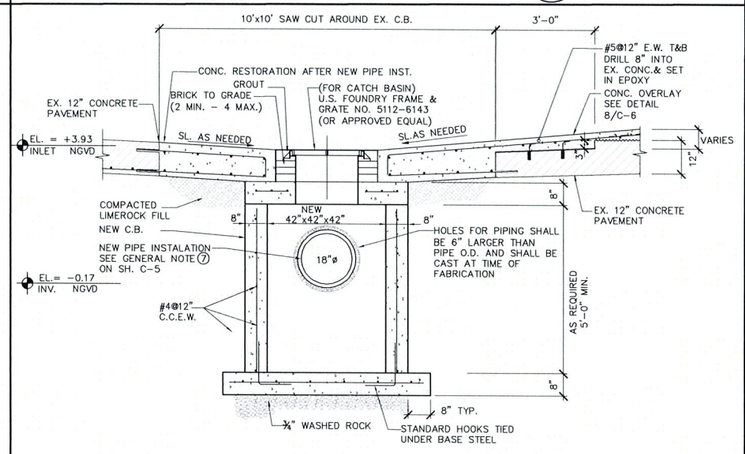
SECTION AT EX. CB#3 — 3 / C-6

SCALE 1/2" = 1'



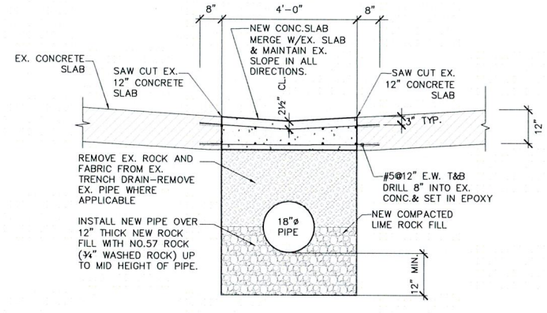
SECTION AT NEW CB#4 — 4 / C-6

SCALE 1/2" = 1'



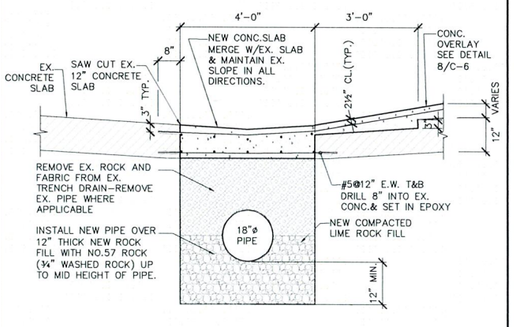
SECTION AT NEW CB#4 — 5 / C-6

SCALE 1/2" = 1'



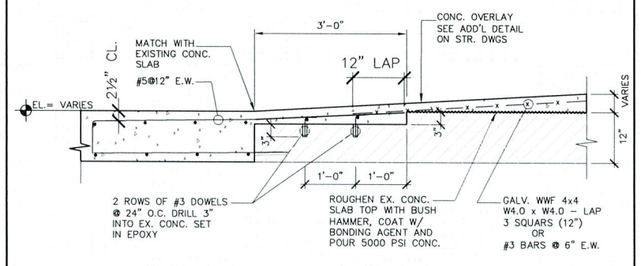
SECTION NEW PIPE INSTALLATION — 6 / C-6

SCALE 1/2" = 1'



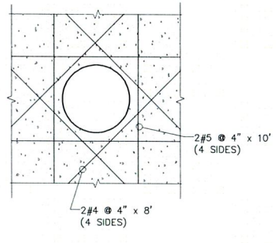
SECTION NEW PIPE INSTALLATION — 7 / C-6

SCALE 1/2" = 1'



SECTION CONCETE SLAB OVERLAY — 8 / C-6

SCALE 3/4" = 1'



ADD'L REINF. DETAIL AT CONC. SLAB OPENING — 9 / C-6

SCALE 1/2" = 1'

GENERAL NOTES:

1. DEWATER AS REQUIRED FOR INSTALLATION FOR DRY WORK PLACE SEE CAUTIONARY NOTES ON SH. C–5
2. COMPACT NEW LIMEROCK FILL TO 98% AASHTO T–180 (MODIFIED PROCTOR DENSITY
3. ALL NEW CONCRETE SHALL BE ⅛'c = 5000 PSI, W/C = 0.45 MAX. AND SLUMP 4" (–0.5", +1")
4. ALL NEW REINFORCING STEEL SHALL CONFORM TO ASTM A615 ⅛⅜ = 60 PSI
5. WHERE INDICATED, REINFORCING BARS SHALL BE SET IN HILTI HIT–RE500 V3 EPOXY.

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=ms@k-a-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:34:47-04'00'

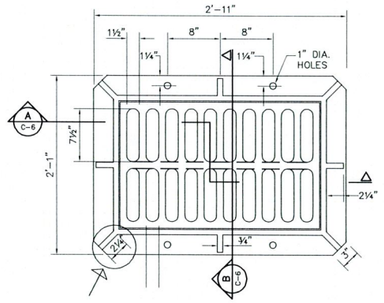
Sunshine State One Call of Florida, Inc. — Call 811 Know what's below. Call before you dig.

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA , FL. 33054		STORM WATER MANAGEMENT SECTIONS AND DETAILS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT–SO EVER NOR ASSIGNED TO ANY THIRD PERSON WITHOUT OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	K+A No: 22–122.00 DWG BY: L.Q.P. CHECKED: M.S.K. SCALE: AS NOTED DRAWING No: C-6 DATE: 04–06–2023
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.		M.S. KHAN FL. P.E. #16743

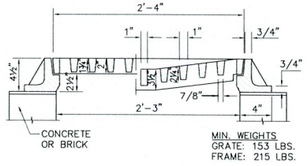
NOTE:

TO AVOID MISUNDERSTANDING AND TO INSURE COMPLIANCE WITH SPECIFICATION, BEFORE COMPLIANCE WITH SPECIFICATION, BEFORE PURCHASING MATERIALS OR EQUIPMENT FOR HIS WORK THE CONTRACTOR SHALL FURNISH AT LEAST FOUR COPIES OF SHOP DRAWINGS OR ILLUSTRATION SHEETS FOR APPROVAL BY THE ENGINEER. HE SHALL ALSO FURNISH RIPTIVE SPECIFICATIONS AND ENGINEERING DATA FOR FILTER FABRIC, PIPES, FRAMES AND GRADES, AND OUTLETS; ALSO FOR ANY OTHER ITEM REQUESTED BY ENGINEER. THE APPROVAL OF SHOP OR WORKING DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRONEOUS OR INCONSISTENT DIMENSIONS, NOTATIONS, OMISSIONS OR OTHER ERRORS, OR FOR THE PROPER FUNCTIONING OF THE COMPLETE INSTALLATION.

NO EXISTING UTILITIES ARE SHOWN ON THESE PLANS. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS. UPON FINDING OTHER UTILITIES CONFLICT RESOLUTION WILL BE PROVIDED

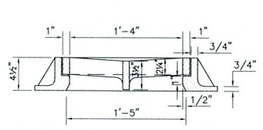


TYPICAL DETAIL
FRAME & GRATE
N.T.S.
1 C-7

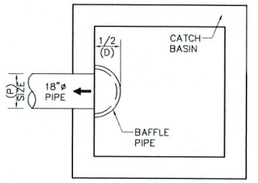


MIN. WEIGHTS
GRATE: 153 LBS.
FRAME: 215 LBS.

SECTION
N.T.S.
A C-7



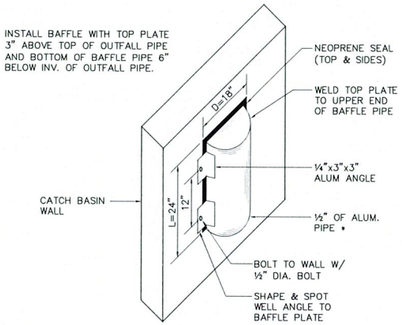
SECTION
N.T.S.
B C-7

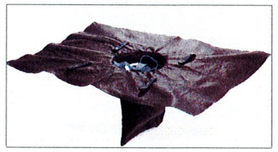


PLAN VIEW

* PREFORMED FIBERGLASS BAFFLE MAY BE USED INSTEAD OF PIPE

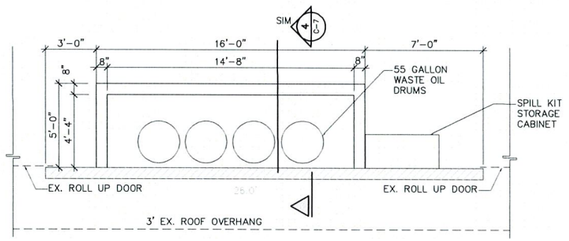
INSTALL BAFFLE WITH TOP PLATE 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF BAFFLE PIPE 6" BELOW INV. OF OUTFALL PIPE.





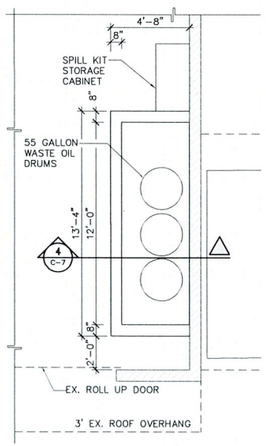
DRAIN INSERT PLUS
BY PIG OR APPROVED EQUAL

POLLUTION CONTROL DEVICES
N.T.S.
WITH DRAIN INSERT PLUS
2 C-7



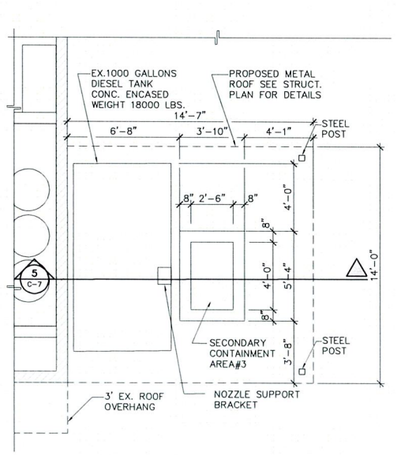
AREA #1

ACCOMODATE UP TO 4-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 31.44 CF
CAPACITY PROVIDED = 42.5 CF
= 135% OF REQUIRED



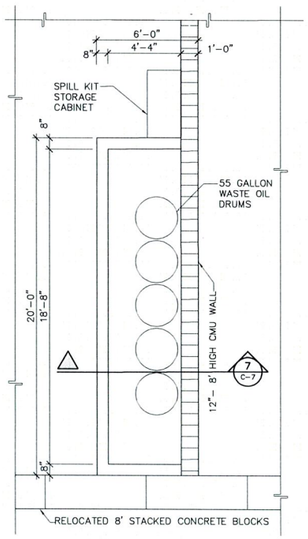
AREA #2

ACCOMODATE UP TO 3-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 23.58 CF
CAPACITY PROVIDED = 32.16 CF
= 136.4% OF REQUIRED



AREA #3

NO WASTE OIL DRUMS
FEUL NOZZLE SPILLS SAFEGUARD
CAPACITY PROVIDED = 6.7 CF
= 50 GALLONS

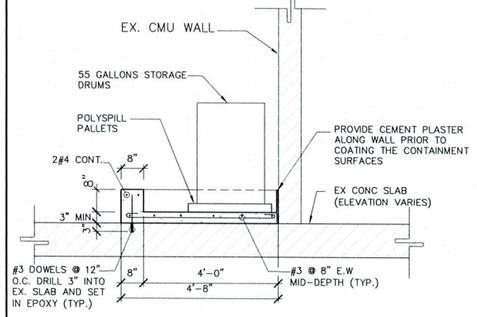


AREA #4

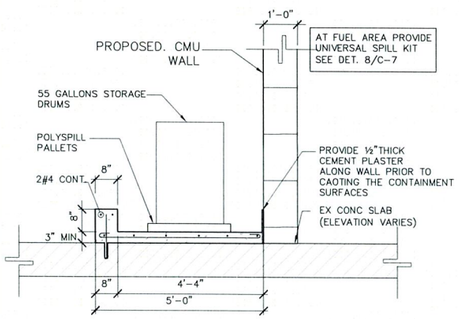
ACCOMODATE UP TO 5-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 39.3 CF
CAPACITY PROVIDED = 54.2 CF
= 137.9% OF REQUIRED

DETAILS FOR SECONDARY CONTAINMENT AREAS
SCALE: ¼" = 1'-0"
3 C-7

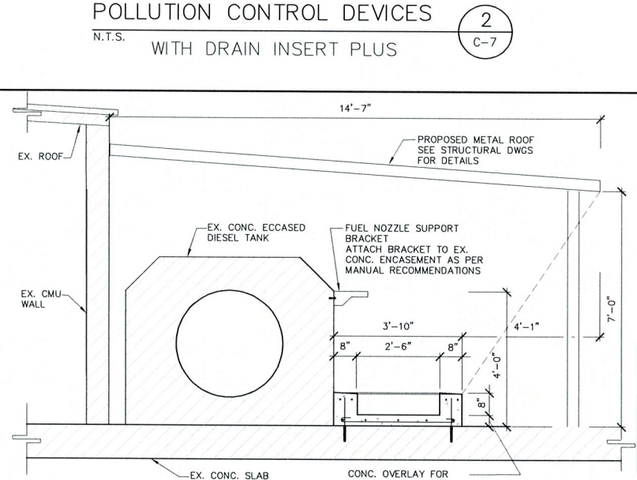
N



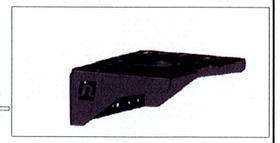
SECTION
SCALE: ¼"=1'-0"
4 C-7



DETAIL
SCALE: ¼"=1'-0"
7 C-7



FUEL NOZZLE MOUNTING BRAKET
DETAIL
SCALE: ¼"=1'-0"
5 C-7



FUEL NOZZLE WALL MOUNTING BRAKET
DETAIL
SCALE: N.T.S.
6 C-7

GENERAL NOTES::
SECONDARY CONTAINMENT AREA

1. ALL SECONDARY CONTAINMENT AREA SHALL BE EQUIPED WITH UNIVERSAL SPILL KIT. SEE DETAIL 8/C-7
2. COAT ALL CONTAINMENT AREA WITH THEME ARMOR POLYUREA COATING OR ENGINEER APPROVED EQUAL
3. STORE DRUMS ON POLYSPILL PALLETS.
4. EXISTING CONCRETE SLAB SLOPES; NEW CONCRETE BASE FOR CONTAINMENT AREAS SHALL BE FLAT AND LEVEL; PROVIDE 3" THICK MIN. AND VARY THICKNESS AS NEEDED.

ESP UNIVERSAL 20 GAL. SPILL KIT
AVAILABLE AT JME ELLSWORTH)

DETAIL
SCALE: N.T.S.
8 C-7

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:09:44-04'00'

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International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA , FL 33054	STORM WATER MANAGEMENT SECTIONS AND DETAILS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-663-2301 Comm. No. 21-105.00 FAX (305)-661-3942 CA# EB0002487	K+A No: 22-122.00 DRAWING No: C-7 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023
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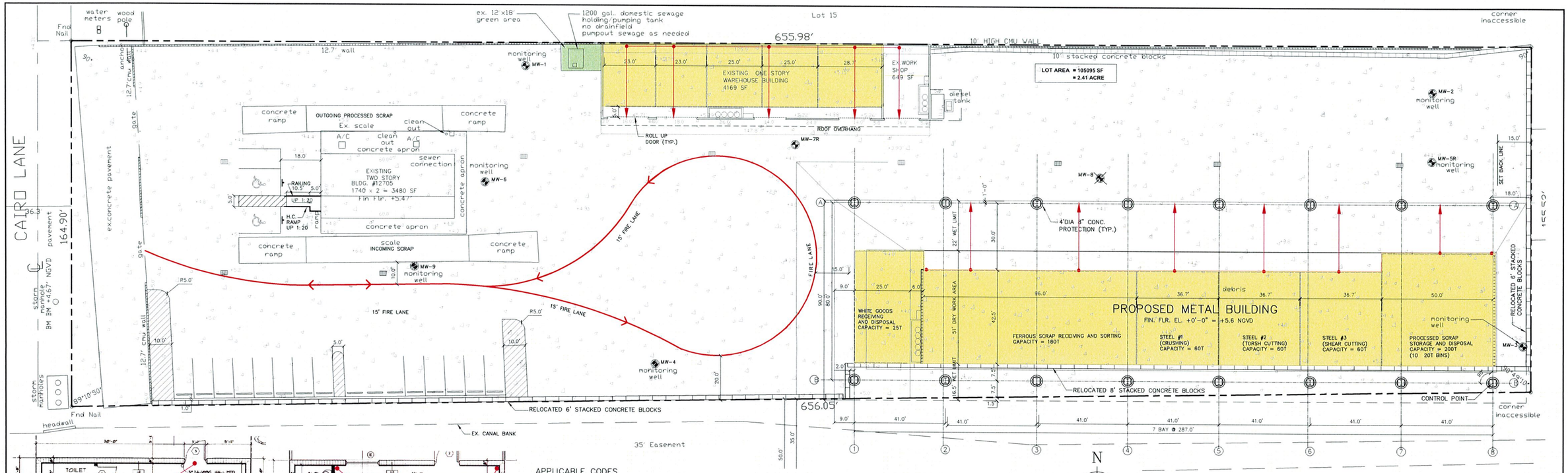
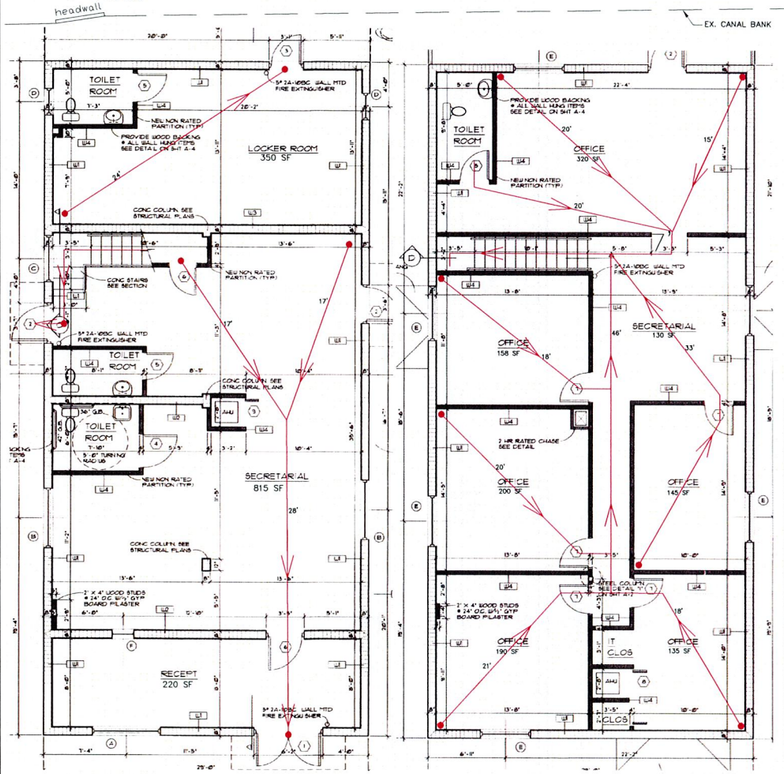
M.S. KHAN FL. P.E. #16743	





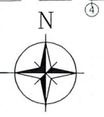
EX. ADMIN. BUILDING LIFE SAFETY PLAN

N.T.S.

LEGEND

FIRE LINE

EGRESS ROUTE



LIFE SAFETY PLAN

SCALE: 1" = 20'-0"

0 5 10 20 40 60

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2020 7th EDITION
2. LIFE SAFTY CODE NFPA 101 (2018)

PROPOSED AND EXISTING BUILDINGS ARE NON – SPRINKLED – FBC 507.3

ONE STORY PRIMARY STRUCTURAL FRAME TABLE 606.1
- 1 HOUR FIRE RESISTANCE REQUIRED
- EX. BUILDING CBS CONSTRUCTION EXCEEDS 1 HOUR FIRE RATING.
- EX. BUILING EXTERIOR LOAD BEARING WALLS FIRE RATING REQUIRED 1 HOUR . EXISTING CBS WALLS EXCEED 1 HOUR FIRE RATING.
- PROPOSED METAL BUILDING IS OPEN SIDED STRUCTURAL STEEL CONSTRUCTION WITH 34'–42' HEIGHT FOR ROOF FRAMING MEMBERS FIRE RESISTANCE REQUIRED : N/A.

OCCUPANCY CLASSIFICATION

- EXISTING OFFICES BUILDING: BUSNESS.
- EXISTING AND PROPOSED METAL BUILDINGS FOR FERROUS AND NON–FERROUS SCRAP METAL PROCESSING: SPECIAL LOW HAZARD FACTORY INDUSTRIAL – GROUP F–2 PER FBC SECTION 306.3. NFPA 101: 6.1.12.1; SUBCLASSIFICATION 40.1.2.1.2– SPECIAL– PORPOSE INDUSTRIAL OCCUPANCY .

BUILDING TYPE V F–2

OCCUPANT LOAD TABULATION

SPACE	USE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANCY LOAD
EX. ADMIN. BLDG.	BUSINESS.	2663	150	18
EX. ADMIN. BLDG. MISC. AREA	N/A	817		
EX. ADMIN. BLDG. GROSS AREA		3480		
EX. ONE STORY BLDG.FOR NON FERROUS SCRAP PROCESSING	SP. INDUSTRIAL	4125	1000 FIRST 10,000	4.1
–EX. ONE STORY BLDG. –NON USE AREA	N/A	595	N/A	0
–EX. ONE STORY BLDG. –SECONDARY CONTAINMENT AREA	N/A	142	N/A	0
EX. ONE STORY BLDG. GROSS AREA (147.33'x33')		4862		
PROPOSED METAL BLDG. FOR FERROUS SCRAP PROCESSING	SP. INDUSTRIAL			
–AREA OCC. BY FERROUS SCRAP	SP. INDUSTRIAL	12,795	N/A	0
–SMALL MACHINE WORK AREA	SP. INDUSTRIAL	2050	1000	2
–HEAVY MACHINE WORK AREA	SP. INDUSTRIAL	5905	1000 FIRST 10,000	6
–AREA OCC. BY CONC. WALL	N/A	102	N/A	0
–SECONDARY CONTAINMENT AREA	N/A	100	N/A	0
–STORM WATER EXCLUSING AREA (SOUTH)	N/A	2168	N/A	0
PROPOSED METAL BLDG. GROSS AREA (289'x80')		23,120		
TOTAL				30

OCCUPANT LOAD REQUIREMENTS (PER FBC 2020 CHAPTER 10):
COMPLY WITH NFPA 101 TABLE 7.3.1.2
OCCUPANT LOAD = 30

EGRESS WIDTH:

OTHER EGGRESS COMPONENTS: 30 OC. X .2 IN = 6 INCH
EGRESS COMPONENT PROVIDED (1) 3'–0" WIDE DOOR (170 MAX OC)
(1) 6'–0" WIDE DOOR (340 MAX OC)

NUMBER OF EXITS (PER FBC 2020 SECTION 1006.3.2):
OCCUPANCY LOAD: 30
NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROPOSED: 2

COMMON PATH DEAD–END, AND TRAVEL DISTANCE LIMITS PER NFPA 101 TABLE A.7.6 (UNSPRINKLERED BUILDING):

	REQUIRED	PROVIDED
BUSINESS: (EXISTING OFFICE BUILDING)		
COMMON PATH LIMIT :	75'–0"	50'
DEAD–END LIMIT:	20'–0"	N/A
TRAVEL PATH LIMIT:	200'–0"	N/A
PROPOSED METAL AND EXISTING OPEN SHED BUILDINGS NFPA 101: 6.1.12.1/40.1.2.1.2 SP. PURPOSE INDEUSTRIAL.	N/A	30'–0"

MEANS OF EGRESS (PER FBC 2020)
(EXISTING ADMIN. BUILDING)

- EXIT ILLUMINATION: MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008
- ACCESSIBLE MEANS OF EGRESS: ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTIONS 1006 AND 1007
- DOORS AND GATES: MEANS OF EGRESS DOORS AND GATES SHALL COMPLY WITH SECTIONS 1006 AND 1007
- EXIT ACCESS: EXIT ACCESS SHALL COMPLY WITH SECTIONS 1014.1–1014.5 1015.1–1015.6 & 1016.1–1016.3

ACCESSIBILITY (PER FBC 2020 CHAPTER 11):

- COMPLY WITH ALL PERTINENT SECTION OF CHAPTER 11– FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

NFPA 101 (2018):

TYPE OF CONSTRUCTION:

SEE OCCUPANCY CLASSIFICATION ON THIS SHEET

HEADROOM WITHIN MEANS OF EGRESS:

THE CEILING HEIGHT SHALL BE NOT LESS THAN 7–FEET FROM THE FLOOR, WITH PROJECTIONS FROM CEILING NOT LESS THAN 6–FEET–8–INCHES NOMINAL ABOVE THE FLOOR.

CHANGES IN LEVEL WITHIN MEANS OF EGRESS:

CHANGES IN LEVEL WITHIN MEANS OF EGRESS SHALL NOT EXCEED 1/2". IN ACCORDANCE WITH SECTION 7.1.6.2

DOORS WITHIN MEANS OF EGRESS: (EXISTING OFFICE BUILDING)

ALL DOORS WITHIN MEANS OF EGRESS SHALL COMPLY WITH SECTION 7.2.1

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:10:45-04'00'

International Scrap LLC
12705 CAIRO LANE
OPA–LOCKA , FL. 33054

LIFE SAFETY PLAN

K+A Khan & Associates, Inc. Consulting Engineers and Planners
7401 SW 59th TERR, SUITE 103
Miami, FL. 33155
TEL (305)667-2737 Comm. No. 21-22.00
FAX (305)667-3962 CAA C0000547

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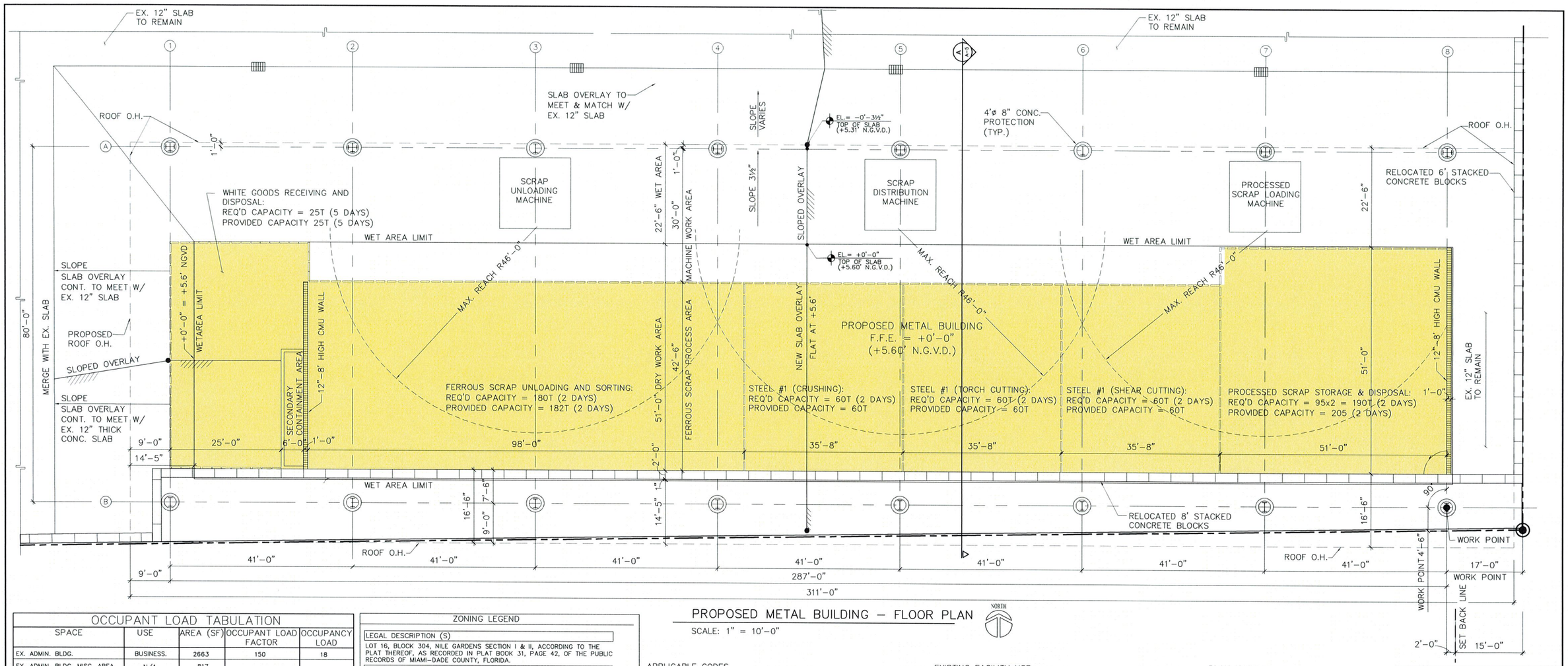
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No: 22–122.00
DWG BY: L.Q.P.
CHECKED: M.S.K.
SCALE: AS NOTED
DRAWING No: LSF-1
DATE: 04–06–2023



OCCUPANT LOAD TABULATION

SPACE	USE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANCY LOAD
EX. ADMIN. BLDG.	BUSINESS.	2663	150	18
EX. ADMIN. BLDG. MISC. AREA	N/A	817		
EX. ADMIN. BLDG. GROSS AREA		3480		
EX. ONE STORY BLDG.FOR NON FERROUS SCRAP PROCESSING	SP. INDUSTRIAL	4125	1000 FIRST 10,000	4.1
–EX. ONE STORY BLDG. –NON USE AREA	N/A	595	N/A	0
–EX. ONE STORY BLDG. –SECONDARY CONTAINMENT AREA	N/A	142	N/A	0
EX. ONE STORY BLDG. GROSS AREA (147.33'x33')		4862		
PROPOSED METAL BLDG. FOR FERROUS SCRAP PROCESSING	SP. INDUSTRIAL			
–AREA OCC. BY FERROUS SCRAP	SP. INDUSTRIAL	12,795	N/A	0
–SMALL MACHINE WORK AREA	SP. INDUSTRIAL	2050	1000	2
–HEAVY MACHINE WORK AREA	SP. INDUSTRIAL	5905	1000 FIRST 10,000	6
–AREA OCC. BY CONC. WALL	N/A	102	N/A	0
–SECONDARY CONTAINMENT AREA	N/A	100	N/A	0
–STORM WATER EXCLUSING AREA (SOUTH)	N/A	2168	N/A	0
PROPOSED METAL BLDG. GROSS AREA (289'x80')		23,120		
TOTAL				30

ZONING LEGEND

LEGAL DESCRIPTION (S)

LOT 16, BLOCK 304, NILE GARDENS SECTION I & II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

PROPERTY ADDRESS(ES)

FOLIO: 08–2128–003–0530
12705 CAIRO LANE
OPA–LOCKA, FL 33054

ZONING CLASSIFICATION

ZONING CODE: I–4 LIBERAL INDUSTRIAL,STORAGE AND SALVAGE
ZONE TYPE : INDUSTRIAL

FLOOD CRITERIA (FLOOD MAP N⁹¹⁶, 12086C0119L)

NOTE: ELEVATIONS ARE GIVEN IN NGVD.
FLOOD ZONE: AH, BASE FLOOD EL.: +7.00
CROWN OF ROAD: +4.67'
EXISTING ADMINISTRATION BLDG. FLOOR ELEVATION : +5.47'
PROPOSED BLDG. FLOOR ELEVATION : +5.3'
EXISTING AND PROPOSED LOWEST ADJACENT GRADE: +3.06'

LOT AREA

GROSS LOT AREA = 105,095 SQ. FT. = 2.41 AC.

LANDSCAPE REQUIREMENT

SPECIAL CONSIDERATIONS:
BECAUSE OF EXISTING "BROWNFIELD" UNDER THE SUBJECT PROPERTY, DERM REQUIRES NO STORM WATER PERCOLATION. THE ENTIRE SITE IS COVERED WITH 12" THICK CONCRETE SLAB EXCEPT A 12' x 18' (216 SF.) GREEN AREA FOR UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK. BECAUSE OF THE CONDITIONS IMPOSED BY DERM, COMPLIANCE WITH LANDSCAPE REQUIREMENTS IS NOT ACHIEVABLE AT THIS SITE. THEREFORE ISL REQUESTES WAIVER OF THESE REQUIRMENTS.

BUILDING HEIGHT

ALLOWED: 20'–0" MAX (CURRENT)
PROPOSED METAL BLDG. HEIGHT: 42'–0"; ZONING CHANGE REQUESTED FOR 45' MAX
MAX STORIES ALLOWED: ONE
MAX STORIES PROPOSED: ONE

BUILDING SETBACKS

	EX. ADMIN. BLDG.		PROPOSED METAL BLDG	
DESCRIPTION:	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15.0'	113.0'	15.0'	350.0'
SIDE:	0.0'	50.0'	0.0'	0.0'
REAR:	15.0'	480.0'	15.0'	17.0'

EX. NON FERROUS SCRAP PROCESSING BLDG.

DESCRIPTION:	
FRONT	15.0' 200.0'
SIDE:	0.0' 50.0'
REAR:	15.0' 290.0'

PROPOSED METAL BUILDING – FLOOR PLAN

SCALE: 1" = 10'–0"

NORTH

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2020 7th EDITION
2. LIFE SAFTY CODE NFPA 101 (2018)

PROPOSED AND EXISTING BUILDINGS
ARE NON – SPRINKLED – FBC 507.3

ONE STORY PRIMARY STRUCTURAL FRAME TABLE 606.1
- 1 HOUR FIRE RESISTANCE REQUIRED
- EX. BUILDING CBS CONSTRUCTION EXCEEDS 1 HOUR FIRE RATING.
- EX. BUILING EXTERIOR LOAD BEARING WALLS FIRE RATING REQUIRED 1 HOUR , EXISTING CBS WALLS EXCEED 1 HOUR FIRE RATING.
- PROPOSED METAL BUILDING IS OPEN SIDED STRUCTURAL STEEL CONSTRUCTION WITH 34'–42' HEIGHT FOR ROOF FRAMING MEMBERS FIRE RESISTANCE REQUIRED : N/A.

OCCUPANCY CLASSIFICATION

- EXISTING OFFICES BUILDING: BUSINESS.
- EXISTING AND PROPOSED METAL BUILDINGS FOR FERROUS AND NON–FERROUS SCRAP METAL PROCESSING: SPECIAL LOW HAZARD FACTORY INDUSTRIAL – GROUP F–2 PER FBC SECTION 306.3, NFPA 101: 6.1.12.1; SUBCLASSIFICATION 40.1.2.1.2– SPECIAL– PORPOSE INDUSTRIAL OCCUPANCY .

BUILDING TYPE V F–2

PARKING:

- SP. INDUSTRIAL FACILITY; (MAX. No. OF PERSON) = 30
- PARKING REQUIRED : ONE SPACE PER / 2 PERSONS = 15
- PARKING PROVIDED, = 17 REGULAR SPACES 2 H. C. SPACE.

EXISTING FACILITY USE

- THIS IS AN EXISTING SCRAP METAL RECYCLING FACILITY THAT WAS OPERATING UNDER DERM SW–1680 PERMIT – 100T/ DAY CAPACITY.
- THE FACILITY OPERATES FROM 8:00 AM TO 4:00 PM MONDAY – FRIDAY 8:00 AM TO 12:00 PM ON SATURDAY AND CLOSED ON SUNDAY.
- THE FACILITY IS LOCKED BEFORE DUSK; NO WORK IS PERFORMED AFTER DUSK.
- CURRENTLY THE EXISTING FACILITY IS NOT IN COMPLIANCE WITH MIAMI–DADE CHAPTER 24, SECTION 47. PURPOSE OF THE PROPOSED IMPROVEMENTS IS TO BRING THE FACILITY INTO COMPLIANCE.

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI–DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI–DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A–1 AND A–2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C–5 THRU C–8 IN COORDINATION WITH THIS SHEET.

PLAN NOTES:

1. SEE CIVIL PLANS C–1 THRU C–8 FOR LAYOUT, PROCESSING AND SITE IMPROVEMENT WORK.
2. ALL FERROUS METAL PROCESSING SHALL BE UNDER ROOF, PROTECTED FROM STORM WATER CONTACT WITH FERROUS METAL SCRAP.
3. PROPOSED BUILDING SHALL BE A METAL BUILDING DESIGNED AND INSTALLED BY METAL BUILDING SPECIALTY SUB–CONTRACTOR.
4. SEE A–4 FOR BUILDING ELEVATIONS.
5. SEE STRUCTURAL GENERAL NOTES 'i' AND 'J' ON SHEET S–0 FOR ADDITIONAL INFORMATION ON THE METAL BUILDING.

ABREVIATIONS
FT = FEET
SF = SQUARE FEET
CF = CUBIC FEET
CY = CUBIC YARDS
T = TONS

CONVERSION FACTORS
27 CF = 1 CY
1 CY = 225 lbs FOR FERROUS METALS
1 CY = 112.5 FOR NON FERROUS METALS
2000 lbs = 1 TON

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by mohammad s khan
DN: C=US, E=skd@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:11:46-04'00'

International Scrap LLC
12705 CAIRO LANE,
OPA–LOCKA, , FL. 33054

PROPOSED METAL BUILDING FLOOR PLAN

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)–662–2301 Comm. No. 21–105.00
FAX (305)–661–3982 CA# EB0002467

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NOT TO BE CHANGED OR COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT–SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."

TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

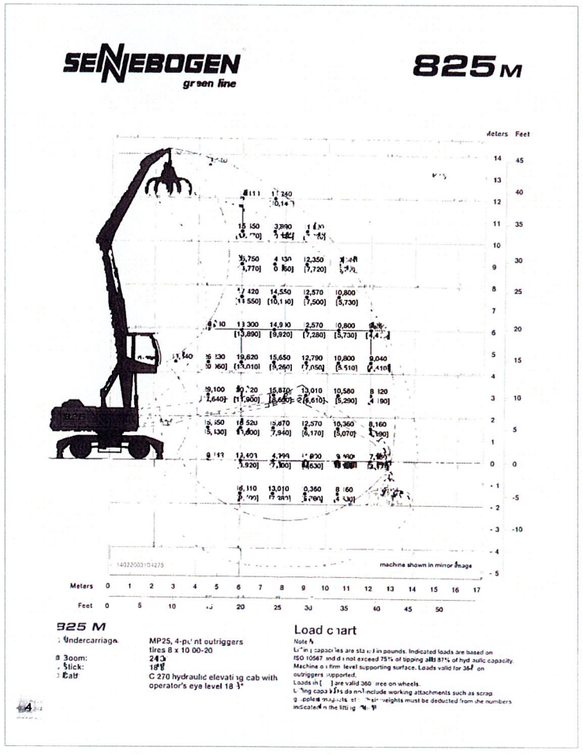
M.S. KHAN FL. P.E. #16743

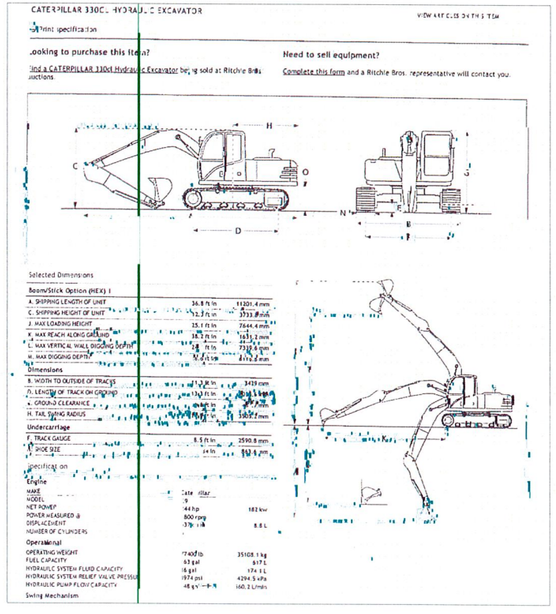
K+A No: 22–122.00
DRAWING No: A–1
DWG BY: L.Q.R.
CHECKED: M.S.K.
SCALE: AS NOTED
DATE: 04–06–2023

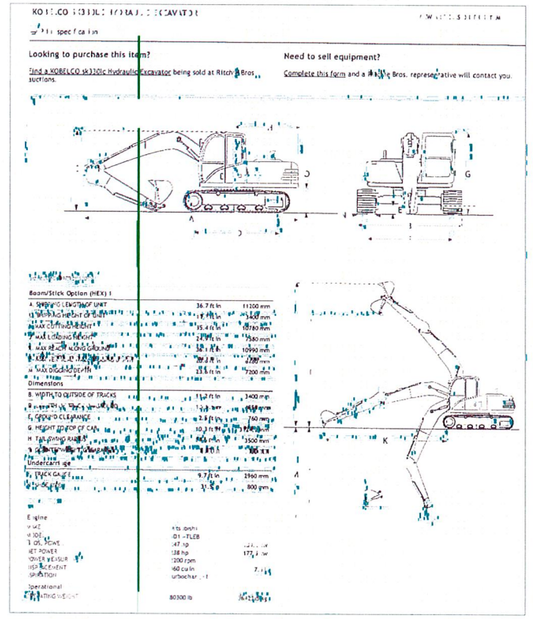
SENNEBOGEN 825M, MATERIAL HANDLING WITH ELECTROMAGNETIC PLATE

CATERPILLAR 330 CL, HYDRAULIC EXCAVATOR/LOADER

KOBELCO SK 330 LC, HYDRAULIC EXCAVATOR WITH HYDRAULIC MOBIL SHEAR







MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by mohammad s khan
DN: C=US, E=ssk@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:12:50-04'00'

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, , FL. 33054

PROPOSED METAL BUILDING FLOOR PLAN

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-882-2301 Comm. No. 21-105.00
FAX (305)-661-3962 CA# EB0002467

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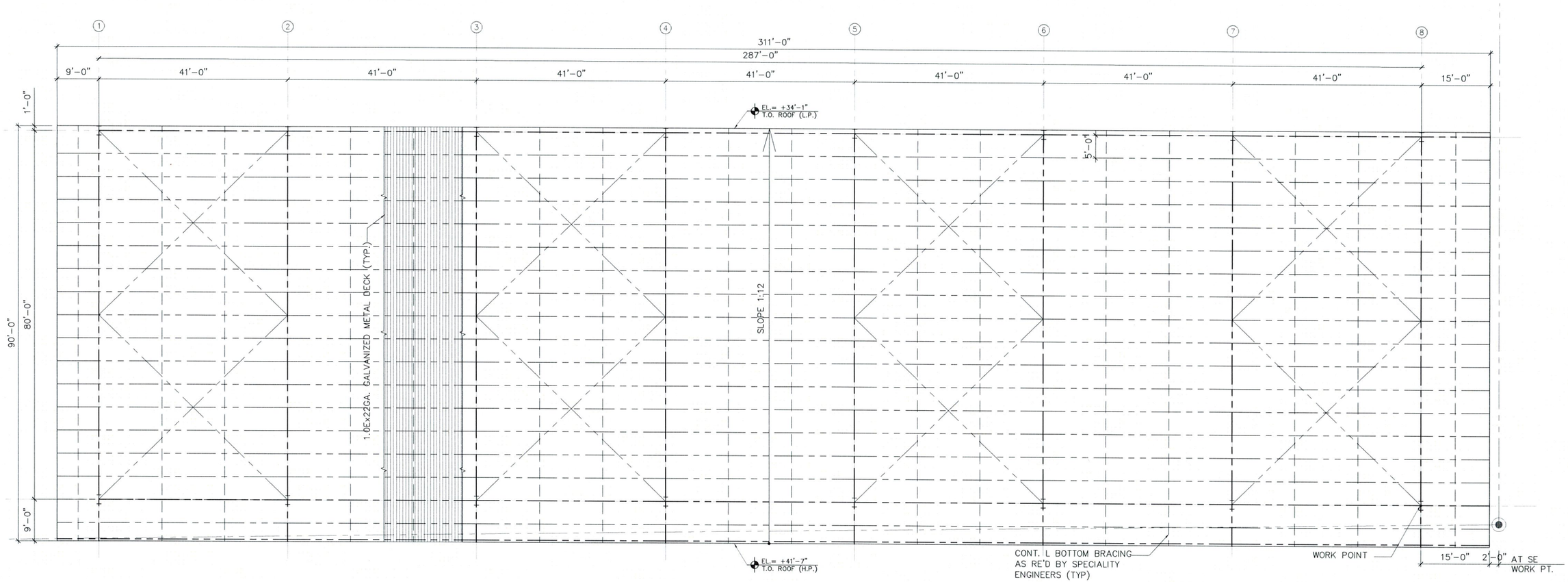
M.S. KHAN
FL. P.E. #16743

K+A No: 22-122.00
DRAWING No: A-2
DWG BY: L.O.P.
CHECKED: M.S.K.
SCALE: AS NOTED
DATE: 04-06-2023



NORTH

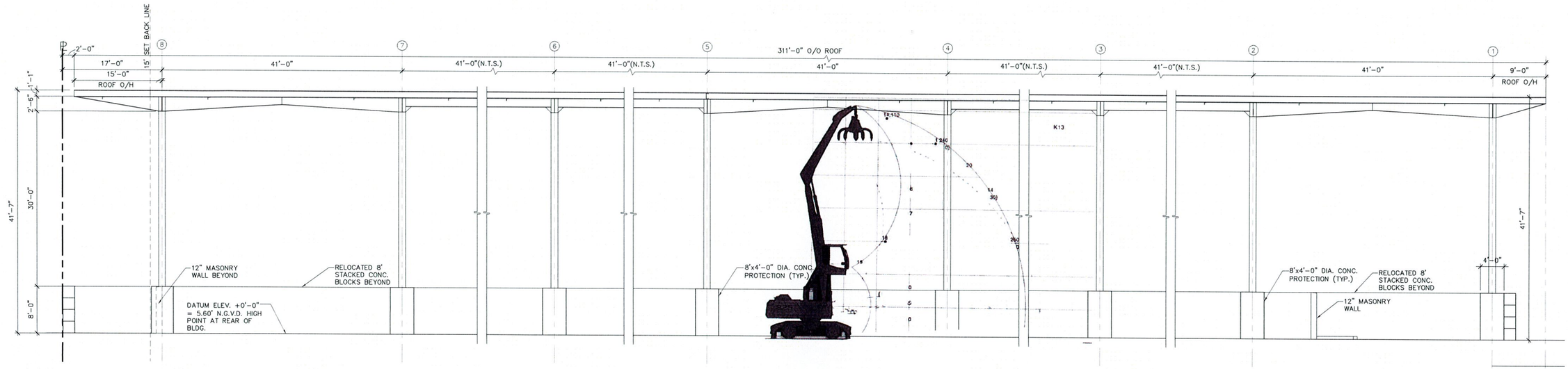
PROPOSED METAL BUILDING – ROOF PLAN

SCALE: 1" = 10'-0"

MOHAMMAD S. KHAN LICENSED No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

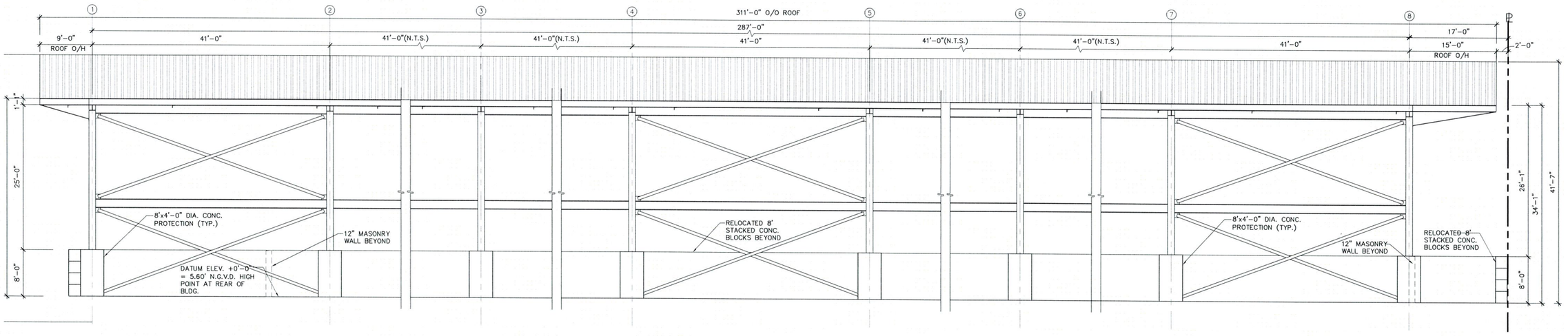
Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:13:48-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, FL. 33054	PROPOSED METAL BUILDING ROOF PLAN
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS SHALL NOT BE USED, NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN. FL. P.E. #16743
K+A No: 22-122.00 DWG BY: L.O.P. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023	DRAWING No: A-3



NORTH ELEVATION

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



SOUTH ELEVATION

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

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

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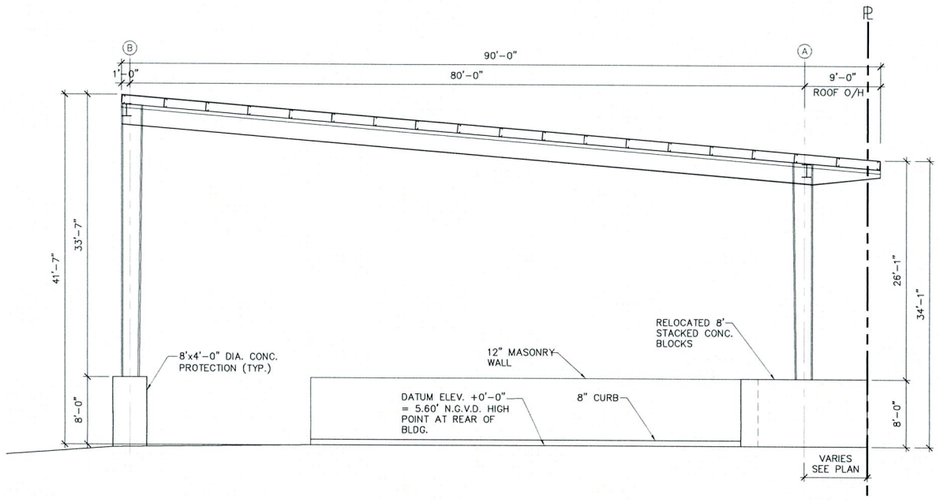
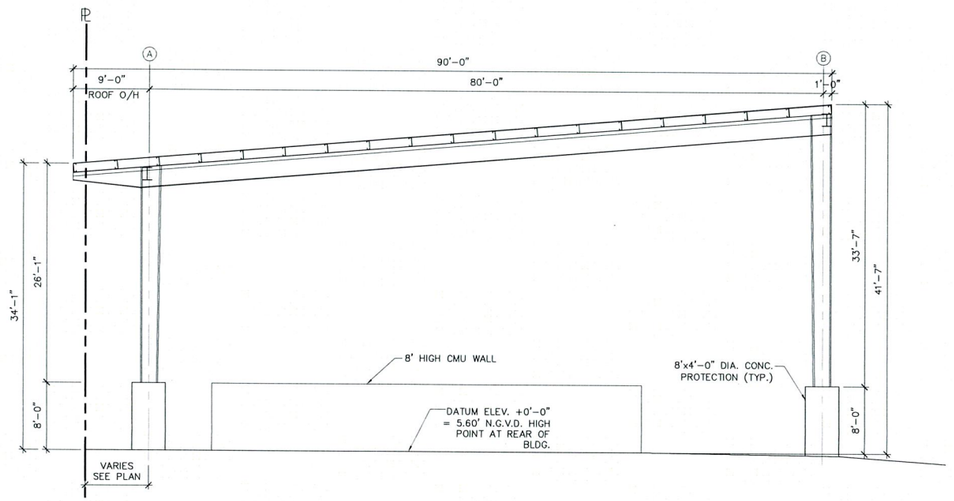
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:15:45-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, FL. 33054	PROPOSED ELEVATIONS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002487	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22-122.00	DRAWING No: A-4
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023



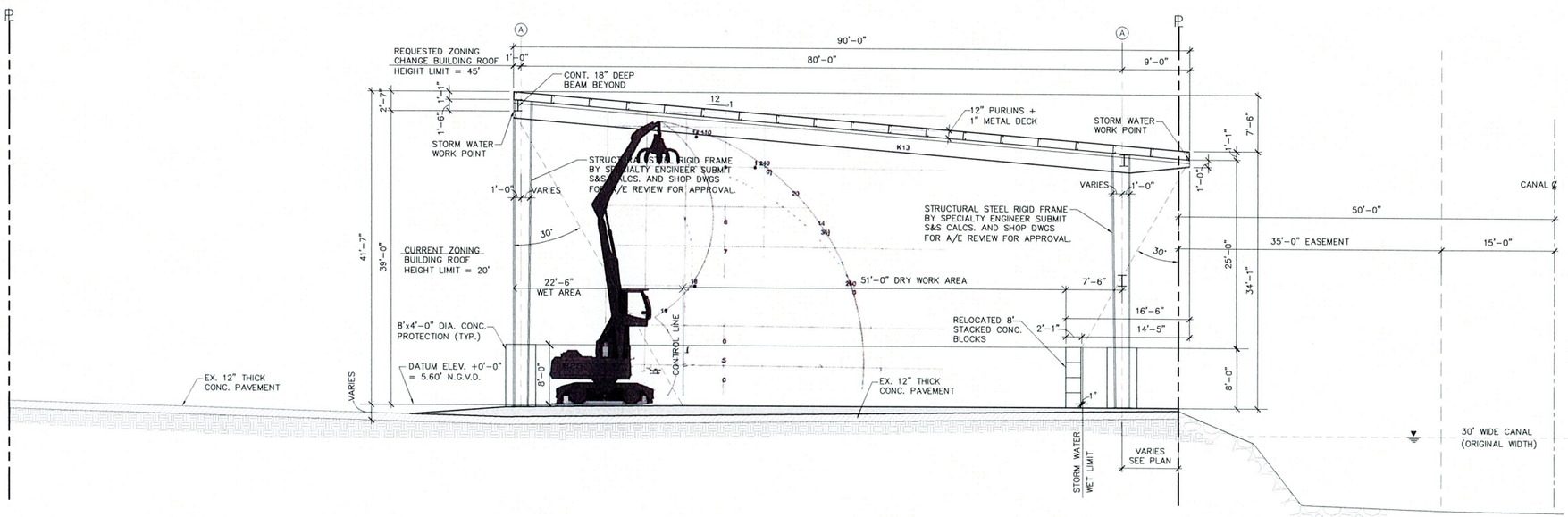
WEST ELEVATION

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



EAST ELEVATION

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



PROPOSED METAL BUILDING SECTION

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

A
A-5

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DN: C=US, E=ssk@k-a-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:16:46-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, FL. 33054	PROPOSED ELEVATIONS AND SECTION
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002487	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00	DRAWING No: A-5
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0910
Property Address:	3595 NW 125 ST Miami, FL 33167-2413
Owner	TEACHERS INSURANCE & ANNUITY ASSN OF AMERICA
Mailing Address	PO BOX 30428 CHARLOTTE, NC 28230 USA
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4632 FOOD PROCESSING : LIGHT MFG & FOOD PROCESSING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	237,472 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	237,472 Sq.Ft
Lot Size	441,569 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$6,623,535	$6,623,535	$5,740,397
Building Value	$19,375,465	$13,653,385	$9,629,603
XF Value	$0	$0	$0
Market Value	$25,999,000	$20,276,920	$15,370,000
Assessed Value	$18,597,700	$16,907,000	$15,370,000

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$18,597,700	$16,907,000	$15,370,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$25,999,000	$20,276,920	$15,370,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$18,597,700	$16,907,000	$15,370,000

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$7,401,300	$3,369,920	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2013	$20,600,000	28481-2667	Qual by exam of deed
06/01/2004	$7,575,000	22433-1783	Sales which are qualified
04/01/2000	$3,500,000	19094-1218	Other disqualified
09/01/1990	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

Short Legal Description
SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOTS 180 THRU 188
LOT SIZE 441569 SQ FT
OR 19094-1218 0400 6

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0860
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$600,000	$600,000	$600,000
Assessed Value	$339,405	$308,550	$280,500

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$339,405	$308,550	$280,500
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$600,000	$600,000	$600,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$339,405	$308,550	$280,500

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$260,595	$291,450	$319,500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

Short Legal Description

SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOT 175
LOT SIZE 30000 SQ FT
COC 25781-1136 07 2007 6

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0850
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$10,176	$10,328	$10,479
Market Value	$610,176	$610,328	$610,479
Assessed Value	$351,430	$319,482	$290,439

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$258,746	$290,846	$320,040

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOT 174
LOT SIZE 30000 SQ FT
COC 25781-1136 07 2007 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$351,430	$319,482	$290,439
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$610,176	$610,328	$610,479
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$351,430	$319,482	$290,439

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

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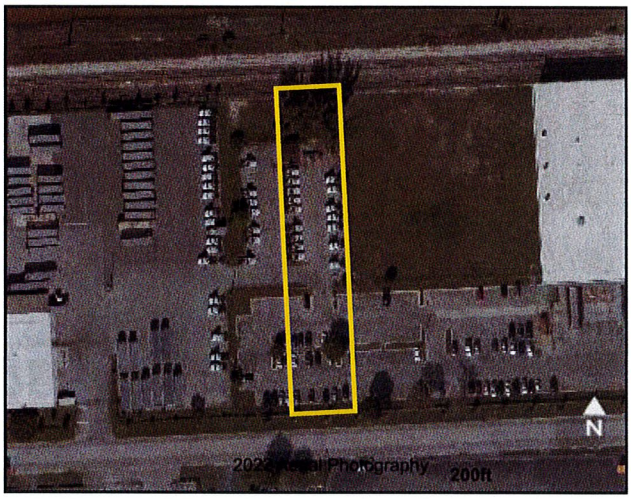
Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0840
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$10,024	$10,176	$10,328
Market Value	$610,024	$610,176	$610,328
Assessed Value	$351,258	$319,326	$290,297

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$258,766	$290,850	$320,031

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOT 173
LOT SIZE 30000 SQ FT
COC 25781-1136 07 2007 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$351,258	$319,326	$290,297
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$610,024	$610,176	$610,328
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$351,258	$319,326	$290,297

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
09/01/2004	$0	22674-3378	Sales which are disqualified as a result of examination of the deed
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0690
Property Address:	3301 NW 125 ST Miami, FL 33167-2409
Owner	AMB INSTITUTIONAL ALLIANCE FUND FUND III LP
Mailing Address	FIFTY STATE STREET SUITE 3700 BOSTON, MA 02205
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	234,541 Sq.Ft
Lot Size	454,191 Sq.Ft
Year Built	1980

Assessment Information			
Year	2022	2021	2020
Land Value	$6,812,865	$6,812,865	$6,475,250
Building Value	$13,836,453	$7,819,135	$5,097,135
XF Value	$0	$0	$0
Market Value	$20,649,318	$14,632,000	$11,572,385
Assessed Value	$12,446,181	$11,314,710	$10,286,100

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$12,446,181	$11,314,710	$10,286,100
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$20,649,318	$14,632,000	$11,572,385
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$12,446,181	$11,314,710	$10,286,100

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$8,203,137	$3,317,290	$1,286,285

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$17,070,800	25781-1130	Other disqualified
11/01/2003	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

Short Legal Description

SEABOARD IND PK SEC 1-A 4TH ADD
PB 104-88
LOTS 158 THRU 172
LOT SIZE 454191 SQ FT
OR 25781-1130 07/2007 6

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Summary Report

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Property Information	
Folio:	08-2128-007-0351
Property Address:	
Owner	12750 ALEXANDRIA DR LLC
Mailing Address	14651 BISCAYNE BLVD #254 NORTH MIAMI, FL 33181 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	37,985 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$759,700	$759,700	$569,775
Building Value	$0	$0	$0
XF Value	$10,417	$10,553	$10,690
Market Value	$770,117	$770,253	$580,465
Assessed Value	$770,117	$770,253	$405,746

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			$174,719

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 .87 AC
REV PLAT OF NILE GARDENS SEC 1
PB 38-56
S118.51FT OF TR 303 A/K/A LOTS
99 THRU 102 BLK 303

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$580,465
City			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/25/2020	$909,700	32238-2939	Qual on DOS, multi-parcel sale
06/01/2001	$245,000	19824-4194	Deeds that include more than one parcel
05/01/2001	$0	19824-4193	Sales which are disqualified as a result of examination of the deed

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-007-0330
Property Address:	
Owner	IRON RANCH RECYCLING INC
Mailing Address	3400 NW 127 ST OPA LOCKA, FL 33054 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	47,480 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$949,600	$949,600	$712,200
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$949,600	$949,600	$712,200
Assessed Value	$588,793	$535,267	$486,607

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$949,600	$949,600	$712,200
City			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$360,807	$414,333	$225,593

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.09 AC M/L
REV PLAT NILE GARDENS SEC 1
PB 38-56
N148.11FT OF S298.51FT OF TR 303
A/K/A LOTS 91 & 92 LESS N20FT &

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2021	$1,250,000	33344-1111	Unable to process sale due to deed errors
07/16/2012	$650,000	28236-4588	Not exposed to open-market; atypical motivation
02/11/2009	$100	26760-4775	Affiliated parties
11/01/1989	$180,000	14328-1862	Sales which are qualified

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-007-0283
Property Address:	
Owner	25TH AVE WAREHOUSE LLC
Mailing Address	6801 SW 75 TER MIAMI, FL 33143 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	58,054.6 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$1,161,092	$1,161,092	$870,819
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$1,161,092	$1,161,092	$870,819
Assessed Value	$1,161,092	$1,161,092	$594,983

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			$275,836

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.33 AC M/L
REV PLAT NILE GARDENS SEC ONE
PB 38-56
N220FT OF S518.57FT OF
TR 303 LESS COMM NE COR OF LOT

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$870,819
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/07/2020	$1,300,000	31783-3611	Corrective, tax or QCD; min consideration
04/29/2015	$100	28585-3689	Corrective, tax or QCD; min consideration
01/22/2013	$100	29611-0153	Corrective, tax or QCD; min consideration

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Summary Report

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Property Information	
Folio:	08-2128-003-0520
Property Address:	12735 CAIRO LN Opa-locka, FL 33054-4613
Owner	A BARGAIN USED AUTO PARTS INC
Mailing Address	12735 CAIRO LN OPA LOCKA, FL 33054-4613
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	9,673 Sq.Ft
Living Area	9,673 Sq.Ft
Adjusted Area	9,673 Sq.Ft
Lot Size	105,850 Sq.Ft
Year Built	1993

Assessment Information			
Year	2022	2021	2020
Land Value	$1,587,750	$1,810,035	$1,164,350
Building Value	$236,425	$249,030	$59,895
XF Value	$39,113	$39,585	$40,105
Market Value	$1,863,288	$2,098,650	$1,264,350
Assessed Value	$1,458,686	$1,326,079	$1,205,527

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$404,602	$772,571	$58,823

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 2.43 AC M/L
NILE GARDENS SEC 1
PB 31-42
LOT 15 BLK 304
OR 16047-0293 0993 1

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,863,288	$2,098,650	$1,264,350
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2005	$0	23537-0677	Sales which are disqualified as a result of examination of the deed
09/01/1993	$435,000	16047-0293	Sales which are qualified
04/01/1987	$286,300	13264-2870	Sales which are qualified

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Summary Report

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Property Information	
Folio:	08-2128-003-0510
Property Address:	12765 CAIRO LN Opa-locka, FL 33054-4649
Owner	FIVE STARS INVESTMENT PROPERTIES LLC
Mailing Address	15841 SW 56 ST SOUTHWEST RANCHES, FL 33331 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4066 VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	52,925 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$1,058,500	$1,058,500	$688,025
Building Value	$0	$0	$0
XF Value	$28,006	$28,374	$28,743
Market Value	$1,086,506	$1,086,874	$716,768
Assessed Value	$1,086,506	$602,782	$547,984

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$1,086,874	$716,768
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		$484,092	$168,784

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/17/2021	$900,000	32703-2806	Qual by exam of deed
04/23/2015	$550,000	29590-4768	Qual by exam of deed
04/01/1999	$0	18577-3637	Sales which are disqualified as a result of examination of the deed
03/01/1997	$300,000	17580-0760	Sales which are qualified

Short Legal Description

28 52 41 1.215 AC
NILE GARDENS SEC 1
PB 31-42
N1/2 OF LOT 14 BLK 304
OR 18577-3637 0499 4

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Property Information	
Folio:	08-2128-003-0470
Property Address:	13045 CAIRO LN Opa-locka, FL 33054-4616
Owner	13045 CAIRO LANE INDUSTRIAL LLC C/O CRITERION GROUP LLC
Mailing Address	28-18 STEINWAY ST ASTORIA, NY 11103 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 3 / 0
Floors	1
Living Units	0
Actual Area	4,500 Sq.Ft
Living Area	4,500 Sq.Ft
Adjusted Area	3,099 Sq.Ft
Lot Size	416,674 Sq.Ft
Year Built	1973

Assessment Information			
Year	2022	2021	2020
Land Value	$6,250,110	$6,250,110	$1,343,641
Building Value	$189,194	$166,490	$10,000
XF Value	$216,118	$218,213	$0
Market Value	$6,655,422	$6,634,813	$1,353,641
Assessed Value	$6,655,422	$5,878,689	$1,353,641

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		$756,124	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28-29 52 41 9.57 AC M/L LOTS 10-11 LESS W10FT & LOTS 12-13 BLK 304 PER UNITY OF TITLE OR# 32222-291 LOT SIZE 416674 SQ FT M/L

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$6,634,813	$1,353,641
City			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2021	$8,600,000	32451-3926	Qual on DOS, multi-parcel sale
03/27/2019	$6,000,000	31389-0538	Qual on DOS, multi-parcel sale
12/07/2010	$100	27518-4516	Corrective, tax or QCD; min consideration
03/01/1980	$380,000	10775-0904	Deeds that include more than one parcel

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Summary Report

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Property Information	
Folio:	08-2128-003-0642
Property Address:	12750 CAIRO LN Opa-locka, FL 33054-4611
Owner	SHINE PROPERTY HOLDINGS LLC
Mailing Address	12760 CAIRO LN OPA LOCKA, FL 33054 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	14,800 Sq.Ft
Living Area	14,800 Sq.Ft
Adjusted Area	14,800 Sq.Ft
Lot Size	104,980 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$1,889,640	$1,889,640	$1,574,700
Building Value	$557	$490	$497
XF Value	$5,087	$840	$852
Market Value	$1,895,284	$1,890,970	$1,576,049
Assessed Value	$1,235,860	$1,119,638	$1,017,853

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$659,424	$771,332	$558,196

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 2.41 AC
NILE GARDENS SEC 1
PB 31-42
LOT 14 BLK 305
OR 17692-0522 0697 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,895,284	$1,890,970	$1,576,049
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/06/2016	$1,200,000	30145-4938	Qual by exam of deed
02/06/2014	$100	29023-1046	Corrective, tax or QCD; min consideration
08/13/2010	$1,000,000	27396-0258	Qual by exam of deed
07/01/2005	$920,000	23636-3375	Sales which are qualified

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0644
Property Address:	12740 CAIRO LN Opa-locka, FL 33054-4611
Owner	ALONDRA INVEST LLC
Mailing Address	861 E 30 ST HIALEAH, FL 33013
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	5,460 Sq.Ft
Living Area	5,460 Sq.Ft
Adjusted Area	5,460 Sq.Ft
Lot Size	52,489 Sq.Ft
Year Built	1996

Assessment Information			
Year	2022	2021	2020
Land Value	$1,049,780	$1,049,780	$787,335
Building Value	$119,779	$105,192	$106,576
XF Value	$12,631	$12,797	$12,965
Market Value	$1,182,190	$1,167,769	$906,876
Assessed Value	$786,144	$714,677	$649,707

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,182,190	$1,167,769	$906,876
City			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$396,046	$453,092	$257,169

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1999	$0	18577-3636	Sales which are disqualified as a result of examination of the deed

Short Legal Description
28 52 41 1.205 AC
NILE GARDENS SEC 1
PB 31-42
N1/2 OF LOT 15 BLK 305
OR 18577-3636 0499 4

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0643
Property Address:	12730 CAIRO LN Opa-locka, FL 33054-4611
Owner	EPIFANIO DIAZ
Mailing Address	7532 BRANCH ST HOLLYWOOD, FL 33024 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 1 / 0
Floors	1
Living Units	0
Actual Area	2,435 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,435 Sq.Ft
Lot Size	52,489 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$1,049,780	$1,049,780	$787,335
Building Value	$73,558	$64,668	$65,584
XF Value	$26,989	$27,375	$27,760
Market Value	$1,150,327	$1,141,823	$880,679
Assessed Value	$820,063	$745,512	$677,739

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,150,327	$1,141,823	$880,679
City			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$330,264	$396,311	$202,940

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/23/2018	$100	31228-2869	Corrective, tax or QCD; min consideration
10/20/2016	$100	30287-0799	Corrective, tax or QCD; min consideration
01/01/1994	$0	16252-4145	Sales which are disqualified as a result of examination of the deed

Short Legal Description

28 52 41 1.205 AC
NILE GARDENS SEC 1
PB 31-42
S1/2 OF LOT 15 BLK 305
OR 16252-4145 0194 4

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0645
Property Address:	12720 CAIRO LN Opa-locka, FL 33054-4611
Owner	JOSE A MACEIRA &W YOLANDA
Mailing Address	191 W 50 ST HIALEAH, FL 33012-3719
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	3,360 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,360 Sq.Ft
Lot Size	55,757 Sq.Ft
Year Built	1992

Assessment Information			
Year	2022	2021	2020
Land Value	$1,115,140	$1,059,383	$794,537
Building Value	$104,132	$91,518	$92,789
XF Value	$48,586	$49,226	$49,867
Market Value	$1,267,858	$1,200,127	$937,193
Assessed Value	$827,719	$752,472	$684,066

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$440,139	$447,655	$253,127

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.28 AC M/L NILE GARDEN SEC I PB 31-42 N1/2 OF LOT 16 BLK 305

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,267,858	$1,200,127	$937,193
City			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2016	$100,000	30149-3635	Unable to process sale due to deed errors

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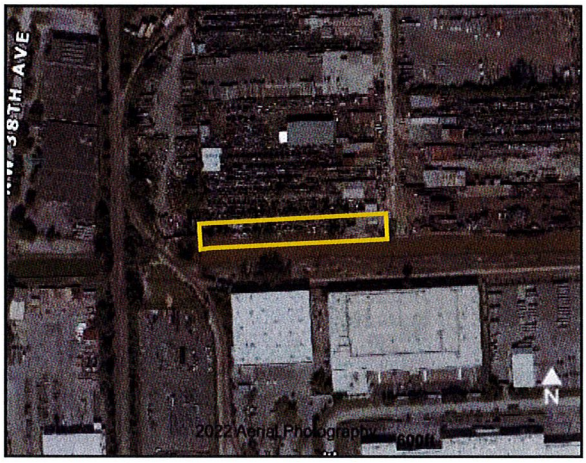
Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0646
Property Address:	12710 CAIRO LN Opa-locka, FL 33054-4611
Owner	JUANA CANTILLO TRS
Mailing Address	2497 ANDREWS LN FORT LAUDERDALE, FL 33312 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	2,400 Sq.Ft
Living Area	2,400 Sq.Ft
Adjusted Area	2,400 Sq.Ft
Lot Size	55,757 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	$1,115,140	$1,115,140	$836,355
Building Value	$60,578	$53,034	$53,777
XF Value	$28,359	$28,745	$29,133
Market Value	$1,204,077	$1,196,919	$919,265
Assessed Value	$773,755	$703,414	$639,468

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$430,322	$493,505	$279,797

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.28 AC M/L NILE GARDEN SEC 1 PB 31-42 S1/2 OF LOT 16 BLK 305 OR 20356-4010 0302 4

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,204,077	$1,196,919	$919,265
City			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/28/2011	$100	27927-0906	Corrective, tax or QCD; min consideration
11/09/2010	$100	27490-3347	Corrective, tax or QCD; min consideration
03/01/2002	$0	20356-4010	Sales which are disqualified as a result of examination of the deed
03/01/2001	$400,000	19576-4059	Other disqualified

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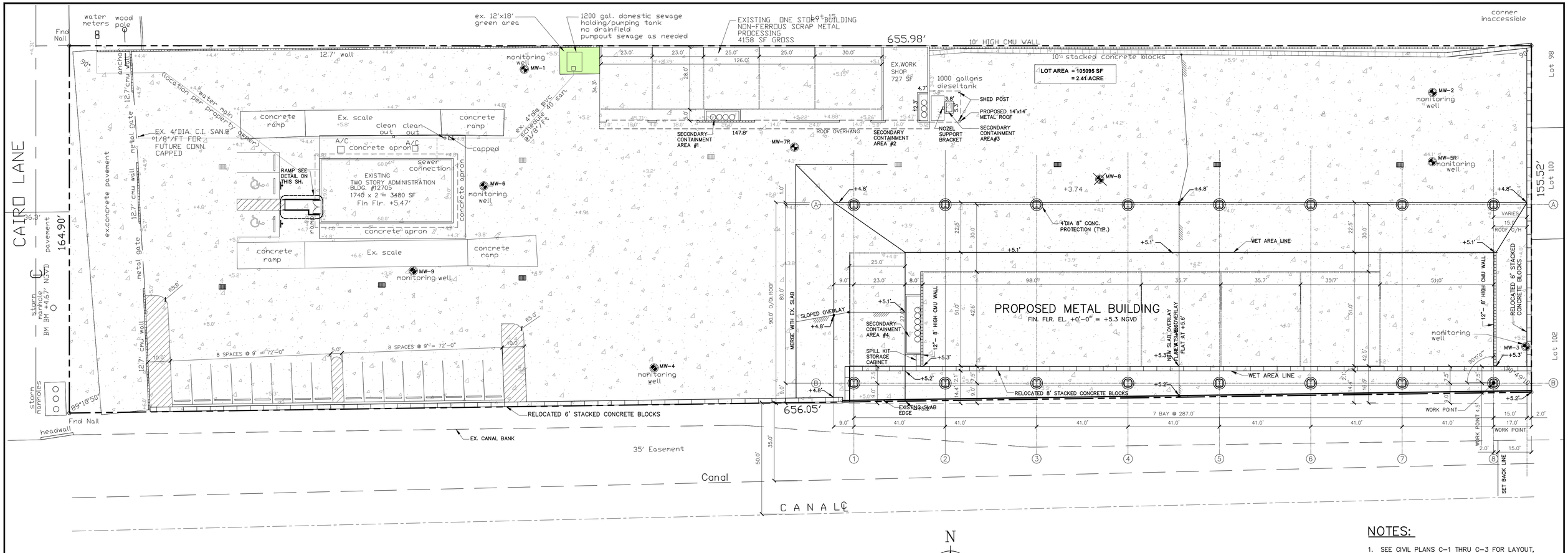
Version:

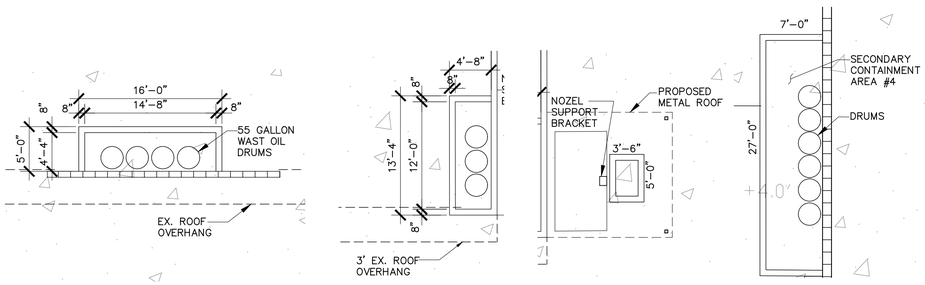


PROPOSED IMPROVEMENTS – METAL BUILDING

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N



AREA #1 AREA #2 AREA #3 AREA #4

SECONDARY CONTAINMENT AREA 1 C-2

SCALE: 1½" = 1'-0"

ESP UNIVERSAL 20 GAL. SPILL KIT

AVAILABLE AT JME ELLSWORTH)

DETAIL 2 C-2

SCALE: N.T.S.

FUEL NOZZLE WALL MOUNTING BRAKET

DETAIL 3 C-2

SCALE: N.T.S.

NOTES:

1. SEE CIVIL PLANS C-1 THRU C-3 FOR LAYOUT, PROCESSING AND SITE IMPROVEMENT WORK.
2. ALL FERROUS METAL PROCESSING SHALL BE UNDER ROOF, PROTECTED FROM RAIN WATER CONTACT WITH FERROUS METALS.
3. PROPOSED BUILDING SHALL BE A METAL BUILDING DESIGNED AND INSTALLED BY METAL BUILDING SPECIALTY SUB-CONTRACTOR.
4. SEE A-4 FOR BUILDING ELEVATIONS.
5. SEE STRUCTURAL GENERAL NOTES 'I' AND 'J' ON SHEET S-0 FOR ADDITIONAL INFORMATION ON THE METAL BUILDING.

LEGEND

- EX.CATCH BASIN
- PROPOSED CATCH BASIN
- NEW SOLID (NON-PERFORATED) HEAVY DUTY BOUBLE WALLED 24" DIA HDPE PIPE.
- EX. MONITORING WELL

PROGRESS PLANS

Sunshine State 811 of Florida, Inc. Call 811 Know what's below. Call before you dig.

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, , FL. 33054

PROPOSED IMPROVEMENTS – METAL BUILDING

K+A Khan & Associates, Inc. Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301 Comm. No. 21-122.00
FAX (305)-661-3962 CoA# EB00003467

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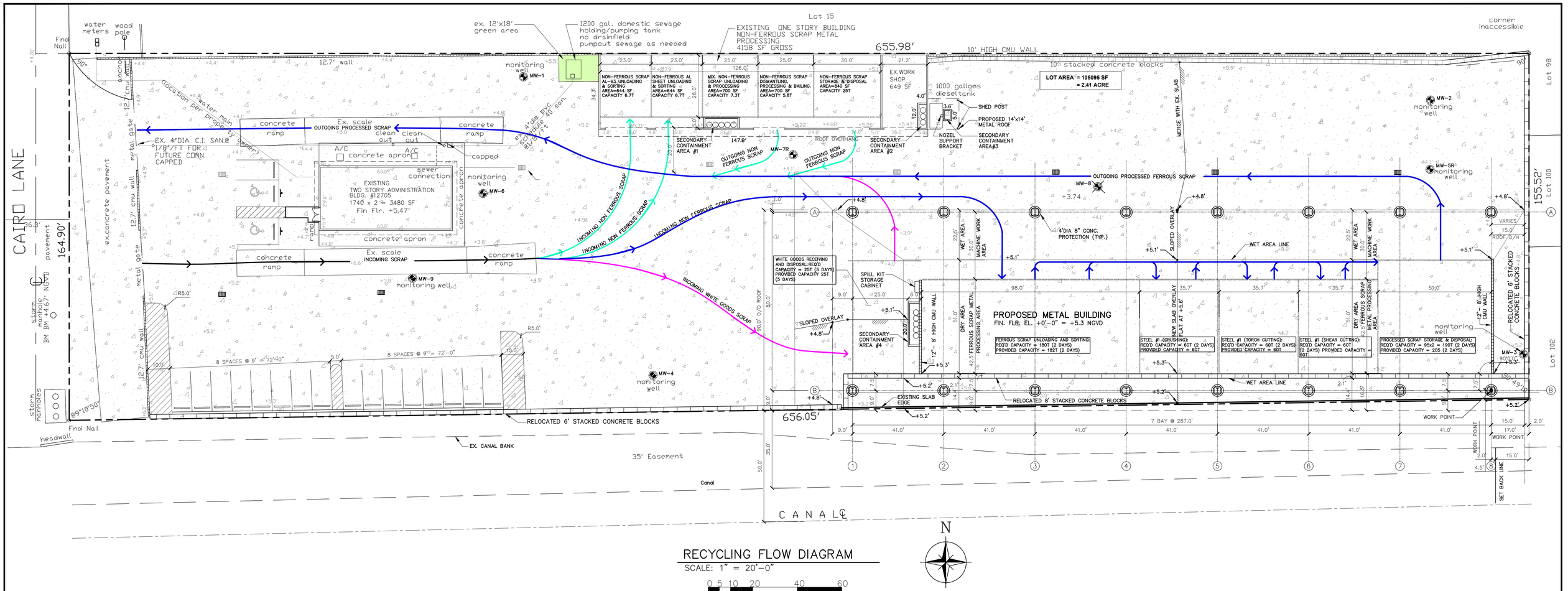
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No:	22-122.00
DWG BY:	L.Q.R.
CHECKED:	M.S.K.
SCALE:	AS NOTED
DRAWING No:	C-2
DATE:	02-16-2023



RECYCLING FLOW DIAGRAM

SCALE: 1" = 20'-0"

0 5 10 20 40 60

TABLE #1 – NON-FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

INDOOR ACTIVITIES								
ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
AL. 63 UNLOADING/PROCESSING-23'X28''	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
AL. SHEET UNLOADING/PROCESSING-23'X28'	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
MIX NON-FERROUS UNLOADING/PROCESSING-25'X28''	700	5	3500	129.6	14,583	7.3	5 DAYS ACCUMULATION	1.8
DISMANTLING & BAILING/PROCESSING-25'X27.33'	700	4	2800	103.7	11,667	5.8	MIX SCRAP IS BAILED-NOT COUNTED TWICE	
TOTAL NON-FERROUS UNLOADING & PROCESSING CAPACITY	***2688***	-	***12,940***	***472***	*40,426*	***26.5***	***5 DAYS RECYCLING***	***5.2***
ALL NON-FERROUS STORAGE-30'X28'	840	5	4200	156	52,728	26	5 DAYS RECYCLING	5.2
SECONDARY CONTAINMENT, 5'X16'	80	-	-	-	-	-	-	-
TOTAL NON-FERROUS STORAGE CAPACITY	***920***	-	***4200***	***156***	***52,728***	***26***	***5 DAYS RECYCYCLING***	***5.2***
TOTAL NON-FERROUS UNLOADING, PROCESSING & STORAGE CAPACITY	***3608***	-	***17,140***	***628***	***93,154***	***52***	***10 DAYS RECYCLING***	***5.2***

*Conversion factor, non-ferrous scrap metals: 1 CY = 112.5 lbs.; processed, reduced volume, scrap density for storage: 1 CY = 338 lbs.

Note: Numbers are rounded off to nearest whole numbers.

Non-Ferrous Metal MAXIMUM Recycling Capacity = 52 Tons/10 Days Recycling = 5.2 Tons/day = 5 TONS/DAY

NON-FERROUS METAL PERMITTED RTECYCLING CAPACITY = 50 TONS/10 DAY RECYCLING= 5 TONS/ TONS

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

INDOOR ACTIVITIES								
ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
ALL FERROUS SCRAP UNLOADING, 98' X 42.5'	4,165	10.5	43,733	1,620	364,500	182	2 DAYS ACCUMULATION	91
WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	***5,440***	-	***50,108***	***1,856***	***417,600***	***209***	***2.2 DAYS ACCUMULATION***	***96***
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	***4, 548***	-	***43, 206***	***1,599***	***359,775***	***180***	***2 DAYS PROCESSING***	***90***
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	***9,988***	-	***93,314***	***3,455***	***777,375***	***389***	***2.1 DAYS PROCESSING***	***186***
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	***2601***	***6***	***15,606***	***578***	***404,600***	***202***	***2 DAYS ACCUMULATION***	***101***
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	***12,589***	-	***108,920***	***4,033***	***1,181,975***	***591***	***6 DAYS RECYCLING***	***98***

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed-volume reduced ferrous scrap: 1 CY = 700 lbs.,: 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

INDOOR ACTIVITIES								
ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
ALL FERROUS SCRAP UNLOADING, 98' X 42.5'	4,165	10.5	43,733	1,620	364,500	182	2 DAYS ACCUMULATION	91
WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	***5,440***	-	***50,108***	***1,856***	***417,600***	***209***	***2.2 DAYS ACCUMULATION***	***96***
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	***4, 548***	-	***43, 206***	***1,599***	***359,775***	***180***	***2 DAYS PROCESSING***	***90***
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	***9,988***	-	***93,314***	***3,455***	***777,375***	***389***	***2.1 DAYS PROCESSING***	***186***
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	***2601***	***6***	***15,606***	***578***	***404,600***	***202***	***2 DAYS ACCUMULATION***	***101***
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	***12,589***	-	***108,920***	***4,033***	***1,181,975***	***591***	***6 DAYS RECYCLING***	***98***

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed-volume reduced ferrous scrap: 1 CY = 700 lbs.,: 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

LEGEND

FIRE LINE

INCOMING SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)

INCOMING WHITE SCRAP METAL

INCOMING NON FERROUS SCRAP METAL

OUTGOING PROCESSED SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)

OUTGOING PROCESSED SCRAP METAL (NON FERROUS SCRAP)

PROGRESS PLANS

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, , FL. 33054

RECYCLING FLOW DIAGRAM

Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301
FAX (305)-661-3962
Comm. No. 21-122.00
CAF EB00029467

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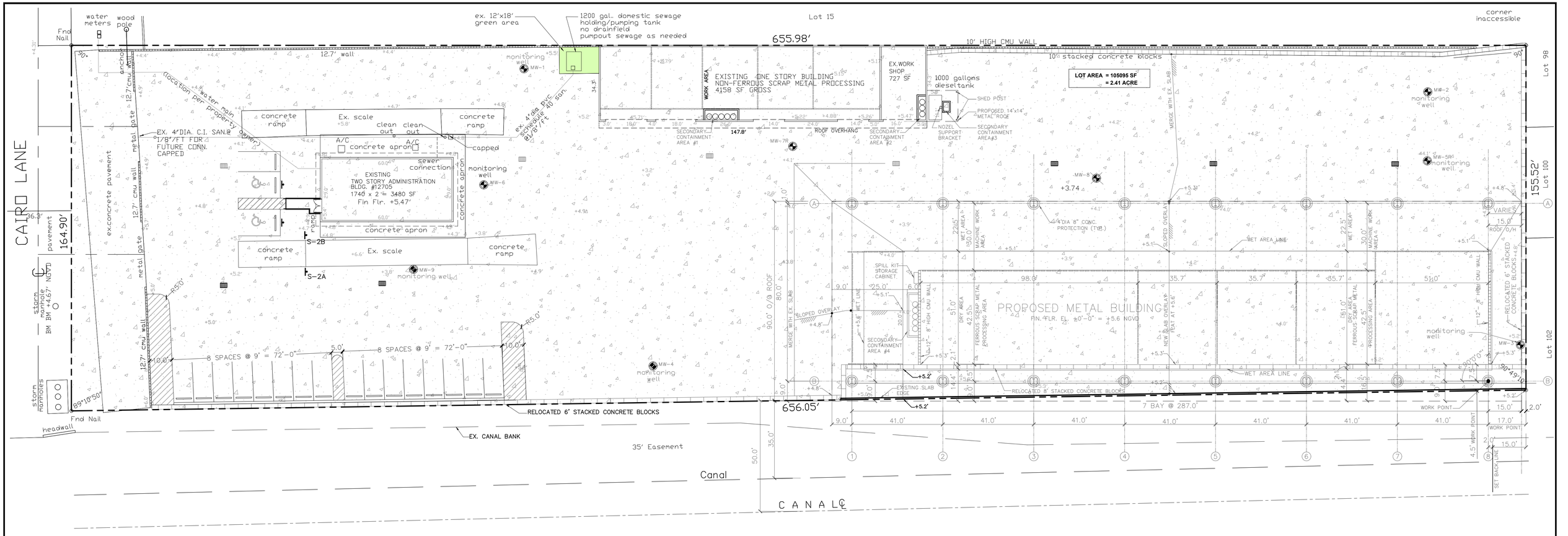
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN
FL. P.E. #16743

K+A No: 22-122.00
DRAWING No: C-3
DWG BY: L.Q.R.
CHECKED: M.S.K.
SCALE: AS NOTED
DATE: 02-16-2023



PROPOSED SIGNAGE & PAVEMENT MARKING

SCALE: 1" = 20'

SIGN GENERAL NOTES:

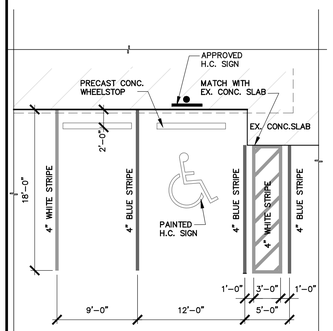
1. ALL PAVEMENT MARKINGS SHALL BE REFLECTIVE THERMOPLASTIC TYPE. PER MDWASD SECTION 02765-3.02
2. SIGNS IN PUBLIC RIGHT-OF-WAY AND ON THE PROPERTY SHALL CONFORM TO DTPW/FDOT/MUTCD STANDARDS.
3. SIGN PANELS AND SUPPORT MEMBERS SHALL CONFORM TO ALUMINUM ASSOCIATION ALLOY 6061-T6

GENERAL DATA:

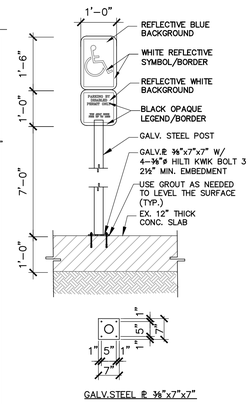
COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

LEGEND

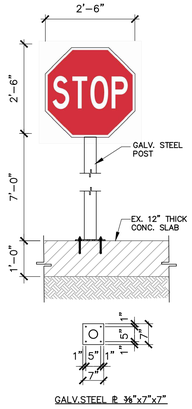
- PROPOSED AND EXISTING CONC. SLAB
- PROPERTY LINE
- EX. CATCH BASIN
- PROPOSED CATCH BASIN
- EX. MONITORING WELL
- TRAFFIC SIGN
- FIRE HYDRANT



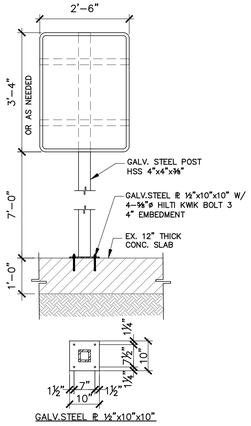
TYPICAL PARKING DETAIL
SCALE: 1" = 20'-0"



H.C. SIGN DETAIL



SIGN S-1
INSTALATION CONFORM TO R1B.1
NOT USED



COMPANY POLICY & RULES
SIGN DETAIL FOR S-2A AND S-2B

INTERNATIONAL SCRAP LLC
COMPANY POLICY AND RULES

IMPORTANT NOTICE TO OUR CUSTOMERS

ALL PRICES ARE SUBJECT TO CHANGE

ALL OUR SCALES ARE DIGITAL AND STATE CERTIFIED

1. BY LAW ALL CUSTOMER MUST IMPRINT THEIR THUMB AND SIGN THE TICKET.
2. PLEASE COUNT YOUR CASH BEFORE LEAVING THE CASHIER WINDOW.
3. WE DO NOT BUY ANY STOLEN MATERIAL.
4. OUR INSURANCE COMPANY DOESN'T COVER ANY INJURY OR ACCIDENTS TO ANY CUSTOMER WHEN DROPPING OR OUT OF THE YARD.
5. OUR COMPANY DOESN'T BUY ANY MATERIAL CONTAINING OIL, GREASE, GAS, NATURAL GAS, SEAL PROPANE TANKS, RADIATION EQUIPMENT AND X-RAY. MATERIALS CONTAINING OIL, GASOLINE, DIESEL, ETC. MUST BE DRAINED PRIOR TO ENTERING THIS FACILITY.
6. OUR COMPANY DOES NOT BUY TIRES OF ANY KIND.
7. OUR INSPECTOR HAS THE AUTHORITY TO REJECT & TURN AWAY ANY VENDOR VIOLATING ABOVE STATED POLICIES.

WE APPRECIATE YOUR BUSINESS PLEASE COME AGAIN AND HAVE A GREAT DAY

S-2A

REFLECTIVE WHITE BACKGROUND

GREEN OPAQUE LEGEND

INTERNATIONAL SCRAP LLC
POLIZA Y REGLAMENTOS DE LA EMPRESA

AVISO IMPORTANTE PARA NUESTROS CLIENTES EL PRECIO DE LOS MATERIALES ESTA SUJETO A CAMBIAR DIARIAMENTE NUESTRAS PESAS SON DIGITALES Y CERTIFICADAS POR EL ESTADO.

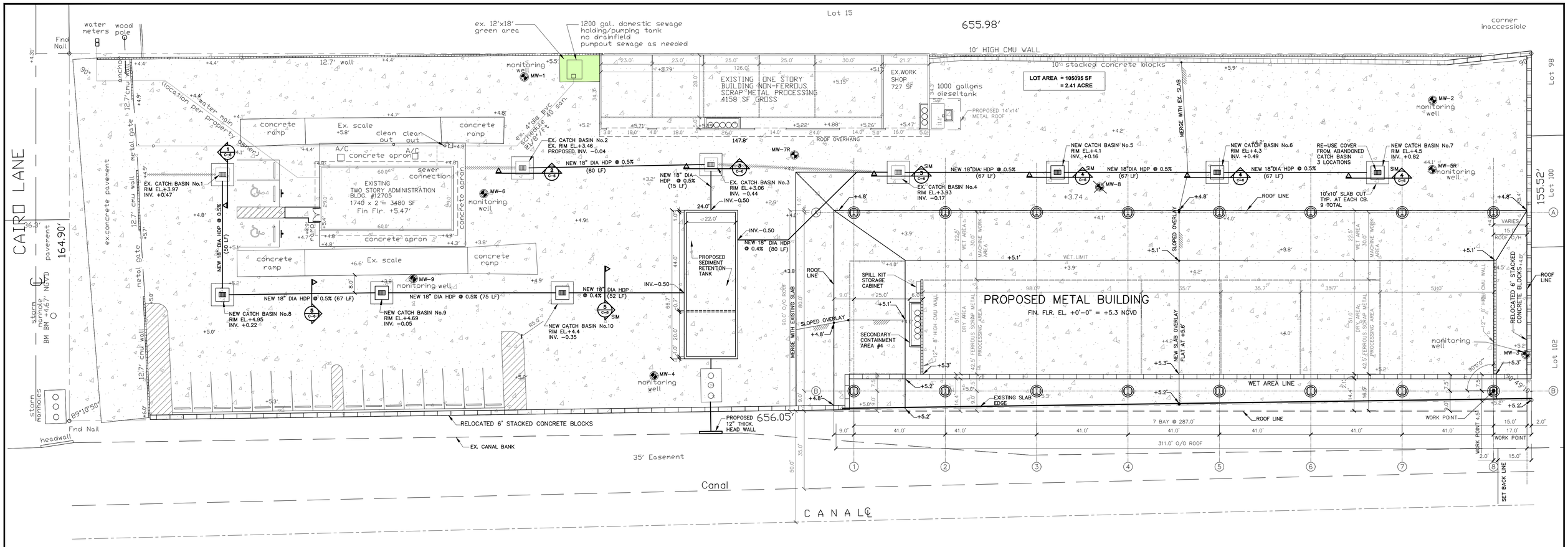
1. POR FAVOR TENGA SU IDENTIFICACION LISTA.
2. POR LEY TODOS LOS CLIENTES TIENEN QUE FIRMAR Y PONER LA HUELLA DIGITAL EN EL RECIBO.
3. POR FAVOR CUENTE SU DINERO ANTES DE RETIRARSE DE LA CAJERA.
4. NO SE COMPRAN MATERIALES ROBADOS.
5. NUESTRO SEGURO NO CUBRE ACCIDENTES O LESIONES A CLIENTES QUE VENGAN A DEJAR O RECOGER MATERIALES.
6. NO SE COMPRAN MATERIALES QUE CONTENGAN ACEITE, GRASA, GAS, GAS NATURAL, GAS DE ACETILENO SELLADO, EQUIPOS DE RADIACION O RAYOS X. MATERIALES QUE CONTENGAN ACEITE, GASOLINA, DIESEL, ETC. DEBEN SER DRENADOS ANTES DE ENTRAR EN LAS INTALACIONES.
7. NO SE COMPRAN LLANTAS DE NINGUN TIPO.
8. NUESTRO INSPECTOR TIENE LA AUTORIDAD DE RECHAZAR Y ALEJAR CUALQUIER VENDEDOR QUE VIOLE LAS REGLAS ANTERIORES.

NOSOTROS APRECIAMOS SU NEGOCIO POR FAVOR REGRESE Y TENGA UN EXCELENTE DIA

S-2B

COMPANY POLICY & RULES SIGN S-2A AND S-2B
(IN ENGLISH AND SPANISH)

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL. 33054		PROPOSED SIGNAGE & PAVEMENT MARKING	
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB00029467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	K+A No: 22-122.00 DWG BY: L.Q.R. CHECKED: M.S.K.	DRAWING No: C-4
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO HIVHE.	M.S. KHAN FL. P.E. #16743	SCALE: AS NOTED	DATE: 02-16-2023



PROPOSED STORM WATER MANAGEMENT

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

CAUTIONARY NOTES FOR CONTRACTOR (GC)

1. BE IT KNOWN TO ALL WHO WILL OR ARE PERFORMING UNDERGROUND CONSTRUCTION WORK ON THE SUBJECT PROPERTY THAT THE SOIL CONTAINING DEBRIS AND GROUND WATER BENEATH THE EXISTING CONCRETE PAVEMENT IS CONTAMINATED AND MAY BE HAZARDOUS TO HEALTH IF APPROPRIATEBPRECAUTIONS ARE NOT TAKEN. FOR FURTHER INFORMATION ON THE NATURE OF POLLUTANTS, COORDINATE WITH ISL ENVIRONMENTAL CONSULTANT "PROPERTIESENVIRONMENTAL ASSESSMENT & REMEDIATION, INC."— CONTACT RUDI THYN, PROJECT MANAGER, PHONE: 786-229-2530; EMAIL: pearco@aol.com, ALSO, REVIEW THE GEOTECHNICAL REPORT, DATED....., COPY OF WHICH IS AVAILABLE AT ENGINEER'S OFFICE.

2. UNDERGROUND WORK REQUIRES EXCAVATION, AND THE EXCAVATED MATERIALS ARE EXPECTED TO BE CONTAMINATED, SUBJECT TO THE INSPECTION OF ISL ENVIRONMENTAL CONSULTANT AND DERM INSPECTORS AND TO BE LEGALLY DISPOSED OF SITE

3. PART OF THE UNDERGROUND WORK WILL BE BELOW THE EXISTING GROUND WATER TABLE.ELEVATION OF WHICH IS ESTIMATED AT +2.00 NGVD, REQUIRING DEWATERING. THE PUMPED OUT GROUND WATER IS EXPECTED TO BE CONTAMINATED (POLLUTANT LIST AVAILABLE FROM ISL ENVIRONMENTAL CONSULTANT) AND REQUIRES HANDLING WITH CARE, TREATMENT FOR POLLUTANT AS REQUIRED BY DERM AND OTHER APPLICABLE REGULATORY AGENCIES.

4. CONTRACTOR IS ADVISED TO TAKE NECESSARY PRECAUTIONS, EMPLOY AND DEVISE MEANS AND METHODS TO MAINTAIN SAFE WORKING CONDITIONS, IN ACCORDANCE WITH OSHA RULES & REGULATIONS, AVOIDING CONTACT WITH CONTAMINATED MATERIALS, FOR ITS EMPLOYEES, WORKERS, SUBCONTRACTORS, ISL AND DERM REPRESENTATIVES.

5. EXISTING CONTAMINATION INFORMATION PROVIDED THRU ISL ENVIRONMENTAL CONSULTANT, AND HE GEOTECHNICAL REPORT IS FOR CONTRACTOR'S INFORMATION ONLY AND IS PROVIDED TO THE BEST OF CONSULTANT'S KNOWLEDGE. ISL AND ITS CONSULTANTS AND REPRESENTATIVES ARE NOT RESPONSIBLE FOR ANY DEVIATIONS OR VARIATIONS THAT MAY OR MAY NOT EXIST CONTACTOR IS ADVISED TO ENGAGE HIS OWN GEOTECHNICAL AND ENVIRONMENTAL CONSULTANT/EXPERTS FOR SATISFACTORY PERFORMANCE OF THE WORK.

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETEUNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

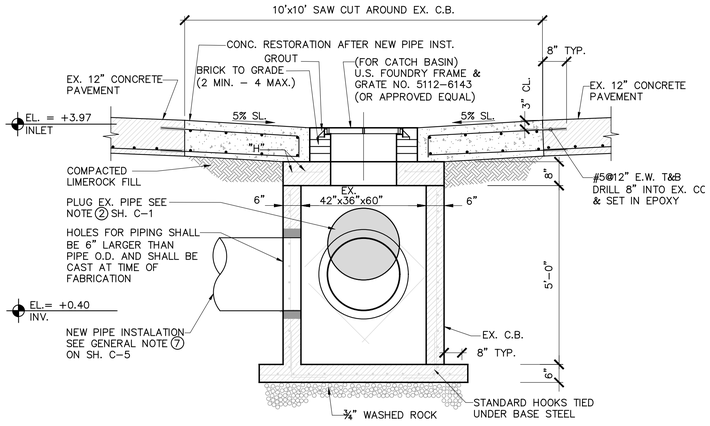
LEGEND

- EX.CATCH BASIN
- PROPOSED CATCH BASIN
- NEW SOLID (NON-PERFORATED) HEAVY DUTY BOUBLE WALLED 24" DIA HDPE PIPE.
- EX. MONITORING WELL

PROGRESS PLANS

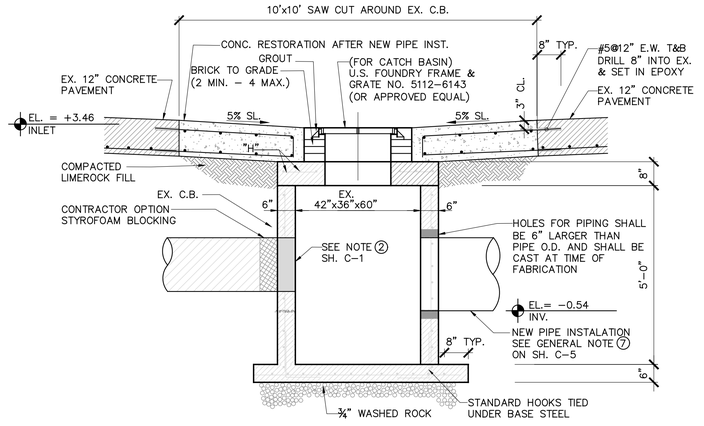
International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA , FL. 33054	PROPOSED STORM WATER MANAGEMENT
Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-122.00 FAX (305)-661-3962 CA# EB00029467	K+A No: 22-122.00 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DRAWING No: C-5
ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743 DATE: 02-16-2023

Sunshine State 811 of Florida, Inc. — Call 811 Know what's below. Call before you dig.



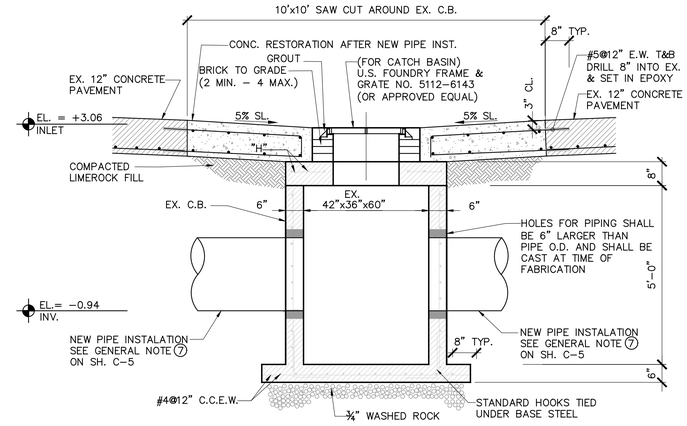
SECTION AT EX. CB#1 (1 / C–6)

SCALE 1/2" = 1'



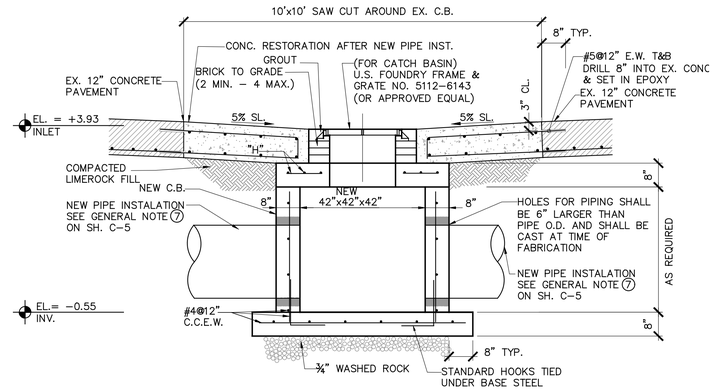
SECTION AT EX. CB#2 (2 / C–6)

SCALE 1/2" = 1'



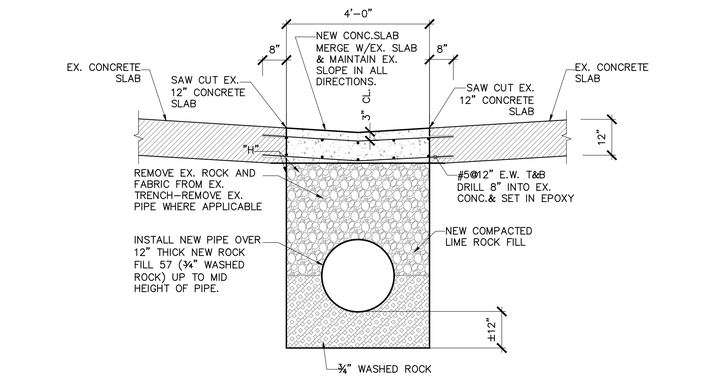
SECTION AT EX. CB#3 (3 / C–6)

SCALE 1/2" = 1'



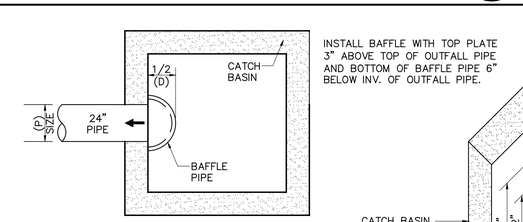
SECTION AT NEW CB#4 (4 / C–6)

SCALE 1/2" = 1'



SECTION NEW PIPE INSTALLATION (5 / C–6)

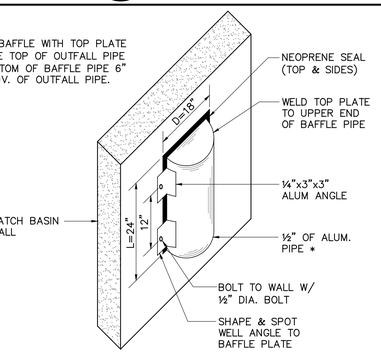
SCALE 1/2" = 1'



PLAN VIEW

* PREFORMED FIBERGLASS BAFFLE MAY BE USED INSTEAD OF PIPE

INSTALL BAFFLE WITH TOP PLATE 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF BAFFLE PIPE 6" BELOW INV. OF OUTFALL PIPE.



DRAIN INSERT PLUS
BY PIG OR APPROVED EQUAL

POLLUTION CONTROL DEVICES (6 / C–6)

N.T.S.

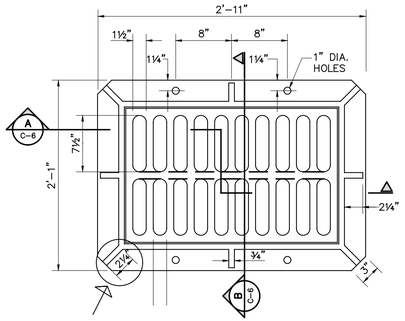
WITH DRAIN INSERT PLUS

1. DEWATER AS REQUIRED FOR INSTALLATION FOR DRY WORK PLACE SEE PRECAUTIONARY NOTES ON SH. C–5
1. COMPACT NEW LIMEROCK FILL TO 98% AASHTO T–180 (MODIFIED PROCTOR DENSITY
2. ALL NEW CONCRETE SHALL BE f'c = 5000 PSI, W/C = 0.45 MAX. AND SLUMP 4" (–0.5", +1")
3. ALL NEW REINFORCING STEEL SHALL CONFORM TO ASTM A615 fy = 60 PSI
4. WHERE INDICATED, REINFORCING BARS SHALL BE SET IN HILTI HIT–RE500 V3 EPOXY.

NOTE:

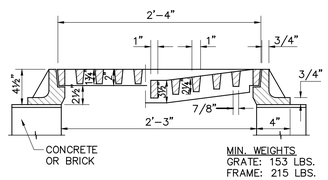
TO AVOID MISUNDERSTANDING AND TO INSURE COMPLIANCE WITH SPECIFICATION, BEFORE COMPLIANCE WITH SPECIFICATION, BEFORE PURCHASING MATERIALS OR EQUIPMENT FOR HIS WORK THE CONTRACTOR SHALL FURNISH AT LEAST FOUR COPIES OF SHOP DRAWINGS OR ILLUSTRATION SHEETS FOR APPROVAL BY THE ENGINEER. HE SHALL ALSO FURNISH RIPTIVE SPECIFICATIONS AND ENGINEERING DATA FOR FILTER FABRIC, PIPES, FRAMES AND GRADES, AND OUTLETS; ALSO FOR ANY OTHER ITEM REQUESTED BY ENGINEER. THE APPROVAL OF SHOP OR WORKING DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRONEOUS OR INCONSISTENT DIMENSIONS, NOTATIONS, OMISSIONS OR OTHER ERRORS, OR FOR THE PROPER FUNCTIONING OF THE COMPLETE INSTALLATION.

NO EXISTING UTILITIES ARE SHOWN ON THESE PLANS. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS. UPON FINDING OTHER UTILITIES CONFLICT RESOLUTION WILL BE PROVIDED



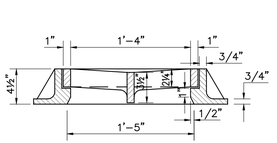
TYPICAL DETAIL FRAME & GRATE (7 / C–6)

N.T.S.



SECTION (A / C–6)

N.T.S.



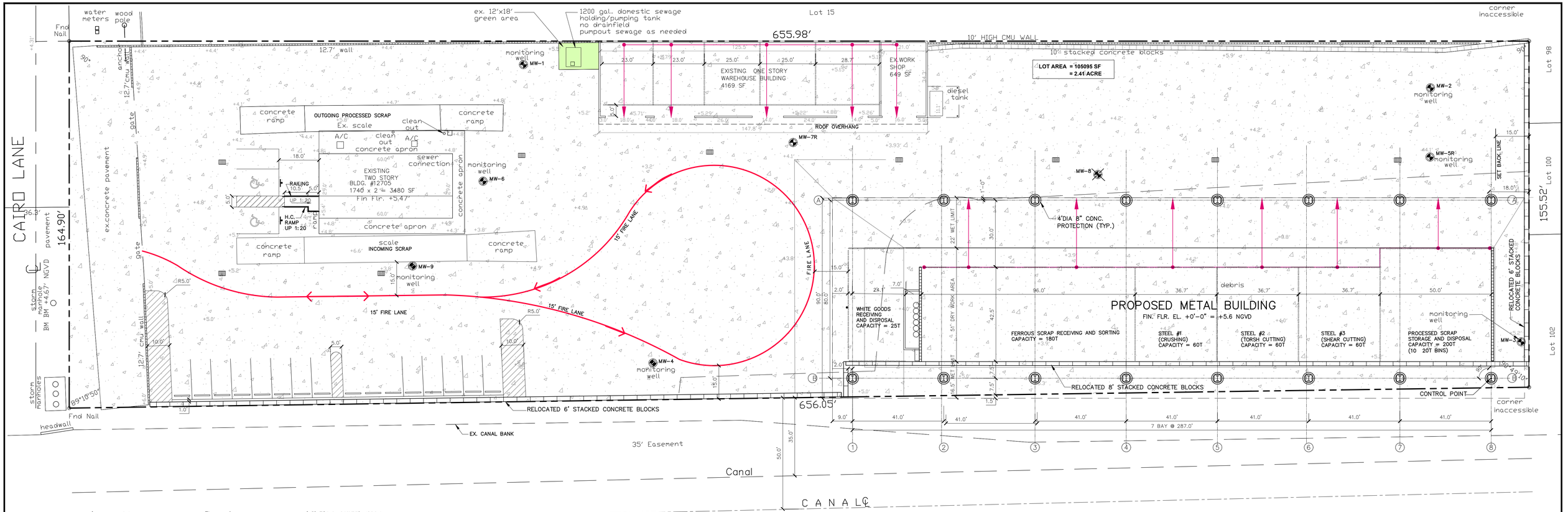
SECTION (B / C–6)

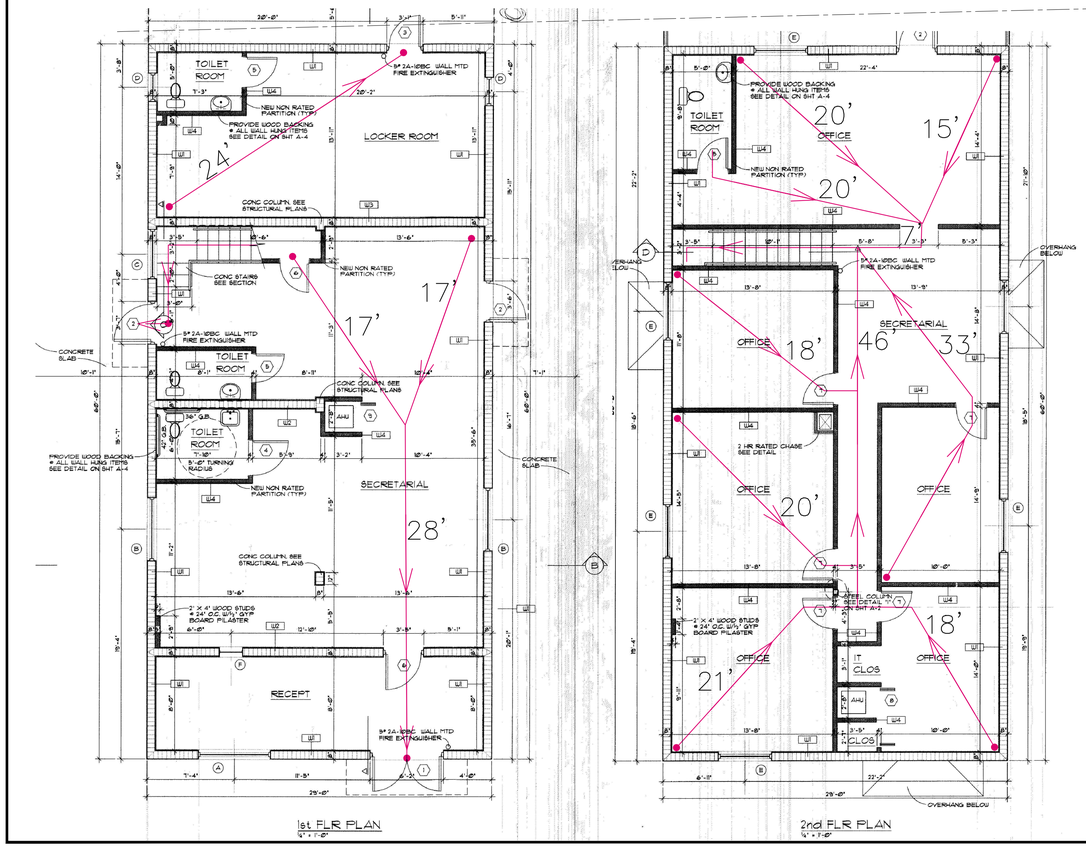
N.T.S.

International Scrap LLC 12705 CAIRO LANE, OPA–LOCKA, FL. 33054	STORM WATER MANAGEMENT SECTIONS AND DETAILS
Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)–662–2301 Comm. No. 21–105.00 FAX (305)–661–3962 CA# EB0002467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22–122.00	DRAWING No: C–6
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 02–16–2023

Sunshine State 811 of Florida, Inc. One Call

Call 811 Know what's below. Call before you dig.





LIFE SAFETY PLAN

SCALE: 1" = 20'-0"

0 5 10 20 40 60

LEGEND

- FIRE LINE
- INCOMING SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- INCOMING WHITE SCRAP METAL
- INCOMING NON FERROUS SCRAP METAL
- OUTGOING PROCESSED SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- OUTGOING PROCESSED SCRAP METAL (NON FERROUS SCRAP)

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA , FL. 33054

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301 Comm. No. 21-122.00
FAX (305)-661-3962 CA# EB00029467

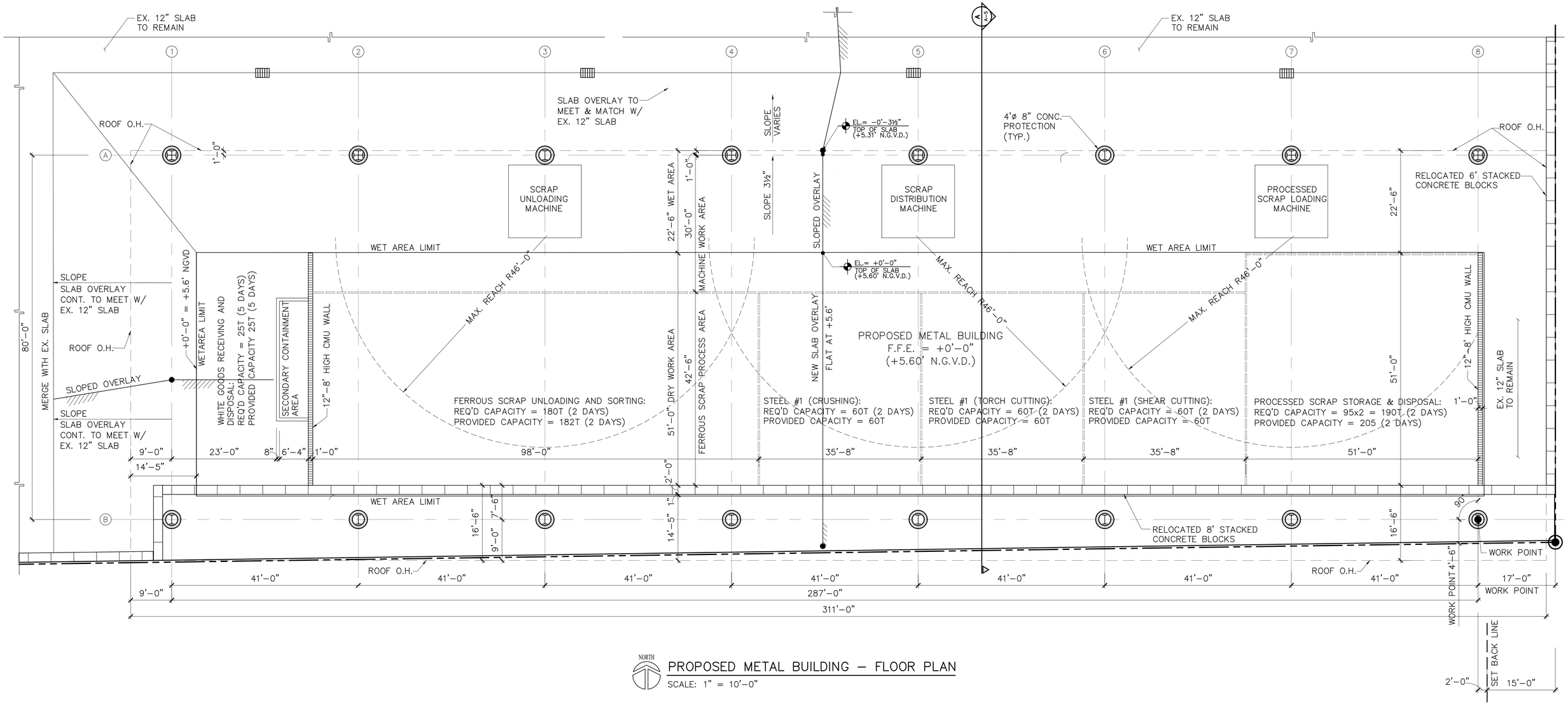
ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, DOPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."

TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN
FL. P.E. #16743

LIFE SAFETY PLAN

K+A No:	22-122.00
DRAWING No:	LSF-1
DWG BY:	L.Q.R.
CHECKED:	M.S.K.
SCALE:	AS NOTED
DATE:	11-15-2022



NORTH

PROPOSED METAL BUILDING – FLOOR PLAN

SCALE: 1" = 10'-0"

PROGRESS PLANS

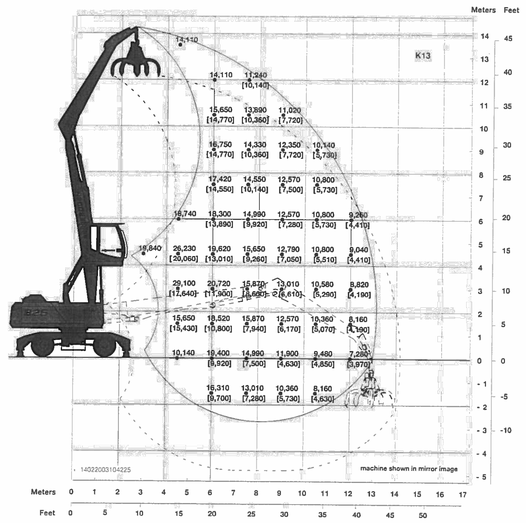
International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL 33054		PROPOSED METAL BUILDING FLOOR PLAN
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002946	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	K+A No: 22-122.00 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DATE: 02-16-2023
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743	DRAWING No: A-1

SENNEBOGEN 825M. MATERIAL HANDLING WITH ELECTROMAGNETIC PLATE

CATERPILLAR 330 CL. HYDRAULIC EXCAVATOR/LOADER

KOBELCO SK 330 LC. HYDRAULIC EXCAVATOR WITH HYDRAULIC MOBIL SHEAR

SENNEBOGEN green line **825 M**



825 M

Undercarriage:	MP25, 4-point outriggers tires 8 x 10.00-20
Boom:	24'3"
Stick:	18'8"
Cabi:	C 270 hydraulic elevating cab with operator's eye level 18'8"

Load chart

Notes:
Lifting capacities are stated in pounds. Indicated loads are based on ISO 10567 and do not exceed 75% of tipping and 87% of hydraulic capacity. Machine on firm, level supporting surface. Loads valid for 360° on outriggers supported.
Loads in [...] are valid 360° free on wheels.
Lifting capacities do not include working attachments such as scrap grapples, magnets, etc. Their weights must be deducted from the numbers indicated in the lifting charts.

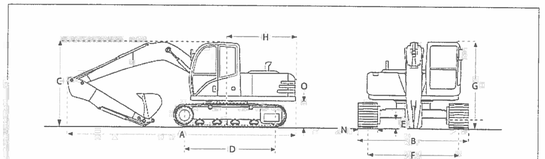
4

CATERPILLAR 330CL HYDRAULIC EXCAVATOR — VIEW ARTICLES ON THIS ITEM

Print specification

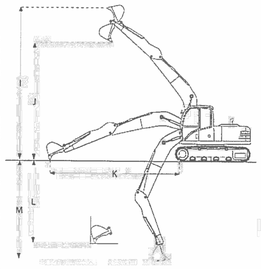
Looking to purchase this item?
Find a CATERPILLAR 330cl Hydraulic Excavator being sold at Ritchie Bros. auctions.

Need to sell equipment?
Complete this form and a Ritchie Bros. representative will contact you.



Selected Dimensions

Boom/Stick Option (HEX) 1		
A. SHIPPING LENGTH OF UNIT	36.8 ft in	11201.4 mm
C. SHIPPING HEIGHT OF UNIT	12.3 ft in	3733.8 mm
J. MAX LOADING HEIGHT	25.1 ft in	7644.4 mm
K. MAX REACH ALONG GROUND	38.2 ft in	11631.2 mm
L. MAX VERTICAL WALL DIGGING DEPTH	24.1 ft in	7339.6 mm
M. MAX DIGGING DEPTH	26.6 ft in	8116.8 mm
Dimensions		
B. WIDTH TO OUTSIDE OF TRACKS	11.3 ft in	3429 mm
D. LENGTH OF TRACK ON GROUND	13.3 ft in	4038.6 mm
E. GROUND CLEARANCE	1.6 ft in	487.7 mm
H. TAIL SWING RADIUS	11.5 ft in	3505.2 mm
Undercarriage		
F. TRACK GAUGE	8.5 ft in	2590.8 mm
N. SHOE SIZE	34 in	863.6 mm



Specification

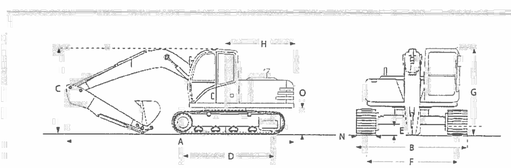
Engine		
MAKE	Caterpillar	
MODEL	C9	
NET POWER	244 hp	182 kw
POWER MEASURED @	1800 rpm	
DISPLACEMENT	537 cu in	8.8 L
NUMBER OF CYLINDERS	6	
Operational		
OPERATING WEIGHT	77400 lb	35108.1 kg
FUEL CAPACITY	163 gal	617 L
HYDRAULIC SYSTEM FLUID CAPACITY	46 gal	174.1 L
HYDRAULIC SYSTEM RELIEF VALVE PRESSURE	4974 psi	34294.5 kPa
HYDRAULIC PUMP FLOW CAPACITY	148 gal/min	560.2 L/min
Swing Mechanism		

KOBELCO SK330LC HYDRAULIC EXCAVATOR — VIEW ARTICLES ON THIS ITEM

Print specification

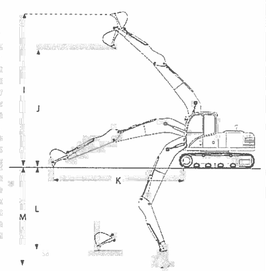
Looking to purchase this item?
Find a KOBELCO sk330lc Hydraulic Excavator being sold at Ritchie Bros. auctions.

Need to sell equipment?
Complete this form and a Ritchie Bros. representative will contact you.



Selected Dimensions

Boom/Stick Option (HEX) 1		
A. SHIPPING LENGTH OF UNIT	36.7 ft in	11200 mm
C. SHIPPING HEIGHT OF UNIT	11.2 ft in	3400 mm
I. MAX CUTTING HEIGHT	35.4 ft in	10780 mm
J. MAX LOADING HEIGHT	24.9 ft in	7580 mm
K. MAX REACH ALONG GROUND	36.1 ft in	10990 mm
L. MAX VERTICAL WALL DIGGING DEPTH	20.6 ft in	6280 mm
M. MAX DIGGING DEPTH	23.6 ft in	7200 mm
Dimensions		
B. WIDTH TO OUTSIDE OF TRACKS	11.2 ft in	3400 mm
D. LENGTH OF TRACK ON GROUND	13.3 ft in	4050 mm
E. GROUND CLEARANCE	2.5 ft in	760 mm
G. HEIGHT TO TOP OF CAB	10.3 ft in	3124.2 mm
H. TAIL SWING RADIUS	11.5 ft in	3500 mm
O. COUNTERWEIGHT CLEARANCE	4.9 ft in	1480 mm
Undercarriage		
F. TRACK GAUGE	9.7 ft in	2960 mm
N. SHOE SIZE	31.5 in	800 mm

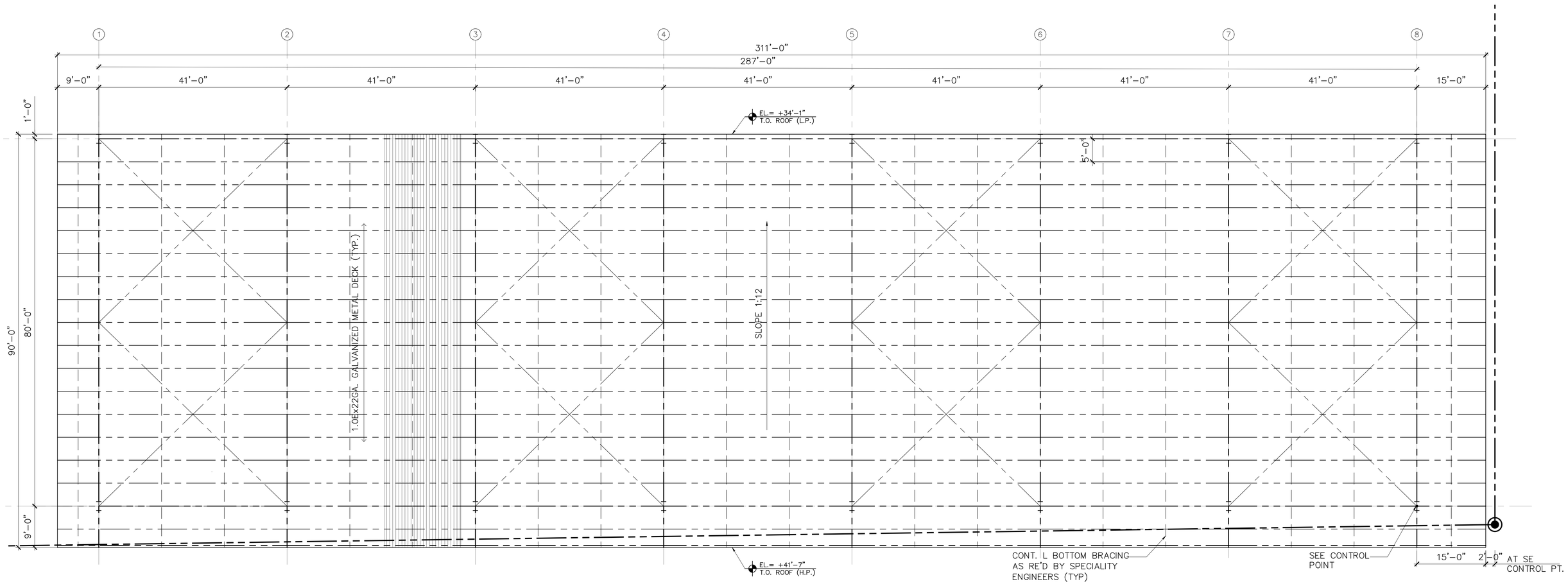


Engine

MAKE	Mitsubishi	
MODEL	6D16-TLEB	
GROSS POWER	247 hp	184.2 kw
NET POWER	238 hp	177.5 kw
POWER MEASURES	2200 rpm	
DISPLACEMENT	460 cu in	7.5 L
ASPIRATION	turbocharged	
Operational		
OPERATING WEIGHT	80300 lb	36422.5 kg

PROGRESS PLANS

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL 33054	PROPOSED METAL BUILDING FLOOR PLAN
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002967	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22-122.00	DRAWING No: A-2
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 02-16-2023



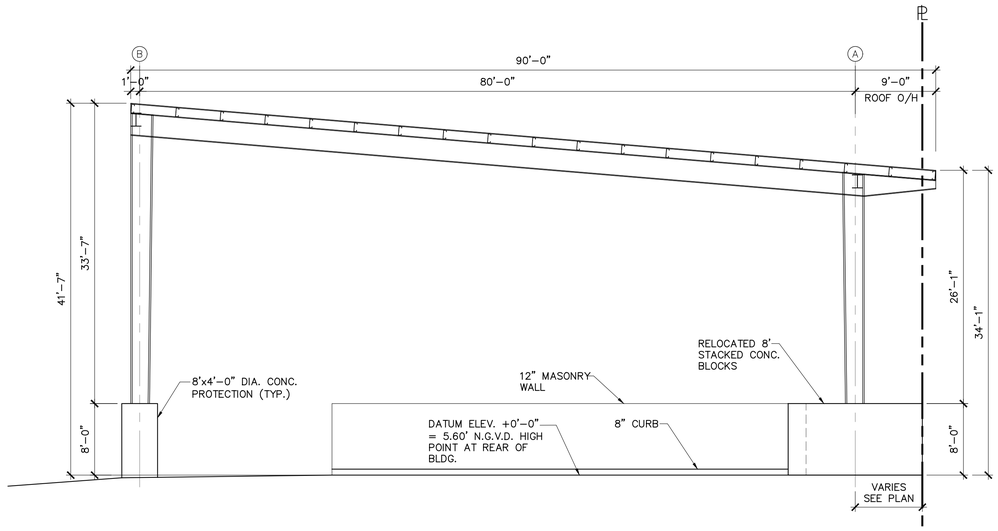
NORTH

PROPOSED METAL BUILDING – ROOF PLAN

SCALE: 1" = 10'–0"

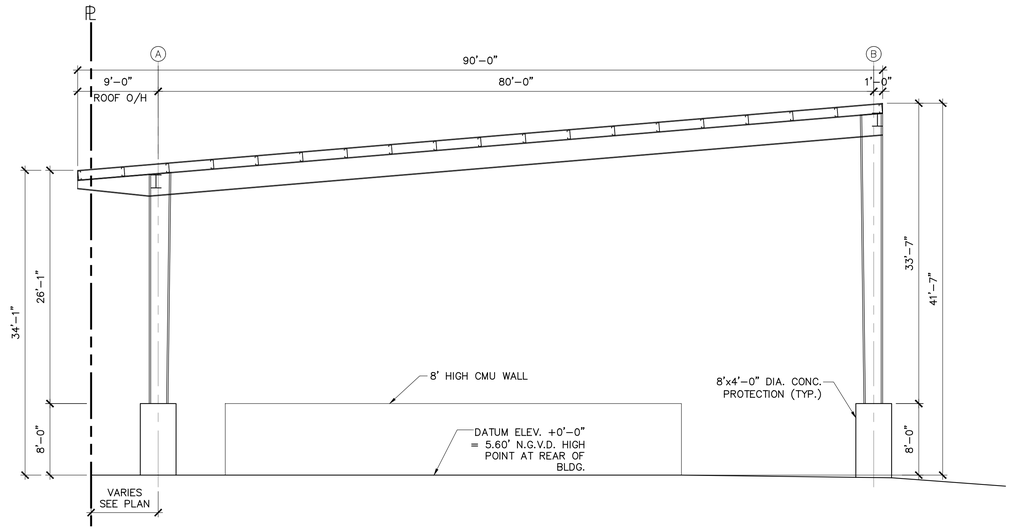
PROGRESS PLANS

International Scrap LLC 12705 CAIRO LANE, OPA–LOCKA , FL. 33054		**PROPOSED METAL BUILDING ROOF PLAN**	
Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002946 7	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT–SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	K+A No: 22–122.00 DWG BY: L.Q.R. CHECKED: M.S.K.	DRAWING No: A-3
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743	SCALE: AS NOTED	DATE: 02–16–2023



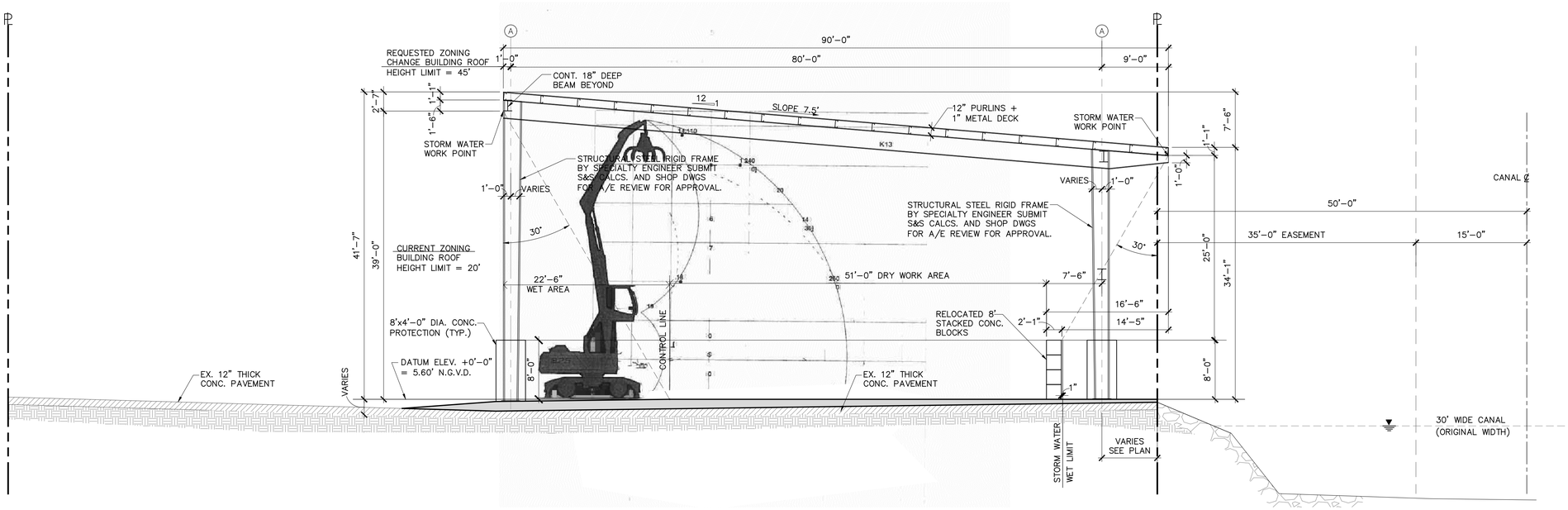
WEST ELEVATION

SCALE: ⅛" = 1'–0"



EAST ELEVATION

SCALE: ⅛" = 1'–0"



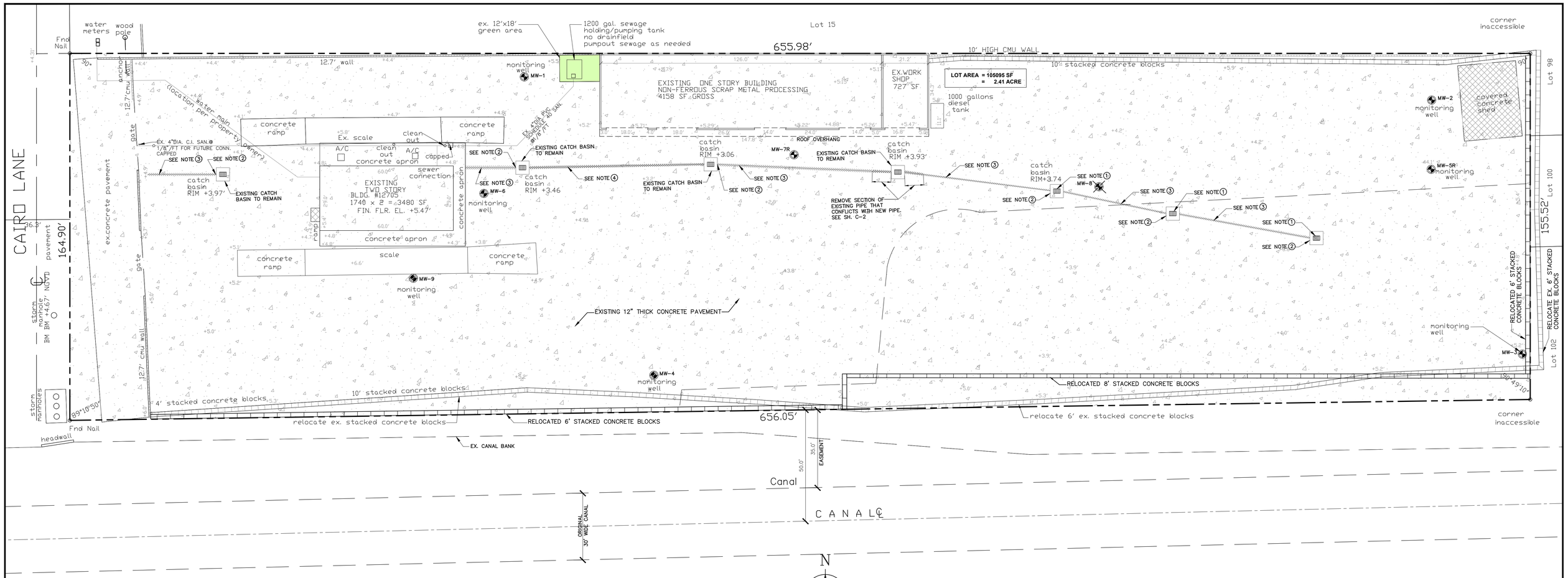
PROPOSED METAL BUILDING SECTION

A
A–5

SCALE: ⅛" = 1'–0"

PROGRESS PLANS

International Scrap LLC 12705 CAIRO LANE, OPA–LOCKA, , FL. 33054	PROPOSED ELEVATIONS AND SECTION
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)–662–2301 Comm. No. 21–105.00 FAX (305)–661–3962 Cal# EB0002946	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT–SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22–122.00	DRAWING No: A-5
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 02–16–2023



EXISTING FACILITIES AND ADJUSTMENTS

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- UNDER AN INTERIM AGREEMENT WITH DERM, THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE HAS A 12" THICKK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON SEWAGE HOLDING TANK IS PROVIDED. THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENT, THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47 A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING IS SIZED TO ACCOMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2) WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS. THE ROOF SLOPS TOWARDS THE NORTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FIND, IT WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED , UTILIZING RETROFFITED AND NEW BASINS AND NEW SOLID PIPES LEADING TO AN UNDERFROUND SEDIMENT RETENTION/ TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO EXISTING CANAL. SEE SHEET C-5

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETEUNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE. MODIFY AND RETROFIT THE BOTTOM SLOPE SUITABLE FOR NEW PIPES.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WORK SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. UNLESS OTHERWISE NOTED CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

PLAN NOTES:

① REMOVE METAL COVER AND SAVE FOR RE-USE; REMOVE EX. FILTER AND BAFFLES.

② PLUG EXISTING PIPE END WITH 5000 PSI CONC.; 0.4 W/C; 2" SLUMP; FILL EX. CONC. BOX WITH 2500 PSI CONCRETE, LEVEL WITH TOP OF EXISTING SLAB.

③ EXISTING PERFORATED PIPE TO REMAIN; ENDS PLUGGED PER NOTE No.②.

④ REMOVE EXISTING PERFORATED PIPE.

GENERAL DATA:

COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

LEGEND

- EX. STRUCTURE TO BE REMOVED
- EX. CATCH BASIN TO REMAIN
- ABONDONED EX. PIPE LEFT IN PLACE
- EX. PIPE TO BE REMOVED
- EX. STACKED CONCRETE BLOCKS 6'x2'x2' (3456 lbs EACH)
- EX. MONITORING WELL

PROGRESS PLANS

Sunshine State 811 of Florida, Inc.

Call 811 Know what's below. Call before you dig.

International Scrap LLC 12705 CAIRO LANE. OPA-LOCKA, , FL. 33054	EXISTING FACILITIES AND ADJUSTMENTS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-122.00 FAX (305)-661-3962 CA# EB00029467	K+A No: 22-122.00 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DRAWING No: C-1 DATE: 02-16-2023
ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743

Sponsored by: Interim City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, GRANTING 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

WHEREAS, the Applicant, International Scrap, LLC intends to construct metal building with a height of fifty feet for the operation of industrial scrap metal use on the property at 12705 Cairo Lane and identified by folio 08-2128-003-0530 in the I-4 Zoning District and has submitted a request for site plan review in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

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

WHEREAS, the Applicant, International Scrap, LLC, intends to construct metal building with a height of fifty feet for industrial scrap metal recycling with a covered roof structure to improve the industrial operation on this property; and

WHEREAS, the Applicant, has submitted a request for a variance to increase the height of the building to fifty feet in accordance with the City's Zoning/Land Development Regulations for use of this property, the current code permits a maximum building height of twenty feet;

WHEREAS, the City of Opa-Locka's Planning and Community Development staff has reviewed the application for site plan review and confirm that the application meets all requirements set forth in Section 22-58 of the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on May 2, 2023 and approved this request by a 3-2 vote; and

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

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

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Variance Request. The City Commission of the City of Opa-Locka, Florida hereby approves / denies the request for site plan review related to the construction of a 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 as set forth in the application attached hereto as Exhibit "A."

SECTION 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the 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.

_____
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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Darvin E. Williams			**CM Signature**		
Commission Meeting Date:	July 12, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
					X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Resolution Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	X
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: N/A See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X					
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, GRANTING APPROVAL OF THE SITE PLAN FOR THE CONSTRUCTION OF A PROPOSED FIFTY FOOT HEIGHT METAL BUILDING 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.

Staff Summary:

Pursuant to Section 22-58 of the City of Opa-Locka's Land Development Regulations (LDR), Ordinance 15-31: "Owners of lands or structures may apply to the City for a variance from the requirements or restrictions of the Land Development Regulations; except that no variance for use or density issues shall be considered". According to Section 22-58 of the LDR, "An application for a variance shall include a written statement by the applicant with supporting explanation and

evidence regarding the following requirements: "1. The particular provision of the Code which prevents the proposed construction on, or use of the property. 2. The existing zoning of the property, including any previously approved conditions, or modifications. 3. The special circumstances, conditions or characteristics of the land, building or structure that prevent the use of the land in compliance with the terms of this ordinance. 4. The particular hardship that would result if the specified provisions of the ordinance were to be applied to the subject property. 5. The extent to which it would be necessary to vary the provisions of this ordinance in order to permit the proposed construction on, or use of, the property. 6. A disclosure statement by the parties with at least five (5) percent interest in the project shall be signed by the applicant and notarized". The applicant, International Scrap, LLC, intends to construct a fifty foot tall metal industrial building on their property at 12705 Cairo Lane, and identified by folio # 08-2128-003-0530 in the I-4 zoning district. The applicant has submitted a request for a variance in accordance with the City's Land Development Regulations for use of this property that without a variance would permit a maximum building height of twenty feet. The City of Opa-locka's Planning and Community Development Staff has reviewed the application for a variance and confirm that the application meets all requirements set forth in Section 22-58 of the City of Opa-locka's Land Development Regulations for a metal building in the Industrial Storage and Salvage Zoning District (I-4)

Financial Impact

There is no negative financial impact from the approval of this legislation.

Proposed Action:

PCD Staff recommends approval of this Resolution.

Attachment:

Draft Resolution
PZAB Site Plan Application Package
PZAB Meeting Minutes

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

TOTAL FEES: $ 1,400 02/x/x **New Fees as of October 1, 2015**

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 4, 2022	August 19, 2022
November 8, 2022	September 16, 2022
December 6, 2022	October 14, 2022
January 3, 2023	November 18, 2022
February 7, 2023	December 16, 2022
March 7, 2023	January 13, 2023
April 4, 2023	February 18, 2023
May 2, 2023	March 17, 2023
June 6, 2023	April 14, 2023
July 11, 2023	May 19, 2023
August 1, 2023	June 16, 2023
September 5, 2023	July 21, 2023

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

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

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

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

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

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

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

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: K.C Realty.

PROPERTY OWNER'S ADDRESS: 10800 Biscayne Blvd #870 Miami, FL 33161
Number/Street City State/Zip Code

APPLICANT'S NAME: International Scrap LLC

APPLICANT'S ADDRESS: 12705 Cairo Lane Opalocka, FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-688-2528 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12705 Cairo Lane Opalocka, FL 33054
Number/Street

TAX FOLIO NUMBER: _____ PRESENT ZONING: _____

LEGAL DESCRIPTION: _____

_____

Please check specific request:

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

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

_____

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

✓ 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, Jose Camero, 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

03/28/2023
Date

Sworn to and subscribed before me:

This 28 day of March, 2023

_____
Notary Public
Attach copy of identification

My commission expires March 25, 2026

ANNE GARCIA
Commission # HH 243749
Expires March 25, 2026

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: International Scrap LLC

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

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

I do give to Gabriel Cadavid 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 Gabriel Cadavid & Jose Carrero 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

03/28/23
Date

Sworn to and subscribed before me:

This 28 day of March 2023

Notary Public

My commission expires: March 25, 2026

ANNE GARCIA
Commission # HH 243749
Expires March 25, 2026

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12705 Cairo Lane Opalocka, FL 33161

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: 12705 Cairo Lane Opalocka, FL PHONE: 305-688-2528

ADDRESS (If different): _____

_____
Signature

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

INTERNATIONAL SCRAP
12705 Cairo Lane, Opalocka, Fl 33054
Phone 305-688-2526

Mr. Gregory Gay
Director,
Planning & Community Development
City of Opa-Locka
780 Fisherman Street, 4th floor,
Opa-Locka, Fl. 33054

Dear Mr. Gay,
Re: International Scrap LLC (ISL)-12705 Cairo Lane, Opa-Locka, Fl. 33054-Folio No. 08-2128-003-0530-
Roof height zoning change request.

On behalf of International Scrap LLC (ISL), a scrap metal processing business established in the City of Opa-Locka located at 12705 Cairo Lane, Opa-Locka, Fl. 33054.

From the public records we have gathered the following information regarding the subject property;

ZONE CODE	I-4
ZONE NAME	LIBERAL IDUSTRIAL, STORAGE AND SALVAGE
ZONE TYPE	INDUSTRIAL
MIN. LOT AREA	ONE ACRE; 43,560 SF
NO. OF STORIES	ONE
MAX ROOF HEIGHT	20'
REAR SET BACK	15'

The scrap metal processing business on the subject property, therefor, fits the Zone Code, Zone Name and Zone Type. Please note that ferrous and non-ferrous metal scrap salvage for recycling purposes is desirable and necessary for the environment and for sustaining global resources of these metals.

At ISL, the incoming ferrous and non-ferrous scrap is handled and processed separately. The non-ferrous scrap is received, various metals separated, processed for volume reduction and disposed of under an existing one story building located along northern boundary of the property.

Presently the ferrous scrap is received, sorted and processed for volume reduction under open sky but on a 12" thick concrete pavement that covers the entire property. The concrete pavement has a storm water drainage system in place where rain water enters several inlets fitted with filters and disposed off to the under pavement French drain system. However, the drainage system in place is not acceptable to DERM because of already present undesirable pollutants in the soil underneath, pollutants mostly attributable to the Minton Dump Area on which the subject property is located amongst a lot of other similar businesses as is evident from the attached aerial photograph.

However, Miami-Dade County Code, Chapter 24, Section 47 requires that ferrous scrap processing/recycling be done in such a way that does not cause any further pollution to the ground water; therefore, the storm water either be treated to remove pollutants before discharge into the ground water or the processing be done under a roof so that storm water does not come in contact with the ferrous scrap.

Under a proposed Settlement Agreement to certain law suit, DERM has given ISL four (4) options to bring the facility into compliance with Chapter 24-47 of the Miami-Dade Code. A partial copy of the mandate is attached where the four (4) options are mentioned. ISL favors option no. 4 and wants to pursue it because of the following reasons;

Ferrous scrap processing under open sky requires treatment plant to allow treated clean water discharge into the ground water, but DERM does not want discharge into the ground water and requires pumping into the adjacent NW 127 Canal that runs along southern boundary of the property. The subject property is narrow and is not adequate to accommodate both ferrous scrap processing/recycling and a treatment plant & pumping system. Therefore, treatment plant & pumping system option is not feasible for the subject property. **The option we are left with is to provide roof over the entire ferrous scrap recycling system.**

We have carefully and with due diligence devised the scrap receiving, handling, sorting, volume reduction, storage and disposal system that would fit this site, accommodating ferrous scrap recycling process under a metal building to be located along the southern property line, 88' wide X 288' long and 42' high. Please see the documents submitted with this application as required by the checklist. The submitted documents contain, scope & work on the sheets C-1, C-2 and C5, however we are submitting the same separately as required. Please find the attached.

The proposed metal building can meet all zoning requirements except the roof height. The current zoning limits the roof height to 20' while the roof height needed for the proposed building is 42' at front sloping down towards the rear at 34' height to facilitate rainstorm water from the roof discharge into the NW 127 Canal. The need for such a high roof is due to the height needed for machinery operations under the roof since most of the recycling operations are performed with the heavy equipment as illustrated in the conceptual plans. The proposed system provides 38'-30' clear height for heavy equipment operations under the roof. The ferrous scrap recycling operations are not possible under a 20' high roof which can only provide approximately 17'-14' clear height for the heavy equipment operations.

We therefore, request your kind review and consideration for zoning change to increase the roof height limit to 45', not only for the subject property but for the entire Milton Dump area to facilitate Miami-Dade County Code Chapter 24-47 compliance for this property and for others as well.

We will be pleased to answer any questions or clarifications you may require.

Very truly yours,
Joe Carrero
International Scrap

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.

- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.

- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.

- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

L11000222647

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H11000046059 3)))

H11000046059 3ABC-

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850)617-6383

From:
Account Name : FASTKIT CORP
Account Number : I20100000009
Phone : (305)599-0839
Fax Number : (305)592-9591

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

RECEIVED
11 FEB 21 PM 1:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA LIMITED LIABILITY CO.
KC Realty LLC

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	$155.00

A. LUNT
FEB 22 2010
EXAMINER

Electronic Filing Menu Corporate Filing Menu Help

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2011 FEB 21 AM 10:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

FOR

KC Realty LLC

ARTICLE I - NAME:

The name of the Limited Liability Company shall be KC Realty LLC

ARTICLE II - ADDRESS:

The mailing address and street address of the principal office of the Limited Liability Company is:

10800 Biscayne Blvd. Suite 870 Miami, FL 33161

ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE, & REGISTERED AGENT'S SIGNATURE:

The name and the Florida street address of the registered agent are:

Jose Carrero

Name
10800 Biscayne Blvd #870

Florida Street address (PO Box NOT acceptable)
Miami, FL 33161

City, State, and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S..

[redacted]

Registered Agent's Signature

Prepared by:
Doris E. Cardelle
10264 SW 127th Court
Miami, FL 33186
PH: (305) 385-2469

ARTICLE IV - MANAGEMENT (Check box if applicable):

[X] The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager - managed company.

ARTICLE V - EFFECTIVE DATE:

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, State of Florida.

ARTICLE VI - MEMBERS:

The Managers of the Company shall be elected by the member(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the member(s) of the Company are:

Jose Carrero
3370 NE 190 Street, Apt 1015, Aventura, FL 33161

Nathan Kestenman
114 Rumson Road, Rumson, NJ 07776

FILED
2011 FEB 21 AM 10:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true).

Jose Carrero

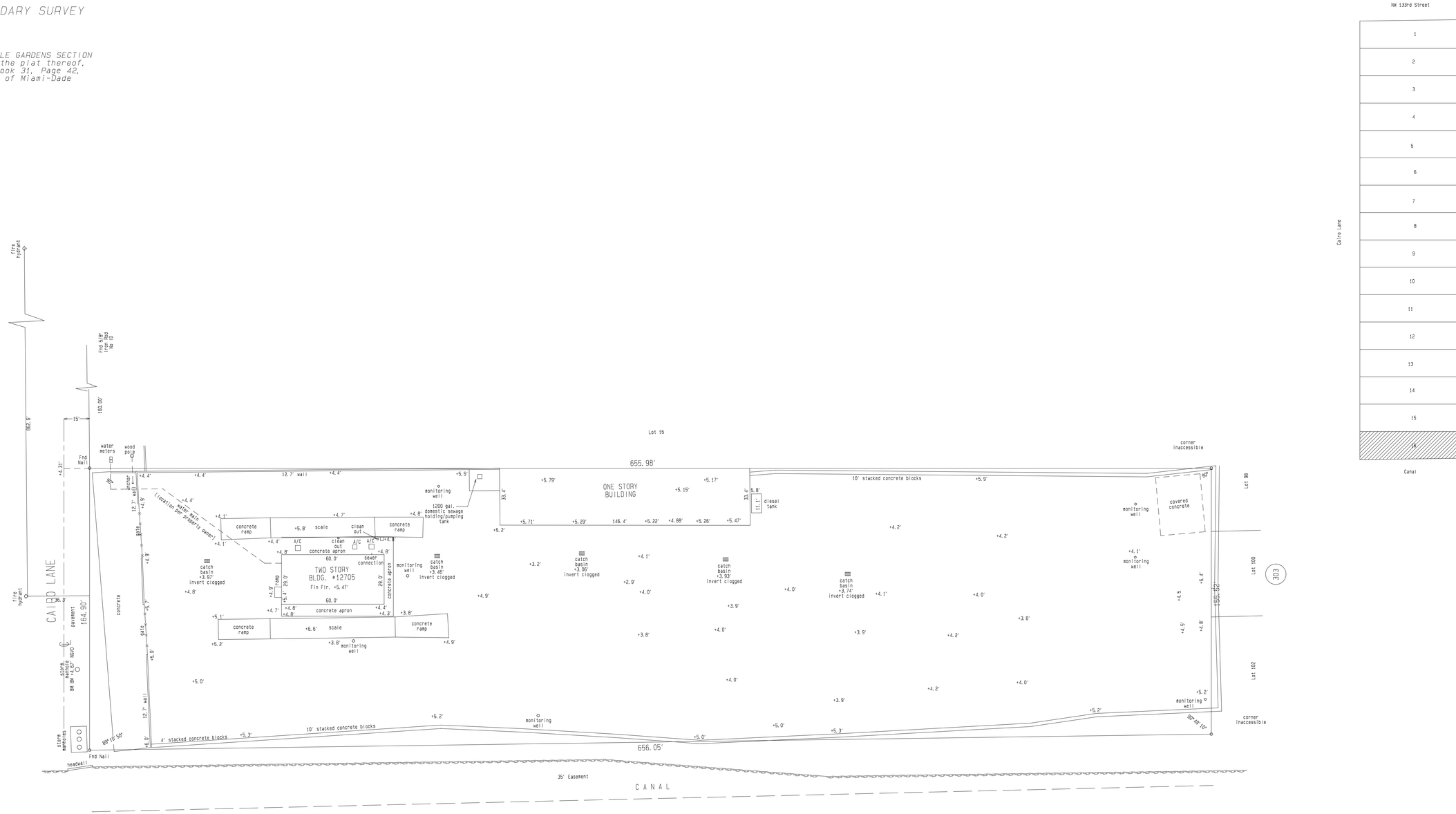
Typed or printed name of signee

SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 16, Block 304, NILE GARDENS SECTION I & II, according to the plat thereof, as recorded in Plat Book 31, Page 42, of the Public Records of Miami-Dade County, Florida.

Property address:
12705 Cairo Lane
Miami, FL 33054



LEGEND:
Δ = CENTRAL ANGLE (DELTA)
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BCR = BROWARD COUNTY RECORDS
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℄ = CENTERLINE
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POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FEET

Benchmark:
Miami-Dade County benchmark #N-370;
PK nail and brass washer in concrete walk in fron of office building, 119' South of NW 135th Street, 69' West of centerline of Cairo Lane; elevation = +8.31' NGVD.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki H. Ulrich
Digitally signed by Mikki H. Ulrich
Date: 2023.02.08 10:12:58 -05'00'

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

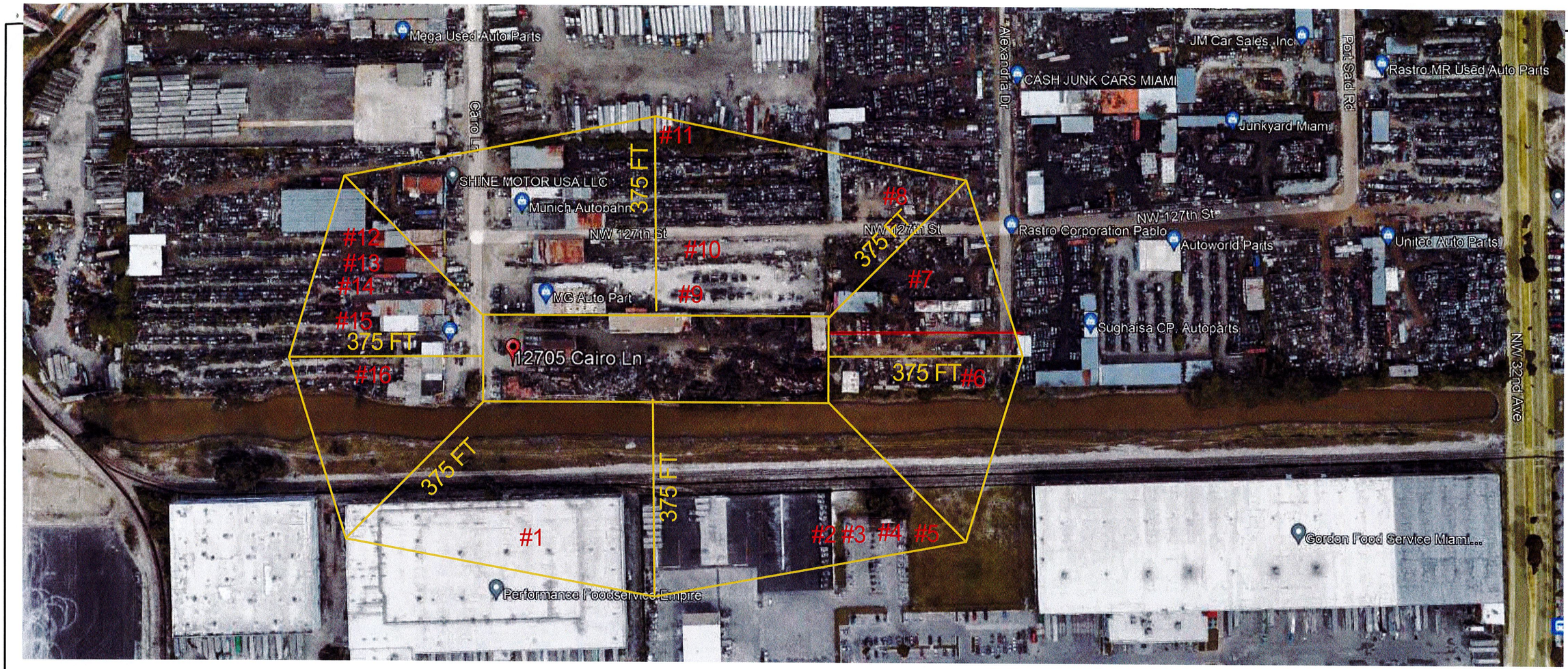
FILENAME: NG16-304
SCALE: 1" = 30'

NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
2. ANGLES SHOWN HEREON ARE BASED ON PB 31, PG 42, MDCR.
3. ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929).
4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper.

REVISIONS	DATE	FOR: INTN'L SCRAP	DATE: 10/28/2022	NO. 221001B	F.B. 143-60

DENI LAND SURVEYORS, INC. LB #7281
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS



ID	MDPA FOLIO #	ID	MDPA FOLIO #
#1	30-2128-020-0910	#9	08-2128-003-0520
#2	30-2128-020-0860	#10	08-2128-003-0510
#3	30-2128-020-0850	#11	08-2128-003-0470
#4	30-2128-020-0840	#12	08-2128-003-0642
#5	30-2128-020-0690	#13	08-2128-003-0644
#6	08-2128-007-0351	#14	08-2128-003-0643
#7	08-2128-007-0330	#15	08-2128-003-0645
#8	08-2128-007-0283	#16	08-2128-003-0646

See Attached Legal Descriptions

0 25 50 100
GRAPHIC SCALE 1" = 100'

1

375 FT RADIUS VICINITY PROPERTIES

INTERNATIONAL SCRAP
12705 Cairo Lane
Opa Locka, FL

DRAWN BY: RT	CHECKED BY: RT		
DATE: March 30, 2023	APPROVED BY: SC		
PROJECT NO:	REVISION NO:		
DERM FAC ID NO:	SCALE: 1" = 30'		

PROPERTIES ENVIRONMENTAL
ASSESSMENT & REMEDIATION INC
P.O. Box 811674, Boca Raton, FL 33481-1674
Tel/Fax (561) 908-2356
thepearco@aol.com

INTERNATIONAL SCRAP LLC (ISL)

12705 CAIRO LANE OPA-LOCKA, FL 33054

'SITE PLAN' SUBMITTAL

DATE: 04-06-2023

DRAWING INDEX:

001	–		SURVEY
002	–		AREAL PHOTOGRAPH
003	–	C-1	EXISTING SITE PLAN AND PROPOSED ADJUSTMENTS
004	–	C-2	SITE PLAN – PROPOSED IMPROVEMENTS.
005	–	C-3	METAL SCRAP RECYCLING FLOW DIAGRAM
006	–	C-4	PRPOSED SIGNAGE AND PAVEMENT MARKINGS
007	–	C-5	PROPOSED STORM WATER MANAGEMENT
008	–	C-6	PROPOSED STORM WATER MANAGENEMT DETAILS
009	–	C-7	PROPOSED STORM WATER MANAGEMENT DETAILS
010	–	LSF-1	PROPOSED LIFE SAFETY PLAN
011	–	A-1	PRPOSED ARCHITECTURAL GROUND FLOOR PLAN
012	–	A-2	PROCESSING KEY EQUIPMENT DETAILS
013	–	A-3	PROPOSED METAL BUILDING ROOF PLAN
014	–	A-4	PROPOSED METAL BUILDING ELEVATIONS
015	–	A-5	PROPOSED METAL BUILDING SECTIONS

K+A
Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL. (305)-662-2301
FAX (305)-661-3962

SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:
Lot 16, Block 304, NILE GARDENS SECTION I & II, according to the plat thereof, as recorded in Plat Book 31, Page 42, of the Public Records of Miami-Dade County, Florida.

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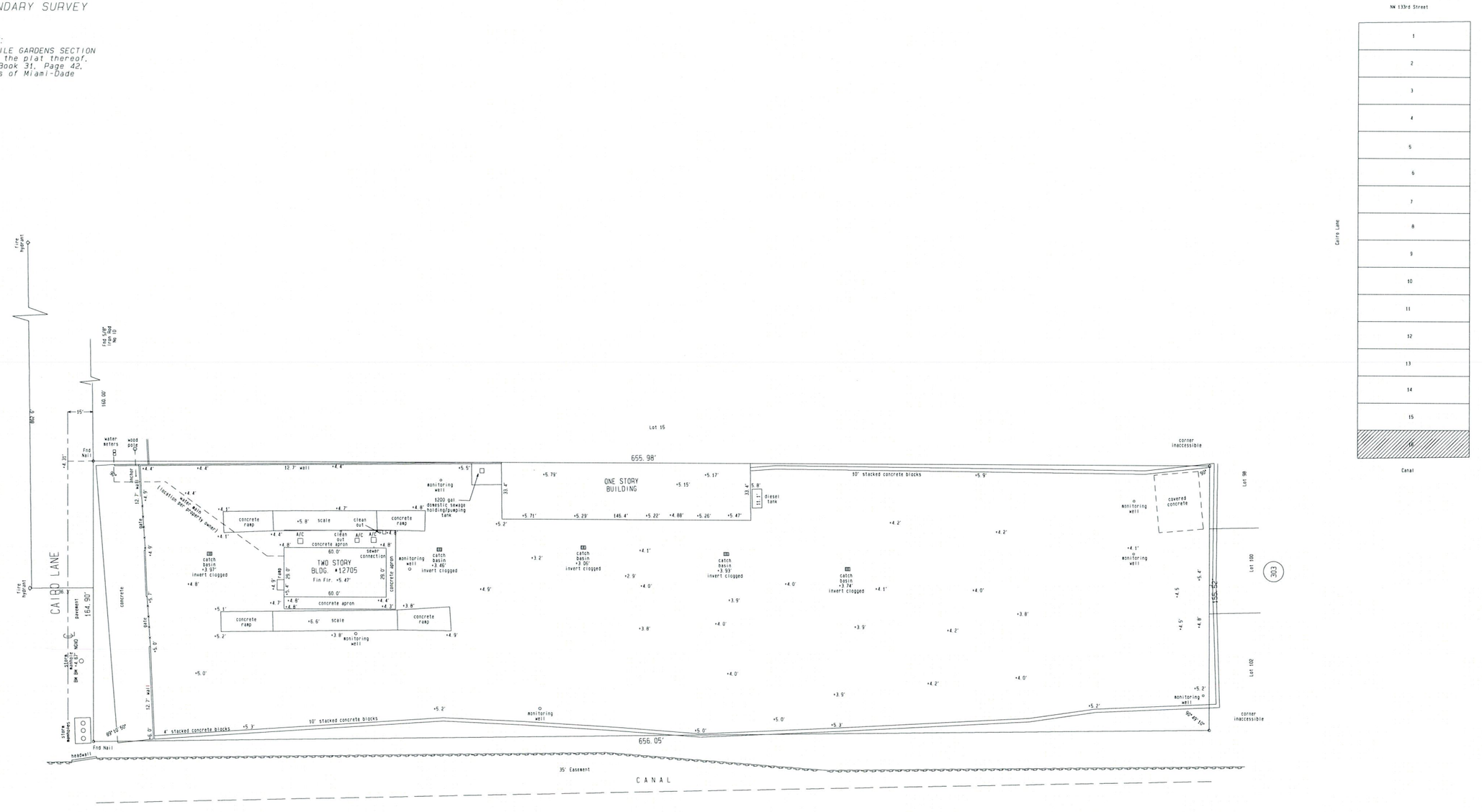

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Miami-Dade County benchmark #N-370;
PK nail and brass washer in concrete walk in fron of office building, 119' South of NW 135th Street, 69' West of centerline of Cairo Lane, elevation = +8.31' NGVD.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki H. Ulrich
Digitally signed by Mikki H. Ulrich
Date: 2023.02.08 10:12:58 -05'00'

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

FILENAME: M016-304
SCALE: 1" = 30'

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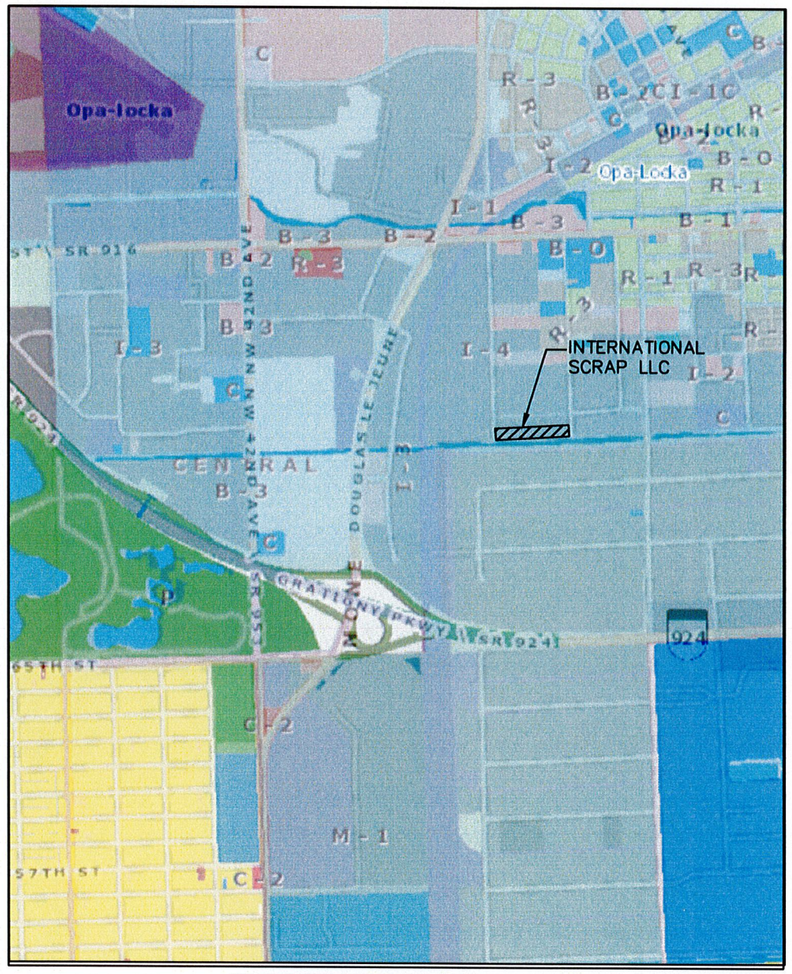
REVISIONS	DATE	FOR: INTN'L SCRAP	DATE: 10/28/2022	NO. 2210018	F.B. 143-60

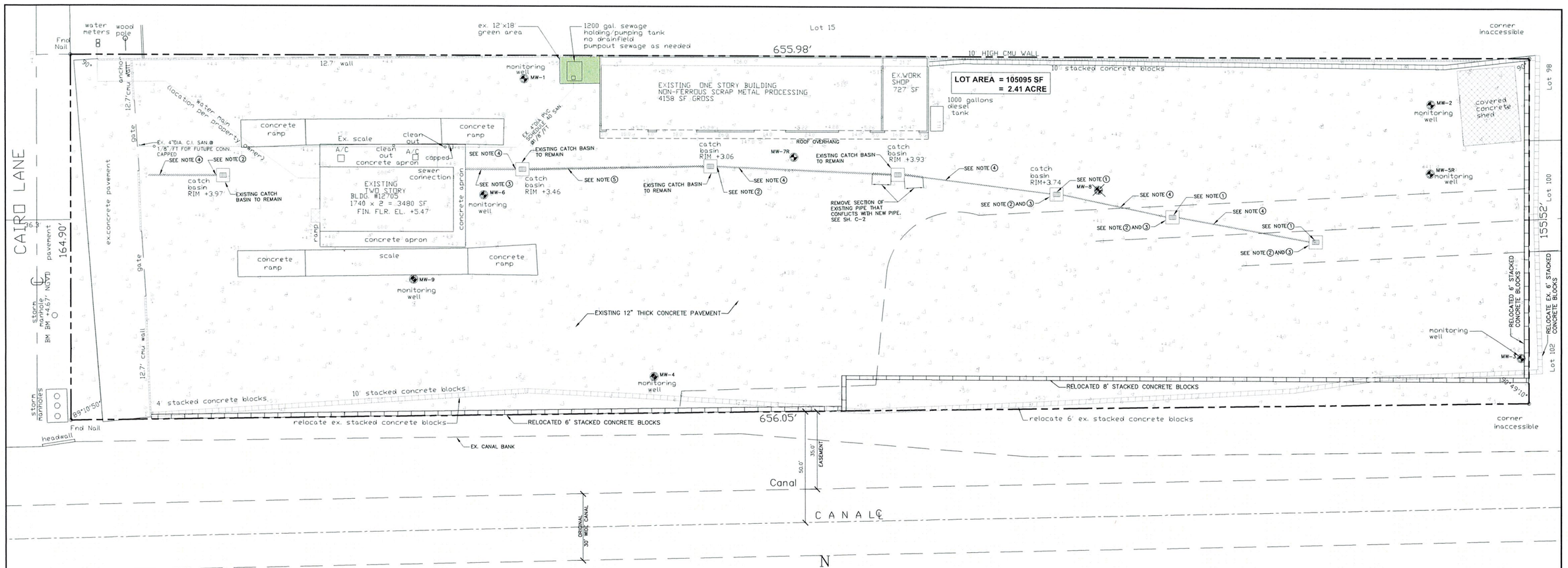
DENI LAND SURVEYORS, INC. LB #7281
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

2023 AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

K+A Khan & Associate, Inc. Consulting Engineers and Planners 7400 SW 50TH TERR. SUITE 105 Miamil Florida 33155 Tel (305)-662-2301 comm. No. 22-122.00 Fax (305)-661-3962 CA# EB00029467	LOCATION MAP	INTERNATIONAL SCRAP LLC 12705 CAIRO LANE OPA-LOCKA, FL. 33054	PROJECT NO. 22-122.00	FIG.# 1



EXISTING FACILITIES AND ADJUSTMENTS

SCALE: 1" = 20'-0"

0 5 10 20 40 60

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETE UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE. MODIFY AND RETROFIT THE BOTTOM SLOPE SUITABLE FOR NEW PIPES.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WORK SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. UNLESS OTHERWISE NOTED CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

LEGEND

- EX. STRUCTURE TO BE REMOVED
- EX. CATCH BASIN TO REMAIN
- ABONDONED EX. PIPE LEFT IN PLACE
- EX. PIPE TO BE REMOVED
- EX. STACKED CONCRETE BLOCKS 6'x2'x2' (3456 lbs EACH)
- EX. MONITORING WELL

PLAN NOTES:

1. REMOVE METAL COVER AND SAVE FOR RE-USE; REMOVE EX. FILTER AND BAFFLES.
2. PLUG EXISTING PIPE END WITH 5000 PSI CONC.; 0.4 W/C; 2" SLUMP; SEE APPLICABLE SECTIONS ON SH. C-6.
3. AT THE THREE(3) EASTERN CATCH BASINS ONLY, FILL EX. CONC. BOX WITH 2500 PSI CONCRETE, LEVEL WITH TOP OF EXISTING SLAB.
4. EXISTING PERFORATED PIPE TO REMAIN; ENDS PLUGGED PER NOTE No. 2 .
5. REMOVE EXISTING PERFORATED PIPE.

GENERAL DATA:

COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:05:03-04'00'

Sunshine State One Call of Florida, Inc. 811

Call 811 Know what's below. Call before you dig.

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA , FL. 33054

EXISTING FACILITIES AND ADJUSTMENTS

K+A Khan & Associates, Inc. Consulting Engineers and Planners
7400 S.W. 50th TERR., SUITE 105
Miami, Florida 33155
TEL (305)661-2601 Cert. No. 21422.00
FAX (305)661-2602 CAR E0000294657

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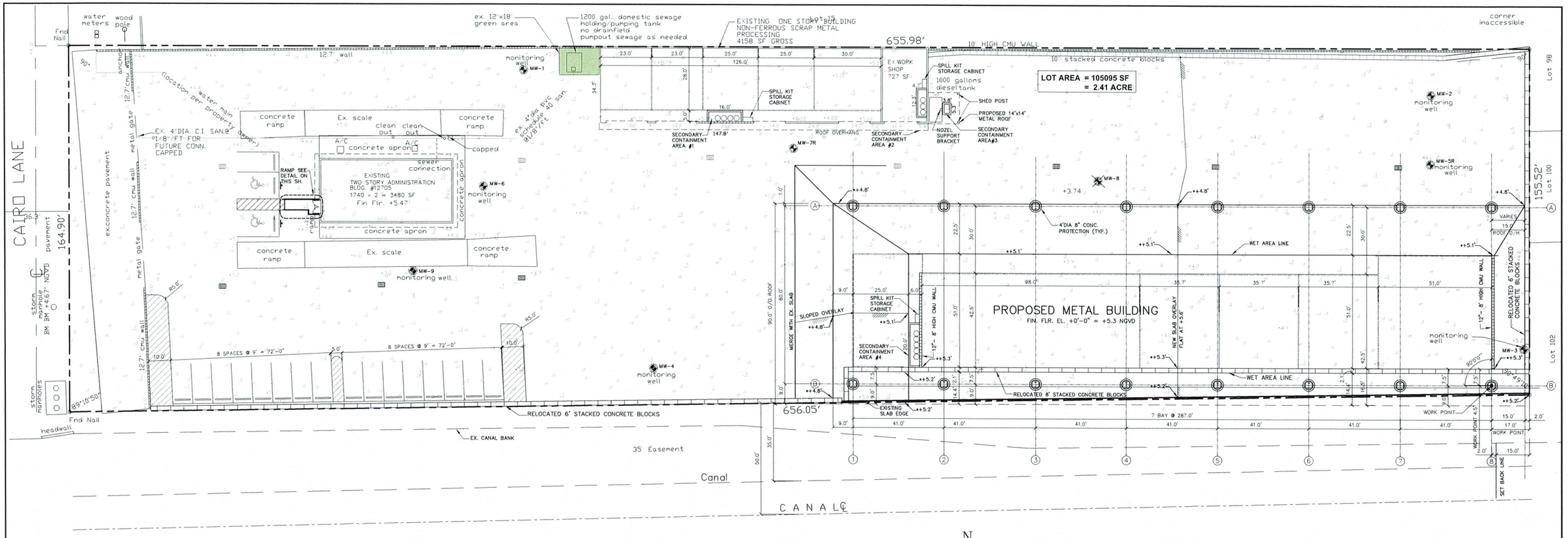
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020. LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No:	22-122.00
DRAWING No:	C-1
DWG BY:	L.O.R.
CHECKED:	M.S.K.
SCALE:	AS NOTED
DATE:	04-06-2023



N

PROPOSED IMPROVEMENTS – METAL BUILDING

SCALE: 1" = 20'-0"

0 5 10 20 40 60

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS AND IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

NOTES:

1. SEE CIVIL PLANS C-1 THRU C-3 FOR LAYOUT, PROCESSING AND SITE IMPROVEMENT WORK.
2. ALL FERROUS METAL PROCESSING SHALL BE UNDER ROOF, PROTECTED FROM RAIN WATER CONTACT WITH FERROUS METALS.
3. PROPOSED BUILDING SHALL BE A METAL BUILDING DESIGNED AND INSTALLED BY METAL BUILDING SPECIALTY SUB-CONTRACTOR.
4. SEE A-4 FOR BUILDING ELEVATIONS.
5. SEE STRUCTURAL GENERAL NOTES 'I' AND 'J' ON SHEET S-0 FOR ADDITIONAL INFORMATION ON THE METAL BUILDING.
6. SEE SECONDARY CONTAINMENT AREA DETAILS ON SH. C-7

LEGEND

- EX. ELEVATION
- +x.x PROPOSED ELEVATION
- EX. CONC. SLAB
- PROPOSED CONC. OVERLAY BOUNDARY
- PROPERTY LINE
- EX. CATCH BASIN
- PROPOSED CATCH BASIN
- EX. MONITORING WELL

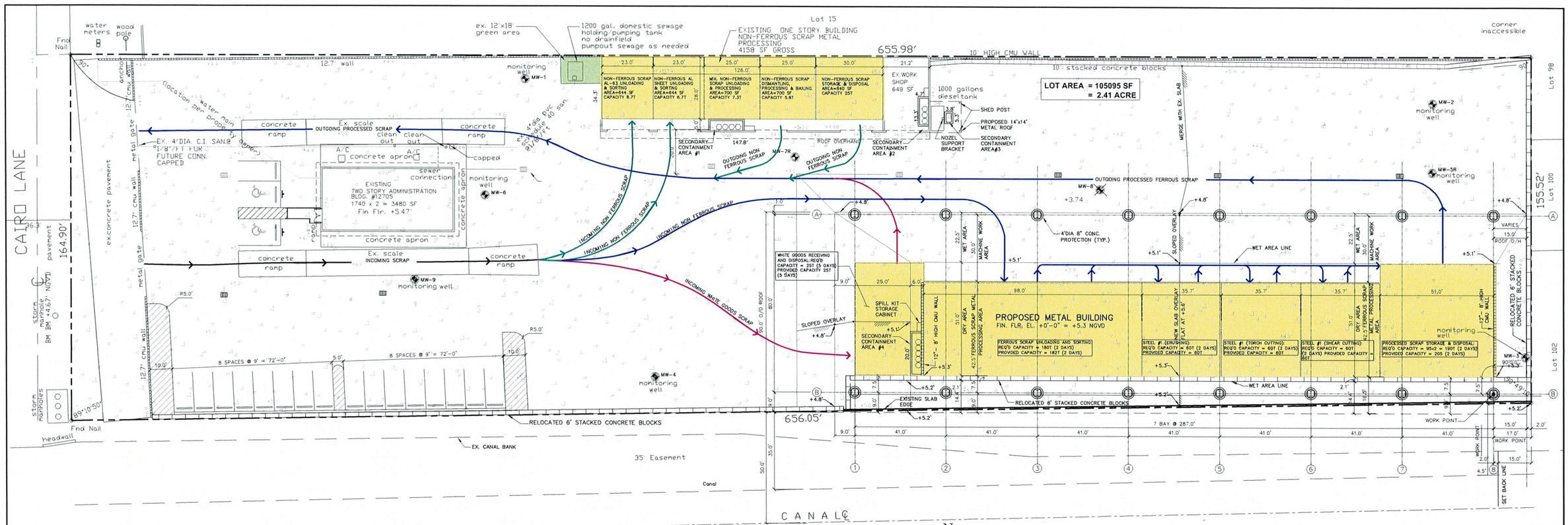
MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=skk@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:06:03-04'00'

Sunshine State One Call of Florida, Inc. 811

811 Know what's below. Call before you dig.

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA , FL 33054	PROPOSED IMPROVEMENTS – METAL BUILDING
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR, SUITE 105 Miami, Florida 33155 TEL (305)662-0021 Cert. No. 21422.DE FAX (305)663-3962 CAR E0002945	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22-122.00	DRAWING No: C-2
DWG BY: L.Q.P.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023



METAL SCRAP RECYCLING FLOW DIAGRAM

SCALE: 1" = 20'-0"

0 5 10 20 40 60

TABLE #1 – NON-FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
INDOOR ACTIVITIES								
AL 63 UNLOADING/PROCESSING-23'X28'	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
AL SHEET UNLOADING/PROCESSING-23'X28'	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
MIX NON-FERROUS UNLOADING/PROCESSING-25'X28'	700	5	3500	129.6	14,583	7.3	5 DAYS ACCUMULATION	1.8
DISMANTLING & BAILING/PROCESSING-25'X27.33'	700	4	2800	103.7	11,667	5.8	MIX SCRAP & BAILED-NOT COUNTED TWICE	
TOTAL NON-FERROUS UNLOADING & PROCESSING CAPACITY	*2689*	-	*12,960*	*472*	*40,676*	*26.5*	*5 DAYS RECYCLING*	*5.2*
ALL NON-FERROLS STORAGE-30'X28'	840	5	4200	156	52,728	26	5 DAYS RECYCLING	5.2
SECONDARY CONTAINMENT, 5'X16'	80	-	-	-	-	-	-	-
TOTAL NON-FERROUS STORAGE CAPACITY	*920*	-	*4200*	*156*	*52,728*	*26*	*5 DAYS RECYCLING*	*5.2*
TOTAL NON-FERROUS UNLOADING, PROCESSING & STORAGE CAPACITY	*3608*	-	*17,160*	*628*	*93,154*	*52*	*10 DAYS RECYCLING*	*5.2*

*Conversion factor, non ferrous scrap metals: 1 CY = 112.5 lbs.; processed, reduced volume, scrap density for storage: 1 CY = 338 lbs.

Note: Numbers are rounded off to nearest whole numbers.

Non-Ferrous Metal MAXIMUM Recycling Capacity = 52 Tons/10 Days Recycling = 5.2 Tons/day = 5 TONS/DAY

NON-FERROUS METAL PERMITTED RTECYCLING CAPACITY = 50 TONS/10 DAY RECYCLING= 5 TONS/ TONS

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
INDOOR ACTIVITIES								
ALL FERROUS SCRAP UNLOADING, 98' X 42.5'	4,165	10.5	43,733	1,620	364,500	182	2 DAYS ACCUMULATION	91
WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	*5,440*	-	*50,108*	*1,856*	*417,600*	*209*	*2.2 DAYS ACCUMULATION*	*96*
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESS NG	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	*4, 548*	-	*43, 206*	*1,599*	*359,775*	*180*	*2 DAYS PROCESSING*	*90*
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	*9,988*	-	*93,314*	*3,455*	*777,375*	*389*	*2.1 DAYS PROCESSING*	*186*
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	*2601*	*6*	*15,606*	*578*	*404,600*	*202*	*2 DAYS ACCUMULATION*	*101*
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	*12,589*	-	*108,920*	*4,033*	*1,181,975*	*591*	*6 DAYS RECYCLING*	*98*

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed volume reduced ferrous scrap: 1 CY = 700 lbs.; 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
INDOOR ACTIVITIES								
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WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	*5,440*	-	*50,108*	*1,856*	*417,600*	*209*	*2.2 DAYS ACCUMULATION*	*96*
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESS NG, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	*4, 548*	-	*43, 206*	*1,599*	*359,775*	*180*	*2 DAYS PROCESSING*	*90*
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	*9,988*	-	*93,314*	*3,455*	*777,375*	*389*	*2.1 DAYS PROCESSING*	*186*
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	*2601*	*6*	*15,606*	*578*	*404,600*	*202*	*2 DAYS ACCUMULATION*	*101*
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	*12,589*	-	*108,920*	*4,033*	*1,181,975*	*591*	*6 DAYS RECYCLING*	*98*

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed volume reduced ferrous scrap: 1 CY = 700 lbs.; 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

LEGEND

- INCOMING SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- INCOMING WHITE SCRAP METAL
- INCOMING NON FERROUS SCRAP METAL
- OUTGOING PROCESSED SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- OUTGOING PROCESSED SCRAP METAL (NON FERROUS SCRAP)

MOHAMMAD S. KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:06:55-04'00'

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, FL. 33054

RECYCLING FLOW DIAGRAM

K+A Khan & Associates, Inc. Consulting Engineers and Planners
7405 SW 50th Terrace, Suite 105
Miami, Florida 33155
TEL (305)668-2601 Certificate No: 21122.00
FAX (305)668-2962 CAA C00022417

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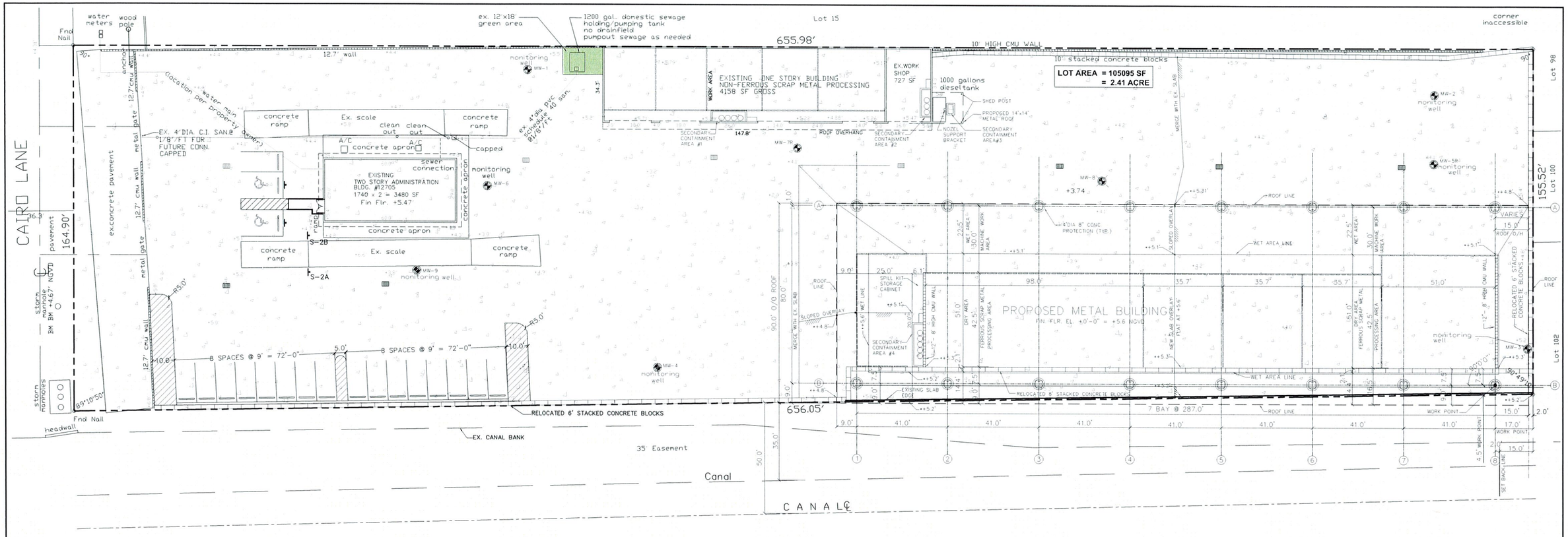
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00
DWG BY: L.Q.P.
CHECKED: M.S.K.
SCALE: AS NOTED
DRAWING No: C-3
DATE: 04-06-2023



PROPOSED SIGNAGE & PAVEMENT MARKING

SCALE: 1" = 20'

N

SIGN GENERAL NOTES:

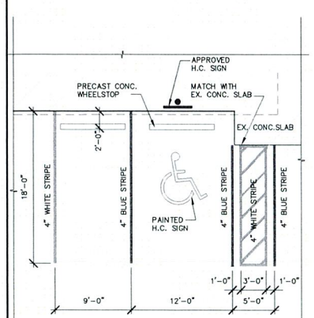
1. ALL PAVEMENT MARKINGS SHALL BE REFLECTIVE THERMOPLASTIC TYPE, PER MDWASD SECTION 02765-3.02
2. SIGNS IN PUBLIC RIGHT-OF-WAY AND ON THE PROPERTY SHALL CONFORM TO DTPW/FDOT/MUTCD STANDARDS.
3. SIGN PANELS AND SUPPORT MEMBERS SHALL CONFORM TO ALUMINUM ASSOCIATION ALLOY 6061-T6

GENERAL DATA:

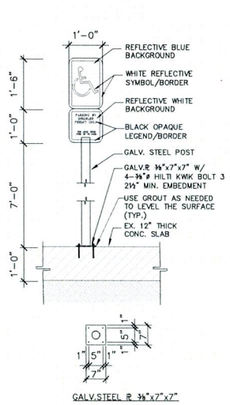
COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

LEGEND

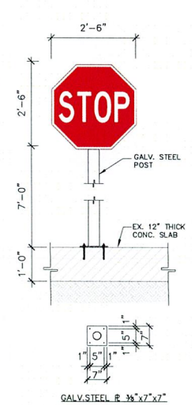
- EX. ELEVATION / PROPOSED ELEVATION
- EX. CONC. SLAB
- PROPOSED CONC. OVERLAY BOUNDARY
- PROPERTY LINE
- EX. CATCH BASIN
- PROPOSED CATCH BASIN
- EX. MONITORING WELL



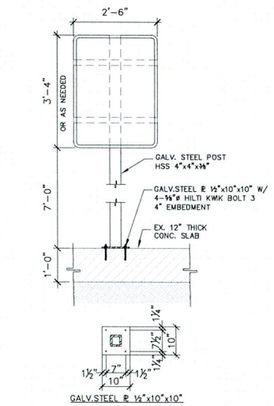
TYPICAL PARKING DETAIL
SCALE: 1" = 20'-0"



H.C. SIGN DETAIL



SIGN S-1
INSTALATION CONFORM TO R1B.1
NOT USED



COMPANY POLICY & RULES
SIGN DETAIL FOR S-2A AND S-2B

INTERNATIONAL SCRAP LLC
COMPANY POLICY AND RULES
IMPORTANT NOTICE TO OUR CUSTOMERS
ALL PRICES ARE SUBJECT TO CHANGE
ALL OUR SCALES ARE DIGITAL AND STATE CERTIFIED

1. BY LAW ALL CUSTOMER MUST IMPRINT THEIR THUMB AND SIGN THE TICKET, PLEASE COUNT YOUR CASH BEFORE LEAVING THE CASHIER WINDOW.
2. WE DO NOT BUY ANY STOLEN MATERIAL.
3. OUR INSURANCE COMPANY DOESN'T COVER ANY INJURY OR ACCIDENTS TO ANY CUSTOMER WHEN DROPPING OR OUT OF THE YARD.
4. OUR COMPANY DOESN'T BUY ANY MATERIAL CONTAINING OIL, GREASE, GAS, NATURAL GAS, SEAL PROPANE TANKS, RADIATION EQUIPMENT AND X-RAYS, MATERIALS CONTAINING OIL, GASOLINE, DIESEL ETC., MUST BE DRAINED PRIOR TO ENTERING THIS FACILITY.
5. OUR COMPANY DOES NOT BUY TIRES OF ANY KIND.
6. OUR INSPECTOR HAS THE AUTHORITY TO REJECT & TURN AWAY ANY VENDOR VIOLATING ABOVE STATED POLICIES.

WE APPRECIATE YOUR BUSINESS PLEASE COME AGAIN AND HAVE A GREAT DAY

S-2A

REFLECTIVE WHITE BACKGROUND

GREEN OPAQUE LEGEND

INTERNATIONAL SCRAP LLC
POLIZA Y REGLAMENTOS DE LA EMPRESA
AVISO IMPORTANTE PARA NUESTROS CLIENTES EL PRECIO DE LOS MATERIALES ESTA SUJETO A CAMBIAR DIARIAMENTE NUESTRAS PESAS SON DIGITALES Y CERTIFICADAS POR EL ESTADO.

1. POR FAVOR TENGA SU IDENTIFICACION LISTA.
2. POR FAVOR TODOS LOS CLIENTES TIENEN QUE FIRMAR Y PONER LA HUELLA DIGITAL EN EL RECIBO.
3. POR FAVOR CUENTE SU DINERO ANTES DE RETIRARSE DE LA CAJERA.
4. NO SE COMPRAN MATERIALES ROBADOS.
5. NUESTRO SEGURO NO CUBRE ACCIDENTES O LESIONES A CLIENTES QUE VENGAN A DEJAR O RECOGER MATERIALES.
6. NO SE COMPRAN MATERIALES QUE CONTENGAN ACEITE, GRASA, GAS, GAS NATURAL, GAS DE ACETILENO SELLADO, EQUIPOS DE RADIACION Y O RAYOS X, MATERIALES QUE CONTENGAN ACEITE GASOLINA, DIESEL ETC., DEBEN SER DRENADOS ANTES DE ENTRAR EN LAS INSTALACIONES.
7. NO SE COMPRAN LLANTAS DE NINGUN TIPO.
8. NUESTRO INSPECTOR TIENE LA AUTORIDAD DE RECHAZAR Y ALEJAR CUALQUIER VENDEDOR QUE VIOLE LAS REGLAS ANTERIORES.

NOSOTROS APRECIAMOS SU NEGOCIO POR FAVOR REGRESE Y TENGA UN EXCELENTE DIA

S-2B

COMPANY POLICY & RULES SIGN S-2A AND S-2B
(IN ENGLISH AND SPANISH)

MOHAMMAD S. KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O=Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:07:57-04'00'

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, , FL. 33054

PROPOSED SIGNAGE & PAVEMENT MARKING

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301 Comm. No. 21-105.00
FAX (305)-661-3962 CA# EB0002467

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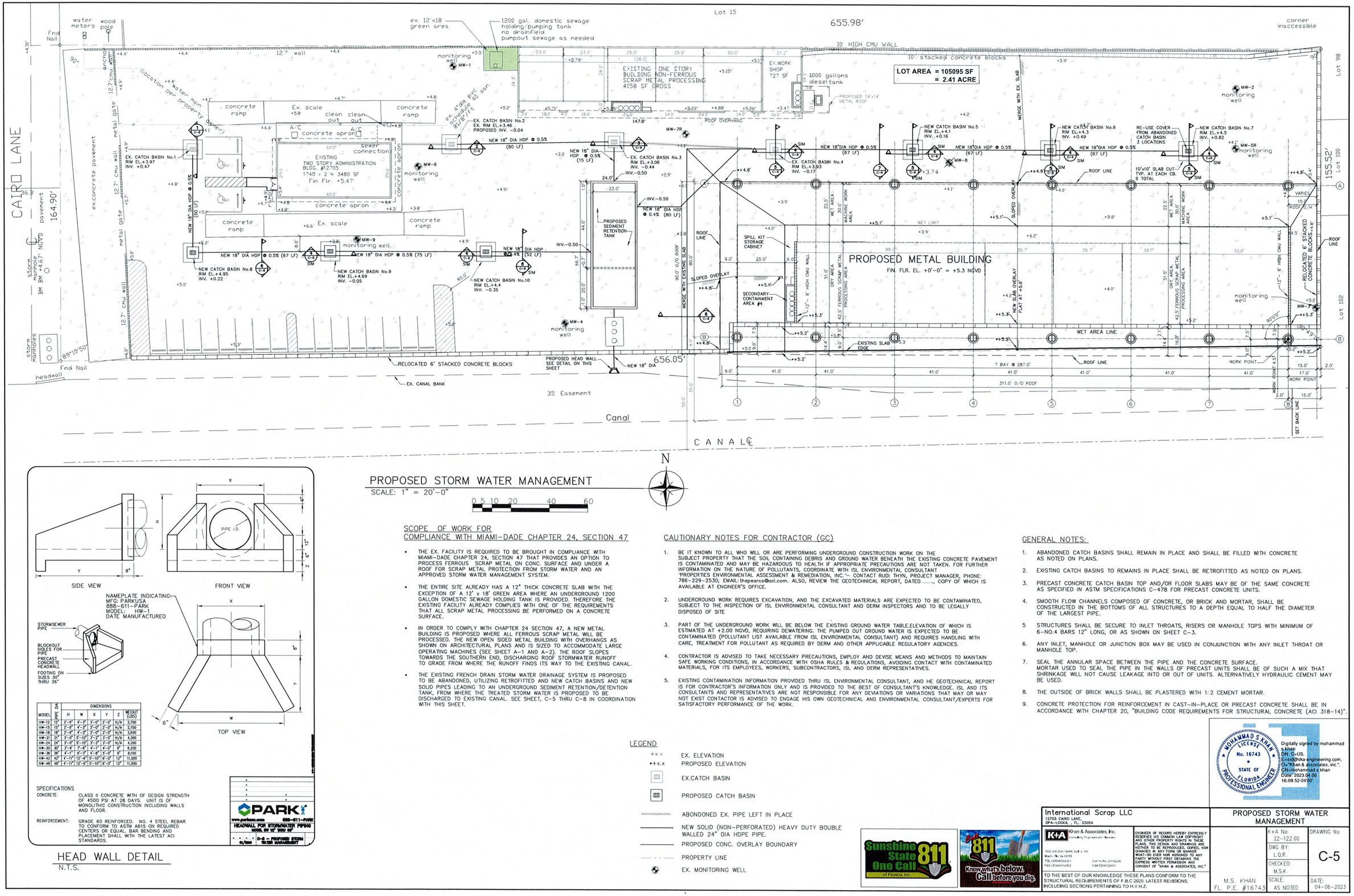
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO HURRICANE.

M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00
DRAWING No: C-4
DWG BY: L.Q.P.
CHECKED: M.S.K.
SCALE: AS NOTED
DATE: 04-06-2023



HEAD WALL DETAIL
N.T.S.

PROPOSED STORM WATER MANAGEMENT

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS AND IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

CAUTIONARY NOTES FOR CONTRACTOR (GC)

1. BE IT KNOWN TO ALL WHO WILL OR ARE PERFORMING UNDERGROUND CONSTRUCTION WORK ON THE SUBJECT PROPERTY THAT THE SOIL CONTAINING DEBRIS AND GROUND WATER BENEATH THE EXISTING CONCRETE PAVEMENT IS CONTAMINATED AND MAY BE HAZARDOUS TO HEALTH IF APPROPRIATE PRECAUTIONS ARE NOT TAKEN. FOR FURTHER INFORMATION ON THE NATURE OF POLLUTANTS, COORDINATE WITH ISL ENVIRONMENTAL CONSULTANT "PROPERTIES ENVIRONMENTAL ASSESSMENT & REMEDIATION, INC."– CONTACT RUDI THYN, PROJECT MANAGER, PHONE: 786-229-2530; EMAIL: thepearco@aol.com. ALSO, REVIEW THE GEOTECHNICAL REPORT, DATED....., COPY OF WHICH IS AVAILABLE AT ENGINEER'S OFFICE.
2. UNDERGROUND WORK REQUIRES EXCAVATION, AND THE EXCAVATED MATERIALS ARE EXPECTED TO BE CONTAMINATED, SUBJECT TO THE INSPECTION OF ISL ENVIRONMENTAL CONSULTANT AND DERM INSPECTORS AND TO BE LEGALLY DISPOSED OF SITE
3. PART OF THE UNDERGROUND WORK WILL BE BELOW THE EXISTING GROUND WATER TABLE.ELEVATION OF WHICH IS ESTIMATED AT +2.00 NGVD, REQUIRING DEWATERING. THE PUMPED OUT GROUND WATER IS EXPECTED TO BE CONTAMINATED (POLLUTANT LIST AVAILABLE FROM ISL ENVIRONMENTAL CONSULTANT) AND REQUIRES HANDLING WITH CARE, TREATMENT FOR POLLUTANT AS REQUIRED BY DERM AND OTHER APPLICABLE REGULATORY AGENCIES.
4. CONTRACTOR IS ADVISED TO TAKE NECESSARY PRECAUTIONS, EMPLOY AND DEVISE MEANS AND METHODS TO MAINTAIN SAFE WORKING CONDITIONS, IN ACCORDANCE WITH OSHA RULES & REGULATIONS, AVOIDING CONTACT WITH CONTAMINATED MATERIALS, FOR ITS EMPLOYEES, WORKERS, SUBCONTRACTORS, ISL AND DERM REPRESENTATIVES.
5. EXISTING CONTAMINATION INFORMATION PROVIDED THRU ISL ENVIRONMENTAL CONSULTANT, AND HE GEOTECHNICAL REPORT IS FOR CONTRACTOR'S INFORMATION ONLY AND IS PROVIDED TO THE BEST OF CONSULTANT'S KNOWLEDGE. ISL AND ITS CONSULTANTS AND REPRESENTATIVES ARE NOT RESPONSIBLE FOR ANY DEVIATIONS OR VARIATIONS THAT MAY OR MAY NOT EXIST CONTACTOR IS ADVISED TO ENGAGE HIS OWN GEOTECHNICAL AND ENVIRONMENTAL CONSULTANT/EXPERTS FOR SATISFACTORY PERFORMANCE OF THE WORK.

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETE UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

LEGEND

+x.x	EX. ELEVATION
*+x.x	PROPOSED ELEVATION
	EX.CATCH BASIN
	PROPOSED CATCH BASIN
	ABONDONED EX. PIPE LEFT IN PLACE
	NEW SOLID (NON-PERFORATED) HEAVY DUTY BOUBLE WALLED 24" DIA HDPE PIPE.
	PROPOSED CONC. OVERLAY BOUNDARY
	PROPERTY LINE
	EX. MONITORING WELL

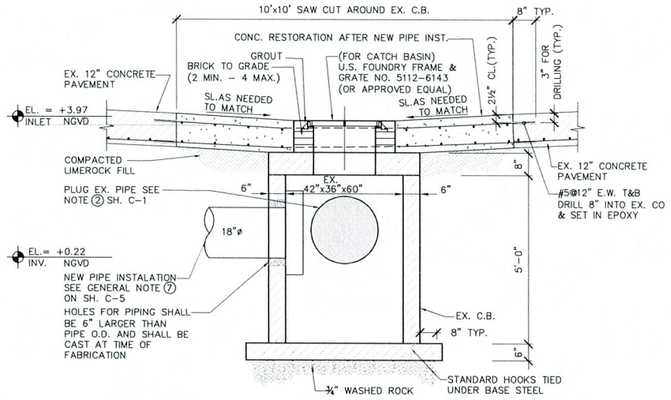
MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:08:52-04'00'

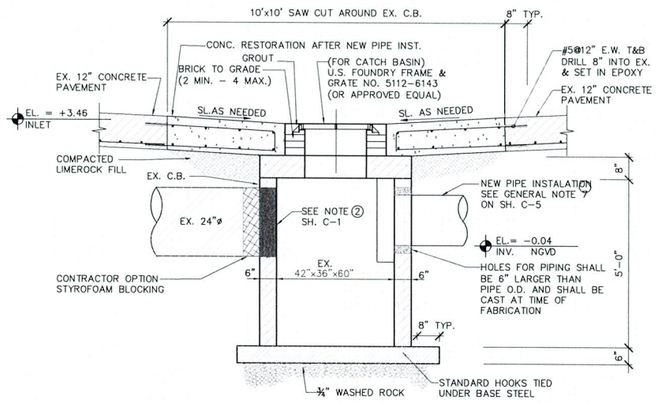
Sunshine State One Call of Florida, Inc

Call 811 Know what's below. Call before you dig.

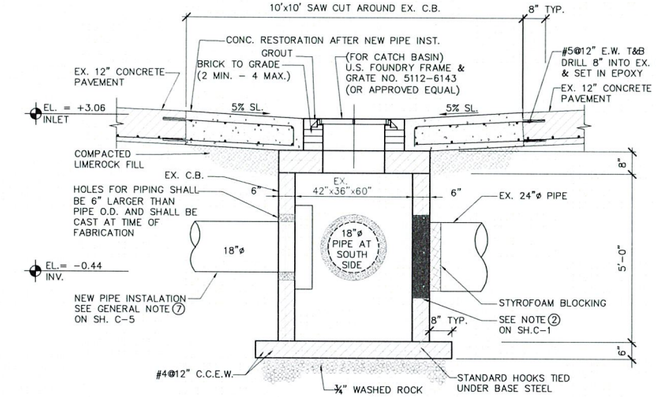
International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL. 33054	PROPOSED STORM WATER MANAGEMENT
K+A Khan & Associates, Inc. Consulting Engineers and Planners AA0C 5415-1, 5000, SUITE 105 Miami, Florida 33155 TEL (305) 662-2001 Cert. No. 27-122.00 FAX (305) 670-2962 CA# EB0002845	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NOT TO BE USED IN WHOLE OR PART, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020. LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	K+A No: 22-122.00 DRAWING No: C-5 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023 M.S. KHAN FL. P.E. #16743



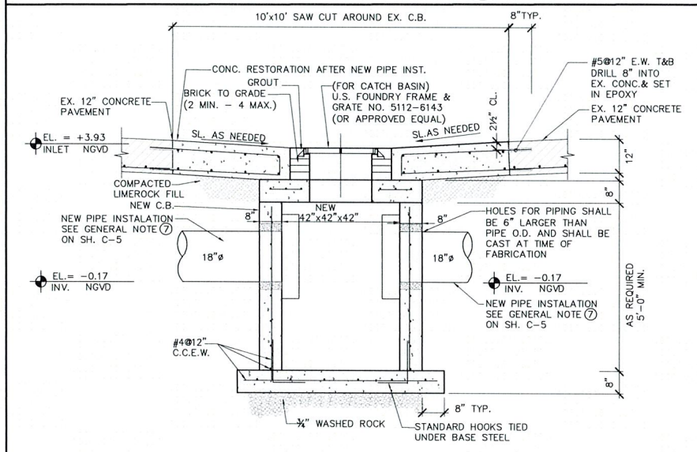
SECTION AT EX. CB#1 (1 / C-6)
SCALE 1/2" = 1'



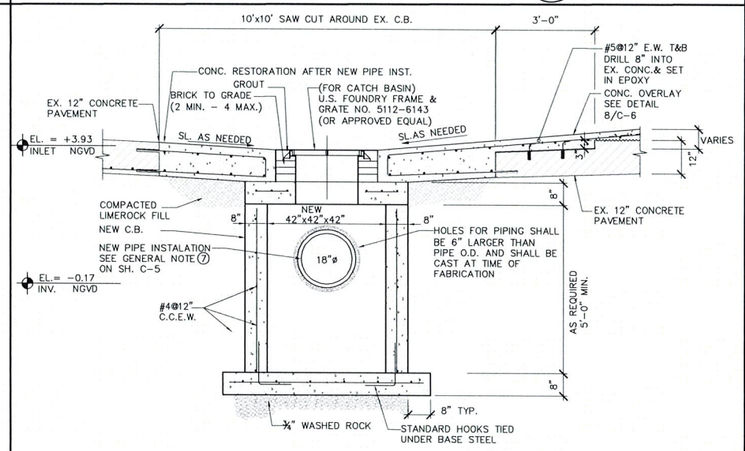
SECTION AT EX. CB#2 (2 / C-6)
SCALE 1/2" = 1'



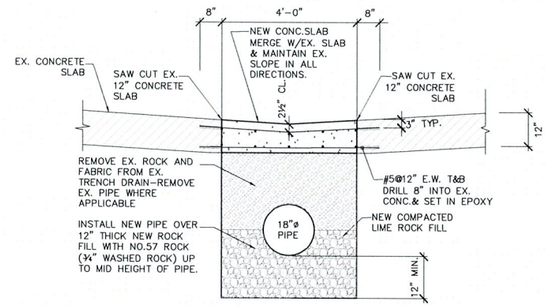
SECTION AT EX. CB#3 (3 / C-6)
SCALE 1/2" = 1'



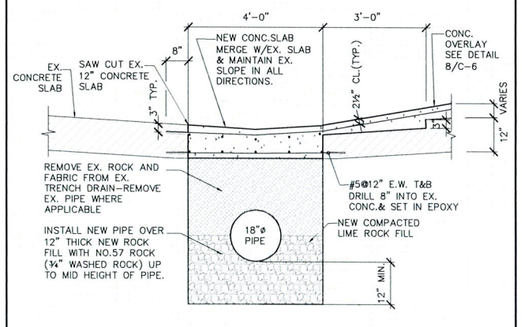
SECTION AT NEW CB#4 (4 / C-6)
SCALE 1/2" = 1'



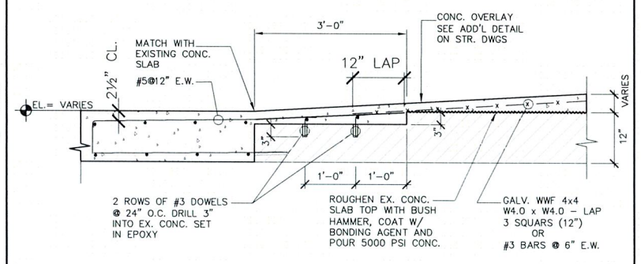
SECTION AT NEW CB#4 (5 / C-6)
SCALE 1/2" = 1'



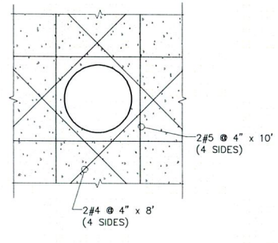
SECTION
NEW PIPE INSTALLATION (6 / C-6)
SCALE 1/2" = 1'



SECTION
NEW PIPE INSTALLATION (7 / C-6)
SCALE 1/2" = 1'



SECTION
CONCETE SLAB OVERLAY (8 / C-6)
SCALE 3/4" = 1'



ADD'L REINF. DETAIL AT CONC. SLAB OPENING (9 / C-6)
SCALE 1/2" = 1'

GENERAL NOTES:

1. DEWATER AS REQUIRED FOR INSTALLATION FOR DRY WORK PLACE SEE CAUTIONARY NOTES ON SH. C–5
2. COMPACT NEW LIMEROCK FILL TO 98% AASHTO T–180 (MODIFIED PROCTOR DENSITY
3. ALL NEW CONCRETE SHALL BE ⅛'c = 5000 PSI, W/C = 0.45 MAX. AND SLUMP 4" (–0.5", +1")
4. ALL NEW REINFORCING STEEL SHALL CONFORM TO ASTM A615 ⅜⅜ = 60 PSI
5. WHERE INDICATED, REINFORCING BARS SHALL BE SET IN HILTI HIT–RE500 V3 EPOXY.

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=ms@k-a-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:34:47-04'00'

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International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA , FL. 33054

K+A Khan & Associates, Inc.
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Miami, Florida 33155
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M.S. KHAN
FL. P.E. #16743

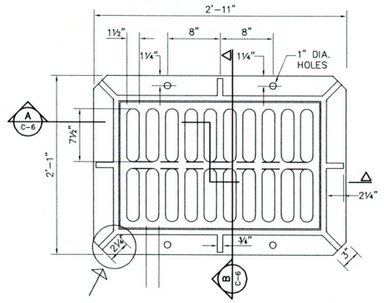
STORM WATER MANAGEMENT SECTIONS AND DETAILS

K+A No:	22–122.00
DWG BY:	L.Q.P.
CHECKED:	M.S.K.
SCALE	AS NOTED
DATE:	04–06–2023
DRAWING No:	C-6

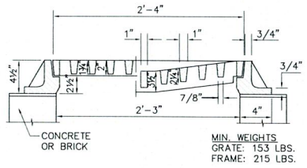
NOTE:

TO AVOID MISUNDERSTANDING AND TO INSURE COMPLIANCE WITH SPECIFICATION, BEFORE COMPLIANCE WITH SPECIFICATION, BEFORE PURCHASING MATERIALS OR EQUIPMENT FOR HIS WORK THE CONTRACTOR SHALL FURNISH AT LEAST FOUR COPIES OF SHOP DRAWINGS OR ILLUSTRATION SHEETS FOR APPROVAL BY THE ENGINEER. HE SHALL ALSO FURNISH RIPTIVE SPECIFICATIONS AND ENGINEERING DATA FOR FILTER FABRIC, PIPES, FRAMES AND GRADES, AND OUTLETS; ALSO FOR ANY OTHER ITEM REQUESTED BY ENGINEER. THE APPROVAL OF SHOP OR WORKING DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRONEOUS OR INCONSISTENT DIMENSIONS, NOTATIONS, OMISSIONS OR OTHER ERRORS, OR FOR THE PROPER FUNCTIONING OF THE COMPLETE INSTALLATION.

NO EXISTING UTILITIES ARE SHOWN ON THESE PLANS. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS. UPON FINDING OTHER UTILITIES CONFLICT RESOLUTION WILL BE PROVIDED

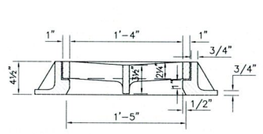


TYPICAL DETAIL
FRAME & GRATE
N.T.S.
1 C-7

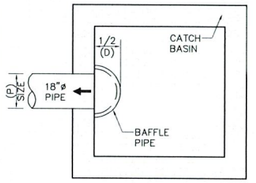


MIN. WEIGHTS
GRATE: 153 LBS.
FRAME: 215 LBS.

SECTION
N.T.S.
A C-7



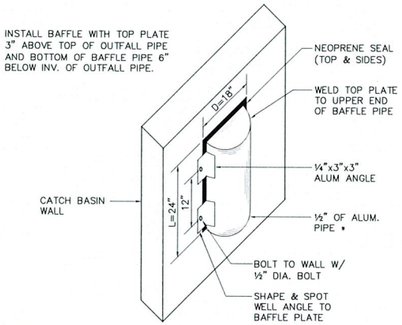
SECTION
N.T.S.
B C-7

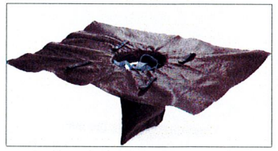


PLAN VIEW

* PREFORMED FIBERGLASS BAFFLE MAY BE USED INSTEAD OF PIPE

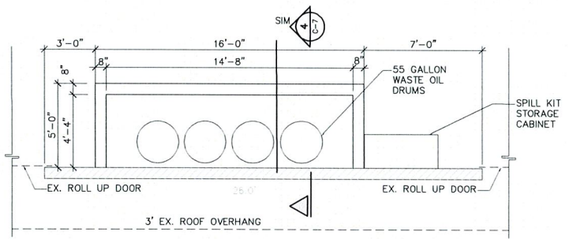
INSTALL BAFFLE WITH TOP PLATE 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF BAFFLE PIPE 6" BELOW INV. OF OUTFALL PIPE.





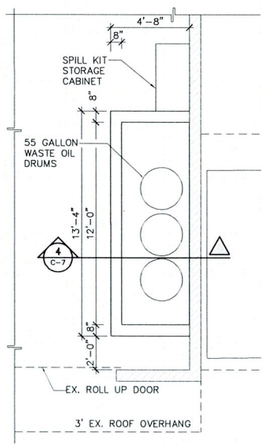
DRAIN INSERT PLUS
BY PIG OR APPROVED EQUAL

POLLUTION CONTROL DEVICES
N.T.S.
WITH DRAIN INSERT PLUS
2 C-7



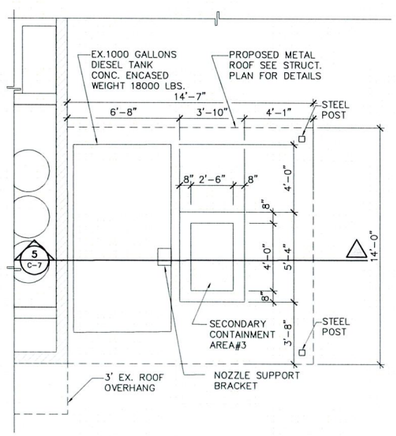
AREA #1

ACCOMODATE UP TO 4-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 31.44 CF
CAPACITY PROVIDED = 42.5 CF
= 135% OF REQUIRED



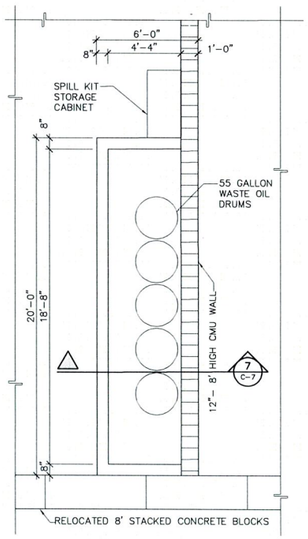
AREA #2

ACCOMODATE UP TO 3-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 23.58 CF
CAPACITY PROVIDED = 32.16 CF
= 136.4% OF REQUIRED



AREA #3

NO WASTE OIL DRUMS
FEUL NOZZLE SPILLS SAFEGUARD
CAPACITY PROVIDED = 6.7 CF
= 50 GALLONS

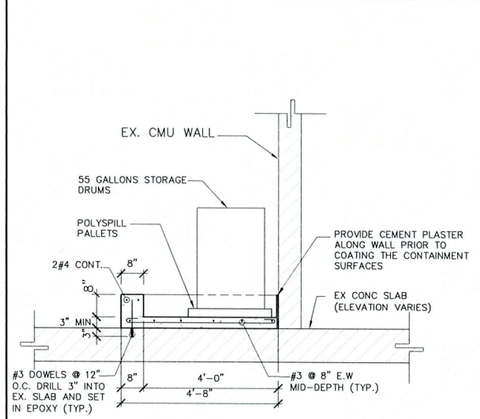


AREA #4

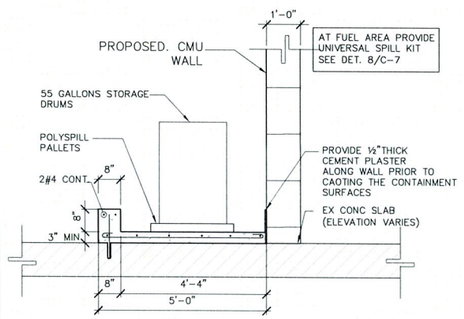
ACCOMODATE UP TO 5-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 39.3 CF
CAPACITY PROVIDED = 54.2 CF
= 137.9% OF REQUIRED

DETAILS FOR SECONDARY CONTAINMENT AREAS
SCALE: ¼" = 1'-0"
3 C-7

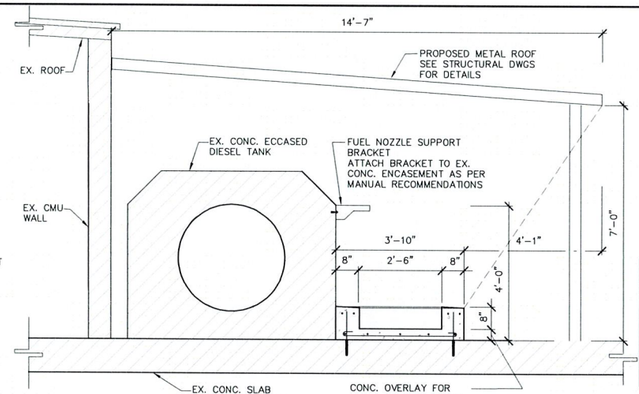
N



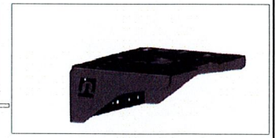
SECTION
SCALE: ¼"=1'-0"
4 C-7



DETAIL
SCALE: ¼"=1'-0"
7 C-7



FUEL NOZZLE MOUNTING BRAKET
DETAIL
SCALE: ¼"=1'-0"
5 C-7



FUEL NOZZLE WALL MOUNTING BRAKET
DETAIL
SCALE: N.T.S.
6 C-7

ESP UNIVERSAL 20 GAL. SPILL KIT
AVAILABLE AT JME ELLSWORTH)

DETAIL
SCALE: N.T.S.
8 C-7

GENERAL NOTES::
SECONDARY CONTAINMENT AREA

1. ALL SECONDARY CONTAINMENT AREA SHALL BE EQUIPED WITH UNIVERSAL SPILL KIT. SEE DETAIL 8/C-7
2. COAT ALL CONTAINMENT AREA WITH THEME ARMOR POLYUREA COATING OR ENGINEER APPROVED EQUAL
3. STORE DRUMS ON POLYSPILL PALLETS.
4. EXISTING CONCRETE SLAB SLOPES; NEW CONCRETE BASE FOR CONTAINMENT AREAS SHALL BE FLAT AND LEVEL; PROVIDE 3" THICK MIN. AND VARY THICKNESS AS NEEDED.

MOHAMMAD S. KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2023.04.06 16:09:44-04'00'

Sunshine State 811 One Call of Florida, Inc.

Call 811 Know what's below. Call before you dig.

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA , FL 33054	STORM WATER MANAGEMENT SECTIONS AND DETAILS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-663-2301 Comm. No. 21-105.00 FAX (305)-661-3942 CA# EB0002487	K+A No: 22-122.00 DRAWING No: C-7 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023
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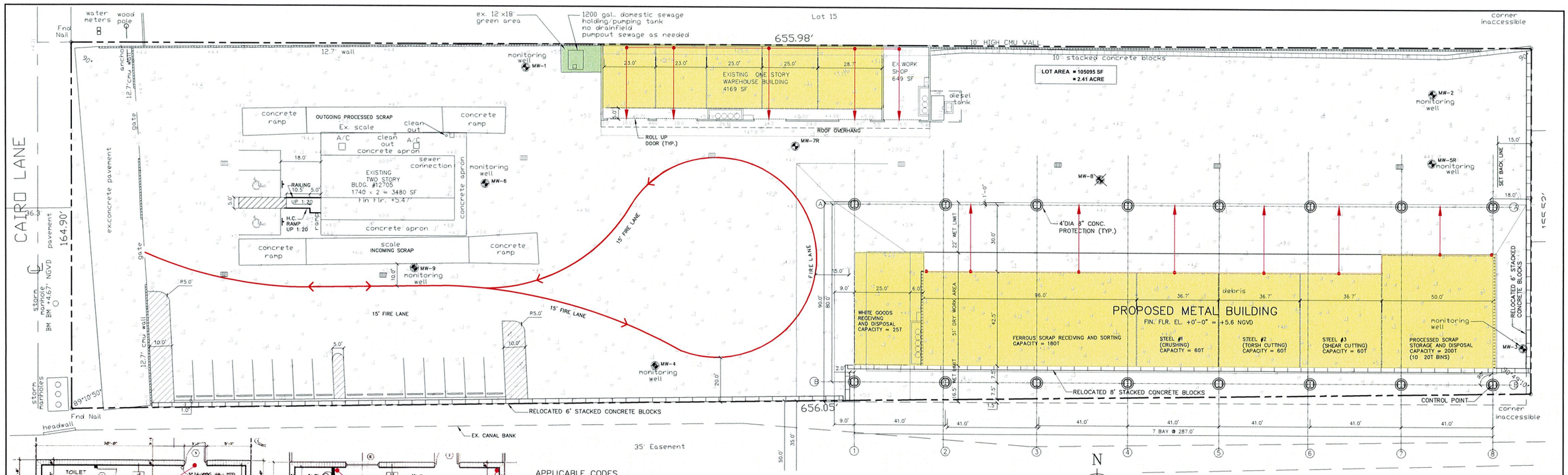
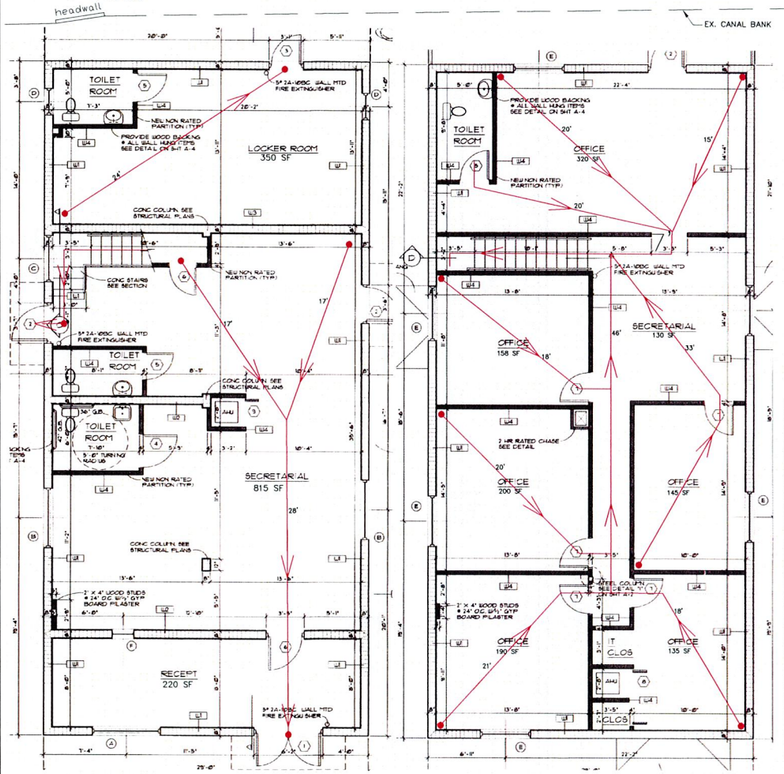
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743





EX. ADMIN. BUILDING LIFE SAFETY PLAN

N.T.S.

LEGEND

FIRE LINE

EGRESS ROUTE

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2020 7th EDITION
2. LIFE SAFTY CODE NFPA 101 (2018)

PROPOSED AND EXISTING BUILDINGS ARE NON – SPRINKLED – FBC 507.3

ONE STORY PRIMARY STRUCTURAL FRAME TABLE 606.1
- 1 HOUR FIRE RESISTANCE REQUIRED
- EX. BUILDING CBS CONSTRUCTION EXCEEDS 1 HOUR FIRE RATING.
- EX. BUILING EXTERIOR LOAD BEARING WALLS FIRE RATING REQUIRED 1 HOUR . EXISTING CBS WALLS EXCEED 1 HOUR FIRE RATING.
- PROPOSED METAL BUILDING IS OPEN SIDED STRUCTURAL STEEL CONSTRUCTION WITH 34'–42' HEIGHT FOR ROOF FRAMING MEMBERS FIRE RESISTANCE REQUIRED : N/A.

OCCUPANCY CLASSIFICATION

- EXISTING OFFICES BUILDING: BUSNESS.
- EXISTING AND PROPOSED METAL BUILDINGS FOR FERROUS AND NON–FERROUS SCRAP METAL PROCESSING: SPECIAL LOW HAZARD FACTORY INDUSTRIAL – GROUP F–2 PER FBC SECTION 306.3. NFPA 101: 6.1.12.1; SUBCLASSIFICATION 40.1.2.1.2– SPECIAL– PORPOSE INDUSTRIAL OCCUPANCY .

BUILDING TYPE V F–2

OCCUPANT LOAD TABULATION

SPACE	USE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANCY LOAD
EX. ADMIN. BLDG.	BUSINESS.	2663	150	18
EX. ADMIN. BLDG. MISC. AREA	N/A	817		
EX. ADMIN. BLDG. GROSS AREA		3480		
EX. ONE STORY BLDG.FOR NON FERROUS SCRAP PROCESSING	SP. INDUSTRIAL	4125	1000 FIRST 10,000	4.1
–EX. ONE STORY BLDG. –NON USE AREA	N/A	595	N/A	0
–EX. ONE STORY BLDG. –SECONDARY CONTAINMENT AREA	N/A	142	N/A	0
EX. ONE STORY BLDG. GROSS AREA (147.33'x33')		4862		
PROPOSED METAL BLDG. FOR FERROUS SCRAP PROCESSING	SP. INDUSTRIAL			
–AREA OCC. BY FERROUS SCRAP	SP. INDUSTRIAL	12,795	N/A	0
–SMALL MACHINE WORK AREA	SP. INDUSTRIAL	2050	1000	2
–HEAVY MACHINE WORK AREA	SP. INDUSTRIAL	5905	1000 FIRST 10,000	6
–AREA OCC. BY CONC. WALL	N/A	102	N/A	0
–SECONDARY CONTAINMENT AREA	N/A	100	N/A	0
–STORM WATER EXCLUSING AREA (SOUTH)	N/A	2168	N/A	0
PROPOSED METAL BLDG. GROSS AREA (289'x80')		23,120		
TOTAL				30

LIFE SAFETY PLAN

SCALE: 1" = 20'–0"

0 5 10 20 40 60

N

OCCUPANT LOAD REQUIREMENTS (PER FBC 2020 CHAPTER 10):

COMPLY WITH NFPA 101 TABLE 7.3.1.2
OCCUPANT LOAD = 30

EGRESS WIDTH:

OTHER EGGRESS COMPONENTS: 30 OC. X .2 IN = 6 INCH
EGRESS COMPONENT PROVIDED (1) 3'–0" WIDE DOOR (170 MAX OC)
(1) 6'–0" WIDE DOOR (340 MAX OC)

NUMBER OF EXITS (PER FBC 2020 SECTION 1006.3.2):

OCCUPANCY LOAD: 30
NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROPOSED: 2

COMMON PATH DEAD–END, AND TRAVEL DISTANCE LIMITS PER NFPA 101 TABLE A.7.6 (UNSPRINKLERED BUILDING):

	REQUIRED	PROVIDED
BUSINESS: (EXISTING OFFICE BUILDING)		
COMMON PATH LIMIT :	75'–0"	50'
DEAD–END LIMIT:	20'–0"	N/A
TRAVEL PATH LIMIT:	200'–0"	N/A
PROPOSED METAL AND EXISTING OPEN SHED BUILDINGS NFPA 101: 6.1.12.1/40.1.2.1.2 SP. PURPOSE INDEUSTRIAL.	N/A	30'–0"

MEANS OF EGRESS (PER FBC 2020)
(EXISTING ADMIN. BUILDING)

- EXIT ILLUMINATION: MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008
- ACCESSIBLE MEANS OF EGRESS: ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTIONS 1006 AND 1007
- DOORS AND GATES: MEANS OF EGRESS DOORS AND GATES SHALL COMPLY WITH SECTIONS 1006 AND 1007
- EXIT ACCESS: EXIT ACCESS SHALL COMPLY WITH SECTIONS 1014.1–1014.5 1015.1–1015.6 & 1016.1–1016.3

ACCESSIBILITY (PER FBC 2020 CHAPTER 11):

- COMPLY WITH ALL PERTINENT SECTION OF CHAPTER 11– FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

NFPA 101 (2018):

TYPE OF CONSTRUCTION:

SEE OCCUPANCY CLASSIFICATION ON THIS SHEET

HEADROOM WITHIN MEANS OF EGRESS:

THE CEILING HEIGHT SHALL BE NOT LESS THAN 7–FEET FROM THE FLOOR, WITH PROJECTIONS FROM CEILING NOT LESS THAN 6–FEET–8–INCHES NOMINAL ABOVE THE FLOOR.

CHANGES IN LEVEL WITHIN MEANS OF EGRESS:

CHANGES IN LEVEL WITHIN MEANS OF EGRESS SHALL NOT EXCEED 1/2". IN ACCORDANCE WITH SECTION 7.1.6.2

DOORS WITHIN MEANS OF EGRESS: (EXISTING OFFICE BUILDING)

ALL DOORS WITHIN MEANS OF EGRESS SHALL COMPLY WITH SECTION 7.2.1

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2023.04.06 16:10:45-04'00'

International Scrap LLC
12705 CAIRO LANE
OPA–LOCKA , FL. 33054

LIFE SAFETY PLAN

K+A Khan & Associates, Inc. Consulting Engineers and Planners
7452 SW 52ND TERR, SUITE 103
Miami, FL. 33155
TEL (305)667-2737 Comm. No. 21-22.00
FAX (305)667-3962 CAA C0000547

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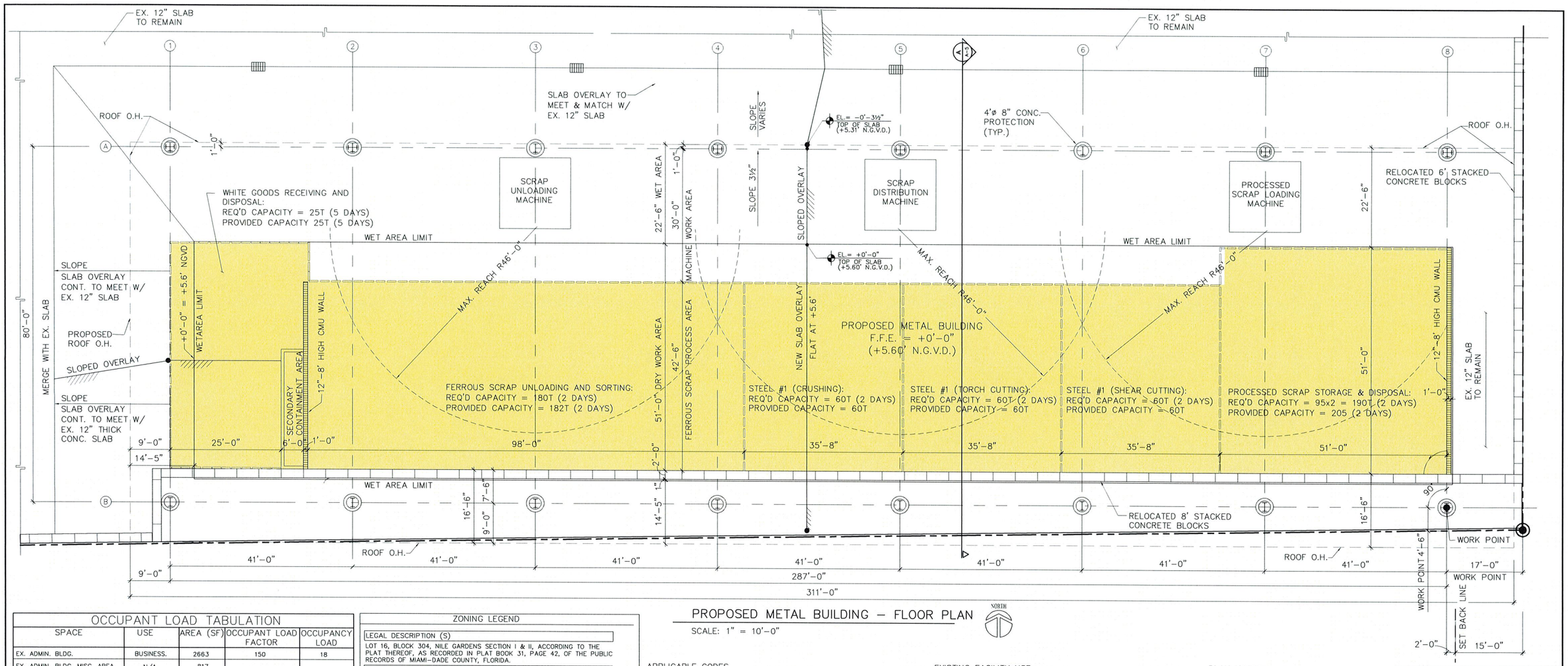
DRAWING No: LSF-1
DATE: 04–06–2023



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EX. ONE STORY BLDG. GROSS AREA (147.33'x33')		4862		
PROPOSED METAL BLDG. FOR FERROUS SCRAP PROCESSING	SP. INDUSTRIAL			
–AREA OCC. BY FERROUS SCRAP	SP. INDUSTRIAL	12,795	N/A	0
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–HEAVY MACHINE WORK AREA	SP. INDUSTRIAL	5905	1000 FIRST 10,000	6
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–STORM WATER EXCLUSING AREA (SOUTH)	N/A	2168	N/A	0
PROPOSED METAL BLDG. GROSS AREA (289'x80')		23,120		
TOTAL				30

ZONING LEGEND

LEGAL DESCRIPTION (S)

LOT 16, BLOCK 304, NILE GARDENS SECTION I & II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

PROPERTY ADDRESS(ES)

FOLIO: 08–2128–003–0530
12705 CAIRO LANE
OPA–LOCKA, FL 33054

ZONING CLASSIFICATION

ZONING CODE: I–4 LIBERAL INDUSTRIAL,STORAGE AND SALVAGE
ZONE TYPE : INDUSTRIAL

FLOOD CRITERIA (FLOOD MAP N⁹¹⁶, 12086C0119L)

NOTE: ELEVATIONS ARE GIVEN IN NGVD.
FLOOD ZONE: AH, BASE FLOOD EL.: +7.00
CROWN OF ROAD: +4.67'
EXISTING ADMINISTRATION BLDG. FLOOR ELEVATION : +5.47'
PROPOSED BLDG. FLOOR ELEVATION : +5.3'
EXISTING AND PROPOSED LOWEST ADJACENT GRADE: +3.06'

LOT AREA

GROSS LOT AREA = 105,095 SQ. FT. = 2.41 AC.

LANDSCAPE REQUIREMENT

SPECIAL CONSIDERATIONS:
BECAUSE OF EXISTING "BROWNFIELD" UNDER THE SUBJECT PROPERTY, DERM REQUIRES NO STORM WATER PERCOLATION. THE ENTIRE SITE IS COVERED WITH 12" THICK CONCRETE SLAB EXCEPT A 12' x 18' (216 SF.) GREEN AREA FOR UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK. BECAUSE OF THE CONDITIONS IMPOSED BY DERM, COMPLIANCE WITH LANDSCAPE REQUIREMENTS IS NOT ACHIEVABLE AT THIS SITE. THEREFORE ISL REQUESTES WAIVER OF THESE REQUIRMENTS.

BUILDING HEIGHT

ALLOWED: 20'–0" MAX (CURRENT)
PROPOSED METAL BLDG. HEIGHT: 42'–0"; ZONING CHANGE REQUESTED FOR 45' MAX
MAX STORIES ALLOWED: ONE
MAX STORIES PROPOSED: ONE

BUILDING SETBACKS

	EX. ADMIN. BLDG.		PROPOSED METAL BLDG	
DESCRIPTION:	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15.0'	113.0'	15.0'	350.0'
SIDE:	0.0'	50.0'	0.0'	0.0'
REAR:	15.0'	480.0'	15.0'	17.0'

EX. NON FERROUS SCRAP PROCESSING BLDG.

DESCRIPTION:		
FRONT	15.0'	200.0'
SIDE:	0.0'	50.0'
REAR:	15.0'	290.0'

PROPOSED METAL BUILDING – FLOOR PLAN

SCALE: 1" = 10'–0"

NORTH

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2020 7th EDITION
2. LIFE SAFTY CODE NFPA 101 (2018)

PROPOSED AND EXISTING BUILDINGS
ARE NON – SPRINKLED – FBC 507.3

ONE STORY PRIMARY STRUCTURAL FRAME TABLE 606.1
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- PROPOSED METAL BUILDING IS OPEN SIDED STRUCTURAL STEEL CONSTRUCTION WITH 34'–42' HEIGHT FOR ROOF FRAMING MEMBERS FIRE RESISTANCE REQUIRED : N/A.

OCCUPANCY CLASSIFICATION

- EXISTING OFFICES BUILDING: BUSINESS.
- EXISTING AND PROPOSED METAL BUILDINGS FOR FERROUS AND NON–FERROUS SCRAP METAL PROCESSING: SPECIAL LOW HAZARD FACTORY INDUSTRIAL – GROUP F–2 PER FBC SECTION 306.3. NFPA 101: 6.1.12.1; SUBCLASSIFICATION 40.1.2.1.2– SPECIAL– PORPOSE INDUSTRIAL OCCUPANCY .

BUILDING TYPE V F–2

PARKING:

- SP. INDUSTRIAL FACILITY; (MAX. No. OF PERSON) = 30
- PARKING REQUIRED : ONE SPACE PER / 2 PERSONS = 15
- PARKING PROVIDED, = 17 REGULAR SPACES 2 H. C. SPACE.

EXISTING FACILITY USE

- THIS IS AN EXISTING SCRAP METAL RECYCLING FACILITY THAT WAS OPERATING UNDER DERM SW–1680 PERMIT – 100T/ DAY CAPACITY.
- THE FACILITY OPERATES FROM 8:00 AM TO 4:00 PM MONDAY – FRIDAY 8:00 AM TO 12:00 PM ON SATURDAY AND CLOSED ON SUNDAY.
- THE FACILITY IS LOCKED BEFORE DUSK; NO WORK IS PERFORMED AFTER DUSK.
- CURRENTLY THE EXISTING FACILITY IS NOT IN COMPLIANCE WITH MIAMI–DADE CHAPTER 24, SECTION 47. PURPOSE OF THE PROPOSED IMPROVEMENTS IS TO BRING THE FACILITY INTO COMPLIANCE.

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI–DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI–DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A–1 AND A–2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C–5 THRU C–8 IN COORDINATION WITH THIS SHEET.

PLAN NOTES:

1. SEE CIVIL PLANS C–1 THRU C–8 FOR LAYOUT, PROCESSING AND SITE IMPROVEMENT WORK.
2. ALL FERROUS METAL PROCESSING SHALL BE UNDER ROOF, PROTECTED FROM STORM WATER CONTACT WITH FERROUS METAL SCRAP.
3. PROPOSED BUILDING SHALL BE A METAL BUILDING DESIGNED AND INSTALLED BY METAL BUILDING SPECIALTY SUB–CONTRACTOR.
4. SEE A–4 FOR BUILDING ELEVATIONS.
5. SEE STRUCTURAL GENERAL NOTES 'i' AND 'J' ON SHEET S–0 FOR ADDITIONAL INFORMATION ON THE METAL BUILDING.

ABREVIATIONS
FT = FEET
SF = SQUARE FEET
CF = CUBIC FEET
CY = CUBIC YARDS
T = TONS

CONVERSION FACTORS
27 CF = 1 CY
1 CY = 225 lbs FOR FERROUS METALS
1 CY = 112.5 FOR NON FERROUS METALS
2000 lbs = 1 TON

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2023.04.06 16:11:46-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA–LOCKA, , FL. 33054	PROPOSED METAL BUILDING FLOOR PLAN

K+A Khan & Associates, Inc.
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7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)–662–2301 Comm. No. 21–105.00
FAX (305)–661–3982 C# EB0002467

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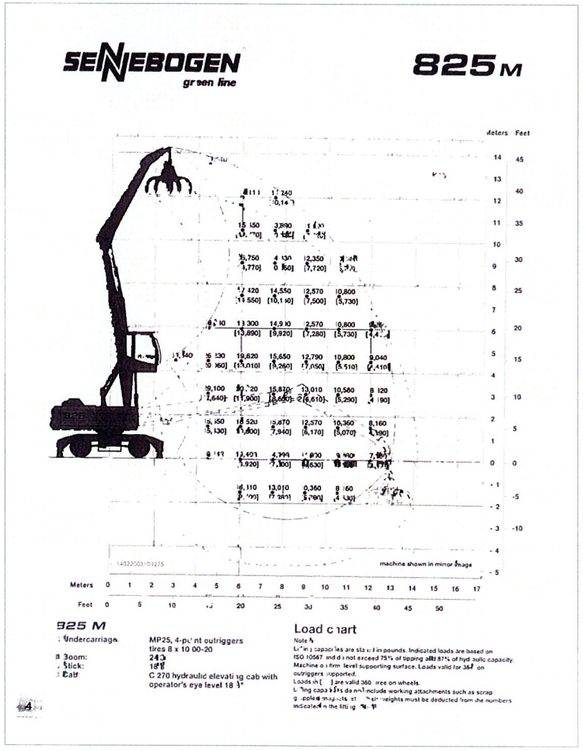
M.S. KHAN FL. P.E. #16743

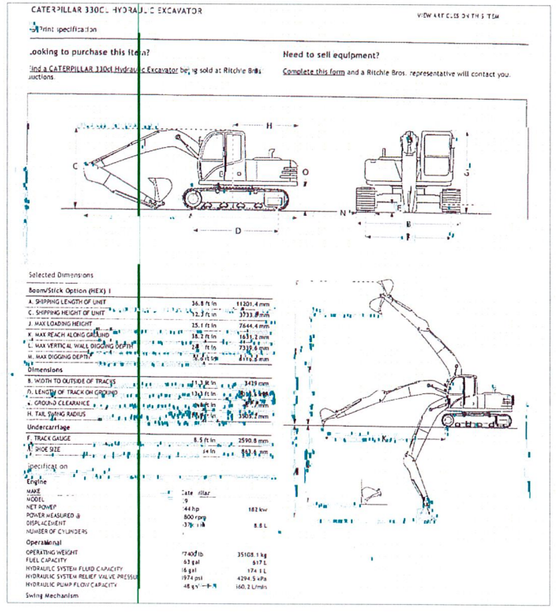
K+A No: 22–122.00	DRAWING No: A–1
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04–06–2023

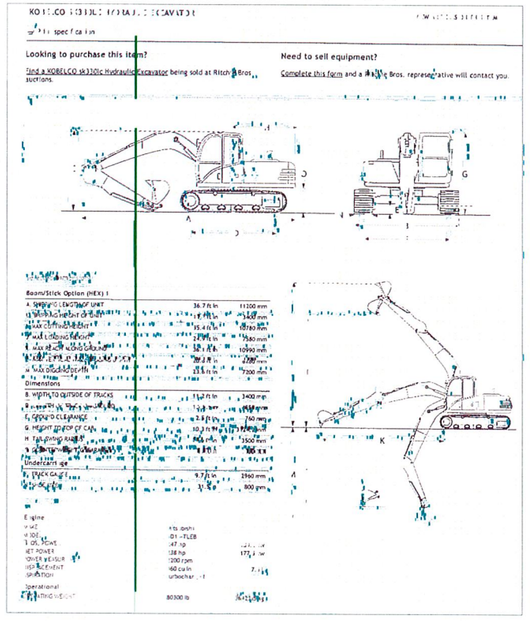
SENNEBOGEN 825M. MATERIAL HANDLING WITH ELECTROMAGNETIC PLATE

CATERPILLAR 330 CL. HYDRAULIC EXCAVATOR/LOADER

KOBELCO SK 330 LC. HYDRAULIC EXCAVATOR WITH HYDRAULIC MOBIL SHEAR







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Date: 2023.04.06 16:12:50-04'00'

International Scrap LLC 12705 CAIRO LANE OPA-LOCKA, FL. 33054	PROPOSED METAL BUILDING FLOOR PLAN

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M.S. KHAN
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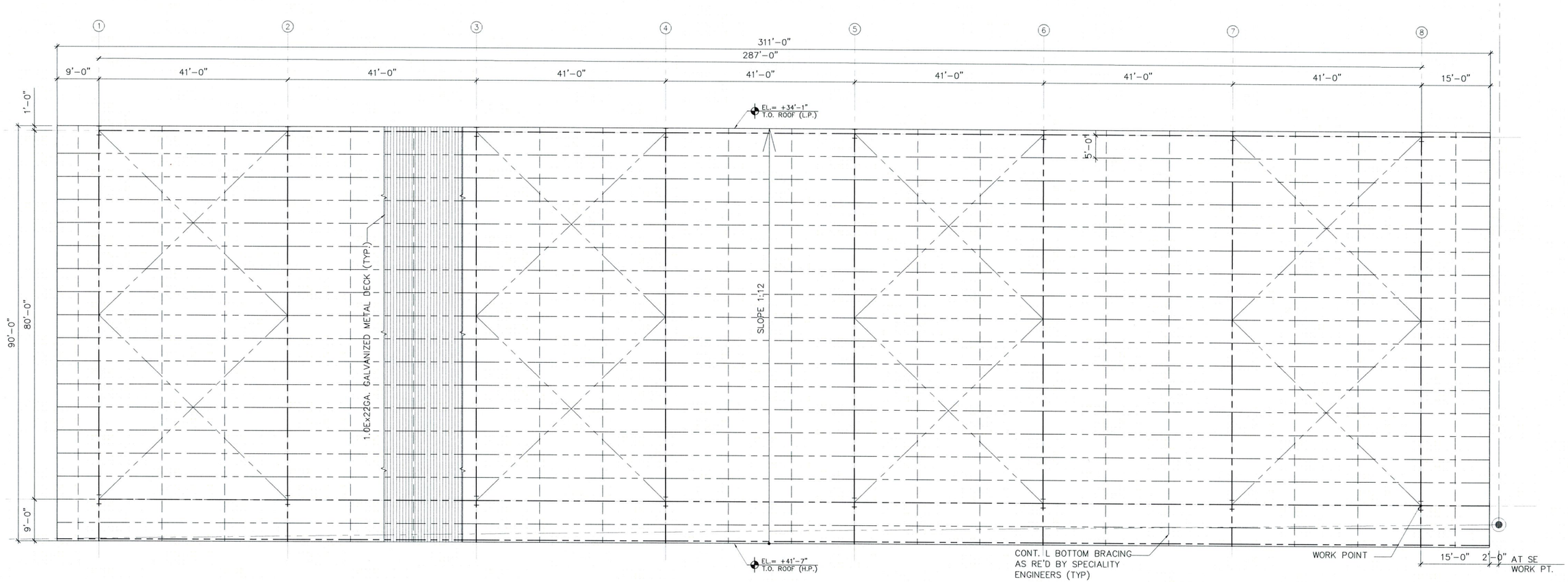
K+A No:	22-122.00
DWG BY:	L.O.P.
CHECKED:	M.S.K.
SCALE:	AS NOTED
DRAWING No:	A-2
DATE:	04-06-2023



NORTH

PROPOSED METAL BUILDING – ROOF PLAN

SCALE: 1" = 10'-0"

MOHAMMAD S. KHAN LICENSED No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

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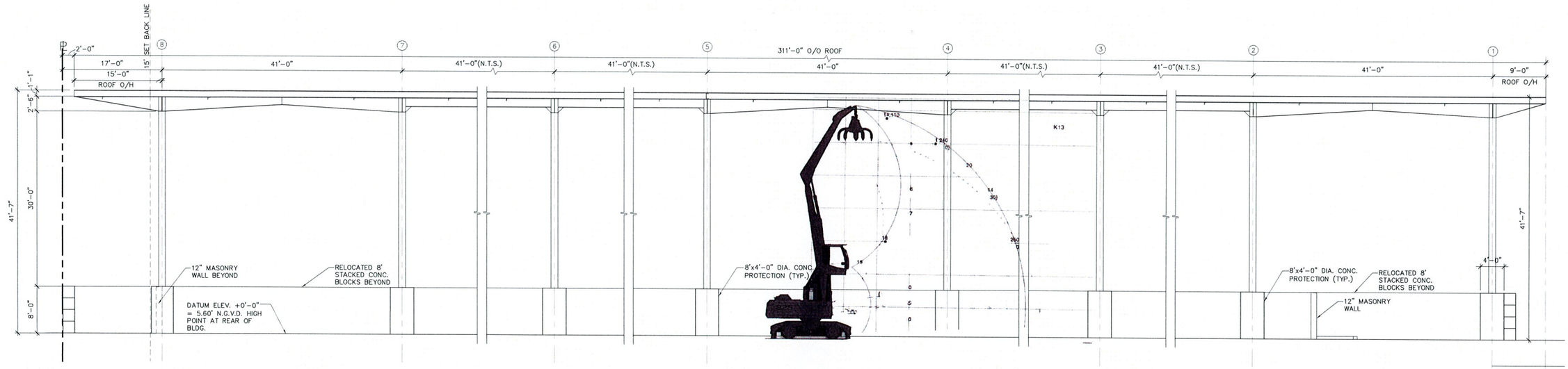
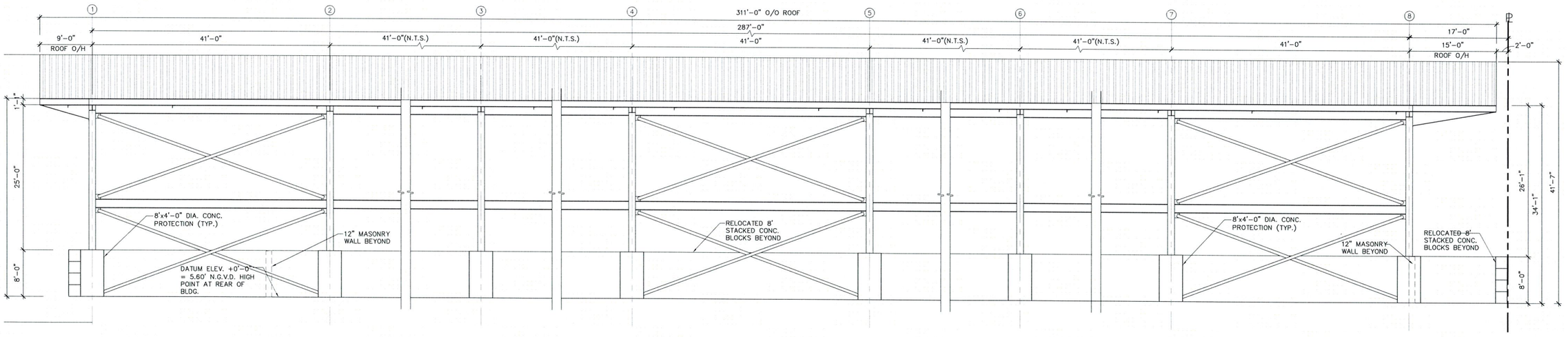
Date: 2023.04.06 16:13:48-04'00'

International Scrap LLC 12705 CAIRO LANE. OPA-LOCKA , FL. 33054	PROPOSED METAL BUILDING ROOF PLAN
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002967	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS SHALL NOT ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN. FL. P.E. #16743
K+A No: 22-122.00 DWG BY: L.O.P. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023	DRAWING No: A-3



NORTH ELEVATION

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



SOUTH ELEVATION

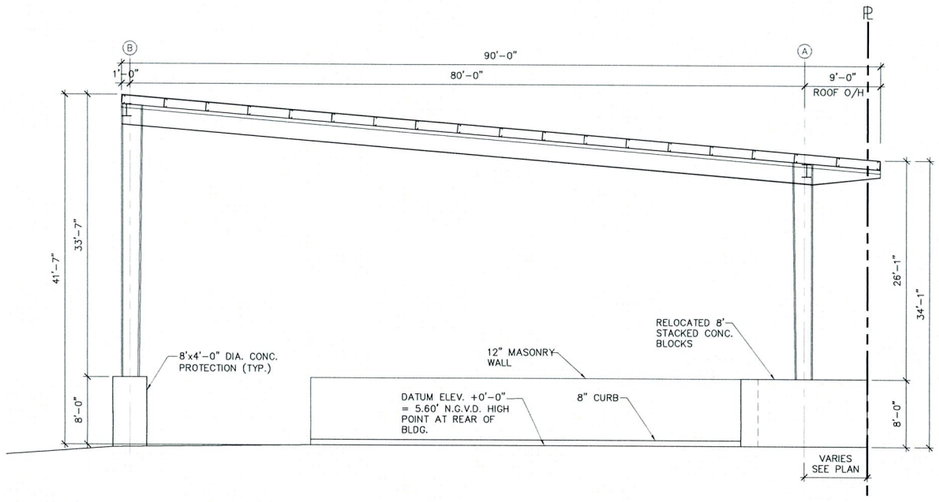
SCALE: 1/8" = 1'-0"

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:15:45-04'00'

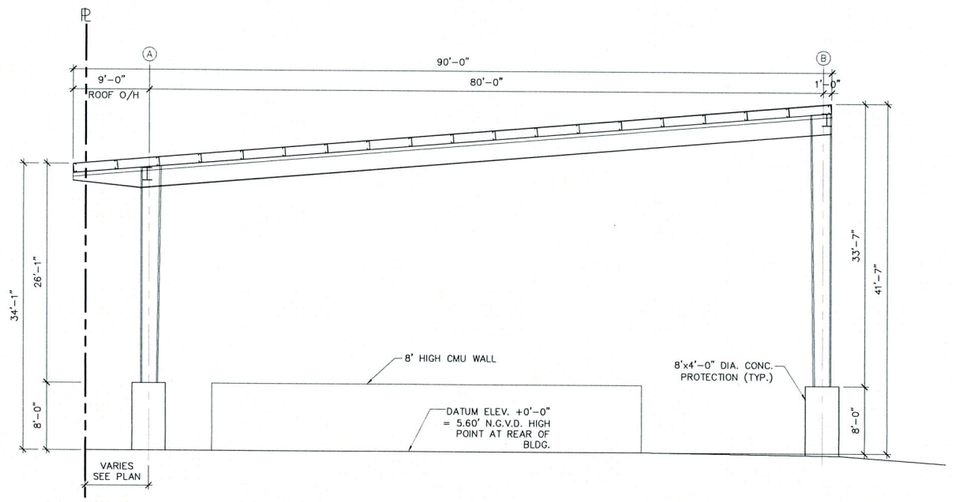
International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, FL. 33054	PROPOSED ELEVATIONS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002487	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743

K+A No:	22-122.00
DWG BY:	L.Q.P.
CHECKED:	M.S.K.
SCALE:	AS NOTED
DRAWING No:	A-4
DATE:	04-06-2023



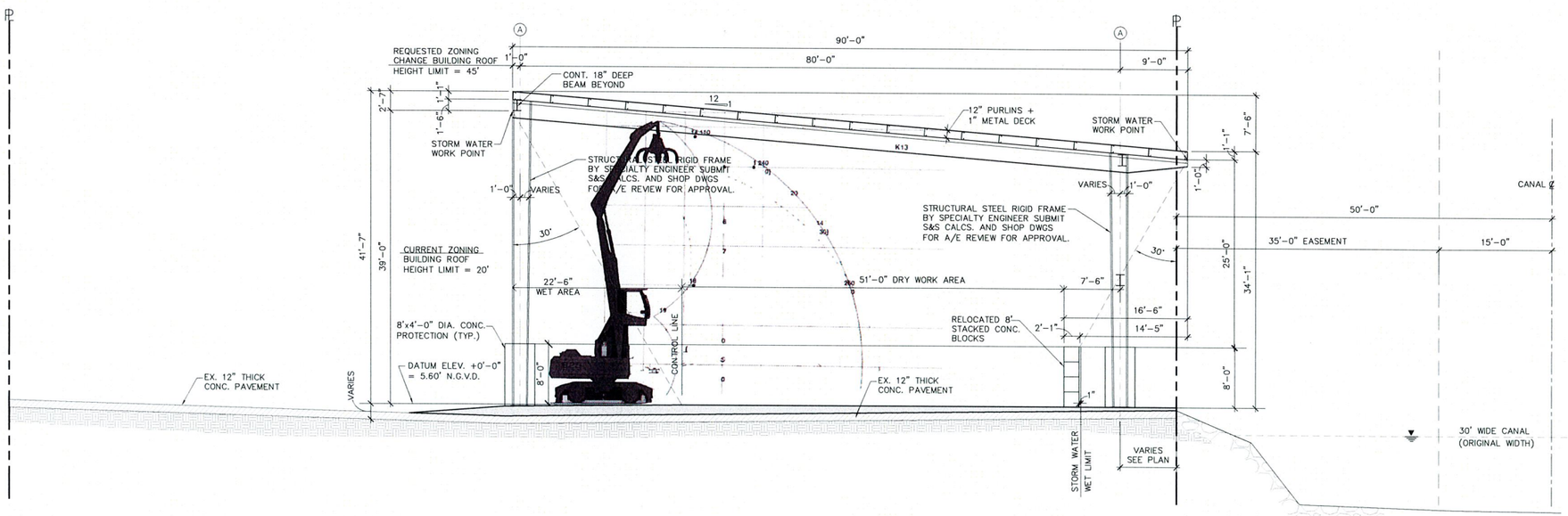
WEST ELEVATION

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



EAST ELEVATION

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



PROPOSED METAL BUILDING SECTION

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

A / A-5

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=ssk@k-a-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:16:46-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, FL. 33054	PROPOSED ELEVATIONS AND SECTION	
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR, SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002487	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	K+A No: 22-122.00 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743	DRAWING No: A-5

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0910
Property Address:	3595 NW 125 ST Miami, FL 33167-2413
Owner	TEACHERS INSURANCE & ANNUITY ASSN OF AMERICA
Mailing Address	PO BOX 30428 CHARLOTTE, NC 28230 USA
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4632 FOOD PROCESSING : LIGHT MFG & FOOD PROCESSING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	237,472 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	237,472 Sq.Ft
Lot Size	441,569 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$6,623,535	$6,623,535	$5,740,397
Building Value	$19,375,465	$13,653,385	$9,629,603
XF Value	$0	$0	$0
Market Value	$25,999,000	$20,276,920	$15,370,000
Assessed Value	$18,597,700	$16,907,000	$15,370,000

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$7,401,300	$3,369,920	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOTS 180 THRU 188
LOT SIZE 441569 SQ FT
OR 19094-1218 0400 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$18,597,700	$16,907,000	$15,370,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$25,999,000	$20,276,920	$15,370,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$18,597,700	$16,907,000	$15,370,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2013	$20,600,000	28481-2667	Qual by exam of deed
06/01/2004	$7,575,000	22433-1783	Sales which are qualified
04/01/2000	$3,500,000	19094-1218	Other disqualified
09/01/1990	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0860
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$600,000	$600,000	$600,000
Assessed Value	$339,405	$308,550	$280,500

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$339,405	$308,550	$280,500
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$600,000	$600,000	$600,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$339,405	$308,550	$280,500

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$260,595	$291,450	$319,500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

Short Legal Description

SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOT 175
LOT SIZE 30000 SQ FT
COC 25781-1136 07 2007 6

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0850
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$10,176	$10,328	$10,479
Market Value	$610,176	$610,328	$610,479
Assessed Value	$351,430	$319,482	$290,439

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$351,430	$319,482	$290,439
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$610,176	$610,328	$610,479
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$351,430	$319,482	$290,439

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$258,746	$290,846	$320,040

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

Short Legal Description
SEABOARD IND PK SEC 1-A, 4TH ADD PB 104-88 LOT 174 LOT SIZE 30000 SQ FT COC 25781-1136 07 2007 6

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Version:

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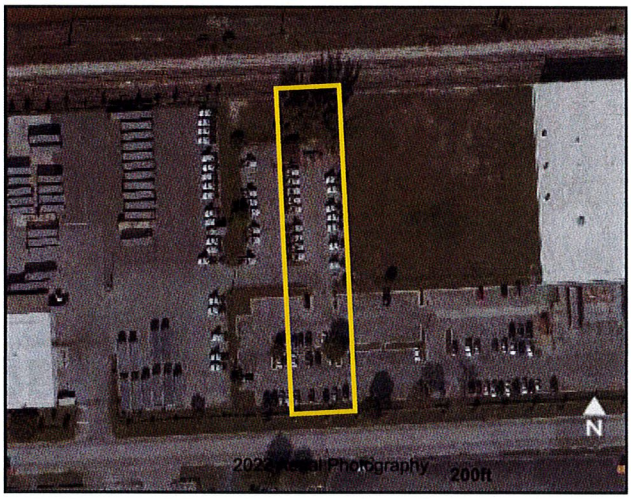
Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0840
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$10,024	$10,176	$10,328
Market Value	$610,024	$610,176	$610,328
Assessed Value	$351,258	$319,326	$290,297

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$258,766	$290,850	$320,031

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOT 173
LOT SIZE 30000 SQ FT
COC 25781-1136 07 2007 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$351,258	$319,326	$290,297
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$610,024	$610,176	$610,328
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$351,258	$319,326	$290,297

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
09/01/2004	$0	22674-3378	Sales which are disqualified as a result of examination of the deed
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0690
Property Address:	3301 NW 125 ST Miami, FL 33167-2409
Owner	AMB INSTITUTIONAL ALLIANCE FUND FUND III LP
Mailing Address	FIFTY STATE STREET SUITE 3700 BOSTON, MA 02205
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	234,541 Sq.Ft
Lot Size	454,191 Sq.Ft
Year Built	1980

Assessment Information			
Year	2022	2021	2020
Land Value	$6,812,865	$6,812,865	$6,475,250
Building Value	$13,836,453	$7,819,135	$5,097,135
XF Value	$0	$0	$0
Market Value	$20,649,318	$14,632,000	$11,572,385
Assessed Value	$12,446,181	$11,314,710	$10,286,100

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$8,203,137	$3,317,290	$1,286,285

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

SEABOARD IND PK SEC 1-A 4TH ADD
PB 104-88
LOTS 158 THRU 172
LOT SIZE 454191 SQ FT
OR 25781-1130 07/2007 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$12,446,181	$11,314,710	$10,286,100
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$20,649,318	$14,632,000	$11,572,385
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$12,446,181	$11,314,710	$10,286,100

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$17,070,800	25781-1130	Other disqualified
11/01/2003	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-007-0351
Property Address:	
Owner	12750 ALEXANDRIA DR LLC
Mailing Address	14651 BISCAYNE BLVD #254 NORTH MIAMI, FL 33181 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	37,985 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$759,700	$759,700	$569,775
Building Value	$0	$0	$0
XF Value	$10,417	$10,553	$10,690
Market Value	$770,117	$770,253	$580,465
Assessed Value	$770,117	$770,253	$405,746

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			$174,719

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 .87 AC
REV PLAT OF NILE GARDENS SEC 1
PB 38-56
S118.51FT OF TR 303 A/K/A LOTS
99 THRU 102 BLK 303

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$580,465
City			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/25/2020	$909,700	32238-2939	Qual on DOS, multi-parcel sale
06/01/2001	$245,000	19824-4194	Deeds that include more than one parcel
05/01/2001	$0	19824-4193	Sales which are disqualified as a result of examination of the deed

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Summary Report

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Property Information	
Folio:	08-2128-007-0330
Property Address:	
Owner	IRON RANCH RECYCLING INC
Mailing Address	3400 NW 127 ST OPA LOCKA, FL 33054 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	47,480 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$949,600	$949,600	$712,200
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$949,600	$949,600	$712,200
Assessed Value	$588,793	$535,267	$486,607

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$949,600	$949,600	$712,200
City			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$360,807	$414,333	$225,593

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.09 AC M/L
REV PLAT NILE GARDENS SEC 1
PB 38-56
N148.11FT OF S298.51FT OF TR 303
A/K/A LOTS 91 & 92 LESS N20FT &

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2021	$1,250,000	33344-1111	Unable to process sale due to deed errors
07/16/2012	$650,000	28236-4588	Not exposed to open-market; atypical motivation
02/11/2009	$100	26760-4775	Affiliated parties
11/01/1989	$180,000	14328-1862	Sales which are qualified

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-007-0283
Property Address:	
Owner	25TH AVE WAREHOUSE LLC
Mailing Address	6801 SW 75 TER MIAMI, FL 33143 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	58,054.6 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$1,161,092	$1,161,092	$870,819
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$1,161,092	$1,161,092	$870,819
Assessed Value	$1,161,092	$1,161,092	$594,983

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			$275,836

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.33 AC M/L
REV PLAT NILE GARDENS SEC ONE
PB 38-56
N220FT OF S518.57FT OF
TR 303 LESS COMM NE COR OF LOT

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$870,819
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/07/2020	$1,300,000	31783-3611	Corrective, tax or QCD; min consideration
04/29/2015	$100	28585-3689	Corrective, tax or QCD; min consideration
01/22/2013	$100	29611-0153	Corrective, tax or QCD; min consideration

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0520
Property Address:	12735 CAIRO LN Opa-locka, FL 33054-4613
Owner	A BARGAIN USED AUTO PARTS INC
Mailing Address	12735 CAIRO LN OPA LOCKA, FL 33054-4613
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	9,673 Sq.Ft
Living Area	9,673 Sq.Ft
Adjusted Area	9,673 Sq.Ft
Lot Size	105,850 Sq.Ft
Year Built	1993

Assessment Information			
Year	2022	2021	2020
Land Value	$1,587,750	$1,810,035	$1,164,350
Building Value	$236,425	$249,030	$59,895
XF Value	$39,113	$39,585	$40,105
Market Value	$1,863,288	$2,098,650	$1,264,350
Assessed Value	$1,458,686	$1,326,079	$1,205,527

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$404,602	$772,571	$58,823

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 2.43 AC M/L
NILE GARDENS SEC 1
PB 31-42
LOT 15 BLK 304
OR 16047-0293 0993 1

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,863,288	$2,098,650	$1,264,350
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2005	$0	23537-0677	Sales which are disqualified as a result of examination of the deed
09/01/1993	$435,000	16047-0293	Sales which are qualified
04/01/1987	$286,300	13264-2870	Sales which are qualified

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0510
Property Address:	12765 CAIRO LN Opa-locka, FL 33054-4649
Owner	FIVE STARS INVESTMENT PROPERTIES LLC
Mailing Address	15841 SW 56 ST SOUTHWEST RANCHES, FL 33331 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4066 VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	52,925 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$1,058,500	$1,058,500	$688,025
Building Value	$0	$0	$0
XF Value	$28,006	$28,374	$28,743
Market Value	$1,086,506	$1,086,874	$716,768
Assessed Value	$1,086,506	$602,782	$547,984

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$1,086,874	$716,768
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		$484,092	$168,784

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/17/2021	$900,000	32703-2806	Qual by exam of deed
04/23/2015	$550,000	29590-4768	Qual by exam of deed
04/01/1999	$0	18577-3637	Sales which are disqualified as a result of examination of the deed
03/01/1997	$300,000	17580-0760	Sales which are qualified

Short Legal Description

28 52 41 1.215 AC
NILE GARDENS SEC 1
PB 31-42
N1/2 OF LOT 14 BLK 304
OR 18577-3637 0499 4

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0470
Property Address:	13045 CAIRO LN Opa-locka, FL 33054-4616
Owner	13045 CAIRO LANE INDUSTRIAL LLC C/O CRITERION GROUP LLC
Mailing Address	28-18 STEINWAY ST ASTORIA, NY 11103 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 3 / 0
Floors	1
Living Units	0
Actual Area	4,500 Sq.Ft
Living Area	4,500 Sq.Ft
Adjusted Area	3,099 Sq.Ft
Lot Size	416,674 Sq.Ft
Year Built	1973

Assessment Information			
Year	2022	2021	2020
Land Value	$6,250,110	$6,250,110	$1,343,641
Building Value	$189,194	$166,490	$10,000
XF Value	$216,118	$218,213	$0
Market Value	$6,655,422	$6,634,813	$1,353,641
Assessed Value	$6,655,422	$5,878,689	$1,353,641

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		$756,124	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28-29 52 41 9.57 AC M/L LOTS 10-11 LESS W10FT & LOTS 12-13 BLK 304 PER UNITY OF TITLE OR# 32222-291 LOT SIZE 416674 SQ FT M/L

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$6,634,813	$1,353,641
City			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2021	$8,600,000	32451-3926	Qual on DOS, multi-parcel sale
03/27/2019	$6,000,000	31389-0538	Qual on DOS, multi-parcel sale
12/07/2010	$100	27518-4516	Corrective, tax or QCD; min consideration
03/01/1980	$380,000	10775-0904	Deeds that include more than one parcel

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Summary Report

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Property Information	
Folio:	08-2128-003-0642
Property Address:	12750 CAIRO LN Opa-locka, FL 33054-4611
Owner	SHINE PROPERTY HOLDINGS LLC
Mailing Address	12760 CAIRO LN OPA LOCKA, FL 33054 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	14,800 Sq.Ft
Living Area	14,800 Sq.Ft
Adjusted Area	14,800 Sq.Ft
Lot Size	104,980 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$1,889,640	$1,889,640	$1,574,700
Building Value	$557	$490	$497
XF Value	$5,087	$840	$852
Market Value	$1,895,284	$1,890,970	$1,576,049
Assessed Value	$1,235,860	$1,119,638	$1,017,853

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,895,284	$1,890,970	$1,576,049
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$659,424	$771,332	$558,196

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/06/2016	$1,200,000	30145-4938	Qual by exam of deed
02/06/2014	$100	29023-1046	Corrective, tax or QCD; min consideration
08/13/2010	$1,000,000	27396-0258	Qual by exam of deed
07/01/2005	$920,000	23636-3375	Sales which are qualified

Short Legal Description
28 52 41 2.41 AC
NILE GARDENS SEC 1
PB 31-42
LOT 14 BLK 305
OR 17692-0522 0697 6

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Summary Report

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Property Information	
Folio:	08-2128-003-0644
Property Address:	12740 CAIRO LN Opa-locka, FL 33054-4611
Owner	ALONDRA INVEST LLC
Mailing Address	861 E 30 ST HIALEAH, FL 33013
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	5,460 Sq.Ft
Living Area	5,460 Sq.Ft
Adjusted Area	5,460 Sq.Ft
Lot Size	52,489 Sq.Ft
Year Built	1996

Assessment Information			
Year	2022	2021	2020
Land Value	$1,049,780	$1,049,780	$787,335
Building Value	$119,779	$105,192	$106,576
XF Value	$12,631	$12,797	$12,965
Market Value	$1,182,190	$1,167,769	$906,876
Assessed Value	$786,144	$714,677	$649,707

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,182,190	$1,167,769	$906,876
City			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$396,046	$453,092	$257,169

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1999	$0	18577-3636	Sales which are disqualified as a result of examination of the deed

Short Legal Description
28 52 41 1.205 AC
NILE GARDENS SEC 1
PB 31-42
N1/2 OF LOT 15 BLK 305
OR 18577-3636 0499 4

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0643
Property Address:	12730 CAIRO LN Opa-locka, FL 33054-4611
Owner	EPIFANIO DIAZ
Mailing Address	7532 BRANCH ST HOLLYWOOD, FL 33024 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 1 / 0
Floors	1
Living Units	0
Actual Area	2,435 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,435 Sq.Ft
Lot Size	52,489 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$1,049,780	$1,049,780	$787,335
Building Value	$73,558	$64,668	$65,584
XF Value	$26,989	$27,375	$27,760
Market Value	$1,150,327	$1,141,823	$880,679
Assessed Value	$820,063	$745,512	$677,739

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,150,327	$1,141,823	$880,679
City			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$330,264	$396,311	$202,940

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/23/2018	$100	31228-2869	Corrective, tax or QCD; min consideration
10/20/2016	$100	30287-0799	Corrective, tax or QCD; min consideration
01/01/1994	$0	16252-4145	Sales which are disqualified as a result of examination of the deed

Short Legal Description

28 52 41 1.205 AC
NILE GARDENS SEC 1
PB 31-42
S1/2 OF LOT 15 BLK 305
OR 16252-4145 0194 4

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Summary Report

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Property Information	
Folio:	08-2128-003-0645
Property Address:	12720 CAIRO LN Opa-locka, FL 33054-4611
Owner	JOSE A MACEIRA &W YOLANDA
Mailing Address	191 W 50 ST HIALEAH, FL 33012-3719
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	3,360 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,360 Sq.Ft
Lot Size	55,757 Sq.Ft
Year Built	1992

Assessment Information			
Year	2022	2021	2020
Land Value	$1,115,140	$1,059,383	$794,537
Building Value	$104,132	$91,518	$92,789
XF Value	$48,586	$49,226	$49,867
Market Value	$1,267,858	$1,200,127	$937,193
Assessed Value	$827,719	$752,472	$684,066

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$440,139	$447,655	$253,127

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.28 AC M/L NILE GARDEN SEC I PB 31-42 N1/2 OF LOT 16 BLK 305

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,267,858	$1,200,127	$937,193
City			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2016	$100,000	30149-3635	Unable to process sale due to deed errors

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Summary Report

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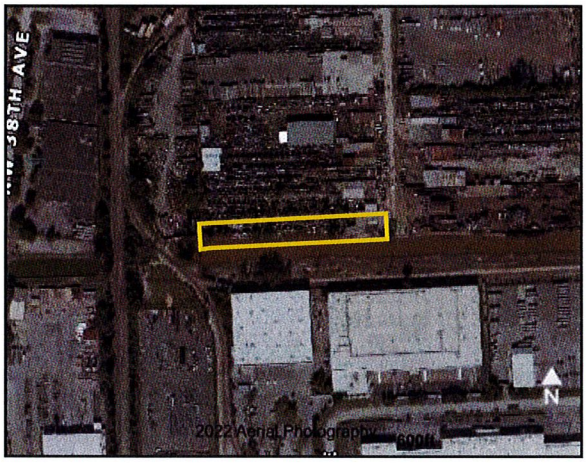
Property Information	
Folio:	08-2128-003-0646
Property Address:	12710 CAIRO LN Opa-locka, FL 33054-4611
Owner	JUANA CANTILLO TRS
Mailing Address	2497 ANDREWS LN FORT LAUDERDALE, FL 33312 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	2,400 Sq.Ft
Living Area	2,400 Sq.Ft
Adjusted Area	2,400 Sq.Ft
Lot Size	55,757 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	$1,115,140	$1,115,140	$836,355
Building Value	$60,578	$53,034	$53,777
XF Value	$28,359	$28,745	$29,133
Market Value	$1,204,077	$1,196,919	$919,265
Assessed Value	$773,755	$703,414	$639,468

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,204,077	$1,196,919	$919,265
City			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$430,322	$493,505	$279,797

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.28 AC M/L NILE GARDEN SEC 1 PB 31-42 S1/2 OF LOT 16 BLK 305 OR 20356-4010 0302 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/28/2011	$100	27927-0906	Corrective, tax or QCD; min consideration
11/09/2010	$100	27490-3347	Corrective, tax or QCD; min consideration
03/01/2002	$0	20356-4010	Sales which are disqualified as a result of examination of the deed
03/01/2001	$400,000	19576-4059	Other disqualified

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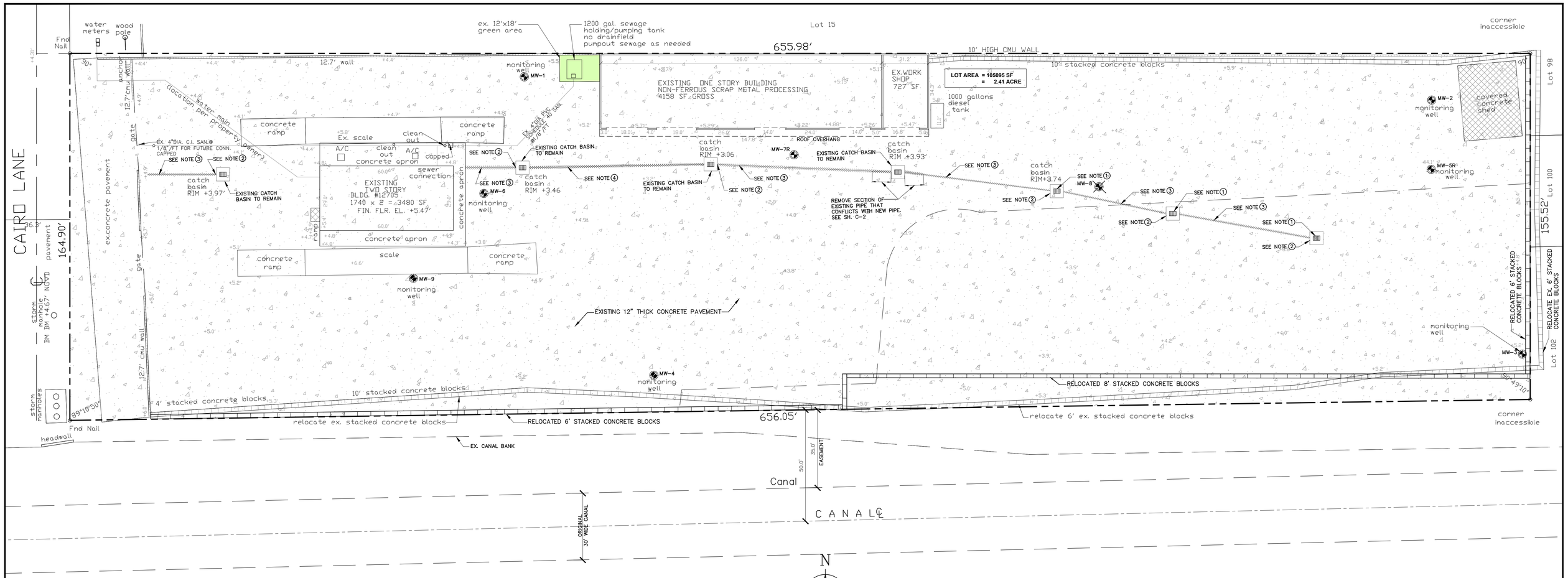

EXISTING FACILITIES AND ADJUSTMENTS

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- UNDER AN INTERIM AGREEMENT WITH DERM, THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE HAS A 12" THICKK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON SEWAGE HOLDING TANK IS PROVIDED. THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENT, THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47 A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING IS SIZED TO ACCOMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2) WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS. THE ROOF SLOPS TOWARDS THE NORTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FIND, IT WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED , UTILIZING RETROFFITED AND NEW BASINS AND NEW SOLID PIPES LEADING TO AN UNDERFROUND SEDIMENT RETENTION/ TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO EXISTING CANAL. SEE SHEET C-5

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETEUNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE. MODIFY AND RETROFIT THE BOTTOM SLOPE SUITABLE FOR NEW PIPES.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WORK SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. UNLESS OTHERWISE NOTED CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

PLAN NOTES:

① REMOVE METAL COVER AND SAVE FOR RE-USE; REMOVE EX. FILTER AND BAFFLES.

② PLUG EXISTING PIPE END WITH 5000 PSI CONC.; 0.4 W/C; 2" SLUMP; FILL EX. CONC. BOX WITH 2500 PSI CONCRETE, LEVEL WITH TOP OF EXISTING SLAB.

③ EXISTING PERFORATED PIPE TO REMAIN; ENDS PLUGGED PER NOTE No.②.

④ REMOVE EXISTING PERFORATED PIPE.

GENERAL DATA:

COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

LEGEND

- EX. STRUCTURE TO BE REMOVED
- EX. CATCH BASIN TO REMAIN
- ABONDONED EX. PIPE LEFT IN PLACE
- EX. PIPE TO BE REMOVED
- EX. STACKED CONCRETE BLOCKS 6'x2'x2' (3456 lbs EACH)
- EX. MONITORING WELL

PROGRESS PLANS

Sunshine State 811 of Florida, Inc.
Call 811 Know what's below. Call before you dig.

International Scrap LLC
12705 CAIRO LANE.
OPA-LOCKA, , FL. 33054

EXISTING FACILITIES AND ADJUSTMENTS

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301
FAX (305)-661-3962
Comm. No. 21-122.00
CA# EB00029467

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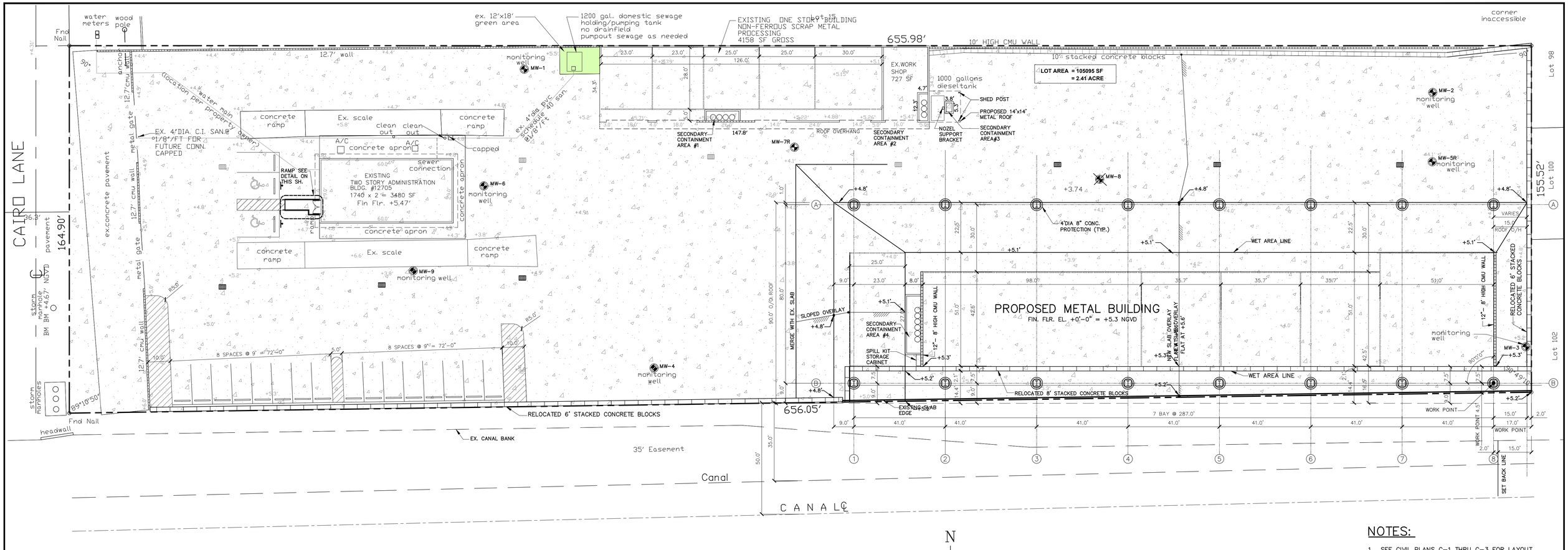
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00
DWG BY: L.Q.R.
CHECKED: M.S.K.
SCALE: AS NOTED
DRAWING No: C-1
DATE: 02-16-2023

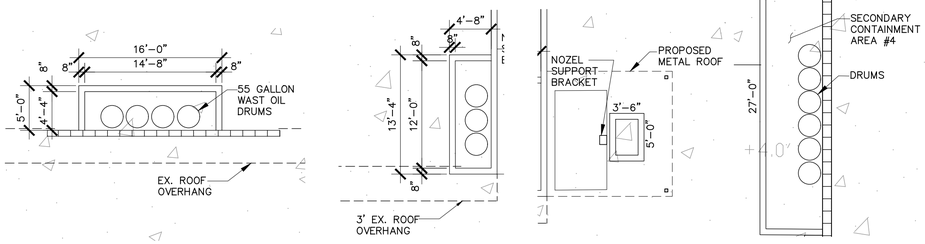


PROPOSED IMPROVEMENTS – METAL BUILDING

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N



AREA #1 AREA #2 AREA #3 AREA #4

SECONDARY CONTAINMENT AREA 1 C-2

SCALE: 1½" = 1'-0"

ESP UNIVERSAL 20 GAL. SPILL KIT

AVAILABLE AT JME ELLSWORTH)

DETAIL 2 C-2

SCALE: N.T.S.

FUEL NOZZLE WALL MOUNTING BRAKET

DETAIL 3 C-2

SCALE: N.T.S.

NOTES:

1. SEE CIVIL PLANS C-1 THRU C-3 FOR LAYOUT, PROCESSING AND SITE IMPROVEMENT WORK.
2. ALL FERROUS METAL PROCESSING SHALL BE UNDER ROOF, PROTECTED FROM RAIN WATER CONTACT WITH FERROUS METALS.
3. PROPOSED BUILDING SHALL BE A METAL BUILDING DESIGNED AND INSTALLED BY METAL BUILDING SPECIALTY SUB-CONTRACTOR.
4. SEE A-4 FOR BUILDING ELEVATIONS.
5. SEE STRUCTURAL GENERAL NOTES 'I' AND 'J' ON SHEET S-0 FOR ADDITIONAL INFORMATION ON THE METAL BUILDING.

LEGEND

- EX.CATCH BASIN
- PROPOSED CATCH BASIN
- NEW SOLID (NON-PERFORATED) HEAVY DUTY BOUBLE WALLED 24" DIA HDPE PIPE.
- EX. MONITORING WELL

PROGRESS PLANS

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL. 33054	PROPOSED IMPROVEMENTS – METAL BUILDING

K+A Khan & Associates, Inc. Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301 Comm. No. 21-122.00
FAX (305)-661-3962 CoA# EB00003467

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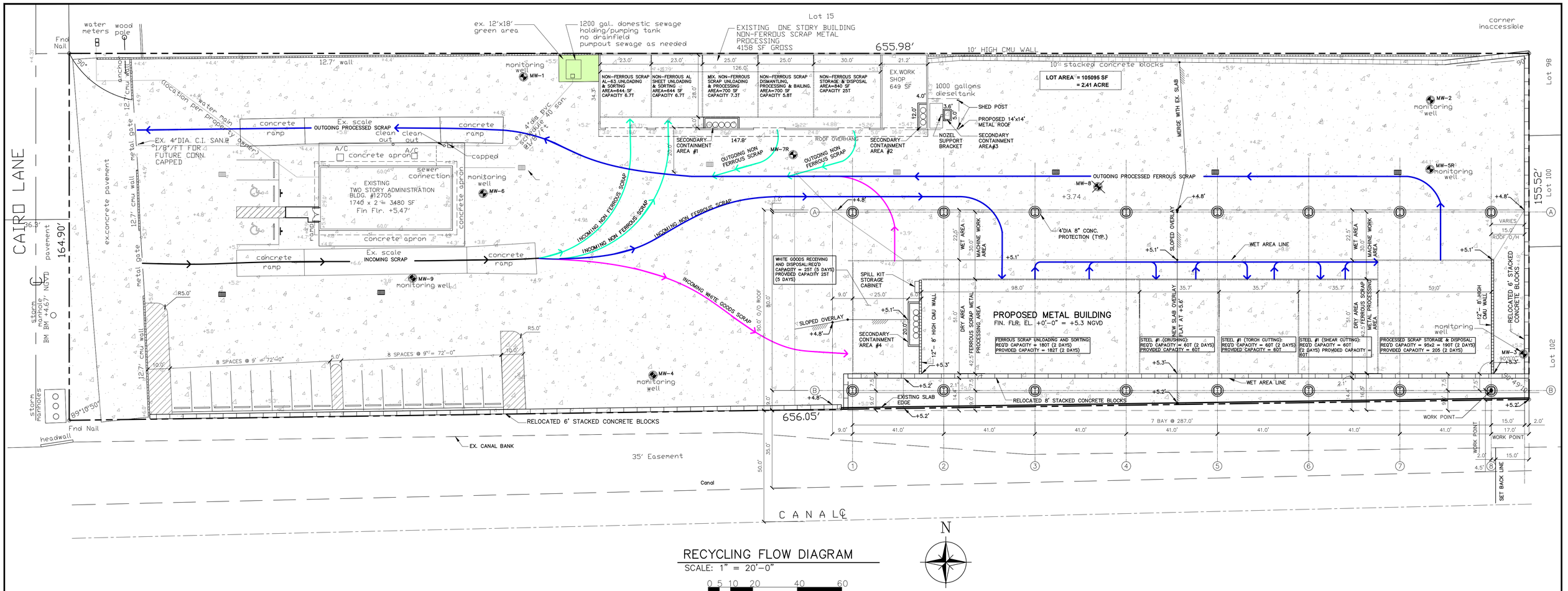
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00	DRAWING No: C-2
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 02-16-2023

Sunshine State 811 of Florida, Inc. — Call 811 Know what's below. Call before you dig.



RECYCLING FLOW DIAGRAM

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

TABLE #1 – NON-FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

INDOOR ACTIVITIES								
ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
AL. 63 UNLOADING/PROCESSING-23'X28''	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
AL. SHEET UNLOADING/PROCESSING-23'X28'	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
MIX NON-FERROUS UNLOADING/PROCESSING-25'X28''	700	5	3500	129.6	14,583	7.3	5 DAYS ACCUMULATION	1.8
DISMANTLING & BAILING/PROCESSING-25'X27.33'	700	4	2800	103.7	11,667	5.8	MIX SCRAP IS BAILED- NOT COUNTED TWICE	
TOTAL NON-FERROUS UNLOADING & PROCESSING CAPACITY	***2688***	-	***12,940***	***472***	*40,426*	***26.5***	***5 DAYS RECYCLING***	***5.2***
ALL NON-FERROUS STORAGE-30'X28'	840	5	4200	156	52,728	26	5 DAYS RECYCLING	5.2
SECONDARY CONTAINMENT, 5'X16'	80	-	-	-	-	-	-	-
TOTAL NON-FERROUS STORAGE CAPACITY	***920***	-	***4200***	***156***	***52,728***	***26***	***5 DAYS RECYCYCLING***	***5.2***
TOTAL NON-FERROUS UNLOADING, PROCESSING & STORAGE CAPACITY	***3608***	-	***17,140***	***628***	***93,154***	***52***	***10 DAYS RECYCLING***	***5.2***

*Conversion factor, non-ferrous scrap metals: 1 CY = 112.5 lbs.; processed, reduced volume, scrap density for storage: 1 CY = 338 lbs.

Note: Numbers are rounded off to nearest whole numbers.

Non-Ferrous Metal MAXIMUM Recycling Capacity = 52 Tons/10 Days Recycling = 5.2 Tons/day = 5 TONS/DAY

NON-FERROUS METAL PERMITTED RTECYCLING CAPACITY = 50 TONS/10 DAY RECYCLING= 5 TONS/ TONS

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

INDOOR ACTIVITIES								
ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
ALL FERROUS SCRAP UNLOADING, 98' X 42.5'	4,165	10.5	43,733	1,620	364,500	182	2 DAYS ACCUMULATION	91
WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	***5,440***	-	***50,108***	***1,856***	***417,600***	***209***	***2.2 DAYS ACCUMULATION***	***96***
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	***4, 548***	-	***43, 206***	***1,599***	***359,775***	***180***	***2 DAYS PROCESSING***	***90***
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	***9,988***	-	***93,314***	***3,455***	***777,375***	***389***	***2.1 DAYS PROCESSING***	***186***
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	***2601***	***6***	***15,606***	***578***	***404,600***	***202***	***2 DAYS ACCUMULATION***	***101***
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	***12,589***	-	***108,920***	***4,033***	***1,181,975***	***591***	***6 DAYS RECYCLING***	***98***

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed-volume reduced ferrous scrap: 1 CY = 700 lbs.,: 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

INDOOR ACTIVITIES								
ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
ALL FERROUS SCRAP UNLOADING, 98' X 42.5'	4,165	10.5	43,733	1,620	364,500	182	2 DAYS ACCUMULATION	91
WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	***5,440***	-	***50,108***	***1,856***	***417,600***	***209***	***2.2 DAYS ACCUMULATION***	***96***
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	***4, 548***	-	***43, 206***	***1,599***	***359,775***	***180***	***2 DAYS PROCESSING***	***90***
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	***9,988***	-	***93,314***	***3,455***	***777,375***	***389***	***2.1 DAYS PROCESSING***	***186***
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	***2601***	***6***	***15,606***	***578***	***404,600***	***202***	***2 DAYS ACCUMULATION***	***101***
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	***12,589***	-	***108,920***	***4,033***	***1,181,975***	***591***	***6 DAYS RECYCLING***	***98***

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed-volume reduced ferrous scrap: 1 CY = 700 lbs.,: 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

LEGEND

FIRE LINE

INCOMING SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)

INCOMING WHITE SCRAP METAL

INCOMING NON FERROUS SCRAP METAL

OUTGOING PROCESSED SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)

OUTGOING PROCESSED SCRAP METAL (NON FERROUS SCRAP)

PROGRESS PLANS

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, , FL. 33054

RECYCLING FLOW DIAGRAM

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301
FAX (305)-661-3962
Comm. No. 21-122.00
CA# EB00029467

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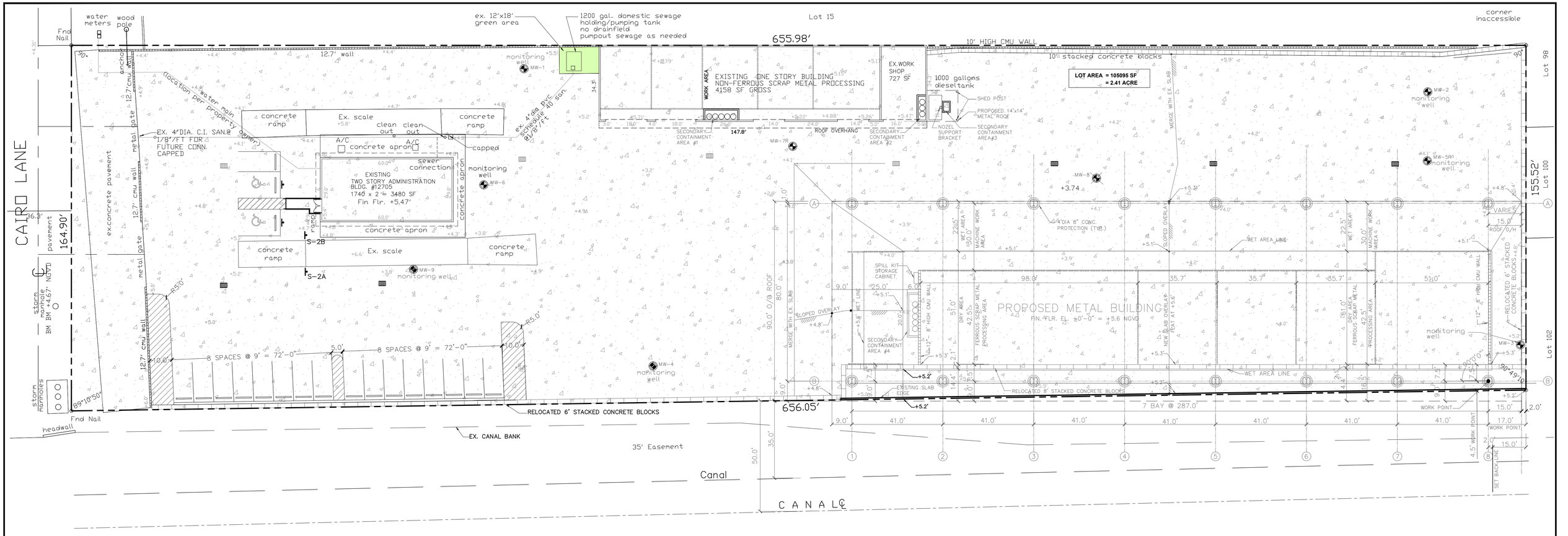
M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00
DRAWING No: C-3
DWG BY: L.Q.R.
CHECKED: M.S.K.
SCALE: AS NOTED
DATE: 02-16-2023



PROPOSED SIGNAGE & PAVEMENT MARKING

SCALE: 1" = 20'

N

SIGN GENERAL NOTES:

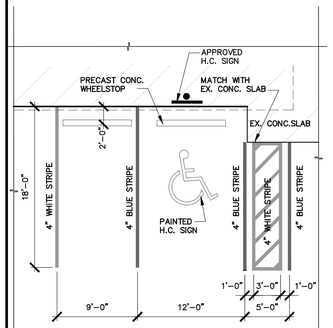
1. ALL PAVEMENT MARKINGS SHALL BE REFLECTIVE THERMOPLASTIC TYPE. PER MDWASD SECTION 02765-3.02
2. SIGNS IN PUBLIC RIGHT-OF-WAY AND ON THE PROPERTY SHALL CONFORM TO DTPW/FDOT/MUTCD STANDARDS.
3. SIGN PANELS AND SUPPORT MEMBERS SHALL CONFORM TO ALUMINUM ASSOCIATION ALLOY 6061-T6

GENERAL DATA:

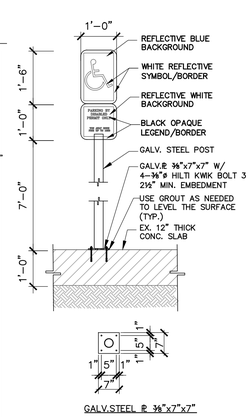
COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

LEGEND

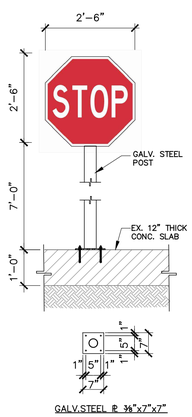
- PROPOSED AND EXISTING CONC. SLAB
- PROPERTY LINE
- EX. CATCH BASIN
- PROPOSED CATCH BASIN
- EX. MONITORING WELL
- TRAFFIC SIGN
- FIRE HYDRANT



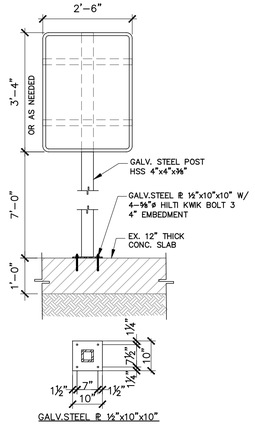
TYPICAL PARKING DETAIL
SCALE: 1" = 20'-0"



H.C. SIGN DETAIL



SIGN S-1
INSTALATION CONFORM TO R1B.1
NOT USED



COMPANY POLICY & RULES
SIGN DETAIL FOR S-2A AND S-2B

INTERNATIONAL SCRAP LLC
COMPANY POLICY AND RULES

IMPORTANT NOTICE TO OUR CUSTOMERS

ALL PRICES ARE SUBJECT TO CHANGE

ALL OUR SCALES ARE DIGITAL AND STATE CERTIFIED

1. BY LAW ALL CUSTOMER MUST IMPRINT THEIR THUMB AND SIGN THE TICKET.
2. PLEASE COUNT YOUR CASH BEFORE LEAVING THE CASHIER WINDOW.
3. WE DO NOT BUY ANY STOLEN MATERIAL.
4. OUR INSURANCE COMPANY DOESN'T COVER ANY INJURY OR ACCIDENTS TO ANY CUSTOMER WHEN DROPPING OR OUT OF THE YARD.
5. OUR COMPANY DOESN'T BUY ANY MATERIAL CONTAINING OIL, GREASE, GAS, NATURAL GAS, SEAL PROPANE TANKS, RADIATION EQUIPMENT AND X-RAY. MATERIALS CONTAINING OIL, GASOLINE, DIESEL, ETC. MUST BE DRAINED PRIOR TO ENTERING THIS FACILITY.
6. OUR COMPANY DOES NOT BUY TIRES OF ANY KIND.
7. OUR INSPECTOR HAS THE AUTHORITY TO REJECT & TURN AWAY ANY VENDOR VIOLATING ABOVE STATED POLICIES.

WE APPRECIATE YOUR BUSINESS PLEASE COME AGAIN AND HAVE A GREAT DAY

S-2A

REFLECTIVE WHITE BACKGROUND

GREEN OPAQUE LEGEND

INTERNATIONAL SCRAP LLC
POLIZA Y REGLAMENTOS DE LA EMPRESA

AVISO IMPORTANTE PARA NUESTROS CLIENTES EL PRECIO DE LOS MATERIALES ESTA SUJETO A CAMBIAR DIARIAMENTE NUESTRAS PESAS SON DIGITALES Y CERTIFICADAS POR EL ESTADO.

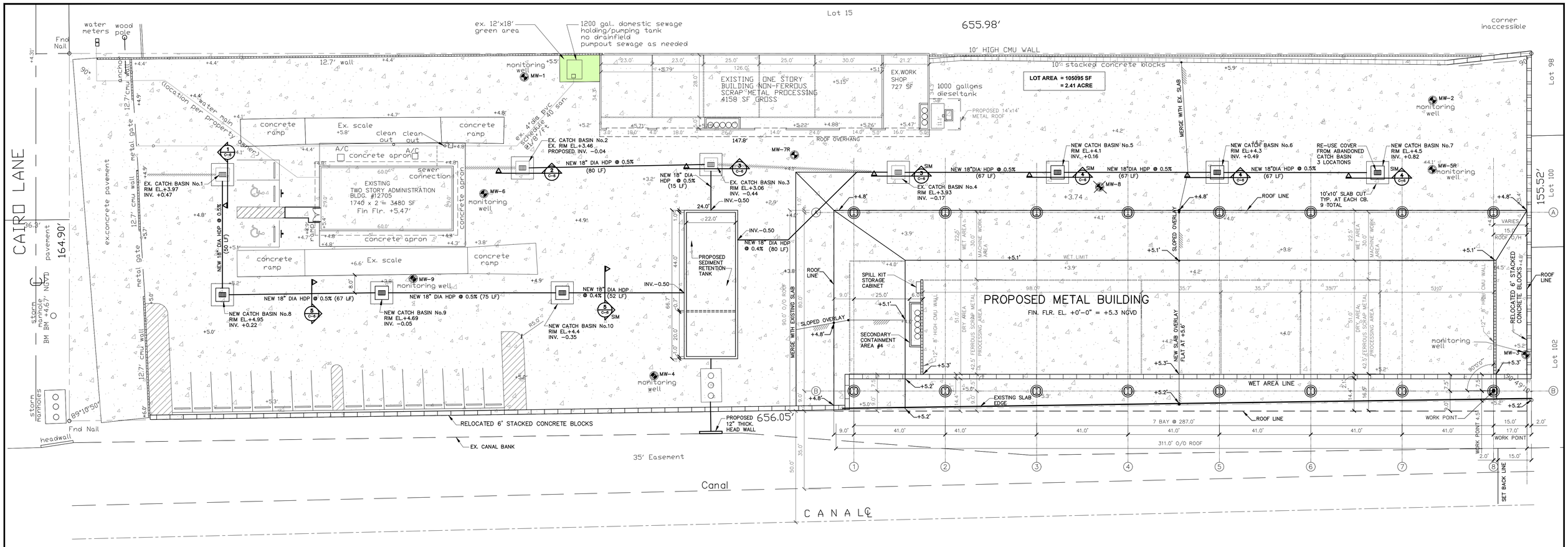
1. POR FAVOR TENGA SU IDENTIFICACION LISTA.
2. POR LEY TODOS LOS CLIENTES TIENEN QUE FIRMAR Y PONER LA HUELLA DIGITAL EN EL RECIBO.
3. POR FAVOR CUENTE SU DINERO ANTES DE RETIRARSE DE LA CAJERA.
4. NO SE COMPRAN MATERIALES ROBADOS.
5. NUESTRO SEGURO NO CUBRE ACCIDENTES O LESIONES A CLIENTES QUE VENGAN A DEJAR O RECOGER MATERIALES.
6. NO SE COMPRAN MATERIALES QUE CONTENGAN ACEITE, GRASA, GAS, GAS NATURAL, GAS DE ACETILENO SELLADO, EQUIPOS DE RADIACION O RAYOS X. MATERIALES QUE CONTENGAN ACEITE, GASOLINA, DIESEL, ETC. DEBEN SER DRENADOS ANTES DE ENTRAR EN LAS INTALACIONES.
7. NO SE COMPRAN LLANTAS DE NINGUN TIPO.
8. NUESTRO INSPECTOR TIENE LA AUTORIDAD DE RECHAZAR Y ALEJAR CUALQUIER VENDEDOR QUE VIOLE LAS REGLAS ANTERIORES.

NOSOTROS APRECIAMOS SU NEGOCIO POR FAVOR REGRESE Y TENGA UN EXCELENTE DIA

S-2B

COMPANY POLICY & RULES SIGN S-2A AND S-2B
(IN ENGLISH AND SPANISH)

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL. 33054		PROPOSED SIGNAGE & PAVEMENT MARKING	
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB00029467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	K+A No: 22-122.00	DRAWING No: C-4
		DWG BY: L.Q.R.	
		CHECKED: M.S.K.	
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO HAVRE.	M.S. KHAN FL. P.E. #16743	SCALE: AS NOTED	DATE: 02-16-2023



PROPOSED STORM WATER MANAGEMENT

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

CAUTIONARY NOTES FOR CONTRACTOR (GC)

1. BE IT KNOWN TO ALL WHO WILL OR ARE PERFORMING UNDERGROUND CONSTRUCTION WORK ON THE SUBJECT PROPERTY THAT THE SOIL CONTAINING DEBRIS AND GROUND WATER BENEATH THE EXISTING CONCRETE PAVEMENT IS CONTAMINATED AND MAY BE HAZARDOUS TO HEALTH IF APPROPRIATEBPRECAUTIONS ARE NOT TAKEN. FOR FURTHER INFORMATION ON THE NATURE OF POLLUTANTS, COORDINATE WITH ISL ENVIRONMENTAL CONSULTANT "PROPERTIESENVIRONMENTAL ASSESSMENT & REMEDIATION, INC."– CONTACT RUDI THYN, PROJECT MANAGER, PHONE: 786–229–2530; EMAIL: pearco@aol.com, ALSO, REVIEW THE GEOTECHNICAL REPORT, DATED……, COPY OF WHICH IS AVAILABLE AT ENGINEER'S OFFICE.
2. UNDERGROUND WORK REQUIRES EXCAVATION, AND THE EXCAVATED MATERIALS ARE EXPECTED TO BE CONTAMINATED, SUBJECT TO THE INSPECTION OF ISL ENVIRONMENTAL CONSULTANT AND DERM INSPECTORS AND TO BE LEGALLY DISPOSED OF SITE
3. PART OF THE UNDERGROUND WORK WILL BE BELOW THE EXISTING GROUND WATER TABLE.ELEVATION OF WHICH IS ESTIMATED AT +2.00 NGVD, REQUIRING DEWATERING. THE PUMPED OUT GROUND WATER IS EXPECTED TO BE CONTAMINATED (POLLUTANT LIST AVAILABLE FROM ISL ENVIRONMENTAL CONSULTANT) AND REQUIRES HANDLING WITH CARE, TREATMENT FOR POLLUTANT AS REQUIRED BY DERM AND OTHER APPLICABLE REGULATORY AGENCIES.
4. CONTRACTOR IS ADVISED TO TAKE NECESSARY PRECAUTIONS, EMPLOY AND DEVISE MEANS AND METHODS TO MAINTAIN SAFE WORKING CONDITIONS, IN ACCORDANCE WITH OSHA RULES & REGULATIONS, AVOIDING CONTACT WITH CONTAMINATED MATERIALS, FOR ITS EMPLOYEES, WORKERS, SUBCONTRACTORS, ISL AND DERM REPRESENTATIVES.
5. EXISTING CONTAMINATION INFORMATION PROVIDED THRU ISL ENVIRONMENTAL CONSULTANT, AND HE GEOTECHNICAL REPORT IS FOR CONTRACTOR'S INFORMATION ONLY AND IS PROVIDED TO THE BEST OF CONSULTANT'S KNOWLEDGE. ISL AND ITS CONSULTANTS AND REPRESENTATIVES ARE NOT RESPONSIBLE FOR ANY DEVIATIONS OR VARIATIONS THAT MAY OR MAY NOT EXIST CONTACTOR IS ADVISED TO ENGAGE HIS OWN GEOTECHNICAL AND ENVIRONMENTAL CONSULTANT/EXPERTS FOR SATISFACTORY PERFORMANCE OF THE WORK.

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C–478 FOR PRECAST CONCRETEUNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6–NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C–3.
6. ANY INLET, MANHOLE OR JUCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST–IN–PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318–14)".

LEGEND

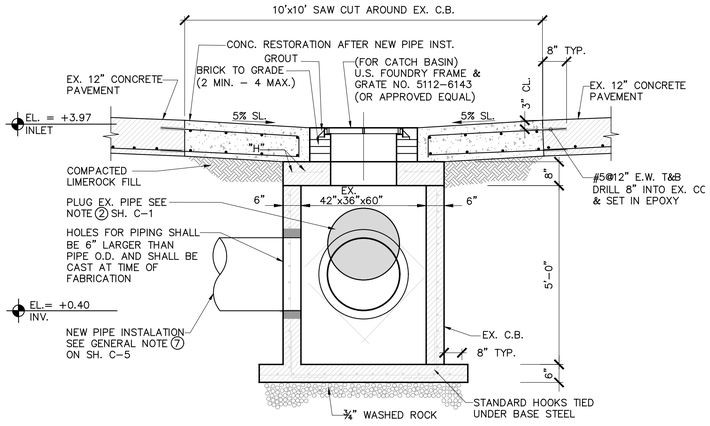
- EX.CATCH BASIN
- PROPOSED CATCH BASIN
- NEW SOLID (NON–PERFORATED) HEAVY DUTY BOUBLE WALLED 24" DIA HDPE PIPE.
- EX. MONITORING WELL

PROGRESS PLANS

International Scrap LLC 12705 CAIRO LANE, OPA–LOCKA , FL. 33054	PROPOSED STORM WATER MANAGEMENT
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-122.00 FAX (305)-661-3962 CA# EB00029467	K+A No: 22–122.00 DRAWING No: C-5 DWG BY: L.Q.R. CHECKED: M.S.K.
ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT–SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743 SCALE: AS NOTED DATE: 02–16–2023

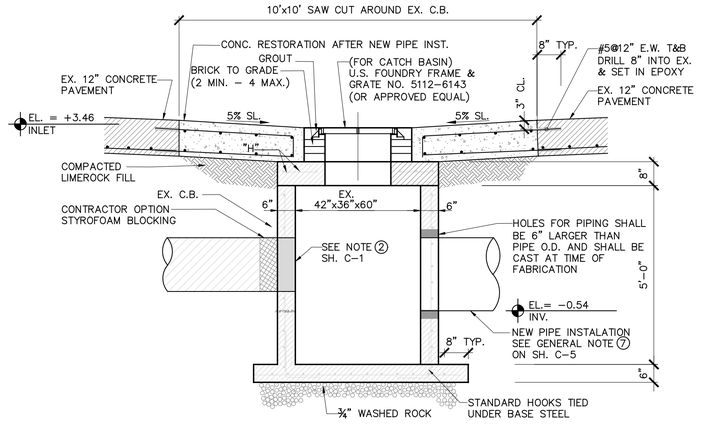
Sunshine State One Call of Florida, Inc. 811

Call 811 Know what's below. Call before you dig.



SECTION AT EX. CB#1 — 1 / C–6

SCALE 1/2" = 1'



SECTION AT EX. CB#2 — 2 / C–6

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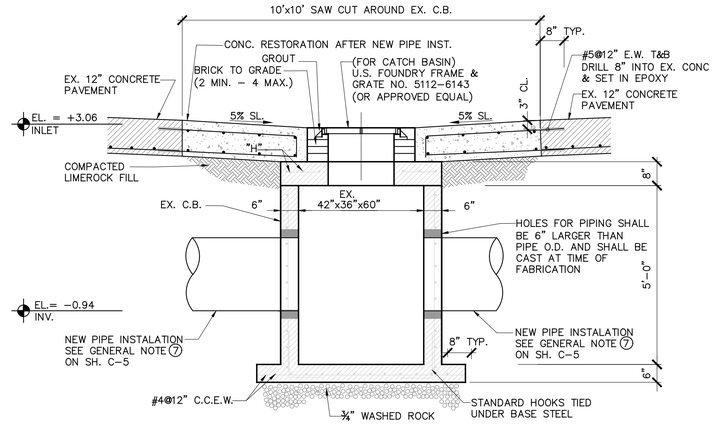
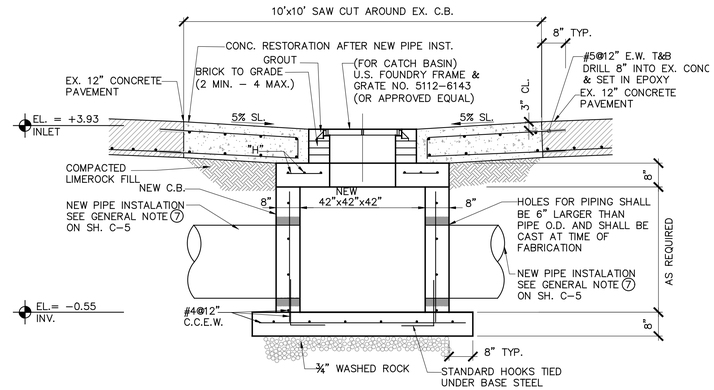


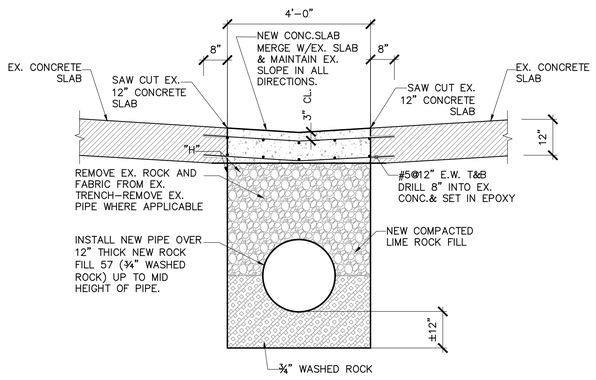
SECTION AT EX. CB#3 — 3 / C–6

SCALE 1/2" = 1'



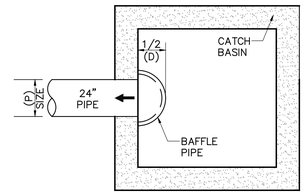
SECTION AT NEW CB#4 — 4 / C–6

SCALE 1/2" = 1'



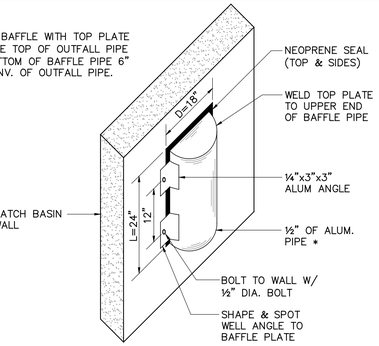
SECTION NEW PIPE INSTALLATION — 5 / C–6

SCALE 1/2" = 1'



PLAN VIEW

INSTALL BAFFLE WITH TOP PLATE 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF BAFFLE PIPE 6" BELOW INV. OF OUTFALL PIPE.



* PREFORMED FIBERGLASS BAFFLE MAY BE USED INSTEAD OF PIPE

DRAIN INSERT PLUS

BY PIG OR APPROVED EQUAL

POLLUTION CONTROL DEVICES — 6 / C–6

N.T.S.

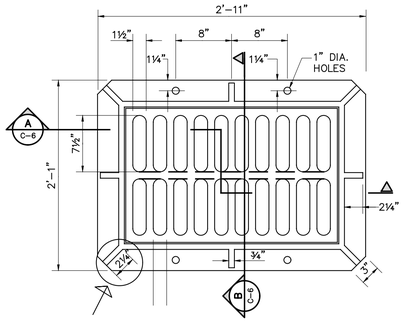
WITH DRAIN INSERT PLUS

1. DEWATER AS REQUIRED FOR INSTALLATION FOR DRY WORK PLACE SEE PRECAUTIONARY NOTES ON SH. C–5
1. COMPACT NEW LIMEROCK FILL TO 98% AASHTO T–180 (MODIFIED PROCTOR DENSITY
2. ALL NEW CONCRETE SHALL BE f'c = 5000 PSI, W/C = 0.45 MAX. AND SLUMP 4" (–0.5", +1")
3. ALL NEW REINFORCING STEEL SHALL CONFORM TO ASTM A615 fy = 60 PSI
4. WHERE INDICATED, REINFORCING BARS SHALL BE SET IN HILTI HIT–RE500 V3 EPOXY.

NOTE:

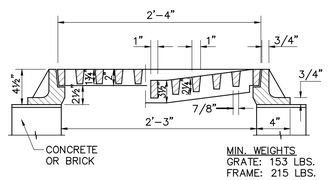
TO AVOID MISUNDERSTANDING AND TO INSURE COMPLIANCE WITH SPECIFICATION, BEFORE COMPLIANCE WITH SPECIFICATION, BEFORE PURCHASING MATERIALS OR EQUIPMENT FOR HIS WORK THE CONTRACTOR SHALL FURNISH AT LEAST FOUR COPIES OF SHOP DRAWINGS OR ILLUSTRATION SHEETS FOR APPROVAL BY THE ENGINEER. HE SHALL ALSO FURNISH RIPTIVE SPECIFICATIONS AND ENGINEERING DATA FOR FILTER FABRIC, PIPES, FRAMES AND GRADES, AND OUTLETS; ALSO FOR ANY OTHER ITEM REQUESTED BY ENGINEER. THE APPROVAL OF SHOP OR WORKING DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRONEOUS OR INCONSISTENT DIMENSIONS, NOTATIONS, OMISSIONS OR OTHER ERRORS, OR FOR THE PROPER FUNCTIONING OF THE COMPLETE INSTALLATION.

NO EXISTING UTILITIES ARE SHOWN ON THESE PLANS. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS. UPON FINDING OTHER UTILITIES CONFLICT RESOLUTION WILL BE PROVIDED



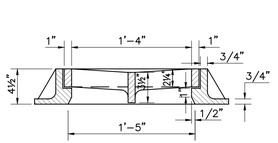
TYPICAL DETAIL FRAME & GRATE — 7 / C–6

N.T.S.



SECTION — A / C–6

N.T.S.



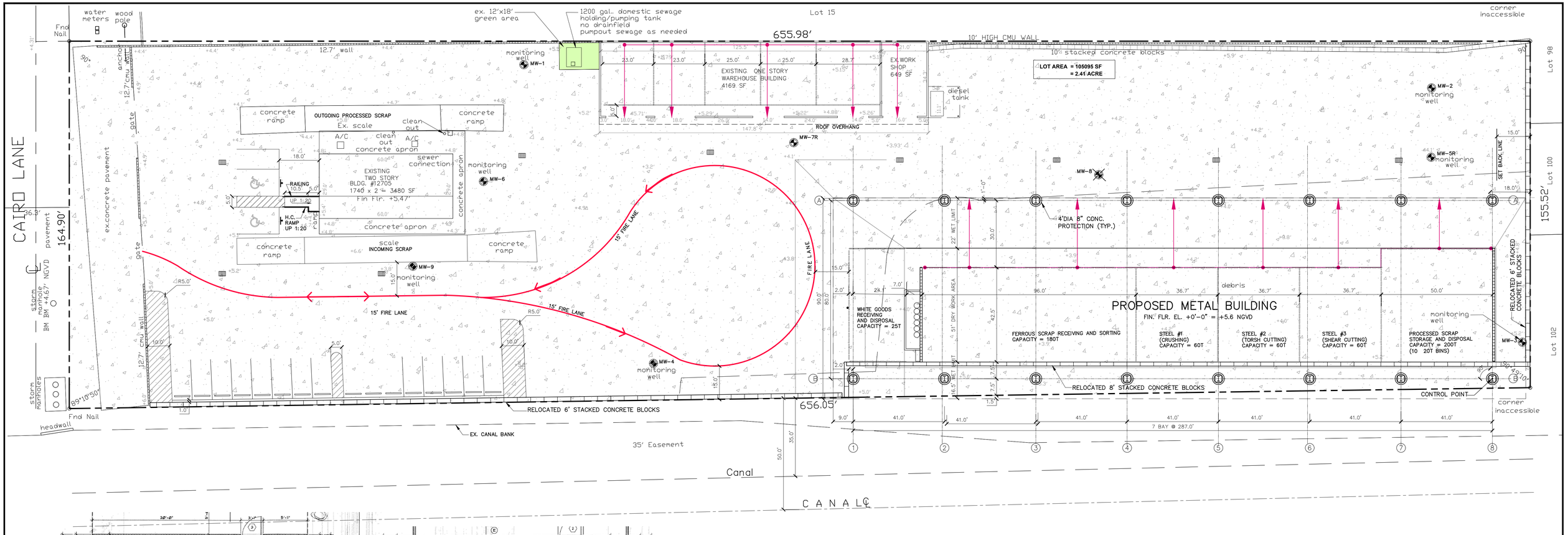
SECTION — B / C–6

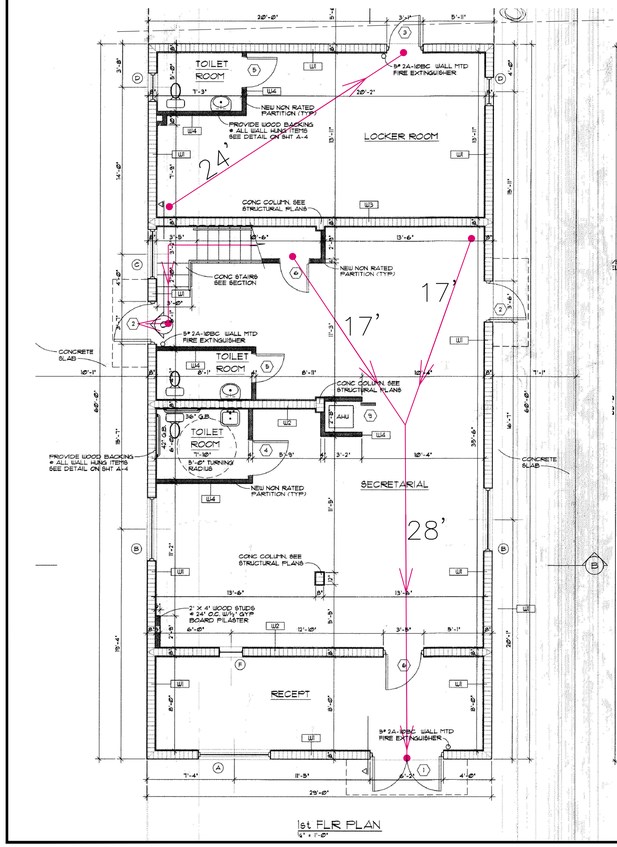
N.T.S.

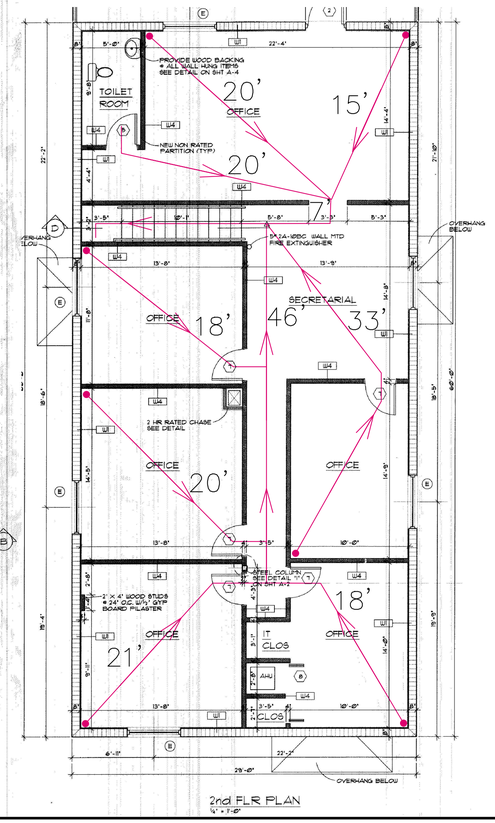
Sunshine State 811 of Florida, Inc.

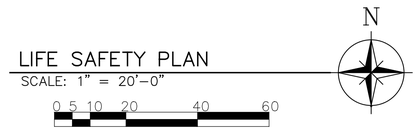
Call 811 Know what's below. Call before you dig.

International Scrap LLC 12705 CAIRO LANE, OPA–LOCKA, , FL. 33054	STORM WATER MANAGEMENT SECTIONS AND DETAILS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)–662–2301 Comm. No. 21–105.00 FAX (305)–661–3962 CA# EB0002467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO–EVER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22–122.00	DRAWING No: C–6
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 02–16–2023









LEGEND

- FIRE LINE
- INCOMING SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- INCOMING WHITE SCRAP METAL
- INCOMING NON FERROUS SCRAP METAL
- OUTGOING PROCESSED SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- OUTGOING PROCESSED SCRAP METAL (NON FERROUS SCRAP)

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA , FL. 33054

LIFE SAFETY PLAN

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301
FAX (305)-661-3962
Comm. No. 21-122.00
CA# EB00029467

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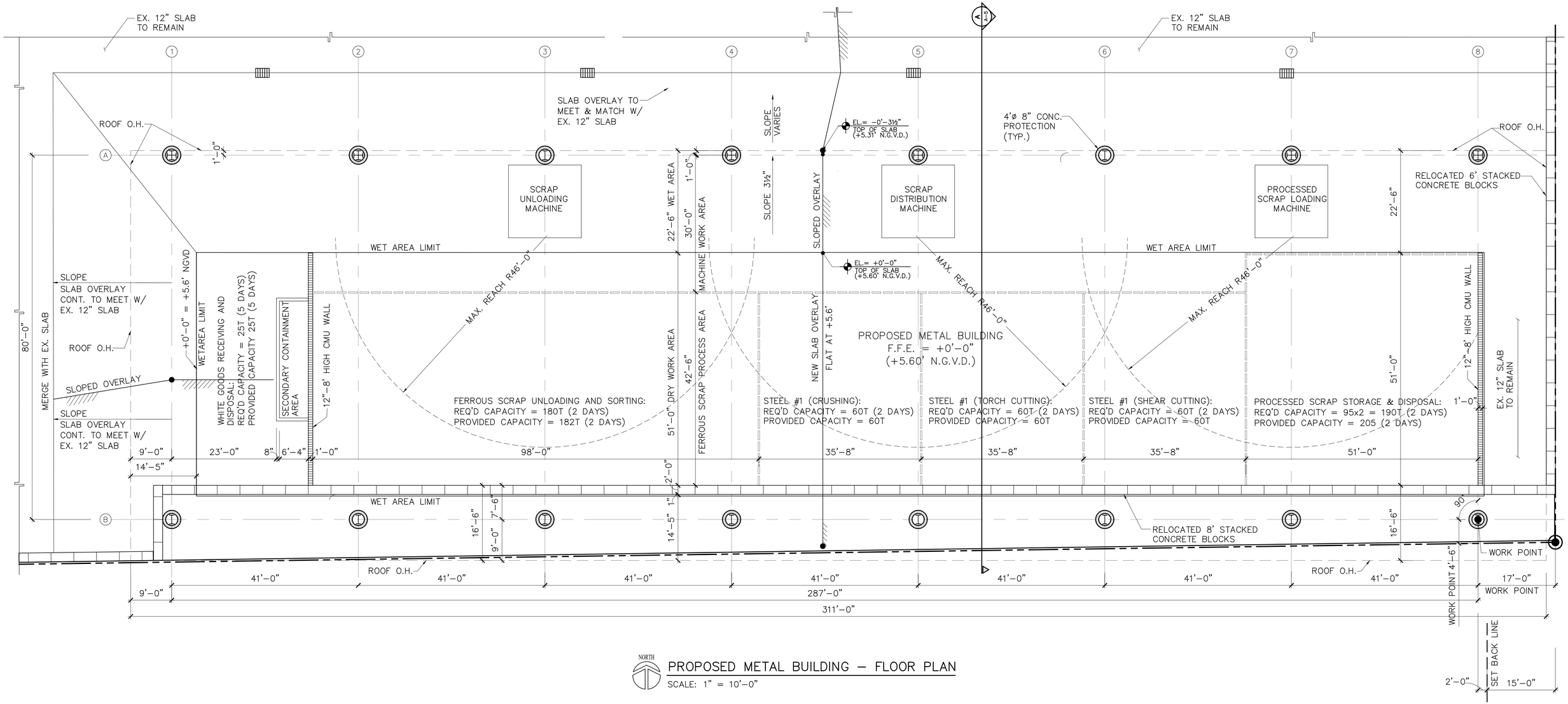
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN
FL. P.E. #16743

K+A No: 22-122.00
DRAWING No: LSF-1
DWG BY: L.Q.R.
CHECKED: M.S.K.
SCALE: AS NOTED
DATE: 11-15-2022



NORTH

PROPOSED METAL BUILDING – FLOOR PLAN

SCALE: 1" = 10'-0"

PROGRESS PLANS

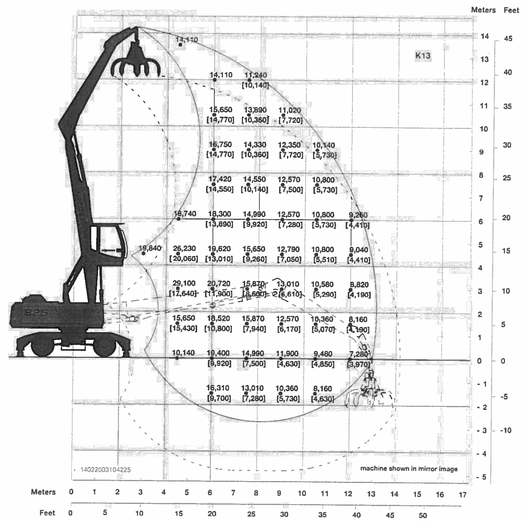
International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL 33054		PROPOSED METAL BUILDING FLOOR PLAN
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB00029467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	K+A No: 22-122.00 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DATE: 02-16-2023
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743	DRAWING No: A-1

SENNEBOGEN 825M. MATERIAL HANDLING WITH ELECTROMAGNETIC PLATE

CATERPILLAR 330 CL. HYDRAULIC EXCAVATOR/LOADER

KOBELCO SK 330 LC. HYDRAULIC EXCAVATOR WITH HYDRAULIC MOBIL SHEAR

SENNEBOGEN green line **825 M**



825 M

Undercarriage:	MP25, 4-point outriggers	
	tires 8 x 10.00-20	
Boom:	24'3"	
Stick:	18'8"	
Cabi:	C 270 hydraulic elevating cab with operator's eye level 18'8"	

Load chart

Notes:
Lifting capacities are stated in pounds. Indicated loads are based on ISO 10567 and do not exceed 75% of tipping and 87% of hydraulic capacity. Machine on firm, level supporting surface. Loads valid for 360° on outriggers supported.
Loads in [...] are valid 360° free on wheels.
Lifting capacities do not include working attachments such as scrap grapples, magnets, etc. Their weights must be deducted from the numbers indicated in the lifting charts.

4

CATERPILLAR 330CL HYDRAULIC EXCAVATOR

VIEW ARTICLES ON THIS ITEM

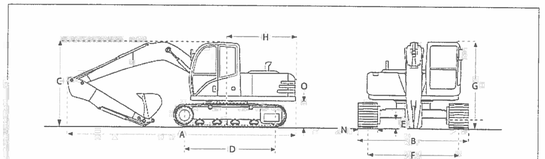
Print specification

Looking to purchase this item?

Find a CATERPILLAR 330cl Hydraulic Excavator being sold at Ritchie Bros. auctions.

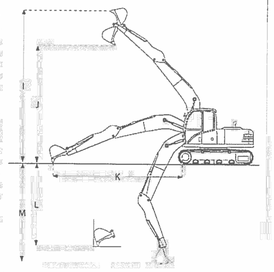
Need to sell equipment?

Complete this form and a Ritchie Bros. representative will contact you.



Selected Dimensions

Boom/Stick Option (HEX) 1		
A. SHIPPING LENGTH OF UNIT	36.8 ft in	11201.4 mm
C. SHIPPING HEIGHT OF UNIT	12.3 ft in	3733.8 mm
J. MAX LOADING HEIGHT	25.1 ft in	7644.4 mm
K. MAX REACH ALONG GROUND	38.2 ft in	11631.2 mm
L. MAX VERTICAL WALL DIGGING DEPTH	24.1 ft in	7339.6 mm
M. MAX DIGGING DEPTH	26.6 ft in	8116.8 mm
Dimensions		
B. WIDTH TO OUTSIDE OF TRACKS	11.3 ft in	3429 mm
D. LENGTH OF TRACK ON GROUND	13.3 ft in	4038.6 mm
E. GROUND CLEARANCE	1.6 ft in	487.7 mm
H. TAIL SWING RADIUS	11.5 ft in	3505.2 mm
Undercarriage		
F. TRACK GAUGE	8.5 ft in	2590.8 mm
N. SHOE SIZE	34 in	863.6 mm



Specification

Engine		
MAKE	Caterpillar	
MODEL	C9	
NET POWER	244 hp	182 kw
POWER MEASURED @	1800 rpm	
DISPLACEMENT	537 cu in	8.8 L
NUMBER OF CYLINDERS	6	
Operational		
OPERATING WEIGHT	77400 lb	35108.1 kg
FUEL CAPACITY	163 gal	617 L
HYDRAULIC SYSTEM FLUID CAPACITY	46 gal	174.1 L
HYDRAULIC SYSTEM RELIEF VALVE PRESSURE	4974 psi	34294.5 kPa
HYDRAULIC PUMP FLOW CAPACITY	148 gal/min	560.2 L/min
Swing Mechanism		

KOBELCO SK330LC HYDRAULIC EXCAVATOR

VIEW ARTICLES ON THIS ITEM

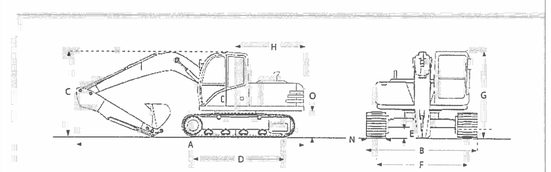
Print specification

Looking to purchase this item?

Find a KOBELCO sk330lc Hydraulic Excavator being sold at Ritchie Bros. auctions.

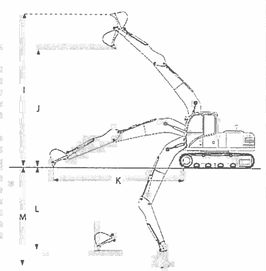
Need to sell equipment?

Complete this form and a Ritchie Bros. representative will contact you.



Selected Dimensions

Boom/Stick Option (HEX) 1		
A. SHIPPING LENGTH OF UNIT	36.7 ft in	11200 mm
C. SHIPPING HEIGHT OF UNIT	11.2 ft in	3400 mm
I. MAX CUTTING HEIGHT	35.4 ft in	10780 mm
J. MAX LOADING HEIGHT	24.9 ft in	7580 mm
K. MAX REACH ALONG GROUND	36.1 ft in	10990 mm
L. MAX VERTICAL WALL DIGGING DEPTH	20.6 ft in	6280 mm
M. MAX DIGGING DEPTH	23.6 ft in	7200 mm
Dimensions		
B. WIDTH TO OUTSIDE OF TRACKS	11.2 ft in	3400 mm
D. LENGTH OF TRACK ON GROUND	13.3 ft in	4050 mm
E. GROUND CLEARANCE	2.5 ft in	760 mm
G. HEIGHT TO TOP OF CAB	10.3 ft in	3124.2 mm
H. TAIL SWING RADIUS	11.5 ft in	3500 mm
O. COUNTERWEIGHT CLEARANCE	4.9 ft in	1480 mm
Undercarriage		
F. TRACK GAUGE	9.7 ft in	2960 mm
N. SHOE SIZE	31.5 in	800 mm

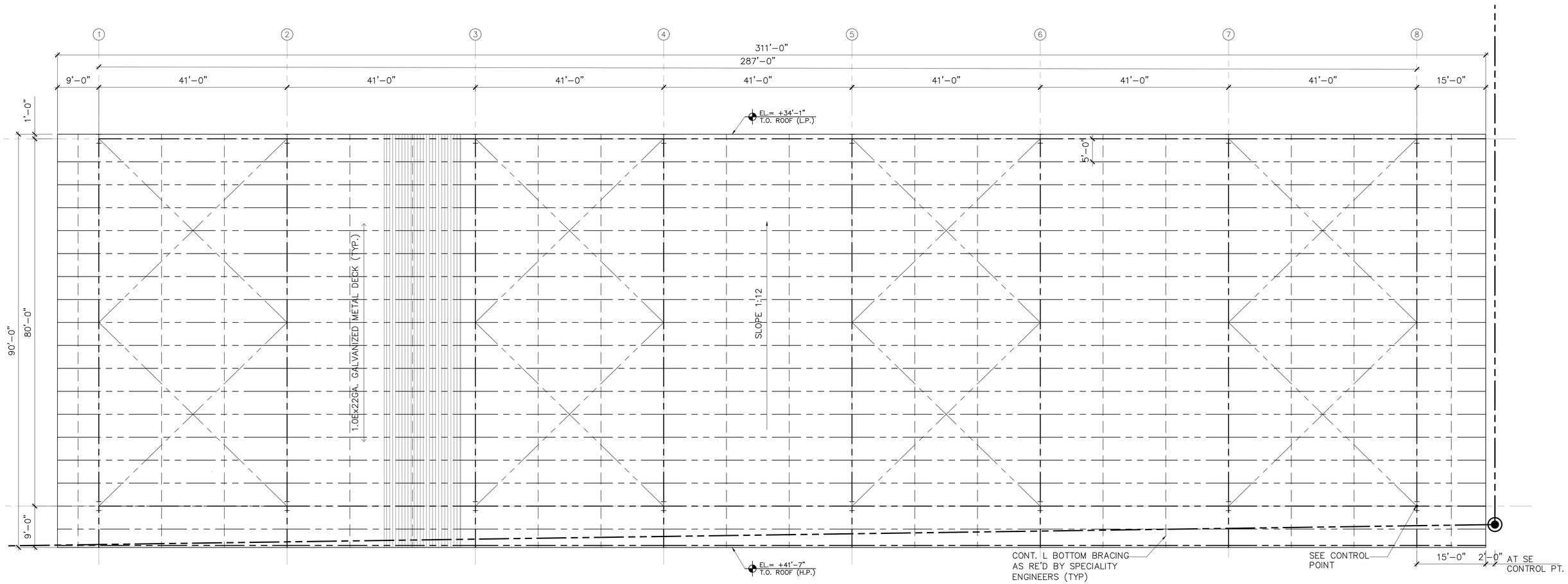


Specification

Engine		
MAKE	Mitsubishi	
MODEL	6D16-TLEB	
GROSS POWER	247 hp	184.2 kw
NET POWER	238 hp	177.5 kw
POWER MEASURES	2200 rpm	
DISPLACEMENT	460 cu in	7.5 L
ASPIRATION	turbocharged	
Operational		
OPERATING WEIGHT	80300 lb	36422.5 kg

PROGRESS PLANS

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL 33054	PROPOSED METAL BUILDING FLOOR PLAN
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22-122.00	DRAWING No: A-2
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 02-16-2023



NORTH

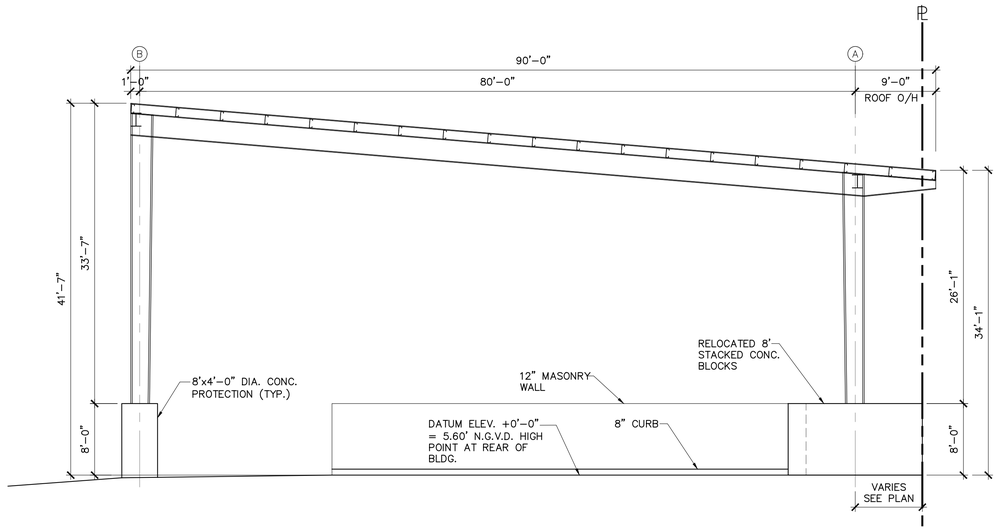
PROPOSED METAL BUILDING – ROOF PLAN

SCALE: 1" = 10'–0"

PROGRESS PLANS

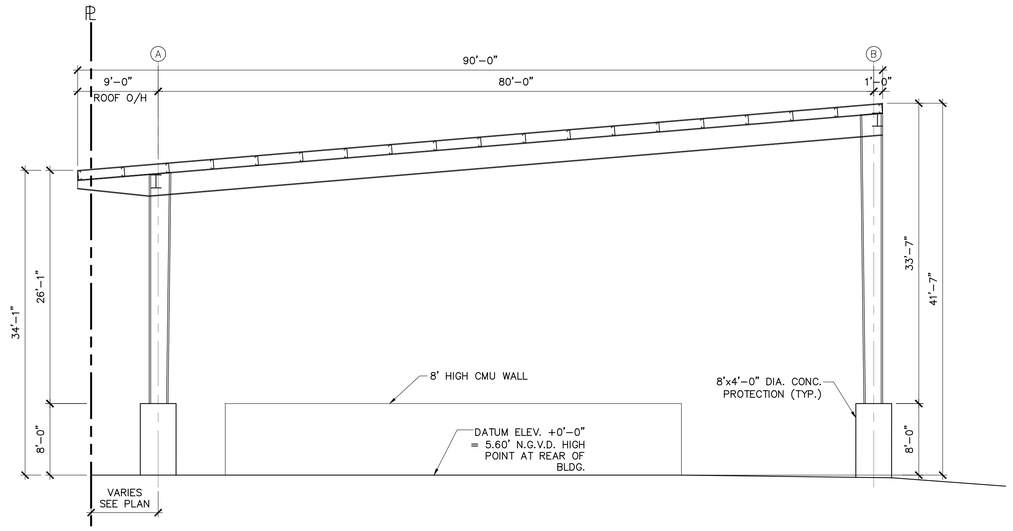
International Scrap LLC 12705 CAIRO LANE, OPA–LOCKA , FL. 33054	PROPOSED METAL BUILDING ROOF PLAN
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002946 7	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT–SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743

K+A No: 22–122.00	DRAWING No: A-3
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 02–16–2023



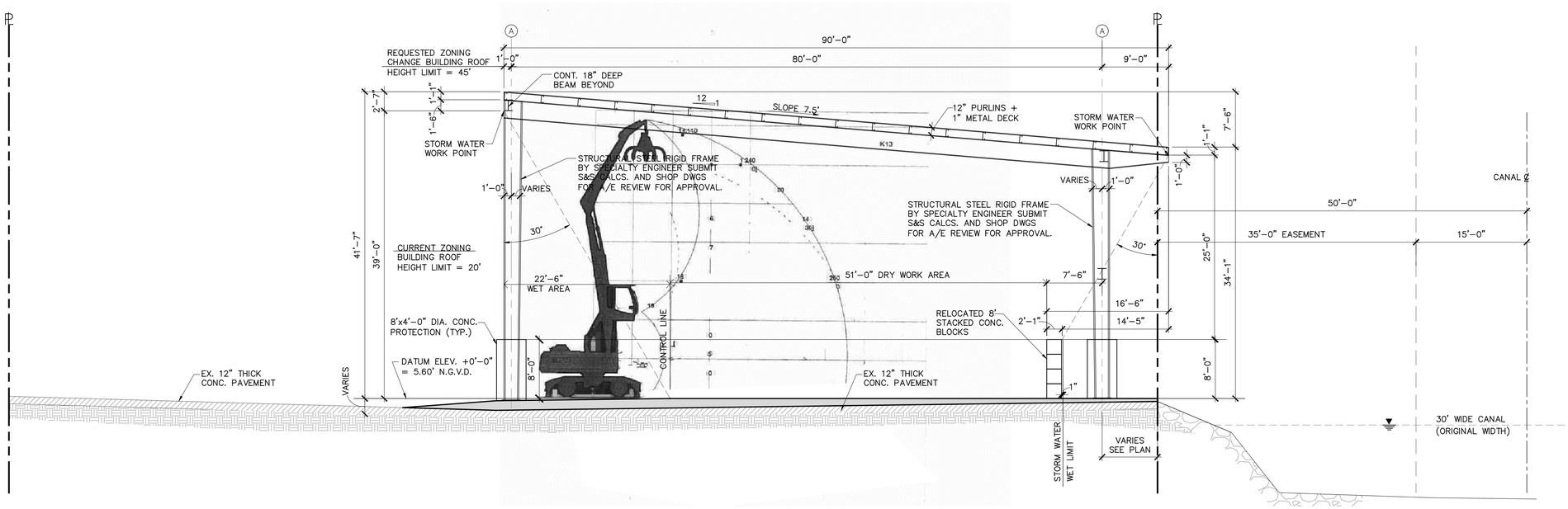
WEST ELEVATION

SCALE: ⅛" = 1'–0"



EAST ELEVATION

SCALE: ⅛" = 1'–0"



PROPOSED METAL BUILDING SECTION

A
A–5

SCALE: ⅛" = 1'–0"

PROGRESS PLANS

International Scrap LLC 12705 CAIRO LANE, OPA–LOCKA, , FL. 33054	**PROPOSED ELEVATIONS AND SECTION**
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)–662–2301 Comm. No. 21–105.00 FAX (305)–661–3962 CA# EB0002946	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT–SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22–122.00	DRAWING No: A-5
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 02–16–2023

Sponsored by: Interim City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, GRANTING 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 1-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Applicant, International Scrap, LLC intends to construct a metal building with a height of fifty feet for the operation of industrial scrap metal uses on the property at 12705 Cairo Lane and identified by folio 08-2128-003-0530 in the I-4 Zoning District and has submitted a request for Development Agreement review in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Planning & Community Development staff for the City of Opa-Locka reviewed the application of International Scrap, LLC and 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 Applicant, International Scrap, LLC, intends to construct a fifty foot tall metal industrial building to improve the industrial operation on this property; and

WHEREAS, the City of Opa-Locka's Planning and Community Development staff has reviewed the application for Development Agreement and confirm that the application meets all requirements set forth in Section 22-58 of the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on May 2, 2023 and approved this request by a 3 - 2 vote; and

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

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

SECTION 2. APPROVAL/DENIAL.

Approval/ Denial of Development Agreement Request. The City Commission of the City of Opa-Locka, Florida hereby approves / denies the request for Development Agreement approval related to the construction of a 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 as set forth in the application attached hereto as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the 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.

_____
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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Darvin E. Williams			**CM Signature**		
Commission Meeting Date:	July 12, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
					X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Resolution Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	X
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: N/A See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X					
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, GRANTING APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A PROPOSED FIFTY FOOT HEIGHT METAL BUILDING 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.

Staff Summary:

Pursuant to Section 22-58 of the City of Opa-Locka's Land Development Regulations (LDR), Ordinance 15-31: "Owners of lands or structures may apply to the City for a variance from the requirements or restrictions of the Land Development Regulations; except that no variance for use or density issues shall be considered". According to Section 22-58 of the LDR, "An application for a variance shall include a written statement by the applicant with supporting explanation and

evidence regarding the following requirements: "1. The particular provision of the Code which prevents the proposed construction on, or use of the property. 2. The existing zoning of the property, including any previously approved conditions, or modifications. 3. The special circumstances, conditions or characteristics of the land, building or structure that prevent the use of the land in compliance with the terms of this ordinance. 4. The particular hardship that would result if the specified provisions of the ordinance were to be applied to the subject property. 5. The extent to which it would be necessary to vary the provisions of this ordinance in order to permit the proposed construction on, or use of, the property. 6. A disclosure statement by the parties with at least five (5) percent interest in the project shall be signed by the applicant and notarized". The applicant, International Scrap, LLC, intends to construct a fifty foot tall metal industrial building on their property at 12705 Cairo Lane, and identified by folio # 08-2128-003-0530 in the I-4 zoning district. The applicant has submitted a request for a variance in accordance with the City's Land Development Regulations for use of this property that without a variance would permit a maximum building height of twenty feet. The City of Opa-locka's Planning and Community Development Staff has reviewed the application for a variance and confirm that the application meets all requirements set forth in Section 22-58 of the City of Opa-locka's Land Development Regulations for a metal building in the Industrial Storage and Salvage Zoning District (I-4)

Financial Impact

There is no negative financial impact from the approval of this legislation.

Proposed Action:

PCD Staff recommends approval of this Resolution.

Attachment:

Draft Resolution
Development Agreement
PZAB Meeting Minutes

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

TOTAL FEES: $ 3,500.00 New Fees as of October 1, 2015

FY 2022-2023 Meeting Dates (1st Tuesday of Each Month)	Date Application Found Sufficient
October 4, 2022	August 19, 2022
November 8, 2022	September 16, 2022
December 6, 2022	October 14, 2022
January 3, 2023	November 18, 2022
February 7, 2023	December 16, 2022
March 7, 2023	January 13, 2023
April 4, 2023	February 18, 2023
May 2, 2023	March 17, 2023
June 6, 2023	April 14, 2023
July 11, 2023	May 19, 2023
August 1, 2023	June 16, 2023
September 5, 2023	July 21, 2023

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

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

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

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

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

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

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

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: K.C Realty.

PROPERTY OWNER'S ADDRESS: 10800 Biscayne Blvd #870 Miami, FL 33161
Number/Street City State/Zip Code

APPLICANT'S NAME: International Scrap LLC

APPLICANT'S ADDRESS: 12705 Cairo Lane Opa-locka, FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-688-2528 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12705 Cairo Lane Opa-locka, FL 33054
Number/Street

TAX FOLIO NUMBER: _____ PRESENT ZONING: _____

LEGAL DESCRIPTION: _____

_____

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, Jose Camero, 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

03/28/2023
Date

Sworn to and subscribed before me:

This 28 day of March 2023

_____
Notary Public
Attach copy of identification

My commission expires March 25, 2026

NOTARY PUBLIC STATE OF FLORIDA
ANNE GARCIA
Commission # HH 243749
Expires March 25, 2026

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: International Scrap LLC

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

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

I do give to Gabriel Cadavid 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 Gabriel Cadavid & Jose Carrero 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

03/28/23
Date

Sworn to and subscribed before me:

This 28 day of March 2023

Notary Public

My commission expires: March 25, 2026

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

NOTARY PUBLIC STATE OF FLORIDA
ANNE GARCIA
Commission # HH 243749
Expires March 25, 2026

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12705 Cairo Lane Opalocka, FL 33161

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: 12705 Cairo Lane Opalocka, FL PHONE: 305-688-2528

ADDRESS (If different): _____

_____
Signature

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

INTERNATIONAL SCRAP
12705 Cairo Lane, Opalocka, Fl 33054
Phone 305-688-2526

Mr. Gregory Gay
Director,
Planning & Community Development
City of Opa-Locka
780 Fisherman Street, 4th floor,
Opa-Locka, Fl. 33054

Dear Mr. Gay,
Re: International Scrap LLC (ISL)-12705 Cairo Lane, Opa-Locka, Fl. 33054-Folio No. 08-2128-003-0530-Roof height zoning change request.

On behalf of International Scrap LLC (ISL), a scrap metal processing business established in the City of Opa-Locka located at 12705 Cairo Lane, Opa-Locka, Fl. 33054.

From the public records we have gathered the following information regarding the subject property;

ZONE CODE	I-4
ZONE NAME	LIBERAL IDUSTRIAL, STORAGE AND SALVAGE
ZONE TYPE	INDUSTRIAL
MIN. LOT AREA	ONE ACRE; 43,560 SF
NO. OF STORIES	ONE
MAX ROOF HEIGHT	20'
REAR SET BACK	15'

The scrap metal processing business on the subject property, therefor, fits the Zone Code, Zone Name and Zone Type. Please note that ferrous and non-ferrous metal scrap salvage for recycling purposes is desirable and necessary for the environment and for sustaining global resources of these metals.

At ISL, the incoming ferrous and non-ferrous scrap is handled and processed separately. The non-ferrous scrap is received, various metals separated, processed for volume reduction and disposed of under an existing one story building located along northern boundary of the property.

Presently the ferrous scrap is received, sorted and processed for volume reduction under open sky but on a 12" thick concrete pavement that covers the entire property. The concrete pavement has a storm water drainage system in place where rain water enters several inlets fitted with filters and disposed off to the under pavement French drain system. However, the drainage system in place is not acceptable to DERM because of already present undesirable pollutants in the soil underneath, pollutants mostly attributable to the Minton Dump Area on which the subject property is located amongst a lot of other similar businesses as is evident from the attached aerial photograph.

However, Miami-Dade County Code, Chapter 24, Section 47 requires that ferrous scrap processing/recycling be done in such a way that does not cause any further pollution to the ground water; therefore, the storm water either be treated to remove pollutants before discharge into the ground water or the processing be done under a roof so that storm water does not come in contact with the ferrous scrap.

Under a proposed Settlement Agreement to certain law suit, DERM has given ISL four (4) options to bring the facility into compliance with Chapter 24-47 of the Miami-Dade Code. A partial copy of the mandate is attached where the four (4) options are mentioned. ISL favors option no. 4 and wants to pursue it because of the following reasons;

Ferrous scrap processing under open sky requires treatment plant to allow treated clean water discharge into the ground water, but DERM does not want discharge into the ground water and requires pumping into the adjacent NW 127 Canal that runs along southern boundary of the property. The subject property is narrow and is not adequate to accommodate both ferrous scrap processing/recycling and a treatment plant & pumping system. Therefore, treatment plant & pumping system option is not feasible for the subject property. **The option we are left with is to provide roof over the entire ferrous scrap recycling system.**

We have carefully and with due diligence devised the scrap receiving, handling, sorting, volume reduction, storage and disposal system that would fit this site, accommodating ferrous scrap recycling process under a metal building to be located along the southern property line, 88' wide X 288' long and 42' high. Please see the documents submitted with this application as required by the checklist. The submitted documents contain, scope & work on the sheets C-1, C-2 and C5, however we are submitting the same separately as required. Please find the attached.

The proposed metal building can meet all zoning requirements except the roof height. The current zoning limits the roof height to 20' while the roof height needed for the proposed building is 42' at front sloping down towards the rear at 34' height to facilitate rainstorm water from the roof discharge into the NW 127 Canal. The need for such a high roof is due to the height needed for machinery operations under the roof since most of the recycling operations are performed with the heavy equipment as illustrated in the conceptual plans. The proposed system provides 38'-30' clear height for heavy equipment operations under the roof. The ferrous scrap recycling operations are not possible under a 20' high roof which can only provide approximately 17'-14' clear height for the heavy equipment operations.

We therefore, request your kind review and consideration for zoning change to increase the roof height limit to 45', not only for the subject property but for the entire Milton Dump area to facilitate Miami-Dade County Code Chapter 24-47 compliance for this property and for others as well.

We will be pleased to answer any questions or clarifications you may require.

Very truly yours,
Joe Carrero
International Scrap

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.

- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.

- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.

- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

L11000222647

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

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(((H11000046059 3)))

H11000046059 3ABC-

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Division of Corporations
Fax Number : (850)617-6383

From:
Account Name : FASTKIT CORP
Account Number : I20100000009
Phone : (305)599-0839
Fax Number : (305)592-9591

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

FLORIDA LIMITED LIABILITY CO.
KC Realty LLC

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	$155.00

A. LUNT
FEB 22 2010
EXAMINER

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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

FOR

KC Realty LLC

ARTICLE I - NAME:

The name of the Limited Liability Company shall be KC Realty LLC

ARTICLE II - ADDRESS:

The mailing address and street address of the principal office of the Limited Liability Company is:

10800 Biscayne Blvd. Suite 870 Miami, FL 33161

ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE, & REGISTERED AGENT'S SIGNATURE:

The name and the Florida street address of the registered agent are:

Jose Carrero

Name
10800 Biscayne Blvd #870

Florida Street address (PO Box NOT acceptable)
Miami, FL 33161

City, State, and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S..

[redacted]

Registered Agent's Signature

Prepared by:
Doris E. Cardelle
10264 SW 127th Court
Miami, FL 33186
PH: (305) 385-2469

ARTICLE IV - MANAGEMENT (Check box if applicable):

[X] The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager - managed company.

ARTICLE V - EFFECTIVE DATE:

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, State of Florida.

ARTICLE VI - MEMBERS:

The Managers of the Company shall be elected by the member(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the member(s) of the Company are:

Jose Carrero
3370 NE 190 Street, Apt 1015, Aventura, FL 33161

Nathan Kestenman
114 Rumson Road, Rumson, NJ 07776

2011 FEB 21 AM 10:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

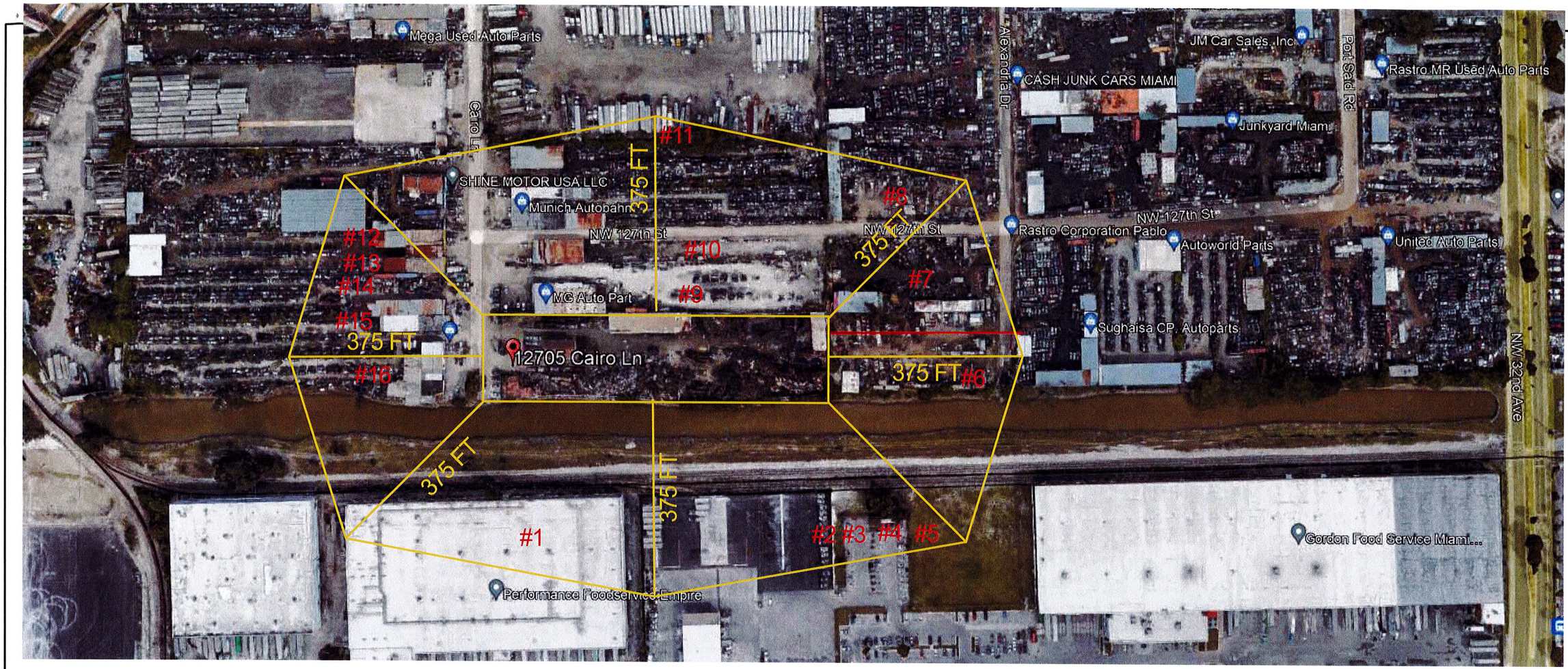
FILED

Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true).

Jose Carrero

Typed or printed name of signee



ID	MDPA FOLIO #	ID	MDPA FOLIO #
#1	30-2128-020-0910	#9	08-2128-003-0520
#2	30-2128-020-0860	#10	08-2128-003-0510
#3	30-2128-020-0850	#11	08-2128-003-0470
#4	30-2128-020-0840	#12	08-2128-003-0642
#5	30-2128-020-0690	#13	08-2128-003-0644
#6	08-2128-007-0351	#14	08-2128-003-0643
#7	08-2128-007-0330	#15	08-2128-003-0645
#8	08-2128-007-0283	#16	08-2128-003-0646

See Attached Legal Descriptions

0 25 50 100
GRAPHIC SCALE 1" = 100'

1

375 FT RADIUS VICINITY PROPERTIES

INTERNATIONAL SCRAP
12705 Cairo Lane
Opa Locka, FL

DRAWN BY: RT	CHECKED BY: RT		
DATE: March 30, 2023	APPROVED BY: SC		
PROJECT NO:	REVISION NO:		
DERM FAC ID NO:	SCALE: 1" = 30'		

PROPERTIES ENVIRONMENTAL
ASSESSMENT & REMEDIATION INC
P.O. Box 811674, Boca Raton, FL 33481-1674
Tel/Fax (561) 908-2356
thepearco@aol.com

INTERNATIONAL SCRAP LLC (ISL)

12705 CAIRO LANE OPA-LOCKA, FL 33054

'SITE PLAN' SUBMITTAL

DATE: 04-06-2023

DRAWING INDEX:

001	–		SURVEY
002	–		AREAL PHOTOGRAPH
003	–	C-1	EXISTING SITE PLAN AND PROPOSED ADJUSTMENTS
004	–	C-2	SITE PLAN – PROPOSED IMPROVEMENTS.
005	–	C-3	METAL SCRAP RECYCLING FLOW DIAGRAM
006	–	C-4	PRPOSED SIGNAGE AND PAVEMENT MARKINGS
007	–	C-5	PROPOSED STORM WATER MANAGEMENT
008	–	C-6	PROPOSED STORM WATER MANAGENEMT DETAILS
009	–	C-7	PROPOSED STORM WATER MANAGEMENT DETAILS
010	–	LSF-1	PROPOSED LIFE SAFETY PLAN
011	–	A-1	PRPOSED ARCHITECTURAL GROUND FLOOR PLAN
012	–	A-2	PROCESSING KEY EQUIPMENT DETAILS
013	–	A-3	PROPOSED METAL BUILDING ROOF PLAN
014	–	A-4	PROPOSED METAL BUILDING ELEVATIONS
015	–	A-5	PROPOSED METAL BUILDING SECTIONS

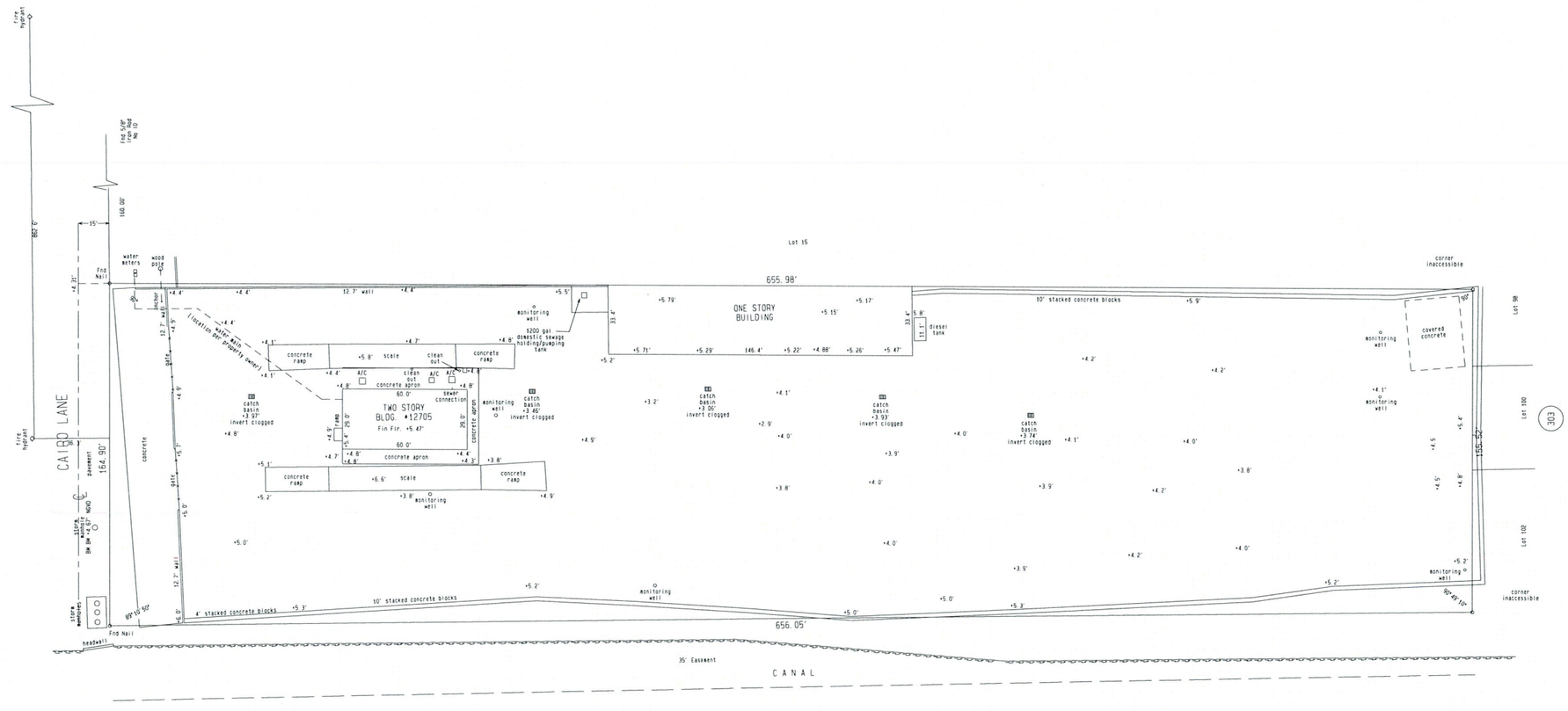
K+A

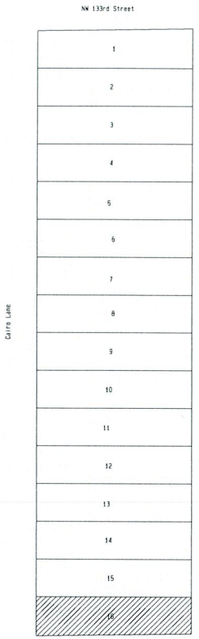
Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL. (305)-662-2301
FAX (305)-661-3962

SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION:
Lot 16, Block 304, NILE GARDENS SECTION I & II, according to the plat thereof, as recorded in Plat Book 31, Page 42, of the Public Records of Miami-Dade County, Florida.

Property address:
12705 Cairo Lane
Miami, FL 33054





LEGEND:
Δ = CENTRAL ANGLE (DELTA)
A = ARC LENGTH
A/C = AIR CONDITIONER
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
℄ = CENTERLINE
(C) = CALCULATED
(D) = DEED
FND = FOUND
FPL = FLORIDA POWER & LIGHT
H = HANDICAP PARKING SPACE
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
P.C. = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FEET

Benchmark:
Miami-Dade County benchmark #N-370;
PK nail and brass washer in concrete walk in fron of office building, 119' South of NW 135th Street, 69' West of centerline of Cairo Lane, elevation = +8.31' NGVD.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki H. Ulrich
Digitally signed by Mikki H. Ulrich
Date: 2023.02.08 10:12:58 -05'00'

MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5853
STATE OF FLORIDA

FILENAME: N016-304
SCALE: 1" = 30'

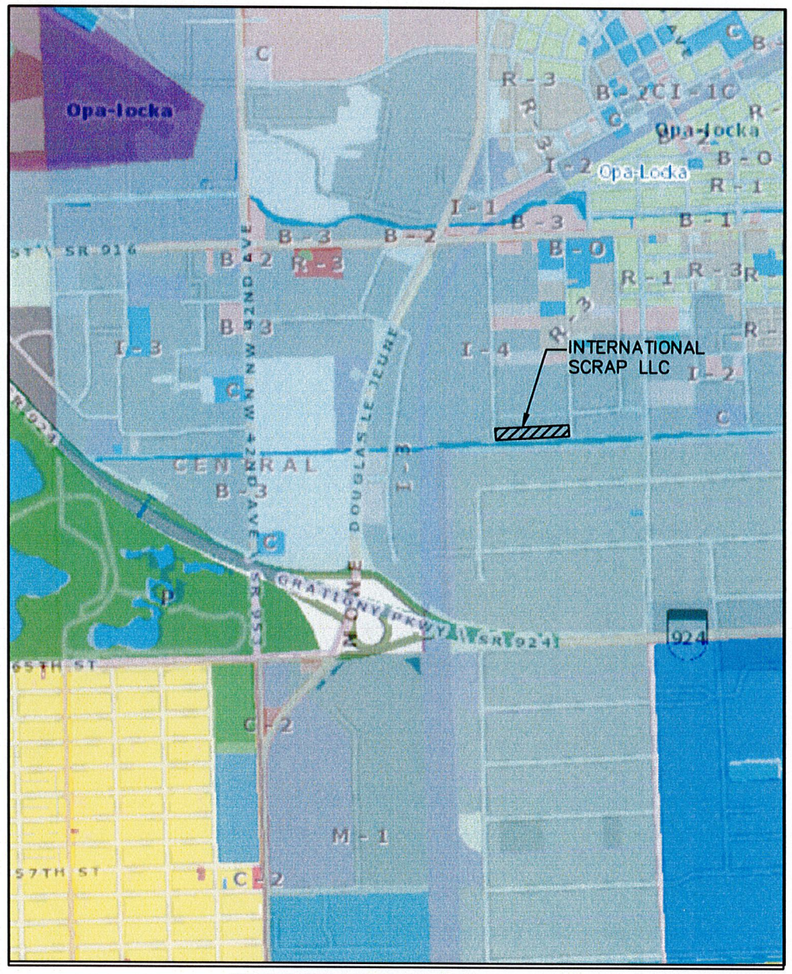
NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
2. ANGLES SHOWN HEREON ARE BASED ON PB 31, PG 42, MDCR.
3. ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929).
4. SUBSURFACE FEATURES NOT LOCATED.
5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

REVISIONS	DATE	FOR: INTN'L SCRAP	DATE: 10/28/2022	NO. 2210018	F.B. 143-60

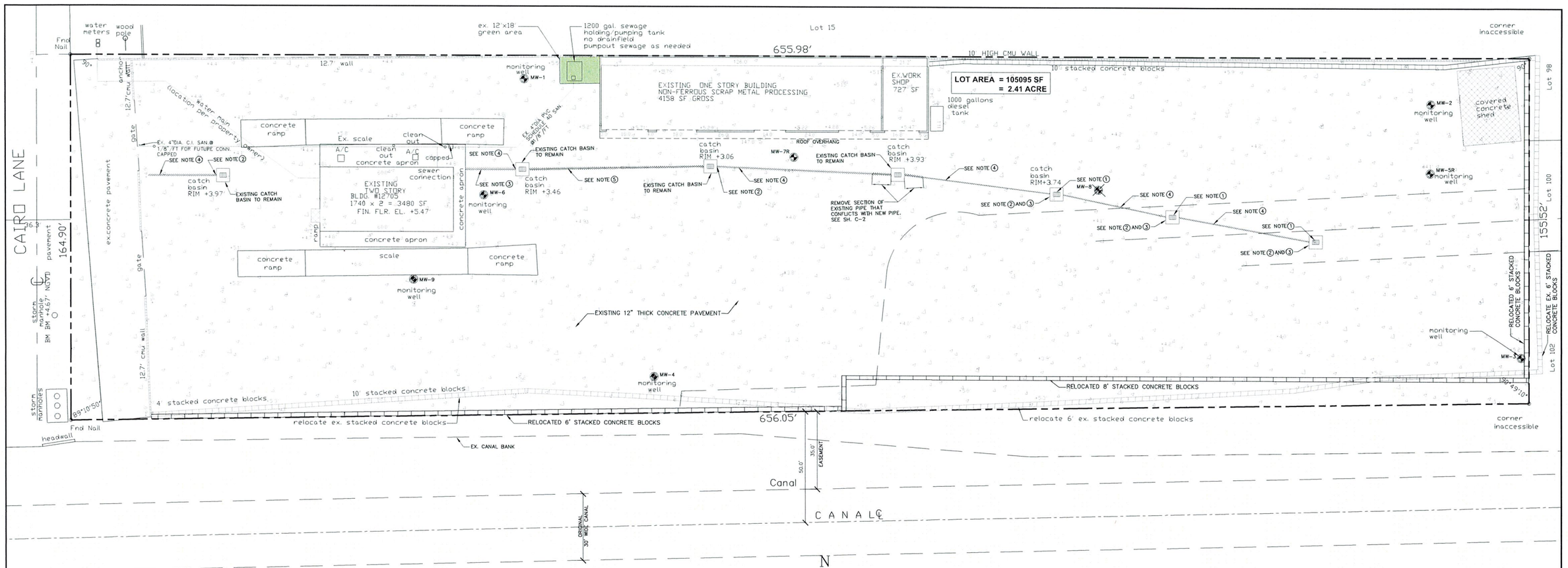
DENI LAND SURVEYORS, INC. LB #7281
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

2023 AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP

K+A Khan & Associate, Inc. Consulting Engineers and Planners 7400 SW 50TH TERR. SUITE 105 Miamil Florida 33155 Tel (305)-662-2301 comm. No. 22-122.00 Fax (305)-661-3962 CA# EB00029467	LOCATION MAP	INTERNATIONAL SCRAP LLC 12705 CAIRO LANE OPA-LOCKA, FL. 33054	PROJECT NO. 22-122.00	FIG.# 1



EXISTING FACILITIES AND ADJUSTMENTS

SCALE: 1" = 20'-0"

0 5 10 20 40 60

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETE UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE. MODIFY AND RETROFIT THE BOTTOM SLOPE SUITABLE FOR NEW PIPES.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WORK SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. UNLESS OTHERWISE NOTED CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

LEGEND

- EX. STRUCTURE TO BE REMOVED
- EX. CATCH BASIN TO REMAIN
- ABONDONED EX. PIPE LEFT IN PLACE
- EX. PIPE TO BE REMOVED
- EX. STACKED CONCRETE BLOCKS 6'x2'x2' (3456 lbs EACH)
- EX. MONITORING WELL

PLAN NOTES:

1. REMOVE METAL COVER AND SAVE FOR RE-USE; REMOVE EX. FILTER AND BAFFLES.
2. PLUG EXISTING PIPE END WITH 5000 PSI CONC.; 0.4 W/C; 2" SLUMP; SEE APPLICABLE SECTIONS ON SH. C-6.
3. AT THE THREE(3) EASTERN CATCH BASINS ONLY, FILL EX. CONC. BOX WITH 2500 PSI CONCRETE, LEVEL WITH TOP OF EXISTING SLAB.
4. EXISTING PERFORATED PIPE TO REMAIN; ENDS PLUGGED PER NOTE No. 2 .
5. REMOVE EXISTING PERFORATED PIPE.

GENERAL DATA:

COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:05:03-04'00'

Sunshine State One Call of Florida, Inc. 811

Call 811 Know what's below. Call before you dig.

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA , FL. 33054

EXISTING FACILITIES AND ADJUSTMENTS

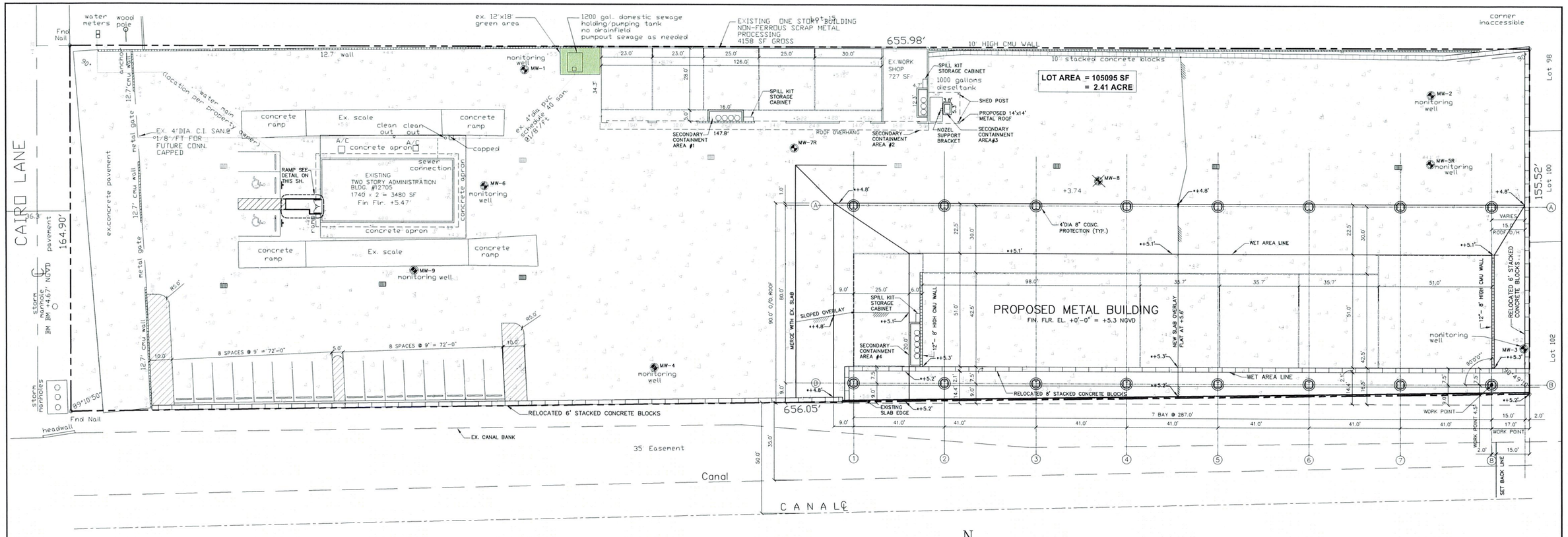
K+A Khan & Associates, Inc. Consulting Engineers and Planners
7400 S.W. 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)661-2601 Cert. No. 21422.00
FAX (305)661-2602 CAR E0000294657

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE DESIGN DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."

TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020. LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00
DRAWING No: C-1
DWG BY: L.O.R.
CHECKED: M.S.K.
SCALE: AS NOTED
DATE: 04-06-2023



PROPOSED IMPROVEMENTS – METAL BUILDING

SCALE: 1" = 20'-0"

0 5 10 20 40 60

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
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NOTES:

1. SEE CIVIL PLANS C-1 THRU C-3 FOR LAYOUT, PROCESSING AND SITE IMPROVEMENT WORK.
2. ALL FERROUS METAL PROCESSING SHALL BE UNDER ROOF, PROTECTED FROM RAIN WATER CONTACT WITH FERROUS METALS.
3. PROPOSED BUILDING SHALL BE A METAL BUILDING DESIGNED AND INSTALLED BY METAL BUILDING SPECIALTY SUB-CONTRACTOR.
4. SEE A-4 FOR BUILDING ELEVATIONS.
5. SEE STRUCTURAL GENERAL NOTES 'I' AND 'J' ON SHEET S-0 FOR ADDITIONAL INFORMATION ON THE METAL BUILDING.
6. SEE SECONDARY CONTAINMENT AREA DETAILS ON SH. C-7

LEGEND

- EX. ELEVATION
- +x.x PROPOSED ELEVATION
- EX. CONC. SLAB
- PROPOSED CONC. OVERLAY BOUNDARY
- PROPERTY LINE
- EX. CATCH BASIN
- PROPOSED CATCH BASIN
- EX. MONITORING WELL

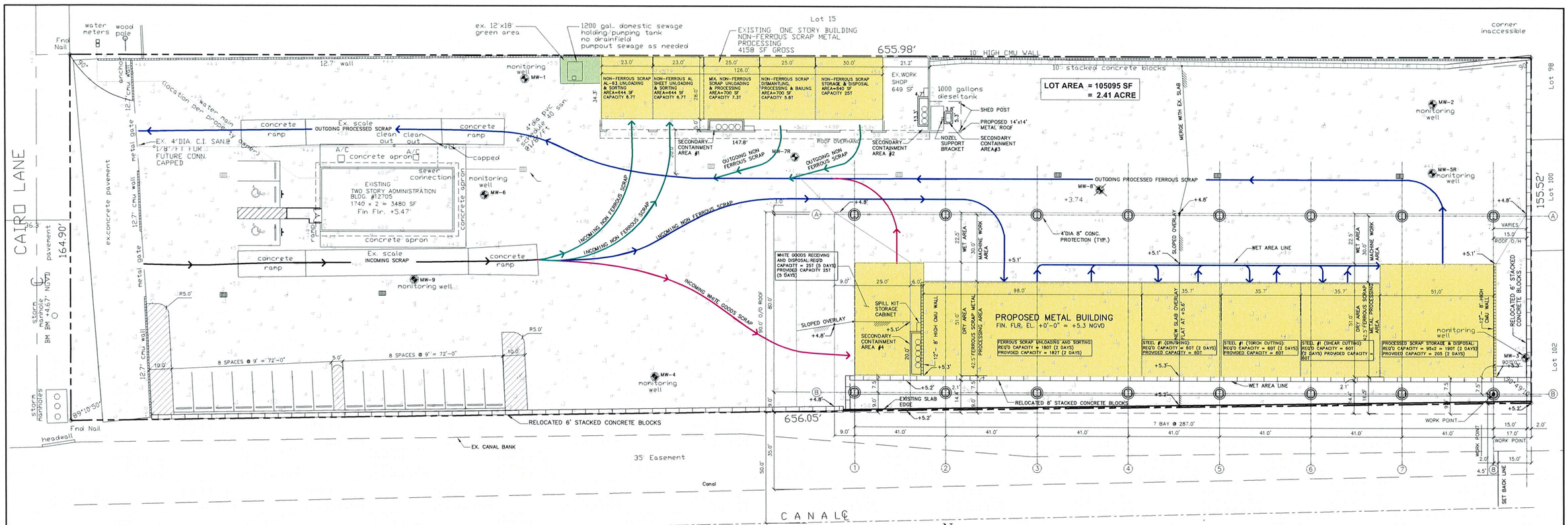
MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=ask@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:06:03-04'00'

Sunshine State One Call of Florida, Inc. 811

Call 811 Know what's below. Call before you dig.

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA , FL 33054	PROPOSED IMPROVEMENTS – METAL BUILDING
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR, SUITE 105 Miami, Florida 33155 TEL (305)662-0021 Cert. No. 21422.DE FAX (305)663-3962 CA# EB0002945	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743
K+A No: 22-122.00	DRAWING No: C-2
DWG BY: L.Q.P.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023



METAL SCRAP RECYCLING FLOW DIAGRAM

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

TABLE #1 – NON-FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
INDOOR ACTIVITIES								
AL 63 UNLOADING/PROCESSING-23'X28'	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
AL SHEET UNLOADING/PROCESSING-23'X28'	644	5	3220	119.3	13,417	6.7	4 DAYS ACCUMULATION	1.7
MIX NON-FERROUS UNLOADING/PROCESSING-25'X28'	700	5	3500	129.6	14,583	7.3	5 DAYS ACCUMULATION	1.8
DISMANTLING & BAILING/PROCESSING-25'X27.33'	700	4	2800	103.7	11,667	5.8	MIX SCRAP & BAILED-NOT COUNTED TWICE	
TOTAL NON-FERROUS UNLOADING & PROCESSING CAPACITY	*2689*	-	*12,960*	*472*	*40,676*	*26.5*	*5 DAYS RECYCLING*	*5.2*
ALL NON-FERROLS STORAGE-30'X28'	840	5	4200	156	52,728	26	5 DAYS RECYCLING	5.2
SECONDARY CONTAINMENT, 5'X16'	80	-	-	-	-	-	-	-
TOTAL NON-FERROUS STORAGE CAPACITY	*920*	-	*4200*	*156*	*52,728*	*26*	*5 DAYS RECYCLING*	*5.2*
TOTAL NON-FERROUS UNLOADING, PROCESSING & STORAGE CAPACITY	*3608*	-	*17,160*	*628*	*93,154*	*52*	*10 DAYS RECYCLING*	*5.2*

*Conversion factor, non ferrous scrap metals: 1 CY = 112.5 lbs.; processed, reduced volume, scrap density for storage: 1 CY = 338 lbs.

Note: Numbers are rounded off to nearest whole numbers.

Non-Ferrous Metal MAXIMUM Recycling Capacity = 52 Tons/10 Days Recycling = 5.2 Tons/day = 5 TONS/DAY

NON-FERROUS METAL PERMITTED RTECYCLING CAPACITY = 50 TONS/10 DAY RECYCLING= 5 TONS/ TONS

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
INDOOR ACTIVITIES								
ALL FERROUS SCRAP UNLOADING, 98' X 42.5'	4,165	10.5	43,733	1,620	364,500	182	2 DAYS ACCUMULATION	91
WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	*5,440*	-	*50,108*	*1,856*	*417,600*	*209*	*2.2 DAYS ACCUMULATION*	*96*
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESS NG	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	*4, 548*	-	*43, 206*	*1,599*	*359,775*	*180*	*2 DAYS PROCESSING*	*90*
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	*9,988*	-	*93,314*	*3,455*	*777,375*	*389*	*2.1 DAYS PROCESSING*	*186*
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	*2601*	*6*	*15,606*	*578*	*404,600*	*202*	*2 DAYS ACCUMULATION*	*101*
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	*12,589*	-	*108,920*	*4,033*	*1,181,975*	*591*	*6 DAYS RECYCLING*	*98*

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed volume reduced ferrous scrap: 1 CY = 700 lbs.; 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

TABLE #2 – FERROUS SCRAP METAL MAXIMUM UNLOADING, PROCESSING & STORAGE CAPACITY

ITEM	AREA SF	HEIGHT FT	VOLUME CF	VOLUME CY	EST. WEIGHT* Lbs.	EST. WEIGHT* TONS	REMARKS	CAPACITY PER DAY TONS
INDOOR ACTIVITIES								
ALL FERROUS SCRAP UNLOADING, 98' X 42.5'	4,165	10.5	43,733	1,620	364,500	182	2 DAYS ACCUMULATION	91
WHITE GOODS UNLOADING & STORAGE 25' X 51'	1,275	5	6,375	236	53,100	27	5 DAYS ACCUMULATION	5
TOTAL FERROUS METAL UNLOADING CAPACITY	*5,440*	-	*50,108*	*1,856*	*417,600*	*209*	*2.2 DAYS ACCUMULATION*	*96*
STEEL #1 & MIX STEEL PROCESSING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #2 PROCESS NG, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS PROCESSING	30
STEEL #3 SHEAR CUTTING, 35.67' X 42.5'	1,516	9.5	14,402	533	119,925	60	2 DAYS RECYCLING	30
TOTAL FERROUS METAL PROCESSING CAPACITY	*4, 548*	-	*43, 206*	*1,599*	*359,775*	*180*	*2 DAYS PROCESSING*	*90*
TOTAL FERROUS METAL UNLOADING & PROCESSING CAPACITY	*9,988*	-	*93,314*	*3,455*	*777,375*	*389*	*2.1 DAYS PROCESSING*	*186*
TOTAL FERROUS METAL STORAGE CAPACITY, 51' X 51'	*2601*	*6*	*15,606*	*578*	*404,600*	*202*	*2 DAYS ACCUMULATION*	*101*
TOTAL FERROUS METAL UNLOADING, PROCESSING & STORAGE CAPACITY	*12,589*	-	*108,920*	*4,033*	*1,181,975*	*591*	*6 DAYS RECYCLING*	*98*

*Conversion factor, ferrous scrap metals: 1 CY =225 lbs.; processed volume reduced ferrous scrap: 1 CY = 700 lbs.; 30 CY storage bin, 7' x 20' x 6'=20 tons
Note: numbers are rounded off to nearest whole number

Ferrous Metal MAXIMUM Recycling Capacity= 591 tons/ 6 days recycling = 98 tons/day

FERROUS METAL PERMITTED RECYCLING CAPACITY= 570 TONS/ 6 DAYS RECYLING = 95 TONS/DAY

COMBINED MAXIMUM FERROUS & NON-FERROUS METAL RECYCLING CAPACITY = 98 + 5 = 103 TONS /DAY

COMBINED PERMITTED FERROUS AND NON-FERROUS METAL RECYCLING CAPACITY = 100 TONS/DAY

LEGEND

- INCOMING SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- INCOMING WHITE SCRAP METAL
- INCOMING NON FERROUS SCRAP METAL
- OUTGOING PROCESSED SCRAP METAL (FERROUS, NON FERROUS AND WHITE METAL)
- OUTGOING PROCESSED SCRAP METAL (NON FERROUS SCRAP)

MOHAMMAD S. KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:06:55-04'00'

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, FL. 33054

RECYCLING FLOW DIAGRAM

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7405 SW 50th Terrace, Suite 105
Miami, Florida 33155
TEL (305)668-2601 Certificate No: 21122.00
FAX (305)668-2962 CAR EB0022417

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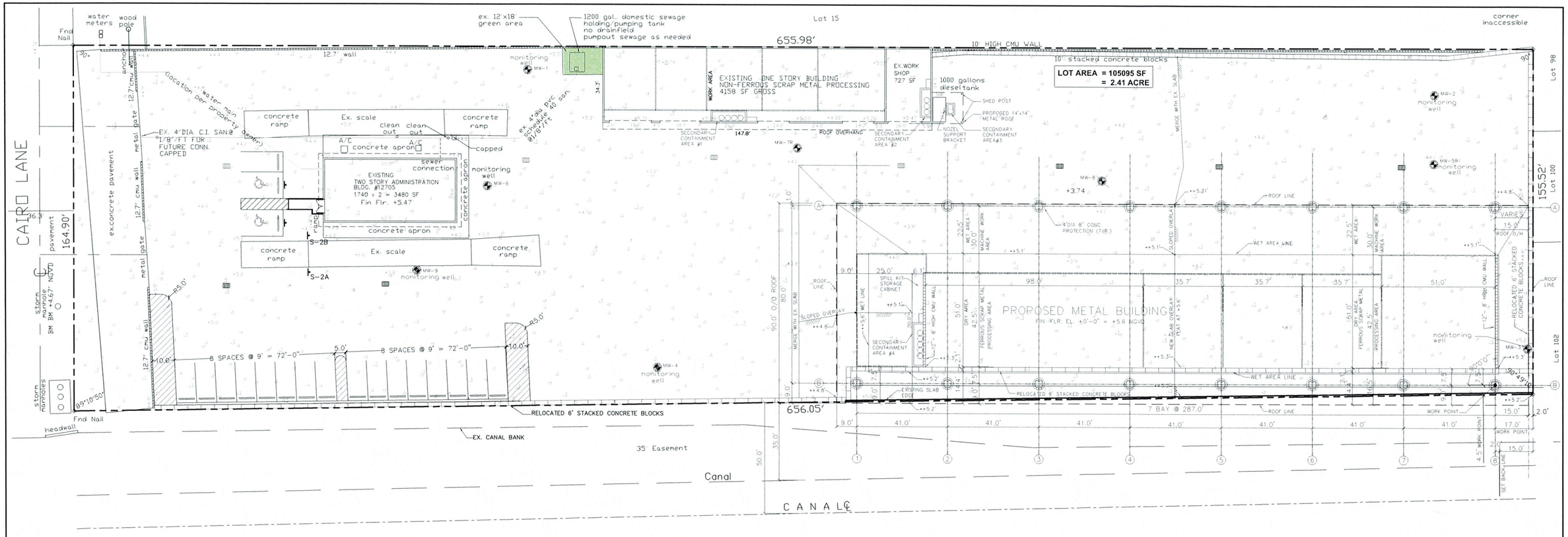
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No: 22-122.00
DWG BY: L.Q.P.
CHECKED: M.S.K.
SCALE: AS NOTED
DRAWING No: C-3
DATE: 04-06-2023



PROPOSED SIGNAGE & PAVEMENT MARKING

SCALE: 1" = 20'

N

SIGN GENERAL NOTES:

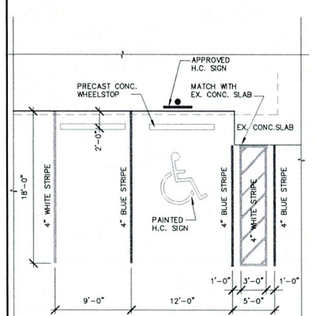
1. ALL PAVEMENT MARKINGS SHALL BE REFLECTIVE THERMOPLASTIC TYPE, PER MDWASD SECTION 02765-3.02
2. SIGNS IN PUBLIC RIGHT-OF-WAY AND ON THE PROPERTY SHALL CONFORM TO DTPW/FDOT/MUTCD STANDARDS.
3. SIGN PANELS AND SUPPORT MEMBERS SHALL CONFORM TO ALUMINUM ASSOCIATION ALLOY 6061-T6

GENERAL DATA:

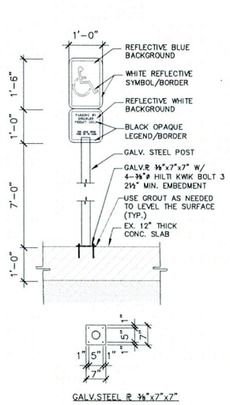
COMMUNITY NUMBER: 120657
CITY OF OPA-LOCKA
PANEL: 12086 C 119
SUFFIX: L
F.I.R.M. DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD ELEVATION: +7.00'NGVD
DIAGRAM: 1A
EXISTING FINISH FLOOR ELEVATION AT OFFICE: 5.47' NGVD
EXISTING FINISH FLOOR ELEVATION AT SHOPS: 5.47' NGVD
EXISTING GROUND WATER TABLE ELEVATION: +3.00 NGVD
PROPOSED BUILDING FLOOR ELEVATION: +5.6 NGVD
LOWER ADJACENT GRADE: +4.7'
HIGHEST ADJACENT GRADE: +4.8'
CROWN ROAD: +4.31'
LATITUDE: 25°53'23"
LONGITUDE: 80°15'24"

LEGEND

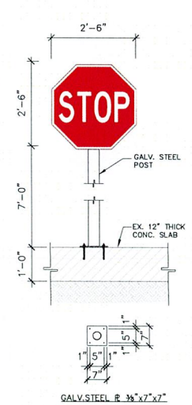
- EX. ELEVATION
- PROPOSED ELEVATION
- EX. CONC. SLAB
- PROPOSED CONC. OVERLAY BOUNDARY
- PROPERTY LINE
- EX. CATCH BASIN
- PROPOSED CATCH BASIN
- EX. MONITORING WELL



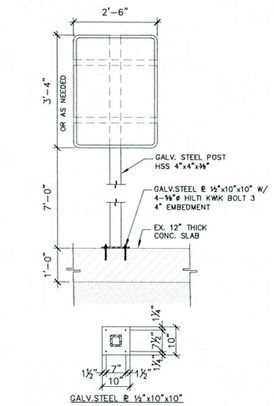
TYPICAL PARKING DETAIL
SCALE: 1" = 20'-0"



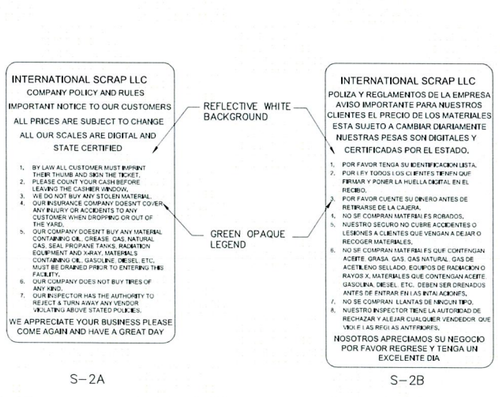
H.C. SIGN DETAIL



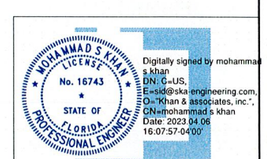
SIGN S-1
INSTALATION CONFORM TO R1B.1
NOT USED



COMPANY POLICY & RULES
SIGN DETAIL FOR S-2A AND S-2B



COMPANY POLICY & RULES SIGN S-2A AND S-2B
(IN ENGLISH AND SPANISH)



International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, FL. 33054

PROPOSED SIGNAGE & PAVEMENT MARKING

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301 Comm. No. 21-105.00
FAX (305)-661-3962 CA# EB0002467

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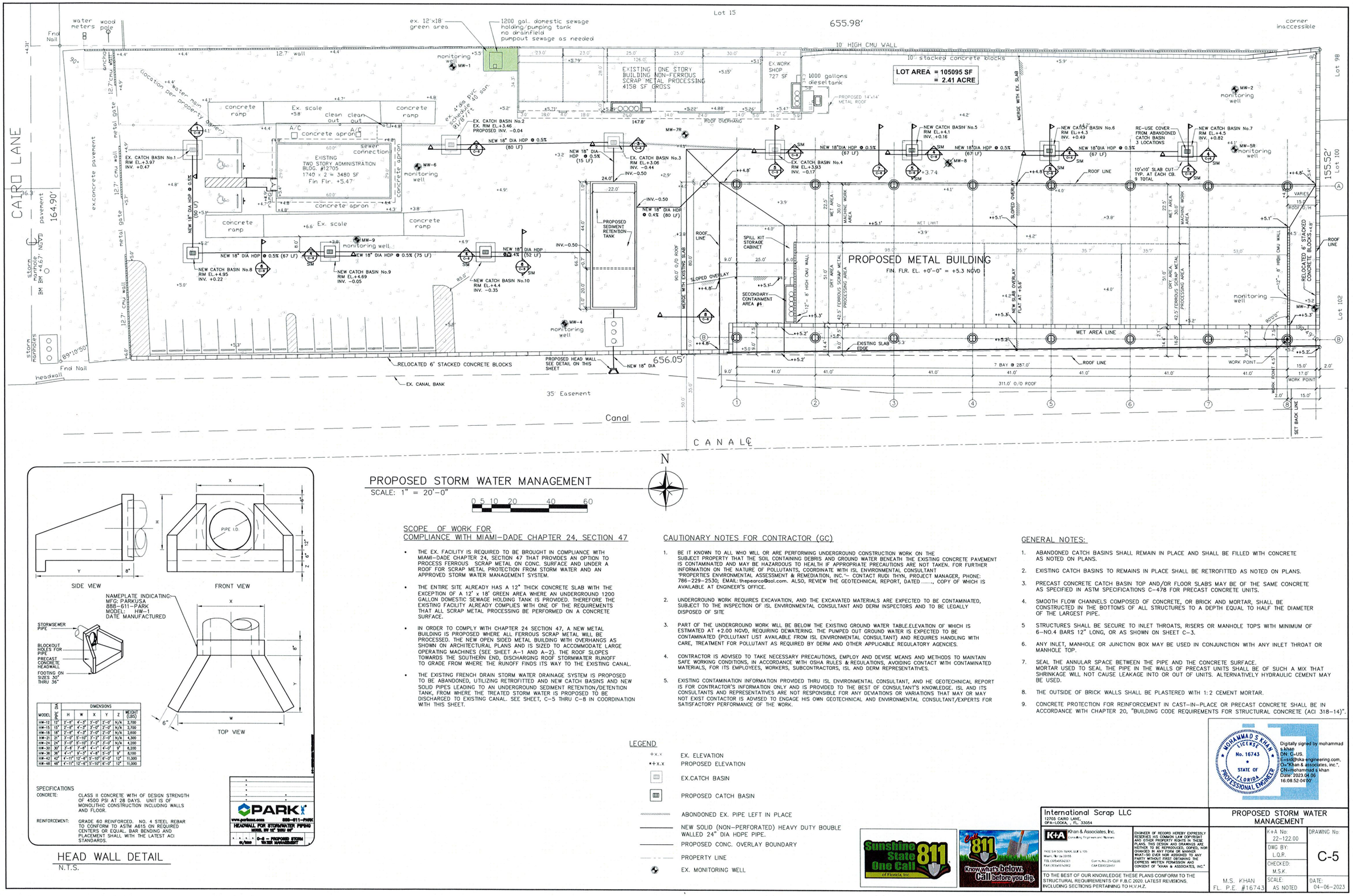
M.S. KHAN
FL. P.E. #16743

K+A No: 22-122.00	DRAWING No: C-4
DWG BY: L.Q.P.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04-06-2023



PROPOSED STORM WATER MANAGEMENT

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI-DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS AND IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A-1 AND A-2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO EXISTING CANAL. SEE SHEET, C-5 THRU C-8 IN COORDINATION WITH THIS SHEET.

CAUTIONARY NOTES FOR CONTRACTOR (GC)

1. BE IT KNOWN TO ALL WHO WILL OR ARE PERFORMING UNDERGROUND CONSTRUCTION WORK ON THE SUBJECT PROPERTY THAT THE SOIL CONTAINING DEBRIS AND GROUND WATER BENEATH THE EXISTING CONCRETE PAVEMENT IS CONTAMINATED AND MAY BE HAZARDOUS TO HEALTH IF APPROPRIATE PRECAUTIONS ARE NOT TAKEN. FOR FURTHER INFORMATION ON THE NATURE OF POLLUTANTS, COORDINATE WITH ISL ENVIRONMENTAL CONSULTANT "PROPERTIES ENVIRONMENTAL ASSESSMENT & REMEDIATION, INC."– CONTACT RUDI THYN, PROJECT MANAGER, PHONE: 786-229-2530; EMAIL: thepearco@aol.com. ALSO, REVIEW THE GEOTECHNICAL REPORT, DATED....., COPY OF WHICH IS AVAILABLE AT ENGINEER'S OFFICE.
2. UNDERGROUND WORK REQUIRES EXCAVATION, AND THE EXCAVATED MATERIALS ARE EXPECTED TO BE CONTAMINATED, SUBJECT TO THE INSPECTION OF ISL ENVIRONMENTAL CONSULTANT AND DERM INSPECTORS AND TO BE LEGALLY DISPOSED OF SITE
3. PART OF THE UNDERGROUND WORK WILL BE BELOW THE EXISTING GROUND WATER TABLE.ELEVATION OF WHICH IS ESTIMATED AT +2.00 NGVD, REQUIRING DEWATERING. THE PUMPED OUT GROUND WATER IS EXPECTED TO BE CONTAMINATED (POLLUTANT LIST AVAILABLE FROM ISL ENVIRONMENTAL CONSULTANT) AND REQUIRES HANDLING WITH CARE, TREATMENT FOR POLLUTANT AS REQUIRED BY DERM AND OTHER APPLICABLE REGULATORY AGENCIES.
4. CONTRACTOR IS ADVISED TO TAKE NECESSARY PRECAUTIONS, EMPLOY AND DEVISE MEANS AND METHODS TO MAINTAIN SAFE WORKING CONDITIONS, IN ACCORDANCE WITH OSHA RULES & REGULATIONS, AVOIDING CONTACT WITH CONTAMINATED MATERIALS, FOR ITS EMPLOYEES, WORKERS, SUBCONTRACTORS, ISL AND DERM REPRESENTATIVES.
5. EXISTING CONTAMINATION INFORMATION PROVIDED THRU ISL ENVIRONMENTAL CONSULTANT, AND HE GEOTECHNICAL REPORT IS FOR CONTRACTOR'S INFORMATION ONLY AND IS PROVIDED TO THE BEST OF CONSULTANT'S KNOWLEDGE. ISL AND ITS CONSULTANTS AND REPRESENTATIVES ARE NOT RESPONSIBLE FOR ANY DEVIATIONS OR VARIATIONS THAT MAY OR MAY NOT EXIST CONTACTOR IS ADVISED TO ENGAGE HIS OWN GEOTECHNICAL AND ENVIRONMENTAL CONSULTANT/EXPERTS FOR SATISFACTORY PERFORMANCE OF THE WORK.

GENERAL NOTES:

1. ABANDONED CATCH BASINS SHALL REMAIN IN PLACE AND SHALL BE FILLED WITH CONCRETE AS NOTED ON PLANS.
2. EXISTING CATCH BASINS TO REMAINS IN PLACE SHALL BE RETROFITTED AS NOTED ON PLANS.
3. PRECAST CONCRETE CATCH BASIN TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CONCRETE UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. STRUCTURES SHALL BE SECURE TO INLET THROATS, RISERS OR MANHOLE TOPS WITH MINIMUM OF 6-NO.4 BARS 12" LONG, OR AS SHOWN ON SHEET C-3.
6. ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
7. SEAL THE ANNULAR SPACE BETWEEN THE PIPE AND THE CONCRETE SURFACE. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF UNITS. ALTERNATIVELY HYDRAULIC CEMENT MAY BE USED.
8. THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.
9. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 20, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)".

LEGEND

+x.x	EX. ELEVATION
*+x.x	PROPOSED ELEVATION
	EX.CATCH BASIN
	PROPOSED CATCH BASIN
	ABONDONED EX. PIPE LEFT IN PLACE
	NEW SOLID (NON-PERFORATED) HEAVY DUTY BOUBLE WALLED 24" DIA HDPE PIPE.
	PROPOSED CONC. OVERLAY BOUNDARY
	PROPERTY LINE
	EX. MONITORING WELL

MODEL	SIZE	DIMENSIONS H	W	X	Y	Z	WEIGHT (LBS)
HW-12	12"	2'-8"	4'-3"	3'-0"	2'-0"	N/A	2,700
HW-15	15"	2'-8"	4'-3"	3'-0"	2'-0"	N/A	2,700
HW-18	18"	2'-8"	4'-3"	3'-0"	2'-0"	N/A	2,600
HW-21	21"	3'-0"	5'-10"	3'-2"	3'-0"	N/A	4,300
HW-24	24"	3'-0"	5'-10"	3'-2"	3'-0"	N/A	4,200
HW-30	30"	3'-6"	7'-6"	4'-1"	4'-0"	9"	6,200
HW-36	36"	4'-11"	8'-3"	4'-8"	5'-0"	9"	8,100
HW-42	42"	6'-11"	12'-6"	5'-10"	6'-0"	12"	11,000
HW-48	48"	6'-11"	12'-6"	5'-10"	6'-0"	12"	11,000

SPECIFICATIONS

CONCRETE: CLASS II CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION INCLUDING WALLS AND FLOOR.

REINFORCEMENT: GRADE 60 REINFORCED. NO. 4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. BAR BENDING AND PLACEMENT SHALL WITH THE LATEST ACI STANDARDS.

HEAD WALL DETAIL

N.T.S.

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16.08.52-04'00'

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sunshine State One Call of Florida, Inc

Call 811 Know what's below. Call before you dig.

International Scrap LLC
12705 CAIRO LANE,
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K+A Khan & Associates, Inc. Consulting Engineers and Planners
AA0C 5415-1, 5009, SUITE 105
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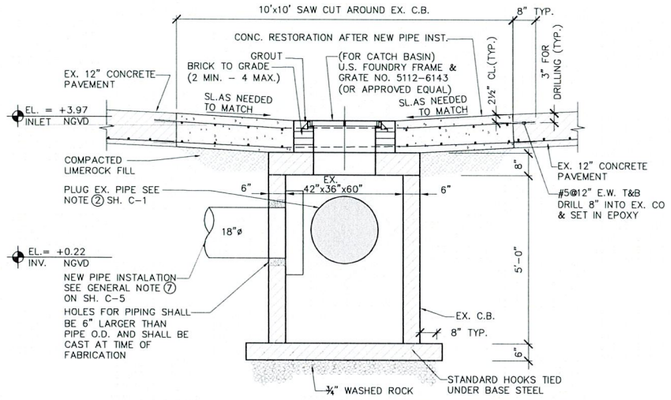
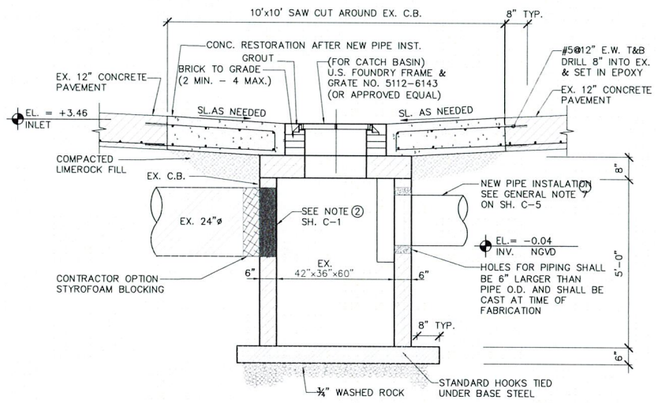
M.S. KHAN FL. P.E. #16743

PROPOSED STORM WATER MANAGEMENT

K+A No:	22-122.00
DWG BY:	L.Q.R.
CHECKED:	M.S.K.
SCALE:	AS NOTED
DRAWING No:	C-5
DATE:	04-06-2023



SECTION AT EX. CB#1 (1 / C-6)
SCALE 1/2" = 1'



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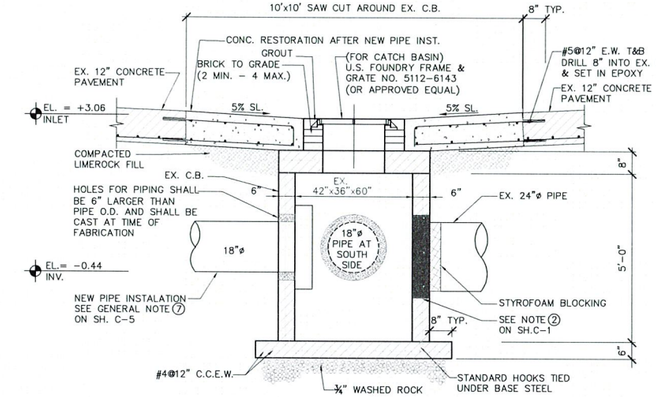

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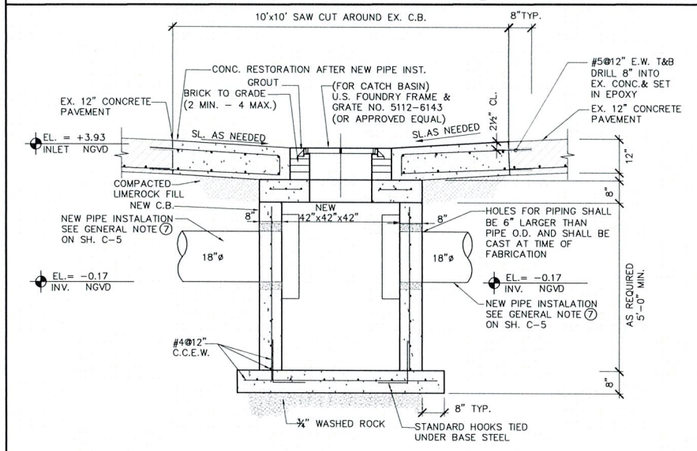

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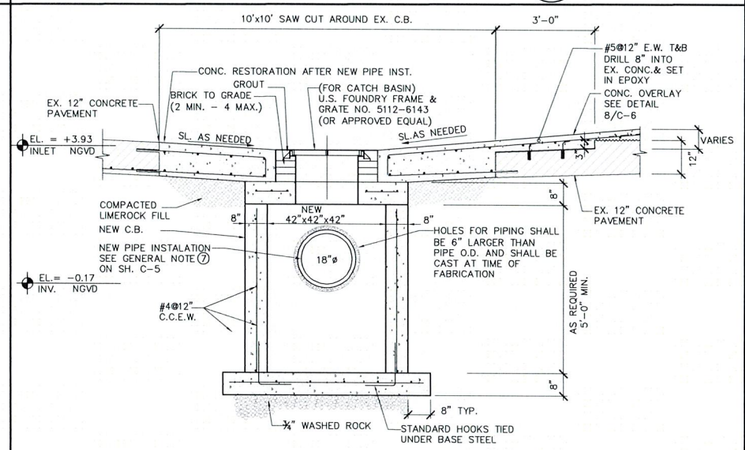
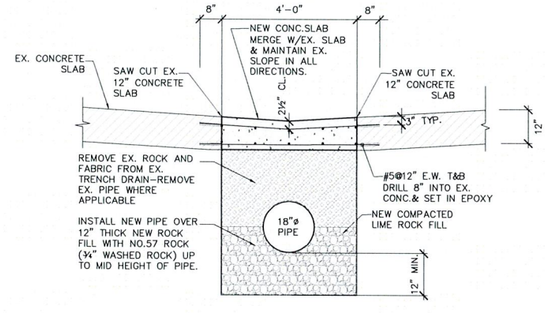
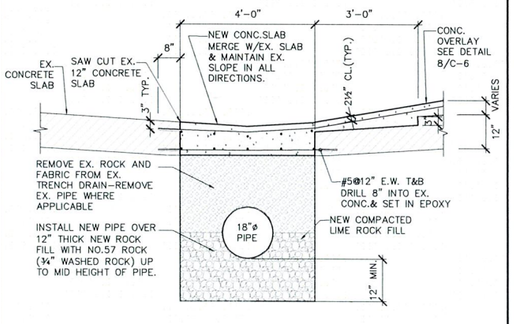
SCALE 1/2" = 1'



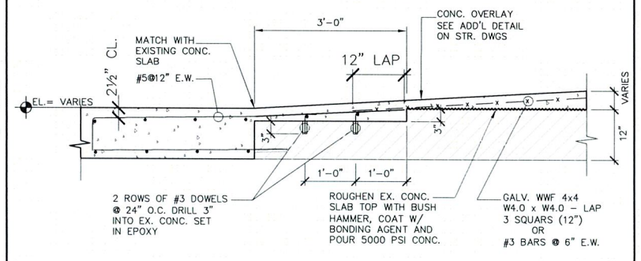
SECTION AT NEW CB#4 (5 / C-6)
SCALE 1/2" = 1'



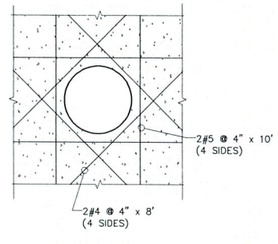
SECTION
NEW PIPE INSTALLATION (6 / C-6)
SCALE 1/2" = 1'



SECTION
NEW PIPE INSTALLATION (7 / C-6)
SCALE 1/2" = 1'



SECTION
CONCETE SLAB OVERLAY (8 / C-6)
SCALE 3/4" = 1'



ADD'L REINF. DETAIL AT CONC. SLAB OPENING (9 / C-6)
SCALE 1/2" = 1'

GENERAL NOTES:

1. DEWATER AS REQUIRED FOR INSTALLATION FOR DRY WORK PLACE SEE CAUTIONARY NOTES ON SH. C–5
2. COMPACT NEW LIMEROCK FILL TO 98% AASHTO T–180 (MODIFIED PROCTOR DENSITY
3. ALL NEW CONCRETE SHALL BE ⅛'c = 5000 PSI, W/C = 0.45 MAX. AND SLUMP 4" (–0.5", +1")
4. ALL NEW REINFORCING STEEL SHALL CONFORM TO ASTM A615 ⅜⅜ = 60 PSI
5. WHERE INDICATED, REINFORCING BARS SHALL BE SET IN HILTI HIT–RE500 V3 EPOXY.

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=ms@k-a-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:34:47-04'00'

Sunshine State One Call of Florida, Inc.
811 Know what's below. Call before you dig.

International Scrap LLC
12705 CAIRO LANE,
OPA–LOCKA , FL. 33054

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)-662-2301 Comm. No. 21-105.00
FAX (305)-661-3962 CA# EB0002467

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TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN
FL. P.E. #16743

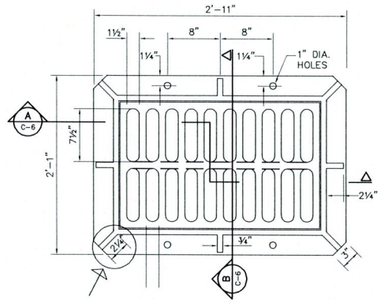
STORM WATER MANAGEMENT SECTIONS AND DETAILS

K+A No:	22–122.00
DWG BY:	L.Q.P.
CHECKED:	M.S.K.
SCALE	AS NOTED
DATE:	04–06–2023
DRAWING No:	C-6

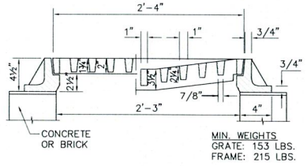
NOTE:

TO AVOID MISUNDERSTANDING AND TO INSURE COMPLIANCE WITH SPECIFICATION, BEFORE COMPLIANCE WITH SPECIFICATION, BEFORE PURCHASING MATERIALS OR EQUIPMENT FOR HIS WORK THE CONTRACTOR SHALL FURNISH AT LEAST FOUR COPIES OF SHOP DRAWINGS OR ILLUSTRATION SHEETS FOR APPROVAL BY THE ENGINEER. HE SHALL ALSO FURNISH RIPTIVE SPECIFICATIONS AND ENGINEERING DATA FOR FILTER FABRIC, PIPES, FRAMES AND GRADES, AND OUTLETS; ALSO FOR ANY OTHER ITEM REQUESTED BY ENGINEER. THE APPROVAL OF SHOP OR WORKING DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRONEOUS OR INCONSISTENT DIMENSIONS, NOTATIONS, OMISSIONS OR OTHER ERRORS, OR FOR THE PROPER FUNCTIONING OF THE COMPLETE INSTALLATION.

NO EXISTING UTILITIES ARE SHOWN ON THESE PLANS. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS. UPON FINDING OTHER UTILITIES CONFLICT RESOLUTION WILL BE PROVIDED

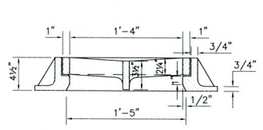


TYPICAL DETAIL
FRAME & GRATE
N.T.S.
1 C-7

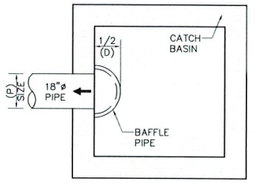


MIN. WEIGHTS
GRATE: 153 LBS.
FRAME: 215 LBS.

SECTION
N.T.S.
A C-7



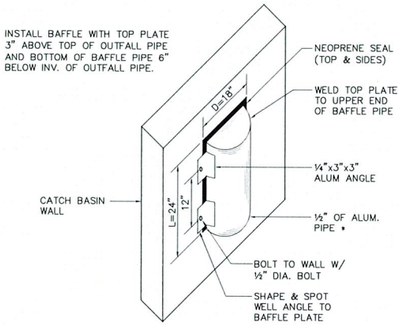
SECTION
N.T.S.
B C-7

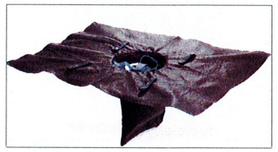


PLAN VIEW

* PREFORMED FIBERGLASS BAFFLE MAY BE USED INSTEAD OF PIPE

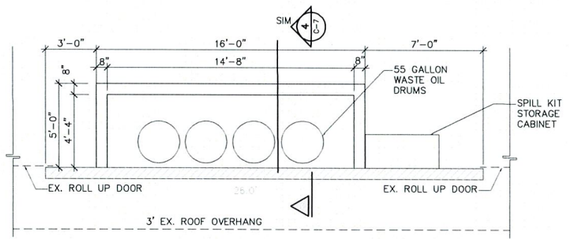
INSTALL BAFFLE WITH TOP PLATE 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF BAFFLE PIPE 6" BELOW INV. OF OUTFALL PIPE.





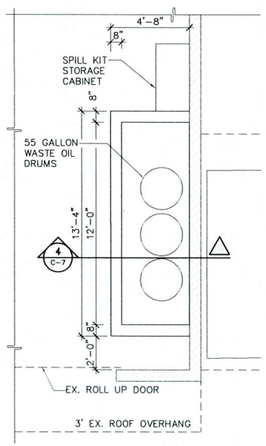
DRAIN INSERT PLUS
BY PIG OR APPROVED EQUAL

POLLUTION CONTROL DEVICES
WITH DRAIN INSERT PLUS
N.T.S.
2 C-7



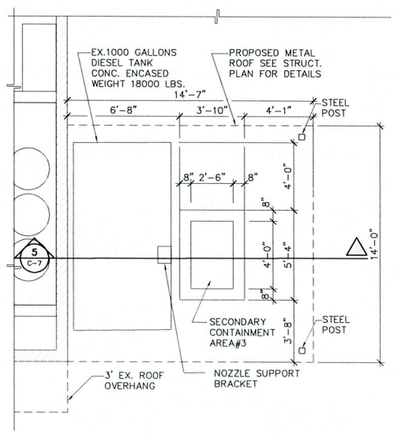
AREA #1

ACCOMODATE UP TO 4-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 31.44 CF
CAPACITY PROVIDED = 42.5 CF
= 135% OF REQUIRED



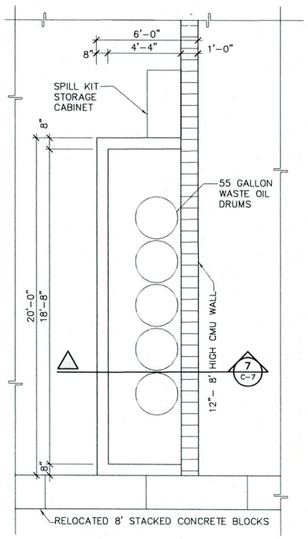
AREA #2

ACCOMODATE UP TO 3-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 23.58 CF
CAPACITY PROVIDED = 32.16 CF
= 136.4% OF REQUIRED



AREA #3

NO WASTE OIL DRUMS
FEUL NOZZLE SPILLS SAFEGUARD
CAPACITY PROVIDED = 6.7 CF
= 50 GALLONS

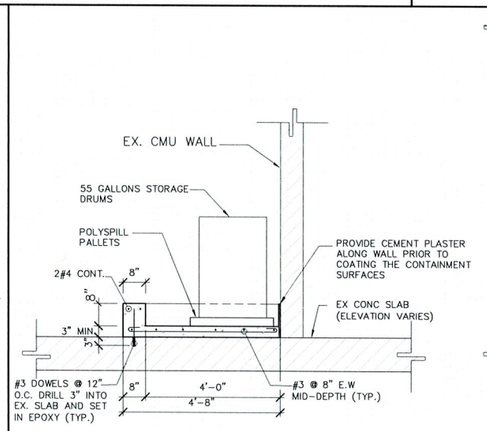


AREA #4

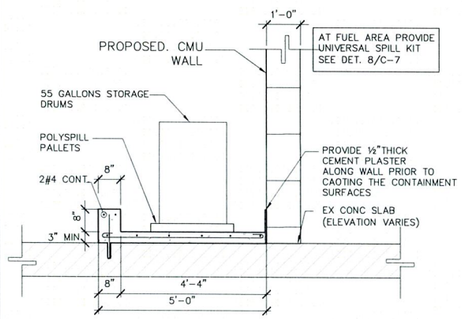
ACCOMODATE UP TO 5-55 GALLONS WASTE OIL DRUMS
REQUIRED CAPACITY = 39.3 CF
CAPACITY PROVIDED = 54.2 CF
= 137.9% OF REQUIRED

DETAILS FOR SECONDARY CONTAINMENT AREAS
SCALE: ¼" = 1'-0"
3 C-7

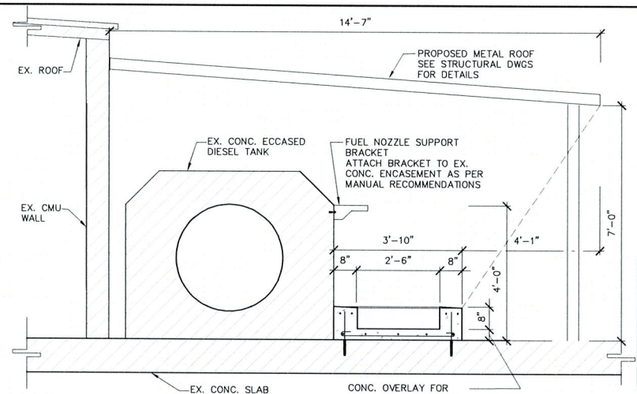
N



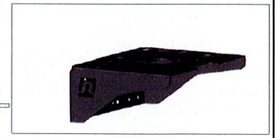
SECTION
SCALE: ¼"=1'-0"
4 C-7



DETAIL
SCALE: ¼"=1'-0"
7 C-7



FUEL NOZZLE MOUNTING BRAKET
DETAIL
SCALE: ¼"=1'-0"
5 C-7



FUEL NOZZLE WALL MOUNTING BRAKET
DETAIL
SCALE: N.T.S.
6 C-7

GENERAL NOTES::
SECONDARY CONTAINMENT AREA

1. ALL SECONDARY CONTAINMENT AREA SHALL BE EQUIPED WITH UNIVERSAL SPILL KIT. SEE DETAIL 8/C-7
2. COAT ALL CONTAINMENT AREA WITH THEME ARMOR POLYUREA COATING OR ENGINEER APPROVED EQUAL
3. STORE DRUMS ON POLYSPILL PALLETS.
4. EXISTING CONCRETE SLAB SLOPES; NEW CONCRETE BASE FOR CONTAINMENT AREAS SHALL BE FLAT AND LEVEL; PROVIDE 3" THICK MIN. AND VARY THICKNESS AS NEEDED.

ESP UNIVERSAL 20 GAL. SPILL KIT
AVAILABLE AT JME ELLSWORTH)

DETAIL
SCALE: N.T.S.
8 C-7

MOHAMMAD S. KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:09:44-04'00'

Sunshine State 811 One Call of Florida, Inc.

811 Know what's below. Call before you dig.

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA , FL 33054	STORM WATER MANAGEMENT SECTIONS AND DETAILS
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-663-2301 Comm. No. 21-105.00 FAX (305)-661-3942 CA# EB0002487	K+A No: 22-122.00 DRAWING No: C-7 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023
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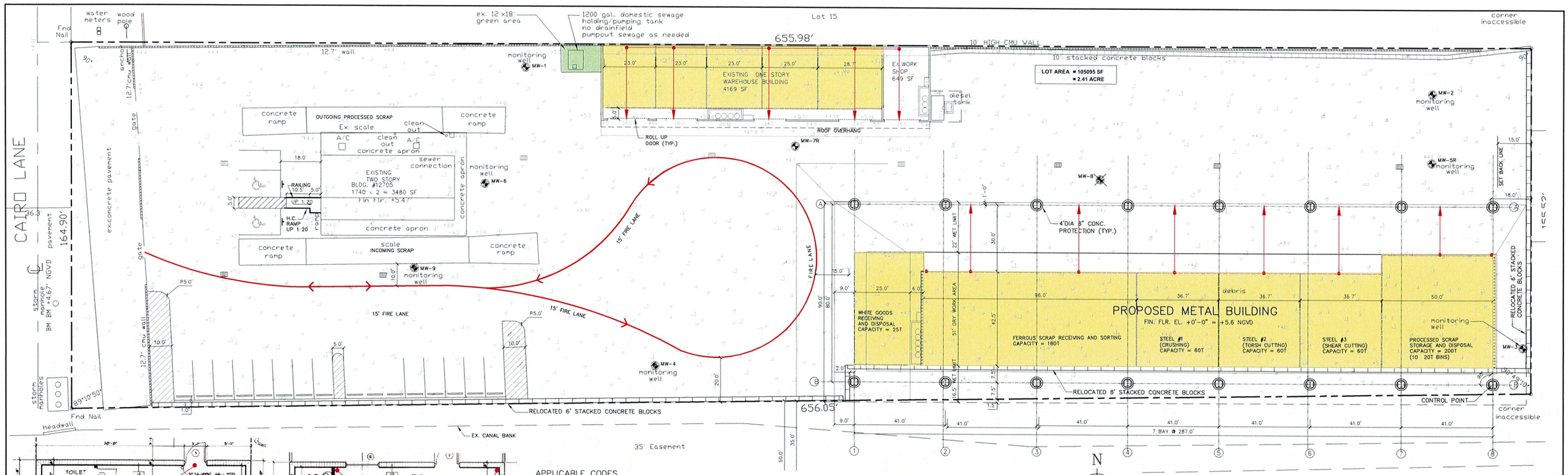
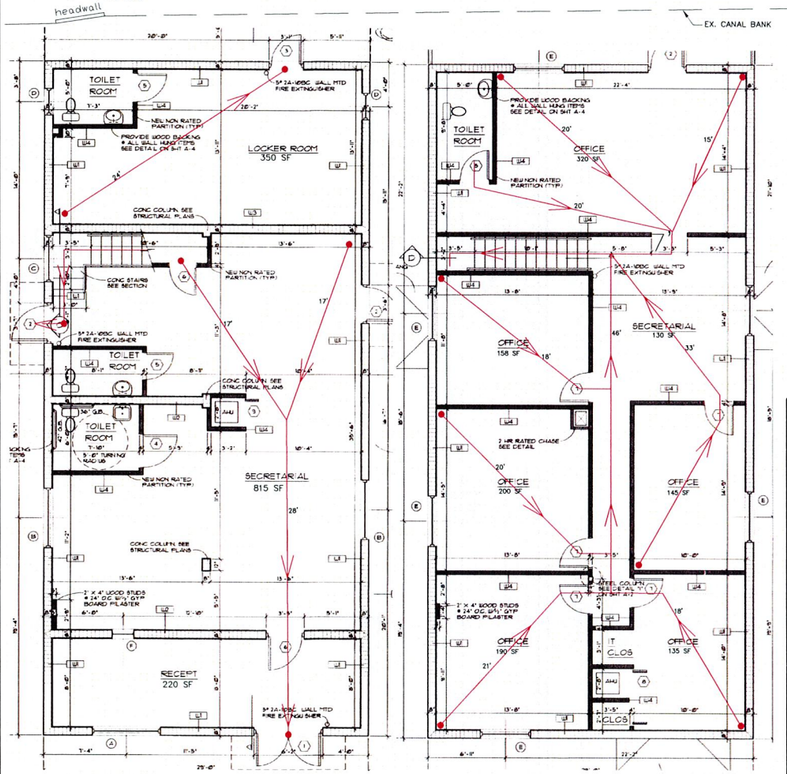


LIFE SAFETY PLAN

SCALE: 1" = 20'-0"

0 5 10 20 40 60

N



EX. ADMIN. BUILDING LIFE SAFETY PLAN

N.T.S.

LEGEND

FIRE LINE

EGRESS ROUTE

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2020 7th EDITION
2. LIFE SAFTY CODE NFPA 101 (2018)

PROPOSED AND EXISTING BUILDINGS ARE NON – SPRINKLED – FBC 507.3

ONE STORY PRIMARY STRUCTURAL FRAME TABLE 606.1
- 1 HOUR FIRE RESISTANCE REQUIRED
- EX. BUILDING CBS CONSTRUCTION EXCEEDS 1 HOUR FIRE RATING.
- EX. BUILING EXTERIOR LOAD BEARING WALLS FIRE RATING REQUIRED 1 HOUR . EXISTING CBS WALLS EXCEED 1 HOUR FIRE RATING.
- PROPOSED METAL BUILDING IS OPEN SIDED STRUCTURAL STEEL CONSTRUCTION WITH 34'–42' HEIGHT FOR ROOF FRAMING MEMBERS FIRE RESISTANCE REQUIRED : N/A.

OCCUPANCY CLASSIFICATION

- EXISTING OFFICES BUILDING: BUSNESS.
- EXISTING AND PROPOSED METAL BUILDINGS FOR FERROUS AND NON–FERROUS SCRAP METAL PROCESSING: SPECIAL LOW HAZARD FACTORY INDUSTRIAL – GROUP F–2 PER FBC SECTION 306.3. NFPA 101: 6.1.12.1; SUBCLASSIFICATION 40.1.2.1.2– SPECIAL– PORPOSE INDUSTRIAL OCCUPANCY .

BUILDING TYPE V F–2

OCCUPANT LOAD TABULATION

SPACE	USE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANCY LOAD
EX. ADMIN. BLDG.	BUSINESS.	2663	150	18
EX. ADMIN. BLDG. MISC. AREA	N/A	817		
EX. ADMIN. BLDG. GROSS AREA		3480		
EX. ONE STORY BLDG.FOR NON FERROUS SCRAP PROCESSING	SP. INDUSTRIAL	4125	1000 FIRST 10,000	4.1
–EX. ONE STORY BLDG. –NON USE AREA	N/A	595	N/A	0
–EX. ONE STORY BLDG. –SECONDARY CONTAINMENT AREA	N/A	142	N/A	0
EX. ONE STORY BLDG. GROSS AREA (147.33'x33')		4862		
PROPOSED METAL BLDG. FOR FERROUS SCRAP PROCESSING	SP. INDUSTRIAL			
–AREA OCC. BY FERROUS SCRAP	SP. INDUSTRIAL	12,795	N/A	0
–SMALL MACHINE WORK AREA	SP. INDUSTRIAL	2050	1000	2
–HEAVY MACHINE WORK AREA	SP. INDUSTRIAL	5905	1000 FIRST 10,000	6
–AREA OCC. BY CONC. WALL	N/A	102	N/A	0
–SECONDARY CONTAINMENT AREA	N/A	100	N/A	0
–STORM WATER EXCLUSING AREA (SOUTH)	N/A	2168	N/A	0
PROPOSED METAL BLDG. GROSS AREA (289'x80')		23,120		
TOTAL				30

OCCUPANT LOAD REQUIREMENTS (PER FBC 2020 CHAPTER 10):

COMPLY WITH NFPA 101 TABLE 7.3.1.2
OCCUPANT LOAD = 30

EGRESS WIDTH:

OTHER EGGRESS COMPONENTS: 30 OC. X .2 IN = 6 INCH
EGRESS COMPONENT PROVIDED (1) 3'–0" WIDE DOOR (170 MAX OC)
(1) 6'–0" WIDE DOOR (340 MAX OC)

NUMBER OF EXITS (PER FBC 2020 SECTION 1006.3.2):

OCCUPANCY LOAD:	30
NUMBER OF EXITS REQUIRED:	2
NUMBER OF EXITS PROPOSED:	2

COMMON PATH DEAD–END, AND TRAVEL DISTANCE LIMITS PER NFPA 101 TABLE A.7.6 (UNSPRINKLERED BUILDING):

	REQUIRED	PROVIDED
BUSINESS: (EXISTING OFFICE BUILDING)		
COMMON PATH LIMIT :	75'–0"	50'
DEAD–END LIMIT:	20'–0"	N/A
TRAVEL PATH LIMIT:	200'–0"	N/A
PROPOSED METAL AND EXISTING OPEN SHED BUILDINGS NFPA 101: 6.1.12.1/40.1.2.1.2 SP. PURPOSE INDEUSTRIAL.	N/A	30'–0"

MEANS OF EGRESS (PER FBC 2020)
(EXISTING ADMIN. BUILDING)

- EXIT ILLUMINATION: MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008
- ACCESSIBLE MEANS OF EGRESS: ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTIONS 1006 AND 1007
- DOORS AND GATES: MEANS OF EGRESS DOORS AND GATES SHALL COMPLY WITH SECTIONS 1006 AND 1007
- EXIT ACCESS: EXIT ACCESS SHALL COMPLY WITH SECTIONS 1014.1–1014.5 1015.1–1015.6 & 1016.1–1016.3

ACCESSIBILITY (PER FBC 2020 CHAPTER 11):

- COMPLY WITH ALL PERTINENT SECTION OF CHAPTER 11– FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

NFPA 101 (2018):

TYPE OF CONSTRUCTION:

SEE OCCUPANCY CLASSIFICATION ON THIS SHEET

HEADROOM WITHIN MEANS OF EGRESS:

THE CEILING HEIGHT SHALL BE NOT LESS THAN 7–FEET FROM THE FLOOR, WITH PROJECTIONS FROM CEILING NOT LESS THAN 6–FEET–8–INCHES NOMINAL ABOVE THE FLOOR.

CHANGES IN LEVEL WITHIN MEANS OF EGRESS:

CHANGES IN LEVEL WITHIN MEANS OF EGRESS SHALL NOT EXCEED 1/2". IN ACCORDANCE WITH SECTION 7.1.6.2

DOORS WITHIN MEANS OF EGRESS: (EXISTING OFFICE BUILDING)

ALL DOORS WITHIN MEANS OF EGRESS SHALL COMPLY WITH SECTION 7.2.1

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:10:45-04'00'

International Scrap LLC 12705 CAIRO LANE OPA–LOCKA , FL. 33054	LIFE SAFETY PLAN

K+A Khan & Associates, Inc. Consulting Engineers and Planners
7460 SW 52th TERR, SUITE 103
Miami, FL. 33155
TEL (305)667-2737 Comm. No. 21-22.00
FAX (305)667-3962 CAA C0000547

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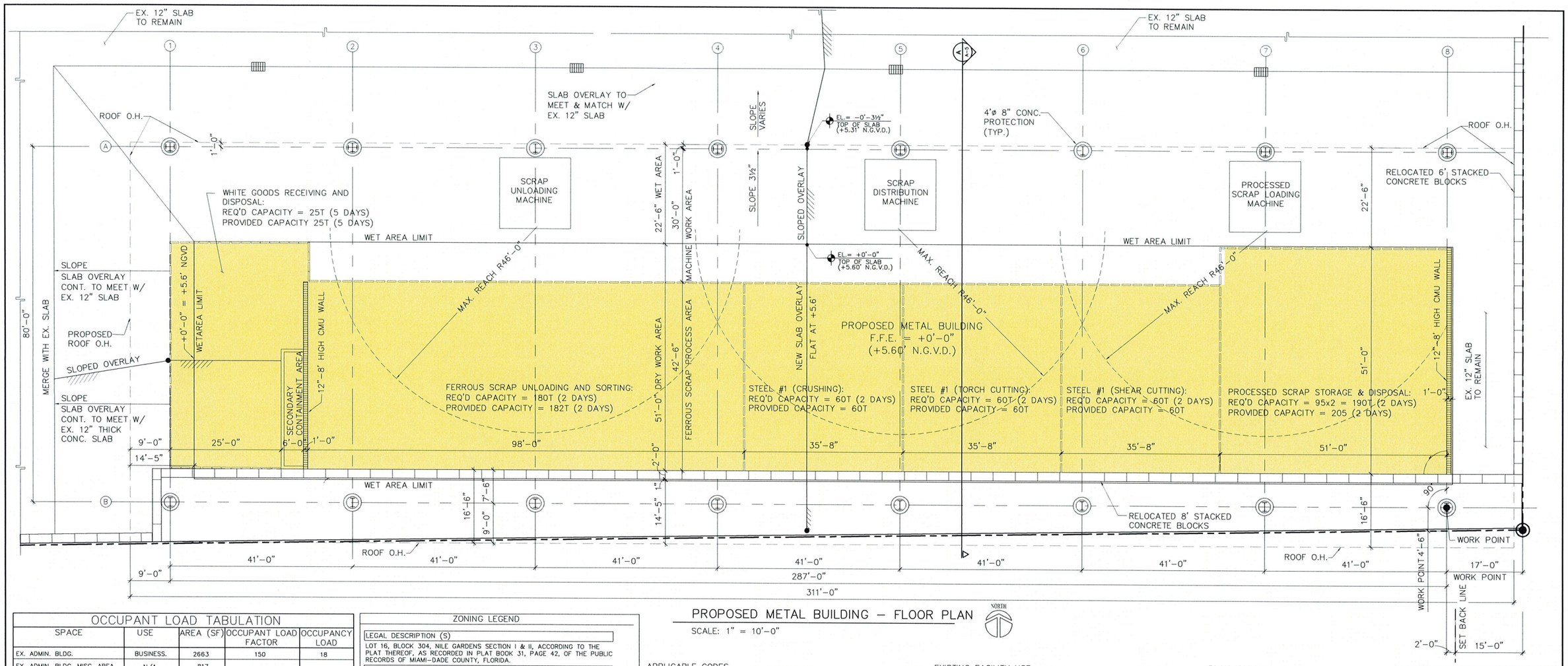
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS. INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

M.S. KHAN FL. P.E. #16743

K+A No:	22–122.00
DWG BY:	L.Q.P.
CHECKED:	M.S.K.
SCALE:	AS NOTED
DRAWING No:	LSF-1
DATE:	04–06–2023



PROPOSED METAL BUILDING – FLOOR PLAN

SCALE: 1" = 10'−0"

NORTH

OCCUPANT LOAD TABULATION

SPACE	USE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANCY LOAD
EX. ADMIN. BLDG.	BUSINESS.	2663	150	18
EX. ADMIN. BLDG. MISC. AREA	N/A	817		
EX. ADMIN. BLDG. GROSS AREA		3480		
EX. ONE STORY BLDG.FOR NON FERROUS SCRAP PROCESSING	SP. INDUSTRIAL	4125	1000 FIRST 10,000	4.1
−EX. ONE STORY BLDG. −NON USE AREA	N/A	595	N/A	0
−EX. ONE STORY BLDG. −SECONDARY CONTAINMENT AREA	N/A	142	N/A	0
EX. ONE STORY BLDG. GROSS AREA (147.33'x33')		4862		
PROPOSED METAL BLDG. FOR FERROUS SCRAP PROCESSING	SP. INDUSTRIAL			
−AREA OCC. BY FERROUS SCRAP	SP. INDUSTRIAL	12,795	N/A	0
−SMALL MACHINE WORK AREA	SP. INDUSTRIAL	2050	1000	2
−HEAVY MACHINE WORK AREA	SP. INDUSTRIAL	5905	1000 FIRST 10,000	6
−AREA OCC. BY CONC. WALL	N/A	102	N/A	0
−SECONDARY CONTAINMENT AREA	N/A	100	N/A	0
−STORM WATER EXCLUSING AREA (SOUTH)	N/A	2168	N/A	0
PROPOSED METAL BLDG. GROSS AREA (289'x80')		23,120		
TOTAL				30

ZONING LEGEND

LEGAL DESCRIPTION (S)

LOT 16, BLOCK 304, NILE GARDENS SECTION I & II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI−DADE COUNTY, FLORIDA.

PROPERTY ADDRESS(ES)

FOLIO: 08−2128−003−0530
12705 CAIRO LANE
OPA−LOCKA, FL 33054

ZONING CLASSIFICATION

ZONING CODE: I−4 LIBERAL INDUSTRIAL,STORAGE AND SALVAGE
ZONE TYPE : INDUSTRIAL

FLOOD CRITERIA (FLOOD MAP N⁹¹⁶₀ 12086C0119L)

NOTE: ELEVATIONS ARE GIVEN IN NGVD.
FLOOD ZONE: AH, BASE FLOOD EL.: +7.00
CROWN OF ROAD: +4.67'
EXISTING ADMINISTRATION BLDG. FLOOR ELEVATION : +5.47'
PROPOSED BLDG. FLOOR ELEVATION : +5.3'
EXISTING AND PROPOSED LOWEST ADJACENT GRADE: +3.06'

LOT AREA

GROSS LOT AREA = 105,095 SQ. FT. = 2.41 AC.

LANDSCAPE REQUIREMENT

SPECIAL CONSIDERATIONS:
BECAUSE OF EXISTING "BROWNFIELD" UNDER THE SUBJECT PROPERTY, DERM REQUIRES NO STORM WATER PERCOLATION. THE ENTIRE SITE IS COVERED WITH 12" THICK CONCRETE SLAB EXCEPT A 12' x 18' (216 SF.) GREEN AREA FOR UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK. BECAUSE OF THE CONDITIONS IMPOSED BY DERM, COMPLIANCE WITH LANDSCAPE REQUIREMENTS IS NOT ACHIEVABLE AT THIS SITE. THEREFORE ISL REQUESTES WAIVER OF THESE REQUIRMENTS.

BUILDING HEIGHT

ALLOWED: 20'−0" MAX (CURRENT)
PROPOSED METAL BLDG. HEIGHT: 42'−0"; ZONING CHANGE REQUESTED FOR 45' MAX
MAX STORIES ALLOWED: ONE
MAX STORIES PROPOSED: ONE

BUILDING SETBACKS

	EX. ADMIN. BLDG.		PROPOSED METAL BLDG	
DESCRIPTION:	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15.0'	113.0'	15.0'	350.0'
SIDE:	0.0'	50.0'	0.0'	0.0'
REAR:	15.0'	480.0'	15.0'	17.0'

EX. NON FERROUS SCRAP PROCESSING BLDG.

DESCRIPTION:	
FRONT	15.0' 200.0'
SIDE:	0.0' 50.0'
REAR:	15.0' 290.0'

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2020 7th EDITION
2. LIFE SAFTY CODE NFPA 101 (2018)

PROPOSED AND EXISTING BUILDINGS

ARE NON − SPRINKLED − FBC 507.3

ONE STORY PRIMARY STRUCTURAL FRAME TABLE 606.1
- 1 HOUR FIRE RESISTANCE REQUIRED
- EX. BUILDING CBS CONSTRUCTION EXCEEDS 1 HOUR FIRE RATING.
- EX. BUILING EXTERIOR LOAD BEARING WALLS FIRE RATING REQUIRED 1 HOUR , EXISTING CBS WALLS EXCEED 1 HOUR FIRE RATING.
- PROPOSED METAL BUILDING IS OPEN SIDED STRUCTURAL STEEL CONSTRUCTION WITH 34'−42' HEIGHT FOR ROOF FRAMING MEMBERS FIRE RESISTANCE REQUIRED : N/A.

OCCUPANCY CLASSIFICATION

- EXISTING OFFICES BUILDING: BUSINESS.
- EXISTING AND PROPOSED METAL BUILDINGS FOR FERROUS AND NON−FERROUS SCRAP METAL PROCESSING: SPECIAL LOW HAZARD FACTORY INDUSTRIAL − GROUP F−2 PER FBC SECTION 306.3. NFPA 101: 6.1.12.1; SUBCLASSIFICATION 40.1.2.1.2− SPECIAL− PORPOSE INDUSTRIAL OCCUPANCY .

BUILDING TYPE V F−2

PARKING:

- SP. INDUSTRIAL FACILITY; (MAX. No. OF PERSON) = 30
- PARKING REQUIRED : ONE SPACE PER / 2 PERSONS = 15
- PARKING PROVIDED, = 17 REGULAR SPACES 2 H. C. SPACE.

EXISTING FACILITY USE

- THIS IS AN EXISTING SCRAP METAL RECYCLING FACILITY THAT WAS OPERATING UNDER DERM SW−1680 PERMIT − 100T/ DAY CAPACITY.
- THE FACILITY OPERATES FROM 8:00 AM TO 4:00 PM MONDAY − FRIDAY 8:00 AM TO 12:00 PM ON SATURDAY AND CLOSED ON SUNDAY.
- THE FACILITY IS LOCKED BEFORE DUSK; NO WORK IS PERFORMED AFTER DUSK.
- CURRENTLY THE EXISTING FACILITY IS NOT IN COMPLIANCE WITH MIAMI−DADE CHAPTER 24, SECTION 47. PURPOSE OF THE PROPOSED IMPROVEMENTS IS TO BRING THE FACILITY INTO COMPLIANCE.

SCOPE OF WORK FOR COMPLIANCE WITH MIAMI−DADE CHAPTER 24, SECTION 47

- THE EX. FACILITY IS REQUIRED TO BE BROUGHT IN COMPLIANCE WITH MIAMI−DADE CHAPTER 24, SECTION 47 THAT PROVIDES AN OPTION TO PROCESS FERROUS SCRAP METAL ON CONC. SURFACE AND UNDER A ROOF FOR SCRAP METAL PROTECTION FROM STORM WATER AND AN APPROVED STORM WATER MANAGEMENT SYSTEM.
- THE ENTIRE SITE ALREADY HAS A 12" THICK CONCRETE SLAB WITH THE EXCEPTION OF A 12' x 18' GREEN AREA WHERE AN UNDERGROUND 1200 GALLON DOMESTIC SEWAGE HOLDING TANK IS PROVIDED. THEREFORE THE EXISTING FACILITY ALREADY COMPLIES WITH ONE OF THE REQUIREMENTS THAT ALL SCRAP METAL PROCESSING BE PERFORMED ON A CONCRETE SURFACE.
- IN ORDER TO COMPLY WITH CHAPTER 24 SECTION 47, A NEW METAL BUILDING IS PROPOSED WHERE ALL FERROUS SCRAP METAL WILL BE PROCESSED. THE NEW OPEN SIDED METAL BUILDING, WITH OVERHANGS AS SHOWN ON ARCHITECTURAL PLANS, IS SIZED TO ACCOMMODATE LARGE OPERATING MACHINES (SEE SHEET A−1 AND A−2). THE ROOF SLOPES TOWARDS THE SOUTHERN END, DISCHARGING ROOF STORMWATER RUNOFF TO GRADE FROM WHERE THE RUNOFF FINDS ITS WAY TO THE EXISTING CANAL.
- THE EXISTING FRENCH DRAIN STORM WATER DRAINAGE SYSTEM IS PROPOSED TO BE ABANDONED, UTILIZING RETROFITTED AND NEW CATCH BASINS AND NEW SOLID PIPES LEADING TO AN UNDERGROUND SEDIMENT RETENTION/DETENTION TANK, FROM WHERE THE TREATED STORM WATER IS PROPOSED TO BE DISCHARGED TO THE EXISTING CANAL. SEE SHEET, C−5 THRU C−8 IN COORDINATION WITH THIS SHEET.

PLAN NOTES:

1. SEE CIVIL PLANS C−1 THRU C−8 FOR LAYOUT, PROCESSING AND SITE IMPROVEMENT WORK.
2. ALL FERROUS METAL PROCESSING SHALL BE UNDER ROOF, PROTECTED FROM STORM WATER CONTACT WITH FERROUS METAL SCRAP.
3. PROPOSED BUILDING SHALL BE A METAL BUILDING DESIGNED AND INSTALLED BY METAL BUILDING SPECIALTY SUB−CONTRACTOR.
4. SEE A−4 FOR BUILDING ELEVATIONS.
5. SEE STRUCTURAL GENERAL NOTES 'I' AND 'J' ON SHEET S−0 FOR ADDITIONAL INFORMATION ON THE METAL BUILDING.

ABREVIATIONS

FT = FEET
SF = SQUARE FEET
CF = CUBIC FEET
CY = CUBIC YARDS
T = TONS

CONVERSION FACTORS

27 CF = 1 CY
1 CY = 225 lbs FOR FERROUS METALS
1 CY = 112.5 FOR NON FERROUS METALS
2000 lbs = 1 TON

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=skd@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:11:46-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA−LOCKA, , FL. 33054	PROPOSED METAL BUILDING FLOOR PLAN

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR. SUITE 105
Miami, Florida 33155
TEL (305)−662−2301 Comm. No. 21−105.00
FAX (305)−661−3982 C# EB0002487

ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NOT TO BE USED IN WHOLE OR PART, NOR CHANGED IN ANY FORM OR MANNER WHAT−SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."

TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

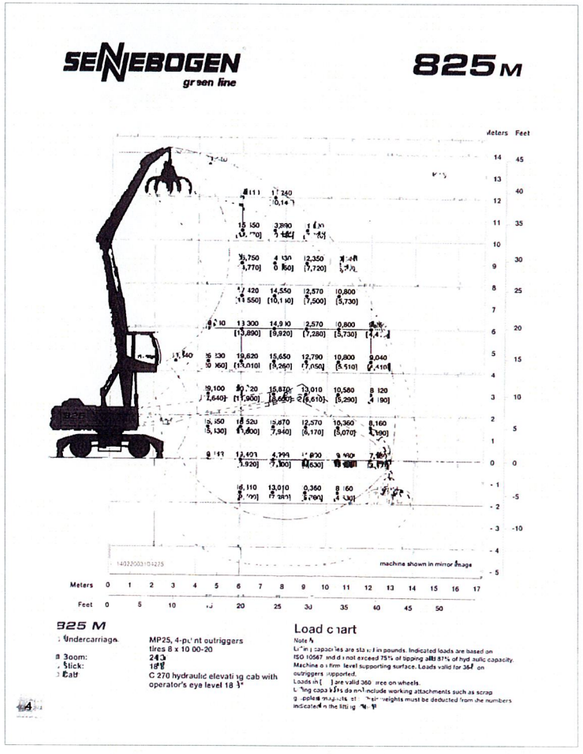
M.S. KHAN FL. P.E. #16743

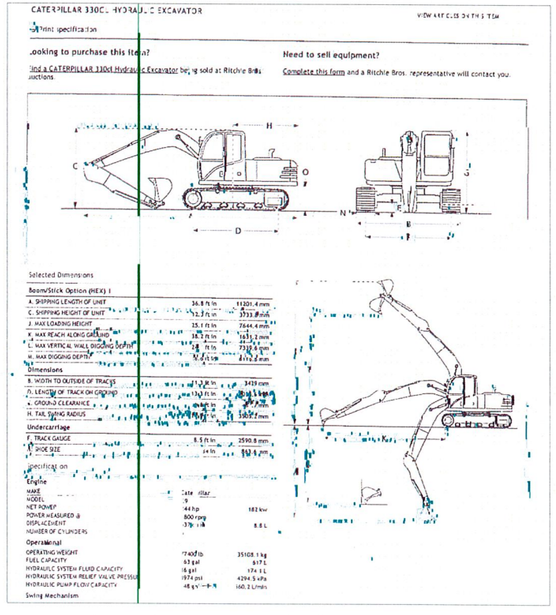
K+A No: 22−122.00	DRAWING No: A−1
DWG BY: L.Q.R.	
CHECKED: M.S.K.	
SCALE: AS NOTED	DATE: 04−06−2023

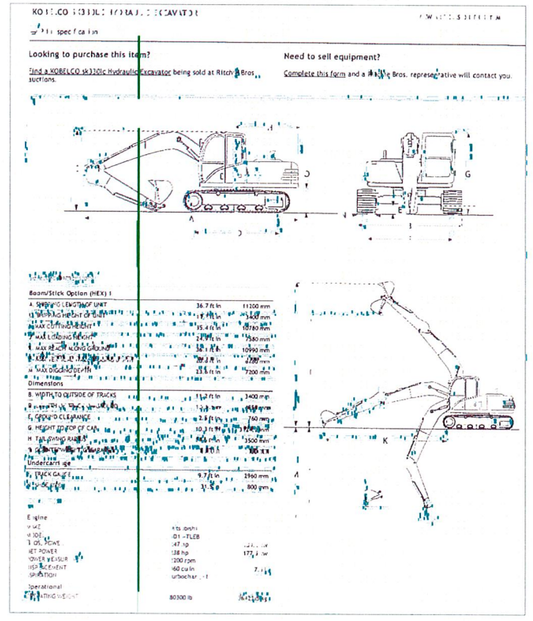
SENNEBOGEN 825M, MATERIAL HANDLING WITH ELECTROMAGNETIC PLATE

CATERPILLAR 330 CL, HYDRAULIC EXCAVATOR/LOADER

KOBELCO SK 330 LC, HYDRAULIC EXCAVATOR WITH HYDRAULIC MOBIL SHEAR



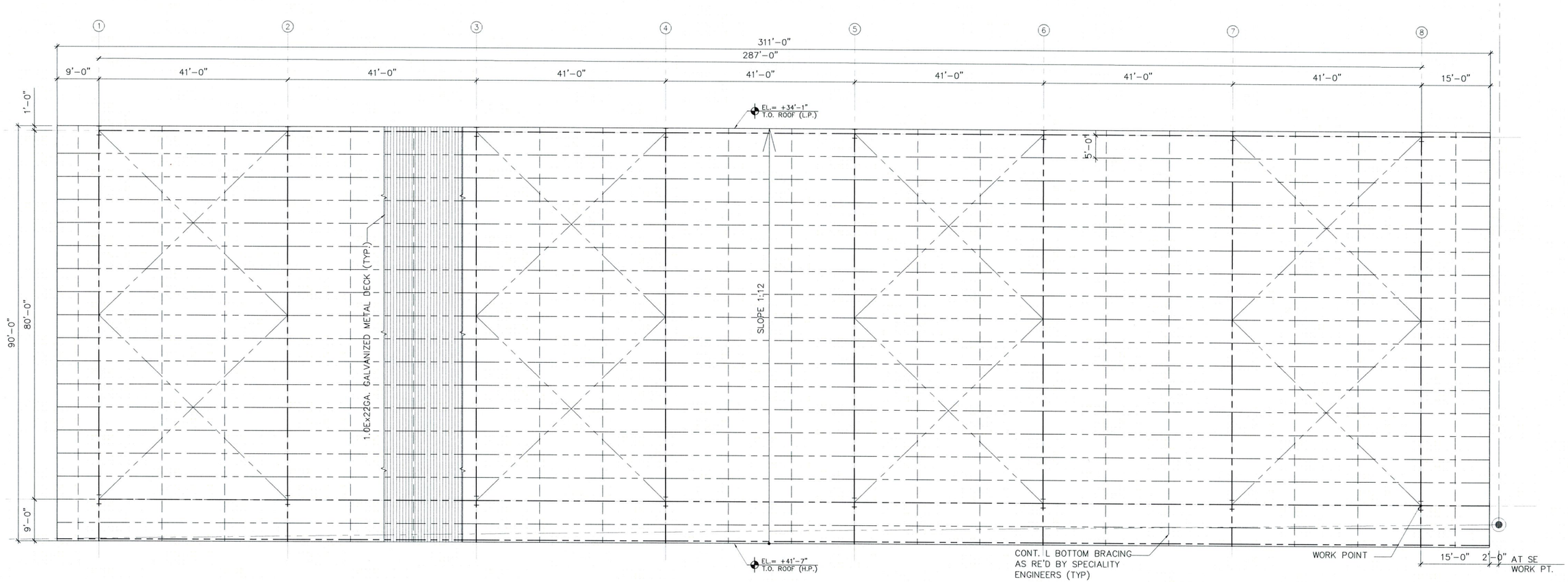




Digitally signed by mohammad s khan
DN: C=US, E=sskk@skka-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:12:50-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, , FL. 33054	PROPOSED METAL BUILDING FLOOR PLAN

K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-882-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NOT TO BE USED IN WHOLE OR PART, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."		K+A No: 22-122.00 DWG BY: L.O.P. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023	DRAWING No: A-2
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.		M.S. KHAN FL. P.E. #16743		



NORTH

PROPOSED METAL BUILDING – ROOF PLAN

SCALE: 1" = 10'-0"

MOHAMMAD S. KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

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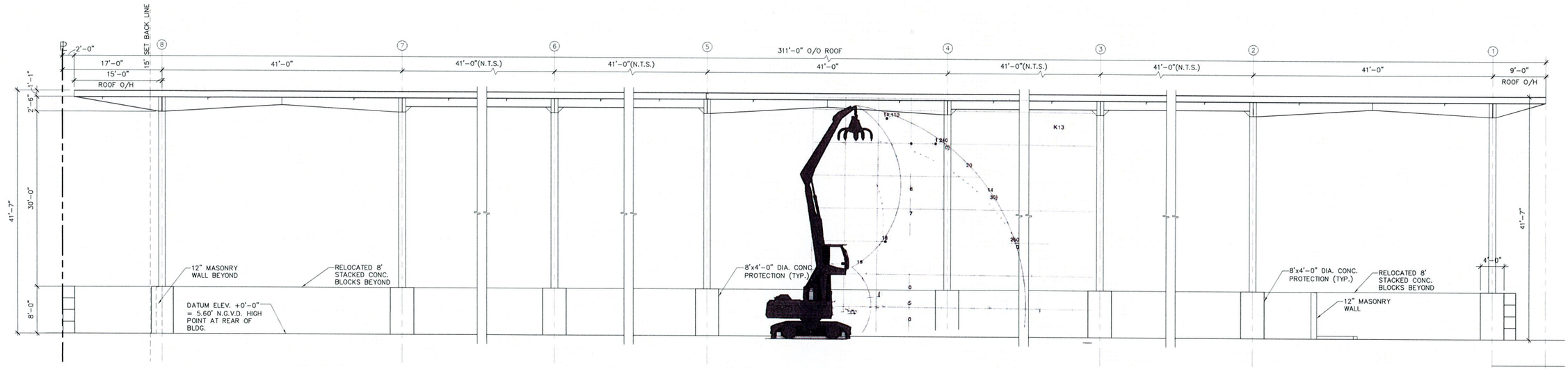
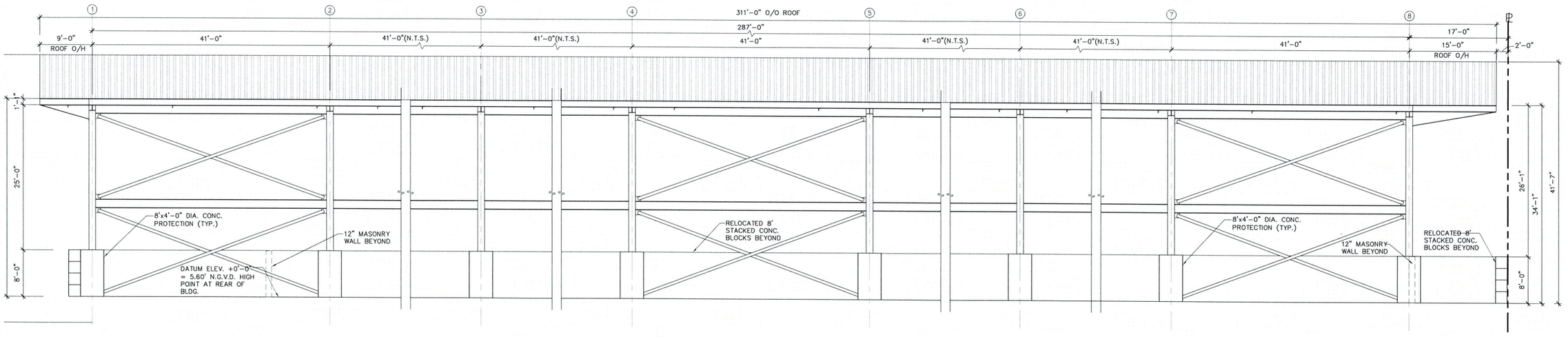
Date: 2023.04.06 16:13:48-04'00'

International Scrap LLC 12705 CAIRO LANE. OPA-LOCKA , FL. 33054	PROPOSED METAL BUILDING ROOF PLAN
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR. SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002467	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS SHALL NOT BE USED, NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHAT-SO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN. FL. P.E. #16743
K+A No: 22-122.00 DWG BY: L.O.P. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023	DRAWING No: A-3



NORTH ELEVATION

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



SOUTH ELEVATION

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

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=sid@ska-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:15:45-04'00'

International Scrap LLC
12705 CAIRO LANE,
OPA-LOCKA, , FL. 33054

PROPOSED ELEVATIONS

K+A Khan & Associates, Inc.
Consulting Engineers and Planners
7400 SW 50th TERR, SUITE 105
Miami, Florida 33155
TEL (305)-662-2301 Comm. No. 21-105.00
FAX (305)-661-3962 CA# EB0002487

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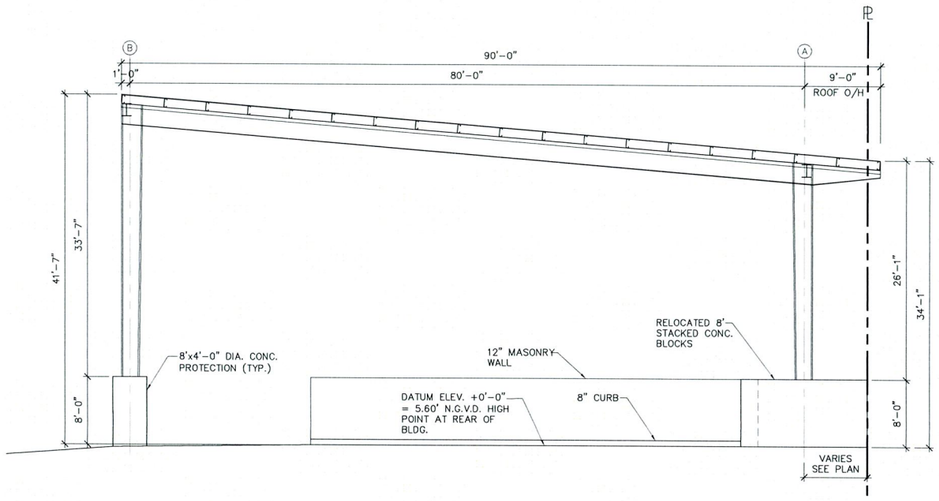
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.

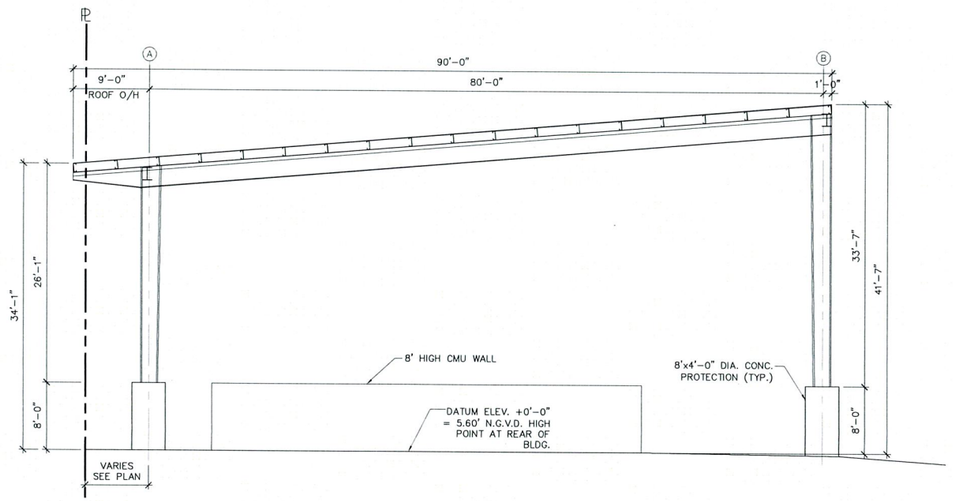
M.S. KHAN
FL. P.E. #16743

K+A No: 22-122.00
DRAWING No: A-4
DWG BY: L.Q.R.
CHECKED: M.S.K.
SCALE: AS NOTED
DATE: 04-06-2023



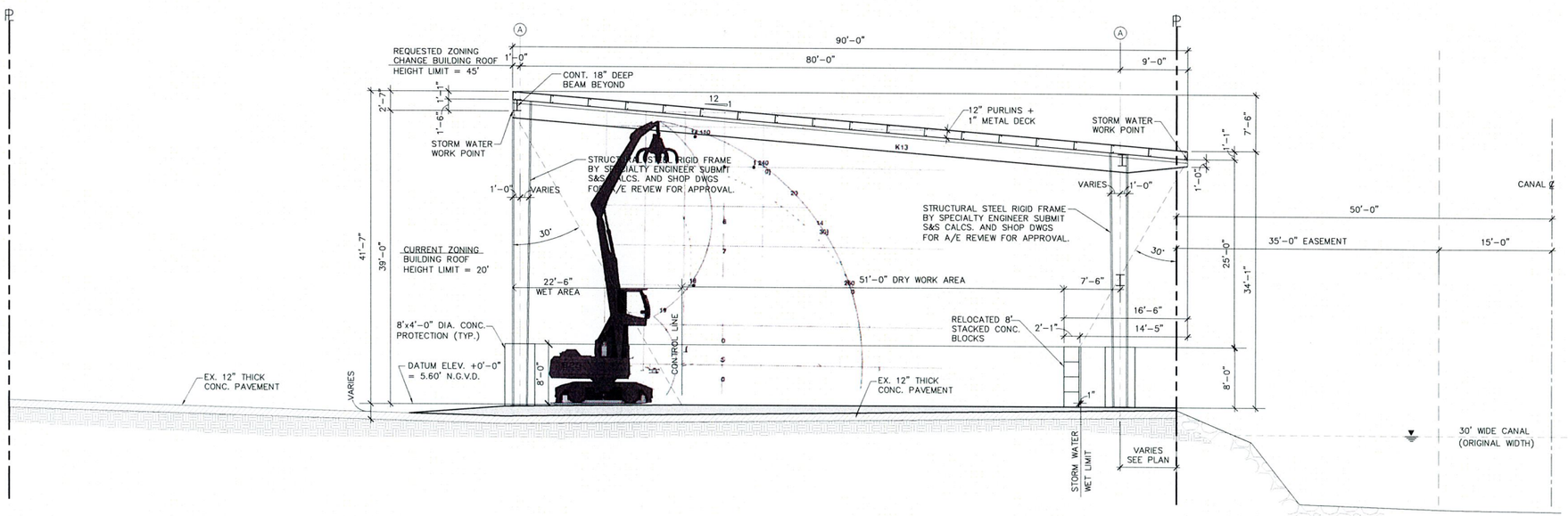
WEST ELEVATION

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



EAST ELEVATION

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



PROPOSED METAL BUILDING SECTION

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

A / A-5

MOHAMMAD S KHAN LICENSE No. 16743 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by mohammad s khan
DN: C=US, E=ssk@k-a-engineering.com, O="Khan & associates, inc.", CN=mohammad s khan
Date: 2023.04.06 16:16:46-04'00'

International Scrap LLC 12705 CAIRO LANE, OPA-LOCKA, FL. 33054		PROPOSED ELEVATIONS AND SECTION
K+A Khan & Associates, Inc. Consulting Engineers and Planners 7400 SW 50th TERR, SUITE 105 Miami, Florida 33155 TEL (305)-662-2301 Comm. No. 21-105.00 FAX (305)-661-3962 CA# EB0002487	ENGINEER OF RECORD HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THIS DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED, NOR CHANGED IN ANY FORM OR MANNER WHATSO EVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF "KHAN & ASSOCIATES, INC."	K+A No: 22-122.00 DWG BY: L.Q.R. CHECKED: M.S.K. SCALE: AS NOTED DATE: 04-06-2023
TO THE BEST OF OUR KNOWLEDGE THESE PLANS CONFORM TO THE STRUCTURAL REQUIREMENTS OF F.B.C 2020, LATEST REVISIONS, INCLUDING SECTIONS PERTAINING TO H.V.H.Z.	M.S. KHAN FL. P.E. #16743	DRAWING No: A-5

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0910
Property Address:	3595 NW 125 ST Miami, FL 33167-2413
Owner	TEACHERS INSURANCE & ANNUITY ASSN OF AMERICA
Mailing Address	PO BOX 30428 CHARLOTTE, NC 28230 USA
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4632 FOOD PROCESSING : LIGHT MFG & FOOD PROCESSING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	237,472 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	237,472 Sq.Ft
Lot Size	441,569 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$6,623,535	$6,623,535	$5,740,397
Building Value	$19,375,465	$13,653,385	$9,629,603
XF Value	$0	$0	$0
Market Value	$25,999,000	$20,276,920	$15,370,000
Assessed Value	$18,597,700	$16,907,000	$15,370,000

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$7,401,300	$3,369,920	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOTS 180 THRU 188
LOT SIZE 441569 SQ FT
OR 19094-1218 0400 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$18,597,700	$16,907,000	$15,370,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$25,999,000	$20,276,920	$15,370,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$18,597,700	$16,907,000	$15,370,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2013	$20,600,000	28481-2667	Qual by exam of deed
06/01/2004	$7,575,000	22433-1783	Sales which are qualified
04/01/2000	$3,500,000	19094-1218	Other disqualified
09/01/1990	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0860
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$600,000	$600,000	$600,000
Assessed Value	$339,405	$308,550	$280,500

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$260,595	$291,450	$319,500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
SEABOARD IND PK SEC 1-A, 4TH ADD PB 104-88 LOT 175 LOT SIZE 30000 SQ FT COC 25781-1136 07 2007 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$339,405	$308,550	$280,500
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$600,000	$600,000	$600,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$339,405	$308,550	$280,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

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Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0850
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$10,176	$10,328	$10,479
Market Value	$610,176	$610,328	$610,479
Assessed Value	$351,430	$319,482	$290,439

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$351,430	$319,482	$290,439
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$610,176	$610,328	$610,479
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$351,430	$319,482	$290,439

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$258,746	$290,846	$320,040

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

Short Legal Description

SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOT 174
LOT SIZE 30000 SQ FT
COC 25781-1136 07 2007 6

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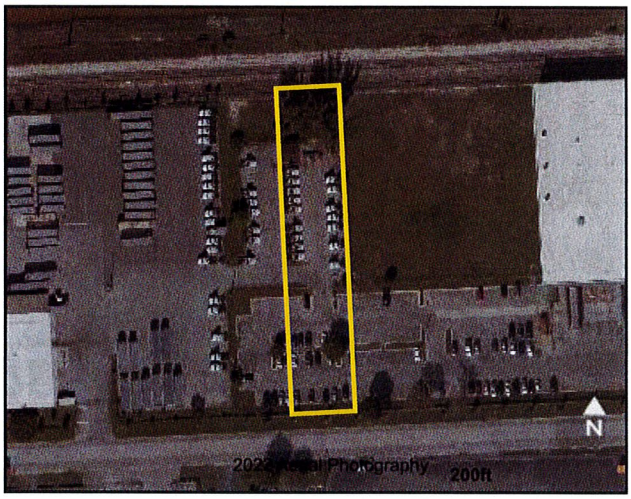
Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0840
Property Address:	
Owner	AMB INSTITUTIONAL ALLIANCE FUND III LP
Mailing Address	50 STATE ST SUITE 3700 BOSTON, MA 02109
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$600,000	$600,000	$600,000
Building Value	$0	$0	$0
XF Value	$10,024	$10,176	$10,328
Market Value	$610,024	$610,176	$610,328
Assessed Value	$351,258	$319,326	$290,297

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$258,766	$290,850	$320,031

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

SEABOARD IND PK SEC 1-A, 4TH ADD
PB 104-88
LOT 173
LOT SIZE 30000 SQ FT
COC 25781-1136 07 2007 6

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$351,258	$319,326	$290,297
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$610,024	$610,176	$610,328
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$351,258	$319,326	$290,297

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$2,170,725	25781-1136	Other disqualified
09/01/2004	$0	22674-3378	Sales which are disqualified as a result of examination of the deed
11/01/1981	$258,333	11368-0180	Deeds that include more than one parcel

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	30-2128-020-0690
Property Address:	3301 NW 125 ST Miami, FL 33167-2409
Owner	AMB INSTITUTIONAL ALLIANCE FUND FUND III LP
Mailing Address	FIFTY STATE STREET SUITE 3700 BOSTON, MA 02205
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	234,541 Sq.Ft
Lot Size	454,191 Sq.Ft
Year Built	1980

Assessment Information			
Year	2022	2021	2020
Land Value	$6,812,865	$6,812,865	$6,475,250
Building Value	$13,836,453	$7,819,135	$5,097,135
XF Value	$0	$0	$0
Market Value	$20,649,318	$14,632,000	$11,572,385
Assessed Value	$12,446,181	$11,314,710	$10,286,100

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$12,446,181	$11,314,710	$10,286,100
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$20,649,318	$14,632,000	$11,572,385
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$12,446,181	$11,314,710	$10,286,100

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$8,203,137	$3,317,290	$1,286,285

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	$17,070,800	25781-1130	Other disqualified
11/01/2003	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

Short Legal Description

SEABOARD IND PK SEC 1-A 4TH ADD
PB 104-88
LOTS 158 THRU 172
LOT SIZE 454191 SQ FT
OR 25781-1130 07/2007 6

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-007-0351
Property Address:	
Owner	12750 ALEXANDRIA DR LLC
Mailing Address	14651 BISCAYNE BLVD #254 NORTH MIAMI, FL 33181 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	37,985 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$759,700	$759,700	$569,775
Building Value	$0	$0	$0
XF Value	$10,417	$10,553	$10,690
Market Value	$770,117	$770,253	$580,465
Assessed Value	$770,117	$770,253	$405,746

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			$174,719

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 .87 AC
REV PLAT OF NILE GARDENS SEC 1
PB 38-56
S118.51FT OF TR 303 A/K/A LOTS
99 THRU 102 BLK 303

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$580,465
City			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$770,117	$770,253	$405,746

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/25/2020	$909,700	32238-2939	Qual on DOS, multi-parcel sale
06/01/2001	$245,000	19824-4194	Deeds that include more than one parcel
05/01/2001	$0	19824-4193	Sales which are disqualified as a result of examination of the deed

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-007-0330
Property Address:	
Owner	IRON RANCH RECYCLING INC
Mailing Address	3400 NW 127 ST OPA LOCKA, FL 33054 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	47,480 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$949,600	$949,600	$712,200
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$949,600	$949,600	$712,200
Assessed Value	$588,793	$535,267	$486,607

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$949,600	$949,600	$712,200
City			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$588,793	$535,267	$486,607

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$360,807	$414,333	$225,593

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.09 AC M/L
REV PLAT NILE GARDENS SEC 1
PB 38-56
N148.11FT OF S298.51FT OF TR 303
A/K/A LOTS 91 & 92 LESS N20FT &

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2021	$1,250,000	33344-1111	Unable to process sale due to deed errors
07/16/2012	$650,000	28236-4588	Not exposed to open-market; atypical motivation
02/11/2009	$100	26760-4775	Affiliated parties
11/01/1989	$180,000	14328-1862	Sales which are qualified

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-007-0283
Property Address:	
Owner	25TH AVE WAREHOUSE LLC
Mailing Address	6801 SW 75 TER MIAMI, FL 33143 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	58,054.6 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$1,161,092	$1,161,092	$870,819
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$1,161,092	$1,161,092	$870,819
Assessed Value	$1,161,092	$1,161,092	$594,983

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			$275,836

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.33 AC M/L
REV PLAT NILE GARDENS SEC ONE
PB 38-56
N220FT OF S518.57FT OF
TR 303 LESS COMM NE COR OF LOT

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$870,819
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,161,092	$1,161,092	$594,983

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/07/2020	$1,300,000	31783-3611	Corrective, tax or QCD; min consideration
04/29/2015	$100	28585-3689	Corrective, tax or QCD; min consideration
01/22/2013	$100	29611-0153	Corrective, tax or QCD; min consideration

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Summary Report

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Property Information	
Folio:	08-2128-003-0520
Property Address:	12735 CAIRO LN Opa-locka, FL 33054-4613
Owner	A BARGAIN USED AUTO PARTS INC
Mailing Address	12735 CAIRO LN OPA LOCKA, FL 33054-4613
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	9,673 Sq.Ft
Living Area	9,673 Sq.Ft
Adjusted Area	9,673 Sq.Ft
Lot Size	105,850 Sq.Ft
Year Built	1993

Assessment Information			
Year	2022	2021	2020
Land Value	$1,587,750	$1,810,035	$1,164,350
Building Value	$236,425	$249,030	$59,895
XF Value	$39,113	$39,585	$40,105
Market Value	$1,863,288	$2,098,650	$1,264,350
Assessed Value	$1,458,686	$1,326,079	$1,205,527

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$404,602	$772,571	$58,823

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 2.43 AC M/L
NILE GARDENS SEC 1
PB 31-42
LOT 15 BLK 304
OR 16047-0293 0993 1

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,863,288	$2,098,650	$1,264,350
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,458,686	$1,326,079	$1,205,527

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2005	$0	23537-0677	Sales which are disqualified as a result of examination of the deed
09/01/1993	$435,000	16047-0293	Sales which are qualified
04/01/1987	$286,300	13264-2870	Sales which are qualified

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Summary Report

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Property Information	
Folio:	08-2128-003-0510
Property Address:	12765 CAIRO LN Opa-locka, FL 33054-4649
Owner	FIVE STARS INVESTMENT PROPERTIES LLC
Mailing Address	15841 SW 56 ST SOUTHWEST RANCHES, FL 33331 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4066 VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	52,925 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$1,058,500	$1,058,500	$688,025
Building Value	$0	$0	$0
XF Value	$28,006	$28,374	$28,743
Market Value	$1,086,506	$1,086,874	$716,768
Assessed Value	$1,086,506	$602,782	$547,984

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$1,086,874	$716,768
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,086,506	$602,782	$547,984

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		$484,092	$168,784

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/17/2021	$900,000	32703-2806	Qual by exam of deed
04/23/2015	$550,000	29590-4768	Qual by exam of deed
04/01/1999	$0	18577-3637	Sales which are disqualified as a result of examination of the deed
03/01/1997	$300,000	17580-0760	Sales which are qualified

Short Legal Description

28 52 41 1.215 AC
NILE GARDENS SEC 1
PB 31-42
N1/2 OF LOT 14 BLK 304
OR 18577-3637 0499 4

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Summary Report

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Property Information	
Folio:	08-2128-003-0470
Property Address:	13045 CAIRO LN Opa-locka, FL 33054-4616
Owner	13045 CAIRO LANE INDUSTRIAL LLC C/O CRITERION GROUP LLC
Mailing Address	28-18 STEINWAY ST ASTORIA, NY 11103 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 3 / 0
Floors	1
Living Units	0
Actual Area	4,500 Sq.Ft
Living Area	4,500 Sq.Ft
Adjusted Area	3,099 Sq.Ft
Lot Size	416,674 Sq.Ft
Year Built	1973

Assessment Information			
Year	2022	2021	2020
Land Value	$6,250,110	$6,250,110	$1,343,641
Building Value	$189,194	$166,490	$10,000
XF Value	$216,118	$218,213	$0
Market Value	$6,655,422	$6,634,813	$1,353,641
Assessed Value	$6,655,422	$5,878,689	$1,353,641

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		$756,124	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28-29 52 41 9.57 AC M/L LOTS 10-11 LESS W10FT & LOTS 12-13 BLK 304 PER UNITY OF TITLE OR# 32222-291 LOT SIZE 416674 SQ FT M/L

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$6,634,813	$1,353,641
City			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$6,655,422	$5,878,689	$1,353,641

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2021	$8,600,000	32451-3926	Qual on DOS, multi-parcel sale
03/27/2019	$6,000,000	31389-0538	Qual on DOS, multi-parcel sale
12/07/2010	$100	27518-4516	Corrective, tax or QCD; min consideration
03/01/1980	$380,000	10775-0904	Deeds that include more than one parcel

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Summary Report

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Property Information	
Folio:	08-2128-003-0642
Property Address:	12750 CAIRO LN Opa-locka, FL 33054-4611
Owner	SHINE PROPERTY HOLDINGS LLC
Mailing Address	12760 CAIRO LN OPA LOCKA, FL 33054 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	14,800 Sq.Ft
Living Area	14,800 Sq.Ft
Adjusted Area	14,800 Sq.Ft
Lot Size	104,980 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$1,889,640	$1,889,640	$1,574,700
Building Value	$557	$490	$497
XF Value	$5,087	$840	$852
Market Value	$1,895,284	$1,890,970	$1,576,049
Assessed Value	$1,235,860	$1,119,638	$1,017,853

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,895,284	$1,890,970	$1,576,049
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,235,860	$1,119,638	$1,017,853

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$659,424	$771,332	$558,196

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/06/2016	$1,200,000	30145-4938	Qual by exam of deed
02/06/2014	$100	29023-1046	Corrective, tax or QCD; min consideration
08/13/2010	$1,000,000	27396-0258	Qual by exam of deed
07/01/2005	$920,000	23636-3375	Sales which are qualified

Short Legal Description
28 52 41 2.41 AC
NILE GARDENS SEC 1
PB 31-42
LOT 14 BLK 305
OR 17692-0522 0697 6

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Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0644
Property Address:	12740 CAIRO LN Opa-locka, FL 33054-4611
Owner	ALONDRA INVEST LLC
Mailing Address	861 E 30 ST HIALEAH, FL 33013
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	5,460 Sq.Ft
Living Area	5,460 Sq.Ft
Adjusted Area	5,460 Sq.Ft
Lot Size	52,489 Sq.Ft
Year Built	1996

Assessment Information			
Year	2022	2021	2020
Land Value	$1,049,780	$1,049,780	$787,335
Building Value	$119,779	$105,192	$106,576
XF Value	$12,631	$12,797	$12,965
Market Value	$1,182,190	$1,167,769	$906,876
Assessed Value	$786,144	$714,677	$649,707

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,182,190	$1,167,769	$906,876
City			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$786,144	$714,677	$649,707

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$396,046	$453,092	$257,169

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1999	$0	18577-3636	Sales which are disqualified as a result of examination of the deed

Short Legal Description
28 52 41 1.205 AC
NILE GARDENS SEC 1
PB 31-42
N1/2 OF LOT 15 BLK 305
OR 18577-3636 0499 4

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Summary Report

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Property Information	
Folio:	08-2128-003-0643
Property Address:	12730 CAIRO LN Opa-locka, FL 33054-4611
Owner	EPIFANIO DIAZ
Mailing Address	7532 BRANCH ST HOLLYWOOD, FL 33024 USA
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 1 / 0
Floors	1
Living Units	0
Actual Area	2,435 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,435 Sq.Ft
Lot Size	52,489 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2022	2021	2020
Land Value	$1,049,780	$1,049,780	$787,335
Building Value	$73,558	$64,668	$65,584
XF Value	$26,989	$27,375	$27,760
Market Value	$1,150,327	$1,141,823	$880,679
Assessed Value	$820,063	$745,512	$677,739

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,150,327	$1,141,823	$880,679
City			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$820,063	$745,512	$677,739

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$330,264	$396,311	$202,940

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/23/2018	$100	31228-2869	Corrective, tax or QCD; min consideration
10/20/2016	$100	30287-0799	Corrective, tax or QCD; min consideration
01/01/1994	$0	16252-4145	Sales which are disqualified as a result of examination of the deed

Short Legal Description

28 52 41 1.205 AC
NILE GARDENS SEC 1
PB 31-42
S1/2 OF LOT 15 BLK 305
OR 16252-4145 0194 4

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0645
Property Address:	12720 CAIRO LN Opa-locka, FL 33054-4611
Owner	JOSE A MACEIRA &W YOLANDA
Mailing Address	191 W 50 ST HIALEAH, FL 33012-3719
PA Primary Zone	7701 INDUSTRIAL
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	3,360 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,360 Sq.Ft
Lot Size	55,757 Sq.Ft
Year Built	1992

Assessment Information			
Year	2022	2021	2020
Land Value	$1,115,140	$1,059,383	$794,537
Building Value	$104,132	$91,518	$92,789
XF Value	$48,586	$49,226	$49,867
Market Value	$1,267,858	$1,200,127	$937,193
Assessed Value	$827,719	$752,472	$684,066

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$440,139	$447,655	$253,127

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 41 1.28 AC M/L NILE GARDEN SEC I PB 31-42 N1/2 OF LOT 16 BLK 305

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,267,858	$1,200,127	$937,193
City			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$827,719	$752,472	$684,066

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2016	$100,000	30149-3635	Unable to process sale due to deed errors

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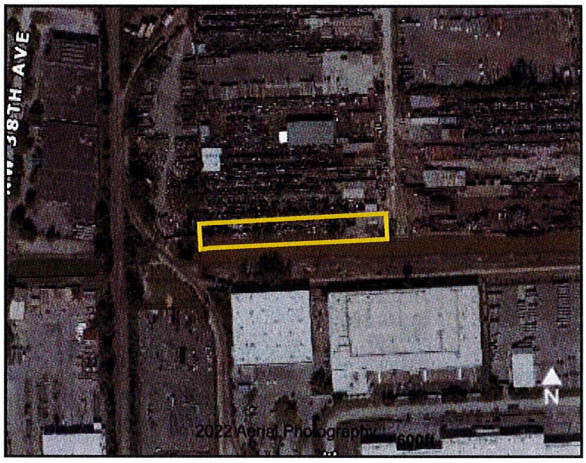
Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2023

Property Information	
Folio:	08-2128-003-0646
Property Address:	12710 CAIRO LN Opa-locka, FL 33054-4611
Owner	JUANA CANTILLO TRS
Mailing Address	2497 ANDREWS LN FORT LAUDERDALE, FL 33312 USA
PA Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4937 OPEN STORAGE : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	2,400 Sq.Ft
Living Area	2,400 Sq.Ft
Adjusted Area	2,400 Sq.Ft
Lot Size	55,757 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	$1,115,140	$1,115,140	$836,355
Building Value	$60,578	$53,034	$53,777
XF Value	$28,359	$28,745	$29,133
Market Value	$1,204,077	$1,196,919	$919,265
Assessed Value	$773,755	$703,414	$639,468

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,204,077	$1,196,919	$919,265
City			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$773,755	$703,414	$639,468

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	$430,322	$493,505	$279,797

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/28/2011	$100	27927-0906	Corrective, tax or QCD; min consideration
11/09/2010	$100	27490-3347	Corrective, tax or QCD; min consideration
03/01/2002	$0	20356-4010	Sales which are disqualified as a result of examination of the deed
03/01/2001	$400,000	19576-4059	Other disqualified

Short Legal Description
28 52 41 1.28 AC M/L NILE GARDEN SEC 1 PB 31-42 S1/2 OF LOT 16 BLK 305 OR 20356-4010 0302 4

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Version:

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

Legal Council
(Felix M. Lasarte, Esq)
3250 NE 1 Ave
Suite 334
Miami, FL 33137

This Instrument Prepared by:
Burnadette Norris-Weeks
City Attorney
780 Fisherman Street
4th Floor

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA AND (RESPONSIBLE DEVELOPMENT / PROPERTY OWNER)

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this___day of_____2023 ("Execution Date") by and between **(KC Realty, LLC)** (the "Owner"), a Florida limited liability company with the mailing address of **(10800 Biscayne Blvd Suite 870 Miami, Fl 33161)** and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately **(2.8)** acres of land located at approximately **(12705 Cairo Lane Opa-Locka, FL 33054)** within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos **(folio(s):08-2128-003-0530** , (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 **2 building and a covered metal roof** containing over **8,000 square feet under air**and and incorporates the general design goals of the City, and **19** parking spaces for office/employee/customer parking, and the planting of **(0 trees)** ~~in the office parking area as well as on the property perimeter~~ and **64 square feet** square feet of landscaped open space in accordance with the **KC Realty, 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, KC Realty, LLC, (the "Owner"), a Florida limited liability company, with the mailing address

of 10800 Biscayne Blouevard Suite 870 Miami, Florida 33161 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 **KC Realty, LLC,** Site Plan, at approximately **12705 Cairo Lane Opa-Locka, Florida 33054**, 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 **(KC Realty, LLC)**, Site Plan, at approximately **12705 Cairo Lane Opa-Locka, Florida 33054** "Final Site Plan" approved by the City Commission via Resolution No._____ for the Proposed Development which includes the construction of **(2 existing building and 1 covered metal roof structure** containing over **8,000 square feet inder air** and incorporates general design goals of the City, and 18 parking spaces for office/employee/warehouse parking, and the planting of **0** trees and **0** shrubs in the office parking area as well as on the property perimeter and **64** square feet of landscaped open space in accordance with the **KC Realty, 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, **(KC Realty, LLC)**.

s. "Project" shall mean the **(KC Realty, LLC)** and development of the **(2.8)** acre Property at **(12705 Cairo Lane Opa-Locka, Floirda 33054)**, and identified by Miami-Dade County Tax Folio No **08-2128-003-0530** (the "Property), as described in the plans prepared by **Kahn & Associates, Inc.,** and dated **2/16/23**, which proposes the construction of 2 existing buildings and one covered metal structure square feet and incorporates general design goals of the City and the development of **18** parking spaces; the planting of **0** and **0** shrubs in the parking area as well as on the property perimeter and **64** square feet of lawn coverage. in accordance with the **(KC Realty, 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 contactor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

j. All trash and garbage containers shall comply with all city dumpster enclosure requirements.

k. The following timelines shall be complied with by Owner, **(RESPONSIBLE DEVELOPMENT / PROPERTY OWNER)**, 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: **KC Realty, LLC**
10800 Biscayne Boulevard
Suite 870
Miami, Florida 33161

And

With a copy to: Legal Counsel
Felix M. Lasarte, Esq.
3250 NE 1 Avenue
Suite 334
Miami, FL 33137

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

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

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

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

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

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

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

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____day of _____, 2022.

Approved for form and legal sufficiency:

City Attorney: _____

KC Realty, LLC. a Florida limited liability company

WITNESS:

Signature

Yaremi T. Garcia.
Print Name

Signature

Gabriel Cadavid
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 28 day of March, 2023 by Jose Carrero as Manager of **(KC Realty, LLC)**, a Florida limited liability company. He is:

___personally known to me, or
____produced identification. Type of identification produced _____.

ANNE GARCIA
Commission # HH 243749
Expires March 25, 2026

Notary Public, State of Florida at Large

Anne García
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 **KC Realty, LLC**. asapproved 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.

Sponsored by: Interim City Manager

RESOLUTION NO. 23-XXXXXXX

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

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

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

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

WHEREAS, Planning & Community Development staff for the City of Opa-Locka reviewed the application of EcoTech Visions Foundation, Inc., and 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 reviewed this request at a public hearing on January 10, 2023 and approved this request by a 4-0 vote; and

WHEREAS, the City Commission of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve/deny the site plan review approval requested by the Applicant, as provided herein as Exhibit "A.

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Site Plan Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request for the Final Site Plan approval for the construction of an eight-story multi-family apartment building that will provide 48 apartment units and 88 parking spaces at 2090 Ali-Baba Avenue within the municipal boundaries of the City of Opa-Locka and as identified by Miami Dade County Tax Folio No. 08-2122-003-2100, in the Corridor Mixed Use District(MXUOD) as set forth in Exhibit "A".

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED and ADOPTED this _____ day of _____, 2023.

_____

John Taylor, Mayor

ATTEST:

_____

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

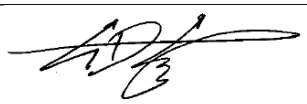
Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	**_____ (Yes)**	**_____ (No)**
Commissioner Kelley	**_____ (Yes)**	**_____ (No)**
Commissioner Williams	**_____ (Yes)**	**_____ (No)**
Vice Mayor Ervin	**_____ (Yes)**	**_____ (No)**
Mayor Taylor	**_____ (Yes)**	**_____ (No)**

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**				
City Manager:	Darvin Williams			**CM Signature**				
Commission Meeting Date:	July 26, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
				X				
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Resolution Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
					X			
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
					X			
Funding Source: *Account#* **:** **N/A**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
					X			
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:** **N/A**					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*			
	X							
Sponsor Name	Darvin Williams		**Department: Planning & Community Development**		City Manager			

Short Title:

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

Staff Summary:

The applicant, EcoTech Visions Foundation, Inc., has submitted two development requests, one for site plan review, and one for development agreement review. The applicant intends to construct an eight-story multi-family building on the vacant property identified by folio 08-2122-003-2100 at 2090 Ali baba Avenue which will include 520 square feet of retail space and landscaping in accordance with the City of Opa-locka's Land Development Regulations. The Planning & Community Development Department Staff has reviewed the application of EcoTech Visions Foundation, Inc., and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-locka's Land Development Regulation for proper consideration by the Planning and Zoning Board. The Planning and Zoning Board reviewed this request on January 10, 2023, and approved this item by a 4-0 vote.

Background

According to Maim Dade County Property Appraiser's website, the subject is a 15,625 square foot vacant lot on which the owner/applicant intends to construct an eight-story Multi-family building that will provide twenty-five, two bedroom or less units and provide twenty-three, three bedroom units and provide eighty-eight parking spaces for commercial and residential uses. The applicant also intends to provide landscaping in accordance with the requirements of the City Land Development Regulations. The development meets the requirements for setbacks, building heights, lot coverage, parking and landscaping.

This proposed development is generally surrounded by residential properties to the west, and north and to the east both residential and retail property and to the south the tri-rail station. The site will allow entrance and exits on Fisherman Street and on Ali Baba Avenue.

The proposed development for a Multi-Family apartment with a retail component is in harmony with the general characteristics of the surrounding neighborhood for residential uses. This development is also in harmony with the requirements for the zoning district and the land use category, specifically with the City Corridor Mixed Use (MXUOD) zoning district.

Financial Impact

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

Proposed Action:

Staff recommended approval of this Resolution.

Attachment:

Draft Resolution
P&ZAB Application Package
P&ZAB Meeting Minutes 01-10-23

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Darvin E. Williams			**CM Signature**		
Commission Meeting Date:	March 22, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
				X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Resolution Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	
Funding Source: *Account#* : **N/A**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:** N/A			
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X					
Sponsor Name	Darvin Williams		**Department: Planning & Community Development**		City Manager	

Short Title:

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

Staff Summary:

The applicant, EcoTech Visions Foundation, Inc., has submitted two development requests, one for site plan review, and one for development agreement review. The applicant intends to construct an eight-story multi-family building on the vacant property identified by folio 08-2122-003-2100 at 2090 Ali baba Avenue which will include 520 square feet of retail space and landscaping in accordance with the City of Opa-locka's Land Development Regulations. The Planning & Community Development Department Staff has reviewed the application of EcoTech Visions Foundation, Inc., and has determined that the applicant has provided all information required by Section 22-55(l) of the City of Opa-locka's Land Development Regulation for proper

consideration by the Planning and Zoning Board. The Planning and Zoning Board reviewed this request on January 10, 2023, and approved this item by a 4-0 vote.

Background

According to Maim Dade County Property Appraiser's website, the subject is a 15,625 square foot vacant lot on which the owner/applicant intends to construct an eight-story Multi-family building that will provide twenty-five, two bedroom or less units and provide twenty-three, three bedroom units and provide eighty-eight parking spaces for commercial and residential uses. The applicant also intends to provide landscaping in accordance with the requirements of the City Land Development Regulations. The development meets the requirements for setbacks, building heights, lot coverage, parking and landscaping.

This proposed development is generally surrounded by residential properties to the west, and north and to the east both residential and retail property and to the south the tri-rail station. The site will allow entrance and exits on Fisherman Street and on Ali Baba Avenue.

The proposed development for a Multi-Family apartment with a retail component is in harmony with the general characteristics of the surrounding neighborhood for residential uses. This development is also in harmony with the requirements for the zoning district and the land use category, specifically with the City Corridor Mixed Use (MXUOD) zoning district.

Financial Impact

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

Proposed Action:

Staff recommended approval of this Resolution.

Attachment:

Draft Resolution
P&ZAB Application Package
P&ZAB Meeting Minutes 01-10-23

Sponsored by: Interim City Manager

ORDINANCE NO: 2023-08

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

WHEREAS, the City of Opa-Locka ("City") recognizes the importance of residential projects having adequate off-street parking for respective uses located in the City; and

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

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

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

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

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

SECTION 2. Approval/Denial
Approval/Denial of Amendment Request. The City Commission of the City of Opa-Locka hereby **approves** / denies the adoption of an amendment to the City of Opa-Locka Land Development Regulations to permit tandem or mechanical parking types as a permitted use in the R-2 through R-4 zoning districts in accordance with the attached Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent of this Ordinance may be authorized by the Interim 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. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

SECTION 5. CONFLICT

All sections or parts of sections of the applicable City of Opa-Locka ordinances currently in place in conflict herewith are intended to be rescinded and repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter and is subject to the approval of the Governor or Governor's Designee.

PASSED FIRST READING this 26th day of April 2023.

PASSED SECOND READING this 24th day of May 2023.

John H. Taylor Jr., Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Vice Mayor Ervin

Seconded by: Commissioner Bass

VOTE:	4-1
Commissioner Bass	YES
Commissioner Kelley	NO
Commissioner Williams	YES
Vice Mayor Ervin	YES
Mayor Taylor	YES

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

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

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

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

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

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

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

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

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

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

Received:
By:
Date:

THE GREAT CITY

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: EcoTech Visions Foundation Inc.

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

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

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

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

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

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

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

OR 10640-1364 1179 5

Please check specific request:

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

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

_____

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

X Completed application form

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

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

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

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

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

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

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

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

X Narrative concept must be submitted with application

AFFIDAVIT

I, Dr. Pandwe Gibson, Executive Director of EcoTech Visions Foundation, Inc, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

Pandwe Gibson
Signature

7/25/2022
Date

Sworn to and subscribed before me:

This 25 day of July, 2022

Notary Public
Attach copy of identification

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

My commission expires 03/28/26

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:

EcoTech Visions Foundation, Inc.

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

I Dr. Pandwe Gibson, Executive Director of EcoTech Visions Foundation, Inc, being first duly sworn, depose and say that I am the owner of the property legally described as:
MAGNOLIA SUB. PB 40-80, LOTS 23 THRU 27 BLK 12, LOT SIZE 125.000 X 125, OR 10640-1364 1179 5

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

Signature

7/25/2022
Date

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

Sworn to and subscribed before me:

This 25 day of July, 2022

Notary Public

My commission expires: 3/28/26

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: 2090 Ali Baba Avenue, Opa-Locka, FL 33054

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

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

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

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

_____
Signature

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

FLORIDA DEPARTMENT of STATE DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
ECOTECH VISIONS FOUNDATION, INC.

Filing Information

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

Principal Address

670 NW 113th Street
MIAMI, FL 33168

Changed: 05/10/2016

Mailing Address

670 NW 113th street
Miami, FL 33168

Changed: 03/10/2021

Registered Agent Name & Address

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

Name Changed: 04/29/2016

Address Changed: 02/16/2017

Officer/Director Detail

Name & Address

Title Executive Director

GIBSON, PANDWE A
670 NW 113th Street
MIAMI, FL 33168

Title Member

Zuckerman, Robert
19380 Collins Avenue
Sunny Isles Beach, FL 33160

Title Director

Lawson, Darryl J
670 NW 113th Street
MIAMI, FL 33168

Title CHAIRMAN

HILL, SIR CHARLES
900 TEMPLE STREET
SUITE 743
LOS ANGELES, CA 90012

Title TREASURE

MCENTEE, KARINA
670 NW 113TH STREET
MIAMI, FL 33168

Title DIRECTOR

DI STETONO, SCOT
670 NW 113TH STREET
MIAMI, FL 33168

Title DIRECTOR

PRESTON, JOHN
670 NW 113TH STREET
MIAMI, FL 33168

Title Dr

Dalhberg, carl
15-17 Thomas St.
Belmont, MA 02478-2437

Annual Reports

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

Document Images

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Address 11847 SW 216th Street, Goulds, FL 33170

Signed. Padwe Gibson

Date July 25, 2022

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

Reviewed by Planning Staff -

Date of Pre-Conference Meeting - _____

Date of Site Plan Review - _____

INLET STRUCTURES TABULATION						
STRUCTURES NUMBER	GRATE OR RIM	PIPE INV. ELEV. & DIRECTION (FD)	GREASE BAFFLE (ELV. DIRECTION & SIZE)	FLOOR ELEV.	STRUCTURES SIZE INSIDE DIM. (TYPE)	FRAME & GRATE TYPE OR COVER
(1)	8.25	5.00 (W)	3.50 (W) (1/2 24")	1.50	TYPE "D-4" (45° R.)	HINGED TYPE "D" FRAME & COVER

*NOTES FOR ASPHALT DRIVEWAY (IF REQUIRED)

1-STABILIZED SUBGRADE 12" THICK. THE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY OBTAINABLE UNDER AASHTO SPECIFICATION T 180-74 (AS PER PUBLIC WORK STANDARDS)
2-BASE COURSE 6" THICK. THE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98 PERCENT OF THE MAXIMUM DENSITY OBTAINABLE UNDER AASHTO SPECIFICATION T 180-74 (AS PER DADE COUNTY PUBLIC WORK STANDARDS)
3-ASPHALTIC CONCRETE SURFACE COURSE 1" THICK MINIMUM

*NOTES FOR SIDEWALK

1-CLASS I CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS
2-SUBGRADE 6" THICK MINIMUM. THE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 90 PERCENT OF THE MAXIMUM DENSITY OBTAINABLE UNDER AASHTO SPECIFICATION T 180-70 (AS PER PUBLIC WORK STANDARDS)
3-SIDEWALK IN RESIDENTIAL AREAS SHALL BE A MINIMUM OF 4" IN THICK EXCEPT WHERE THE S/W IS PART OF A DRIVEWAY OR A TEE-TURN-AROUND IN WHICH CASE SHALL BE A MINIMUM OF 6" IN THICK. IN OTHERS AREAS , SUCH AS COMMERCIAL OR INDUSTRIAL WHERE THE S/W IS SUBJECT TO VEHICLE LOADING, THE S/W SHALL HAVE A MINIMUM OF 6" IN THICK AND SHALL EXTEND AT LEAST 5 FEET EACH SIDE OF THE AREA DESIGNED FOR THE VEHICLE CROSSING.

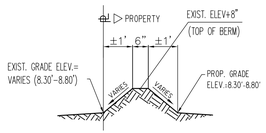
CITY NOTES:

1-ALL STORM WATER SHALL BE RETAIN ONSITE THE PRIVATE PROPERTY.
2-RECONSTRUCT BROKEN SIDEWALK, C&G AND VALLEY GUTTER, MILL & RESURFACING UNDER SEPARATED PERMIT.
3-DRAINAGE FRENCH TRENCH MUST BE LOCATED OUTSIDE THE BUILDING FOOTPRINT.

NOTES FOR DRAINAGE FLOW DIRECTION:

1-THE CONTRACTOR IS RESPONSIBLE FOR VERIFY AND PROVIDE POSITIVE DRAINAGE AWAY FROM PUBLIC RIGHT OF WAY AND IN THE DIRECTION OF THE NEW PRIVATE BASINS SYSTEM (TYP.)

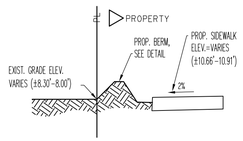
LAND DRAINAGE INFORMATION	AREA (A.C.)
GROSS AREA	0.358
IMPERVIOUS AREA	0.298
PERVIOUS AREA	0.06



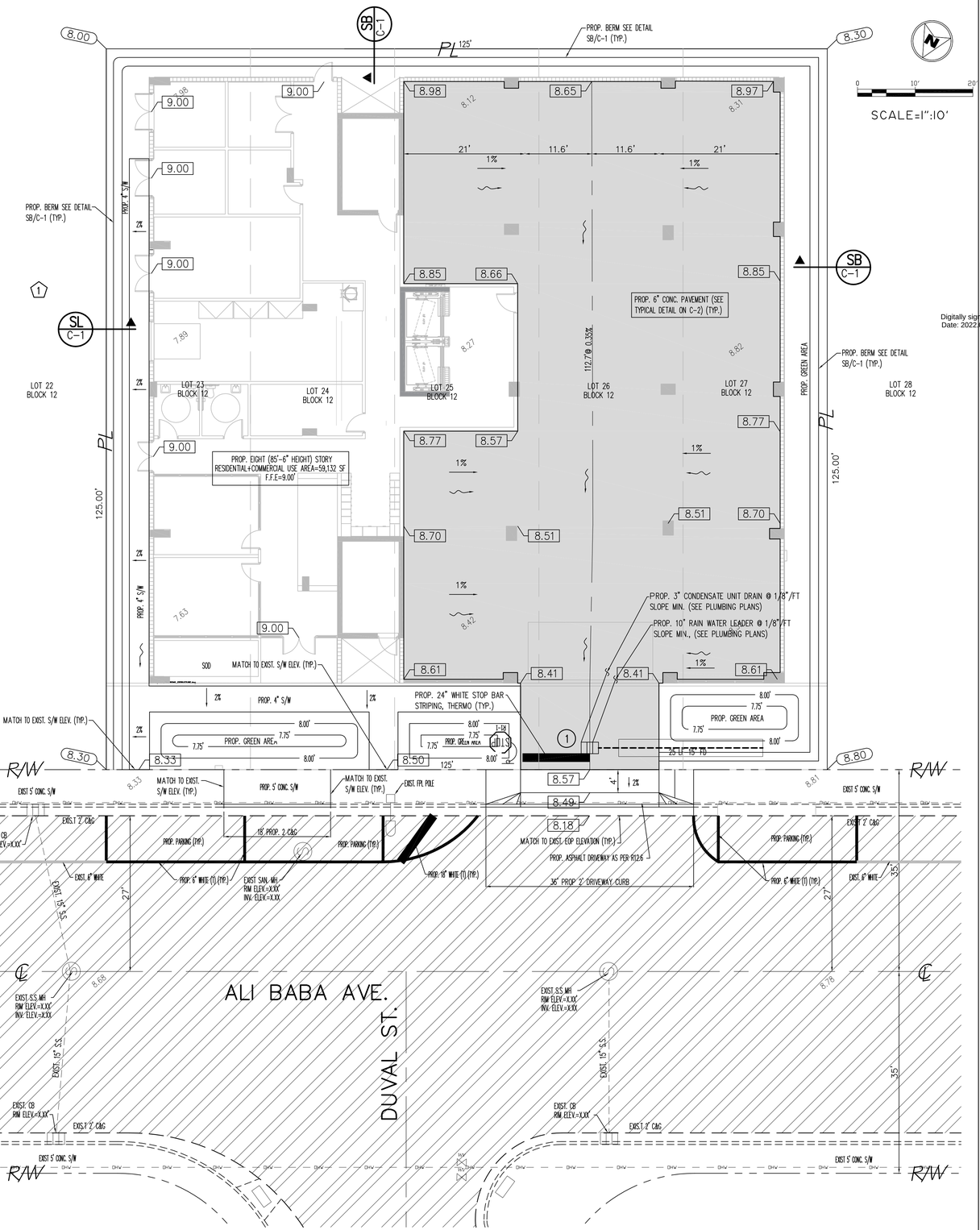
SB C-1 BERM SECTION N.T.S.

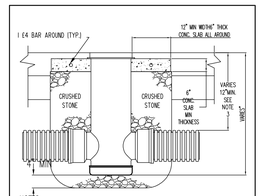
NOTES FOR BERMS:

SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION



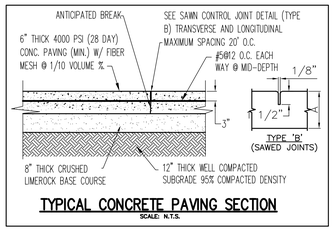
SL C-1 SECTION N.T.S.





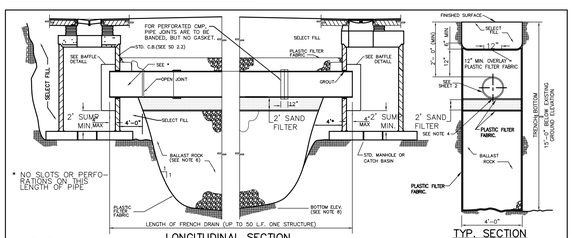
NOTES:
1-USE GRATE 12" STANDARD H-25 AND 24" PIPE BURIAL DEPTH WHEN INSTALLED ON PAVEMENT.
2-USE GRATE 12" PEDESTRIAN H-10 AND 10" PIPE BURIAL DEPTH WHEN INSTALLED ON GRASS.
3-DRAINAGE PIPE SLOPE 1/8"/FT MINIMUM.

12" DIAMETER DRAIN BASIN N.T.S.



TYPICAL CONCRETE PAVING SECTION
SCALE: N.T.S.

CONCRETE PAVEMENT NOTES:
1-ALL NEW STRUCTURAL FILL MATERIAL SHALL BE PLACED IN 8" THICK LOOSE LIFTS, AND COMPACTED TO AT LEAST 95% OF LABORATORY MAXIMUM DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
2-PROVIDE #5 @ 12" O.C. EACH WAY AT MID-DEPTH FOR 6" THICK CONC. SLABS. REINFORCING STEEL SHALL CONFORM TO ASTM A615-75, GRADE 60, FY = 60,000 PSI.
3-ALL SAWING, AS FOR C.J. (20' MAX SPACING). IN SLABS MUST BE DONE BETWEEN 12 TO 24 HOURS. TYP. JOINT SEALANT TO BE ONE PART POLYURETHANE, COLOR GRAY, "VULKEM" A.S.T.M. 116, BY MAMECO INT., CLEV., OHIO. PHONE (800) 321-6412.
4-GROOVE IN CONTROL JOINT MAY BE FORMED BY TEMPORARY EMBEDMENT OF A SUITABLE MANDREL OR INSTALLATION OF A STRIP OF PRE-MOULDED JOINT FILLER MATERIAL OR BY SAWING AFTER HARDENING OF CONCRETE.

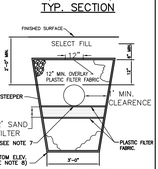


LONGITUDINAL SECTION

TYP. SECTION

NOTE:

1. POLLUTION CONTROL BAFFLE AND 2' SUMP ARE REQUIRED ON ALL INLETS PRECEDING EXFILTRATION TRENCH. POLLUTION CONTROL BAFFLE IN NOT REQUIRED ON INLETS LOCATED IN RETENTION AREAS.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
3. FILTER FABRIC SHALL BE SUBSURFACE DRAINAGE TYPE MEETING THE REQUIREMENTS OF FDOT SPECS. SECTION 985. ALL FILTER FABRIC JOINTS SHALL OVERLAP A MINIMUM OF ONE (1) FOOT.
4. WHERE TRENCH WALL WILL NOT STAND VERTICAL OR WHERE CAVE-IN BELOW THE WATER TABLE IS LIKELY AN ALTERNATIVE SECTION IS TO BE USED AT THE DISCRETION OF THE ENGINEER. THERE WILL BE NO ADDITIONAL PAYMENT FOR THIS CROSS SECTION.
5. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED UN SANDY AREAS AS NOTED ON PLANS AND OR AS DIRECTED BY ENGINEER.
6. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH THE CLEAN WATER IN ORDER TO ALLOW FOR THE INITIAL SETTLEMENT THAT MAY OCCUR. IF DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH DETAILS.
7. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL).
8. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.



ALT. TRANS. SECTION

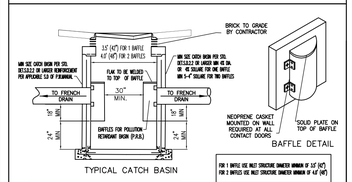
MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

NOTE:

IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.

EXFILTRATION TRENCH/SAND FILTER N.T.S.

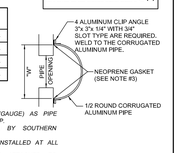
POLLUTION RETARDANT BAFFLE



TYPICAL CATCH BASIN

PIPE DIA.	W[1] (IN)	W[2] (IN)	T (GAUGE)	H (IN)
15"	21"	24"	16	VARIES
18"	24"	30"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE



1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES ON THE SIDES AND AT THE TOP.
4. POLLUTION RETARDANT BAFFLE TO BE ATTACHED TO STRUCTURE W 3/8"x4" STAINLESS STEEL "RED HEADS".

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Miami, FL 33131
Design District Office;
20 NE 41 St Suite#2, Miami, FL 33137
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Client:
NEHEMIAH DAVIS,
DCM DEVELOPMENTS INC.
22125 So. DIXIE HIGHWAY
MIAMI, FLORIDA 33170

Consultant:

THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GONZALO A. PAZ, 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.

2/15/2022

Digitally signed by Gonzalo A. Paz
Date: 2022.07.25 15:42:16 -04'00'

GONZALO A. PAZ, PE (Lic No-60734)

AMSTRONG MULTIFAMILY RESIDENCES
SITE PLAN APPROVAL SET

2090 ALIBABA AVE
OPA-LOCKA, FL 33054

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Revisions:

Issue	Date:	Description

Submittal:
SITE PLAN APPROVAL SET

Scale: | Date:

JOB. NO
1139

Drawn by: G.F/ M.P / N.B/M.J | Checked by: M.P.

Sheet title:
PAVING AND DRAINAGE PLAN

Sheet No.
C-1
2 3

EARTHWORK/FILL NOTES:

1. IT IS ASSUMED THAT STRIPPING OF 6" OF MATERIAL, OR WHAT IS REQUIRED FROM THE WHOLE SITE WILL OCCUR PRIOR TO ANY FILLING OR EXCAVATION.

2. CONTRACTOR UNDERSTANDS THAT THE WORK TO BE PERFORMED IS ALL WORK AS NOTED ON THE DRAWINGS AND IS INCLUSIVE. WHETHER STATED IN THE PLANS OR NOT, THE WORK INCLUDES BUT IS NOT LIMITED TO: CLEARING AND GRUBBING, DEMUCKING, DEWATERING (INCLUDING DEWATERING PERMITS), TURBIDITY AND EROSION BARRIERS, ANY AND ALL ORANGE SNOW FENCING OR OTHER APPROVED METHOD OF DELINEATING AS REQUIRED BY OWNER, ALL DRAINAGE PIPES, ALL ENDWALLS, FILLING SITE WITH STRUCTURAL FILL, EXCAVATING/GRADING LAKES, CONSTRUCTING BERMS, ALL LAKE SLOPING, FINISHED GRADING OF COMMON AREAS, BLANKET FILLING OF THE SITE, COORDINATING ALL REQUIRED DENSITY TESTING WITH SOILS ENGINEER/TESTING LAB, REMOVAL OF ANY AND ALL EXCESS, UNUSABLE, OR UNSUITABLE MATERIAL, INCLUDING TRASH, SEED AND MULCH ON ALL BERMS AND LAKE SLOPES, MAINTENANCE OF TRAFFIC, AND ANY AND ALL WORK DIRECTED BY THE OWNER OR ENGINEER IN ORDER TO COMPLETE THE WORK ON-SITE AND OFF-SITE.

3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFF-SITE DISCHARGES (29 NTU ABOVE BACKGROUND FOR TURBIDITY). THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FLORIDA DEPT. OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS INDEXES 102 AND 103 AND TYPICAL INSTALLATION DETAILS.

4. SITE: GRADING FILL SHALL CONSIST OF CLEAN, GRANULAR MATERIALS THAT ARE FREE OF DEBRIS, CINDERS, COMBUSTIBLES, ROOTS, SODS, WOOD, CELLULOSE, ORGANIC MATERIALS, AND MATERIALS SUBJECT TO TERMITE ATTACK. THE ORGANIC CONTENT OF THE FILL SHALL BE LESS THAN 2% (BY WEIGHT). FILL SHALL HAVE LESS THAN 10 PERCENT PASSING THE U.S. STANDARD No. 200 SIEVE (DRY WEIGHT BASIS) AND HAVE NO PARTICLE SIZE LARGER THAN 3 INCHES UNLESS IT CAN BE DEMOSTRATED THAT SUCH PARTICLES CAN BE BROKEN DOWN TO THE MAXIMUM SPECIFIED SIZE UNDER THE TRAFFIC OF THE EARTHWORK SPREADING AND COMPACTATION EQUIPMENT.

5. ALL FILL FOR STRUCTURAL BUILDING PADS SHALL BE CLEAN SAND OR ROCK, FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS. THE MAXIMUM SIZE OF ROCK WITHIN TWELVE (12) INCHES BELOW THE FLOOR SLAB IN COMPACTED FILL SHALL BE THREE INCHES IN DIAMETER. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95 % OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES (350 mm).

6. FILL FOR LANDSCAPE BERMS, COMMON AREAS, OR OTHER AREAS THAT DO NOT REQUIRE STRUCTURAL FILL SHALL MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 162.

7. CLEARING AND GRUBBING: WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.

8. GUMBO : WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE CONSTRUCTION AREA ONE FOOT BELOW THE SUBGRADE EXTENSIONS HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.

9. MUCK AND PEAT: IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD RIGHTS OF WAY, THEY WILL BE REMOVED COMPLETELY FROM THE AREA OF CONSTRUCTION TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WIH GRANULAR MATERIAL.

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.

11. SEQUENCE OF CONSTRUCTION SHALL BE SUCH SEQUENCE OF CONSTRUCTION THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO ROADWAY CONSTRUCTION.

TRAFFIC GENERAL NOTES & CONDITIONS

1. ENGINEER SHALL PREPARE SIGNING & PAVEMENT MARKINGS PLANS IN A SEPARATE SHEET (1"=50' SCALE MINIMUM).

2. ENGINEER SHALL VISIT SITE & VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING & PAVEMENT MARKINGS PLANS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT, AND AT ALL INTERSECTING SIDE STREETS.

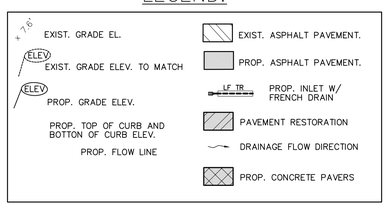
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REFLECTIVE PAVEMENT MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.

7. ANY SIGNING MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO DADE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 7100 NW 36 STREET, MIAMI, FLORIDA.

8. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/INSPECTOR.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PEDESTRIAN RAMPS AND CROSSWALKS WHERE SIDEWALK EXISTS &/OR PROPOSED (ADA) (TYP.-PWM)

LEGEND.



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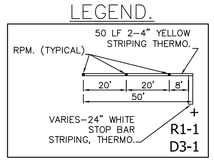
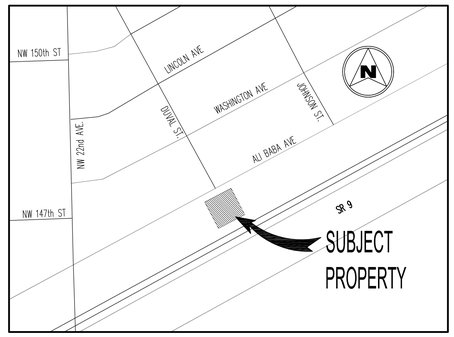


PROPERTY ADDRESS: 2090 ALI BABA AVE. OPA LOCKA, FL. 33054

FOLIO NO: 08-2122-003-2100

LEGAL DESCRIPTION: LOT 23 THRU 27, BLOCK 12, OF MAGNOLIA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.



LOCATION SKETCH

SCALE=1"=300'

SECTION 22 T52S-R41E

UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.

EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.

ENGINEERS CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S., PERTAINING TO PUBLIC STREETS AND HIGHWAYS.

GENERAL NOTES:

1. ELEVATIONS SHOWN REFER TO N.G.V.D.

2. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.

3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. IF AN EXISTING UTILITY IS FOUND TO CONFLICT W/PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD SO APPROPIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT

4. ALL WORK, MATERIALS AND RESTORATION SHALL CONFORM TO THE MIAMI DADE COUNTY PUBLIC WORK, CITY OF MIAMI AND FDOT STANDARDS AND SPECIFICATIONS.

5. IT IS THE INTENT OF THESE PLANS TO COMPLY WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

6. IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CONSTRUCTION AND MAINTENANCE EASEMENTS THAT MAY BE REQUIRED FOR THIS PROJECT.

7. DIMENSIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. FOR EXACT FIELD LAY-OUT OF THE WORK SHALL BE AS PER THE FINAL PLAT OR SITE PLAN AND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.

8. THE CONTRACTOR SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PROVIDE CERTIFICATION AS TO THE FOLLOWING:

A) SUBGRADE THICKNESS AND MINIMUM CBR=25 AND COMPACTION DENSITY CONFORMS TO SPECIFICATIONS;
B) LIMREOCK BASE THICKNESS AND COMPACTION DENSITY CONFORMS TO SPECIFICATIONS;
C) ASPHALT SURFACE COURSE THICKNESS AND COMPACTION DENSITY CONFORMS TO SPECIFICATIONS.

9. THE ENGINEER IS NOT RESPONSIBLE FOR COORDINATING THE WORK OF OTHER UTILITIES, SUB-CONSULTANTS OR TRADES. IT IS THE CONTRACTOR RESPONSIBILITY TO PROVIDE COORDINATION FOR, BUT NOT LIMITED TO, THE LOCATION OF WATER, SEWER, AND DRAINAGE UTILITIES, AS WELL AS THE SERVICES, WITH THE LOCATION OF DRIVEWAYS, RAMPS, LANDSCAPING, OTHER INFRASTRUCTURE IMPROVEMENTS AND OTHER SURFACE FEATURES.

10. CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING STRUCTURES AND OTHER MATERIALS.

11. DADE COUNTY FLOOD CRITERIA ELEVATION: 6.00' N.G.V.D.

12. OCTOBER WATER LEVEL ELEVATION: 2.60' N.G.V.D.

13. FEMA ELEVATION: ZONE X N.G.V.D.

14. MIN. F.F. ELEVATION: 9.50' N.G.V.D.

15. ALL WORK WITHIN PRIVATE PROPERTY SHALL CONFORM TO CURRENT DADE COUNTY PUBLIC WORKS DEPARTMENT (DCPWD), AND DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) STANDARDS AND SPECIFICATIONS.

16. LIMEROCK BASE SHALL BE 8 INCHES THICK COMPACTED TO A MINIMUM OF 98 PERCENT OF MAXIMUM DENSITY W/MINIMUM LBR 100 AS DETERMINED BY AASHTO T-180, PRIMED ENTIRE WIDTH. ALL WORK PERTAINING TO THE LIMEROCK BASE SHALL BE IN ACCORDANCE WITH SECTION 51 OF THE DCPWD MANUAL, PART 2, LATEST EDITION.

17. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DENSITY W/MINIMUM LBR 40 AS DETERMINED BY AASHTO T-180. ALL WORK PERTAINING TO THE SUBGRADE SHALL BE IN ACCORDANCE WITH SECTION 33 OF THE DCPWD MANUAL, PART 2, LATEST EDITION.

18. CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.

19. THE CONTRACTOR SHALL RESTORE ALL EXISTING PAVEMENT, UTILITIES, (ABOVE AND BELOW GROUND), AND SURFACE FEATURES DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THE EXISTING IN ACCORDANCE WITH THE DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.

20. ALL ROADWAY CONSTRUCTION TESTING COSTS SHALL BE CONTRACTOR'S RESPONSIBILITY

21. FRENCH DRAIN USES WITHIN THE PUBLIC R/W SHALL BE CONSTRUCTED WITH 18-INCH DIA. CORRUGATED METAL PIPE (CMP) (ALUMINIZED STEEL TYPE 2) PERFORATED PIPE UNLESS OTHERWISE NOTED.

22. ALL DRAINAGE PIPES USED WITHIN THE PUBLIC R/W SHALL BE CORRUGATED METAL PIPE . (ALUMINIZED STEEL TYPE 2).

UNDERGROUND CONTRACTORS:

A. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT, HB 3183, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.

2. CONTRACT BIDS FOR TRENCH EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.

3. ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.

B. ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.

ARCHITECT:

FOR ARCHITECTURE CO.

Brickell Office:
1395 Brickell Ave Suite 800
Miami, FL 33131

Design District Office;
20 NE 41 St Suite#2, Miami, FL 33137

PH: 404-444-6185
www.forachitectureco.com

Client:

NEHEMIAH DAVIS,
DCM DEVELOPMENTS INC.

22125 So. DIXIE HIGHWAY
MIAMI, FLORIDA 33170

Consultant:

THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GONZALO A. PAZ, 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.

2/15/2022

Digitally signed by Gonzalo A. Paz
Date: 2022.07.26 15:47:35 -04'00'

GONZALO A. PAZ
LICENSE
No 60734
STATE OF FLORIDA
PROFESSIONAL ENGINEER

GONZALO A. PAZ, PE (Lic No-60734)

AMSTRONG MULTIFAMILY RESIDENCES
SITE PLAN APPROVAL SET

2090 ALIBABA AVE
OPA-LOCKA, FL 33054

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Revisions:

Issue	Date:	Description

Submittal:
SITE PLAN APPROVAL SET

Scale:	Date:

JOB. NO
1139

Drawn by:	Checked by:
G.F/ M.P / N.B/M.J	M.P.

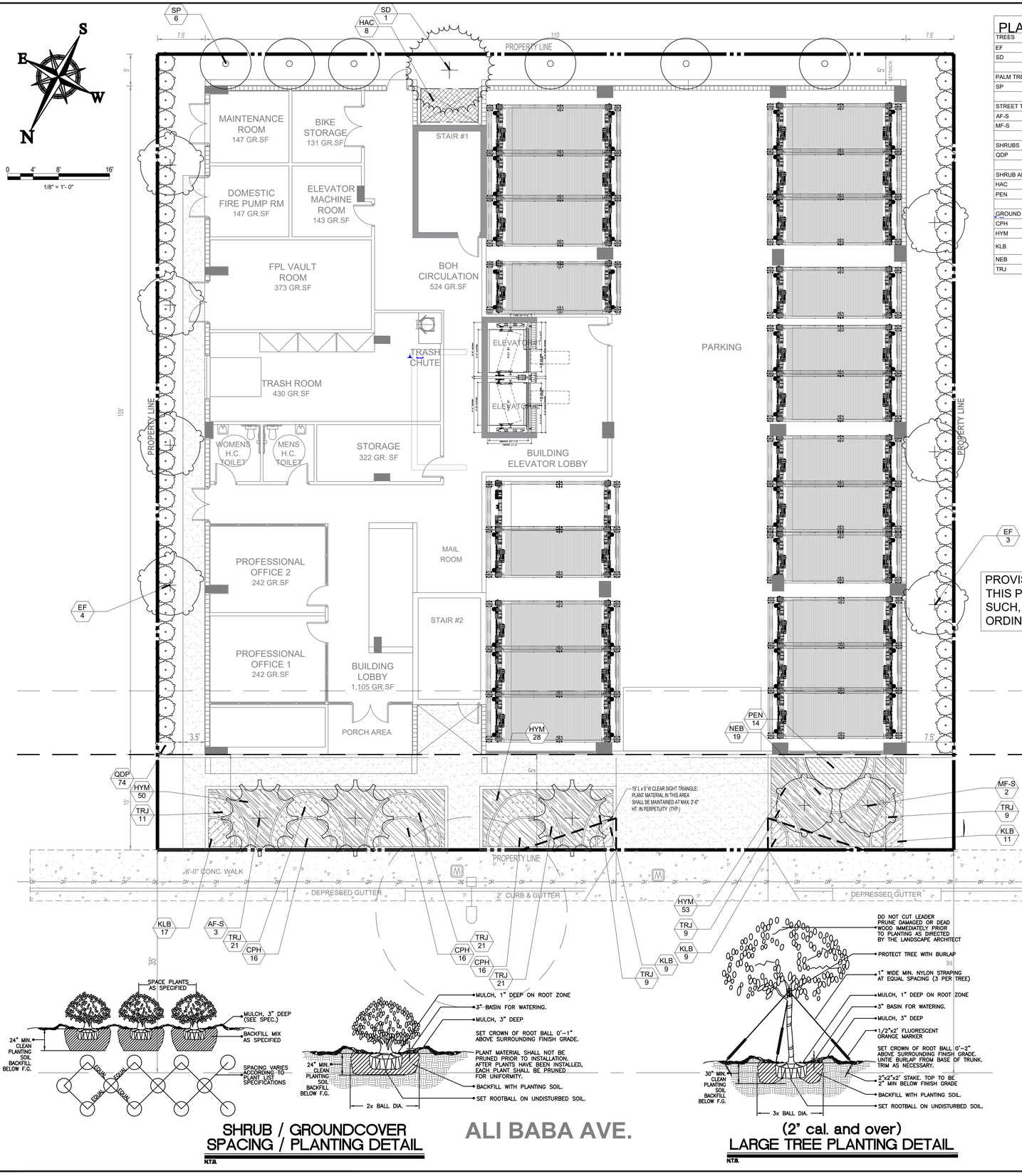
Sheet title:

PAVING AND DRAINAGE COVER SHEET

Sheet No.

C-CS

1 3



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.

ALI BABA AVE.

(2" cal. and over) LARGE TREE PLANTING DETAIL

N.T.S.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
EF	7	Spanish Stopper	Eugenia foetida	B & B	1.5" DBH	12` Ht	5`	Yes	High	5` CT; STD; @1:2
SD	1	Bustic Willow	Sideroxylon salicifolium	B & B	2" DBH	12` Ht	5-6`	Yes	High	5' CT; STD
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SP	6	Cabbage Palmetto	Sabal palmetto	B & B		18-22` o.a.		Yes	High	COUNTED @3:1
STREET TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
AF-S	3	Sweet Acacia	Acacia farnesiana	B & B	2" DBH	14` Ht	7`	Yes	High	6` CT; STD
MF-S	2	Simpson`s Stopper	Myrcianthes fragrans	B & B	2.5"Cal	12` Ht	7`	Yes	High	4` CT; Multi
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
QDP	74	Jamaica Caper	Quadrella jamaicensis	n/a	As Shown	24"-30"	24-30"	Yes	High	Full to Base
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
HAC	8	Firebush	Hamelia patens	n/a	30"	18"	16-18"	Yes	High	
PEN	14	Lavender Star Cluster	Pentas lanceolata	n/a	20"	20"-24"	18"-20"	No	High	Full
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CPH	48	False Heather	Cuphea hyssopifolia	n/a	16"	6"	10-12"	No	High	
HYM	131	Spider Lily	Hymenocallis latifolia	n/a	20"	10-12"	12"	Yes	High	
KLB	46	Kalanchoe	Kalanchoe blossfeldiana	n/a	12"	8-10"	8-10"	No	High	60% Red, 20% White, 20% Orange
NEB	19	Boston Fern	Nephrolepis exaltata	3 gal.	18"	16"-18"	14-16"	Yes	High	
TRJ	101	Confederate Jasmine	Trachelospermum jasminoides	n/a	18"	8-10"	12"	No	Medium	

LANDSCAPE LEGEND **(This information is required to be permanently affixed to the plan.)**
Zoning District: MXUOD **Net Lot Area:** 0.35 **acres** 15,625 **square feet**

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan:		
Net lot area = 15,625 **square feet x** NA **% =** **square feet**	NA	
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:		
The number of parking spaces NA **x 10 square feet per parking space =**	NA	
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	NA	
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	NA	
B. Maximum lawn area (St. Augustine sod) permitted = **% x** **square feet =**	NA	(ZOYSIA/HIGH DROUGHT) 0 SF PROPOSED
TREES		
A. The number of trees required per net lot acre	10	
less the existing number of trees that meet minimum requirements (minus)	0	
= 28 **trees x net lot acreage =**	10	(INCL. (2) TREES FROM
B. 30% palm trees allowed (two palms = one tree) Palms provided =	4	2 (6) PROPOSED PALMS @3:1)
C. Percentage of native trees required = the number of trees provided x 30% =	5	15
D. Street trees (max. average spacing of 35' o.c.): NA **linear feet along street ÷ 35 =**	NA	NA
Palms as street trees (max. average spacing 25' o.c.): NA **linear feet along street ÷ 25 =**		XX
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):		
125 **linear feet along street ÷ 25 =**	5	XX
F. Total number of trees provided =	15	15
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	150	441
B. The number of shrubs required x 30% = the number of native shrubs required	45	232 (52.6%)

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation X **or hose bib _____ provided.**

PROVISIONS OF SEC. 22-182 OF THE CITY OF OPA-LOCKA LANDSCAPE CODE DO NOT APPLY TO THIS PROPERTY ZONED MXUOD, WHERE LANDSCAPE DESIGN FLEXIBILITY IS ENCOURAGED. AS SUCH, THIS DESIGN IS IN CONFORMANCE TO CH.18A MIAMI-DADE COUNTY LANDSCAPING ORDINANCE AS MINIMUM LANDSCAPE DESIGN STANDARDS PER SEC. 22-174

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL). DEPARTMENT OF AGRICULTURE, UNLESS OTHERWISE NOTED. ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FGBB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. ZOYSIA JAPONICA, V. 'EMPIRE' UNLESS OTHERWISE NOTED (EMPIRE ZOYSIA SOLID SOD). PASPALUM NOTATUM 'ARGENTINE' BAHIA SOLID SOD) SHALL BE PROVIDED IN THE RIGHT-OF-WAYS & ON THE BANKS & BOTTOM OF DETENTION PONDS. OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH TH ROOTBALL. MINIMUM TOPSOIL SHALL BE 8" FOR GROUNDCOVER AREAS AND 6" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STOCKPILED/PILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN IN THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".
6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FYI, RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 25 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED 10'0 FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SHALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SHALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO 2-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 8' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 0" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 3 MONTHS.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-)STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS AREREQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIODOF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE
16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
22. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
23. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
24. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
25. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 4' FROM ANY FIRE HYDRANT.
26. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
27. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
28. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6" ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
PH.: 305 879 7965

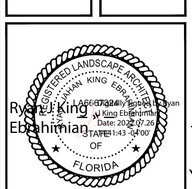
REVISIONS / SUBMISSIONS

811 Know what's below. Call before you dig.

PHASE:
SITE PLAN APPROVAL

AMSTRONG MULTIFAMILY RESIDENCES
2090 ALI BABA AVE.
OPA-LOCKA, FL 33054

LANDSCAPE PLAN



Ryan J. King Ebrahimian LA6667324 Ryan J. King Ebrahimian Date: 2022-07-26 21:49:34-04'00'

RYAN J. KING EBRAHIMIAN
LA6667324

DRAWN BY: RJK
CHECKED BY:
DATE: 2022-07-26

SHEET NUMBER:
L-1

SURFACE WATER POLLUTION PREVENTION PLAN

1. CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATORY PROGRAM. EROSION CONTROLS AND STORM WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION, SEDIMENTATION AND STORM WATER MANAGEMENT MEASURES FOR THE DURATION OF THE PROJECT. ONCE THE PROJECT HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE THEM ACCORDING TO CODE.

3. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT AND/OR PRIOR TO CONNECTION TO EXISTING SYSTEM, THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL HIRE CERTIFIED PIPE CLEANING CONTRACTOR TO REMOVE ALL SEDIMENT FROM PIPES AND STRUCTURE.

SWPPP NARRATIVE

1. PROJECT/SITE DESCRIPTION: CONSTRUCCTION OF NEW BUILDING RESIDENTIAL APARTMENT, SIDEWALKS, LANSCAPE AND PRIVATE DRAINAGE SYSTEM

2. MAJOR SOIL DISTURBING ACTIVITIES: INSTALLATION OF DRAINAGE SYSTEM, CLEARING & GRUBBING, INSTALLATION OF UTILITIES, CONSTRUCTION OF BUILDING FOUNDATIONS.

3. TOTAL PROJECT AREA=0.358 AC, TOTAL AREA TO BE DISTURBED=0.358 AC

4. THERE ARE NOT ANY RUNOFF DISCHARGE BEFORE, DURING AND AFTER CONSTRUCTION

EROSION AND SEDIMENTATION CONTROLS

1. CONTRACTOR SHALL INSTALL A TYPE III SILT FENCE, AS PER FDOT STANDARD INDEX NO. 102, AROUND THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION, FILLING OR GRADING OF ANY PORTIONS OF THE SITE.

2. PROPOSED INLETS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF HAY BALES OR BY OTHER APPROVED METHOD.

3. A GRAVEL ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.

4. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEE LANDSCAPE PLAN

OTHER CONTROLS

1. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURELY METAL DUMPSTER RENTED FROM A LOCAL WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

2. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATIONS.

3. DUMP TRUCKS IMPORTING FILL MATERIALS TO THE SITE SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNNECESSARY GENERATION OF DUST.

4. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL AND/OR STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

5. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE SWEPT DAILY TO REMOVE ANY EXCESS OF MUD, DIRT, OR ROCK TRACKED FROM THE SITE.

MAINTENANCE AND INSPECTION PROCEDURES

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

2. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 12 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.

3. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE THIRD OF THE HEIGHT OF THE FENCE.

4. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT. TEARS, IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND IF FENCE POSTS ARE FIRMLY IN THE GROUND.

5. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

6. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCIES IN THE CONTROL MEASURES ON AN INSPECTION REPORT FORM PROVIDED FOR THIS PURPOSE. THESE REPORTS SHALL DOCUMENT THE INSPECTION OF ALL POLLUTION PREVENTION MEASURES AND SHALL ALSO BE USED TO REQUEST MAINTENANCE AND REPAIR. THE CONTRACTOR SHALL CORRECT DAMAGE OR PROVIDE MAINTENANCE AS RECOMMENDED BY REPORT AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION. FAILURE TO DO SO SHALL BE REPORTED TO THE DEP.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) CHECKLIST

A. SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS:

1. INSTALL TYPE III SILT FENCE AT BOUNDARIES OF PROPOSED CONSTRUCTION.

2. COMMENCE SITE CONSTRUCTION ACTIVITIES.

3. AS PROPOSED INLETS ARE CONSTRUCTED, INSTALL SEDIMENT PROTECTION.

4. INSTALL TEMPORARY SEED AND MULCH IN AREAS WHERE CONSTRUCTION TEMPORARILY CEASES FOR AT LEAST 21 DAYS NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

5. INSTALL PERMANENT SEEDING AND PLANTING IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

6. REMOVE ACCUMULATED SEDIMENT FROM ALL STRUCTURES AND PIPES.

7. REMOVE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND DISPOSE OF ACCORDING TO CODE.

B. GENERAL

1. APPROVED STATE, LOCAL PLANS OR STORM WATER PERMITS.

2. ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES.

3. ALL CONTROLS SHALL BE INSPECTED DAILY.

4. APPLY FERTILIZERS AND PESTICIDES ACCORDING TO STANDARD SPECIFICATIONS, DESIGN AND SPECIAL PROVISIONS.

5. REPORT NON-STORM WATER DISCHARGE (INCLUDING SPILL) (305) 416-1200.

6. VISIT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES/

STORM WATER POLLUTION PREVENTION PRACTICES:

1. TREE PROTECTION AND PRUNING SHALL BE ACCOMPLISHED AS DETAILED IN SPECIAL PROVISIONS, THE CONSTRUCTION PLANS, AND OR PER TREE ORDINANCE 12636.

2. THE STORM WATER POLLUTION PREVENTION PLAN, SWPPP, SUBMITTED TO PUBLIC WORKS, SHALL DESCRIBE IN DETAIL HOW THE CONSTRUCTION EFFORT WILL BE PHASED WITH REGARDS TO MINIMIZING EROSION PROBLEMS BY THE USE OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES, FOR THE VARIOUS SEQUENCES OF CONSTRUCTION OPERATIONS. ANY MODIFICATIONS MUST BE APPROVED BY THE CITY OF MIAMI – NPDES SECTION, DEPARTMENT OF PUBLIC WORKS.

3. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN THE SWPPP, ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM, OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED ON SHEET 2 OF 4 OF MISC. 35-89-6.

4. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH N.P.D.E.S. REQUIREMENTS. THE CONTRACTOR MUST INSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.

5. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.

6. ANY DAMAGED OR INEFFECTIVE ROCK BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAGS INSTALLATION IS AS MENTIONED IN THE SWPPP PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.

7. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE.

8. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL EXPOSED SLOPED MATERIAL ADJACENT TO INLET, SHALL BE COVERED WITH EROSION CONTROL MATTING WITH OUTER LIMITS PROTECTED BY ROCK BAGS.

9. STOCKPILED MATERIAL SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR ROCK BAGS.

10. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES, SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.

11. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPAL SEPARATE STORM WATER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES IS NOT ALLOWED. REFER TO PUBLIC WORKS DEPARTMENT BULLETIN NO. 25 AND CITY ORDINANCE 13081.

12. THE USE OF SANITARY SEWERS, FRENCH DRAINS, COVER DITCHES AND/OR ROCK DRAINS FOR THE DISPOSAL OF WASTEWATER IS EXPRESSLY PROHIBITED. REFER TO PUBLIC WORKS DEPARTMENT BULLETIN NO. 25 AND CITY ORDINANCE 13081.

* NPDES – NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM AUTHORIZED BY NPDES PERMIT FLS 000002. BMP – BEST MANAGEMENT PRACTICE.

NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

1. TYPE I AND II SYNTHETIC BARRIER SHOULD BE SPACED IN ACCORDANCE WITH CHART 1, SHEET 1 PER INDEX 102.

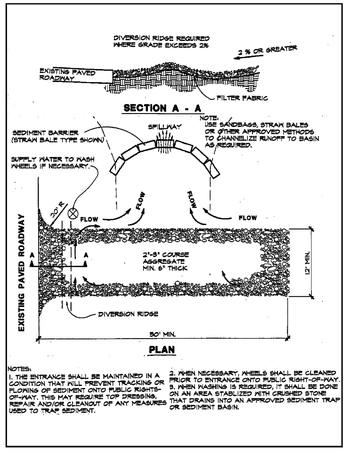
2. BALES SHALL BE ANCHORED WITH 2-1" X 2" (OR 1" DIA.) X 4' WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

3. RAILS AND POSTS SHALL BE 2" X 4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.

4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER.

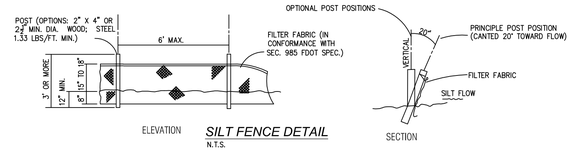
5. WHERE USED IN CONJUNCTION WITH SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.

CHAPTER 4: BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

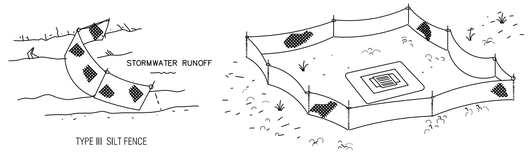


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw



SILT FENCE DETAIL
N.T.S.



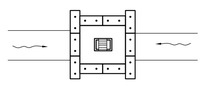
TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

NOTES:

1. SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3 PER FDOT STANDARD INDEX 102.

2. DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWNG WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

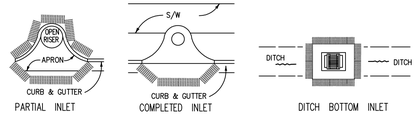
SILT FENCE APPLICATIONS
N.T.S.



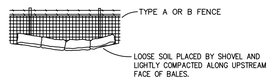
HAY BALE PROTECTION AROUND INLET

(IP) INLET PROTECTION FDOT INDEX 102

SCALE: N.T.S.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.



BALES BACKED BY FENCE
N.T.S.

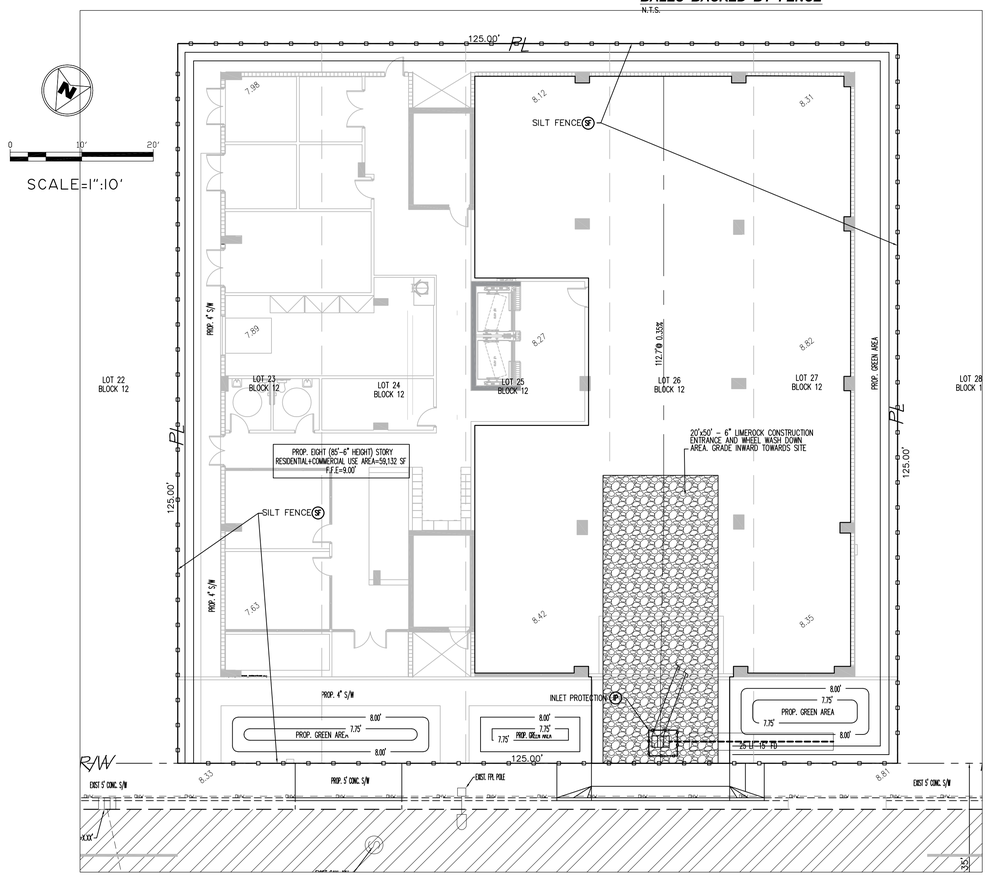
EROSION CONTROL PLAN LEGEND

FRENCH DRAIN

(IP) NEW AND EXISTING INLET PROTECTION

(SF) SILT FENCE EROSION BARRIER DETAIL

WHEEL WASH DOWN SITE



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2/15/2022

GONZALO A PAZ LICENSE No 60734 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Gonzalo A Paz
Date: 2022.07.26 15:47:31 -04'00'

GONZALO A. PAZ, PE (Lic No-60734)

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

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Revisions:

Issue	Date:	Description

Submittal:
SITE PLAN APPROVAL SET

Scale:	Date:
JOB. NO 1139	
Drawn by: G.F/ M.P / N.B/M.J	Checked by: M.P.

Sheet title:
STORMWATER POLLUTION PREVENTION PLAN

Sheet No.
SWPPP 1 1

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AMSTRONG MULTIFAMILY RESIDENCES

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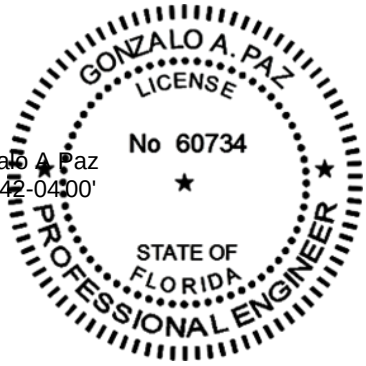
Drainage Calculations

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



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

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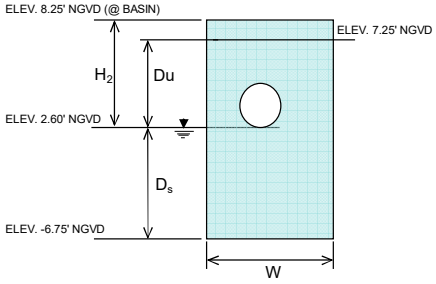
DATE: **4/13/2021**
PROJECT: **Amstrong Multifamily Residences** Job No: **21 1028**
DESCRIPTION: **Exfiltrations Trench Calculations (On-Site: Private)**

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

** MINIMUM LF OF FRENCH DRAIN (FD) IS 20 FT
*** SEE ATTACHED SEE PAGE TRENCH TEST REPORT AND CALCULATIONS

EXFITRATION TRENCH DATA:

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



MINIMUM LINEAL FEET OF EXFILTRATION TRENCH "L"
(SEE SHEET C-V-5 OF SFWMD MANUAL)
"V" SHOULD NOT BE ADJUSTED BY THE USED TO ACCOUNT TO EITHER THAT EXFILTRATION THENCH IS A RETENTION SYSTEM (50% CREDIT ON VOLUME TREATED) OR THAT THE FORMULA HAS A SAFETY FACTOR OF 2.

$$L=\frac{V}{K(2H2Du-Du^2+2H2Ds)+(1.39*10E-04*WDu)}:$$ SINCE Ds>Du OR W>2*TRENCH DEPTH

or

$$L=\frac{V}{K(H2W+2H2Du-Du^2+2H2Ds)+(1.39*10E-04*WDu)}:$$ SINCE D_s <Du.

RAINFALL=INCHES OF RAIN at t_c= 10MIN. (AS PER MDCPW WC1.1)	6.17	IN/HR
V=VOLUME TREATED	2.36	AC-IN
K=AVEG. HYDRAULIC CONDUCTIVITY	8.07E-04	CFS/FT^2-FT.HEAD
H_2=DEPTH OF WATER TABLE	5.7	FT
Du=NON SATURADED TRENCH DEPTH	4.7	FT
D_s=SATURADED TRENCH DEPTH	9.4	FT

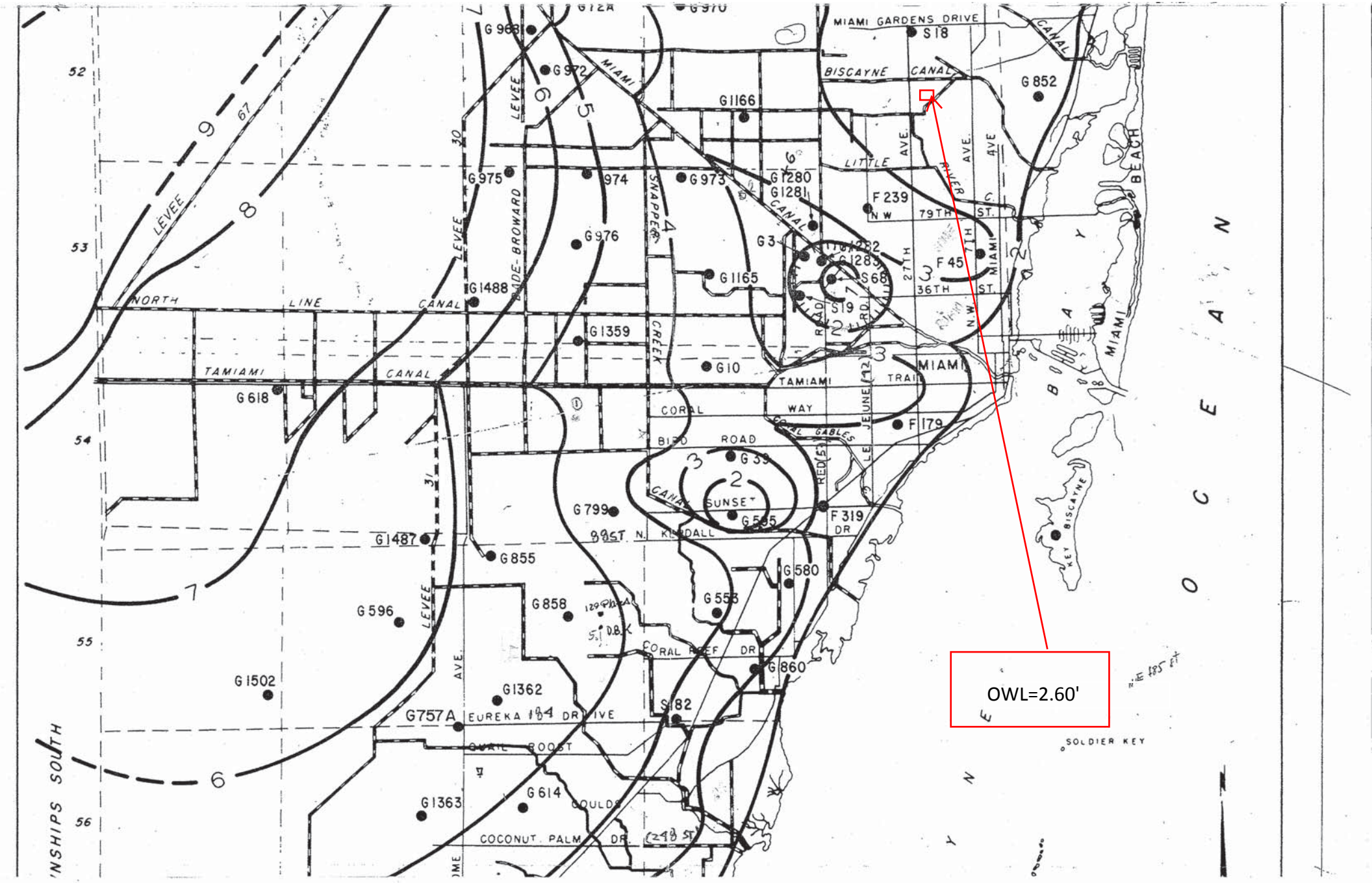
Convert K to CFS:
CFS/LF = K(2H2Du-Du^2+2H2Ds)+(1.39*10E-04*WDu)
CFS/LF = 0.112

AVERAGE RUNOFF COEFFICIENT

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

SUMMARY EXFITRATION TRENCH CALCULATIONS

INLET LOCATION	AREA (ac.)	RAINFALL (in.)	"C"	Q=C*I*A (cfs)	Exf. Rate (cfs/lf)	L (Q/Exf Rate)	LENGTH OF F.D. REQUIRED*	LENGTH OF F.D. PROVIDED**
1	0.46	6.17	0.83	2.36	0.112	**21**	**21**	**25**
TOTALS:	**0.46 ac.**			**2.36 ac.-in.**		**21 ft.**	**21 ft.**	**25 ft.**


OWL=2.60'
MIAMI GARDENS DRIVE
BISCAYNE CANAL
LEVEE
MIAMI CANAL
NORTH LINE CANAL
TAMIAMI CANAL
SNAPPER CREEK
DADE-BROWARD
LITTLE RIVER
CORAL WAY
BIRD ROAD
SUNSET DR
CORAL REEF DR
EUREKA DRIVE
COCONUT PALM DR
79TH ST
36TH ST
27TH AVE
MIAMI BEACH
BISCAYNE BAY
KEY BISCAYNE
SOLDIER KEY
OCEAN
G1166
G852
G975
974
G973
G1280
G1281
F 239
G976
G1165
G1488
G1359
G10
G618
F179
G39
G799
G585
F 319
G1487
G855
G580
G596
G858
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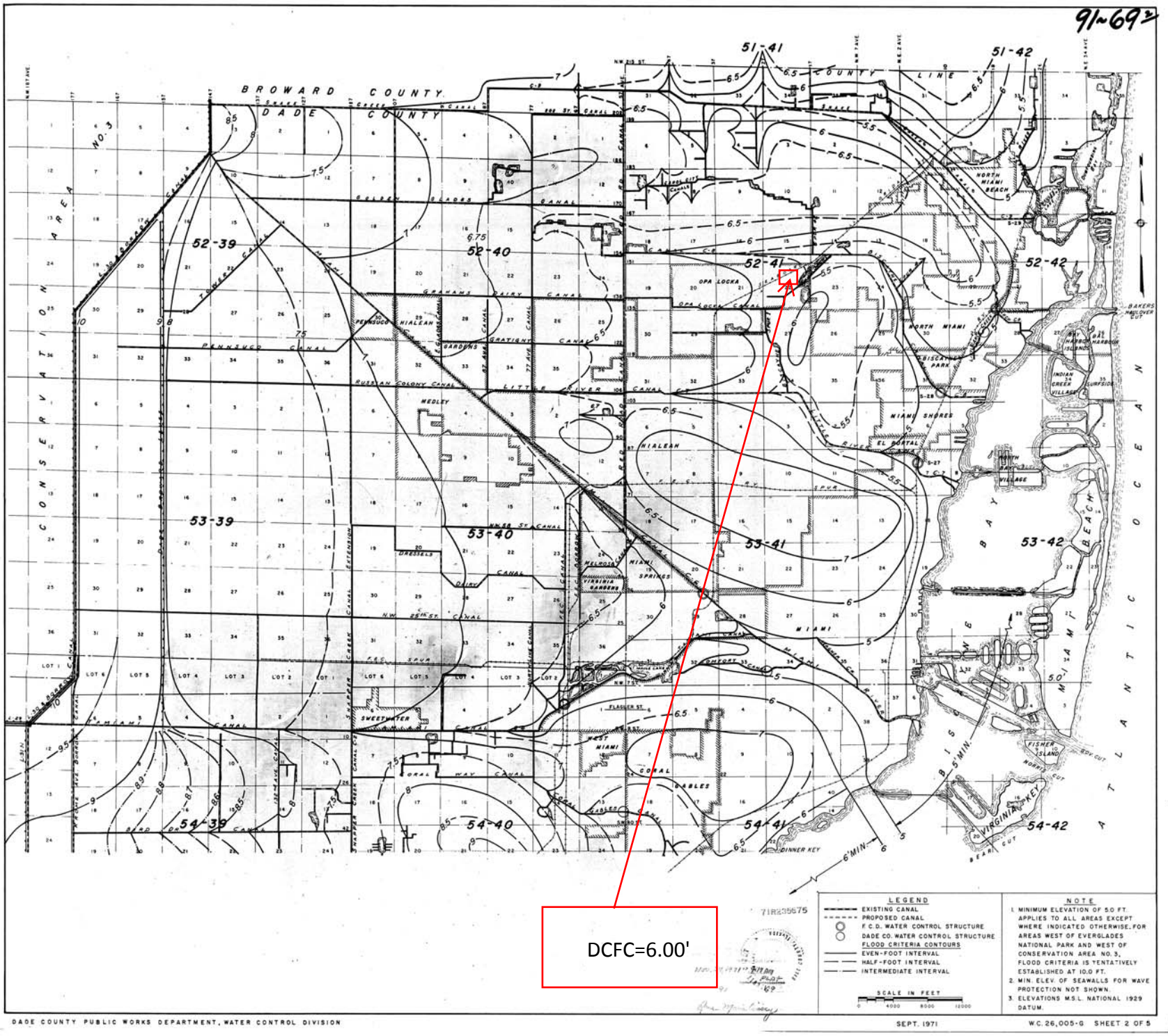
G1362
G757A
S182
G1363
G614
S18
S19
S68
F 45


91-69
BROWARD COUNTY
DADE COUNTY
CONSERVATION AREA NO. 3
51-41
51-42
52-39
52-40
52-41
52-42
53-39
53-40
53-41
53-42
54-39
54-40
54-41
54-42
COUNTY LINE
HIALEAH
MIAMI SPRINGS
MIAMI SHORES
NORTH MIAMI
NORTH MIAMI BEACH
MIAMI BEACH
BISCAYNE BAY
ATLANTIC OCEAN
VIRGINIA KEY
FISHER ISLAND
DCFC=6.00'
LEGEND
EXISTING CANAL
PROPOSED CANAL
F.C.D. WATER CONTROL STRUCTURE
DADE CO. WATER CONTROL STRUCTURE
FLOOD CRITERIA CONTOURS
EVEN-FOOT INTERVAL
HALF-FOOT INTERVAL
INTERMEDIATE INTERVAL
SCALE IN FEET
NOTE
1. MINIMUM ELEVATION OF 5.0 FT. APPLIES TO ALL AREAS EXCEPT WHERE INDICATED OTHERWISE. FOR AREAS WEST OF EVERGLADES NATIONAL PARK AND WEST OF CONSERVATION AREA NO. 3, FLOOD CRITERIA IS TENTATIVELY ESTABLISHED AT 10.0 FT.
2. MIN. ELEV. OF SEAWALLS FOR WAVE PROTECTION NOT SHOWN.
3. ELEVATIONS M.S.L. NATIONAL 1929 DATUM.
DADE COUNTY PUBLIC WORKS DEPARTMENT, WATER CONTROL DIVISION
SEPT. 1971
W.C. 26,005-G SHEET 2 OF 5

DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.
D.O.T. STANDARD TEST

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

TEST DEPTH (feet)	**0-15'**
AVERAGE FLOW (GPM)	**19.6**
AVERAGE K (CFS/Sq. Ft-Ft Head)	**8.26×10^{-4}**

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

Water Table __5'____ Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0'-0" to 0'-6"	High vegetation
0'-6" to 1'-0"	Gray with tan medium sand with some rock fragments
1'-0" to 3'-6"	Light tan medium sand
3'-6" to 4'-6"	Tan medium sand with some rock fragments
4'-6" to 5'-0"	Light brown medium sand with some rock fragments
5'-0" to 7'-6"	Tan very sandy limerock
7'-6" to 9'-0"	Tan medium sand with some rock fragments
9'-0" to 13'-0"	Light brown medium sand with some root traces
13'-0" to 15'-0"	Tan medium sand

Sincerely yours,

Wissam S Naamani P.E.

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

WISSAM SAAD NAAMANI LICENSE No. 39584 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

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

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

DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.
D.O.T. STANDARD TEST

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

TEST DEPTH (feet)	**0-15’**
AVERAGE FLOW (GPM)	**18.7**
AVERAGE K (CFS/Sq. Ft-Ft Head)	**7.88×10^{-4}**

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

Water Table __5’____ Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0’-0” to 0’-6”	High vegetation and vegetation
0’-6” to 1’-0”	Gray with tan medium sand with some rock fragments
1’-0” to 3’-6”	Tan medium sand
3’-6” to 4’-6”	Light tan medium sand
4’-6” to 5’-0”	Dark tan medium sand with some rock fragments
5’-0” to 7’-6”	Tan medium sand with some rock fragments
7’-6” to 10’-0”	Dark tan medium sand with some rock fragments
10’-0” to 15’-0”	Tan medium sand

Sincerely yours,

Wissam S Naamani P.E.
Digitally signed by Wissam S Naamani P.E.
Date: 2022.07.11 12:20:18 -04'00'

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

WISSAM SAAD NAAMANI LICENSE No. 39584 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

AM-Strong Multifamily Residences

2090 Ali Baba Avenue
Opa-Locka, Florida

TRAFFIC STATEMENT

prepared for:
Ecotech VF

KBP CONSULTING, INC.

May 2022

AM-Strong Multifamily Residences

2090 Ali Baba Avenue

Opa-Locka, Florida

Traffic Statement

May 2022

Prepared for:
Ecotech VF

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

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

Digitally signed by Karl B Peterson
DN: c=US, o=Unaffiliated, ou=A01410C0000016B56C6D8E200003CD0, cn=Karl B Peterson
Date: 2022.05.02 18:15:42 -04'00'

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

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Existing Land Use and Access.....3
Proposed Land Use and Access 3
Roadway System.....3
Transit Service 3

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TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT 5

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INTRODUCTION

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

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

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

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

KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
AM-Strong Multifamily
Opa-Locka, Florida

INVENTORY

Existing Land Use and Access

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

Proposed Land Use and Access

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

Roadway System

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

Transit Service

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

TRIP GENERATION

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

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

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

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

Table 1
AM-Strong Multifamily Residences
Trip Generation Analysis
Opa-Locka, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Multifamily Housing (Mid-Rise)	52 DU	202	3	8	11	13	8	21
Total		**202**	**3**	**8**	**11**	**13**	**8**	**21**

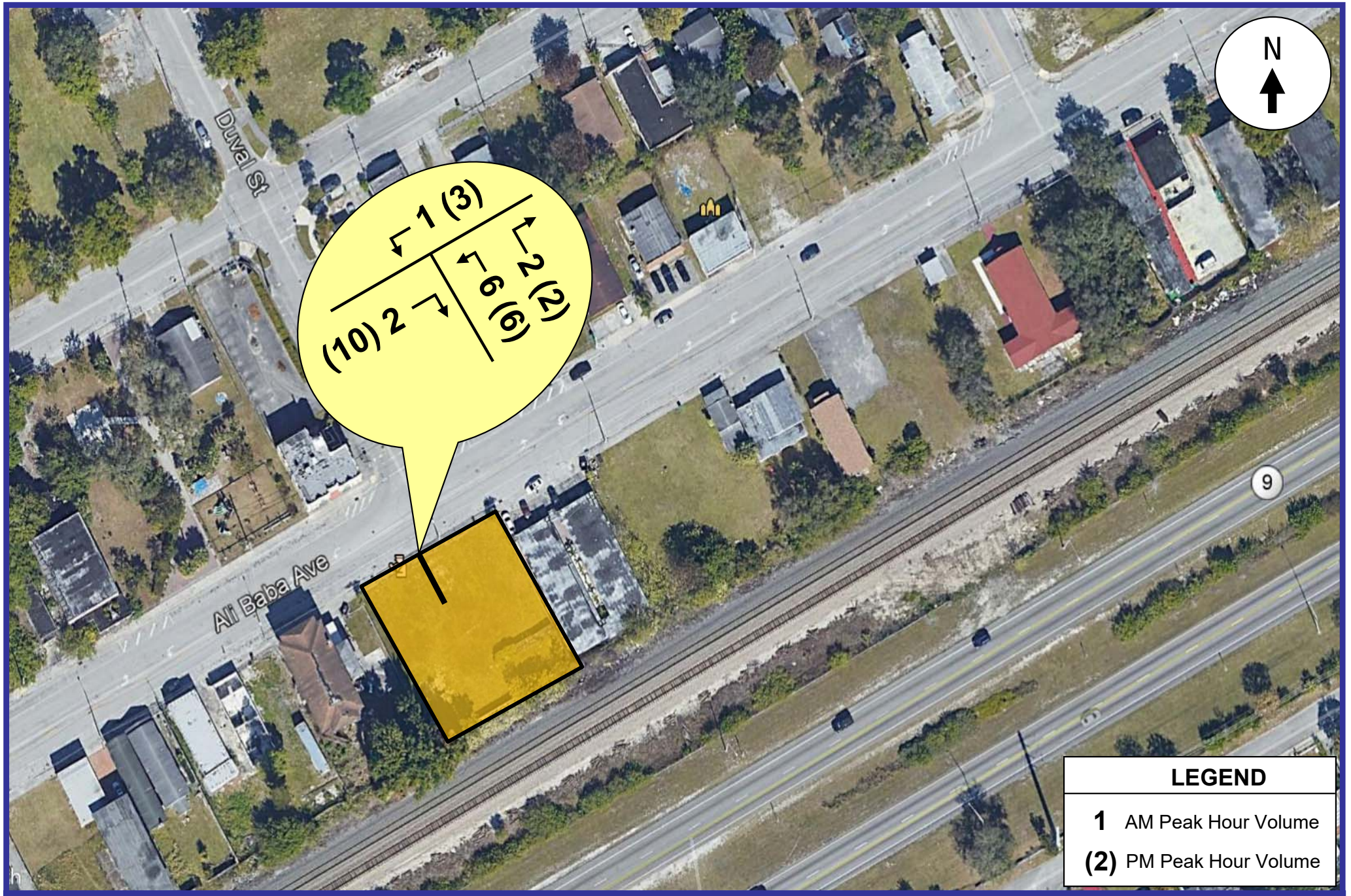
Compiled by: KBP Consulting, Inc. (May 2022).
Source: ITE Trip Generation Manual (11th Edition).

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

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

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

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



KBP
CONSULTING, INC.

Project Driveway Volumes

FIGURE 2
AM-Strong Residences
Opa-Locka, Florida

SUMMARY & CONCLUSIONS

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

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

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

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

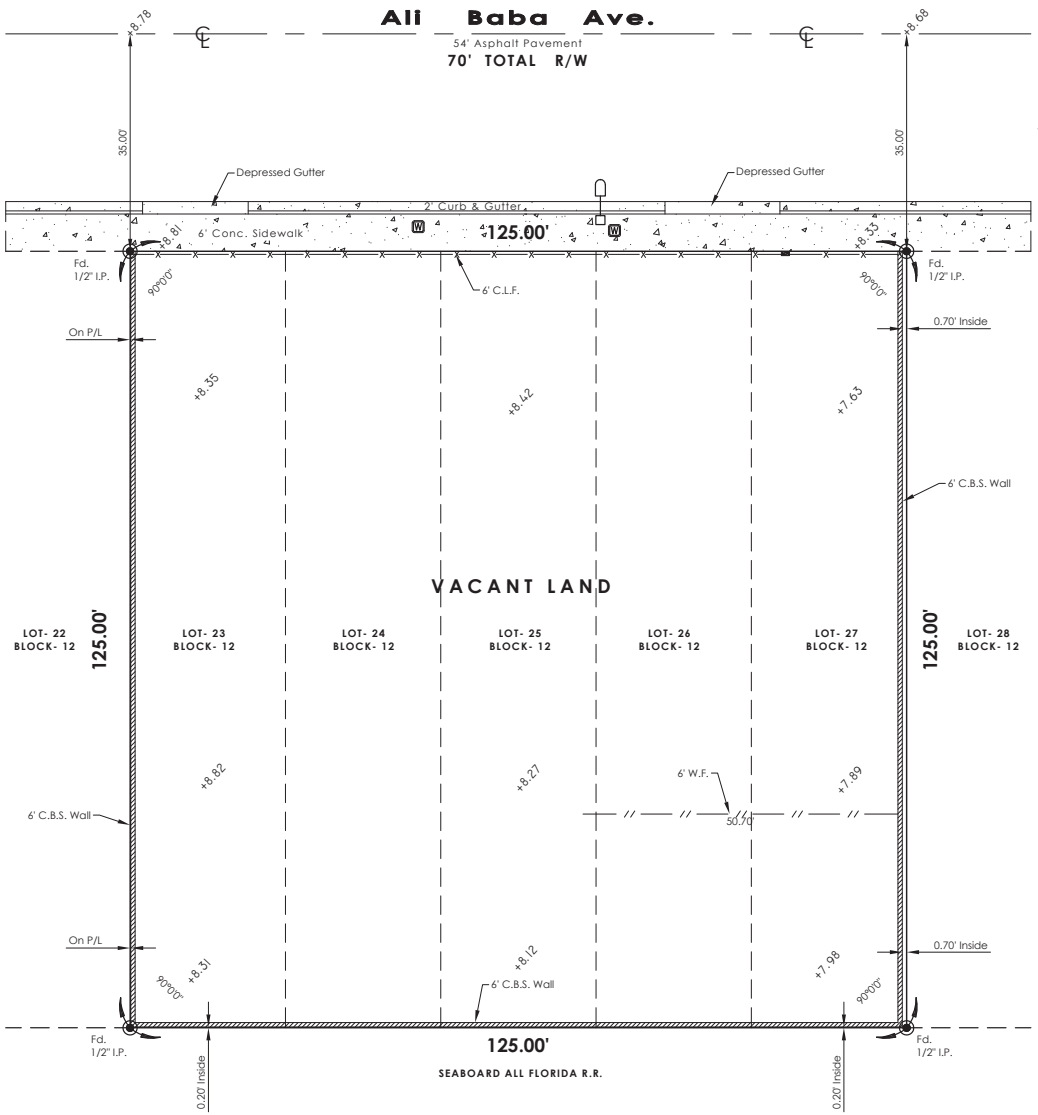
Appendix A

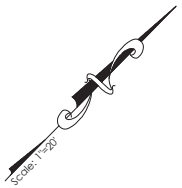
AM-Strong Multifamily Residences

Site Survey

BOUNDARY SURVEY

SCALE: 1" = 20'





LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 2090 Ali Baba Ave. Opa Locka, FL. 33054

LEGAL DESCRIPTION: Lot 23 thru 27, Block 12, of **MAGNOLIA SUBDIVISION**, according to the plat thereof as recorded in Plat Book 40, at Page 80, of the Public Records of Miami Dade County, Florida.

NOTES:

Before any construction the setbacks must be checked
The certificate does not extended to any unnamed party
Elevations are referred to Miami Dade County BM# N-392 Elev.= 9.14' of N.G.V.D. of 1929
There may be Easements recorded in Public Records not shown on this Survey.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE
AC= AIR CONDITIONED UNIT
ADJ.= ADJACENT
B.C.= BLOCK CORNER
BLDG.= BUILDING
B.O.B.= BASIS OF BEARINGS
CL.= CLEAR
C.L.F.= CHAIN LINK FENCE
CONC.= CONCRETE
D.M.E.= DRAINAGE MAINT. EASEMENT
ENC.= ENCROACHMENT
FD.= FOUND
F.F.ELEV.: FINISHED FLOOR ELEVATION
I.F.= IRON FENCE
L.F.ELEV.: LOWEST FLOOR ELEVATION
P.B.= PLAT BOOK
P.C.P.= PERMANENT CONTROL POINT
P.G.= PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCE
P.P.= POOL PUMP
R= RADIUS
RES.= RESIDENCE
R/W= RIGHT-OF-WAY
TYP.= TYPICAL
U.E.= UTILITY EASEMENT
W.F.= WOOD FENCE
W.M.= WATER METER
Ø= DIAMETER
℄= CENTER LINE
+0.00 = ELEVATION
W = WATER METER
= POWER POLE
= LIGHT POLE
= FIRE HYDRANT
MH = MANHOLE
= CATCH BASIN
SS = SANITARY SEWER
WV = WATER VALVE
TV = TV BOX
= FPL TRANS.
= CONC. POWER POLE

JOB NUMBER: 200519

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120657 PANEL NUMBER 0136 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:
Ecotech Visions Foundation, Inc.

DATE OF FIELD WORK: May 8, 2020

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is true to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

STATE OF FLORIDA

ARTURO R. TOIRAC, P.S.M. 3102

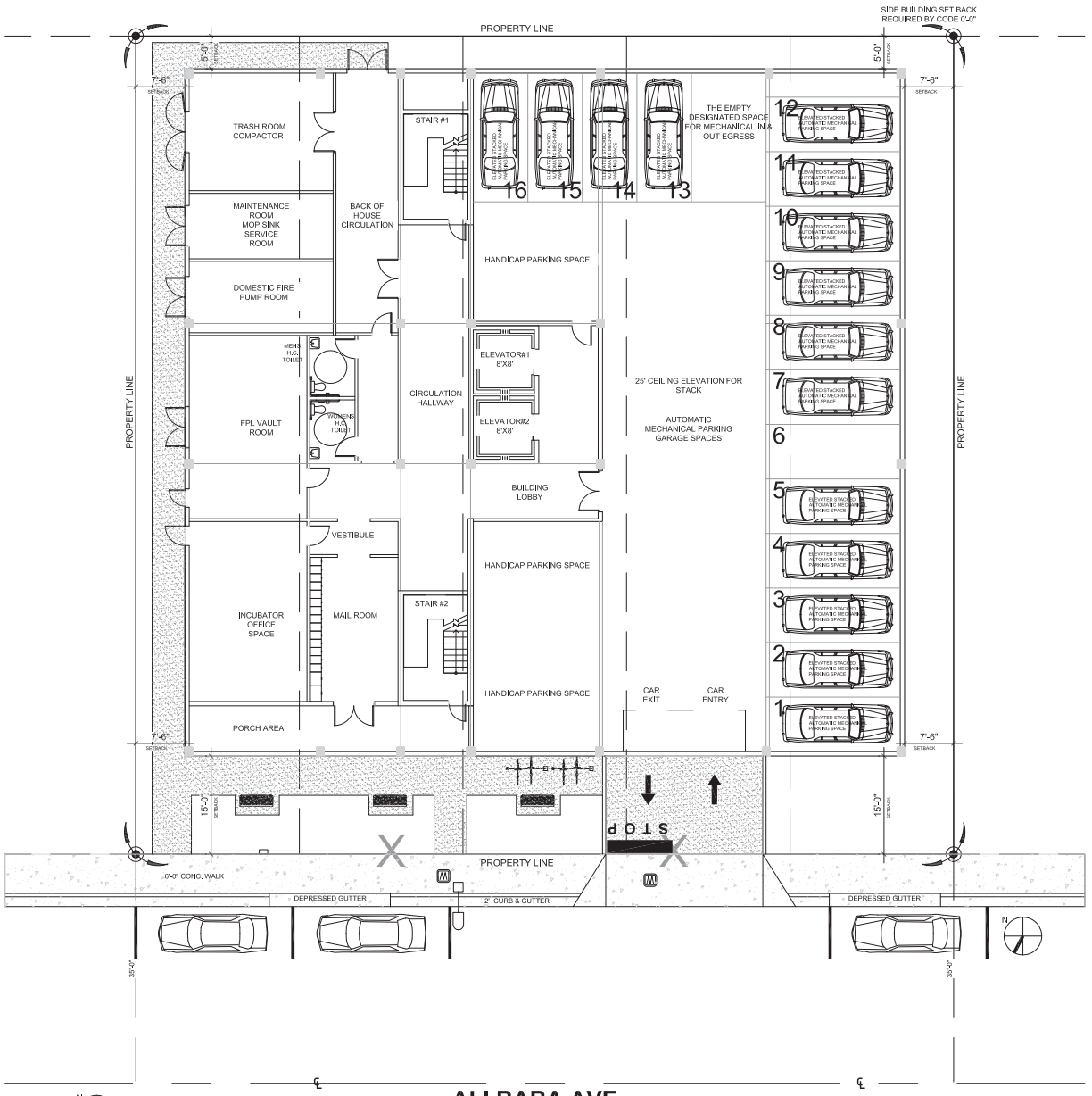
Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es

Appendix B

AM-Strong Multifamily Residences

Preliminary Site Plan



1 SITE PLAN
A-01
Scale: 1/8"=1'-0"

ARCHITECT:

FOR ARCHITECTURE CO.
1395 Brickell Ave, Suite 922
Miami, FL 33131

Client:
AMSTRONG Visions Foundation
1020 NW 163rd Dr,
Miami Gardens, FL 33169

SEAL:

LIC # AR 99320

AM-STRONG MULTIFAMILY RESIDENCES

2090 ALI BABA AVE
OPA LOCKA , FL 33054

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Revisions:

Issue	Date:	Description

Submittal:
SITE PLAN SUBMITTAL

Scale:	Date:
1" = 10"	3-7-2022

JOB. NO
1121

Drawn by:	Checked by:
G.F/ M.P.	G.F/ M.P.

Sheet title:
SITE PLAN

Sheet No.
A-101

Appendix C

AM-Strong Multifamily Residences

Relevant Excerpts from the

ITE *Trip Generation Manual (11th Edition)*

Land Use: 221
Multifamily Housing (Mid-Rise)

Description

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

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

Land Use Subcategory

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

Additional Data

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

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

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

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

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

Source Numbers

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

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

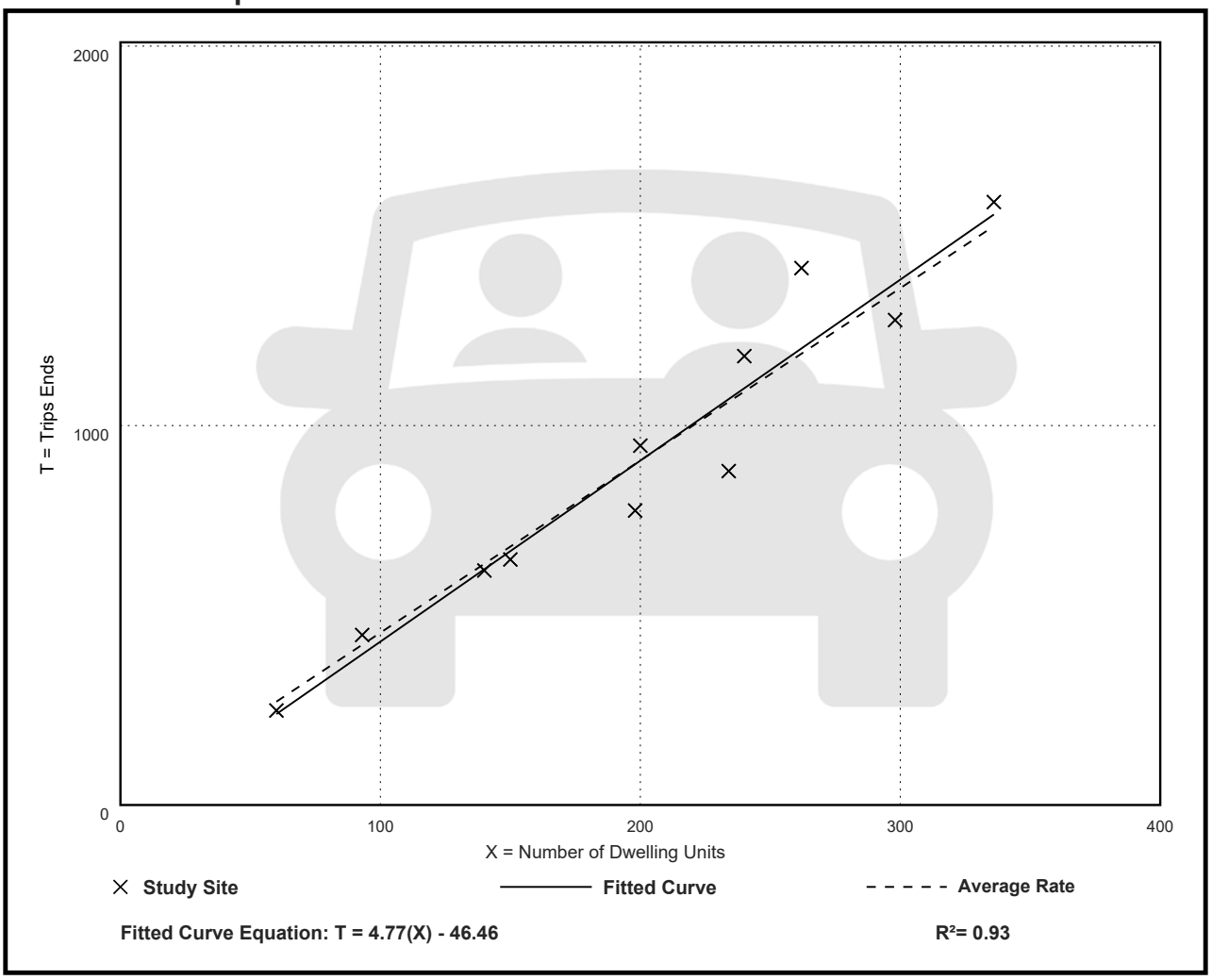
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



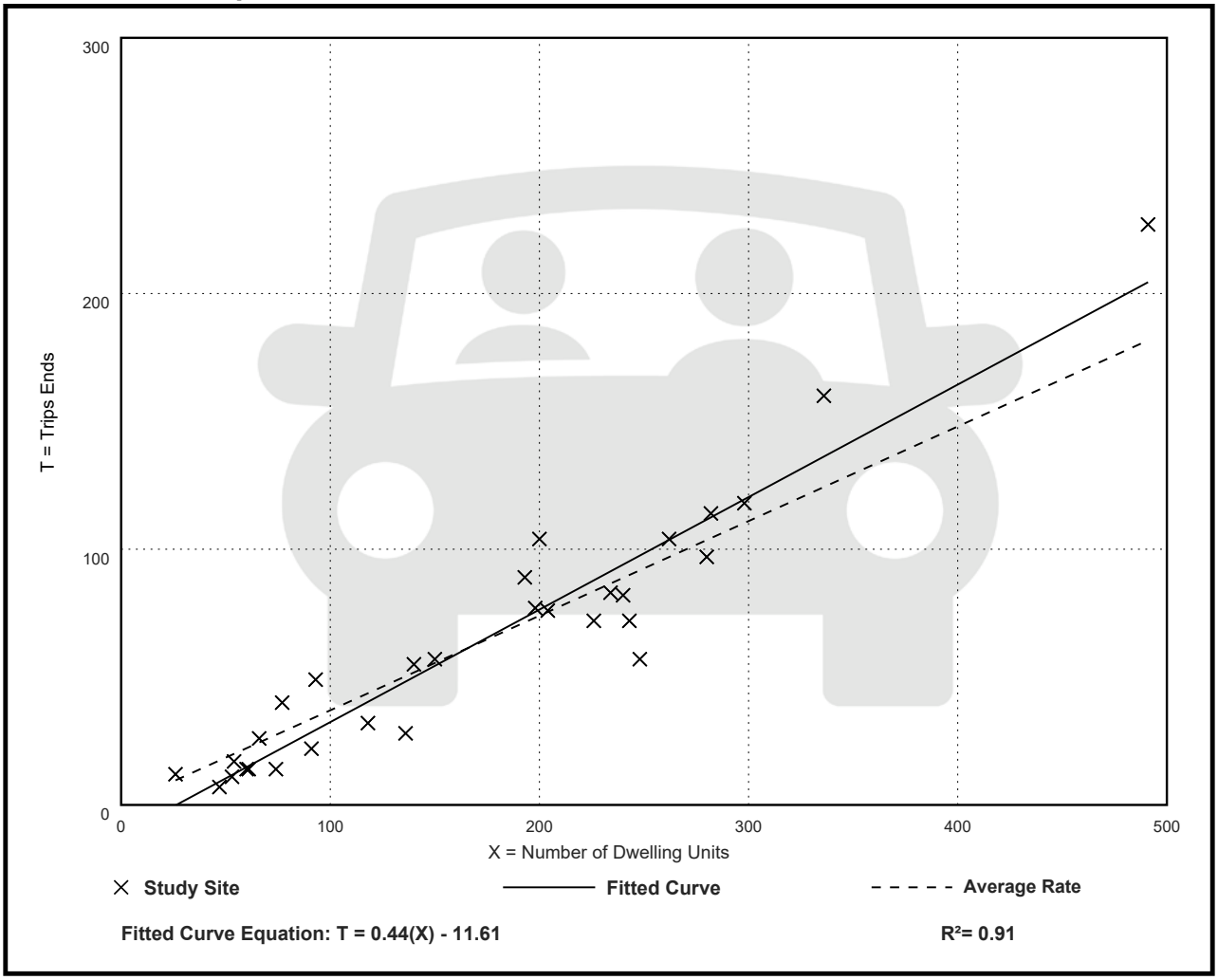
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



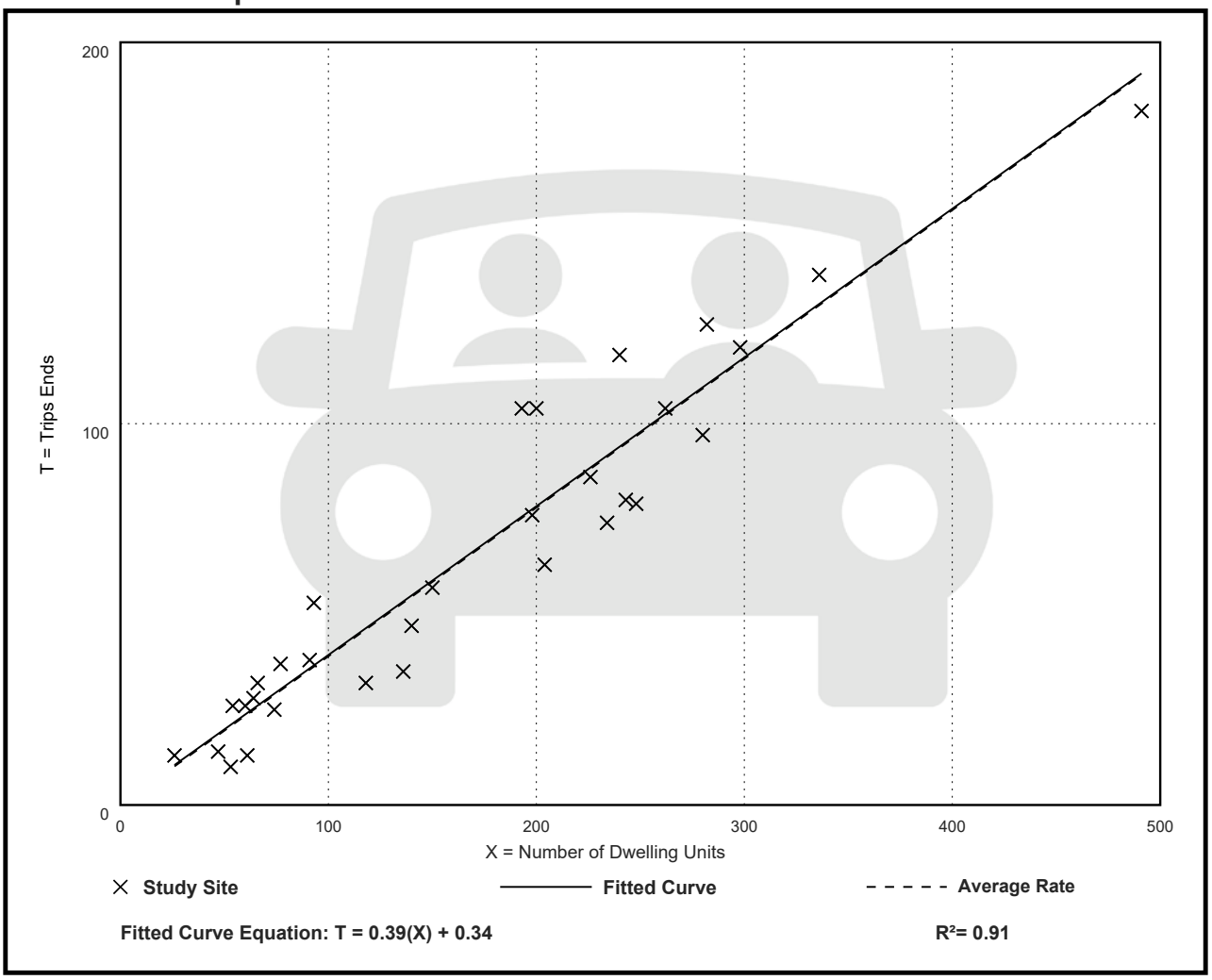
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



PLANNING & ZONING BOARD

JANUARY 10TH

2023

Multifamily Eight-Story Apartment Building: Site Plan Review

Staff Report

APPLICANT'S REQUEST:

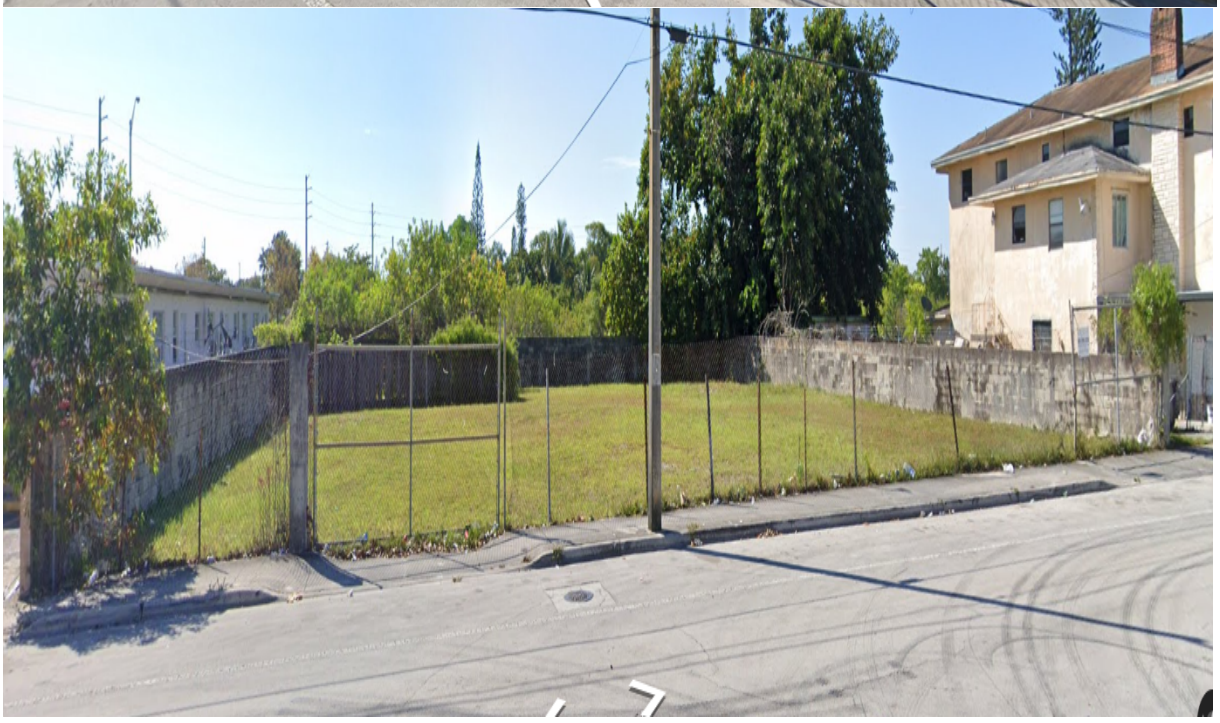
A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDNG THE SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN EIGHT-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 2090 ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2122-003-2100, IN THE CORRIDOR MIXED USE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

I. Site Background

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

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

- The proposed project consists of the construction of an eight-story multi-family building on this vacant 15,625 square foot or 0.358 Acre site which is owned by ECOTECH VISIONS FOUNDATION, INC according to Miami Dade Property appraiser's website.



EAST ALI BABA AVE IN MAGNOLIA NORTH

II. Project Details

- **Applicant's intent**

The Applicant/Owner, EcoTech Visions Foundation, Inc. c/o Dr. Pandwe Gibson & Nehemiah Davis intends to construct an eight-story multifamily building that will provide twenty-five, two-bedroom or less units and provide twenty-three, three-bedroom units and provide eighty-eight parking spaces for commercial and residential uses. The applicant also intends to provide landscaping in accordance with the City Land Development Regulations. The applicant has submitted two development requests, in accordance with the requirements of the City of Opa-locka Land Development Regulations:

1. Site Plan Review.
2. Development Agreement Review.

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

Applicant	EcoTech Visions Foundation, Inc. c/o Dr. Pandwe Gibson & Nehemiah Davis		
Folio Number (s)	Opa-locka: 08-2122-003-2100;		
Address Location	2090 Ali Baba Avenue		
Building (s) Footprint	Building Footprint/Building Coverage 11,550 SF Roofed Apartment Area 51,907 SF Roofed Commercial Area 520 SF Greenspace/Landscape Area – All of the trees and more than 50% of the shrubs are native Florida plants and are located throughout the property per the site plan.		
Floor Area Ratio	<1.0 FAR .N/A		
Zoning	Corridor Mixed Use Overlay District (MXUOD) / Commercial Neighborhood Zoning District -- (B-1)		
Zoning Code Consistency	The construction of a mixed-use multifamily apartment building is consistent with the Corridor Mixed Use Overlay District Zoning Code		
Existing Land Use	Magnolia North Mixed Use		
Future Land Use Designation	Magnolia North Mixed Use		
Comprehensive Plan Consistency	- The construction of a mixed-use multifamily apartment building is consistent with the Comprehensive Plan. The identified property has a zoning designation of MXUOD & B-1.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-79; Article IV Sec. 22-99, Article 22-80, Article 22-89 & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	**REQUIRED**	**PROPOSED**	**COMPLIANCE**
Front	**15 Feet**	**15 Feet.**	**YES**
Rear	**15 Feet**	**5 Feet**	**Yes**
Side Interior	**0 Feet**	**7.5 Feet**	**YES**
Side Street	**20 Feet**	**N/A**	**Yes**
Corner Lots/ Other	**N/A**	**N/A**	**N/A**
Lot Coverage (Max Impervious Area)	**80%**	**11,550 (73.6 %)**	**Yes**
Lot Density	**Shall not exceed 150 Units per gross acre.**	**25 – 2 BR or less Units & 23 – 3 BR or more Units**	**YES**

Lot Size	**9,600 SF**	**15,625 SF 0.358 Acres**	**YES**
Lot Width	**N/A**	**N/A**	**N/A**
Building Height	**8 Stories if 10% reserved for very low income households-(less than 80%AMI) or 20% reserved for low income households-(150% of AMI) or 50% reserved for senior citizens**	**Apartment Building: 8 Stories/ 85.6 Feet**	**YES**
Structure Length	**N/A**	**N/A**	**N/A**
Landscaping	**Total Landscaping Area**	**X,XXX**	**?**
Parking Details	**Residential -Five or More Units on a single lot for Two Bedrooms: 1.5 parking spaces per Unit**	**1.5 parking spaces per 2 BR unit / 60 parking spaces. 2.0 parking spaces per 3 BR unit/ 10 parking spaces. 70 parking spaces (70 x 35% =45.5 parking spaces 3 parking spaces for retail space. TOT PK-48.5 2 HC parking space**	**YES**
Landscape/ Pervious Lot Coverage	**10% minimum required pervious**	**20% provided**	**YES**
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Wednesday, December 28th, 2022. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, January 10th, 2023. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this Site Plan request and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

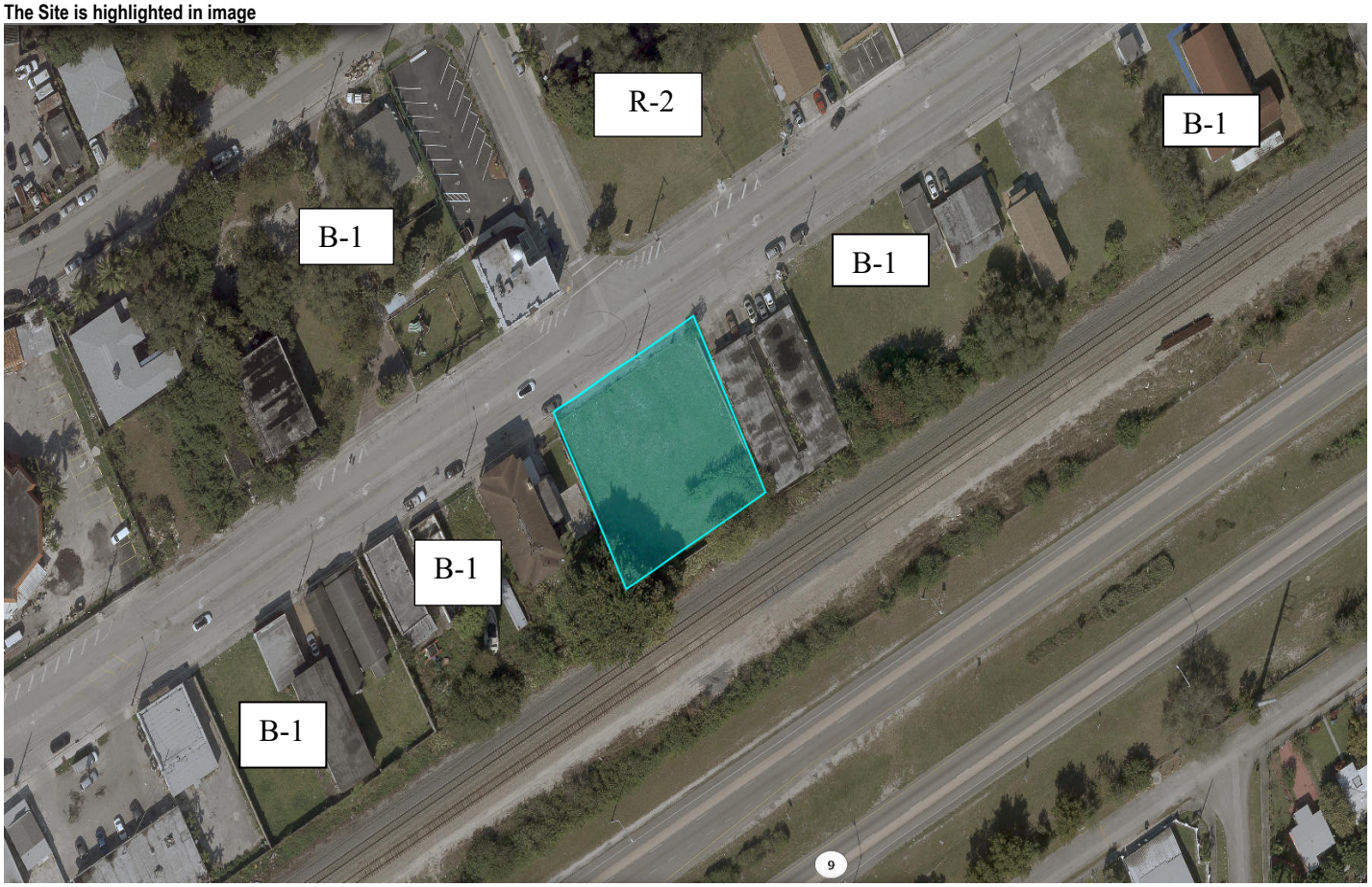
- ## Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by residential and commercial uses on the properties to the west, east, north and south with ingress and egress to the site on Ali-Baba Avenue.
- There is an existing Sidewalk alongside the north edge of the Property on Ali-Baba Avenue.
- Across the street, (North of this site) is a passive park and the City Cultural Arts Building and vacant lots.
- Property is currently vacant and undeveloped.

Surrounding Zoning Designation Map

The Site is highlighted in image



Surrounding Land Use and Zoning: Table 2
(The development site is within the Corridor Mixed Use Zoning District.)

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Commercial / Residential	Magnolia North Mixed Use	B-1/R-2
South	Utility	Utility	RR-ROW
East	Residential/Commercial	Magnolia North Mixed Use	R-2/B-1
West	Residential	Magnolia North Mixed Use	B--1

- **General Character / Neighborhood Compatibility:** The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions? **COMPLIES**

- **Findings:**
  - The proposed development use 'Mixed Use Multi-Family apartment development" is in harmony with the general characteristic of the surrounding neighborhood: Residential Uses

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

SILENT

  - **Findings:**
    - The Applicant is proposing to include a variety of trees and plants to landscape this site. *(Please see attached Landscape Plan for Trees detailed information*).

- **Fence:** All fences constructed on property perimeters shall be in accordance with the requirements of the Land Development Regulation Section 22-134., however if additional walls, fences or hedges are installed they shall also comply with the requirements of this Section.
  - **Findings:**
    - The Applicant may install a fence or a wall in accordance with the LDR.

- **Future Land Use:** Downtown Mixed Use
  - **Findings:**
    - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Magnolia North Mixed Use land use designation category.

COMPLIES

- **B-1 (Commercial Neighborhood) & Corridor Mixed Use Zoning District Permitted Uses:** Project Specific: *Mixed Use Multi-Family Residential Development*

COMPLIES

  - **Findings:**
    - According to the City's Land Development Regulation/ Zoning Code B-1 (Commercial Neighborhood & Corridor Mixed Use Zoning District) allows for Commercial & Multi-Family Residential Mixed Use Development. This request is for Site Plan Approval.

- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding property owners for signatures, comments or possible opposition.
  - **Findings:** The Planning and community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. Project Need Assessment / other Required Approvals

1. Site Plan Review 2. Development Agreement
   - Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, January 10th, 2023

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):**
   - Comments pending
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 recommends approval of this Site Plan Review request.
  -

VI. **Attachments:**
- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

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

Resolution No. 2023-01-10-03,
A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDNG THE SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN EIGHT-STORY MULTI-FAMILY APARTMENT BUILDING ON THE PROPERTY LOCATED AT 2090 ALI BABA AVENUE AND IDENTIFIED BY FOLIO #08-2122-003-2100, IN THE CORRIDOR MIXED USE DISTRICT (MXUOD) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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: 01-10-2023

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 are updates based on the Planning and Zoning Board Meeting discussions in regard to the proposed mixed use commercial and residential development.

NW 22ND CT
DUVAL ST
WASHINGTON AVE
ALI BABA AVE
Opa-locka
2090 ALI BABA AVE, 8, 33054
9
SERVICE RD
RUTLAND ST
NW 20TH AVE
WILMINGTON ST

FOLIO	MAIL ADDRESS	CITY	ZIP CODE	SITE DESCRIPTION	LEGAL DESCRIPTION
0821220032080	PO BOX 170482, HIALEAH, FL 33017	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN	22 52 41 MAGNOLIA SUB PB 40-80 LOT 22 BLK 12 LOT SIZE 25.000 X 125 OR 9473 4
0821220031140	2100 WASHINGTON AVE	Opa-locka	33054-2863	VACANT GOVERNMENTAL : PARKING LOT	22 52 41 MAGNOLIA SUB PB 40-80 LOTS 18 & 19 BLK 8 LOT SIZE 55.000 X 96 OR 15437-162 1291
0821220031490	2061 ALI BABA AVE	Opa-locka	33054-2839	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 35 & 36 BLK 9 LOT SIZE 50.000 X 96 OR 16673-852 1294 3
0821220031070	3100 NW 164 ST, MIAMI GARDENS, FL 33055	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT LAND	22 52 41 MAGNOLIA SUB PB 40-80 LOT 9 BLK 8 LOT SIZE 25.000 X 96 OR 12313-1741 0884 5 COC
0821220031200	19821 NW 2 AVE, STE 145, MIAMI, FL 33169	Opa-locka	33054-2841	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 28 THRU 31 INC BLK 8 PER UNITY OF TITLE TO CITY OF OPA LOCKA DATED 6-21-68 LOT SIZE 100.000 X 96 OR 15162-2417 0891 4 COC
0821220032140	610 NW 183 ST #207, MIAMI, FL 33169	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 31 & 32 BLK 12 LOT SIZE 50.000 X 125 OR 20180-3617 0102 1
0821220032050	2146 ALI BABA AVE	Opa-locka	33054-2842	MIXED USE-STORE/RESIDENTIAL : MIXED USE -	MAGNOLIA SUB PB 40-80 LOTS 14 & 15 BLK 12 LOT SIZE 50.000 X 125 OR 13579-3111 0288 5
0821220031170	2123 ALI BABA AVE	Opa-locka	33054-2841	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 23 BLK 8 LOT SIZE 25.000 X 96 OR 15380-2097 1291 3
0821220031100	780 FISHERMAN ST,	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND -	22 52 41 MAGNOLIA SUB PB 40-80 LOT 14 BLK 8 LOT SIZE 25.000 X 96 OR 21103-4499 0901 3

0821220031520	3461 SW 8 ST MIAMI, FL 33135	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 39 BLK 9 LOT SIZE 25.000 X 96 OR 16598-1582 1194 3
0821220032170	2018 ALI BABA AVE	Opa-locka	33054-2840	RESIDENTIAL - SINGLE FAMILY : 1 UNIT	MAGNOLIA SUB PB 40-80 LOT 35 BLK 12 LOT SIZE 25.000 X 125 OR 15162-2417 0891 4 COC 25909-
0821220031440	2045 ALI BABA AVE	Opa-locka	33054-2839	STORE : RETAIL OUTLET	MAGNOLIA SUB PB 40-80 LOTS 29 & 30 BLK 9 LOT SIZE 50.000 X 96 OR 18442-2651 0199 4 COC
0821220031280	2082 WASHINGTON AVE	Opa-locka	33054-2861	STORE : RETAIL OUTLET	22 52 41 MAGNOLIA SUB PB 40-80 LOTS 3 & 4 BLK 9 LOT SIZE 50.000 X 96 OR 19141-4117 0600
0821220032060	2132 ALI BABA AVE	Opa-locka	33054-0000	MIXED USE-STORE/RESIDENTIAL : MIXED USE -	MAGNOLIA SUB PB 40-80 LOTS 16 TO 19 INC BLK 12 LOT SIZE 100.000 X 125 OR 20919-1903
0821220030450	2105 WASHINGTON AVE	Opa-locka	33054-2862	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 15 & 16 BLK 5 LOT SIZE 55.000 X 96 COC 25755-2934 07 2006 4
0821220031460	2049 ALI BABA AVE	Opa-locka	33054-2839	RESTAURANT OR CAFETERIA : RETAIL OUTLET	MAGNOLIA SUB PB 40-80 LOTS 31 & 32 BLK 9 LOT SIZE 50.000 X 96 OR 17029-4350 1295 4
0821220031110	780 FISHERMAN ST,	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND -	22 52 41 MAGNOLIA SUB PB 40-80 LOT 15 BLK 8 LOT SIZE 25.000 X 96 OR 21103-4499 0901 3
0821220032200	2010 ALI BABA AVE OPA LOCKA, FL 33054-2840	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT	MAGNOLIA SUB PB 40-80 LOTS 39 & 40 BLK 12 73R16087 LOT

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

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

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

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

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Sponsored by: Interim City Manager

RESOLUTION NO. 23-_____

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

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

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

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

WHEREAS, Planning & Community Development staff for the City of Opa-Locka reviewed the application of EcoTech Visions Foundation, Inc., and 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 reviewed this request at a public hearing on January 10, 2023 and approved this request by a 4-0 vote; and

WHEREAS, the City Commission of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the development agreement request by the Applicant, as provided herein as Exhibit "A".

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

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

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Development Agreement Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request for the Development Agreement approval for the construction of an eight-story multi- family apartment building that will provide 48 apartment units and 88 parking spaces at 2090 Ali Baba Avenue within the municipal boundaries of the City of Opa-Locka and as identified by Miami Dade County Tax Folio No. 08-2122-003-2100, in the Corridor Mixed Use District (MXUOD) as set forth in Exhibit "A".

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. **EFFECTIVE DATE.**
This Resolution shall, upon adoption, become effective as specified by the City of Opa- Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED and **ADOPTED** this _____ day of _____, 2023.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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

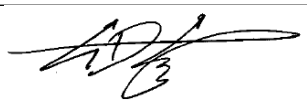
Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**				
City Manager:	Darvin Williams			**CM Signature**				
Commission Meeting Date:	July 26, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
				X				
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Resolution Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
					X			
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
					X			
Funding Source: *Account#* **:** **N/A**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
					X			
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:** **N/A**					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*			
	X							
Sponsor Name	Darvin Williams		**Department: Planning & Community Development**		City Manager			

Short Title:

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

Staff Summary:

The applicant, EcoTech Visions Foundation, Inc., has submitted two development requests, one for site plan review, and one for development agreement review. The applicant intends to construct an eight-story multi-family building on the vacant property identified by folio 08-2122-003-2100 at 2090 Ali baba Avenue which will include 520 square feet of retail space and landscaping in accordance with the City of Opa-locka's Land Development Regulations. The Planning & Community Development Department Staff has reviewed the application of EcoTech Visions Foundation, Inc., and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-locka's Land Development Regulation for proper

consideration by the Planning and Zoning Board. The Planning and Zoning Board reviewed this request on January 10, 2023, and approved this item by a 4-0 vote.

Background

According to Maim Dade County Property Appraiser's website, the subject is a 15,625 square foot vacant lot on which the owner/applicant intends to construct an eight-story Multi-family building that will provide twenty-five, two bedroom or less units and provide twenty-three, three bedroom units and provide eighty-eight parking spaces for commercial and residential uses. The applicant also intends to provide landscaping in accordance with the requirements of the City Land Development Regulations. The development meets the requirements for setbacks, building heights, lot coverage, parking and landscaping.

This proposed development is generally surrounded by residential properties to the west, and north and to the east both residential and retail property and to the south the tri-rail station. The site will allow entrance and exits on Fisherman Street and on Ali Baba Avenue.

The proposed development for a Multi-Family apartment with a retail component is in harmony with the general characteristics of the surrounding neighborhood for residential uses. This development is also in harmony with the requirements for the zoning district and the land use category, specifically with the City Corridor Mixed Use (MXUOD) zoning district.

Financial Impact

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

Proposed Action:

Staff recommended approval of this Resolution.

Attachment:

Draft Resolution
P&ZAB Application Package
P&ZAB Meeting Minutes 01-10-23

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Darvin E. Williams			**CM Signature**		
Commission Meeting Date:	March 22, 2023		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
				X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Resolution Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	
Funding Source: *Account#* **:** **N/A**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:** N/A			
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X					
Sponsor Name	Darvin Williams		**Department: Planning & Community Development**		City Manager	

Short Title:

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

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Proposed Action:

Staff recommended approval of this Resolution.

Attachment:

Draft Resolution
P&ZAB Application Package
P&ZAB Meeting Minutes 01-10-23

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: EcoTech Visions Foundation Inc.

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

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

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

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

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

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

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

OR 10640-1364 1179 5

Please check specific request:

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

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

_____

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

X Completed application form

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

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

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

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

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

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

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

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

X Narrative concept must be submitted with application

AFFIDAVIT

I, Dr. Pandwe Gibson, Executive Director of EcoTech Visions Foundation, Inc. being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

Pandwe Gibson
Signature

7/25/2022
Date

Sworn to and subscribed before me:

This 25 day of July, 2022

Notary Public
Attach copy of identification

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

My commission expires 03/28/26

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:

EcoTech Visions Foundation, Inc.

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

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

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

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

Signature

7/25/2022
Date

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

Sworn to and subscribed before me:

This 25 day of July, 2022

Notary Public

My commission expires: 3/28/26

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: 2090 Ali Baba Avenue, Opa-Locka, FL 33054

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

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

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

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

_____
Signature

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

FLORIDA DEPARTMENT of STATE DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
ECOTECH VISIONS FOUNDATION, INC.

Filing Information

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

Principal Address

670 NW 113th Street
MIAMI, FL 33168

Changed: 05/10/2016

Mailing Address

670 NW 113th street
Miami, FL 33168

Changed: 03/10/2021

Registered Agent Name & Address

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

Name Changed: 04/29/2016

Address Changed: 02/16/2017

Officer/Director Detail

Name & Address

Title Executive Director

GIBSON, PANDWE A
670 NW 113th Street
MIAMI, FL 33168

Title Member

Zuckerman, Robert
19380 Collins Avenue
Sunny Isles Beach, FL 33160

Title Director

Lawson, Darryl J
670 NW 113th Street
MIAMI, FL 33168

Title CHAIRMAN

HILL, SIR CHARLES
900 TEMPLE STREET
SUITE 743
LOS ANGELES, CA 90012

Title TREASURE

MCENTEE, KARINA
670 NW 113TH STREET
MIAMI, FL 33168

Title DIRECTOR

DI STETONO, SCOT
670 NW 113TH STREET
MIAMI, FL 33168

Title DIRECTOR

PRESTON, JOHN
670 NW 113TH STREET
MIAMI, FL 33168

Title Dr

Dalhberg, carl
15-17 Thomas St.
Belmont, MA 02478-2437

Annual Reports

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

Document Images

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

NW 22ND CT
DUVAL ST
WASHINGTON AVE
Opa-locka
ALI BABA AVE
2090 ALI BABA AVE, 8, 33054
SERVICE RD
RUTLAND ST
NW 20TH AVE
WILMINGTON ST
9

FOLIO	MAIL ADDRESS	CITY	ZIP CODE	SITE DESCRIPTION	LEGAL DESCRIPTION
0821220032080	PO BOX 170482, HIALEAH, FL 33017	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN	22 52 41 MAGNOLIA SUB PB 40-80 LOT 22 BLK 12 LOT SIZE 25.000 X 125 OR 9473 4
0821220031140	2100 WASHINGTON AVE	Opa-locka	33054-2863	VACANT GOVERNMENTAL : PARKING LOT	22 52 41 MAGNOLIA SUB PB 40-80 LOTS 18 & 19 BLK 8 LOT SIZE 55.000 X 96 OR 15437-162 1291
0821220031490	2061 ALI BABA AVE	Opa-locka	33054-2839	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 35 & 36 BLK 9 LOT SIZE 50.000 X 96 OR 16673-852 1294 3
0821220031070	3100 NW 164 ST, MIAMI GARDENS, FL 33055	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT LAND	22 52 41 MAGNOLIA SUB PB 40-80 LOT 9 BLK 8 LOT SIZE 25.000 X 96 OR 12313-1741 0884 5 COC
0821220031200	19821 NW 2 AVE, STE 145, MIAMI, FL 33169	Opa-locka	33054-2841	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 28 THRU 31 INC BLK 8 PER UNITY OF TITLE TO CITY OF OPA LOCKA DATED 6-21-68 LOT SIZE 100.000 X 96 OR 15162-2417 0891 4 COC
0821220032140	610 NW 183 ST #207, MIAMI, FL 33169	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 31 & 32 BLK 12 LOT SIZE 50.000 X 125 OR 20180-3617 0102 1
0821220032050	2146 ALI BABA AVE	Opa-locka	33054-2842	MIXED USE-STORE/RESIDENTIAL : MIXED USE -	MAGNOLIA SUB PB 40-80 LOTS 14 & 15 BLK 12 LOT SIZE 50.000 X 125 OR 13579-3111 0288 5
0821220031170	2123 ALI BABA AVE	Opa-locka	33054-2841	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 23 BLK 8 LOT SIZE 25.000 X 96 OR 15380-2097 1291 3
0821220031100	780 FISHERMAN ST,	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND -	22 52 41 MAGNOLIA SUB PB 40-80 LOT 14 BLK 8 LOT SIZE 25.000 X 96 OR 21103-4499 0901 3

0821220031520	3461 SW 8 ST MIAMI, FL 33135	Opa-locka	33054-0000	VACANT RESIDENTIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOT 39 BLK 9 LOT SIZE 25.000 X 96 OR 16598-1582 1194 3
0821220032170	2018 ALI BABA AVE	Opa-locka	33054-2840	RESIDENTIAL - SINGLE FAMILY : 1 UNIT	MAGNOLIA SUB PB 40-80 LOT 35 BLK 12 LOT SIZE 25.000 X 125 OR 15162-2417 0891 4 COC 25909-
0821220031440	2045 ALI BABA AVE	Opa-locka	33054-2839	STORE : RETAIL OUTLET	MAGNOLIA SUB PB 40-80 LOTS 29 & 30 BLK 9 LOT SIZE 50.000 X 96 OR 18442-2651 0199 4 COC
0821220031280	2082 WASHINGTON AVE	Opa-locka	33054-2861	STORE : RETAIL OUTLET	22 52 41 MAGNOLIA SUB PB 40-80 LOTS 3 & 4 BLK 9 LOT SIZE 50.000 X 96 OR 19141-4117 0600
0821220032060	2132 ALI BABA AVE	Opa-locka	33054-0000	MIXED USE-STORE/RESIDENTIAL : MIXED USE -	MAGNOLIA SUB PB 40-80 LOTS 16 TO 19 INC BLK 12 LOT SIZE 100.000 X 125 OR 20919-1903
0821220030450	2105 WASHINGTON AVE	Opa-locka	33054-2862	VACANT LAND - COMMERCIAL : VACANT LAND	MAGNOLIA SUB PB 40-80 LOTS 15 & 16 BLK 5 LOT SIZE 55.000 X 96 COC 25755-2934 07 2006 4
0821220031460	2049 ALI BABA AVE	Opa-locka	33054-2839	RESTAURANT OR CAFETERIA : RETAIL OUTLET	MAGNOLIA SUB PB 40-80 LOTS 31 & 32 BLK 9 LOT SIZE 50.000 X 96 OR 17029-4350 1295 4
0821220031110	780 FISHERMAN ST,	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND -	22 52 41 MAGNOLIA SUB PB 40-80 LOT 15 BLK 8 LOT SIZE 25.000 X 96 OR 21103-4499 0901 3
0821220032200	2010 ALI BABA AVE OPA LOCKA, FL 33054-2840	Opa-locka	33054-0000	VACANT LAND - COMMERCIAL : VACANT	MAGNOLIA SUB PB 40-80 LOTS 39 & 40 BLK 12 73R16087 LOT

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

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

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

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

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

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

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

This Instrument Prepared by:

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

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

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

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this ___day of _____, 2022 ("Execution Date") by and between *Developer*, (" Ecotech Visions Foundation Inc."), with the address of 11847 SW 216th Street Goulds FL 33170 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa-Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately ***.3587*** acres (***15,625 sqft.***)of land located ***2090 Ali Baba Avenue, Opa Locka 33054,*** within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio Nos. (***08-2122-003-2100,***) (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City's Commission adopted Resolution Number _____ approving a Master Site Plan lot the Proposed Development type which includes an approximately _____ square foot office building, as well as approximately ____ surface parking spaces; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

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

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

WHEREAS, the City Commission pursuant to Resolution No. _____, adopted on _____, 20___, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and listed below, and the Owner have authorized the Owner/Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owner and City agrees to as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed apart hereof.

2. **Consideration.** The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.

3. Definitions.

(a) "Additional Term" means anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.

(b) "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.

(c) "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies and instrumentalities subject to the jurisdiction thereof.

(d) "Comprehensive Plan means the plan adopted by the City pursuant to Chapter 163, F.S.

(e) "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, ***Amstrong Building***, with the address of ***2090 Ali Baba Avenue, Opa Locka, Florida 33054*** and/or any of its respective successors, assigns, or heirs thereof.

(f) "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

(g) "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

(h) "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,

(i) "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein.

(j) "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

(k) "Existing Zoning" means (a) all entitlements associated with the City's approval of the ***Amstrong Building,*** Site Plan, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-Locka, including the City of Opa-Locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

(l) "Final Site Plan" means the "***Amstrong Building,*** " Site Plan approved by the City Commission via Resolution No. _____ for ***(Multifamily Mix Use 8-Story Condominum Building with 3 levels of parking and 5 levels with 48 Residential units.)***

(m) "Governing Body" means the City of Opa-Locka's City Commission.

(n) "Initial Term" is thirty (30) years commencing on the Effective Date.

(o) "Land" means the earth, water, and air, above, below, or on the surface and Includes any improvements or structures customarily regarded as land, except as provided herein.

(p) "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

(q) "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance Number 15-31.

(r) "Parties" means the City and the Owner.

(s) "Project" is the **Amstrong Building** at address of development facility as described in the plans prepared by ARCHITECT or ENGINEERING Firm and dated ***07/20/ 2021***, which proposes the development of an approximately***92,400*** square foot building and ***88*** parking spaces with related employee and guest parking.

(t) "Property" means the approximately ***.3487*** acres of land located on ***Ali Baba Avenue*** , within the municipal boundaries of the ***City of Opa Locka*** and identified by Miami-Dade County Tax Folio Nos. (***08-2122-003-2100)*** the legal description of which is attached hereto and made a part hereof as Exhibit "A."

(u) "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.

(v) "Resolution" means the resolution defined in the preamble to this Agreement, City of Opa-Locka Resolution Numbers __-_____ and __-____ approving the Project Name at Project address Site Plan and the Project Name Development Agreement Project.

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

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

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

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

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

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

(a) All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project, and shall be served by water and sanitary sewer main extensions as required by the City in accordance with Miami-Dade County permitting requirements.

(b) All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.

(c) All signage shall comply with all city sign code ordinance requirements.

(d) Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project Name Site Plan. Such items include, but are not specifically limited to:

- Design of all physical structures, water bodies, private and public improvements and
- The color and dimensional characteristics of all building materials.
- All landscaping, bay loading and parking spaces must be provided and maintained as shown on the site plan.

(e) Owner guarantees to preserve and maintain all buildings and structures consistent with the Project Name Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns the land or controls at least 51% ownership of the Property, or controls a least 10% of any entity to which this agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this agreement until Current Month, 2049.

(f) Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution. *[NOTE: City to provide Owner with form of annual reports and any additional documentation that will be required.]*

(g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project Name Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.

(h) Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.

(i) Owner agrees to employ Opa-locka residents through the assistance of the Career Source South Florida Office (or other similar organization as determined by City) and shall also encourage all contractors and all of their subcontractors to employ Opa-Locka residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-Locka and in accordance with the Memorandum of Understanding between the City of Opa-Locka and Career Source. *[NOTE: City to provide Owner with a copy of the referenced Memorandum of Understanding and any additional documentation regarding this requirement.]*

(j) Owner agrees:

(1) To host job fairs before and during the construction phase of this development for construction jobs;

(2) To encourage any tenants of the Project to host job fairs after construction for building (business) operation jobs;

(k) All trash and garbage containers shall comply with all city dumpster enclosure requirements.

(l) The following timelines shall be complied with by Owner, Project Name. Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

- Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.

- Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

- Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause

10. **Development Permits.** In accordance with Section 163.3227(I), F.S., the City needs to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

(a) Site plan approvals;

(b) Modifications to existing approvals and permits, including the Project Name Site Plan.

(c) Water, sewer, paving and drainage permits;

(d) Building permits;

(e) Sign permits;

(f) Certificates of use and occupancy; and

(g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.

(h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this property or any other property owned by Project Name.

(i) All currently non-compliant physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. **Public Services and Facilities; Concurrency.** In accordance with Section 163 3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami—Dade County, the City, and/or as contemplated in Project Name Site Plan. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

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

13. **Reservation of Development Rights.** Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agreement shall govern the development of the Property for the Entire Term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation alter the Effective Date and during the Entire Term of this Agreement, except to the extent that the Owners consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this agreement being terminated or having expired

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

15. **Necessity of Complying, with Local Regulations Relative to Development Permits.** In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence Development. The Owner and the City agree that the failure of this Agreement to address a particular

permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve the Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

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

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

If to the City at:	City Manager City of Opa-Locka 780 Fisherman Street Opa-Locka, Florida 33054
With a copy to:	Law Offices of Burnadette Norris-Weeks, P.A. City Attorney City of Opa Locka 780 Fisherman Street Opa-Locka, Florida 33054 And 401 North Avenue of the Arts Ft. Lauderdale, FL 33311
If to the Owner at:	**Amstrong Building** **EcoTech Visions Foundation Inc.** **11847 SW 216th Street** **Goulds, Florida 33170**

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

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

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

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

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

21. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City.

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

CITY

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____ By: _____
City Manager

Dated: _____ day of _____, 2022

Approved for form and legal sufficiency:

City Attorney: _____

OWNER

Amstrong Building

WITNESS:

EcoTech Visions Foundation Inc.

By:_____

Name:_____

_____ Title:_____

Print Name

_____

Signature

By:_____

_____

Print Name

Name:_____

Title:_____

_____

Print Name

_____

Signature

_____

Print Name

EXHIBIT A- PROPERTY (LEGAL DESCRIPTION)

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

1st Reading / Public Hearing:
2nd Reading / Public Hearing:
Adopted:
Effective Date:
Sponsored By: Mayor Taylor

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING THE SECTION OF SERVICE ROAD FROM NORTHWEST 22ND AVE TO NORTHWEST 18TH AVE AS DEBORAH SHEFFIELD IRBY ROAD; PROVIDING FOR A REPEALER; SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, Chapter 19, Article III entitled *Naming of Public Facilities and Streets*, Sections 19-26 through 19-29 pertains to naming of streets whenever there is a proposal to rename an existing public facility or street; and

WHEREAS, pursuant to Section 19-27(b) of the City of Opa-Locka's Code of Ordinances, the City Commission designates itself as the Street Naming Committee; and

WHEREAS, to recognize Deborah Sheffield Irby's support of the City during her tenure as City Clerk, Community Activist and a long-time resident of Opa-Locka the City of Opa-Locka desires to designate the section of Service Road from Northwest 22nd Ave to Northwest 18th Ave as "Deborah Sheffield Irby Road"; and

WHEREAS, Mrs. Irby played a significant role in the progression of the City and has fought for equality and community issues; and

WHEREAS, the City of Opa-Locka finds it in the best interest of the City to honor Deborah Sheffield Irby by designating the section of Service Road from Northwest 22nd Ave to Northwest 18th Ave as "Deborah Sheffield Irby Road".

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION
The City Commission of the City of Opa-Locka hereby approves the designation of the section of Service Road from Northwest 22nd Ave to Northwest 18th Ave as Deborah Sheffield Irby Road.

SECTION 3. SCRIVENER'S ERRORS. Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, following review by the City Attorney, without the need for public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** 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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

City of Opa-locka
Agenda Cover Memo

City Manager:	Darvin Williams			**CM Signature:**			
Commission Meeting Date:	*07.26.2023*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**	
					X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**	
	X		**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**	
					X	**X**	
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**	
					X		
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X						
Sponsor Name	Mayor Taylor		**Department:**		City Commission		

Short Title:

An ordinance of the City Commission of the City of Opa-locka designating the section of Service Road from Northwest 22nd Ave to Northwest 18th Ave as Deborah Sheffield Irby Road.

Staff Summary:

History: Staff finds it appropriate to designate a street for Deborah Sheffield Irby in recognition of her continued support for the city during her tenure as City Clerk, Community Activist and a long-time resident of Opa-locka. Mrs. Irby has played a significant role in the progression of the City and has fought for equality and community issues.

Financial Impact – Cost to not exceed $5,000 and to be charged to Non-Department General Expense, Account 19-519-493.

Proposed Action:

Staff recommends the City Commission approve the legislation designating the section of Service Road from Northwest 22nd Ave to Northwest 18th Ave as Deborah Sheffield Irby Road.

Attachment: