CITY OF OPA-LOCKA

The City of Bright Opportunities

PLANNING & ZONING MEETING
Agenda

Tuesday, December 5, 2023
7:00 PM

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

Planning and Zoning Board
Elio Guerrero, Chairman
Germane Barnes, Board Member
Audrey Dominguez, Board Member
Dawn Mangham, Board Member
Aldo Mata, Board Member
Claudienne Hibbert Smith, Board Member

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

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

CITY OF OPA-LOCKA

"The City of Bright Opportunities"

AGENDA
PLANNING & ZONING MEETING
December 5, 2023
7:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

5. PUBLIC HEARING:

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE OPA-LOCKA COMPREHENSIVE DEVELOPMENT MASTER PLAN TO INCORPORATE THE ADOPTED 2022 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE AND TO STRENGTHEN THE COORDINATION BETWEEN WATER SUPPLY PLANNING AND LOCAL LAND USE PLANNING BY AMENDING CERTAIN OBJECTIVES AND POLICIES IN THE INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3177(6)), FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

2. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE OPA-LOCKA COMPREHENSIVE DEVELOPMENT MASTER PLAN AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3191(1)), FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

3. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 7.58 ACRE PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY**

FROM RESIDENTIAL (R-TH) ALSO LOCATED IN THE MIXED USE OVERLAY CORRIDOR, DESIGNATION TO AN INDUSTRIAL LAND USE DESIGNATION : PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

4. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE REZONING REQUEST FOR APPROXIMATELY 7.58 ACRES OF LAND, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 FROM THE CURRENT ZONING DISTRICT RESIDENTIAL TOWNHOUSE (R-TH) TO THE INDUSTRIAL (I-1) ZONING DISTRICT TO ALLOW FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT: PROVIDING FOR AN EFFECTIVE DATE.**

5. **A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.**

6. **A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY: PROVIDING FOR AN EFFECTIVE DATE.**

7. **A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE SPECIAL EXCEPTION REVIEW REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF NW 17TH AVENUE AND OPA LOCKA BOULEVARD AND IDENTIFIED BY FOLIOS 08-2122-018-0200 IN THE R-1 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

8. **A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF NW 17TH AVENUE AND OPA LOCKA BOULEVARD AND IDENTIFIED BY FOLIO 08-2122-018-0200 IN THE R-1 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

9. **A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDNG APPROVAL OF THE**

DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF 57 RESIDENTIAL UNITS ON THE SITE AT 141 SHARAZAD BOULEVARD AND IDENTIFIED BY FOLIO 08-2121-004-1690 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

10. **A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDNG APPROVAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF 88 RESIDENTIAL UNITS ON THE SITE AT 551 FISHERMAN STREET AND IDENTIFIED BY FOLIO 08-2121-004-1630 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

6. ADJOURNMENT:

For further information, please contact the Office of the Community Redevelopment Clerk by email at gjlee@opalockafl.gov or by telephone at (305) 953-2868 Ext 1502.

DRAFT CITY OF OPA-LOCKA WATER SUPPLY PLAN AMENDMENTS

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE OPA-LOCKA COMPREHENSIVE DEVELOPMENT MASTER PLAN TO INCORPORATE THE ADOPTED 2022 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE AND TO STRENGTHEN THE COORDINATION BETWEEN WATER SUPPLY PLANNING AND LOCAL LAND USE PLANNING BY AMENDING CERTAIN OBJECTIVES AND POLICIES IN THE INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3177(6)), FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide that municipalities shall address water supply planning by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments; and

WHEREAS, Florida Statutes also require improving coordination between the local land use planning and water supply planning; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires local governments to assess their current as well as projected water needs and sources for at least a ten-year planning period, considering the approved regional and county water supply plan for the respective local government; and

WHEREAS, Section 163.3177(4)(a), Florida Statutes, requires coordination of the local comprehensive plan with the water management district's regional water supply plan; and

WHEREAS, City residents receive potable water from the Miami-Dade County Water and Sewer Department (M-D WASD) which is the water supplier; and

WHEREAS, Miami-Dade County adopted its 10-Year Water Supply Facilities Work Plan Update on January 19, 2023; and

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

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

WHEREAS, the City of Opa-locka City Commission recognizes that, every 5 years, it is necessary to amend the City's Water Supply Facilities Work Plan (the "Plan") and water supply plan related text amendments, attached hereto as Exhibit "A", and incorporated herein by reference in order to ensure that the Plan is current and consistent with the City's planning and regulatory needs; and

WHEREAS, the City Commission desires to comply with state law and adopt the City's Water Supply Facilities Work Plan (the "Plan") and water supply plan related text amendments in the form prescribed by law; and

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

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

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

WHEREAS, the City Commission voted to transmit the proposed water supply plan related text amendments to the Comprehensive Plan to state agencies, after first reading, for review pursuant to Section 163.3177(6), Florida Statutes; and

WHEREAS, on XXXXX XX, 2024, the City Commission held a second reading and public reading of this proposed Ordinance with due public notice and input; and

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

SECTION 1. RECITALS.

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

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

The City of Opa-Locka, Florida, Comprehensive Plan is hereby amended to incorporate by reference the 2022 10-Year Water Supply Facilities Work Plan Update (Exhibit "A") and proposed water supply plan related text amendments, pursuant to Section 163.3177(6), Florida Statutes, as follows:

Infrastructure Element

Policy I-1.1: To assure adequate level of service, the following LOS standards are hereby adopted, and shall be used as the basis for determining the facility capacity and the demand generated by a development.

FACILITY	LEVEL OF SERVICE STANDARDS
Sanitary Sewer Facilities	The ~~system shall maintain the~~ wastewater treatment plants shall operate with a physical capacity of no less than ~~to collect and dispose of 102 percent of~~ the average daily influent sewage flow for the ~~system demand for the~~ preceding ~~five years~~ 12 months. Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards. The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period. ~~All treatment plants shall maintain the capacity to treat no less than the average daily sewage flow.~~

<table>
<tr><td></td><td>~~Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.~~

The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.</td></tr>
<tr><td>Fire Flow</td><td>Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

<table>
<tr><td>Land Use:</td><td>Min. Fire Flow (gpm)
~~Gallons Per Minute~~</td></tr>
<tr><td>Single Family Residential Estate</td><td>~~750~~
500</td></tr>
<tr><td>Single Family and Duplex; Residential on minimum lots of 7,500 sf</td><td>750</td></tr>
<tr><td>Multi-Family Residential (Low Medium Density), Semiprofessional Offices</td><td>1,500</td></tr>
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<tr><td>~~Commercial/Industrial~~</td><td>~~3,000~~</td></tr>
</table></td></tr>
<tr><td colspan="2">* * *</td></tr>
</table>

Potable Water	Regional treatment. System shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. User LOS. Maintain capacity to produce and deliver ~~126.82~~ 120.26 gallons per capita per day systemwide. Water Quality. Shall meet all county, state and federal primary potable water standards. Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.

Objective I-5 Monitoring Measures:

1. Achievement of regional water conservation goals.
2. The City's Work Plan Update shall remain consistent with the County's ~~2~~10-Year Supply Facilities Work Plan Update, which is compatible with the Miami Dade County Water Use Permit renewals and with projects as listed in the South Florida Water Management District's 201~~3~~8 Lower East Coast Regional Water Supply Plan Update. The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

Policy I-5.4: The City of Opa-Locka must adopt by reference into its Comprehensive Plan the City of Opa-Locka 20~~15~~22 ~~2~~10-year Water Supply Facilities Work Plan Update (Work Plan Update) adopted ~~May 25, 2016~~ XXXX, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approves its 201~~3~~8 Lower East Coast Water Supply Plan Update. The Work Plan will be updated, at a minimum, every 5 years. The City of Opa-Locka 20~~15~~22 ~~2~~10-year Water Supply Facilities Work Plan Update is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 20-year period.

Policy I-5.5: Comply with the 20~~15~~22 ~~2~~10-year Water Supply Facilities Work Plan Update adopted on ~~May 25, 2016~~ XXXX and incorporate such Work Plan Update into the City of Opa-Locka Comprehensive Plan.

Conservation Element

Policy C-3.5: The implementation of the 20~~15~~22 ~~2~~10-year Water Supply Facilities Work Plan Update will ensure that adequate water supplies and public facilities are available to serve the water supply demands of the City's growing population.

Policy C-3.7: By July 1, 2024, the City shall adopt conservation measures by ordinance in conformance with the SFWMD's Mandatory Year-Round Landscape Irrigation Conservation Measures (as detailed in 40E-24, Florida Administrative code). Specifically, the City ordinance shall prohibit landscape irrigation during those periods of the day when irrigation efficiency significantly decreases, and limit landscape irrigation water use to two days per week. The City ordinance shall further encourage users to apply no more than 3/4 -inch to 1-inch of water per week on their lawns and landscape areas and only as needed to supplement rainfall.

Implementation:

- Who? The City
- How? Through the enforcement of SFWMD's Mandatory Year-Round Landscape Irrigation Conservation Measures
- When? Upon Ordinance adoption

Intergovernmental Coordination

Objective IC-1 Monitoring Measures:

1. Demonstrated compliance with policies IC-1.1 – IC1.8 (ongoing participation in intergovernmental coordination efforts).

Policy IC-1.6: The City shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards within the Miami-Dade County Water and Sewer Department, Department of Regulatory and Economic Resources, the South Florida Water Management District, and the 201~~3~~8 Lower East Coast Water Supply Plan Update.

Policy IC-1.7: The City will coordinate with the South Florida Water Management District concerning its jurisdictional authority as necessary and support its efforts concerning the *201~~3~~8 Lower East Coast Water Supply Plan Update*, ACCELER8 Everglades and CERP and the Biscayne Bay Coastal Wetlands

Project to protect an Outstanding Florida Water – Biscayne Bay. The City hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendments adopted ~~February 4, 2015~~ January 19, 2023, the Miami-Dade Water and Sewer Department ~~2~~10-year Water Supply Facilities Work Plan ~~(2014-2033) Support Data (November 2014)~~, the *201~~3~~8 Lower East Coast Water Supply Plan Update* (LEC) approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ November 8, 2018 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use Permit which was modified and approved by the SFWMD on ~~February 9, 2015~~ March 8, 2022, will now expire on ~~February 9, 2035~~ December 27, 2065.

Capital Improvements

Policy CI-3.1: The City shall utilize the following level of service standards as the basis for determining facility capacity and the demand generated by development.

FACILITY	LEVEL OF SERVICE STANDARDS
Sanitary Sewer Facilities	The ~~system shall maintain the~~ wastewater treatment plants shall operate with a physical capacity of no less than ~~to collect and dispose of 102 percent of~~ the average daily influent sewage flow for the ~~system demand for the~~ preceding ~~five years~~ 12 months. Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards. The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the

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* * *	
Potable Water	Regional treatment. System shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. User LOS. Maintain capacity to produce and deliver ~~126.82~~ 120.26 gallons per capita per day systemwide. Water Quality. Shall meet all county, state and federal primary potable water standards. Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. CONFLICT AND REPEALER.

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

SECTION 5. LIBERAL CONSTRUCTION.

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

SECTION 6. SEVERABILITY.

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

SECTION 7. EFFECTIVE DATE.

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

PASSED FIRST READING this _____ day of _____, 2023.

PASSED SECOND READING this_____ day of _____, 2024.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by:

Seconded by:

VOTE:

Commissioner Williams
Commissioner Kelley
Commissioner Bass
Vice Mayor Ervin
Mayor Taylor

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

Memorandum

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

TO: Planning and Zoning Appeals Board
(Local Planning Agency)
City of Opa-Locka

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

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

CC: Karla Ebenbach
Ebenbach Consulting

Antonio Augello
Clavin, Giordano & Associates

SUBJECT: 2022 10-Year Water Supply Facilities Work Plan Update, including all text and map amendments

DATE: November 14, 2023

Changes to the City's 10-Year Water Supply Facilities Work Plan Update and associated amendments to the Comprehensive Plan were last adopted May 25, 2016. Florida Statutes require a review every five years.

BACKGROUND AND ANALYSIS

The City is subject to the jurisdiction of the South Florida Water Management District (SFWMD) in regard to State requirements for local water supply planning. The SFWMD has concluded that traditional water supply sources will not be sufficient to meet the water needs of the growing South Florida population. As a result, the Florida Legislature enacted seven (7) bills in Sessions between 2002 and 2016 in order to address the State's water supply needs, as potential limitations on the continued use of traditional water supplies became increasingly apparent.

Chapter 163, F.S. requires all local municipalities to update their Water Supply Facilities Work Plan and adopt that plan into the comprehensive plan within 18 months of the SFWMD's approval of the Lower East Coast Water Supply Plan. The work plan and the comprehensive plan amendments must address the development of traditional and alternative water supplies and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Lower East Coast Water Supply Plan was approved on November 8, 2018. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to amend their comprehensive plans to adopt a Work Plan Update was May 2020. This deadline could not be achieved because Miami-Dade County did not adopt their water supply plan until January 19, 2023.

The previous LOS as established by the City and based on Miami-Dade County data was 126.82 gallons per capita per day. With conservation and leak detection efforts the per capita per day demand has now been lowered to 120.26 gallons. Therefore, the recommended LOS is 120.26 gallons per capita per day.

A copy of the draft Work Plan Update and the related Comprehensive Plan amendments are attached.

After recommendation by the Planning and Zoning Appeals Board to the City Commission and first reading by the Commission the proposed water supply plan related amendments to the Comprehensive Development Master Plan will be transmitted to the FloridaCommerce Department and other review agencies. Once agency reviews are completed the item will be scheduled for second reading (adoption).

RECOMMENDATION

Recommendation of approval to the City Commission of "2022 10-Year Water Supply Facilities Work Plan Update", including all text and map amendments.

Attachments

Draft 2022 10-Year Water Supply Facilities Work Plan Update
Draft Ordinance - adopting 2022 Water Supply Facilities Work Plan Update
PZAB Powerpoint Presentation

CITY OF OPA-LOCKA

2022 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE



Calvin, Giordano & Associates, Inc.
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Acknowledgements

City Commission

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

Planning & Zoning Board

Elio Guerrero, Chairman
Germane Barnes, Board Member
Audrey Dominguez, Board Member
Dorothy Johnson, Board Member
Dawn Mangham, Board Member
Aldo Mata, Board Member
Claudienne Hibbert Smith, Board Member

Opa-locka Staff

Darvin Williams, Interim City Manager
Burnadette Norris-Weeks, City Attorney
Joanna Flores, City Clerk
Gregory Gay, Planning and Community Development Director

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FIGURES

Figure 1 General Location Map
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ATTACHMENTS

Miami-Dade County Final Recommendations Report to Amend the CDMP (Adopted January 19, 2023)

Miami-Dade County 10-Year Water Supply Facilities Work Plan (April 2022)

MDWASD Water Conservation Plan (November 2020)

1.0 INTRODUCTION

The City of Opa-Locka (City) acknowledges the importance of water conservation and reuse and has included policies in its Comprehensive Plan ~~in order~~ to assist in implementing related strategies. The City also recognizes that ~~in order~~ to maintain a proactive water conservation program there must be an effective coordination program with Miami-Dade County Water and Sewer Department (MDWASD) to ensure the success of the program. In addition, the City maintains an excellent working relationship with MDWASD as a wholesale customer to ensure compliance with all applicable regulations and guidelines. Since the City is a wholesale customer, City residents and businesses buy their water from the City at a determined rate. Under this arrangement, the City's Public Works Department coordinates with WASD to ensure that enough capacity is available for existing and future customers and supporting infrastructure such as the water lines are adequately maintained.

The City of Opa-Locka ~~2015~~ 2022 ~~2~~10-Year Water Supply Facilities Work Plan Update (hereinafter the Work Plan Update) adopted on ~~May 25, 2016~~ XXXX will reference the initiatives already identified in the Miami-Dade County's ~~2~~10-year Water Supply Facilities Work Plan Update, which was adopted on ~~February 4, 2015~~ January 19, 2023, since the City is a wholesale customer obtaining 100% of its water needs from MDWASD. According to state guidelines, the Work Plan Update and the Comprehensive Plan elements must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period.

The purpose of the City's ~~new 2015~~ 2022 ~~2~~10-Year Water Supply Facilities Work Plan Update is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. The City's first Work Plan was adopted on September 14, 2011 with a 10-year planning horizon while the second Work Plan was adopted on May 25, 2016 with a 20-year planning horizon. This Work Plan Update will be adopted with a ~~2~~10-year planning horizon to be consistent with both the Miami-Dade County and South Florida Water Management District Water Facilities Work Plans. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Water Supply Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. Updates to the original Work Plan are required every five years. The City is located in the South Florida Water Management District region in southeast Florida (Figure 1). The 201~~3~~8 *Lower East Coast Water Supply Plan Update* (LEC) was approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ November 8, 2018. Therefore, local governments within the South Florida Water Management District Lower East Coast jurisdiction should amend their comprehensive plans to adopt a Work Plan Update ~~by March 12, 2015~~ within the referenced timeframe. As stated previously,

MDWASD provides wholesale potable water service to its customers in the City (Figure 2).

The City's Work Plan is divided into six sections:
Section 1 – Introduction
Section 2 – Background Information
Section 3 – Data and Analysis
Section 4 – Intergovernmental Coordination
Section 5 -- Capital Improvement Elements
Section 6 – Goals, Objectives, Policies

1.1 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, 2005, ~~and~~ 2011, 2012, 2015 and 2016 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

The City of Opa-Locka has considered the following statutory provisions when updating the Water Supply Facilities Work Plan (Work Plan):

1. Coordinate appropriate aspects of its comprehensive plan with the South Florida Water Management District's Regional Water Supply Plan, [163.3177(6)(a), F.S.].

2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.

3. Ensure that adequate water supplies and facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), F.S.].

4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:

a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated SFWMD Regional Water Supply Plan or the alternative project(s) proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.];

b. Identify the traditional and alternative water supply projects, and the conservation and reuse programs necessary to meet water needs identified in the SFWMD Regional Water Supply Plan [s. 163.3177(6)(c), F.S.]; and,

c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.].

5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].

6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the SFWMD Regional Water Supply Plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use and demand for the established planning period, considering the SFWMD Regional Water Supply Plan [s.163.3167(9), F.S.].

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the SFWMD Regional Water Supply Plan [s.163.3177(6)(h)1., F.S.].

8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3181(3), F.S.].

9. A local government that does not own, operate, or maintain its own water supply facilities, including, but not limited to, wells, treatment facilities, and distribution infrastructure, and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or to maintain a work plan if any such local government's usage of water constitutes less than 1 percent of the public water utility's total permitted allocation. However, any such local government is required to cooperate with, and provide relevant data to, any local government or utility provider that provides and natural groundwater aquifer recharge element updated in accordance with

s. 163.3191. Any local government may verify its qualifications for the exemption with the Florida Department of Economic Opportunity (DEO) [s. 163.3177(6)(c)4., F.S.].

2.0 BACKGROUND INFORMATION

2.1 Overview

The City of Opa-locka, incorporated in 1926, ~~and~~ is located in northwestern Miami-Dade County. The City has an ~~combined~~ area of approximately 4.4 square miles. The City is bounded by NW 151 Street to the north, NW 119 Street to the south, NW 17 Avenue to the east and NW 47 Avenue to the west. The City is located near major transportation roadways including State Road 9, NW 37 Avenue, Gratigny Parkway, NW 27 Avenue, NW 22 Avenue, and NW 135 Street.

The City had a 2010 Census population of ~~14,886~~ 16,463. The Miami-Dade Water and Sewer Department Wholesale Customers Report reflects a 20~~16~~20 population of ~~15,507~~ 16,631 persons living in Opa-Locka. For the purposes of this Update, the data found in the Miami-Dade County 10-Year Water Supply Facilities Work Plan (April 2022) will be utilized.

~~Nearly 14% of Opa-Locka's gross acreage is vacant and, as indicated by the current economy, it is unlikely that t~~The City will experience a population ~~boom in the next several years unless development of mixed-use projects within the downtown is realized~~ increase during this planning period. ~~The~~ A potential expansion of the City's current boundaries through annexations is another factor which might result in a ~~significant~~ population increase during the planning period. ~~The Commission has actively sought to annex several mostly commercial/industrial areas.~~

~~The City of Opa-Locka Sustainable Communities Challenge Initiative: Current Conditions Report dated September 2012 provided~~ aAn evaluation of land uses by gross acreage~~.~~ ~~This report~~ has revealed the following approximate breakdown: Industrial (34~~8~~ %); Vacant (~~21~~6%); Residential (1~~5~~7 %); Government (~~1~~5%); Commercial (~~11~~3%); Institutional (~~2~~6%); Roads/ROW (20%) and, ~~Other~~ Water (~~3~~4%).

2.2 Relevant Regional Issues

Regional issues that affect the City of Opa-Locka include minimizing pressure on the Everglades and Biscayne Bay ecosystems and, Biscayne and Florida Aquifers. To that end, the Comprehensive Everglades Restoration Plan (CERP) is providing the foundation for one of the largest ecosystem restoration projects in the world. The SFWMD and the US Army Corps of Engineers have partnered in order to restore, protect and preserve the water resources of central and southern Florida, including the Everglades. Various projects under CERP help ensure the proper quantity, quality, timing, and distribution of

waters to the Everglades and all of South Florida. The goal of CERP is to capture fresh water that now flows unused to the Atlantic Ocean and the Gulf of Mexico redirect it to areas that need it most.

The SFWMD's priorities have focused on creating Water reservation rules to facilitate construction of CERP project components. The City is in support of CERP and other restoration projects listed in the 2018 Lower East Coast (LEC) Water Supply Plan Update that further the Northern/Southern Everglades 20-year commitment to Everglades restoration, including the C-111 South Dade, C-111 Spreader, Biscayne Bay Coastal Wetland BBCW L-31 East Floway, BBCW Deering Estate and BBCW Cutler Wetlands projects.

The South Florida Water Management District is the state agency responsible for water supply in the Lower East Coast planning area which includes the jurisdictional boundaries of Opa-Locka. SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rulemaking to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007, as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

Even with an ever-increasing population, withdrawals from the Aquifers will be limited, greater conservation will be required to reduce per capita use; and, reclaimed water must continue to be an important alternative water source per the 2008 Leah G. Schad Ocean Outfall Program. The City does not have any domestic wastewater facilities which discharge to the ocean. But supports Miami-Dade County efforts in reducing wastewater outflows and providing for reuse.

The 2013~~3~~8 Lower East Coast Water Supply Plan Update notes that a number of utilities have diversified their water supplies, including treatment and storage technologies, and water conservation programs. These alternatives include constructing brackish Floridan aquifer wells and reverse osmosis treatment plants, reclaimed water treatment and distribution facilities, and aquifer storage and recovery systems. ~~Between 2007 and 2009, 41 MGD of potable water supply capacity was added. From 2010 to 2013, nine utilities built potable water supply (PWS) projects with a capacity of 49 MGD. Approximately 14 percent of the current PWS allocation is now from an alternative water source, primarily brackish groundwater.~~

From FY2013 to FY2018, the SFWMD provided more than $3 million in alternative water supply funding for 11 projects in the LEC Planning Area. Funded projects created 9.25 million gallons per day (mgd) of new reclaimed water capacity and 4.19 mgd of additional reclaimed water distribution or storage in the LEC Planning Area.

The 2018 Lower East Coast Water Supply Plan Update water supply major issues are as follows: 1. Fresh surface water and groundwater are limited; further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed. 2. Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Service Area RAA criteria. 3. Construction of additional storage systems (e.g., reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee. 4. Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law. 5. Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.

Through Infrastructure Objective AR-1 and Policy AR-1.1 the City supports protecting the integrity of groundwater. Additionally, Conservation Objective C-2 and its implementing policies protects ground and surface resources.

As further outlined in Section 3.~~6~~7 of this Plan the City will support and assist in disseminating information on water conservation related programs and incentives from Miami-Dade County and SFWMD.

3.0 DATA AND ANALYSIS

The intent of the data and analysis section of the Work Plan Update is to describe the information that local governments need to provide to state planning and regulatory agencies as part of their proposed comprehensive plan amendments, particularly those that would change the Future Land Use Map (FLUM) to increase density and/or intensity.

3.1 Population Information

The City's existing and future population figures were derived from the MDWASD Wholesale Customers Report estimate. Below is a comparison in tabular format. As stated previously, for the purpose of water supply planning the ~~LEC~~ MDWASD projections will be utilized. As shown in Table 1, the ~~LEC~~ MDWASD ~~Update~~ Plan states that the MDWASD Service Area has a 2020 population of ~~2,239,773~~ 2,533,548.

For informational purposes, the total 201~~0~~6 population of Miami-Dade County, in which the City's population is included, was ~~2,496,435~~ 2,700,794 (Table ~~A-7~~ B-1. PWS and DSS population projections for the Miami-Dade LEC Planning Area, *201~~3~~8 LEC Water Supply Plan Update*). Of that total the Miami-Dade WASD serviced ~~2,141,885~~ 2,351,064 residents.

Table 1.
City vs. Miami-Dade County Population Comparison

	~~2016~~	~~2020~~	~~2025~~	~~2030~~	~~2035~~
~~City of Opa-locka~~	~~15,507~~	~~15,631~~	~~16,004~~	~~16,376~~	~~16,748~~
~~Unincorporated Area Served by Opa-locka~~	~~1,033~~	~~1,048~~	~~1,063~~	~~1,079~~	~~1,095~~
~~Miami Gardens Served by Opa-Locka~~	~~2,929~~	~~3,036~~	~~3,144~~	~~3,251~~	~~3,359~~
~~MDWASD Service Area~~	~~2,239,773~~	~~2,337,660~~	~~2,435,548~~	~~2,533,436~~	~~2,684,800~~
~~Miami-Dade County Total Pop.~~	~~2,610,526~~	~~2,724,618~~	~~2,838,709~~	~~2,952,800~~	~~3,172,405~~

	2020	2025	2030	2035	2040
City of Opa-locka	16,631	17,372	18,114	18,855	19,596
Unincorporated Area Served by Opa-locka	1,094	1,108	1,121	1,135	1,149
Miami Gardens Served by Opa-Locka	3,262	3,373	3,483	3,594	3,705
Opa-locka Service Area Total	20,987	21,853	22,719	23,585	24,451
MDWASD Service Area	2,407,121	2,533,548	2,659,975		
Miami-Dade County Total Pop.	2,777,310	2,924,743	3,072,175		

Sources: Exhibit C-3, MDWASD Wholesale Customers – Water Service Area Population by Utility Served, MDWASD 10-Year Water Supply Facilities Work Plan (April 2022) and Table 4-2 Population Projections to be Served by WASD.

The City does not have additional data on domestic self-supply systems. After review of City records it has been determined they are incomplete with respect to self-supply systems.

3.2 Maps of Current and Future Areas Served

The City of Opa-locka is located in the MDWASD Hialeah-Preston Subarea.

Figure 3 depicts current and future water service areas of the City. MDWASD is the only service provided to customers within the City's municipal boundaries. There are no areas anticipated to be annexed.

3.3 Potable Water Level of Service Standard

Policy ~~I-1.1~~ CI-3.1 of the ~~Potable Water~~ Capital Improvements Element in the adopted Comprehensive Plan sets the level of service (LOS) standard for potable water at ~~155~~ 120.26 gallons per capita per day. This policy also requires water delivered at a rate between 20 and 100 pounds per square inch. Using population and water demand figures provided by the Miami-Dade Water and Sewer Department, the ~~2014~~ 2022 actual LOS for the City is ~~126.82~~ 120.26 gallons per capita per day. WASD uses ~~137.2~~ 139 gallons per capita systemwide.

The Miami-Dade Water and Sewer Department (WASD) is in charge of maintaining the water distribution and treatment facilities which it wholesales to the City of Opa-Locka. Water service is provided through the John E. Preston Water Plant. Currently the potable water system serves all non-residential and residential land uses in Opa-Locka.

The City will also revise Policy I-1.1 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Aquifer Recharge Element, setting the level of service standard to deliver ~~126.82~~ 120.26 gallons per capita per day. The proposed policy change matches the recommendation by WASD to deliver ~~126.82~~ 120.26 gallons of potable water per capita per day to the residents of Opa-Locka.

3.4 Sanitary Sewer Level of Service Standard

Policy CI-3.1 of the Capital Improvements Element in the adopted Comprehensive Plan sets the level of service (LOS) standard for sanitary sewer at 122 gallons per capita per day.

The Miami-Dade Water and Sewer Department (WASD) is in charge of maintaining the wastewater collection and treatment facilities for the City of Opa-Locka through the North District Wastewater Treatment Plant.

The City will also revise Policy I-1.1 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Aquifer Recharge Element, setting the level of service standard to collect 122 gallons per capita per day. The proposed policy changes match the LOS Standard by WASD.

3.45 Population and Potable Water Demand Projections for the City

The South Florida Water Management District *2013~~8~~ Lower East Coast Water Supply Plan Update* (LEC) details the projected potable water demand for MDWASD, which includes the City of Opa-Locka. Since MDWASD provides water to a number of Miami-Dade County municipalities and most of the unincorporated area, the analysis of the City's water needs is determined by the City's percentage of the overall population of the MDWASD service area population (Table 2).

Table 2.
MDWASD – Including Opa-Locka
Current and Projected Water Supply
(MDWASD) Water Use Permit No. 13-00017-W

	~~**ACTUAL**~~	~~**PROJECTED**~~			
	~~2016~~	~~2020~~	~~2025~~	~~2030~~	~~2035~~
~~Population of Opa-Locka Service Area~~	~~19,469~~	~~19,716~~	~~20,211~~	~~20,706~~	~~21,201~~
~~OPL Per Capita (126.82 gallons per day finished water)~~ ~~120.26~~	~~126.82~~	~~126.82~~	~~126.82~~	~~126.82~~	~~126.82~~
~~Potable Water Demands (daily average annual) – City of Opa-Locka service area~~	~~2.47~~	~~2.50~~	~~2.56~~	~~2.63~~	~~2.59~~

~~Notes~~

~~1. Population projections MDWASD Wholesale Customers~~
~~2. Per Capita data from LEC Chapter 6: Water Supply Development Projects, p. 248~~

	ACTUAL	**PROJECTED**			
	2020	2025	2030	2035	2040
Population of Opa-Locka Service Area	20,987	21,853	22,719	23,585	24,451
OPL Per Capita (126.82 gallons per day finished water)	120.26	120.26	120.26	120.26	120.26

Potable Water Demands (daily average annual) – City of Opa-Locka service area	2.52	2.63	2.73	2.84	2.94

Notes:

1. Population projections MDWASD Wholesale Customers
2. Per Capita data from ~~LEC Chapter 6: Water Supply Development Projects, p. 248~~ MDWASD 10-Year Water Supply Facilities Work Plan, Appendix C, Exhibit C-2, p. 368 (April 2022)

3.~~5~~6 Water Supply Distribution Provided by the City of Opa-Locka

MDWASD is a regional water and wastewater utility that furnishes potable water service to approximately ~~2.2~~ 2.5 million inhabitants and tens of thousands of commercial establishments. The service area covers numerous municipalities and most of the unincorporated areas of Miami-Dade County. The City is a wholesale customer and distributes potable water to the City's residents or businesses. Additionally, potable water is supplied to portions of the City of Miami Gardens and unincorporated Miami-Dade County. In August 2014 the City, through the Florida Department of Environmental Protection Drinking Water State Revolving Fund Program, commissioned a study entitled Potable Water Infrastructure Improvements. This study reviewed Alternatives to upgrade the City's potable water distribution system. To date and due to funding shortfalls work has not ~~been~~ begun. The City continues to evaluate its funding options, including grants.

3.~~6~~7 Water Supply Provided by Miami-Dade County WASD

As stated above, the MDWASD System supplies potable water to over 2.~~2~~5 million persons, including residents and businesses within the City, and is an interconnected system of three subareas. Other water suppliers within Miami-Dade County include: North Miami Beach, North Miami, Homestead and Florida City. Currently within the MDWASD Service Area there are 15 municipal wholesale customers (including the City of Opa-Locka).

The information contained in the City's Comprehensive Development Master Plan ~~Amendments~~ adopted February 4, 2015 and the Miami-Dade WASD ~~2~~10-year Water Supply Facilities Work Plan ~~(2014-2033) Support Data~~ (~~November 2014~~ April 2022), the *Lower East Coast Water Supply Plan Update* (LEC) approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ November 8, 2018, and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use Permit which was modified and approved by the SFWMD on ~~February 9, 2015~~ March 8, 2022, will now expire on ~~February 9, 2035~~ December 27, 2065.

The following Miami-Dade County CDMP Policy supports the coordination with the SFWMD LEC Update:
WS-6D. In the development of its future potable water supplies, Miami-Dade County shall,

to the maximum extent feasible, utilize methods which preserve the integrity of the Biscayne Aquifer, protect the quality of surface water and related ecosystems, consider and are compatible with the South Florida Water Management District's ~~2013~~ Lower East Coast Regional Water Supply Plan Update and the current Water Use Permit, and comply with the land use and environmental protection policies of the Miami-Dade County CDMP, the Strategic Regional Policy Plan for South Florida, and the State Comprehensive Plan.

The City of Opa-Locka is served by the Hialeah-Preston sub-area water treatment plant. The Hialeah-Preston (H-P) subarea is comprised of dedicated low-pressure pipelines, remote storage tanks, pumping facilities and high pressure systems. This system delivers water to Hialeah, Miami Springs, the City of Miami and other portions of northeastern Miami-Dade County, generally north of Flagler Street. The Hialeah Reverse Osmosis (R.O.) plant was completed in October 2013 and is providing water to the City of Hialeah and unincorporated Miami-Dade County.

The Hialeah-Preston subarea water treatment plants are supplied by four water supply wellfields which extract water from the Biscayne Aquifer. The total designed installed capacity from the four wellfields in the Hialeah-Preston subarea is approximately 295 million gallons per day (MGD). The Hialeah-Preston subarea also accesses water from the Floridan Aquifer by ~~five~~ six wells that have a finished water supply capacity of 10 MGD, 7.5 MGD well capacity has been completed with the remaining 2.5 MGD well capacity to be completed by the end of ~~2016~~ 2022. In addition to these wellfields, WASD's plans for ASR include the Southwest and West Wellfield.

WASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the WASD designed an ultra-violet (UV) light disinfection system for each ASR site to treat the Biscayne Aquifer water before injecting it into the Floridan Aquifer. M-D WASD Capital Improvements Projects impacting the City are referenced in **Section 5.0** of this Plan Update.

3.~~7~~8 Conservation

Water conservation is the key to maintaining the health and productivity of the Surifical and Floridan Aquifers. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields (Figure 3.) through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The City of Opa-Locka works in coordination with MDWASD, SFWMD and state efforts aimed at promoting conservation through a variety of means including:

- Water Use Efficiency requirements included in the Code of Miami-Dade County

- Limiting Irrigation Hours
- Florida-Friendly Landscape Ordinance
- Rain Sensor Ordinance
- Water Conservation Rate Structure
- Leak Detection and Repair Program
- Public education
- Offering low-cost kits to its customers to reduce water use in their homes (High-Efficiency Fixtures).

For more information about WASD's Water Conservation Program visit http://www.miamidade.gov/conservation/home.asp

3.~~7~~8.1 County-wide Efforts

Section 4.5 Water Conservation and Reuse of the Miami-Dade WASD ~~2~~10-year Water Supply Facilities Work Plan (~~2014-2033~~ April 2022) ~~Support Data (November 2014)~~ outlines additional MDWASD efforts (pages 4-~~6~~7 and ~~7~~8).

Presently, water utilities are saving substantial amounts of water through strategic water-efficiency programs and Best Management Practices (BMP) included in their Water Use Efficiency Plan. The savings from water conservation often translate into more potable water available for residential and non-residential use, capital and operating savings, which allow systems to defer or avoid significant expenditures for water supply facilities and wastewater facilities. As a result of these efforts, the County has achieved 16.19 MGD of water saving through fiscal year 2021.

The City continues to remain in full support of the water conservation initiatives adopted by the SFWMD and Miami-Dade County.

While the City is not responsible for the Comprehensive Everglades Restoration Project, it is supportive of the regional water conservation efforts related to this regional rehydration of the Florida Everglades. The City is also supportive of mandating yard water restrictions that have been directed by the South Florida Regional Water Management District. There are no water conservation projects identified in the City's Capital Improvements Element or Capital Improvements Schedule.

The City will continue to coordinate future water conservation efforts with WASD and SFWMD to ensure that proper techniques are applied. In addition, the City will continue to support and expand existing goals, objectives and policies in the ~~GMP~~ City's Comprehensive Development Master Plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The City will continue to actively support SFWMD and Miami-Dade County in the implementation of new regulations or programs that are designed to conserve water.

Reuse

For the past several years, the State of Florida ~~is leading~~ has led the nation in water reuse. The water reuse effort in the state is primarily led by utilities, local governments, the water management districts and state agencies. The intent of ~~their efforts~~ this is to implement water reuse programs that increase the volume of reclaimed water used and promotes public acceptance of reclaimed water. ~~The City is in full support of the water reuse initiatives under consideration by both the SFWMD and Miami-Dade County. The County has committed to implement a total of 117.5 mgd of water reuse as noted in the County's 20-year water use permit.~~

The County's projected finished water demands are now markedly lower than anticipated when the first 20-year water use permit application was submitted. As such, wastewater reuse to address water supply demands is no longer required, and other alternative water supplies (Floridan aquifer, water conservation, C-51 reservoir, etc.) have been determined to be more viable and shall be considered in the future. WASD is currently implementing a total of 16.49 MGD of reuse at each of the Wastewater Treatment Plants, primarily for in-plant (process water) use. In addition, WASD will be providing up to 15 MGD of reclaimed water from the South District Wastewater Treatment Plant to the FPL facilities at Turkey Point, per Miami-Dade County Resolution No. R-579-20 approved by the BCC on June 16, 2020.

3.~~7~~8.2 City Specific Actions, Programs, Regulations, or Opportunities

The City will coordinate future water conservation and reuse efforts with MDWASD and the SFWMD to ensure that proper techniques are applied. In addition, the City will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation and reuse in a cost-effective and environmentally sensitive manner. The City will continue to actively support the SFWMD and MDWASD in the implementation of new regulations or programs that are design to conserve water during the dry season. Finally, the City will administer its own water conservation practices. The City has also implemented a tiered rate structure for potable water.

The City has been successful in implementing, as applicable, its water conservation policies and supporting efforts by Miami-Dade County and the South Florida Water Management District in their efforts to promote water conservation and reuse. The City promotes the policies, requirements and procedures as outlined in Section 3.~~7~~8, including those found within the Miami-Dade County Water Use Efficiency Standards Manual (2009). As shown by the City's per capita consumption rate of ~~126.82~~ 120.26 gallons per capita vs. ~~147~~ 139 generally countywide, the City has been a leader by this metric. Recently, the City of Opa-locka customer water billing function has transitioned to Miami-Dade County WASD. As a result, additional water conservation information is being

disseminated to property owners within the City, unincorporated area and Miami Gardens (See MDWASD Water Conservation Plan, November 2020).

3. ~~7~~8.3 MDWASD Specific Regulations

MDWASD, and therefore the City, implement water conservation through the following Ordinances: Irrigation Hours, Florida-Friendly Landscape, High-Efficiency Fixtures, Rain Sensor, Water Conservation Rate Structure, Leak Detect & Repair Program and Public Education Programs. The City will also continue to comply with all the Water Use Efficiency requirements included in the Code of Miami-Dade County. Additionally, the following code requires that the City is governed by County regulations:

Sec. 22-174. Compliance with County Standards
Minimum standards or requirements for landscaping and irrigation within the City, if not addressed in this Article shall only then be governed by the following, as may be amended: 1. Chapter 18A, Miami-Dade County Landscaping Ordinance and Landscape Manual 2. Chapter 18B, Miami-Dade County Right-Of-Way Landscape Ordinance 3. Chapter 24, Miami-Dade County Environmental Protection Ordinance 4. Chapter 32, Miami-Dade County Water and Sewer Regulations 5. In instances where conflicts between Articles or Chapters occur, the Director shall determine upon review of a proposed application which Article sections shall apply.

4.0 INTERGOVERNMENTAL COORDINATION

The provision of water supply needs in the City of Opa-Locka is achieved in coordination with local, county, and regional partners including Miami-Dade County WASD and South Florida Water Management District. MDWASD is the City's primary water partner as they provide the City its water service utilities. As part of the water supply planning process and intergovernmental coordination in general the City has reviewed the Miami-Dade County Plan while outside agencies will review the City's Plan. MDWASD ensures that water supply services are provided to the majority of ~~residents~~ customers of Miami-Dade County in the most efficient and effective manner. SFWMD acts to protect the region's water supply resources and coordinates the implementation of state water regulations and policies through local water planning efforts and water supply services.

In this update of the ~~original~~ 10-Year Water Supply Facilities Work Plan, the City has reviewed its water supply related Objectives and policies and updated them as necessary. Changes to the Objectives and policies are outlined in Section 6.0. Policies are included which detail coordination efforts with both MDWASD and SFWMD. As a wholesale customer, the City must coordinate through data collection and billings the adequate supply of water and conservation practices with MDWASD and implement the requirements of County Code.

Recently, the City of Opa-locka customer water billing function has transitioned to Miami-Dade County WASD. As a result, additional water conservation information is being disseminated (See MDWASD Water Conservation Plan, November 2020). The City strives to continue coordination with Miami-Dade County WASD for pump station replacement and other necessary upgrades to the potable water system.

5.0 CAPITAL IMPROVEMENTS

The information contained in the City's Comprehensive Development Master Plan ~~Amendments adopted February 4, 2015~~ and the Miami-Dade WASD ~~2~~10-year Water Supply Facilities Work Plan (~~2014-2033~~ April 2022) ~~Support Data (November 2014)~~, the *201~~3~~8 Lower East Coast Water Supply Plan Update* (LEC) approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ November 8, 2018 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use Permit which was modified and approved by the SFWMD on ~~February 9, 2015~~ March 8, 2022, will now expire on ~~February 9, 2035~~ December 27, 2065.

As a wholesale customer the City is not responsible for the provision of infrastructure for potable water treatment and distribution. Below is a partial list of MDWASD projects and changes to its Capital Improvement Schedule.

As stated previously in Section 3.~~6~~7 the City is within the Hialeah-Preston Subarea. The MDWASD Capital Plan Bond/Fund Allocation for water projects through FY2029-2030 is $1.6 Billion. The following major Capital Improvements Projects may impact the City and are as further described in the Miami-Dade WASD ~~2~~10-year Water Supply Facilities Work Plan (~~2014-2033~~ April 2022) ~~Support Data (November 2014) Table 12~~ Appendix B 2021-2030 Multi-Year Capital Plan:

1) Systemwide Wellfield Improvements;
2) Systemwide Water ~~Main~~ Line Extensions and Improvements;
3) ~~Central M-D Water Transmission Mains Improvements: and,~~;
4) ~~Alexander Orr, Jr.~~ Water Treatment Plants ~~Expansion~~ Rehabilitation~~.~~;
4) Purchase of Lake Property Adjacent to Northwest Wellfield;
5) Miami Springs Wellfield Rehabilitation – Phase 1-3; and,
6) C-51 Reservoir Water Project.

~~Alternative Water Supply Projects~~
~~10 MGD Hialeah RO WTP Phase 1 – Operational October 2013 (7.5 MGD well capacity constructed)~~
~~20 MGD South Miami Heights WTP – under design (17.5 MGD Biscayne Aquifer/2.5 MGD Florida Aquifer)~~
~~CANCELLED AWSP's~~

~~Hialeah RO WTP Phase 2 and 3~~
~~Blending and canal recharge projects~~

~~Reuse Projects~~
~~Updated Reuse Projects~~
~~Existing Reuse at Three Wastewater Treatment Plants~~
~~Biscayne Bay Coastal Wetlands Rehydration~~
~~Pilot Completed~~
~~Full Scale capacity~~
~~90 MGD FPL for new cooling towers~~
~~CDWWTP, SDWWTP, New WDWWTP Florida Aquifer re-charge to meet Ocean Outfall Legislation (Total 27.6 MGD)~~
~~CANCELLED REUSE PROJECTS~~
~~Phase 1 and 2 Canal Re-charge for Alexander Orr WTP~~

~~Water Treatment Plants~~
~~Hialeah RO WTP~~
~~On-line October 2013~~
~~10 MGD (7.5 MGD Operational)~~
~~50% MDWASD/50% Hialeah~~
~~South Miami Heights~~
~~On-line by December 31, 2019~~
~~17.5 MGD Finished Water from Florida Aquifer~~
~~2.55 MGD Finished Water from Biscayne Aquifer~~

6.0 GOALS, OBJECTIVES AND POLICIES

The following Comprehensive Plan ~~goals,~~ objectives and policies are consistent with the Water Supply Facilities Work Plan Update.

Add the following new or amended Objectives, policies and Monitoring Measures as follows:

Infrastructure Element

Policy I-1.1: To assure adequate level of service, the following LOS standards are hereby adopted, and shall be used as the basis for determining the facility capacity and the demand generated by a development.

FACILITY	LEVEL OF SERVICE STANDARDS
Sanitary Sewer Facilities	The ~~system shall maintain the~~ wastewater treatment plants shall operate with a physical capacity of no less than ~~to collect~~

	~~and dispose of 102 percent of~~ the average daily influent sewage flow for the ~~system demand for the~~ preceding ~~five years~~ 12 months. Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards. The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period. ~~All treatment plants shall maintain the capacity to treat no less than the average daily sewage flow.~~ ~~Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.~~ The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.
Fire Flow	Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as

follows:

Land Use:	Min. Fire Flow (gpm) ~~Gallons Per Minute~~
Single Family Residential Estate	~~750~~ 500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential (Low Medium Density), Semiprofessional Offices	1,500
Multi-Family Residential (Medium and High Density)	2,000
Hospitals, Schools, Business and Industry	~~2~~3,000
~~Commercial/Industrial~~	~~3,000~~

* * *

Potable Water	Regional treatment. System shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. User LOS. Maintain capacity to produce and deliver ~~126.82~~ 120.26 gallons per capita per day systemwide. Water Quality. Shall meet all county, state and federal primary potable water standards. Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.

Objective I-5 Monitoring Measures:

1. Achievement of regional water conservation goals.
2. The City's Work Plan Update shall remain consistent with the County's ~~2~~10-Year Supply Facilities Work Plan Update, which is compatible with the Miami Dade County Water Use Permit renewals and with projects as listed in the South Florida Water Management District's 201~~3~~8 Lower East Coast Regional Water Supply Plan Update. The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

Policy I-5.4: The City of Opa-Locka must adopt by reference into its Comprehensive Plan the City of Opa-Locka 201~~5~~22 ~~2~~10-year Water Supply Facilities Work Plan Update (Work Plan Update) adopted ~~May 25, 2016~~ XXXX, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approves its 201~~3~~8 Lower East Coast Water Supply Plan Update. The Work Plan will be updated, at a minimum, every 5 years. The City of Opa-Locka 201~~5~~22 ~~2~~10-year Water Supply Facilities Work Plan Update is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 20-year period.

Policy I-5.5: Comply with the 20~~15~~22 ~~2~~10-year Water Supply Facilities Work Plan Update adopted on ~~May 25, 2016~~ XXXX and incorporate such Work Plan Update into the City of Opa-Locka Comprehensive Plan.

Conservation Element

Policy C-3.5: The implementation of the 20~~15~~22 ~~2~~10-year Water Supply Facilities Work Plan Update will ensure that adequate water supplies and public facilities are available to serve the water supply demands of the City's growing population.

Policy C-3.7: By July 1, 2024, the City shall adopt conservation measures by ordinance in conformance with the SFWMD's Mandatory Year-Round Landscape Irrigation Conservation Measures (as detailed in 40E-24, Florida Administrative code). Specifically, the City ordinance shall prohibit landscape irrigation during those periods of the day when irrigation efficiency significantly decreases, and limit landscape irrigation water use to two days per week. The City ordinance shall further encourage users to apply no more than 3/4 -inch to 1-inch of water per week on their lawns and landscape areas and only as needed to supplement rainfall.

Implementation:

- Who?The City
- How?Through the enforcement of SFWMD's Mandatory Year-Round Landscape Irrigation Conservation Measures
- When? Upon Ordinance adoption

Intergovernmental Coordination

Objective IC-1 Monitoring Measures:

1. Demonstrated compliance with policies IC-1.1 – IC1.8 (ongoing participation in intergovernmental coordination efforts).

Policy IC-1.6: The City shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards within the Miami-Dade County Water and Sewer Department, Department of Regulatory and Economic Resources, the South Florida Water Management District, and the 201~~3~~8 Lower East Coast Water Supply Plan Update.

Policy IC-1.7: The City will coordinate with the South Florida Water Management District concerning its jurisdictional authority as necessary and

support its efforts concerning the *201~~3~~8 Lower East Coast Water Supply Plan Update*, ACCELER8 Everglades and CERP and the Biscayne Bay Coastal Wetlands Project to protect an Outstanding Florida Water – Biscayne Bay. The City hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendments adopted ~~February 4, 2015~~ January 19, 2023, the Miami-Dade Water and Sewer Department ~~2~~10-year Water Supply Facilities Work Plan ~~(2014-2033) Support Data (November 2014)~~, the *201~~3~~8 Lower East Coast Water Supply Plan Update* (LEC) approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ November 8, 2018 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use Permit which was modified and approved by the SFWMD on ~~February 9, 2015~~ March 8, 2022, will now expire on ~~February 9, 2035~~ December 27, 2065.

Capital Improvements

Policy CI-3.1: The City shall utilize the following level of service standards as the basis for determining facility capacity and the demand generated by development.

FACILITY	LEVEL OF SERVICE STANDARDS
Sanitary Sewer Facilities	The ~~system shall maintain the~~ wastewater treatment plants shall operate with a physical capacity of no less than ~~to collect and dispose of 102 percent of~~ the average daily influent sewage flow for the ~~system demand for the~~ preceding ~~five years~~ 12 months. Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards. The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single

<table>
<tr><td></td><td>day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.

~~All treatment plants shall maintain the capacity to treat no less than the average daily sewage flow.~~

~~Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.~~

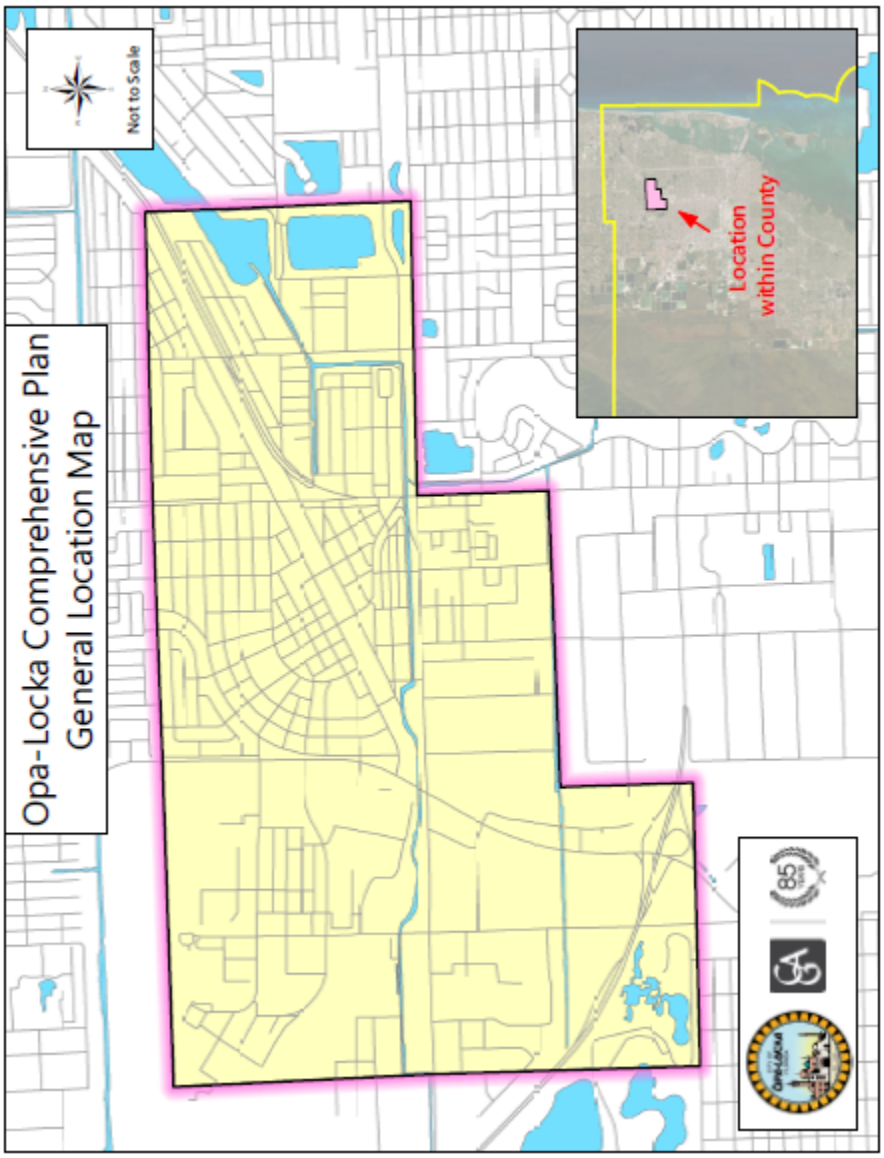
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<tr><td>Single Family Residential Estate</td><td>~~750~~ 500</td></tr>
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* * *	
Potable Water	Regional treatment. System shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. User LOS. Maintain capacity to produce and deliver <s>126.82</s> <u>120.26</u> gallons per capita per day systemwide. Water Quality. Shall meet all county, state and federal primary potable water standards. Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.

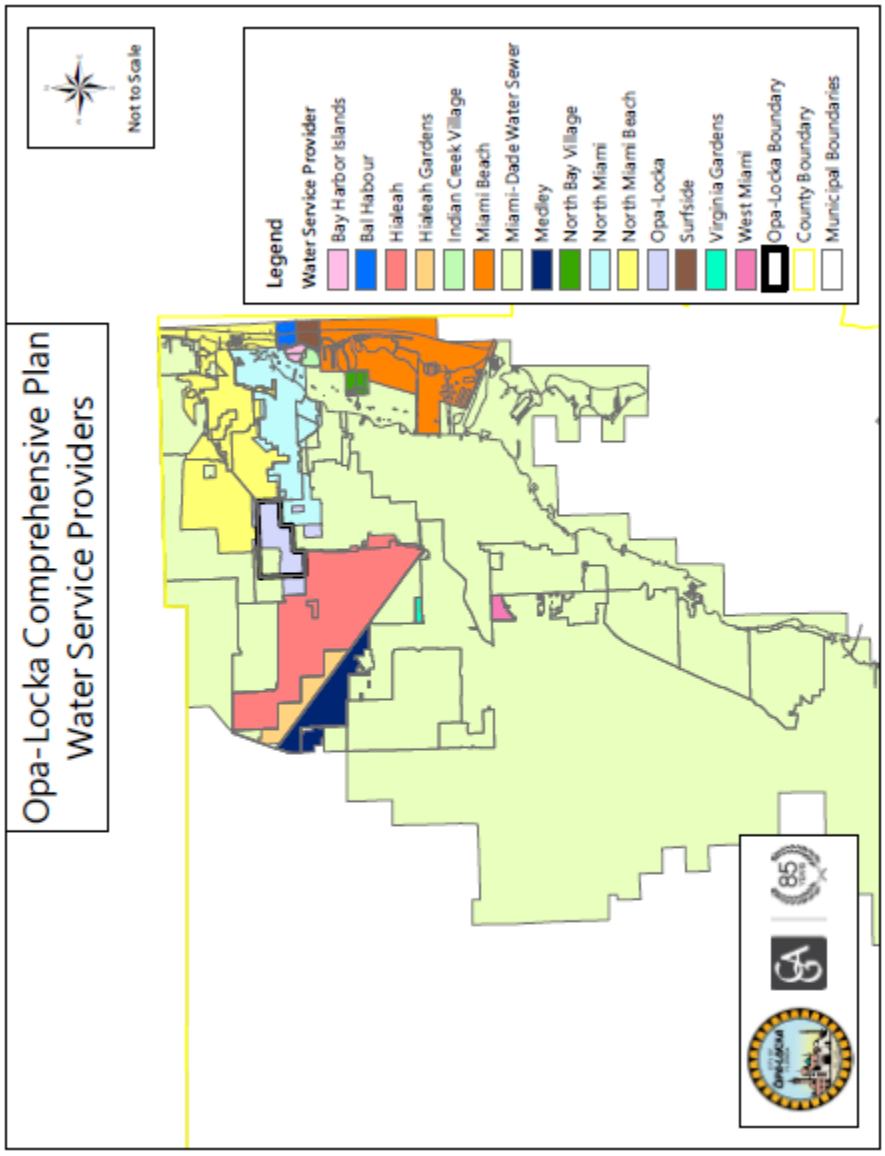
FIGURES

Figure 1



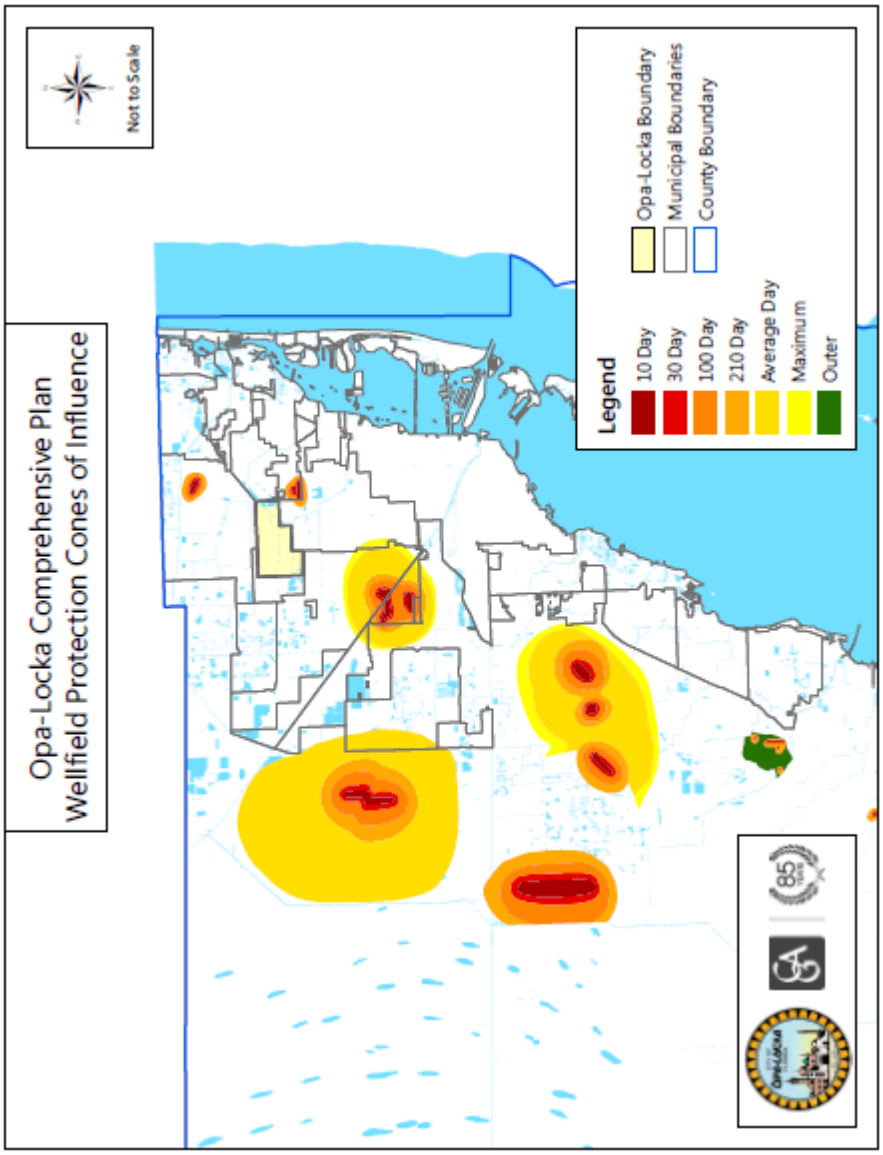
Source: Miami-Dade County Land Management Database, October 2023

Figure 2



Source: Miami-Dade County Land Management Database, October 2023

Figure 3



Source: Miami-Dade County Land Management Database, October 2023

ATTACHMENTS

Miami-Dade County Final Recommendations Report to Amend the CDMP
(Adopted January 19, 2023)

Miami-Dade County 10-Year Water Supply Facilities Work Plan
(April 2022)

MDWASD Water Conservation Plan
(November 2020)

DRAFT CITY OF OPA-LOCKA EAR AMENDMENTS

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE OPA-LOCKA COMPREHENSIVE DEVELOPMENT MASTER PLAN AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3191(1)), FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, pursuant to F.S. 163.3191(1), at least once every 7 years ("Evaluation and Appraisal Cycle"), each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements in Part II of Chapter 163, Florida Statutes, since the last update of the local government's comprehensive plan, and notify the state land planning agency as to its determination; and

WHEREAS, City of Opa-locka City Commission recognizes that, periodically, it is necessary to amend the City Comprehensive Development Master Plan (the "Plan") in order to ensure that the Plan is current and consistent with the City's planning and regulatory needs; and

WHEREAS, the City Commission finds that the proposed evaluation and appraisal based text amendments, attached hereto as Exhibit "A", and incorporated herein by reference, will help strengthen the City's long-term ability to protect its residential neighborhoods and improve overall community character and quality of life; and

WHEREAS, the City Commission desires to comply with state law and adopt the text amendments to the City's Comprehensive Plan in the form prescribed by law; and

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

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

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

WHEREAS, the City Commission voted to transmit the proposed evaluation and appraisal based text amendments to the Comprehensive Plan to state agencies, after first reading, for review pursuant to Section 163.3184(3)(b), Florida Statutes; and

WHEREAS, on XXXXX XX, 2024, the City Commission held a second reading and public reading of this proposed Ordinance with due public notice and input; and

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

SECTION 1. RECITALS.

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

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

The City of Opa-Locka, Florida, Comprehensive Plan is hereby amended to incorporate the proposed text amendment, pursuant to Section 163.3184, Florida Statutes, as found in 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 City Manager, following review by the City Attorney, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. CONFLICT AND REPEALER.

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

SECTION 5. LIBERAL CONSTRUCTION.

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

SECTION 6. SEVERABILITY.

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

SECTION 7. EFFECTIVE DATE.

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

PASSED FIRST READING this _____ day of _____, 2023.

PASSED SECOND READING this_____ day of _____, 2024.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by:

Seconded by:

VOTE:

Commissioner Williams
Commissioner Kelley
Commissioner Bass
Vice Mayor Ervin
Mayor Taylor

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

Memorandum

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

TO: Planning and Zoning Appeals Board
(Local Planning Agency)
City of Opa-Locka

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

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

CC: Karla Ebenbach
Ebenbach Consulting

Antonio Augello
Clavin, Giordano & Associates

SUBJECT: Evaluation and Appraisal Based Amendments to the City Comprehensive Development Master Plan (*2035/2045 Sustainable Opa-Locka*)

DATE: November 14, 2023

Florida Statute 163.3191(1) requires that at least once every 7 years ("Evaluation and Appraisal Cycle"), each municipality must evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements, reflect changes in conditions, be consistent with the City's planning and regulatory needs and vision.

The last major update to the Comprehensive Plan occurred in 2015 (adoption date: July 22, 2015). The proposed Comprehensive Plan Update is attached with changes shown as new wording (<u>underlined</u>) and deletions (~~strikethrough~~).

The changes were based on some of the challenges and opportunities the City of Opa-Locka faces based on Commission, HEPB, PZAB, CRA, Ten North Group, Community and Staff Input and addresses: Florida Statute Changes, Sustainability and Resiliency, Housing, Water Supply Planning, Infrastructure, Economic Development and Redevelopment, Property Rights, Current and Future Growth.

To date a number of meetings and individual interviews have taken place and which include:

- Staff Project Kickoff – 12/07/22
- Project Kickoff/Introduction – City Commission – 01/11/23
- PZAB Workshop – 03/07/23
- Interviews with City Commission, Members of City Boards and City Staff
- Commission Workshop – 10/25/23

During this time the:

- Property rights element was approved at 1st Reading by Commission
- Research and Analysis was conducted/completed
- Draft Comprehensive Plan (Update) was completed

The changes, as proposed, will help strengthen the City's long-term ability to protect its residential neighborhoods and improve overall community character and quality of life.

After recommendation by the Planning and Zoning Appeals Board to the City Commission and first reading by the Commission the proposed amendments to the Comprehensive Plan will be transmitted to the FloridaCommerce Department and other review agencies. Once agency reviews are completed the item will be scheduled for second reading (adoption).

RECOMMENDATION

Recommendation of approval to the City Commission of "The 2035/2045 Sustainable Opa-locka Comprehensive Plan Update", including all text and map amendments.

Attachments

Draft "The 2035/2045 Sustainable Opa-locka Comprehensive Plan Update"
Draft Ordinance - adopting text and map amendments
PZAB Powerpoint Presentation



The 2035/2045 SUSTAINABLE OPA-LOCKA COMPREHENSIVE DEVELOPMENT MASTER PLAN UPDATE

CITY OF OPA-LOCKA PLANNING AND COMMUNITY DEVELOPMENT

PREPARED BY: Calvin, Giordano & Associates and Ebenbach Consulting



Acknowledgements

The Honorable **John H. Taylor, Jr.**
Mayor

Natasha L. Ervin
Vice Mayor

Dr. Sherelean Bass
Commissioner

Joseph L. Kelley
Commissioner

Veronica J. Williams
Commissioner

Darvin Williams, Interim City Manager

Burnadette Norris-Weeks, City Attorney

Joanna Flores, City Clerk

Gregory Gay, Director
Planning & Community Development
PCD Staff

Planning and Zoning Appeals Board

We would also like to acknowledge the important contributions of all residents and business owners who participated in this important process as well as City Staff.

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INTRODUCTION AND EXECUTIVE SUMMARY

The great City of Opa-locka's ~~**Sustainable Opa-Locka 20/30 Comprehensive Plan**~~ **2035/2045 Opa-locka at 100: Planning for a Resilient Future Comprehensive Development Master Plan Update** embodies the City's vision for its present and future through the year ~~2030~~2045. This vision is summarized as follows:

~~In 2030,~~ ~~t~~The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.

The ~~Sustainable Opa-locka 20/30 Comprehensive Plan~~ 2035/2045 Comprehensive Development Master Plan Update is comprised of ~~eight~~ nine required and two optional elements that address key aspects of the City's planning program. These elements are as follows:

- The required **Future Land Use Element**, which addresses land use, development, and redevelopment through each of the ~~2030~~ planning horizons.
- The optional **Redevelopment and Economic Development Element**, which addresses economic development and focuses neighborhood and community redevelopment strategies through each of the ~~2030~~ 2035/2045 planning horizons.
- The required **Transportation Element**, which addresses multi-modal transportation needs and strategies through each of the ~~2030~~ 2035/2045 planning horizons.
- The required **Housing Element**, which addresses the provision of decent, safe, sanitary, and affordable housing for all income levels through each of the ~~2030~~ 2035/2045 planning horizons.
- The required **Infrastructure and Aquifer Recharge Element**, which addresses how the City will meet its potable water, drainage, sanitary sewer, solid waste collection and disposal, aquifer recharge, and other infrastructure needs through each of the ~~2030~~ 2035/2045 planning horizons.
- The required **Conservation Element**, which addresses the City's strategy for the protection of local and regional natural resources through each of the ~~2030~~ 2035/2045 planning horizons.
- The required **Recreation and Open Space Element**, which addresses the City's strategy for providing residents with top notch recreational opportunities and park and open space resources through each of the ~~2030~~ 2035/2045 planning horizons.

- The optional **Public Schools and Education Element**, which addresses the City's strategy for providing residents with top notch educational opportunities and facilities through the Miami-Dade County Public Schools planning period.
- The required **Intergovernmental Coordination Element**, which addresses the City's strategy for coordinating with other municipalities and government agencies at the County, State, regional and federal levels through each of the ~~2030~~ 2035/2045 planning horizons.
- The required **Capital Improvements Element**, which addresses the City's strategy for accomplishing the goals, objectives and policies contained in the other elements of the Comprehensive Plan through the funding and implementation of capital projects.
- The required **Property Rights Element**, which addresses the rights of property owners.

~~The Comprehensive Plan is based on the data and analysis and background reports contained in contained in Appendix A., Background Documents and Appendix B, Related Studies Links, and the intensive community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. It meets the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)), and aligns with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative~~.

The Goals, Objectives, Monitoring Measures, and Policies are based on: the data and analysis, public engagement and leadership interviews that went into preparing these documents and finalizing this Comprehensive Development Master Plan Update.

The ~~Sustainable Opa-locka 20/30 Comprehensive Plan~~ 2035/2045 Opa-locka at 100: Planning for a Resilient Future Comprehensive Development Master Plan Update is an ~~major overhaul and~~ update of the City's current adopted Comprehensive Development Master Plan, which had its last substantive update with the adoption of the Evaluation and Appraisal Report-based amendments in 20~~11~~15. The proposed ~~Sustainable Opa-locka 20/30 Plan~~ Comprehensive Development Master Plan Update presents:

- An ~~**new**~~ **amended** **Future Land Use Element** ~~(replacing the current version)~~ that presents unique land use strategies for specific neighborhoods and land use districts, while addressing all statutory requirements and the City's vision.
- An ~~**new**~~ **amended** **Future Land Use Map** that includes ~~a new Downtown Mixed Use District, and the Corridor Mixed Use Overlay District~~ any Future Land Use Map amendments since the time of the last Comprehensive Development Master Plan Update.
- An ~~**new**~~ **amended** **Redevelopment and Economic Development Element** that outlines

specific steps that the City and its partners will take to achieve redevelopment and economic development goals.

- An ~~new~~ amended **Transportation Element** ~~(replacing the current version)~~ that outlines new multi-modal transportation strategies to support the City's vision and development, redevelopment and economic development goals.
- An ~~new~~ amended **Housing Element** ~~(replacing the current version)~~ that establishes specific housing and redevelopment strategies based on updated information about housing and economic development needs, and the projected demand for new or renovated units.
- An ~~substantially~~ **amended Recreation and Open Space Element** that expands the Level of Service Standard to call for at least one acre of recreation and open space with ~~¼~~ ½ mile of all residential areas. This standard will be achieved by requiring the dedication land or fees-in-lieu as a condition for major development or redevelopment approvals.
- An ~~substantially~~ **amended Public Schools and Education Element** that expands the scope to include adult education and training strategies to support economic development initiatives and goals.
- ~~**Updated**~~ **Amended Infrastructure and Aquifer Recharge, Conservation, Intergovernmental Coordination and Capital Improvements Elements** that address and align with current statutory requirements and planning horizons.
- A new **Property Rights Element** that provides for the rights of property owners within the City and which aligns with statutory requirements.
- ~~A reference linking each **Objective** to the relevant **Pillar in the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™;**~~
- ~~New~~ ~~**m**~~**Monitoring measures** for each Objective.
- An **implementation guide** after each Policy~~, and;~~.
- An **updated Map Series** (in GIS).

The **2035/2045 Opa-locka at 100: Planning for a Resilient Future Comprehensive Development Master Plan Update** ~~will~~ provides the blueprint and foundation for the City's land development regulations, capital improvements program, and planning, development and redevelopment activities and programs through the year ~~2030~~2045. Any other City plan, program or regulation adopted or implemented during the planning period must be consistent with this adopted Plan, as it may be amended from time to time.

FUTURE LAND USE ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Future Land Use Element reflects its vision for its development and redevelopment through the year ~~2030~~2045. **~~In 2030~~ By 2045, the City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** The Future Land Use Element lays out development and redevelopment strategies to help achieve this vision, while also addressing mandated State planning requirements and ensuring orderly and well-managed growth.

~~The Future Land Use Element Goal, objectives, monitoring measures, and policies are based on the data and analysis and background reports contained in Appendix A., Background Documents and Appendix B, Related Studies Links, and the intensive community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)), and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six Pillars) Process and the six livability principles of HUD's Sustainable Community Initiatives.~~

The Future Land Use Element will accomplish its Goal through planning directives and activities aimed at:

- Creating a vibrant mixed-use **Downtown**;
- Revitalizing existing residential **neighborhoods** and commercial and industrial areas;
- Providing ample **shopping** and **services** within **walking distance** of **residential areas**;
- Establishing **high-quality mixed use transit-oriented development** as the preferred development pattern along major transportation corridors, and in Downtown;
- Ensuring that all areas of the City are served with a **full range of multi-modal transportation options**, and **excellent infrastructure and services**;
- Improving the **visual quality** of the built environment;
- **Mitigating negative impacts of development and redevelopment,** which can include displacement, increased stormwater runoff, and parking and traffic issues;
- **Mitigating negative impacts of climate change,** including increased frequency of flooding and high heat days;

- Enhancing the **Tax Base**, and, perhaps most importantly;
- Maximizing **economic opportunities** for current and future residents through **job creation** **and training**, ~~**fostering existing and**~~ **attracting** ~~**new**~~ **and retaining** **businesses** ~~**and industries**~~**industry**, and maintaining an **ample supply of economically** ~~**generating**~~**advantageous** **land uses** within the City's boundaries

FUTURE LAND USE ELEMENT

GOAL:

~~BY 2030~~ THE CITY OF OPA-LOCKA SHALL BE A SUCCESSFUL AND FINANCIALLY STABLE FULL-SERVICE COMMUNITY THAT PROVIDES: AMPLE EMPLOYMENT AND ECONOMIC OPPORTUNITIES FOR CURRENT AND FUTURE RESIDENTS; AN ACTIVE COMMERCIAL SECTOR IN A VIBRANT DOWNTOWN AND MIXED USE CORRIDORS; A STRONG MANUFACTURING BASE IN WELL-MAINTAINED AND APPROPRIATELY LOCATED INDUSTRIAL AREAS; MULTI-MODAL TRANSPORTATION OPPORTUNITIES FOR RESIDENTS AND VISITORS; DECENT, SAFE, SANITARY AND AFFORDABLE HOUSING IN REVITALIZED RESIDENTIAL AND MIXED USE NEIGHBORHOODS; APPROPRIATE BUFFERING BETWEEN POTENTIALLY INCOMPATIBLE USES; INFRASTRUCTURE AND SERVICES TO MEET CURRENT AND PROJECTED NEEDS, AND; FOR THE PROTECTION AND ENHANCEMENT OF NATURAL AND HISTORIC RESOURCES .

OBJECTIVE LU-1:

The ~~2030~~2035/2045 Future Land Use Map (FLU-1) depicts the City's vision for its existing and future development and redevelopment through the provision and location of specific land use districts. All development and redevelopment in the City shall be in accordance with the Map, as it may be amended from time to time.

Objective LU-1 Monitoring Measure(s):

1. Enough residentially designated lands to accommodate a projected population of ~~16,865~~18,366 persons[1] by ~~2030~~2045.

   Notes: Ensure that the City is providing for the development of enough housing to accommodate the needs of current and future residents. The average household size in the City is ~~3.05~~2.99 persons/unit. Based on the projected ~~2030~~2045 population, the Future Land Use Plan Map must therefore include enough residentially designated lands to accommodate at least ~~5,530~~7,180 units. The residentially-designated areas on the Map can accommodate up to ~~12,208~~20,589 units at build-out under adopted development standards ~~without accounting for the additional residential units permitted in mixed use areas.~~

[1] Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

Table LU-1. Total Residential Capacity in City of Opa-locka

Future Land Use Designations Which Allow Residential	Acreage (acres)	Dwelling Units Permitted (d.u./acre)	Maximum Units Possible (d.u.)
Low Density	297	9	2,673
Low-Moderate Density	38	9 to 18	684
Moderate Density	140	18 to 36	5,040
High Density	0	36 to 64	0
Corridor Mixed Use	496	By underlying use*	2,272
Downtown Mixed Use	75	150 on 80%	9,000
Magnolia North Mixed Use	23	15.1 to 50 on 80%	920
TOTAL BUILDOUT	**1,069**		**20,589**

*Corridor Mixed Use Overlay has capacity for 281 d.u. of Low Density Residential, 449 d.u. of Low-Moderate Density Residential, and 1,542 d.u. of Moderate Density Residential.

2. The location of a significant retail center or a concentration of retail uses (20,000 + s.f.) within ~~¼~~½ mile of all residential areas by ~~2030~~2045.

   Notes: This measure will indicate progress in efforts to provide adequate opportunities for shopping and services within a walking distance of residential areas, reducing automobile dependence and improving the quality of life for residents.

3. ~~At least 1,306,800 s.f. of commercially and/or industrially designated lands per 1,000 residents by 2030~~Substantial new commercial and industrial development in the City, with priority given to neighborhood and destination retail, restaurants, and family entertainment venues, and light industry with a clean environmental footprint and oriented to new technologies and market needs.

   Note: ~~Support economic development efforts by providing for enough commercial and industrial lands to serve the needs of, and provide employment opportunities to, City residents. The "1,306,800 s.f. per 1,000 residents" standard~~ This objective is intended to provide a linkage between the current and projected population and the related need for shopping, service, and employment opportunities.

4. Approval of at least five new mixed-use development and redevelopment projects ~~between 2015 and 2030~~between 2020 and 2035, which bring economic activity and revitalization to the Downtown core.

   ~~*Note: The implementation of mixed-use development and redevelopment projects, as*~~

~~*allowed by and provided for in the Plan, is an important component in the City's vision for its development and redevelopment. The "at least three projects" standard balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant Citywide impact.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy LU-1.1: The City's short-term planning horizon ~~shall be 5 years, the mid-term planning horizons shall~~ be ~~10~~ 12 years (2035), and the long-term planning horizon shall be ~~15~~22 years (2045).

Implementation:

- Who? The City
- How?
  - Annually update and adjust the Capital Improvements Schedule to ~~maintain and adjust the~~ adhere to short-term planning and development ~~horizon~~ objectives
  - Update the Comprehensive Plan at least once every five to seven years through the Evaluation and Appraisal process to update projections and maintain and adjust the planning horizons
- When? Annually and as per State statutory deadlines

Policy LU-1.2: In the event that the City's land area increases through annexation or decreases, the projected population will be adjusted accordingly for the short~~, mid-~~ and long-range planning periods.

Implementation:

- Who? The City
- How? Amend the Comprehensive Plan after any changes are made to the City's boundaries
- When? ~~As needed~~ Ongoing

Policy LU-1.3: The Future Land Use Map shall contain an adequate supply of land in each district to meet the demands of the existing and future population through the short, mid- and long-range planning periods. An adequate supply of residential land is defined as sufficient acreage and allowed densities to accommodate the current and projected population. An adequate supply of non-residential land is defined as sufficient acreage and allowed intensities to provide employment opportunities for the current and projected population, as well as multi-modal

transportation access to retail, services, cultural and entertainment uses, community facilities, and recreation and open space.

Implementation:

- Who? The City
- How? Only allow development or redevelopment activities that comply with the Future Land Use Plan Map
- When? In considering applications to amend the Future Land Use Map

Policy LU-1.4: The City shall ensure that infrastructure and services are or will be made available to meet the needs of the current and projected population through the short-range planning period through its Concurrency Management Program and the implementation of projects identified in the Five-Year Capital Improvements Schedule.

Implementation:

- Who? The City and other service providers that operate in the City (i.e., the County, the School Board)
- How? Evaluate development proposals to ensure that adequate capacity will exist to serve the development
- When? Prior to issuing a development approval

Policy LU-1.5: The City, through its Future Land Use Map and Land Development Regulations, shall continue to ensure that land uses are located in conjunction with appropriate topographic and soil conditions.

Implementation:

- Who? The City
- How? Only allow development or redevelopment activities that comply with the Future Land Use Plan Map
- When? In considering applications to amend the Future Land Use Map

Policy LU-1.6: The City's Land Development Regulations shall govern the use and development of land in order to:

a) Regulate the use of land and water as to be consistent with this ~~element~~ Element;
b) Regulate the subdivision of land;
c) Regulate new development and redevelopment of land;
d) Regulate ~~signage~~ character, safety, and components of the built environment;

e) Provide for drainage and stormwater management;
f) Provide for building and development incentives to achieve public benefits;
g) Regulate ~~on-site traffic flow~~ traffic and public thoroughfares to ensure safety and convenience, and provide for ~~adequate~~ sufficient parking and other transportation-related facilities, and;
h) Achieve other objectives identified in, or consistent with, this Comprehensive Plan

Implementation:

- Who? The City
- How? The adoption and implementation of Land Development Regulations that are consistent with, and implement, the Comprehensive Plan (see Policy LU-1.7, Zoning Districts column)
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-1.7: The City's Land Development Regulations shall conform to, and implement, the use, density and intensity standards prescribed for the land use districts provided on the Future Land Use Map (Figure LU-1), and described below. The ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall be contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements as per the Capital Improvements Element and Land Development Code. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the ~~five~~ 12-year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

FLUM District	Zoning Districts	Density	Intensity	Uses
Low Density Residential	R-1, Single Family Residential	Maximum eight (9) dwelling units per acre.	n/a	Provides for use and occupancy of one-family detached dwelling units at low densities, essential services and facilities, public and charter schools, and select public and institutional uses. Implements the lowest density range of the Residential CDMP land use category, allowing up to nine (9) dwelling units (du)/acre (ac).

Low-Moderate Density Residential	R-2 Duplex Residential District	9.1 to 12 du/ac	n/a	To provide for use and occupancy of one-family detached and two-family dwellings low-moderate densities, essential services and facilities, public and charter schools, and select public and institutional uses. Implements the 9.1 to 12 du/ac range of the Residential CDMP land use category.
Moderate Density Residential	R-3 Multiple Family, Moderate Density and R-3A Residential Townhouse District	12.1 to 16 du/ac. Increased density shall be permitted for affordable housing developments, as defined by §420.0004, Fla. Stat., not to exceed 30 units per acre.	n/a	Provides for use and occupancy of one-family attached and detached, two-family and multiple-family dwellings at moderate densities, essential services and facilities, public and charter schools, and select public and institutional uses.
High Density Residential	R-4 Multiple Family, High Density District	16.1 – 50 units/acre. Increased density shall be permitted for affordable housing developments, as defined by §420.0004, Fla. Stat., not to exceed 100 units per acre.	n/a	Provides for use and occupancy of single-family attached and multifamily dwellings at medium densities, essential services and facilities, public and charter schools, and select public and institutional uses. Also permits single-family detached and two-family dwellings. Includes accompanying landscaped open space, designed in such a manner as to serve as a transitional land use element between less dense residential uses and more dense and intensive multi-family and/or commercial and industrial uses.

Commercial	BO Business Office District, B-1 Commercial Neighborhood Business District, B-2 Liberal Commercial District, B-3 Intensive Commercial District	n/a	Maximum FAR of 3.0	Provides locations for a variety of intensities of retail and/or service oriented convenience commercial uses that serve the basic everyday consumer needs, select public and institutional uses, select recreation and entertainment uses, public and charter schools, and places of assembly that are located within, and compatible with, adjacent neighborhoods.
Industrial	I-1 Limited Industrial, I-2 and I-2A Liberal Industrial Districts, and I-3 Industrial Planned Development District	n/a	Maximum FAR of 3.0	Provides for a wide range of land uses including research, assembly, fabrication, manufacturing, repair, service, retail, entertainment, and places of assembly. Implements the industrial CDMP land use category.
Civic	C-Civic District	n/a	Maximum FAR of 3.0	Publicly-owned and/or operated property.
Airport	C-Civic District		Maximum FAR of 3.0	The Opa-locka General Aviation Airport and similar publicly owned aviation facilities.
Parks	C-Civic District		Maximum FAR of 3.0	Parks, recreation, and open space properties owned by the City.
Utilities	C-Civic District		Maximum FAR of 3.0	Facilities supplying the community with electricity, gas, water, or sewerage.
Water	C-Civic District	No development permitted.	No development permitted.	Surface water bodies.

Downtown Mixed Use	BO, B-1, B-2, R-1, R-2, R-3, R-4, R-TH, P, I-3	Maximum 150 units per acre, or 250 units per acre for affordable housing developments meeting the definition of §420.0004, Florida Statutes.	Maximum FAR of 3.5	Provides for multiple-family residential dwellings, a wide range of commercial uses, select recreation and entertainment uses, mixed residential and commercial uses, vertical mixed use buildings, select public and institutional uses, public and charter schools and places of assembly. Residential uses should make up no more than 80 percent of the total floor area in any vertical mixed use building. Where feasible, residential uses should be located above street level office, retail or public uses in vertical mixed use buildings.
Magnolia North Mixed Use	B-1, BO, R-1, R-2	15.1 – 50 units per acre, or 100 units per acre for affordable housing developments meeting the definition of §420.0004, Florida Statutes.	Maximum FAR of 3.0	Provides for single-family and multiple-family residential dwellings, a wide range of commercial uses, select recreation and entertainment uses, mixed residential and commercial uses, vertical mixed-use buildings, select public and institutional uses, public and charter schools and places of assembly. Residential uses should make up no more than 80 percent of the total floor area in any vertical mixed use building. Where feasible, residential uses should be located above street level office, retail or public uses in vertical mixed use buildings.

Corridor Mixed Use Overlay	R-1, R-3, R-3A, R-4, B-1, B-2, B-3, B-o, I-1, I-2, I-3 add P	Maximum 150 units per acre.	Maximum FAR of to 3.0	Provides for single-family and multiple-family residential dwellings, a wide range of commercial uses, select recreation and entertainment uses, mixed residential and commercial uses, vertical mixed use buildings, select public and institutional uses, public and charter schools and places of assembly. Residential uses should make up no more than 80 percent of the total floor area in any vertical mixed use building in subareas where residential uses are permitted. Where feasible, residential uses should be located above street level office, retail or public uses in vertical mixed use buildings.

Implementation:

- Who? The City
- How? The adoption and implementation of Land Development Regulations that are consistent with, and implement, the Comprehensive Plan (see Policy LU-1.7, Zoning Districts column)
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE LU-2:

The area designated Downtown Mixed Use on the ~~2030~~2035/2045 Future Land Use Map (FLU-1) shall be redeveloped as a high quality, design-unified, mixed use transit-oriented downtown for Opa-locka.

Objective LU-2 Monitoring Measure(s):

1. At least ~~three~~ five mixed use development and redevelopment projects and/or Transit Oriented Development projects in the Downtown Mixed Use District ~~between 2015 and 2030~~ by 2035.

~~*Notes: The implementation of mixed-use development and redevelopment projects and Transit Oriented Development as allowed by and provided for in the Plan, is an important component in the City's vision for its development and redevelopment. The "at least three projects" standard balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant impact in implementing the redevelopment vision for the Downtown District.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy LU-2.1: Development and redevelopment in the Downtown Mixed Use District shall ~~provide for the development of a~~ be well-designed and ~~compatible area that~~ provides~~s~~ attractive places to live, work and shop and that ~~is~~ are accessible via the full range of transportation options, including transit, automobiles, bicycles, and ~~pedestrian~~ walking.

Implementation:

- Who? The City, agency partners, and developers
- How?
  - Regulate development in accordance with the Comprehensive Plan
  - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs in the Downtown Mixed Use District
- When? Ongoing

Policy LU-2.2: The City shall seek to implement improved multi-modal transportation access to, from and within the Downtown Mixed-Use District through its ~~capital~~ Capital ~~improvements~~ Improvements program, ~~land development regulations~~ Land Development Regulations, and coordination with transportation agencies having jurisdiction over the transportation system.

Implementation:

- Who? The City and transportation agencies ~~operating~~ with jurisdiction in the City
- How?
  - Include multi-modal transportation improvement projects in the Capital Improvements Schedule
  - Request transportation agencies to implement multi-modal transportation projects in the Downtown District, and assist in these efforts as appropriate and feasible
- When? Ongoing

Policy LU-2.3: The mix of uses and street frontages in the Downtown Mixed-Use District shall be regulated through the Land Development Regulations in order to ensure its redevelopment as a functional and aesthetically cohesive mixed-use downtown area for Opa-locka, and to ensure that a variety of uses and functions are provided within a compact area.

Implementation:

- Who? The City and developers
- How? The regulation of development and redevelopment in accordance with the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-2.4: New buildings in the Downtown Mixed-Use District shall honor the character of existing Moorish historic buildings in scale, materials, and color, in accordance with the City's preservation ordinance and program.

Implementation:

- Who? The City and developers
- How? ~~The r~~Regulation of development and redevelopment in accordance with the Land Development Regulations, and specifically the preservation ordinance.
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-2.5: The City shall ensure the provision of open space, park space, entrance features, shade trees, focal points, street furniture and fixtures, and public art in the Downtown Mixed-Use District.

Implementation:

- Who? The City, agency partners, and developers
- How?
  - The regulation of development and redevelopment in accordance with the Land Development Regulations
  - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of open space, park space, entrance features, focal points, and public art projects and programs in the Downtown Mixed-Use District
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-2.6: The City~~, through its Land Development Regulations, shall allow~~ shall promote the development of Live-Work (residential use secondary) and enable the development of Work-Live (work use secondary) spaces at appropriate locations in the Downtown Mixed Use District, Corridor Mixed Use, and Magnolia North Mixed Use districts.

Implementation:

- Who? The City and developers
- How? ~~Allow and providing incentives for Live-Work and~~ Promote Live-Work units through the development review process and allow and provide incentives for Work-Live units in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an ongoing basis

Policy LU-2.7: The City shall investigate strategies to retain existing and attract new residents and visitors to the Downtown Mixed-Use District through the provision of increased housing and mobility options, employment opportunities and visitor attractions such as shopping, dining, and entertainment.

Implementation:

- Who? The City, agency partners and developers
- How?
  - Allowing and providing incentives for desired development types in the Land Development Regulations
  - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs
  - Include multi-modal transportation improvement projects in the Capital Improvements Schedule
  - Request transportation agencies to implement multi-modal transportation projects in the Downtown District, and assist in these efforts as appropriate and feasible
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-2.8: The City shall seek to foster and implement catalytic redevelopment projects in the Downtown Mixed-Use District, including Transit Oriented Development projects.

Implementation:

- Who? The City, agency partners and developers
- How?

- Allow and ~~providing~~ provide incentives for desired development and redevelopment in the Land Development Regulations
- Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs

- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-2-9: The City shall support the Community Redevelopment Agency's redevelopment efforts in the downtown core in accordance with the adopted Community Redevelopment Plan, the 2021 Opa-locka Downtown Master Plan, and the Redevelopment and Economic Development Element of this Comprehensive Plan.

Implementation:

- Who? The City and the Community Redevelopment Agency
- How? Coordination with, and support of, the Community Redevelopment Agency's efforts
- When? Ongoing

OBJECTIVE LU-3:
The areas designated Corridor Mixed Use Overlay on the ~~2030~~2035/2045 Future Land Use Map (FLU-1) shall be redeveloped with retail and commercial development and mixed-income housing in a pedestrian-friendly environment ~~between 2015 and 2030~~by 2035.

Objective LU-3 Monitoring Measure(s):

1. At least ~~three~~ five mixed use development redevelopment projects in the Corridor Mixed Use Overlay District by ~~2030~~2035.

   Note: The implementation of mixed use development and redevelopment projects in the Corridor Mixed Use Overlay District as allowed by and provided for in the Plan is an important component in the City's vision for its development and redevelopment. The "at least three projects" standard balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant impact in implementing the redevelopment vision for the Corridor Mixed Use Overlay District.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy LU-3.1: The City~~, through its Land development Regulations, shall allow~~ shall promote the development of different but compatible uses to be located in close proximity in the Corridor Mixed Use Overlay District in order to create a pedestrian-friendly environment ~~that promotes~~ promoting the health and well-being of residents ~~and,~~ increased opportunities for social interactions, and local access to shopping, dining and entertainment.

Implementation:

- Who? The City and developers
- How? ~~Allowing and providing~~ Inclusion of incentives for desired development and redevelopment in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an ongoing basis

Policy LU-3.2: Development and redevelopment in the Corridor Mixed Use Overlay District shall promote a variety of uses through the provision of ground floor active uses, open space, public space amenities, transit and pedestrian connectivity, and, as transit use increases, ~~and~~ reduced parking requirements.

Implementation:

- Who? The City and developers
- How? Amendment of t~~T~~he Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an ongoing basis

Policy LU-3.3: Retail uses in the Corridor Mixed Use District shall include both neighborhood and destination retail. Neighborhood retail primarily serves employees who work and residents who reside in the surrounding neighborhood. Destination retail includes specialty stores, restaurants and grocery stores that attract customers from a larger area.

Implementation:

- Who? The City and developers
- How? ~~Allow and provide~~ Promotion of incentives for desired retail types in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-3.4: Appropriate buffering shall be utilized in the development and redevelopment of mixed-use projects in Industrial/Commercial subareas when the hazardous nature of the industrial use requires spatial separation from retail and/or residential uses and mitigation of air

pollution.

Implementation:

- Who? The City and developers
- How? ~~Require and enforce~~ Provide detailed specifications for type and composition of required buffers in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an ongoing basis

Policy LU-3.5: Buildings in the Corridor Mixed Use Overlay District shall have a primary entrance facing a public sidewalk.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

~~**Policy LU-3.6:** Blank walls shall comprise no more than 40 percent of a building's ground level façade, and shall not exceed 25 feet in length.~~
~~Implementation:~~

- ~~Who? The City and developers~~
- ~~How? The Land Development Regulations~~
- ~~When? Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~

OBJECTIVE LU-4:
The City shall proactively take actions within t~~T~~he Magnolia Gardens neighborhood ~~shall be redeveloped as~~ to foster it becoming a stable, cohesive and safe neighborhood with a strong sense of place.

Objective LU-4 Monitoring Measure(s):

1. At least a five percent annual reduction in the number of substandard housing units ~~between 2015 and 2030~~and all currently existing sub-standard conditions eliminated by 2035.

   ~~*Note: A five percent annual reduction would significantly reduce substandard conditions*~~

~~*in the neighborhood through the planning period, and is feasible even considering staff and fiscal constraints.*~~

2. At least a ten percent annual reduction of outstanding code violations between ~~2015 and 2025~~until 2035 or as soon as violations occur at a manageable and minimal rate.

~~*Note: A ten percent annual reduction is feasible through increased code enforcement, while recognizing that some cases may take longer to work through the process.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy LU-4.1: The City shall utilize and enhance code enforcement and other strategies to address blighted conditions in the Magnolia Gardens, in an equitable and consistent manner.

Implementation:

- Who? The City
- How? Code enforcement, employing a combination of strategies, including the efforts of the City task force for illegal dumping, County reporting and debris removal requests, designation of residential waste collection sites, condemnation of derelict properties, installation of adequate lighting and monitoring cameras, and community education and collaboration.
- When? Ongoing

Policy LU-4.2: The City shall identify and implement capital improvement projects to improve the quality of the built environment in Magnolia Gardens.

Implementation:

- Who? The City
- How? Inclusion of capital projects in the Five Year Capital Improvement Schedule
- When? ~~Ongoing, updated~~ Updated annually

Policy LU-4.3: The City shall seek funding through block grant programs and other appropriate sources to assist homeowners in Magnolia Gardens with the rehabilitation of their units.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? Based on t~~T~~he County's annual application cycle

Policy LU-4.4: The City shall seek funding through block grant programs and other appropriate sources to improve the quality of the rental housing stock in Magnolia Gardens.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? Based on t~~T~~he County's annual application cycle

Policy LU-4.5: The City shall seek to eliminate non-conforming uses, and to replace these uses with conforming uses that will assist in achieving the objective of a stable, cohesive and safe mixed-use neighborhood.

Implementation:

- Who? The City
- How? Code enforcement
- When? ~~Ongoing~~ As necessary

Policy LU-4.6: The City shall promote quality infill development and redevelopment projects on vacant and/or underutilized lots in Magnolia Gardens.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-4.7: The City shall implement strategies to provide for the interim use of vacant and/or underutilized lots in Magnolia Gardens in a manner that will ensure their maintenance, improve the neighborhood, and provide potential new revenue streams.

Implementation:

- Who? The City
- How? Allowing and providing incentives for the interim use of vacant parcels in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-4-8: The City shall support the Community Redevelopment Agency's redevelopment

efforts in Magnolia Gardens in accordance with the adopted Community Redevelopment Plan, and the Redevelopment and Economic Development Element of this Comprehensive Plan.

Implementation:

- Who? The City and the Community Redevelopment Agency
- How? Coordination with, and support of, the Community Redevelopment Agency's efforts
- When? Ongoing

Policy LU-4.9: The City shall make improvements that foster a cohesive, safe and comfortable public space in the neighborhood.

Implementation:

- Who? The City, including Capital Improvements and Public Works
- How? Planning and implementation of new sidewalks, roadway resurfacing, provision of shade trees, improved crossings, and signage, as appropriate or needed
- When? Ongoing

OBJECTIVE LU-5:

The area designated Magnolia North Mixed Use on the ~~2030~~2035/2045 Future Land Use Map (FLU-1) shall be redeveloped as a vibrant and economically vital mixed use community that provides a variety of commercial, cultural and entertainment options for residents and visitors.

Objective LU-5 Monitoring Measure(s):

1. Approval of at least five new mixed use development and redevelopment projects between 2020 and 2035, which bring economic activity and revitalization to the ~~At least three development and redevelopment projects that have been approved in the District that implement the~~ Magnolia North Mixed Use ~~designation between 2015 and 2030~~District by 2035.

   Note: The implementation of at least ~~three~~ five redevelopment projects in the Magnolia North Mixed Use District as allowed by and provided for in the Plan is an important component in the City's vision for the neighborhood's development and redevelopment. ~~The "at least three projects" standard~~ This measure balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant impact in implementing the redevelopment vision for Magnolia North.

2. ~~Five~~ At least five percent annual reduction in the number of substandard housing units ~~between 2015 and 2030~~until all currently existing substandard conditions are eliminated by 2035.

3. ~~*Note: A five percent annual reduction would significantly reduce substandard conditions in the neighborhood through the planning period, and is feasible even considering staff and fiscal constraints.* Ten percent~~ At least ten percent annual reduction of outstanding code violations ~~between 2015 and 2025~~until 2035 or as soon as violations occur at a manageable and minimal rate.

   ~~*A ten percent annual reduction is feasible through increased code enforcement, while recognizing that some cases may take longer to work through the process.*~~

4. Removal of all road barricades ~~by 2025~~ in order to reconnect the Magnolia North neighborhood with the surrounding city.

5. Provision of improvements that foster a cohesive, safe, and comfortable public space in the neighborhood.

   ~~*A ten year period provides time to identify the funding necessary to include barricade removal projects in the Capital Improvements Schedule, or to request that other agencies implement these improvements. Code violations reduction is feasible through increased code enforcement, while recognizing that some cases may take longer to work through the process.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy LU-5.1: The City shall utilize and enhance code enforcement ~~and other~~ strategies to address blighted conditions in Magnolia North in an equitable and consistent manner.

Implementation:

- Who? The City
- How? Code enforcement, employing a combination of strategies, including the efforts of the City task force for illegal dumping, County reporting and debris removal requests, designation of residential waste collection sites, condemnation of derelict properties, installation of adequate lighting and monitoring cameras, and community education and collaboration.
- When? Ongoing

Policy LU-5.2: The City shall identify and implement capital improvement projects to improve the quality of the built environment in Magnolia North.

Implementation:

- Who? The City
- How? Inclusion of capital projects in the Five Year Capital Improvement Schedule
- When? Ongoing, updated annually

Policy LU-5.3: The City shall remove existing barricades in order to reconnect the Magnolia North neighborhood with adjacent areas.

Implementation:

- Who? The City and agency partners
- How? The inclusion of this action in capital projects in the Five Year Capital Improvement Schedule, or lobbying other agencies to include ~~these projects~~ this action in their budgets
- When? ~~Ongoing, updated annually~~ Immediately and ongoing

Policy LU-5.4: The City shall provide quality public spaces to attract and anchor catalytic redevelopment projects in Magnolia North.

Implementation:

- Who? The City, agency partners and developers
- How?
  - Allow and providing incentives for desired development and redevelopment in the Land Development Regulations
  - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-5.5: The City shall seek to implement catalytic redevelopment and public art projects in order to foster the revitalization of Magnolia North.

Implementation:

- Who? The City, agency partners and developers
- How?
  - Allow and providing incentives for desired development and redevelopment in the Land Development Regulations

- Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs

- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an ongoing basis

Policy LU-5.6: The City shall eliminate non-conforming uses in Magnolia North, and seek to replace these uses with conforming uses that will assist in achieving the objective of a stable, cohesive and safe mixed use neighborhood.

Implementation:

- Who? The City
- How? Code enforcement
- When? Ongoing

Policy LU-5.7: The City shall promote quality infill development and redevelopment projects on vacant and/or underutilized lots in Magnolia North, land banking selected properties as appropriate and feasible.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-5.8: The City shall implement strategies to provide for the interim use of vacant and/or underutilized lots in Magnolia North in a manner that will ensure their maintenance, improve the neighborhood, and provide potential new revenue streams.

Implementation:

- Who? The City
- How? Allowing and providing incentives for the interim use of vacant parcels in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-5-9: The City shall support the Community Redevelopment Agency's redevelopment efforts in Magnolia North in accordance with the adopted Community Redevelopment Plan, and the Redevelopment and Economic Development Element of this Comprehensive Plan.

Implementation:

- Who? The City and the Community Redevelopment Agency
- How? Coordination with, and support of, the Community Redevelopment Agency's efforts
- When? Ongoing

Policy LU-5.10: The City shall make improvements that foster a cohesive, safe and comfortable public space in the neighborhood

Implementation:

- Who? The City, including Capital Improvements and Public Works
- How? Planning and implementation of new sidewalks, roadway resurfacing, provision of shade trees, improved crossings, and signage, as appropriate or needed
- When? Ongoing

OBJECTIVE LU-6:
Protect, maintain, and improve the residential districts, as designated on the Future Land Use Map.

Objective LU-6 Monitoring Measures:

1. ~~Five~~ At least five percent annual reduction in the number of substandard housing units ~~between 2015 and 2030~~ and all currently existing substandard conditions eliminated by 2035.

   ~~*Note: A five percent annual reduction would significantly reduce substandard conditions in the neighborhood through the planning period, and is feasible even considering staff and fiscal constraints.*~~ ~~Ten~~ At least ten percent reduction of outstanding code violations ~~between 2015 and 2025~~until 2035 or as soon as violations occur at a manageable and minimal rate.

2. Provision of improvements that foster a cohesive, safe and comfortable public space in the neighborhood

   ~~*A ten percent annual reduction is feasible through increased code enforcement, while recognizing that some cases may take longer to work through the process.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy LU-6.1: The City shall utilize and enhance code enforcement and other strategies to address blighted conditions in the residential districts in an equitable and consistent manner.

Implementation:

- Who? The City
- How? Code enforcement, employing a combination of strategies, including the efforts of the City task force for illegal dumping, County reporting and debris removal requests, designation of residential waste collection sites, condemnation of derelict properties, installation of adequate lighting and monitoring cameras, and community education and collaboration.
- When? Ongoing

Policy LU-6.2: The City shall identify and implement capital improvement projects to address infrastructure deficiencies and improve the quality of the built environment ~~in its~~ throughout the City to ensure capacity to support a revitalized Downtown, industrial zones and residential districts.

Implementation:

- Who? The City and agency partners
- How? The inclusion of capital projects in the Five Year Capital Improvement Schedule, or lobbying other agencies to include these projects in their budgets
- When? Ongoing, updated annually

Policy LU-6.3: The City shall seek funding through block grant programs and other appropriate sources to assist homeowners in its residential districts with the rehabilitation of their units.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? ~~The~~ Based on the County's ~~annual~~ application cycle

Policy LU-6.4: The City shall seek funding through block grant programs and other appropriate sources to improve the quality of the rental housing stock in its residential districts.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing

rehabilitation program

- When? ~~The~~ Based on the County's ~~annual~~ application cycle

Policy LU-6.5: The City shall implement strategies to provide appropriate transitions between its residential districts and non-residential districts, particularly those allowing heavier commercial and industrial uses, through its Lland Ddevelopment Rregulations and other appropriate mechanisms.

Implementation:

- Who? The City and developers
- How? Require and enforce buffers and/or transition zones in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ In tandem with new residential and/or industrial developments and maintained/updated on an ongoing basis

Policy LU-6.6: The City shall foster multi-modal transportation access between its residential neighborhoods, downtown and mixed use districts, non-residential districts, and employment centers.

Implementation:

- Who? The City, ~~and~~ transportation agencies ~~operating~~ with jurisdiction in the City, and private partners
- How?
  - Include multi-modal transportation improvement projects in the Capital Improvements Schedule
  - Request transportation agencies to implement multi-modal transportation throughout the City, invite private shared mobility providers to participate, and assist in these efforts as appropriate and feasible
- When? Ongoing

Policy LU-6.7: Development and redevelopment in the residential districts shall be regulated to ensure compatibility with the existing neighborhood, implement the recommendations of neighborhood improvement plans or initiatives that may be adopted, and prevent the encroachment of incompatible uses.

Implementation:

- Who? The City and developers
- How? Land Development Regulations

- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ In tandem with new residential and/or commercial developments and maintained/updated on an ongoing basis

Policy LU-6.8: The City shall coordinate with neighborhood groups and residents in order to ~~evaluate the feasibility of~~ develop~~ing~~ and implement~~ing~~ strategies to tailor comprehensive planning, capital improvement and code enforcement strategies to the needs of specific residential neighborhoods.

Implementation:

- Who? The City and its agency partners
- How? Coordination with neighborhood groups
- When? ~~Initiate~~ Ongoing outreach ~~after adoption of this Plan~~

Policy LU-6.9: The City shall foster development of ~~, through its Land Development Regulations, shall allow~~ Work-Live (work use secondary) spaces at appropriate locations in its residential districts.

Implementation:

- Who? The City and developers
- How? Allow and providing incentives for Work-Live units in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and m~~Maintained/updated on an ongoing basis

Policy LU-6.10: Residential developments shall be designed to include an efficient system of internal circulation; individual lots shall have direct access to the internal circulation system and lots along the periphery shall be adequately buffered from incompatible uses and shall be measured against the requirements of the subdivision and zoning ordinances.

Implementation:

- Who? The City and developers
- How? Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and m~~Maintained/updated on an ongoing basis

Policy LU-6.11: The City shall make improvements that foster a cohesive, safe and comfortable public space in the neighborhood

Implementation:

- Who? The City, including Capital Improvements and Public Works
- How? Planning and implementation of new sidewalks, roadway resurfacing, provision of shade trees, improved crossings, and signage, as appropriate or needed
- When? Ongoing

OBJECTIVE LU-7:

Protect, maintain, and improve the commercial and industrial districts, as designated on the Future Land Use Map.

Objective LU-7 Monitoring Measures~~:~~:

1. ~~At least 1,306,800 s.f. of commercially and/or industrially designated lands per 1,000 residents by 2030~~Substantial new commercial and industrial development in the City, with priority given to neighborhood and destination retail, restaurants, and family entertainment venues, and light industry with a clean environmental footprint and oriented to new technologies and market needs

   Note: ~~Support economic development efforts by providing for enough commercial and industrial lands to serve the needs of, and provide employment opportunities to, City residents. The "1,306,800 s.f. per 1,000 residents" standard~~ This objective is intended to provide a linkage between the current and projected population and the related need for shopping, service, and employment opportunities.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership, Innovation and Economic Development~~

Policy LU-7.1: The City shall utilize and enhance code enforcement ~~and other~~ strategies to address blighted conditions in commercial and industrial districts in an equitable and consistent manner.

Implementation:

- Who? The City
- How? Code enforcement, employing a combination of strategies, including the efforts of the City task force for illegal dumping, County reporting and debris removal requests, designation of residential waste collection sites, condemnation of derelict properties, installation of adequate lighting and monitoring cameras, and community education and collaboration.

- When? Ongoing

Policy LU-7.2: The City shall identify and implement capital improvement projects to address infrastructure deficiencies and improve the quality of the built environment in, and the function of, its commercial and industrial districts.

Implementation:

- Who? The City and agency partners
- How? The inclusion of capital projects in the Five Year Capital Improvement Schedule, or lobbying other agencies to include these projects in their budgets
- When? Ongoing, updated annually

Policy LU-7.3: The City ~~recognizes the value of continuing~~ shall continue to provide land that allows heavy industrial and commercial uses in appropriate locations, ~~that have limited options for locating in other areas of the County and region,~~ providing that these uses employ best management practices that reduce negative on- and off-site impacts and are appropriately buffered from other potentially incompatible land uses.

Implementation:

- Who? The City
- How? Maintaining areas where heavy industrial and commercial uses are permitted in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-7.4: The City, ~~through its Land Development Regulations, shall allow~~ promote Live-Work spaces and allow Work-Live (residential use secondary) spaces at appropriate locations in its commercial and industrial districts.

Implementation:

- Who? The City and developers
- How? Allow and providing incentives for Live-Work and Work-Live units in the Land Development Regulations, and promote the development of both.
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated~~ on an ongoing basis

Policy LU-7.5: Development and redevelopment in commercial and industrial districts shall be regulated to ensure compatibility with existing development, maintain and improve the local

economy, promote job creation and ~~economic development~~ training, and prevent the encroachment of incompatible uses.

Implementation:

- Who? The City and developers
- How? Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and m~~Maintained/updated on an ongoing basis

Policy LU-7.6: The City shall seek funding through block grant programs and other appropriate sources to improve infrastructure and the quality of the built environment in its commercial and industrial districts.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? ~~The~~ Based on the County's ~~annual~~ application cycle

Policy LU-7.7: The City shall implement strategies to provide appropriate transitions between its commercial/industrial, mixed use and residential districts through its Lland Ddevelopment R~~r~~egulations and other appropriate mechanisms.

Implementation:

- Who? The City and developers
- How? Require and enforce buffers and/or transition zones in the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated~~ on an ongoing basis

Policy LU-7.8: Vacant land in industrially zoned areas shall be developed with public facilities and services to attract compatible industries.

Implementation:

- Who? The City and agency partners
- How? The inclusion of capital projects in the Five-Year Capital Improvement Schedule, or lobbying other agencies to include these projects in their budgets
- When? Ongoing, updated annually

Policy LU-7.9: The City shall participate in Miami-Dade County's Enterprise Zone or Opportunity Zone program to expand the economy in locally distressed areas.

Implementation:

- Who? The City and Miami-Dade County
- How? Intergovernmental coordination with the County, and advising businesses of associated incentives
- When? Ongoing

Policy LU-7.10: Commercial and industrial developments shall include adequate ingress/egress drives, off-street parking and loading facilities and shall be measured against the requirements of the ~~zoning ordinance~~ Land development Regulations during the development process, prior to issuance of a certificate of occupancy.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-7.11: The City shall promote the remediation and redevelopment of identified brownfields sites within the City for new, safe uses, as permitted by the Future Land Use Map and through coordination with, and assistance from, State and federal programs.

Implementation:

- Who? The City and State
- How? Intergovernmental coordination and the development review process
- When? Ongoing

OBJECTIVE LU-8:
Adopt and implement innovative L~~l~~and D~~d~~evelopment R~~r~~egulations in order to foster compatible and high quality development and redevelopment, in accordance with the principals and concepts of this Comprehensive Plan.

Objective LU-8 Monitoring Measures:

1. ~~Adoption of land development regulations consistent with this Plan by 2016~~ Check for and

assure consistency between the Comprehensive Plan and the Land Development Regulations on a regular basis.

~~*Note: This Objective, and the policies hereunder, provide direction to the City in preparing amendments to the Land development Regulations in accordance with this Plan.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership, Innovation and Economic Development***~~

Policy LU-8.1: Development and redevelopment in the City shall provide for pedestrian friendly street design, an interconnected street network and hierarchy to reduce congestion and improve traffic flow, design that promotes the use of non-motorized transportation modes, connectivity to transit, and a range of uses in a compact area to reduce the need for external trips.

Implementation:

- Who? The City and developers
- How? ~~The~~ Amendment of the Land Development Regulations, and promotion of incentives
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated~~ on an ongoing basis

Policy LU-8.2: The City shall promote high quality urban design for development and redevelopment by encouraging developers to incorporate the concepts outlined in the City's adopted design guidelines, Miami-Dade County's most current Urban Design Manual, the City's preservation program materials, and/or other design guidelines that might be developed for the City, into their developments.

Implementation:

- Who? The City and developers
- How? The ~~Land Development Regulations~~ development review process
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-8.3: The ~~land development regulations~~ Land Development Regulations shall promote energy efficient design and water conservation in new development and redevelopment.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an~~

~~ongoing basis~~ Ongoing

Policy LU-8.4: The City shall require aesthetically pleasing and environmentally sensitive landscaping as ~~an important component~~ part of development and redevelopment projects. To the maximum extent feasible, as defined in the Land Development Regulations, existing on-site native vegetation shall be preserved. Shade trees shall be prioritized for planting where feasible in public and semi-public spaces.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations and Chapter 18A, Landscape Code, Miami-Dade County
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-8.5: The ~~land development regulations shall include~~ City shall enforce Land Development Regulations provisions to mitigate negative impacts of development on the surrounding neighborhood and adjacent areas, including but not limited to: distance requirements; scaling and height step-down requirements; the maintenance of view corridors, and; landscape, fencing, and other physical separations.

Implementation:

- Who? The City and developers
- How? ~~The~~ Enforcement of the Land development Regulations through the development review process
- When?

Policy LU-8.6: The City~~, through its land development regulations,~~ shall seek to reduce the number of uses that are inconsistent with the Comprehensive Plan and Future Land Use Map, and/or that are incompatible with the character of the surrounding neighborhood.

Implementation:

- Who? The City and developers
- How? Evaluation of applications to amend the Comprehensive Plan and enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-8.7: The City shall ensure that any applications to amend the Comprehensive Plan and/or Future Land Use Map are consistent with the community's vision and available City

community planning documents such as the Opa-locka Downtown Master Plan.

Implementation:

- Who? The City and developers
- How? Evaluation of applications to amend the Comprehensive Plan
- When? Ongoing

Policy LU-8.8: The City shall ensure that incentives and/or requirements for new development include provisions to promote affordable housing development, permanent job creation and training for local residents, local business retention, and participation of local entrepreneurs and community leaders in the development review process.

Implementation:

- Who? The City and developers
- How? Amendment of the Land Development Regulations
- When? Within one year of this Plan Update's adoption, and ongoing

Policy LU-8.~~8~~9: The City shall promote higher densities and mixed-uses in and around potential transportation nodes, as well as other sites appropriate for transit-oriented development.

Implementation:

- Who? The City and developers
- How? ~~The~~ Promotion of incentive provisions of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-8.~~9~~10: The City shall adhere to State statutory requirements to ensure compatibility of new development and redevelopment with the operation of military installations within or within one-half mile of its boundaries.

Implementation:

- Who? The City
- How? Coordination with the U.S. Coast Guard on applications that might impact its operations at Opa-locka Executive Airport
- When? Ongoing

Policy LU-8.~~10~~11: The City shall ensure the compatibility of development and redevelopment within its boundaries with the function and operations of Opa-locka Executive Airport.

Implementation:

- Who? The City
- How? Coordination with the Miami-Dade Aviation Department
- When? Ongoing

OBJECTIVE LU-9:
Require all new development and redevelopment in the ~~corridor mixed use area~~ Corridor Mixed Use Area and Downtown to be planned and designed to promote transit use and transit-oriented development (TOD), ~~and transit use~~ which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment ~~that promotes the use of transit~~ compatible with transit use.

Objective LU-9 Monitoring Measures:

1. Provision of a *MetroRail* stop within the City by ~~2030~~2035;

   Note: ~~The location a~~ A MetroRail stop in the City will provide a great benefit to residents and businesses through improved multi-modal transportation access, and will be key to redevelopment efforts in the Downtown Mixed Use District.

2. At least ~~three~~ five Transit Oriented Development projects ~~between 2015 and 2030~~ by 2035.

   Note: The implementation of mixed use development and redevelopment projects, as allowed by and provided for in the Plan, is an important component in the City's vision for its development and redevelopment. ~~The "at least three projects" standard~~ This measure balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant Citywide impact

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership, Innovation and Economic Development~~

Policy LU-9.1: The City shall coordinate with Miami-Dade Transit to ensure the location of a Metrorail station within its boundaries by ~~2030~~2035. The ~~city's~~ City's preferred location is NW 27th Avenue at the eastern edge of the Downtown Mixed-Use District.

Implementation:
- Who? The City and Miami-Dade Transit
- How? Intergovernmental coordination and lobbying effort

- When? By ~~2030~~2035

Policy LU-9.2: Through its various planning, regulatory and development activities, the City of ~~Opa-Locka~~ Opa-locka shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping, and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses, and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance of uses along the subject transit line.

Implementation:

- Who? The City and developers
- How? ~~The~~ Creation and promotion of incentive provisions in the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated on an ongoing basis~~ ongoing

Policy LU-9.3: The ~~city~~ City shall accommodate new development and redevelopment around transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, street furniture, fixed trash receptacles, shade trees, awnings, and other weather protection for pedestrians.

Implementation:

- Who? The City and developers
- How? ~~The~~ Creation and promotion of incentive provisions in the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE LU-10:

Promote energy efficient development and land use patterns which ~~also~~ account for existing and

future electrical power generation and transmission systems ~~in an effort to discourage~~ to minimize urban sprawl and ~~reduce~~ greenhouse ~~gasses~~ gas emissions.

Objective LU-10 Monitoring Measures:

1. Approval of at least ~~three~~ five Transit Oriented ~~d~~Development or redevelopment projects between ~~2015 and 2030~~2020 and 2035, and the ~~cumulative number of estimated vehicles miles reduced~~ total number of vehicle trips into, within and out of the City reduced by approving these developments ~~as opposed to~~ instead of traditional developments of equal magnitude.

   ~~*Note: The implementation of Transit Oriented development and redevelopment projects, as allowed by and provided for in the Plan, is an important component in the City's vision for its development and redevelopment. The "at least three projects" standard balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant Citywide impact.*~~

2. At least 50 percent of new development or redevelopment projects approved in the City ~~between 2015 and 2030~~by 2035 ~~is~~ shall be LEED-certified, or awarded a comparable green certification. The Land Development Regulations' Green Standards should be amended to require all new housing constructed in the City to have LEED certification or another green building certification by one year after the adoption of this Plan Update.

   ~~*Note: The implementation of Transit Oriented development and redevelopment projects, as allowed by and provided for in the Plan, is an important component in the City's vision for its development and redevelopment. The "at least three projects" standard balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant Citywide impact.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership, Innovation and Economic Development***~~

Policy LU-10.1: The City of Opa-locka shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed- use projects to promote energy conservation, transit use, and community and economic development.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-10.2: The City shall encourage energy conservation in City-owned facilities ~~by adopting~~ through its adopted Green Standards requiring Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards ~~for City-owned facilities~~, where feasible.

Implementation:

- Who? The City
- How? ~~The~~ Promotion of incentive provisions in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-10.3: The City of Opa-Locka shall promote energy conservation in residential development by encouraging builders, remodelers, homeowners, and homebuyers to implement its Green Standards which support the use of Florida Green Building Coalition, the Leadership in Energy and Environmental Design (LEED) green residential building rating system, or other acceptable environmental standards.

Implementation:

- Who? The City and developers
- How? ~~The inclusion~~ Utilization of incentives in the Land Development Regulations, and educational outreach about building programs and resources
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-10.4: The City shall ~~investigate~~ consider the expansion of incentives within its Green Standards for developers and building owners to incorporate energy efficiency and other conservation measures ~~that~~ meet~~ing~~ recognized green building standards into the design, construction, or rehabilitation of their buildings

Implementation:

- Who? The City and developers
- How? The inclusion of new incentives in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an

ongoing basis

OBJECTIVE LU-11:
Ensure the preservation and conservation of natural resources within or proximate to the City.

Objective LU-11 Monitoring Measures:

1. No documented new cases of the contamination of natural resources or net loss in the acreage of natural areas or resources in the City ~~between 2015 and 2020~~.

   ~~*Note: Although achievement of these standards may be difficult to measure, eliminating cases of contamination and protective existing resource areas are effective indicators.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy LU-11.1: The City shall coordinate the protection of natural resources with the appropriate federal, State, regional and County agencies.

Implementation:

- Who? The City and environment agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy LU-11.2: The City shall utilize its ~~land development regulations~~ Land Development Regulations and other appropriate mechanisms to ensure that development and redevelopment does not negatively impact natural resources~~,~~ and~~/or~~ engage developers in the mitigation of the negative impacts of development ~~mitigate negative effects~~.

Implementation:

- Who? The City
- How? Review and amendment of the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated~~ on an ongoing basis

Policy LU-11.3: The City shall utilize its L~~l~~and D~~d~~evelopment R~~r~~egulations and other appropriate mechanisms, including coordination with the appropriate federal, State, regional, and County agencies, to protect surface waters within and proximate to its boundaries.

Implementation:

- Who? The City
- How? Compliance with the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.4: The City shall utilize its ~~land development regulations~~ Land Development Regulations and other appropriate mechanisms, including coordination with the appropriate federal, State, regional, and County agencies, to protect the quality and quantity of ground water within and proximate to its boundaries.

Implementation:

- Who? The City and other agencies
- How? Compliance with the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.5: The City shall utilize its ~~land development regulations~~ Land Development Regulations and other appropriate mechanisms, including coordination with the appropriate federal, State and County agencies, to protect air quality.

Implementation:

- Who? The City and other agencies
- How? Compliance with the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.6: The City shall participate in the National Flood Insurance Program, and shall maintain the development standards required for such participation in its ~~land development regulations~~ Land Development Regulations.

Implementation:

- Who? The City and other agencies
- How? Compliance with the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.7: The City shall utilize its ~~land development regulations~~ Land Development Regulations to ensure that adequate pervious surface areas are maintained and protected at

prime aquifer recharge areas.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.8: The City shall utilize its ~~land development regulations~~ Land Development Regulations to require adequate impervious surface areas by zoning districts.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.9: The City, through its ~~land development regulations~~ Land Development Regulations, shall require that all new development and redevelopment connect to the central potable water and sanitary sewer system, where available. In the event that it is not available, septic tanks and private wells will only be permitted, on an interim basis, and ~~only after being approved through the proper regulatory channels and where suitable soil and environmental conditions exist~~ must be replaced by sewer connection by 2030.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.10: Land uses that produce hazardous wastes or that are otherwise detrimental to potable water wells shall be separated from well fields through distance criteria established for Well Protection Areas in the ~~land development regulations~~ Land Development Regulations, by Miami-Dade County DERM, and Chapter 24, Code of Miami-Dade County.

Implementation:

- Who? The City and Miami-Dade County DERM
- How? Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an~~

~~ongoing basis~~ Ongoing

Policy LU-11.11: The City, through its ~~land development regulations~~ Land Development Regulations, shall require stormwater management for development and redevelopment, and establish standards for the design of stormwater management systems that maximize on-site groundwater recharge and minimize off-site impacts of runoff.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.12: The City shall implement strategies to reduce stormwater runoff from development and redevelopment sites into surface water bodies through standards for the design of on-site stormwater management systems and other appropriate mechanisms.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-11.13: The City~~, through development review,~~ shall require developers to identify and mitigate constraints based on soils, topography, and floodplains.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations through the development review process.
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE LU-12:
Continue to protect, preserve, enhance, and promote public awareness of historical resources.

Objective LU-12 Monitoring Measures:

1. The continued identification and evaluation of historic sites ~~by 2020~~.

2. ~~Development and implementation of a historic resource preservation program by 2025~~Enforcement of protections specified in the City's adopted preservation program and ordinance to retain features of all registered sites on an ongoing basis.
3. Creation of an education campaign to inform property owners, developers, and residents about the meaning of a "registered landmark" designation.

~~*Note: A numerical indicator is not appropriate for this Objective, as the number of sites preserved will depend on the number of sites identified.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy LU-12.1: ~~The City shall request that Miami-Dade County identify and evaluate historic sites in the City by 2020.~~

~~Implementation:~~

- ~~Who? The City and County~~
- ~~How? Coordination with the County~~
- ~~When? By 2020~~

~~Policy LU-12.2:~~ The City shall ~~develop and implement a historic resource preservation program for the protection, management and adaptive reuse of historic resources by 2025~~finalize the comprehensive assessment of original structures in the City as performed by the University of Florida Department of Historic Preservation, and use this assessment to further the City's preservation program.

Implementation:

- Who? The City
- How? ~~The development of a program modeled after successful programs in other communities~~ Integration and enforcement of the preservation ordinance and program's directives during the development review and permitting processes.
- When? ~~By 2025~~Ongoing

Policy LU-12.~~3~~2: Technical, legal, and financial incentive programs shall be ~~developed~~ fully executed to encourage ~~private sector participation~~ residents and business owners in the preservation and protection of historic resources.

Implementation:

- Who? The City
- How? ~~Inclusion of incentives in the program developed as per Policy LU-12.2~~

Implementation of the City's restoration grant program according to its criteria

- When? ~~By 2025~~Ongoing

Policy LU-12.4~~3~~: Public awareness of historic resources shall be promoted through the placement of historic plaques and markers, and the production and dissemination of information on local historic sites.

Implementation:

- Who? The City
- How? Through the City's historic resource preservation program, ~~developed as per Policy LU-12.2~~including its educational component, Discover Opa-locka
- When? ~~By 2025~~Ongoing

OBJECTIVE LU-13:
Determine the feasibility of annexing areas contiguous to the city's boundaries, and pursue annexations that are determined to be feasible and advantageous.

Objective LU-13 Monitoring Measures:

1. Completed ~~a~~Annexation studies ~~completed between 2015 and 2030~~.
2. The net increase in the City's land area resulting from annexations, if any~~, between 2015 and 2030~~.
3. Increase in the tax base and financial feasibility directly attributable to successful annexations, if any~~, between 2015 and 2030~~.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership, Civic and Governance Systems***~~

> ~~*Note: A numerical indicator is not appropriate for this Objective, as the City's may or may not determine that it is feasible to annex additional lands during the planning period, and the ultimate success of an annexation effort depends on factors outside of City control (i.e. County and/or voter approval)*~~

Policy LU-13.1: In determining the feasibility of an annexation, the City shall consider positive and negative impacts on existing areas within the City, the tax base, current and projected millage rates, and current and projected levels of service.

Implementation:

- Who? The City
- How? By conducting an annexation study

- When? ~~After~~ Whenever an annexation is requested by the City, another government agency, or a private applicant

Policy LU-13.2: In determining the feasibility of an annexation, the City shall consider its ability to provide services to the potential annexation area in a manner that will not diminish services provided to existing areas and residents.

Implementation:
- Who? The City
- How? By conducting an annexation study
- When? After an annexation is requested by the City, another government agency, or a private applicant

OBJECTIVE LU-14:
Development and redevelopment, in accordance with the Future Land Use Map, shall be coordinated with the availability of public facilities and services.

Objective LU-14 Monitoring Measures:

1. Continued a~~A~~chievement of Level of Service Standards ~~between 2015 and 2030~~for development and redevelopment.

   ~~*Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy LU-14.1: All development orders shall be contingent upon, at a minimum, the provision of services at or above the Level of Service standards specified in the Capital Improvements Element.

Implementation:
- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-14.2: The City, through its ~~land development regulations~~ Land Development Regulations and through a consistent development review and monitoring process, shall require developers to provide for their proportionate fair share of the cost for the infrastructure and

services required to serve their development through impact fees or other appropriate mechanisms.

Implementation:

- Who? The City
- How? ~~The~~ Enforcement of the Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-14.3: The City, through its ~~land development regulations~~ Land Development Regulations and through a consistent development review and monitoring process, shall require developers to provide for ~~the~~ necessary on-site and community infrastructure improvements, including: parking; safe and convenient traffic circulation; parks ~~and recreation,~~ and open space land dedication and facilities~~,~~; ~~and~~ public art; street furniture and fixtures; sidewalks and multi-modal transportation facilities, as appropriate; water and wastewater connections or facilities~~,~~; and~~;~~ drainage and stormwater management.

Implementation:

- Who? The City
- How? ~~The~~ Enforcement of the Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-14.4: The City shall coordinate with the County on the subdivision of properties to ensure the availability of land for adequate public infrastructure.

Implementation:

- Who? The City and County
- How? Intergovernmental coordination
- When? As needed, on an ongoing basis

OBJECTIVE LU-15:

Coordinate with Miami-Dade County Public Schools on an ongoing basis to ensure the provision and availability of adequate school sites and facilities to serve the existing and future population.

Objective LU-15 Monitoring Measures:

1. Continued a~~A~~chievement of the Level of Service Standard for public schools serving the City in accordance with the Public Schools and Education Element ~~between 2025 and~~

~~2030~~.

~~*Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with school capacity.*~~

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership, Talent Supply and Education~~

Policy LU-15.1: Public schools shall be an ~~allowable~~ allowed use in all Future Land Use districts except industrial.

Implementation:

- Who? The City
- How? As per Policy LU-1.7 implementation
- When? ~~Upon adoption~~ Ongoing

Policy LU-15.2: New schools shall not be located adjacent to existing uses that will have negative impacts on the health, safety and welfare of students, teachers, employees, and visitors. Conversely, new uses that will negatively impact the health, safety and welfare of students, teachers, employees, and visitors shall not be located adjacent or proximate to public schools.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination and enforcement of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-15.3: New schools will minimize negative impacts on surrounding areas through site location, configuration, access, and development. Conversely, new development and redevelopment shall minimize and/or mitigate negative impacts on existing school facilities.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination and enforcement of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-15.4: The location of new schools should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination and enforcement of the Concurrency Management Program in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-15.5: New schools shall not have negative impacts on historic or archeological resources, and should be located away from floodplains and environmentally sensitive lands.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination and enforcement of the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy LU-15.6: To the maximum extent feasible, the City shall coordinate with Miami-Dade County Public Schools to collocate public schools with other public facilities, including the provision of joint park-school sites.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Joint Park Schools Agreements
- When? On an ongoing basis

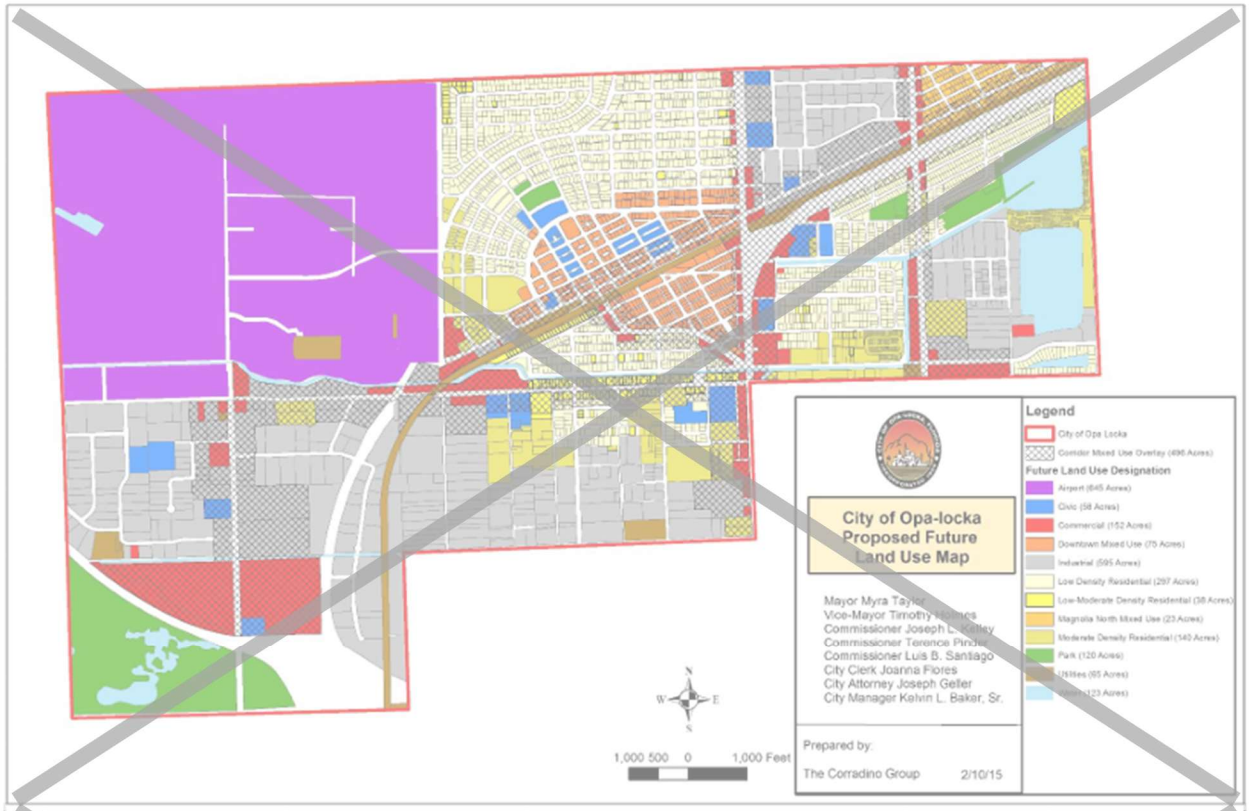
Policy LU-15.7: To the maximum extent feasible new schools should be designed to serve as emergency shelters in the event of an emergency.

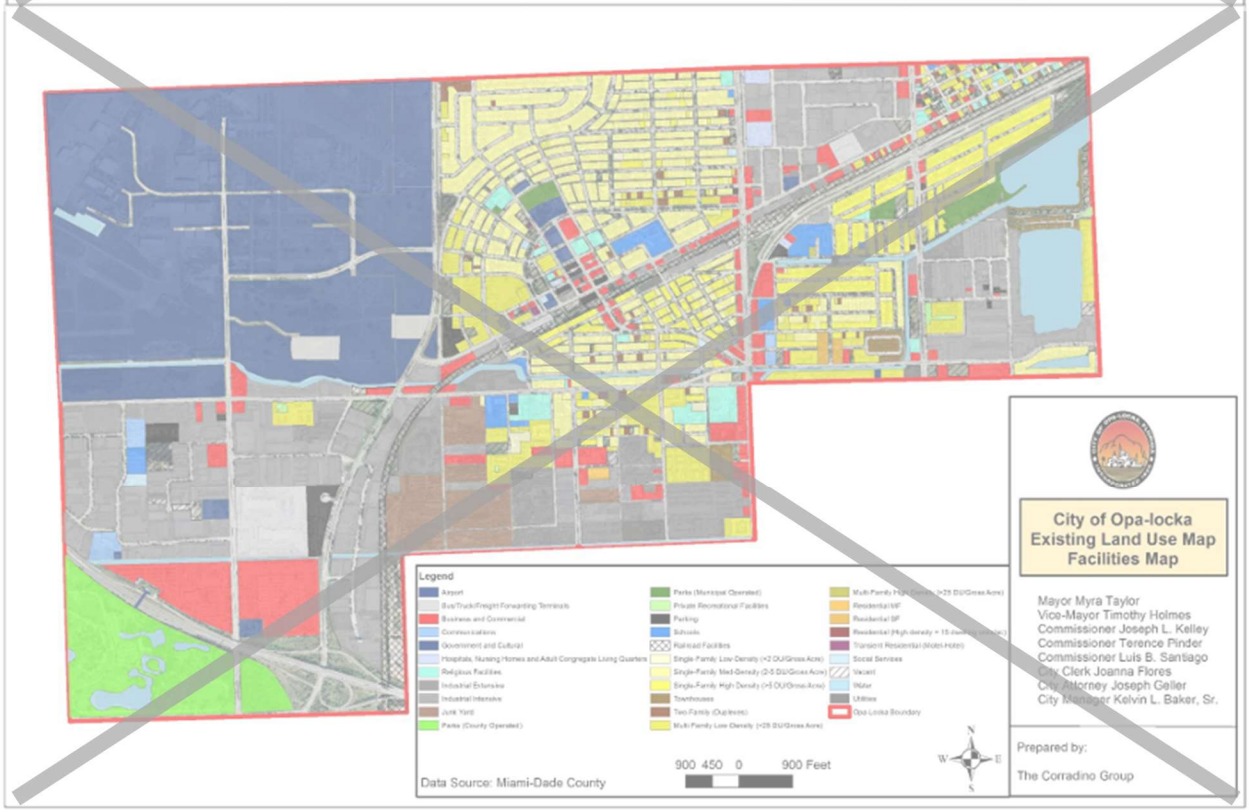
Implementation:

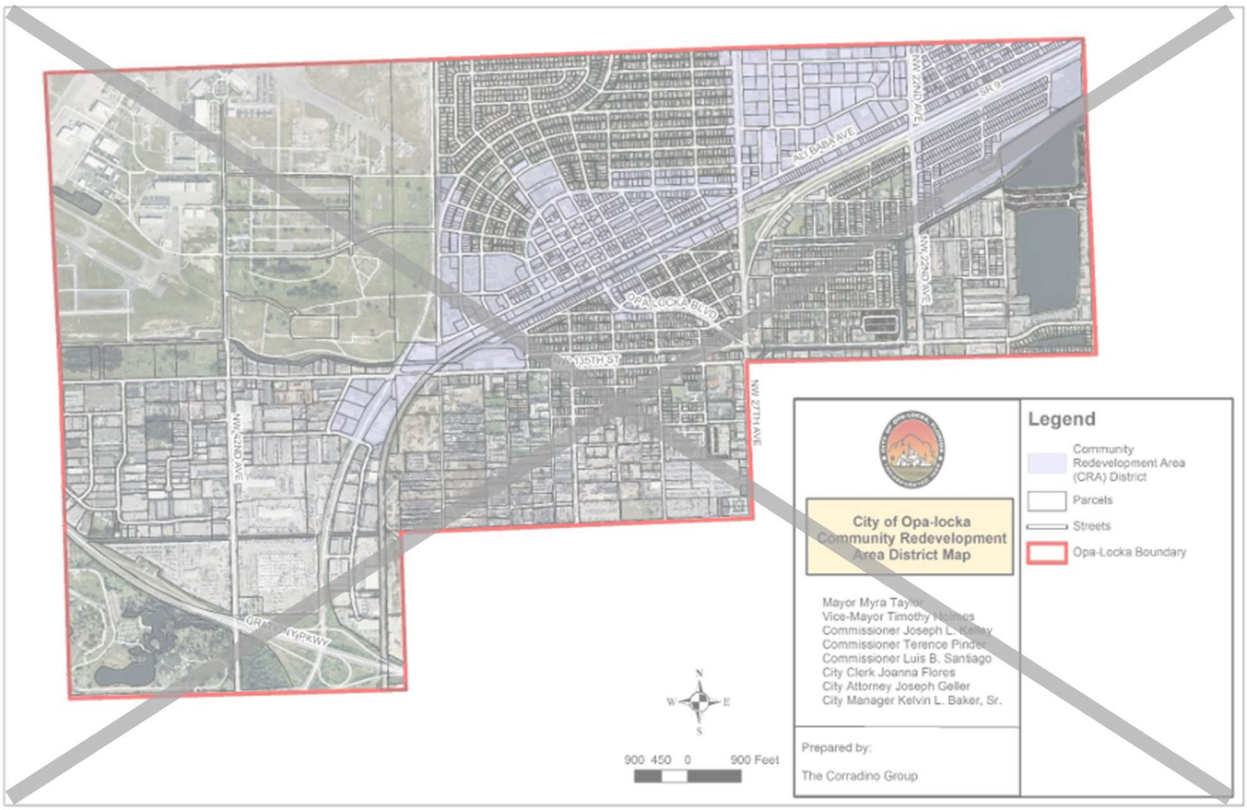
- Who? Miami-Dade County Public Schools
- How? Inter-local Agreements
- When? ~~On an ongoing basis~~ Ongoing

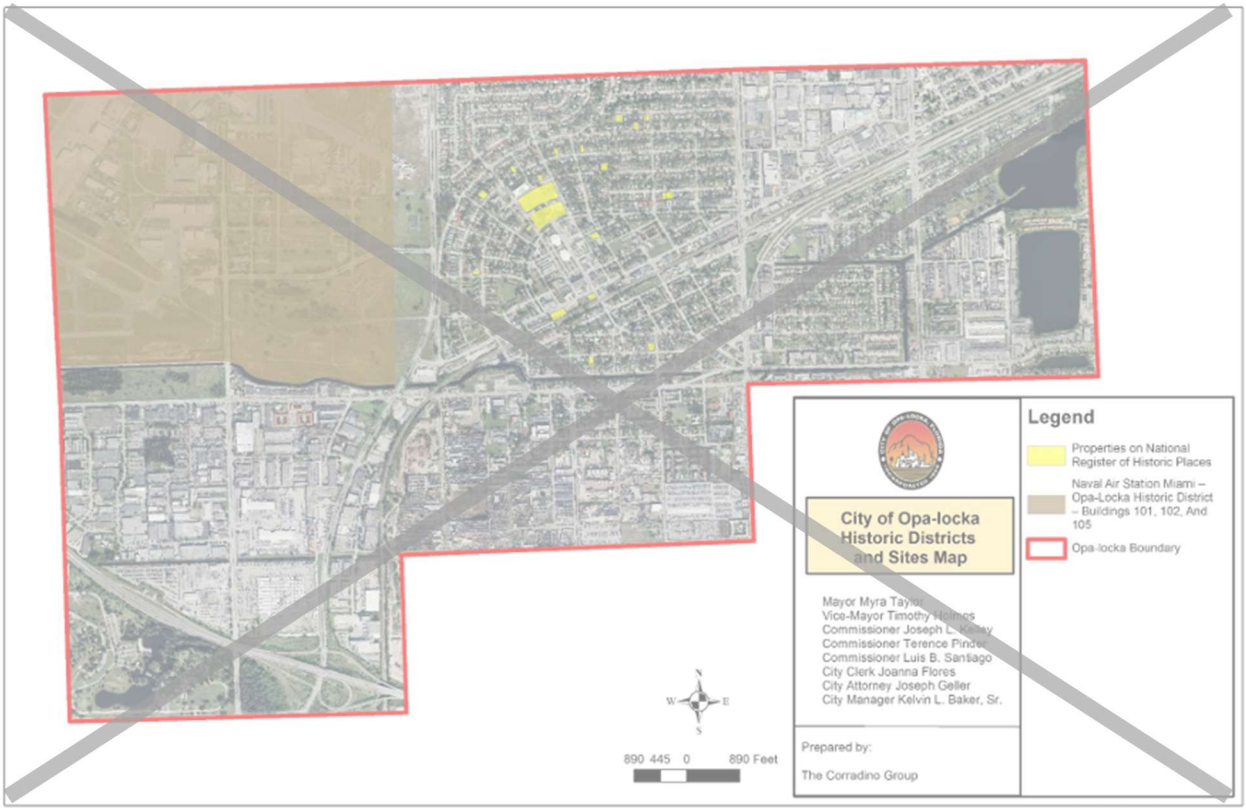
COMPREHENSIVE PLAN MAP SERIES

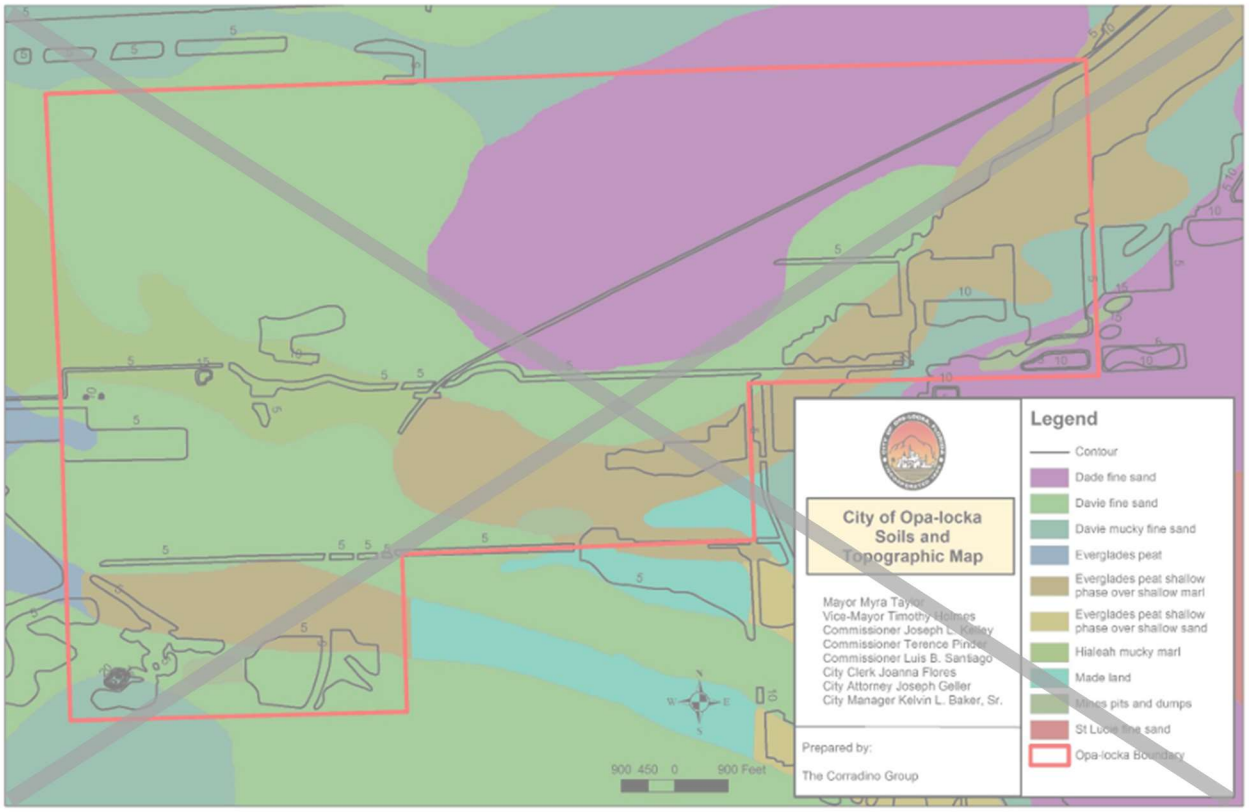
~~Future Land Use Map, 2030~~

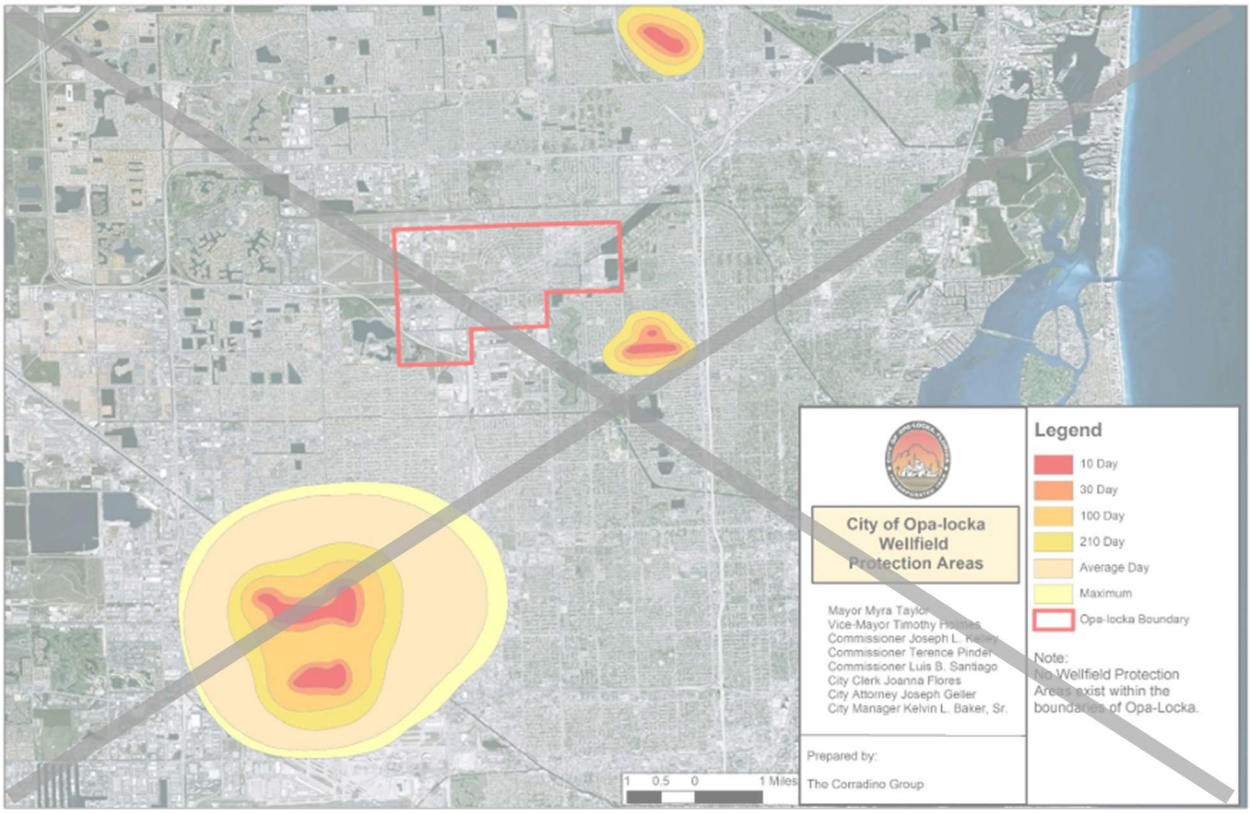


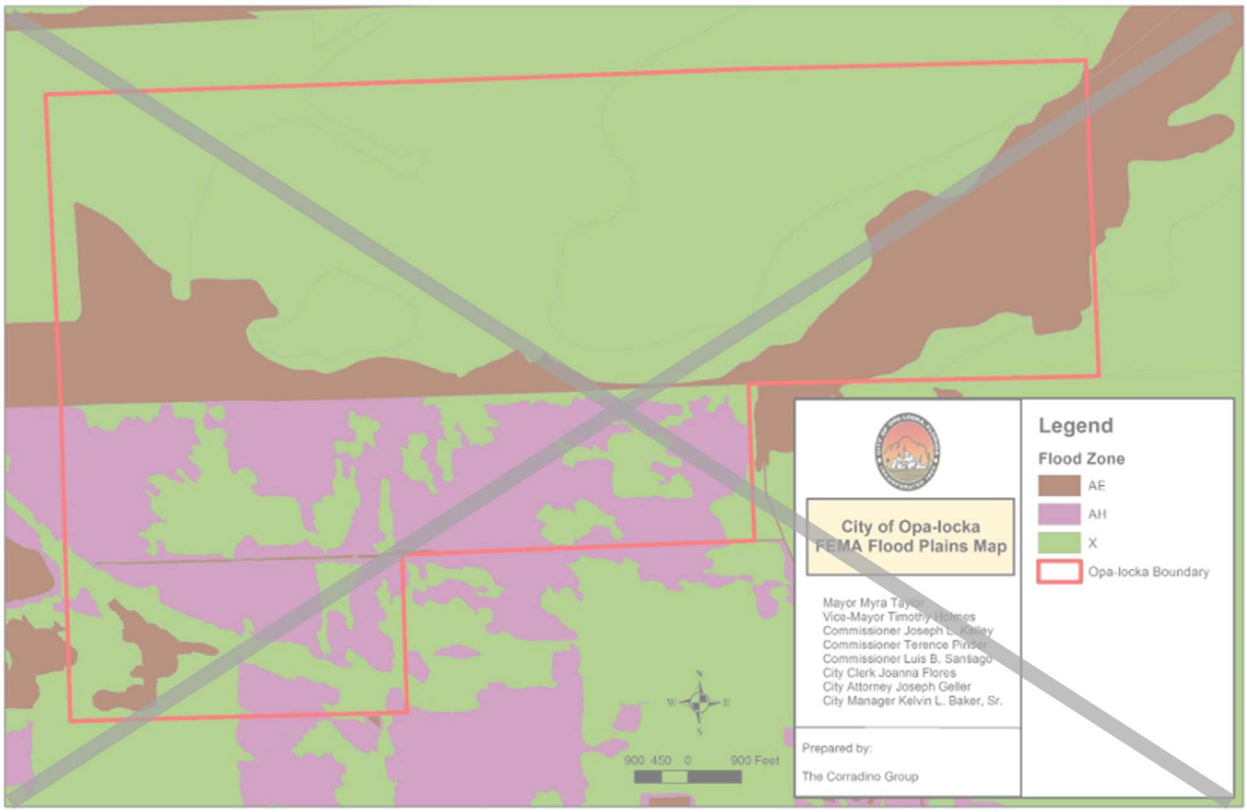


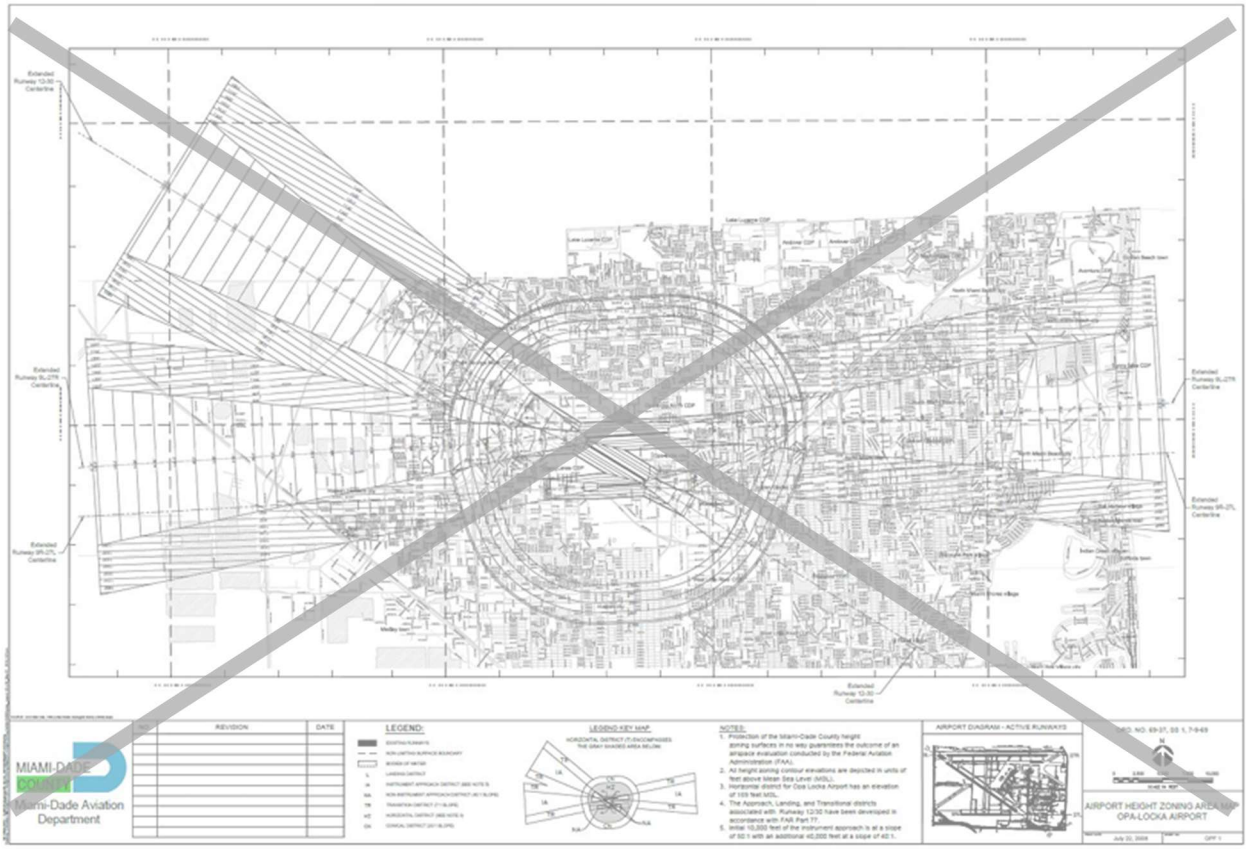

NW 22ND AVE
SR 9
NW 42ND AVE
ALI BABA AVE
OPA-LOCKA BLVD
135TH ST
NW 27TH AVE
NW 42ND AVE
GRADE
PKWY
City of Opa-locka Community Redevelopment Area District Map
Mayor Myra Taylor
Vice-Mayor Timothy Hol
Commissioner Joseph L.
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
900 450 0 900 Feet
Legend
Community Redevelopment Area (CRA) District
Parcels
Streets
Opa-Locka Boundary


City of Opa-locka Historic Districts and Sites Map
Mayor Myra Taylor
Vice-Mayor Timothy Hol
Commissioner Joseph L.
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
890 445 0 890 Feet
Legend
Properties on National Register of Historic Places
Naval Air Station Miami – Opa-Locka Historic District – Buildings 101, 102, And 105
Opa-locka Boundary


City of Opa-locka
Soils and
Topographic Map
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Joseph L. Kelley
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
900 450 0 900 Feet
Legend
Contour
Dade fine sand
Davie fine sand
Davie mucky fine sand
Everglades peat
Everglades peat shallow phase over shallow marl
Everglades peat shallow phase over shallow sand
Hialeah mucky marl
Made land
Mines pits and dumps
St Lucie fine sand
Opa-locka Boundary


City of Opa-locka
Wellfield
Protection Areas
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Joseph L. Kelley
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
1 0.5 0 1 Miles
Legend
10 Day
30 Day
100 Day
210 Day
Average Day
Maximum
Opa-locka Boundary
Note:
No Wellfield Protection Areas exist within the boundaries of Opa-Locka.


City of Opa-locka
FEMA Flood Plains Map
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Joseph L. Kelley
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
Legend
Flood Zone
AE
AH
X
Opa-locka Boundary
900 450 0 900 Feet


Miami-Dade Aviation Department
AIRPORT HEIGHT ZONING AREA MAP
OPA-LOCKA AIRPORT

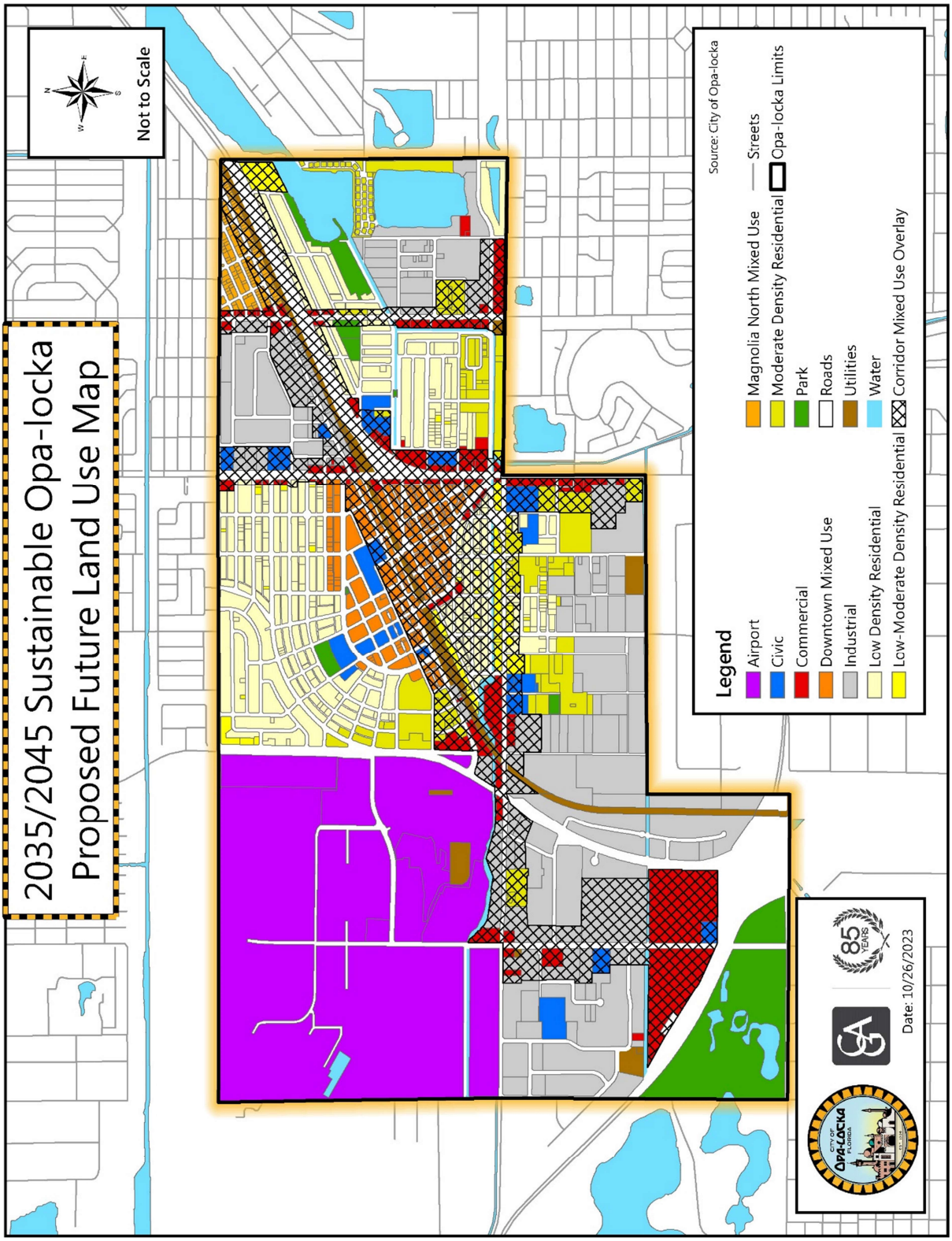

2035/2045 Sustainable Opa-locka
Proposed Future Land Use Map
Not to Scale
Legend
Airport
Civic
Commercial
Downtown Mixed Use
Industrial
Low Density Residential
Low-Moderate Density Residential
Magnolia North Mixed Use
Moderate Density Residential
Park
Roads
Utilities
Water
Corridor Mixed Use Overlay
Streets
Opa-locka Limits
Source: City of Opa-locka
Date: 10/26/2023

Figure LU-1

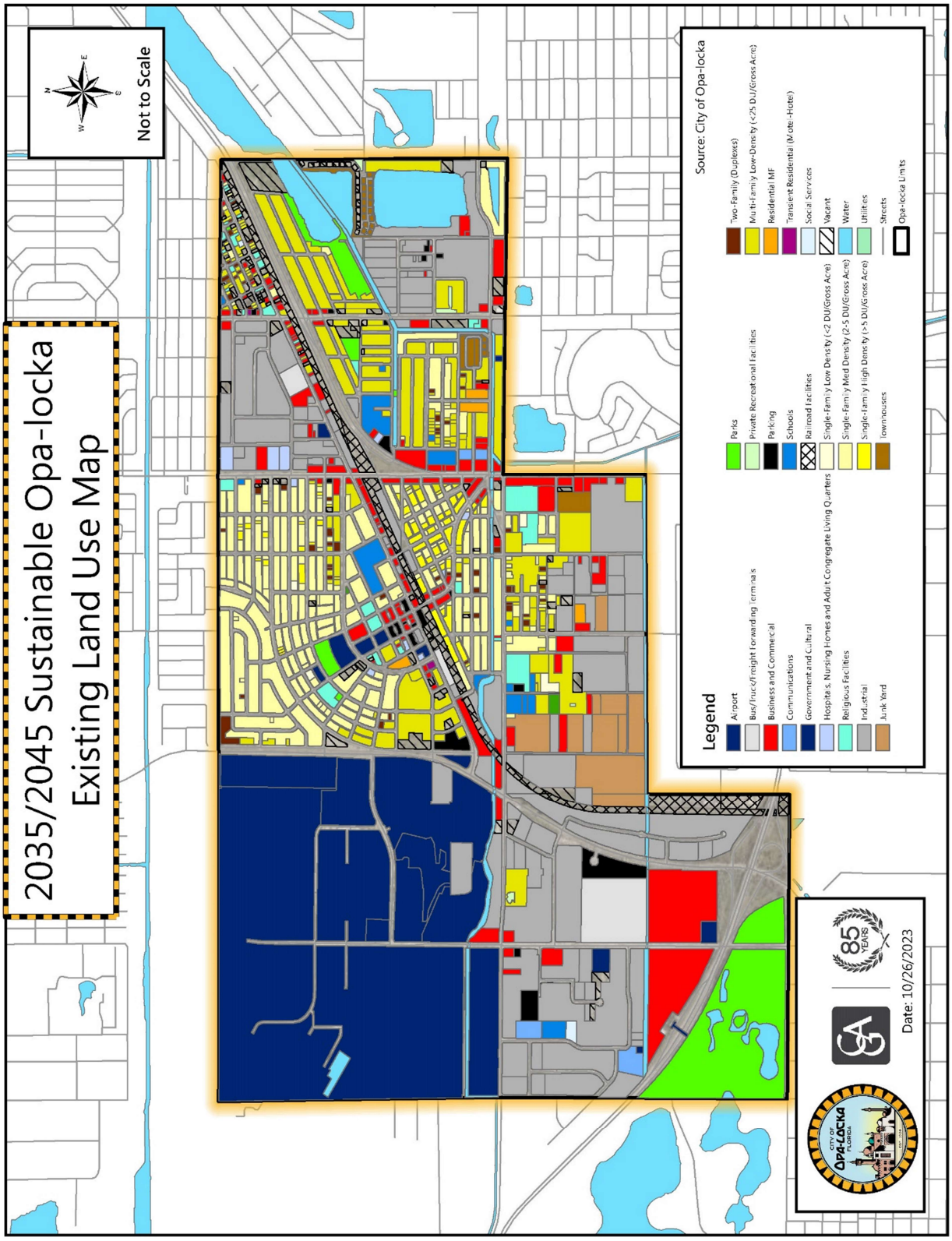

2035/2045 Sustainable Opa-locka
Existing Land Use Map
Not to Scale
Source: City of Opa-locka
Legend
Airport
Bus/Truck/Freight Forwarding Terminals
Business and Commercial
Communications
Government and Cultural
Hospitals, Nursing Homes and Adult Congregate Living Quarters
Religious Facilities
Industrial
Junk Yard
Parks
Private Recreational Facilities
Parking
Schools
Railroad Facilities
Single-Family Low Density (<2 DU/Gross Acre)
Single-Family Med Density (2-5 DU/Gross Acre)
Single-Family High Density (>5 DU/Gross Acre)
Townhouses
Two-Family (Duplexes)
Multi-Family Low-Density (<25 DU/Gross Acre)
Residential MF
Transient Residential (Motel-Hotel)
Social Services
Vacant
Water
Utilities
Streets
Opa-locka Limits
Date: 10/26/2023

Figure LU-2

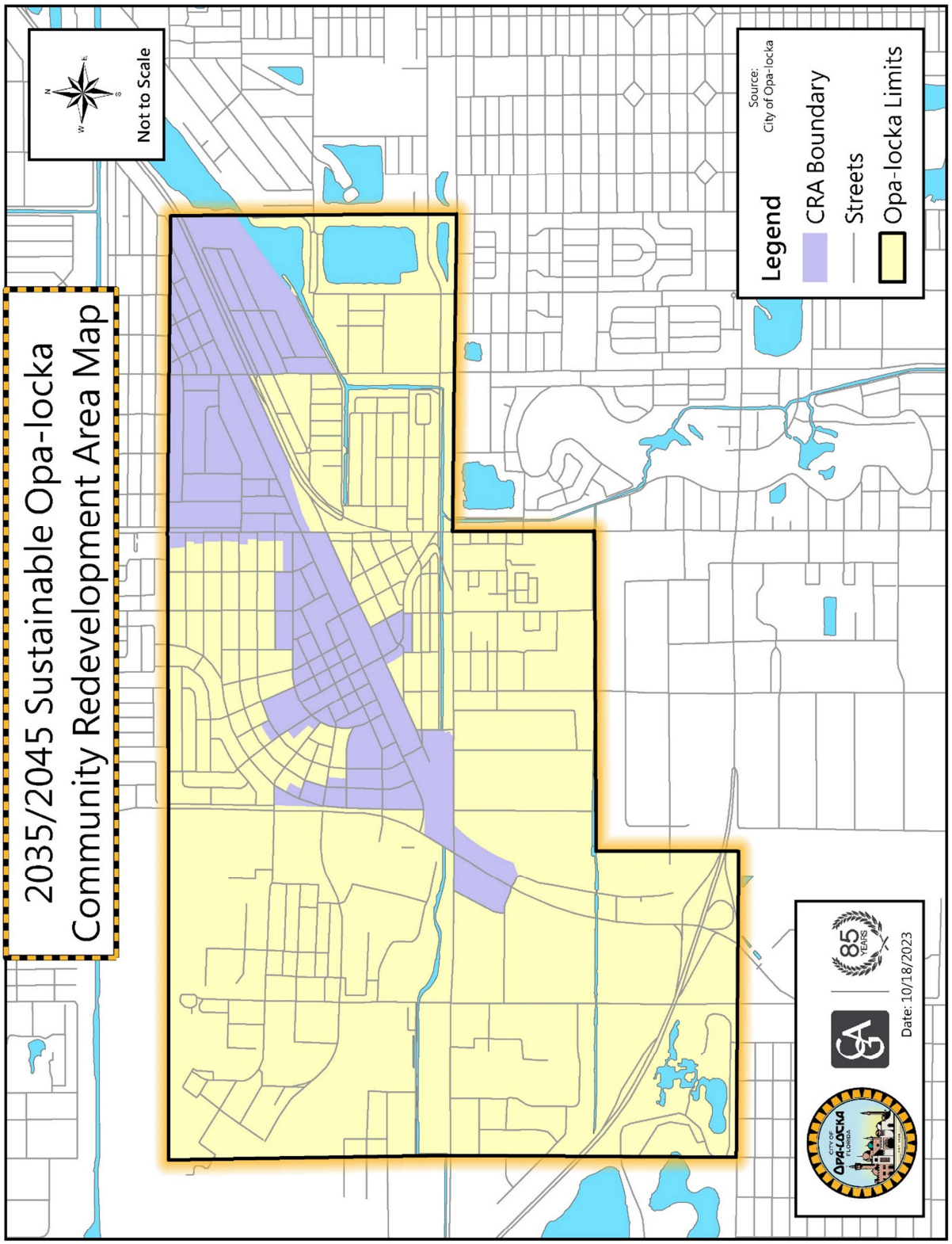

2035/2045 Sustainable Opa-locka
Community Redevelopment Area Map
Not to Scale
Legend
CRA Boundary
Streets
Opa-locka Limits
Source:
City of Opa-locka
Date: 10/18/2023

Figure LU-3

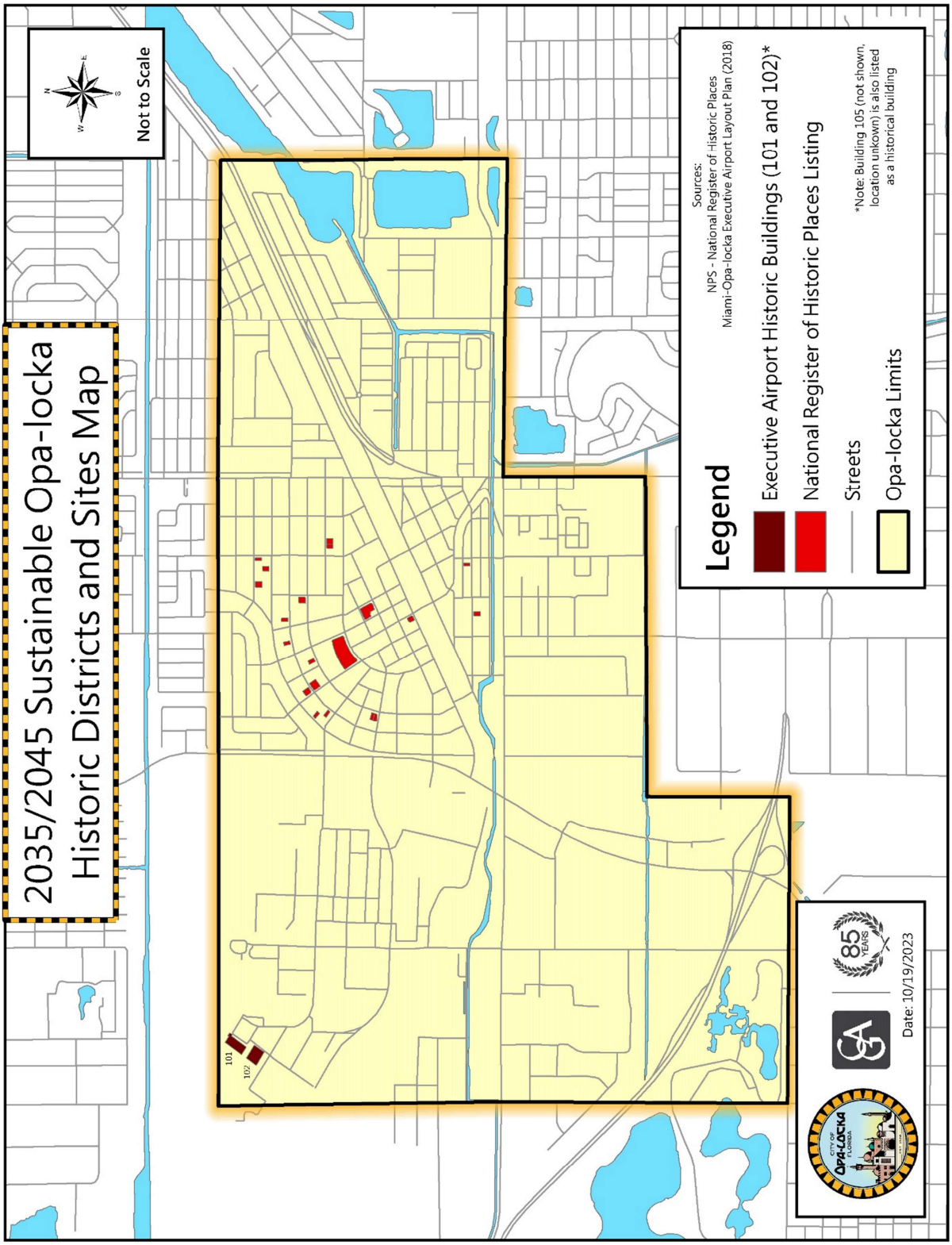

2035/2045 Sustainable Opa-locka
Historic Districts and Sites Map
Not to Scale
Legend
Executive Airport Historic Buildings (101 and 102)*
National Register of Historic Places Listing
Streets
Opa-locka Limits
Sources:
NPS - National Register of Historic Places
Miami-Opa-locka Executive Airport Layout Plan (2018)
*Note: Building 105 (not shown, location unkown) is also listed as a historical building
101
102
85 YEARS
Date: 10/19/2023

Figure LU-4

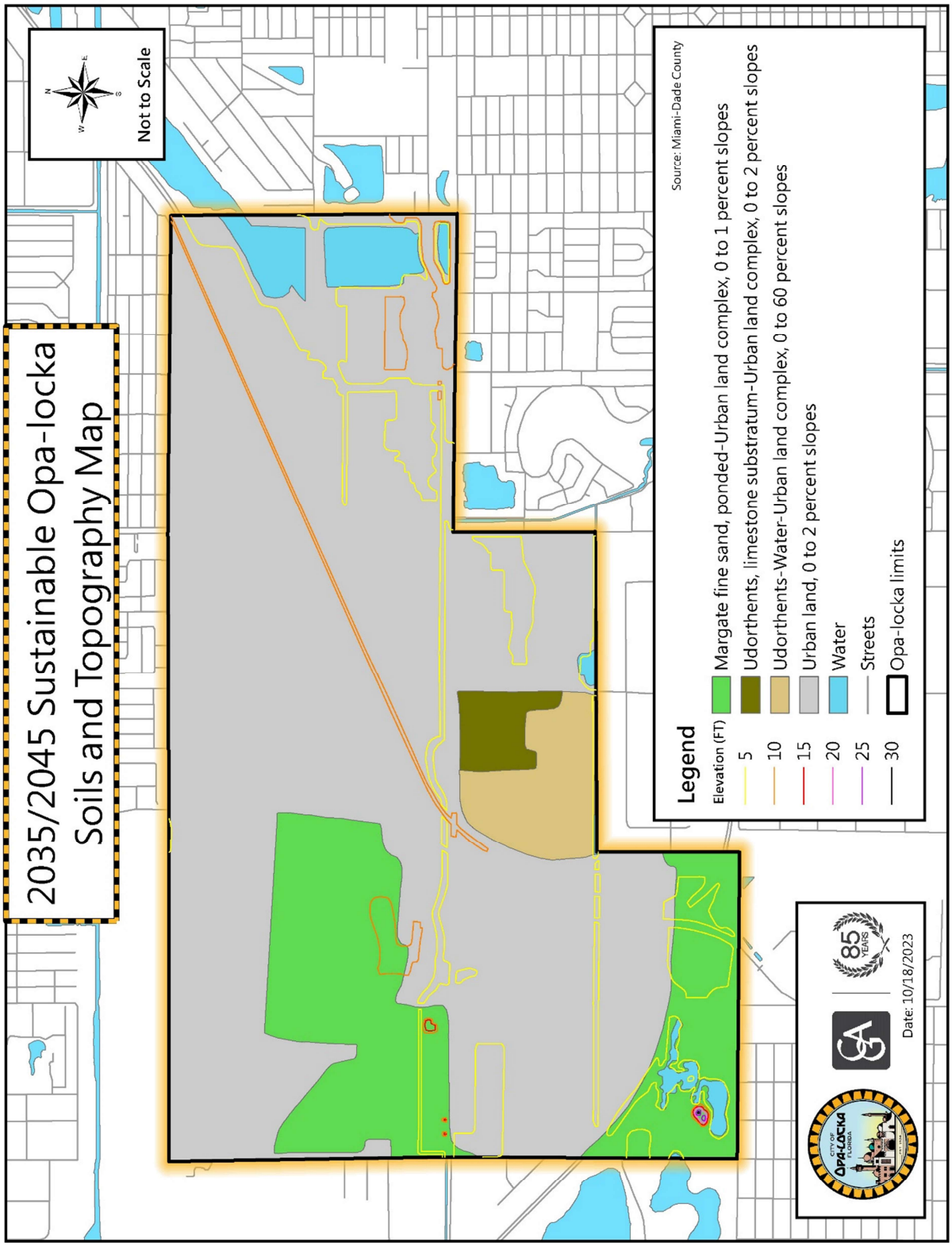

2035/2045 Sustainable Opa-locka
Soils and Topography Map
Not to Scale
Source: Miami-Dade County
Legend
Elevation (FT)
5
10
15
20
25
30
Margate fine sand, ponded-Urban land complex, 0 to 1 percent slopes
Udorthents, limestone substratum-Urban land complex, 0 to 2 percent slopes
Udorthents-Water-Urban land complex, 0 to 60 percent slopes
Urban land, 0 to 2 percent slopes
Water
Streets
Opa-locka limits
85 YEARS
Date: 10/18/2023

Figure LU-5

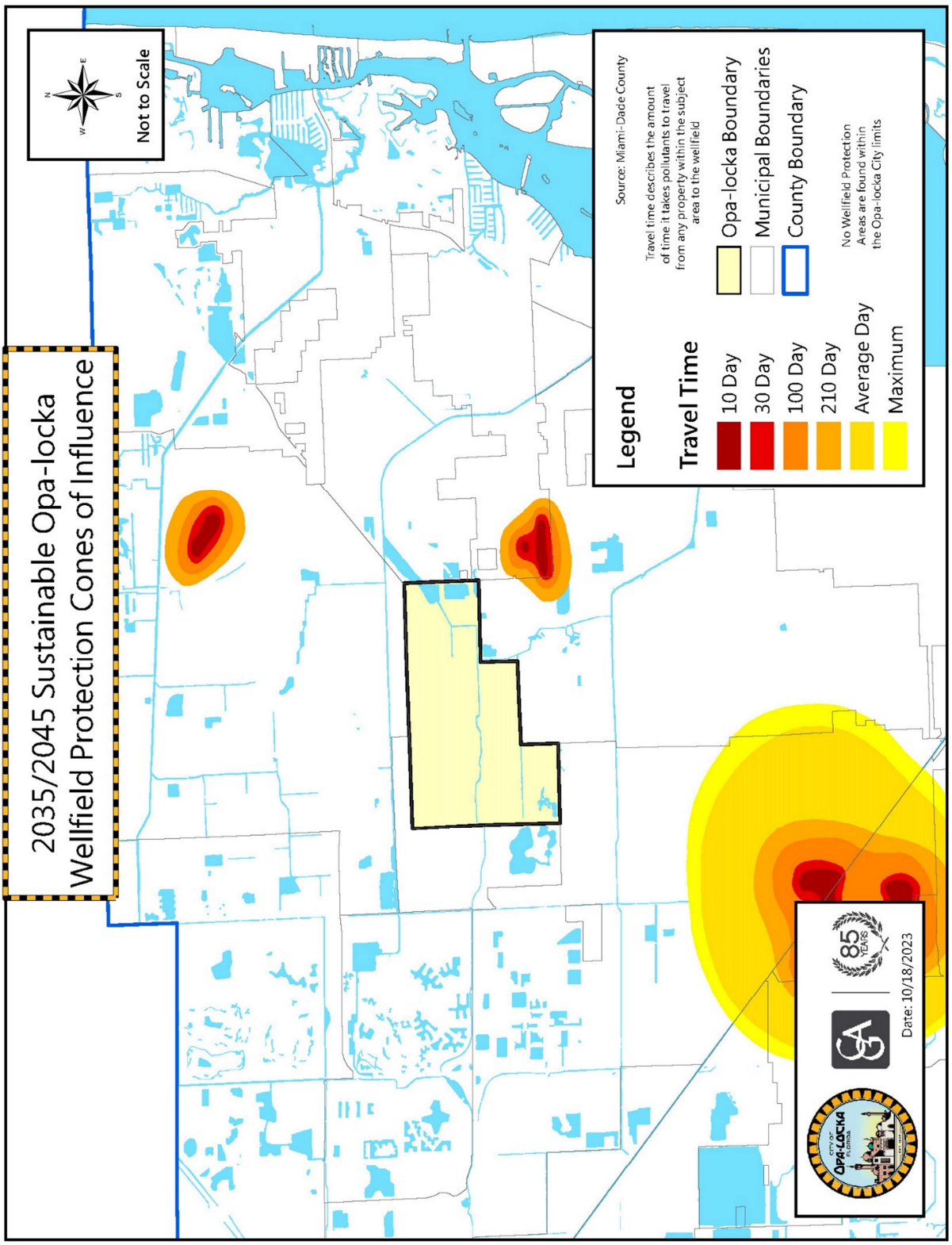

2035/2045 Sustainable Opa-locka
Wellfield Protection Cones of Influence
Not to Scale
Legend
Travel Time
10 Day
30 Day
100 Day
210 Day
Average Day
Maximum
Source: Miami-Dade County
Travel time describes the amount of time it takes pollutants to travel from any property within the subject area to the wellfield
Opa-locka Boundary
Municipal Boundaries
County Boundary
No Wellfield Protection Areas are found within the Opa-locka City limits
85 YEARS
Date: 10/18/2023

Figure LU-6

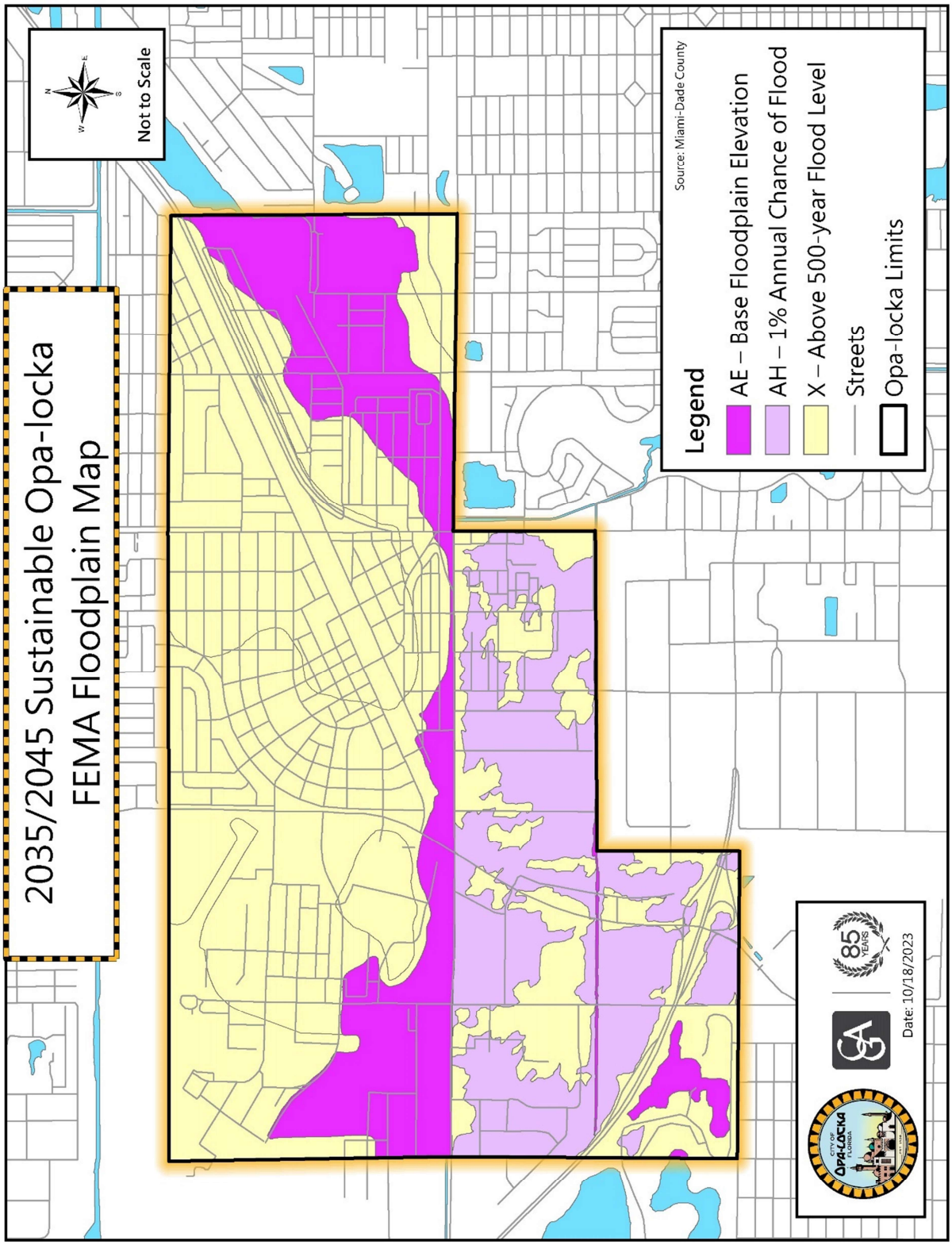

2035/2045 Sustainable Opa-locka
FEMA Floodplain Map
Not to Scale
Source: Miami-Dade County
Legend
AE – Base Floodplain Elevation
AH – 1% Annual Chance of Flood
X – Above 500-year Flood Level
Streets
Opa-locka Limits
85 YEARS
Date: 10/18/2023

Figure LU-7

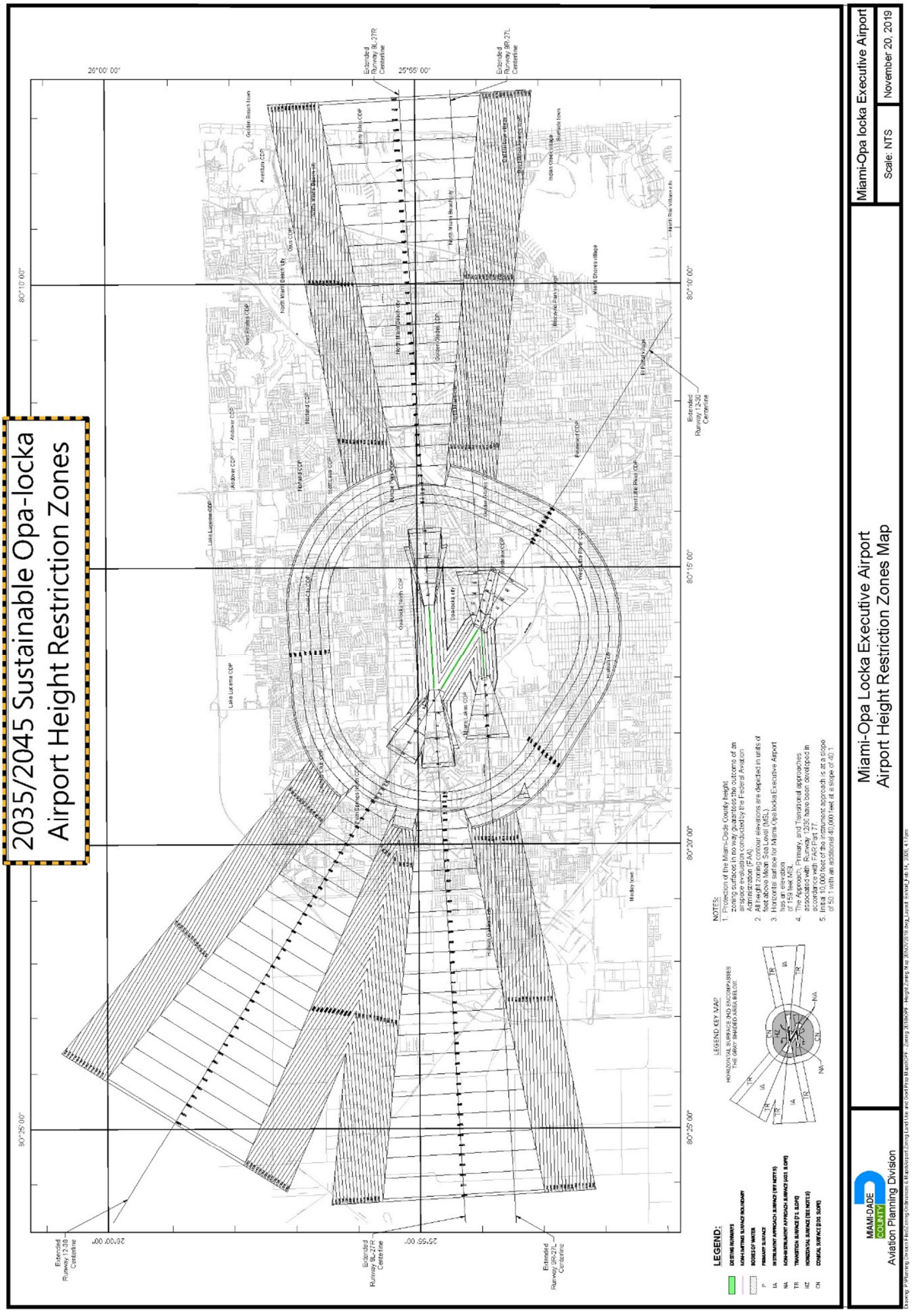

2035/2045 Sustainable Opa-locka
Airport Height Restriction Zones
Miami-Opa Locka Executive Airport
Airport Height Restriction Zones Map
Miami-Opa locka Executive Airport
Scale: NTS
November 20, 2019
MIAMI-DADE COUNTY
Aviation Planning Division
LEGEND:
LEGEND KEY MAP
NOTES:
1. Protection of the Miami-Dade County height zoning surface in no way guarantees the owners of an airspace obstruction permit issued by the Federal Aviation Administration (FAA).
2. All height zoning contour elevations are depicted in units of feet above Mean Sea Level (MSL).
3. Horizontal datum for Miami Opa-locka Executive Airport has an elevation of 15.9 feet MSL.
4. The Approach, Primary, and Transitional approaches associated with Runway 9L-27R have been developed in accordance with FAR Part 77.
5. Initial 10,000 feet of the instrument approach is at a slope of 50:1 with an additional 40,000 feet at a slope of 40:1.

Figure LU-8

REDEVELOPMENT AND ECONOMIC DEVELOPMENT ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Redevelopment and Economic Development Element recognizes the great challenges and unique opportunities that the City will faces in achieving its vision **to be~~, by 20302045,~~ a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** The Redevelopment and Economic Development Element, an optional Element under Florida's growth management laws, provides a foundation for the development of specific programs and activities to **create jobs** for current and future residents, **alleviate slum and blight**, and **create better neighborhoods**.

~~Theis Redevelopment and Economic Development Element Goal, objectives, monitoring measures, and policies are based on the data and analysis and background reports contained in Appendix A., Background Documents such as the Opa-locka Downtown Master Plan and Appendix B, Related Studies Links; the "Opa-locka Community Redevelopment Plan: A Blueprint for Economic Development and Empowerment", the Downtown Master Plan and; the intensive community outreach efforts that went into preparing these documents and finalizing amending this Comprehensive Plan. They also align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six-Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative.~~

The Redevelopment and Economic Development Element will accomplish its Goal through planning directives and activities aimed at:

- **Improving the local economy** to **create jobs** for residents, and to help **residents and businesses better compete**;
- Creating **distinctive shopping districts, commercial and manufacturing areas,** and
- **neighborhood focal points;**
- **Reducing slum and blight** and **improving the City's image;**
- Creating new **civic uses**, **public art**, and **cultural attractions**;
- Revitalizing **Downtown** as a **regional destination~~, and~~**;
- Providing a **balanced**, **sustainable economy**;
- Enhancing the **Tax Base~~, and, perhaps most importantly~~**;

- Maximizing **economic opportunities** for current and future residents through **job creation**, **fostering existing and attracting new businesses and industries**, and maintaining an **ample supply of economically-generating land uses** within the City's boundaries, and;
- Implementing the findings of the 2021 Opa-locka Downtown Master Plan.

REDEVELOPMENT AND ECONOMIC DEVELOPMENT ELEMENT

GOAL:
~~BY 20302045~~ THE CITY OF OPA-LOCKA WILL BE A STABLE, ATTRACTIVE AND VIBRANT FULL-SERVICE COMMUNITY WHICH PROVIDES EMPLOYMENT AND ECONOMIC OPPORTUNITIES FOR CURRENT AND FUTURE BUSINESSES AND RESIDENTS.

OBJECTIVE RED-1:
Refine, develop, and implement economic development activities to help Opa-locka residents and businesses compete at the local, State, and national levels.

Objective RED-1 Monitoring Measure:

1. A ~~five percent (5%) annual increase~~ continual upward trend in the number of new business licenses ~~in~~ issued by the City ~~between 2015 and 2030~~ through 2045 planning period;
2. A ~~50%~~ continued reduction in the City's unemployment rate ~~between 2015 and 2030~~ through the 2045 planning period.

~~*Note: A five percent annual increase in business licenses and a 50% reduction in unemployment rates will gauge the success of economic development efforts.*~~

~~***Florida Chamber Foundation Pillar: Business Climate & Competitiveness***~~

Policy RED-1.1: The City shall support the continuation and expansion of existing commercial and manufacturing enterprises at appropriate locations through technical assistance, the provision of incentives, and other appropriate strategies.

Implementation:

- Who? The City and the business community
- How? Providing incentives and assistance to encourage local businesses to expand their operations in the City, and hire City residents
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-1.2: The City shall support and promote the establishment of new commercial and manufacturing enterprises at appropriate locations, with a particular focus on businesses that will be owned by and/or that will employ City residents, through technical assistance, the provision of incentives, and other appropriate strategies.

Implementation:

- Who? The City and the business community
- How? Providing incentives for targeted businesses to locate their operations in the City, and hire City residents
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-1.3: The City shall support and promote the establishment, location and/or continued operation of small businesses, within its boundaries, particularly businesses owned by and/or employing City residents, through technical assistance, the provision of incentives, and other appropriate strategies.

Implementation:

- Who? The City and the business community
- How? Providing incentives and assistance to small business, particularly businesses owned by and employing City residents
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-1.4: The City shall periodically review its land use plans to ensure an adequate amount of appropriately zoned land to support commercial and manufacturing development.

Implementation:

- Who? The City
- How? Update the Comprehensive Plan at least once every ~~five to~~ seven years through the Evaluation and Appraisal process evaluate and, if necessary, adjust the amount of commercially and industrially designated lands
- When? As per State statutory deadlines

Policy RED-1.5: The City shall provide technical assistance to new and existing businesses to access capital and incentives, training programs, sales and job tax credits, brownfield redevelopment, Miami-Dade County's Enterprise Zone Program, federal Opportunity Zones, other county, state and federal programs, and amnesty programs to increase compliance with State and local licensing and permitting requirements, and business incubator programs.

Implementation:

- Who? The City and the business community
- How? Providing information and assistance to businesses about existing economic development programs and incentives, and developing new City programs and incentives such as the establishment of incubator space and regulatory barrier reductions
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-1.6: The City shall utilize its publicly owned vacant parcels to support its economic development and redevelopment efforts through such strategies as allowing their use by designated mobile vendors, providing a location for a business incubator, providing potential locations for targeted businesses, and other strategies as appropriate.

Implementation:

- Who? The City
- How? Identify vacant or underutilized City-owned properties, and make them available for temporary or permanent use ~~by businesses~~ through redevelopment that will help fulfill economic development goals
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-1.7: The City will coordinate economic development activities with partners such as the Beacon Council, Greater Miami Chamber, Minority Chamber of Commerce, Miami-Dade County ~~Economic Development & International Trade (Department of Regulatory and Economic Resources)~~, and South Florida Workforce.

Implementation:

- Who? The City, Miami-Dade County, and economic development agencies
- How? Interagency coordination
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-1.8: The City shall maintain an inventory of available properties for rent or development.

Implementation:

- Who? The City
- How? Maintaining and updating land use information and inventory
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-1.9: The City shall assist new and existing businesses in efforts to capitalize on niche market opportunities and targeted industry sectors, including but not limited to logistics and services ~~to the cruise industry~~.

Implementation:

- Who? The City and the business community
- How? Providing incentives and assistance to targeted industry sectors to encourage their

location ~~and~~ or expansion in the City
- When? ~~On an~~ oOngoing ~~basis~~

Policy RED-1.10: The City recognizes the value of continuing to provide land that allows heavy industrial and commercial uses, in appropriate locations, that have limited options for locating in other areas of the County and region, providing that these uses employ best management practices that reduce negative on- and off-site impacts and are appropriately buffered from other potentially incompatible land uses.

Implementation:
- Who? The City
- How? Maintaining ~~the current~~ a supply of lands zoned for heavy industrial and commercial uses through the 2035 and 2045 planning periods, while requiring the use of best management practices that reduce their negative effects
- When? ~~On an~~ oOngoing ~~basis~~

Policy RED-1.11: The City shall support and/or implement efforts to provide education and training to its residents in order to prepare them to work in targeted business sectors and industries, and to become more competitive at the local, regional, State and national levels.

Implementation:
- Who? The City, educational institutions, and workforce development agencies
- How? Coordination with, and the provision of technical assistance to, educational institutions and workforce development agencies that will educate and assist City residents
- When? ~~On an~~ oOngoing ~~basis~~

Policy RED-1.12: The City shall implement programs and provide incentives to attract residents and businesses that will enhance achievement of its redevelopment and economic development goals, such as artist recruitment programs.

Implementation:
- Who? The City
- How? Providing incentives and assistance to encourage artists and businesses that serve and support artists to locate in the City
- When? ~~On an~~ oOngoing ~~basis~~

Policy RED-1.13: The City shall evaluate the feasibility of establishing and maintaining a land bank to assist in ~~the~~ attracti~~on~~ng and establish~~ment~~ting ~~of~~ economic generators.

Implementation:

- Who? The City
- How? Investigate economic development land bank programs used in other communities, particularly ones that are comparable to Opa-locka
- When? ~~Within five years of plan adoption~~ Ongoing

Policy RED-1.14: By ~~2020~~2025, the City shall develop procedures to implement competitive application and business licensing fees and development exactions.

Implementation:

- Who? The City
- How? Coordination with the business community to gauge the effects of fees and exactions on economic development efforts, and recommending adjustments to reduce negative impacts
- When? By ~~2020~~2025

~~**Policy RED-1-15:** The Land Development Regulations shall authorize home based businesses.~~
~~Implementation:~~

- ~~Who? The City.~~
- ~~How? Land Development Regulations.~~
- ~~When? Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis.~~

Policy RED-1-15: The City shall evaluate and implement the findings of the Opa-locka Downtown Master Plan (2021) to create vibrant activity centers within the proposed Downtown and Innovation Districts of the City.
Implementation:

- Who? The City
- How? Through amended Land Development Regulations and Downtown Master Plan
- When? Ongoing

Policy RED-1.16: The City shall work with the development community to include a community benefits provision in new development agreements for industrial and commercial development.

Implementation:

- Who? The City and development community
- How? Through the Land Development Regulations and development agreements
- When? Ongoing

Policy RED-1.17: The City shall endeavor to redesignate lands from Industrial to other uses to allow for a more balanced distribution of land uses throughout the City.

Implementation:

- Who? The City and development community
- How? Through the Land Development Regulations and development agreements
- When? Ongoing

Policy RED-1.18: The City shall endeavor to remediate, or assist in remediating, brownfields located on publicly or privately owned lands. The city shall seek available funding to accomplish the elimination of brownfields.

Implementation:

- Who? The City, other governmental agencies and development community
- How? Through the Land Development Regulations and development agreements
- When? Ongoing

OBJECTIVE RED-2:
Enhance and promote the City of Opa-locka's unique character and identity by creating distinct shopping destinations, commercial and manufacturing areas, and neighborhood focal points.

Objective RED-2 Monitoring Measure:

1. Approval of at least five mixed use development and redevelopment projects ~~between 2015 and 2030~~ by 2035.
2. At least five new public art installations ~~between 2015 and 2030~~ by 2035.
3. ~~A d~~Defining gateway projects at all major arterial entrances into the City by ~~2030~~2035.
4. The establishment of a Cultural Heritage and Tourism program by 2025.

Note: The implementation of mixed use development and redevelopment projects, public art installations, gateway projects, and a cultural heritage and tourism program are key to the City's vision for its development and redevelopment. The numerical standards balance realistic expectations and fiscal constraints with the need for enough projects to have a significant Citywide impact.

~~Florida Chamber Foundation Pillar: Business Climate & Competitiveness.~~

Policy RED-2.1: The City shall seek to attract and retain catalytic retail and entertainment anchors

and special events within its business districts.

Implementation:

- Who? The City and the business community
- How? Providing incentives and assistance to encourage catalytic retail and entertainment anchors and special events to locate at targeted locations in Downtown and other business districts
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-2.2: The City shall provide incentives to encourage economic development of retail areas, especially in the Downtown Mixed Use District, by providing incentives such as density bonuses.

Implementation:

- Who? The City and the business community
- How? Providing density and other development bonuses in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy RED-2.3: The City shall continue to work with local businesses, residents, and property owners (and their associations) to identify and designate historical landmarks, and install public art works that contribute to the experience of Opa-locka's public realm.

Implementation:

- Who? The City and the business community
- How? Establishment of a Public Art and Cultural Heritage programs
- When? ~~On an o~~Ongoing ~~basis~~, establishment of an Art in Public Places Program by ~~2020~~2025

Policy RED-2.4: The City shall assist in the development and redevelopments of gateways along major arterials in ways that respect existing businesses, create opportunities for new enterprises, and provide an aesthetically appealing welcome to residents and visitors.

Implementation:

- Who? The City
- How? The Land Development Regulations and capital projects
- When? Ongoing through ~~2030~~2035

Policy RED-2.5: The City shall continue to identify key historic properties and other points of interest in the community in order to develop and promote Heritage Tourism and experiences geared toward cultural and heritage travelers.

Implementation:

- Who? The City and Miami-Dade County
- How? Identifying and designating historic sites, and the development and implementation of a Cultural and Heritage Tourism Program
- When? ~~By 2025~~ Ongoing

Policy RED-2.6: The City shall coordinate with the Miami-Dade Tourist Development Council to design and implement a cultural and heritage tourism program.

Implementation:

- Who? The City and the Miami-Dade Tourist Development Council
- How? Interagency coordination
- When? By 20~~25~~30

Policy RED-2.7: The City shall capitalize on its proximity to the Opa-locka Executive Airport and Miami International Airport by coordinating with the Miami-Dade Aviation Department on its development activities at the two airports and ensuring development adjacent to the Opa-locka Executive Airport supports the development agreements between Miami-Dade Aviation and its private sector partners to ensure compatible land uses with appropriate transitions.

Implementation:

- Who? The City and Miami-Dade County
- How? Interagency coordination and development review
- When? Ongoing

Policy RED-2.8: The City shall identify and implement capital improvement projects to address infrastructure deficiencies and improve the quality of the built environment in, and the function of, its land use districts.

Implementation:

- Who? The City
- How? Capital projects planning
- When? ~~Annually~~ Ongoing

OBJECTIVE RED-3:

Revitalize blighted areas of the community and address and correct identity and image issues that might impede redevelopment and economic development efforts.

Objective RED-3 Monitoring Measure:

1. A 40 percent reduction of blighted conditions between 2015 and 2030.

   Note: A 40% reduction in blighted conditions will gauge the success of community redevelopment efforts.

~~***Florida Chamber Foundation Pillar: Business Climate & Competiveness.***~~

Policy RED-3.1: The City shall require and enforce the orderly appearance of properties through its Code of Ordinances and Land Development Regulations.

Implementation:

- Who? The City
- How? The Land Development Regulations and capital projects
- When? Ongoing ~~through 2030~~

Policy RED-3.2: The City shall continue to work with public and private sector partners to acquire, improve, and resell substandard or obsolete housing as it becomes available, so it does~~n't~~ not languish as vacant or unsold.

Implementation:

- Who? The City and its Community Redevelopment Agency, in coordination with public and private sector housing developers and redevelopers
- How? The implementation of programs to acquire and rehabilitate substandard, ~~and~~ vacant or obsolete housing
- When? ~~By 2025~~ Ongoing

Policy RED-3.3: The City shall utilize code enforcement and other strategies to address blighted conditions in commercial and industrial districts.

Implementation:

- Who? The City
- How? Code enforcement
- When? Ongoing

Policy RED-3.4: By 204~~2~~5 the City shall develop an active feedback and response system to address maintenance issues affecting the public realm, ~~from~~ including cracked sidewalks~~,~~ ~~and~~ missing curbs, streets, drainage, ~~to~~ planting trees and installing street lighting and furniture.

Implementation:

- Who? The City
- How? Establish a program based on successful programs in other communities
- When? By 202~~0~~5

Policy RED-3.5: The City shall include a review of infrastructure (streets, sidewalk, drainage, lighting) in properties that are slated for demolition to assess the need for improved infrastructure.

Implementation:

- Who? The City
- How? Establish a program based on successful programs in other communities
- When? By 2025

Policy RED-3.~~5~~6: By 202~~0~~5 the City shall develop and implement a streetscape improvement plan to prioritize its investments.

Implementation:

- Who? The City
- How? Capital projects planning
- When? By 202~~0~~5, and on an annual basis

Policy RED-3.~~6~~7: ~~Via~~ Through its Land Development Regulations, the City shall ensure the development of open space and ~~foster the implementation of~~ attractive building façades and streetscapes in new development and redevelopment.

Implementation:

- Who? The City
- How? Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy RED-3.~~7~~8: The City shall implement community policing techniques such as creating bicycle patrols, reaching out to students participating in youth activities, empowering the community to

partner with law enforcement, and leveraging public private partnerships for security purposes.

Implementation:

- Who? The City and its Police Department
- How? The implementation of community-oriented policing programs and strategies
- When? Ongoing

Policy RED-3.~~8~~9: The City shall adopt and amend, as necessary, specific design guidelines for all commercial and mixed-use areas.

Implementation:

- Who? The City
- How? Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy RED-3.~~9~~10: The City shall explore opportunities to provide financial assistance and incentives for businesses to rehabilitate and replace storefronts, acquire equipment, and pursue other activities that encourage revitalization and support of development.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the business community
- How? Providing grants, incentives, and assistance to assist local businesses with physical ~~plant~~ improvements that will increase the visual quality of the built environment
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-3.~~10~~11: The City shall assist in reviving and expanding business, social, and fraternal organizations.

Implementation:

- Who? The City and business, social and fraternal organizations
- How? Providing meeting venues and technical assistance to facilitate the establishment and operation of these organizations
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-3.~~11~~12: By ~~2030~~2030, reduce the incidence of blight, as defined in Florida Statute, by at least 40 percent.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? Code enforcement, capital projects, and Community Redevelopment Agency programs
- When? ~~By 2025 and 2030~~ Between 2020 and 2030

Policy RED-3.~~12~~13: The City and Community Redevelopment Agency shall implement "Opa-locka Community Redevelopment Plan: A Blueprint for Economic Development and Empowerment."

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? Implementation of the referenced plan
- When? Ongoing

~~*Objective*~~ *OBJECTIVE RED-4:*

Foster a balanced, diverse, resilient, and sustainable local economy that contributes to the development of a high quality of life through the improvement of the financial well-being of its residents, and the protection of the City's ability to provide adequate infrastructure and civil services.

Objective RED-4 Monitoring Measure:

1. A ~~75~~50% reduction of the foreclosure rate between ~~2015 and 2030~~ 2020 and 2035.
2. A 30% increase in the City's tax base between ~~2015 and 2030~~ 2020 and 2035.

   Note: A ~~75~~50 percent reduction in the foreclosure rate and ~~50~~35 percent increase in the tax base will gauge the effectiveness of the City's economic recovery and redevelopment efforts.

3. Location of fresh food markets within ~~¼~~ ½ mile of all residential areas by ~~2030~~2030.

   Note: The location of a fresh food market within ~~¼~~ ½ mile of all residential areas will indicate the effectiveness of strategies to increase access to fresh, healthy food choices.

~~***Florida Chamber Foundation Pillar: Business Climate & Competiveness.***~~

Policy RED-4.1: The City shall update infrastructure plans and regulations on an annual basis.

Implementation:

- Who? The City

- How? Capital projects planning
- When? On an annual basis

Policy RED-4.2: The City, in coordination with business interests, shall work to make the necessary funding available to implement infrastructure improvements.

Implementation:

- Who? The City and the private sector
- How? Capital projects planning and Land Development Regulations that require infrastructure improvements as a condition for development approvals
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing/annual basis~~ Ongoing

Policy RED-4.3: The City shall continue to develop and amend a list of citywide strategic improvements needed to support entrepreneurial and business activities, including but not limited to business signage, improving the alignment of streets, customer parking, stormwater management, sidewalk completion, urban greening, street repair, building renovation, and gateways.

Implementation:

- Who? The City and the private sector
- How? The implementation of economic development activities in accordance with the Community Redevelopment Agency Plan
- When? Ongoing

Policy RED-4.4: ~~By 2020,~~ tThe City shall ~~develop and~~ implement mechanisms to coordinate housing rehabilitation and new construction programs with its economic development programs.

Implementation:

- Who? The City, its Community Redevelopment Agency, and other agency partners
- How? Seeking grants and other funding sources to implement housing programs
- When? ~~By 2020~~ Ongoing

~~**Policy RED-4.5:** The City shall work with public and private sector partners to acquire, improve, and resell substandard housing as it becomes available, so it doesn't languish unsold.~~

~~Implementation:~~

- ~~Who? The City and its Community Redevelopment Agency, in coordination with public and private sector housing developers and redevelopers.~~

- ~~How? The implementation of programs to acquire and rehabilitate substandard and obsolete housing.~~
- ~~When? By 2025.~~

Policy RED-4.~~6~~5: The City shall seek to reduce of the number of foreclosures occurring annually ~~by at least five percent~~ to achieve its goal of reducing foreclosures by 50% between 2020 and 2030.

Implementation:

- Who? The City and its Community Redevelopment Agency, in association with other agency partners and lending institutions
- How? The implementation of homeowner assistance, financial education, and assisted negotiation programs
- When? Ongoing

Policy RED-4.~~7~~6: ~~By 2020,~~ ~~t~~The City shall continue to implement home foreclosure intervention tactics, including but not limited to grants, assisted negotiations, and financial planning education.

Implementation:

- Who? The City and its Community Redevelopment Agency, in association with other agency partners and lending institutions
- How? The ~~implementation~~ continuation of foreclosure intervention tactics
- When? ~~By 2045~~ Ongoing

Policy RED-4.~~8~~7: The City shall seek to reduce the level of unemployment through the provision of education and training opportunities, job placement assistance, the attraction of employment generators, the encouragement of "Hire Local" practices, and other appropriate mechanisms.

Implementation:

- Who? The City and its Community Redevelopment Agency, in association with the private sector, educational institutions, and workforce development agencies
- How? The implementation of economic development, job creation and placement, and educational programs and policies
- When? Ongoing

Policy RED-4.~~9~~8: The City shall seek to increase its tax base through the implementation of programs to: increase property values; attract additional commercial, industrial and mixed use developments; reduce the percentage of land that is owned by tax-exempt organizations or

public entities, and; the development or redevelopment of vacant or underutilized parcels.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? The implementation of economic development and redevelopment programs, and the Land Development Regulations
- When? Ongoing

Policy RED-4.~~10~~9: The City of Opa-Locka shall seek to have food markets providing fresh and healthy products within ~~¼~~ ½ mile of all residential areas by 2030.

Implementation:

- Who? The City, its Community Redevelopment Agency and other agency partners, and the private sector
- How? Providing incentives and assistance to encourage ~~artists and businesses~~ food markets providing fresh and healthy products ~~that~~ to serve ~~and support artists to locate in~~ the City's residents
- When? On an ongoing basis, through 2030

Policy RED-4.~~11~~10: The City shall coordinate with the Florida Department of Environmental Protection, Miami-Dade County, the South Florida Regional Planning Council, and the private sector on the assessment, remediation, and redevelopment of brownfields within the ~~c~~City.

Implementation:

- Who? The City, its Community Redevelopment Agency, ~~and the named organization and entities~~ other governmental agencies and the private sector
- How? Identifying and remediating brownfields, and marketing these sites for redevelopment ~~with~~ for targeted uses
- When? Ongoing

~~*Objective*~~ *OBJECTIVE RED-5:*
Redevelop and revitalize downtown Opa-locka to create a mix of uses that position it as a regional destination.

Objective RED-5 Monitoring Measure:

1. At least ~~three~~ five mixed use development and redevelopment projects and/or Transit Oriented Development projects in the Downtown Mixed Use District ~~between 2015 and 2030~~ by 2035.

Notes: The implementation of mixed use development and redevelopment projects and Transit Oriented Development as allowed by and provided for in the Plan, is an important component in the City's vision for its development and redevelopment. The "at least ~~three~~ five projects" standard balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant impact in implementing the redevelopment vision for the Downtown District.

~~Florida Chamber Foundation Pillar: Business Climate & Competiveness.~~

Policy RED-5.1: The City shall maintain enduring collaborative partnerships with the Community Redevelopment Agency and the Opa-locka ~~Community Development Corporation~~ Ten North Group to facilitate the revitalization of downtown.

Implementation:

- Who? The City, its Community Redevelopment Agency, Ten North Group and agency partners
- How? The implementation of downtown redevelopment and economic development strategies, in accordance with this Plan and the Community Redevelopment Agency Plan
- When? Ongoing

Policy RED-5.2: The Community Redevelopment Agency shall ~~take the~~ lead on downtown revitalization, including working with property owners, tenant businesses, developers, and contractors to implement strategies for enhancement of the appearance of downtown and gateway corridor buildings and their environs.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? The implementation of downtown redevelopment strategies, in accordance with this Plan and the Community Redevelopment Agency Plan
- When? Ongoing

Policy RED-5.3: The City shall facilitate agreements with the Community Redevelopment Agency and the ~~Opa-locka Community Development Corporation~~ Ten North Group to share responsibilities, resources, and credit, and to tap the unique talents and capabilities of each.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the ~~Opa-locka Community Development Corporation~~ Ten North Group

- How? Interagency coordination
- When? Ongoing

Policy RED-5.4: The City shall phase the transformation of downtown, beginning with encouraging building owners to make modest improvements to the exteriors and providing assistance to improve the business practices of existing retailers and restaurateurs.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the business community
- How? Providing grants, incentives, and assistance to assist downtown businesses with physical plant and operational improvements
- When? ~~On an o~~Ongoing ~~basis~~

Policy RED-5.5: The City shall ~~create and execute a~~ continue executing the plan for landscaping and street furniture improvements along Opa-locka Boulevard from Sharazad Boulevard to the Tri-Rail tracks; along Fisherman Street from Sinbad Avenue to Sharazad Boulevard, and Ali Baba Avenue from Sharazad Boulevard to Sinbad Street.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? Capital projects planning
- When? ~~Plan by 2017 ,~~ Through the ~~c~~Capital ~~i~~Improvements on an annual basis

Policy RED-5.6: The City shall preserve and maintain historic Moorish Revival buildings, ensuring that new buildings add to this tradition in harmonious contemporary ways.

Implementation:

- Who? The City
- How? Urban design guidelines and development review
- When? ~~Guidelines by 2017~~ Ongoing

Policy RED-5.7: The City shall create and adopt illustrated design guidelines for new or rehabilitated buildings in the downtown area and along major gateway corridors.

Implementation:

- Who? The City
- How? Urban design guidelines and development review
- When? ~~Guidelines by 2017~~ Ongoing

Policy RED-5.8: The City shall encourage owners of historic Moorish buildings, including single-family houses, to restore the exteriors of their buildings. The City shall consider providing design assistance and modest financial incentives to owners for this purpose.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? The provision of grant and other forms of assistance
- When? Ongoing

Policy RED-5.9: The City shall explore options to give priority access to owners of historic Moorish buildings for low-interest financing for interior improvements.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? The provision of low interest or deferred payment loans, and other forms of assistance
- When? Ongoing

Policy RED-5.10: The City shall require Moorish design elements to be incorporated in new development to the greatest extent possible as adopted by the City and included in the Moorish Design Guidelines adopted in 2021.

Implementation:

- Who? The City and development community
- How? Through the Land Development Regulations and Moorish Design Guidelines
- When? Ongoing

OBJECTIVE RED-6:
Create new ~~C~~civic ~~U~~uses, public art, and cultural events within Opa-locka.

Objective RED-6 Monitoring Measure:

1. At least five new public art installations ~~between 2015 and 2030~~ by 2035.
2. A renovated and iconic City Hall complex by ~~2020~~2025.
3. The establishment of a Cultural Heritage and Tourism program by ~~2025~~2025.

Note: The implementation of public art installations, a renovated City Hall, and a cultural heritage and tourism program are key to the City's vision for its development and redevelopment. The numerical standards balance realistic expectations and fiscal

constraints with the need for enough projects to have a significant Citywide impact.

~~***Florida Chamber Foundation Pillar: Quality of Life & Quality Places***~~

Policy RED-6.1: The City shall restore City Hall as a landmark, community place of encounters, community garden, public building, and ~~C~~city square.

Implementation:

- Who? The City
- How? Capital improvement projects
- When? By ~~2020~~2030

Policy RED-6.2: The City shall designate Ali Baba Avenue and Opa-locka Boulevard as public art corridors, providing large-scale artworks that serve as gateways to the City and will perform simultaneously as architecture and public art, landmarks, and places of encounter.

Implementation:

- Who? The City
- How? The establishment and implementation of a public arts program
- When? By ~~2020~~2035

Policy RED-6.3: The City shall partner with the private sector to produce an annual art exhibit in ~~d~~Downtown timed to coordinate with Art Basel Miami. The exhibit will be promoted heavily in arts media. The City shall evaluate the use of its facilities, such as the Sherbondy Recreation Center, for this annual art exhibit.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Opa-locka Community Development Corporation, and the private sector
- How? Interagency coordination and special events planning
- When? By ~~2020~~2025

Policy RED-6.4: The City shall ~~consider~~ continue developing a program of annual exhibits and major cultural festivals around Afro-Caribbean and Afro-Hispanic arts and cultural expressions.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Opa-locka Community Development Corporation, and the private sector
- How? Interagency coordination and special events planning

- When? ~~Upon Plan adoption~~ Ongoing

Policy RED-6.5: The City shall ~~develop and~~ implement a Mural Program that incorporates the following guidelines:

1) Opa-locka's murals will be of the highest possible quality, executed by accomplished artists;
2) The program will be advised by a professional panel of artists and a curator;
3) Mural sites will be focused in specific geographic areas and as part of the larger overall intent of improving the visual appearance of major corridors and the Downtown;
4) Artists will be invited to submit proposals 1-2 times a year; artists and sites will be selected by the expert panel and curator;
5) Murals will be intentionally temporary (1-3 year life span). Artists should not expect to create permanent works with this program;
6) Artists will be encouraged to work and collaborate with students in local schools, developing patterns and training students in the art of mural painting;
7) In all cases and to the greatest degree possible, people from the community will be invited to work with the chosen artists in executing each project.

Implementation:

- Who? The City
- How? The establishment and implementation of a public arts program
- When? By ~~2020~~2025

Policy RED-6.6: The City shall continue to develop a series of cultural events to be held year-round using locations such as the proposed Duval Market Street and Downtown.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Opa-locka Community Development Corporation, and the private sector
- How? Interagency coordination and special events planning
- When? By 2025/Ongoing

Policy RED-6.7: The City shall work with community-based organizations, such as the ~~Opa-locka Community Development Corporation~~ Ten North Group, to develop and implement support mechanism for artists living and working in Opa-locka.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Opa-locka Community Development Corporation, and the private sector
- How? Interagency coordination and the provision of incentives and assistance to artists in the City
- When? ~~Upon Plan adoption~~ Ongoing

Policy RED-6.8: The City shall designate live-work artist housing in the Opa-locka warehouse district along Ali Baba Avenue between NW 22nd Avenue and NW 27th Avenue.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy RED-6.9: The City shall create Ali Baba Square at the intersection of Ali Baba Avenue and NW 151st Street and designate it as a ~~C~~civic ~~U~~use. The following guidelines should be used in the development of the Ali Baba Square:

1) The perimeter of the square may be defined by small buildings and open air rooms that have community functions such as a community hall, daycare, and a stage for concerts and movies;
2) The "landmark" barbecue establishment is incorporated and a tower element on Ali Baba Avenue helps to locate the square from a distance;
3) Lines of low growing oak trees provide a backdrop for the sculpture and, along with the perimeter buildings, embrace it.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the ~~Opa-locka Community Development Corporation~~ Ten North Group
- How? Capital projects and development review
- When? By ~~2025~~2030

Policy RED-6.10: The City shall create the Duval Street Open Room using the following guidelines:

1) Create an open room with patterned walls based on the colors of Caribbean flags;
2) Provide a terminus to the perspective looking south on Duval Market Street;

3) Dedicate half to sports (with a multipurpose athletic court) and half to a community public room to play dominoes, chat, and get together with friends;
4) The entrance shall be on Duval Street; and
5) Include a community garden.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the ~~Opa-locka Community Development Corporation~~ Ten North Group
- How? Capital projects and development review
- When? By ~~2025~~2030

Policy RED-6.11: The City shall provide streetscapes along Ali Baba Avenue and Duval Street by instituting a tree planting program and wider and distinctive sidewalk improvements in conjunction with property owners.

Implementation:

- Who? The City, its Community Redevelopment Agency, the ~~Opa-locka Community Development Corporation~~ Ten North Group, and property owners
- How? Capital projects and development review
- When? By ~~2025~~2030

Policy RED-6.12: The City shall create the Duval Street Market running from Ali Baba Avenue to Grant Avenue as a continuous light structure to be decorated by the neighborhood according to the event.

Implementation:

- Who? The City, its Community Redevelopment Agency, the O~~Opa-locka Community Development Corporation~~ Ten North Group, and property owners
- How? Capital projects, development review and special events planning
- When? By ~~2025~~2030

Policy RED-6.13: The Land Development Regulations shall authorize community gardens and shared off-street parking on lots along Duval Street within the Magnolia North Neighborhood.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an~~

~~ongoing basis~~ Ongoing

Policy RED-6.14: The City shall coordinate with the ~~Opa-locka Community Development Corporation~~ Ten North Group, Miami-Dade Cultural Affairs, and other private and civic organizations to fund and implement the placement of art within the community. The City shall evaluate incentives that could be provided during the land development and review process for projects that include publicly-accessible art.

Implementation:

- Who? The City, its Community Redevelopment Agency, and ~~the named~~ private and civic organizations and entities
- How? The establishment and implementation of a public arts program
- When? By ~~2020~~2025

Policy RED-6.15: The City shall work with civic organizations and residents to identify the type and frequency of cultural events and festivals that will be conducted.

Implementation:

- Who? The City, its Community Redevelopment Agency, the ~~Opa-locka Community Development Corporation~~ Ten North Group, and the private sector
- How? Public engagement and special events planning
- When? Ongoing

OBJECTIVE RED-7:
Minimize commercial displacement due to gentrification and ensure the uniform and equitable treatment of persons and businesses displaced by City-supported redevelopment programs.

Monitoring Measure:

1. Tracking of changes in assessed property values between 2023 and 2045
2. Tracking of U.S. Census data
3. Tracking of commercial property sales, construction, and redevelopment between 2023 and 2045
4. 100% of businesses displaced (if any) provided with technical and financial relocation assistance to mitigate displacement hardship.

Policy RED-7.1: The City shall coordinate with the private sector in ensuring that alternative, affordable sites in comparable commercial facilities are available to businesses displaced through urban redevelopment projects prior to their displacement.

Implementation:

- Who? The City and the private sector
- How? Ensuring that businesses displaced by public sector-supported redevelopment activities are provided with access to comparable, affordable sites, which is facilitated through development agreements
- When? Ongoing

Policy RED-7.2: The City shall minimize unwanted commercial displacement due to urban redevelopment activity by ensuring access to comparable commercial use sites in the new development or elsewhere within the City, or by providing financial relocation assistance as delineated in Policy RED-7.1. Comparable commercial use sites shall be at least as locationally advantageous and affordable as the sites from which business owners are displaced.

Implementation:

- Who? The City and the private sector
- How? Amending Land Development Regulations to ensure that businesses under threat of displacement by new mixed-use or commercial development and redevelopment are provided with access to comparable, affordable commercial use sites on site or elsewhere in the City; implementation of the regulations through the development review process.
- When? Ongoing

TRANSPORTATION ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Transportation Element reflects its strategy for ensuring that residents, businesses, and visitors are provided with the full array of mobility options through the planning period. Providing a safe, convenient, and efficient multi-modal transportation system is key to the City's ability to achieve its vision of being a successful and financially stable, full-service community ~~by 2030~~. The Transportation Element lays out multi-modal transportation strategies to help achieve this vision, while also addressing mandated State planning requirements.

~~The Transportation Element Goal, objectives, monitoring measures and policies are based on: the data and analysis and background reports contained in contained in Appendix A., Background Documents and Appendix B, Related Studies Links; the City's Transportation Master Plan, and; the intensive community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)), and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six Pillars) Process and six livability principles of HUD's Sustainable Communities Initiative.~~

The Transportation Element will accomplish its Goal through planning directives and activities aimed at:

- Meeting and exceeding adopted Level of Service standards for **vehicles**, **bicycles**, and **pedestrians**;
- Protecting existing and future **right-of-ways**;
- Improving **traffic circulation**;
- Improving **bicycle and pedestrian facilities**;
- Ensuring the provision of **safe**, **convenient**, and **efficient transit**;
- Coordinating **transportation and land use planning** to ensure that all areas of the City are served with a **full range of multi-modal transportation options**;
- **Reducing ~~vehicle emissions~~ reliance on fossil fuel-powered vehicles**, thereby **reducing greenhouse gas emissions;**
- Reevaluating **parking needs** in the Downtown and residential locations, and enforcing **parking restrictions** in public ROWs, swales, and medians.

TRANSPORTATION ELEMENT

GOAL:
~~BY 2020~~ THERE WILL BE A SAFE, CONVENIENT, AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM IN THE CITY OF OPA-LOCKA THAT PROVIDES EASE OF MOBILITY TO ALL PEOPLE AND FOR ALL GOODS, ENHANCES COMMUNITY CHARACTER AND LIVABILITY, FOSTERS ECONOMIC GROWTH AND DEVELOPMENT, AND REDUCES GREENHOUSE GAS EMISSIONS.

OBJECTIVE T-1:
Ensure a safe, convenient, and efficient motorized and non-motorized transportation system through maintaining ~~and~~ or surpassing level of service (LOS) standards.

Objective T-1 Monitoring Measures:

1. Achievement of Roadway Level of Service standards
2. Achievement of Bicycle and Pedestrian Level of Service standards

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with roadway capacity, and that the City is improving its bicycle and pedestrian infrastructure.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy T-1.1: The City hereby adopts the following peak period roadway level of service standards:

LOS D	State roadways and intersections ~~– LOS D~~;
LOS E	All other roadways ~~– LOS E~~.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Ensuring that adequate roadway capacity is available to serve proposed development; requiring roadway improvements as a condition for development approvals if the Level of Service Standard will not be met
- When? Ongoing

Policy T-1.2: Bicycle Level of Service Standards. The City shall seek to maintain a bicycle Level of Service Standard of B or better on all roadways with designated bicycle lanes in accordance with the flowing definitions:

LOS A - On and off-street facilities, low level of interaction with motor vehicles, appropriate for all riders

LOS B - Low level of interaction with motor vehicles, appropriate for all riders

LOS C - Appropriate for most riders, some supervision may be required, moderate interaction with motor vehicles

LOS D - Appropriate for advanced adult bicyclists, moderate to high interactions with motor vehicles

LOS E - Cautious use by advanced adult riders, high interactions with motor vehicles

LOS F - Generally not safe for bicycle use, high level of interactions with motor vehicles

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Improvement of existing and provision of new bicycle facilities through capital improvements
- When? Ongoing

Policy T-1.3: Pedestrian Level of Service Standards. The City shall seek to maintain a pedestrian Level of Service Standard of B or better on all roadways with designated pedestrian facilities in accordance with the flowing definitions:

LOS A - Highly pedestrian oriented and attractive for pedestrian trips, with sidewalks, pedestrian friendly intersection design, low vehicular traffic volume, and ample pedestrian amenities

LOS B - Similar to A, but with fewer amenities and low to moderate level of interaction with motor vehicles

LOS C - Adequate for pedestrians, some deficiencies in intersection design, moderate interactions with motor vehicles

LOS D - Adequate for pedestrians but with deficiencies in intersection design and pedestrian safety and comfort features, may be some gaps in the sidewalk system, moderate to high interactions with motor vehicles

LOS E - Inadequate for pedestrian use, deficient pedestrian facilities, high interactions with motor vehicles

LOS F - Inadequate for pedestrian use, no pedestrian facilities, high interactions with motor vehicles

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Improvement of existing and provision of new sidewalks, crossings, and other pedestrian facilities through ~~capital improvements~~ Capital Improvements.
- When? Ongoing

Policy T-1.4: The City shall continue to endeavor to provide regular resurfacing and restriping of roads where needed, and coordinate the improvement of sidewalks, lighting, street furnishings and fixtures, signage, drainage, swales, and plantings amongst its departments to create Complete Streets.

Implementation:

- Who? The City, including Capital Improvements, Public Works, and Planning and Community Development
- How? Inter-departmental coordination and budgeting
- When? Ongoing

Policy T-1.5: The City shall enforce its mandatory Impact Fee ordinance to assure that roadway dedication and other public benefits are furnished as per private development agreements.

Implementation:

- Who? The City, including Building and Zoning personnel
- How? Maintenance of standard procedures to approve, monitor, and enforce development agreements
- When? Ongoing

Policy T-1.6: The City shall endeavor to ensure that all public streets are kept open and connected and free of barricades that impede circulation, unless necessary for a temporary safety purpose.

Implementation:

- Who? The City, including Public Works
- How? Coordination between residents and City staff to remove existing barricades where possible
- When? Ongoing

OBJECTIVE T-2:

Protect existing and future rights-of-way from encroachment. Monitoring Measures:

1. No new roadways that ~~did~~ do not meet the right-of-way requirements ~~between~~

~~adoption and 2030~~;

2. Achievement of the roadway Level of Service Standards

Note: Ensuring that all new roadways meet right-of-way requirements demonstrates progress in achieving policies T-2.1 and T-2.2, while meeting the Level of Service Standard for roadways demonstrates progress in achieving Policy T-2.3.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy T-2.1: The ~~city~~ City shall continue to maintain and enforce applicable right-of-way requirements for collector and local roads.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy T-2.2: The City shall preserve existing rights-of-way and shall enforce standards requiring dedication of roadways for which the need is generated by new development.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy T-2.3: The City shall implement a program for mandatory dedication or fees in lieu thereof as a condition of development approval associated with plats, re-plats, PUDs, or site plans where such developments generate a need for new or improved roadways. The purpose and intent of such program shall be to ensure that: 1) adequate road ROW and necessary roadway improvements are dedicated and developed concurrent with the impacts of new development; and 2) the cost of such improvements shall be borne by the developer generating the need for the facilities.

Implementation:

- Who? The City
- How? ~~The~~ Enforcement of the Land Development Regulations for new development

- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE T-3:
Coordinate with FDOT, ~~the~~ Miami-Dade County, and other transportation agencies to attain improvements to State and County roadways required to accommodate future traffic circulation system demands through the short- and long-term planning horizons in the City.

Objective T-3 Monitoring Measure:

1. Achievement of Roadway Level of Service standards
2. All arterial roads function as ~~"~~Complete Streets~~"~~ that meet Level of Service standards for bicycles and pedestrians ~~by 2030~~

   Note: Achievement of the adopted Level of Service standards demonstrates that the City is coordinating effectively with transportation agencies to ensure adequate roadway capacity, and that arterials roads are functioning as ~~"~~Complete Streets~~" (See Policy T-3.4)~~.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy T-3.1: Planned FDOT roadway improvements that impact Levels of Service or otherwise further the achievement of the Comprehensive Plan shall be included in the Five Year Capital Improvements Schedule as appropriate.

Implementation:
- Who? The City and transportation agencies
- How? Capital improvements planning, and coordination with County and State transportation agencies
- When? Annually

Policy T-3.2: The City shall continue to coordinate with FDOT, the County and other transportation agencies in order to continually monitor ~~of~~ traffic circulation system needs.

Implementation:
- Who? The City and transportation agencies
- How? Interagency coordination
- When? Ongoing

Policy T-3.3: Between ~~2015 and 2020~~ Capital Improvements FY2023/24 and FY2028/29, the City, in coordination with other transportation agencies, shall seek to implement the priority intersection improvements, localized roadway improvements, and roadway reconstruction projects ~~identified in its adopted Transportation Master Plan and~~ included in its Five Year Capital Improvements Schedule.

Implementation:

- Who? The City and transportation agencies
- How? Capital improvements planning, and coordination with County and State transportation agencies
- When? Between ~~2015 and 2020~~Capital Improvements FY2023/24 and FY2028/29

Policy T-3.4: ~~By 2030 the~~ The City, in coordination with other transportation agencies, shall identify and implement projects and improvements that will transform its arterial roads into ~~"~~Complete Streets~~"~~ that accommodate all modes of travel and enable safe access for all users.

Implementation:

- Who? The City and transportation agencies
- How? Capital improvements planning, and coordination with County and State transportation agencies
- When? ~~By 2030~~Ongoing

Policy T-3.5: The City, in coordination with the County and other transportation agencies, shall seek to maintain and improve traffic signals and traffic control devices to provide for safer traffic flow, and to reduce accidents.

Implementation:

- Who? The City and transportation agencies
- How? Capital improvements planning, and the enforcement of traffic laws
- When? Ongoing

Policy T-3.6: By ~~2020~~2030 the City shall seek to improve access and connectivity to Opa-locka Airport through the development of access points at appropriate locations, including Ali Baba Avenue, Fisherman Street and Sabur Street.

Implementation:

- Who? The City
- How? Capital improvements planning
- When? Annually through ~~2020~~2030

Policy T-3.7: The City shall seek to ensure easy vehicular and transit access into and out of Opa-locka to support Downtown redevelopment, transit-oriented development, projected population growth, and economic development in general.

Implementation:

- Who? The City
- How? Capital improvements planning
- When? Ongoing

OBJECTIVE T-4:
Continued development and upgrade of bicycle and pedestrian facilities throughout the City, utilizing ~~Utilize~~ opportunities for funding sources such as State and Federal grants ~~to continue to improve bicycle and pedestrian facilities throughout the City~~.

Objective T-4 Monitoring Measure:

1. Survey community about transportation hazards and map findings
2. Periodic analysis of pedestrian and bicycling activity and accident data
3. Achievement of Bicycle and Pedestrian Level of Service standards

Note: Achievement of the adopted Level of Service standards demonstrates that the City is improving its bicycle and pedestrian infrastructure.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy T-4.1: By ~~2020~~2030 the City shall adopt a Bicycle and Pedestrian Master Plan, which shall recommend locations and types of bicycle lanes and pedestrian pathways to be added or upgraded, identify spatial constraints, suggest funding resources, and map traffic data on accidents involving bicyclists and pedestrians.

Implementation:

- Who? The City
- How? Developing and adopting the referenced plan
- When? By ~~2020~~2030

Policy T-4.2: The City shall continue to seek funds to improve bicycle and pedestrian ways which safely and conveniently and contiguously connect residential areas to recreational areas, transit stations, and major activity centers, which safely connect bicycle and pedestrian ways along major

thoroughfares throughout the City, and which provide a viable, safe alternative to vehicular travel.

Implementation:

- Who? The City
- How? Making applications for grants and identifying other funding sources, and coordination with Parks and Recreation, Capital Improvements, and transit planning by outside agencies
- When? Ongoing

Policy T-4.3: The City shall coordinate bicycle and pedestrian facility improvements with the implementation of other Complete Streets projects such as planting shade-producing street trees, creating or improving landscaped swales and rain gardens, and installment of street furnishings and lighting.

Implementation:

- Who? The City
- How? Making applications for grants, identifying other funding sources, and project prioritization based on the proposed Bicycle and Pedestrian Master Plan, City lighting assessment, and other assessments
- When? Ongoing

Policy T-4.~~3~~4: The City shall enforce Land Development Regulations requiring that new subdivisions, re-plats, planned unit developments, and site plans accommodate bicycle and pedestrian traffic needs. Similarly, multiple family residences as well as shopping facilities, recreational areas, schools, and other public uses shall provide storage areas for bicycles. The City shall also offer development bonuses for provision of bicycle route or trail connections, as recommended by the proposed Bicycle and Pedestrian Master Plan.

Implementation

- Who? The City
- How? ~~The~~ Amending the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated~~ on an ongoing basis

Policy T-4.45: The City shall require pedestrian and bicycle facility improvements whenever major roadway construction, street resurfacing or restriping occurs, or when shoulder or drainage improvements are made.

Implementation:

- Who? The City and transportation agencies
- How? The Land Development Regulations, capital improvements, and coordination with transportation agencies
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy T-4.~~5~~6: The ~~city~~ City shall require marked at-grade pedestrian ways ~~or~~ and request the County to incorporate pedestrian-displays at signal installations on major arterials to reduce the risk of accidents.

Implementation:

- Who? The City and transportation agencies
- How? The Land Development Regulations, capital improvements, and coordination with transportation agencies
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE T-5:
Coordinate with Miami-Dade Transit and Public Works, the South Florida Regional Transportation Authority, and other agencies as appropriate to ensure the availability of convenient and accessible transit services ~~for~~ that support physical and economic mobility of residents, workers, and visitors.

Objective T-5 Monitoring Measure:

1. Provision of a MetroRail stop within the City by 2030;
2. At least ~~three~~ five Transit Oriented Development projects ~~between 2015 and 2030~~by 2035.
3. Monitoring of transit use data and utilization data on micro-mobility modes of travel to transit.

   Note: The location of a MetroRail stop in the City and an increase in the number of transit oriented developments will demonstrate improved access to transit by residents, visitors and businesses.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy T-5.1: The City shall coordinate with Miami-Dade ~~Transit~~ Transportation and Public Works,

the South Florida Regional ~~Transit~~ Transportation Authority, and other organizations to ensure that residents, workers and visitors have, at a minimum, access to bus mass transit within a five minute walking radius, and access to MetroRail and Tri-Rail through conveniently located stations or shuttle services within or proximate to its boundaries.

Implementation:

- Who? The City and transit agencies
- How? Interagency coordination
- When? Ongoing, full achievement by 2030

Policy T-5.2: The City shall coordinate with Miami-Dade ~~Transit~~ Transportation and Public Works to ensure the location of a Metrorail station within its boundaries by 2030. The ~~city's~~ City's preferred location is NW 27th Avenue at the eastern edge of the Downtown Mixed Use District.

Implementation:

- Who? The City and Miami-Dade Transit
- How? Interagency coordination and City ~~lobbying efforts~~ advocacy
- When? By 2030

Policy T-5.3: Through its various planning, regulatory and development activities, the City of ~~Opa-Locka~~ Opa-locka shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy T-5.4: The ~~city~~ City shall accommodate new development and redevelopment around

transit stations that is well designed, conducive to both pedestrian, bicycle, and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.

Implementation:

- Who? The City
- How? ~~The~~ Enforcement of the Land Development Regulations through the development review process
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy T-5.5: The City shall request the County to provide more bus shelters at designated stops, and to incorporate bus schedules ~~in~~ at all stops ~~to~~ in order to facilitate use and increase user knowledge.

Implementation:

- Who? The City and Miami-Dade ~~Transit~~ Transportation and Public Works
- How? Interagency coordination
- When? Ongoing

Policy T-5.6: The City shall request the County to provide more frequent bus services, especially for those routes that connect to the Metrorail system.

Implementation:

- Who? The City and Miami-Dade Transit
- How? Interagency coordination
- When? Ongoing

OBJECTIVE T-6:
Coordinate City multi-modal transportation system planning with the plans and programs of Miami-Dade County Transportation and Public Works, ~~MPO~~ TPO, the Florida Department of Transportation (FDOT), South Florida Regional Transportation Authority (SFRTA), ~~and~~ other transportation agencies as well as the Opa-locka Community Redevelopment Agency.

Objective T-6 Monitoring Measure:

1. Documented, ongoing interagency coordination activities and efforts ~~between the date of adoption and 2030~~.

   Note: Evaluating the effectiveness of interagency coordination efforts ~~between the date of adoption and 2030~~ will indicate success in achieving this Objective, and the ~~policies~~ Policies hereunder.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy T-6.1: The City shall initiate reciprocal review of present and future transportation plans and programs of FDOT, Miami-Dade County Transportation and Public Works, SFRTA and other agencies as appropriate in order to establish consistency in area-wide transportation planning. The City shall also work with the Community Redevelopment Agency to maintain consistency between the transportation system and the Community Redevelopment Agency Plan.

Implementation:

- Who? The City, ~~and~~ transportation agencies, and the Community Redevelopment Agency
- How? Interagency coordination
- When? Ongoing

Policy T-6.2: The City shall coordinate with the appropriate agencies to determine the impacts of multi-modal transportation system improvements on evacuation routes and emergency management plans.

Implementation:

- Who? The City and transportation agencies
- How? Interagency coordination
- When? Ongoing

Policy T-6.3: The Transportation Element shall be consistent with the Future Land Use Element and the adopted Future Land Use Plan map.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Ensuring that adequate roadway capacity is available to serve proposed development; requiring roadway improvements as a condition for development approvals if the Level of Service Standard will not be met
- When? Ongoing

Policy T-6.4: The Transportation Element shall be consistent with the FDOT 5-year Transportation Plan, Miami-Dade ~~MPO~~TPO plans, and the City's Transportation Master Plan.

~~Implementation:~~

- ~~Who? The City~~

~~How? Amending the Transportation Element to reflect amendments and updates to the referenced plans~~

Implementation:

- Who? The City
- How?
    - Annually update the Capital Improvements Schedule to reflect updates to FDOT's 5-year Transportation Plan
    - Update the Comprehensive Plan at least once every five to seven years through the Evaluation and Appraisal process to reflect updates to the City's Transportation Master Plan, if any
- When? ~~Annually and as~~ As per State statutory deadlines

Policy T-6.5: The City shall seek to address micro-mobility needs within the City to assure equitable and universal access to bus, Metrorail, and TriRail transit, while also minimizing or mitigating the impacts of mobility strategy implementation on community and neighborhood integrity. The City shall ensure that shuttle service, walking, and bicycling are increasingly safe and accessible circulation options as well as viable alternatives to vehicular travel in the City.

Implementation:

- Who? The City
- How? Analyzing opportunities to expand shuttle service routes, rideshare, bikeshare, e-scooters, and safe pedestrian and bicycle infrastructure, and supporting implementation of these programs; coordination with neighborhood groups
- When? Ongoing

OBJECTIVE T-7:

Coordinate multimodal transportation system improvements and implementing programs with documented shifts in socio-economic conditions, demographic changes, and implications of the goals, objectives, and policies of the Land Use Element, including the Future Land Use Plan Map.

Objective T-7 Monitoring Measures:

1. Achievement of Roadway Level of Service standards
2. Achievement of Bicycle and Pedestrian Level of Service standards

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with roadway capacity, and the availability of multi-modal transportation options.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy T-7.1: The City shall continually monitor and evaluate the impacts of existing and proposed future land development on the transportation system in order to achieve integrated management of the land use decisions and transportation impacts.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Ensuring that adequate roadway capacity is available to serve proposed development; requiring roadway improvements as a condition for development approvals if the Level of Service Standard will not be met
- When? Ongoing

Policy T-7.2: The City shall enforce Land Development Regulations which require that future land development comply with the transportation ~~level of service~~ Level of Service standards cited in this Element. Performance criteria shall require that new development bear an equitable share of costs for transportation system improvements necessary to accommodate traffic generated by the proposed new development and redevelopment.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy T-7.3: The City shall enforce Land Development Regulations which include performance criteria designed to manage issues surrounding trip generation; design of efficient internal traffic circulation and parking facilities, including minimizing pedestrian and vehicular conflict, off-street parking, and safe and convenient circulation and maneuverability; control of access points; potential need for acceleration/deceleration lanes; adequate surface water management and

drainage; and landscaping.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE T-8:

Limit greenhouse gas emissions through the implementation of strategies that ~~reduce the number of vehicle miles traveled~~ prioritize efficient, low or zero-emission forms of transportation and reduce reliance on fossil fuel-powered vehicles. These strategies may include but not be limited to the promotion of compact mixed use development that provides for a mixture of residential and nonresidential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.

Objective T-8 Monitoring Measure:

1. 50 percent reduction in ~~vehicles miles traveled by~~ citywide greenhouse gas emissions by ~~2030~~2035, and 100 percent reduction by 2050, in keeping with the Miami-Dade County target and as can be measured by a citywide greenhouse gas inventory.

   Note: Reduction in ~~vehicle miles travelled~~ greenhouse gas emissions will indicate the success of mixed-use development patterns and the increased availability of alternative transportation modes in reducing automobile dependence.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy T-8.1: The City shall ~~encourage~~ require all new development and redevelopment in existing and planned transit corridors to be planned and designed to promote transit-oriented development (TOD) and transit use by mixing residential, retail, office, open space, and public uses in a pedestrian-friendly environment.

Implementation:

- Who? The City
- How? ~~The~~ Amendment and enforcement of the Land Development Regulations,

including a requirement for Transportation Demand Management Programs as a condition for development approvals

- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated~~ on an ongoing basis

Policy T-8.2: The City shall consider current science and ~~predictions~~ projections for sea level rise and ~~other climate change issues~~ related flooding in planning the design and construction of future roadway improvements.

Implementation:

- Who? The City
- How? Evaluation of relevant data in engineering studies and the development of plans for capital facilities that account for sea level rise and projected increased inland flooding
- When? Ongoing

Policy T-8.3: The City shall utilize best management practices to reduce the heat island effect of roads, parking lots, bike lanes, and sidewalks by employing materials that are of a lighter color and have higher reflectivity, and providing shade via enhanced ~~landscaping~~ native tree cover.

Implementation:

- Who? The City
- How? Capital planning and the utilization of best management practices in public works projects
- When? Ongoing

Policy T-8.4: The City shall begin establishing an electric vehicle (EV) municipal fleet with every new vehicle purchased, except where usage or funding precludes such a choice. Alternative fuels shall be prioritized where electric vehicles are not selected for the fleet.

Implementation:

- Who? The City, including Purchasing, Public Works, and other departments
- How? Planned new purchasing and replacement strategies for the municipal fleet, installation of charging facilities for the municipal fleet
- When? Ongoing

OBJECTIVE T-9:

Plan, allocate, and regulate vehicular parking in the City to assure reasonable access to parking, availability of public parking commensurate with greater future transit use and planned

Downtown redevelopment, and protection of green infrastructure and park land from the impacts of illegal parking.

Objective T-9 Monitoring Measures:

1. Downtown user satisfaction survey
2. Code enforcement data

Policy T-9.1: Assure reasonable access to vehicular parking according to land use in public and private land development (or redevelopment) and according to needs commensurate with greater projected transit use and anticipated Downtown redevelopment.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Ensuring that parking capacity is available to serve proposed development and allowed by land use; and adapting parking requirements and provision according to anticipated transit use, Downtown redevelopment, and projected shared parking opportunities
- When? Ongoing

Policy T-9.2: Utilize and promote innovative, flexible, and efficient parking solutions in public areas to minimize vehicular congestion and reserve adequate public space for pedestrian and bicycle facilities. The City may evaluate the utility of exchanging Mixed-Use District parking minimums for parking maximums in its Land Development Regulations as transit use increases over time as a result of improved transit facilities, accessibility, and convenience.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Employing and promoting innovative approaches to parking in public areas, including shared parking agreements and increased shuttle service to nearby lot or garage parking; study of best practices for parking maximums in comparable communities; promotion of City's Green Standards incentive to reduce new development's parking requirements in exchange for bicycle and electric vehicle parking provision.
- When? Ongoing

Policy T-9.3: Protect stormwater drainage, pedestrian access, and public safety by strengthening and enforcing parking restrictions that apply to public swales, park land, sidewalks, stop signs,

fire hydrants, and private driveways.

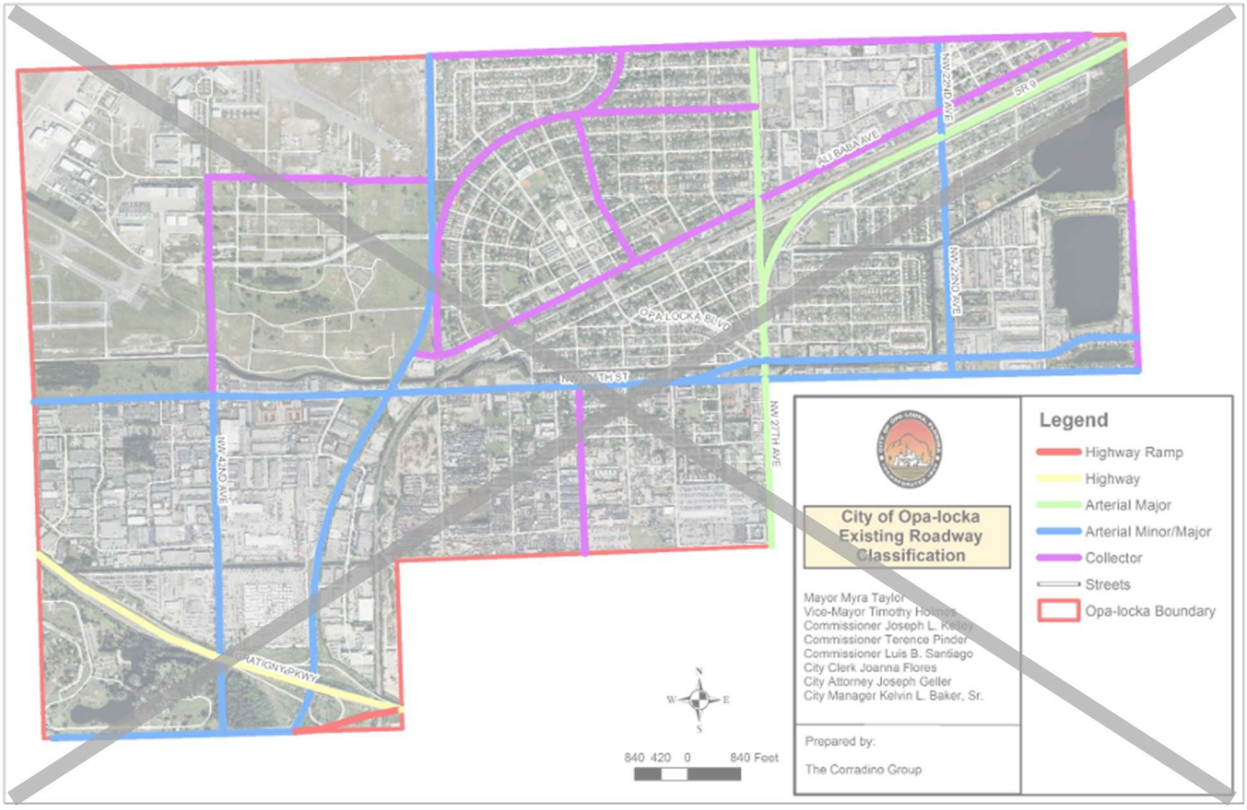
Implementation:

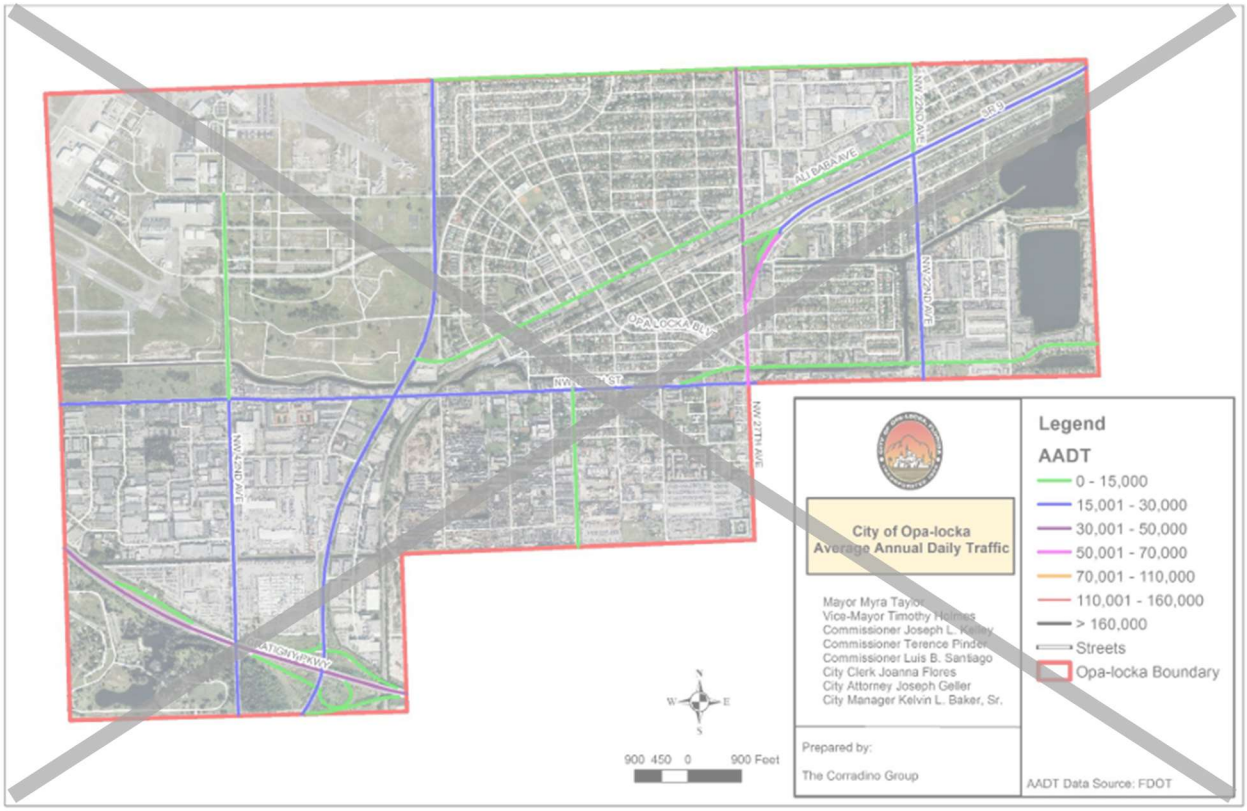
- Who? The City, including Public Works, Police and Code Enforcement
- How? Signage, public outreach, and issuance of warnings and tickets for illegal parking. Strict enforcement of the existing regulations prohibiting the blocking of private driveways as well as prohibiting residents and their guests from parking in locations other than driveways on their private properties
- When? As needed within one year of this Plan Update's adoption, and ongoing

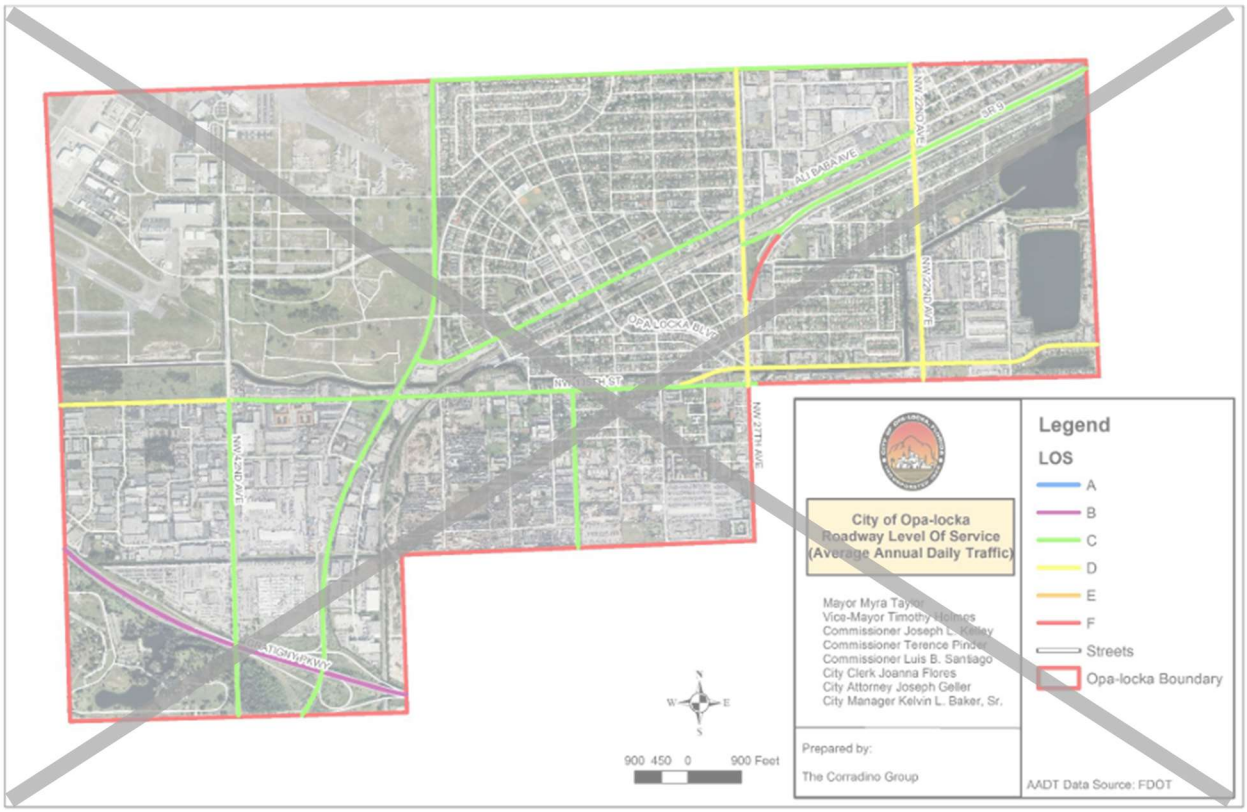
Policy T-9.4: Coordinate public parking siting, design, and total capacity with planning for transit-oriented development, Downtown redevelopment, and increasing use of electric vehicles

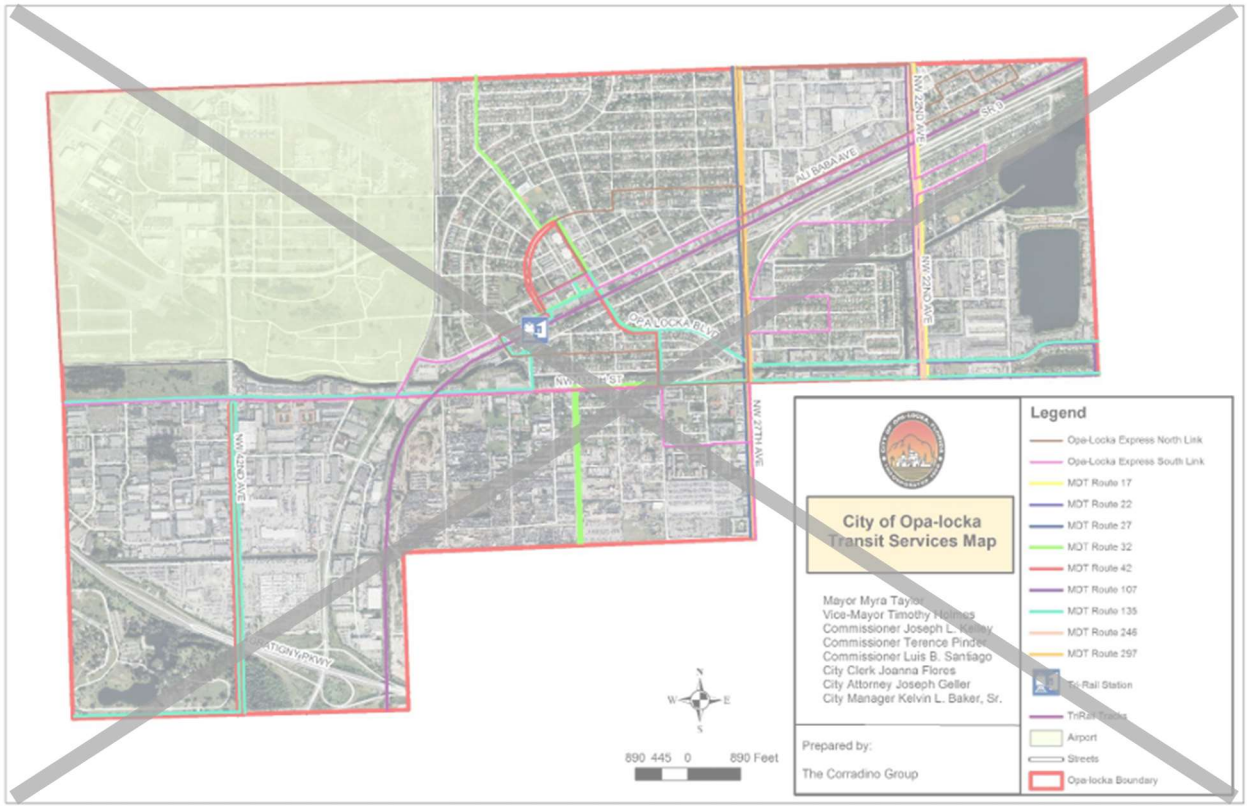
Implementation:

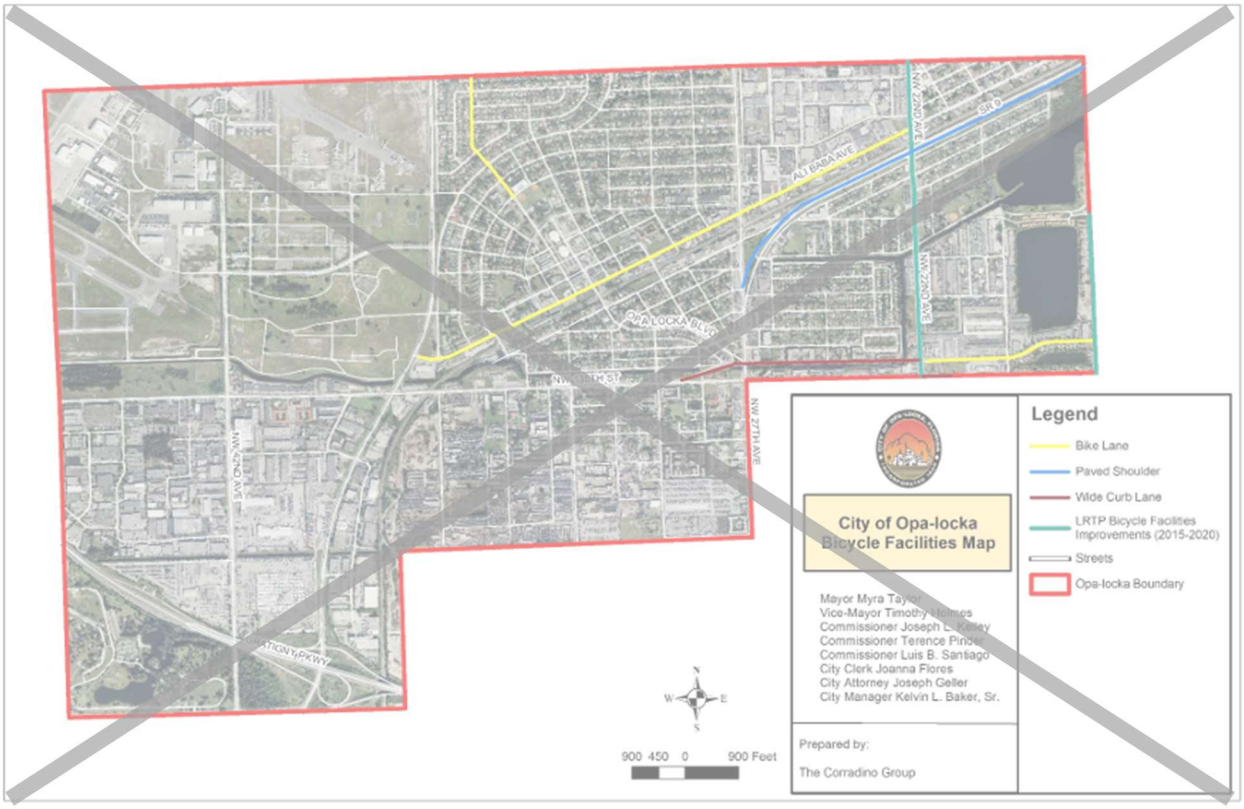
- Who? The City, including the Community Redevelopment Agency, Capital Improvements, and Planning and Community Development
- How? Coordinating activities between City departments to accommodate multiple modes of transport, circulation, and parking in the Downtown; Design parking facilities to accommodate micro-mobility connections and electric vehicle charging
- When? Ongoing

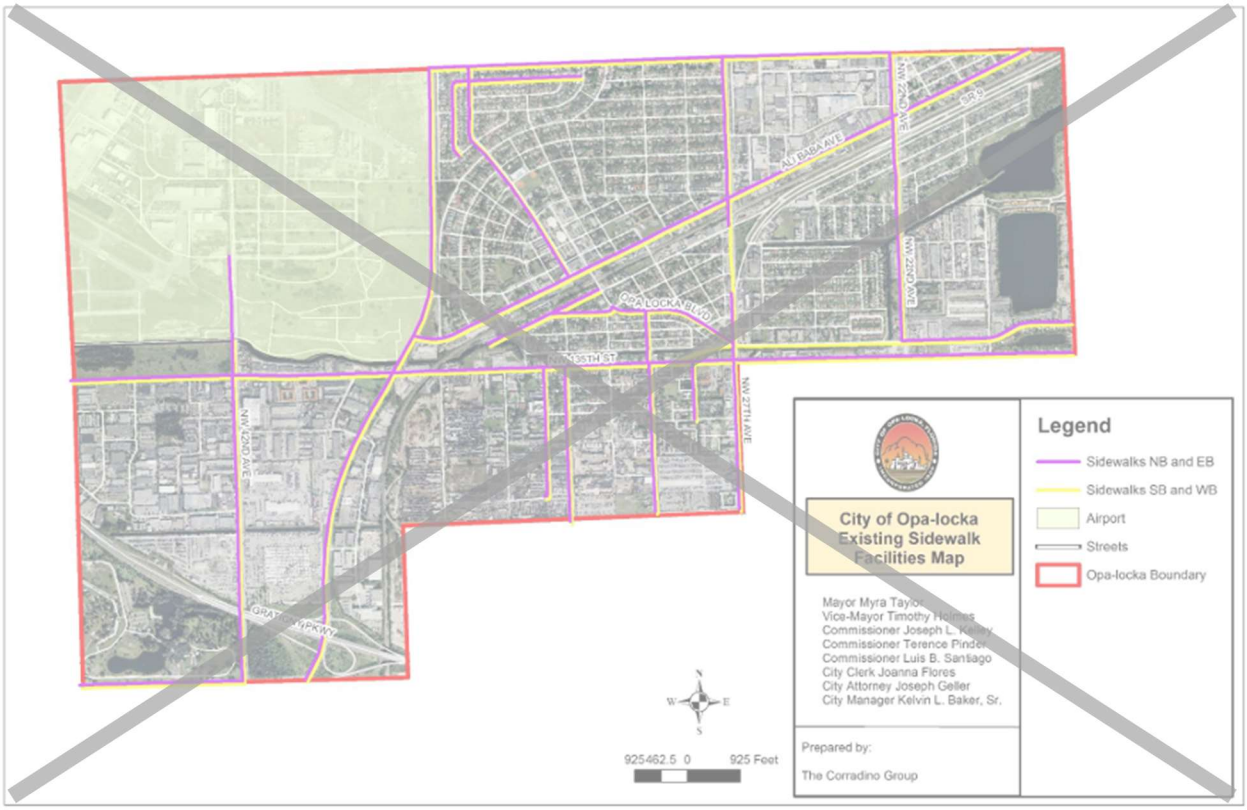

City of Opa-locka
Existing Roadway
Classification
Mayor Myra Taylor
Vice-Mayor Timothy Hol
Commissioner Joseph L.
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
Legend
Highway Ramp
Highway
Arterial Major
Arterial Minor/Major
Collector
Streets
Opa-locka Boundary
840 420 0 840 Feet
ALI BABA AVE
OPA LOCKA BLVD
NW 27TH AVE
NW 22ND AVE
NW 42ND AVE
SR 9

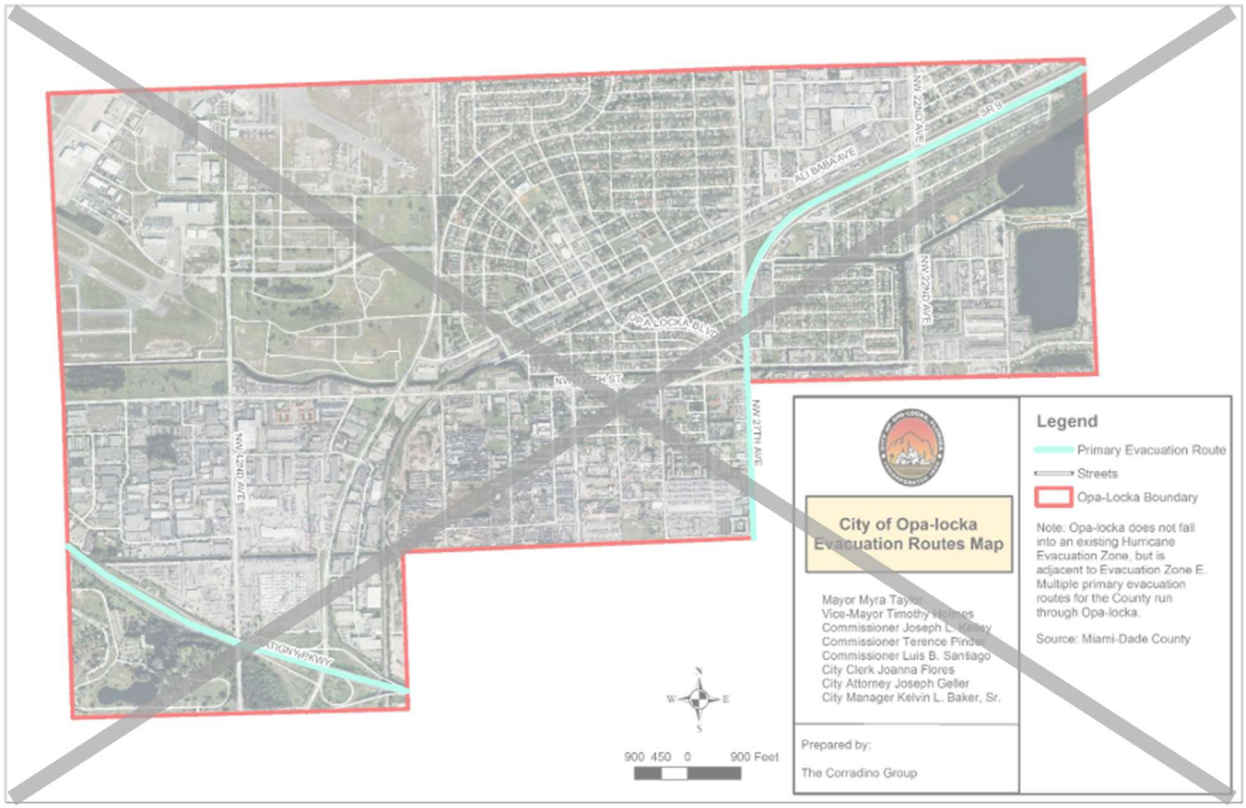

City of Opa-locka
Average Annual Daily Traffic
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
Legend
AADT
0 - 15,000
15,001 - 30,000
30,001 - 50,000
50,001 - 70,000
70,001 - 110,000
110,001 - 160,000
> 160,000
Streets
Opa-locka Boundary
AADT Data Source: FDOT
900 450 0 900 Feet
ALI BABA AVE
OPA LOCKA BLVD
NW 27TH AVE
NW 22ND AVE
SR 9


City of Opa-locka
Roadway Level Of Service
(Average Annual Daily Traffic)
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Joseph L. Kelley
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
900 450 0 900 Feet
Legend
LOS
A
B
C
D
E
F
Streets
Opa-locka Boundary
AADT Data Source: FDOT


City of Opa-locka
Transit Services Map
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Joseph L. Kelley
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
890 445 0 890 Feet
Legend
Opa-Locka Express North Link
Opa-Locka Express South Link
MDT Route 17
MDT Route 22
MDT Route 27
MDT Route 32
MDT Route 42
MDT Route 107
MDT Route 135
MDT Route 246
MDT Route 297
Tri-Rail Station
Airport
Streets
Opa-locka Boundary


Legend
Bike Lane
Paved Shoulder
Wide Curb Lane
LRTP Bicycle Facilities Improvements (2015-2020)
Streets
Opa-locka Boundary
City of Opa-locka
Bicycle Facilities Map
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Joseph L. Kelley
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
900 450 0 900 Feet
ALI BABA AVE
SR 9
NW 22ND AVE
NW 27TH AVE
NW 135TH ST
OPA LOCKA BLVD


Legend
Sidewalks NB and EB
Sidewalks SB and WB
Airport
Streets
Opa-locka Boundary
City of Opa-locka
Existing Sidewalk Facilities Map
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Joseph L. Kelley
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
925462.5 0 925 Feet
ALI BABA AVE
SR 9
NW 22ND AVE
NW 27TH AVE
NW 135TH ST
OPA LOCKA BLVD


City of Opa-locka
Evacuation Routes Map
Mayor Myra Taylor
Vice-Mayor Timothy Holmes
Commissioner Joseph L. Kelley
Commissioner Terence Pinder
Commissioner Luis B. Santiago
City Clerk Joanna Flores
City Attorney Joseph Geller
City Manager Kelvin L. Baker, Sr.
Prepared by:
The Corradino Group
Legend
Primary Evacuation Route
Streets
Opa-Locka Boundary
Note: Opa-locka does not fall into an existing Hurricane Evacuation Zone, but is adjacent to Evacuation Zone E. Multiple primary evacuation routes for the County run through Opa-locka.
Source: Miami-Dade County
900 450 0 900 Feet
ALI BABA AVE
OPA-LOCKA BLVD
NW 22ND AVE
NW 27TH AVE
NW 12TH AVE
NW 17TH AVE

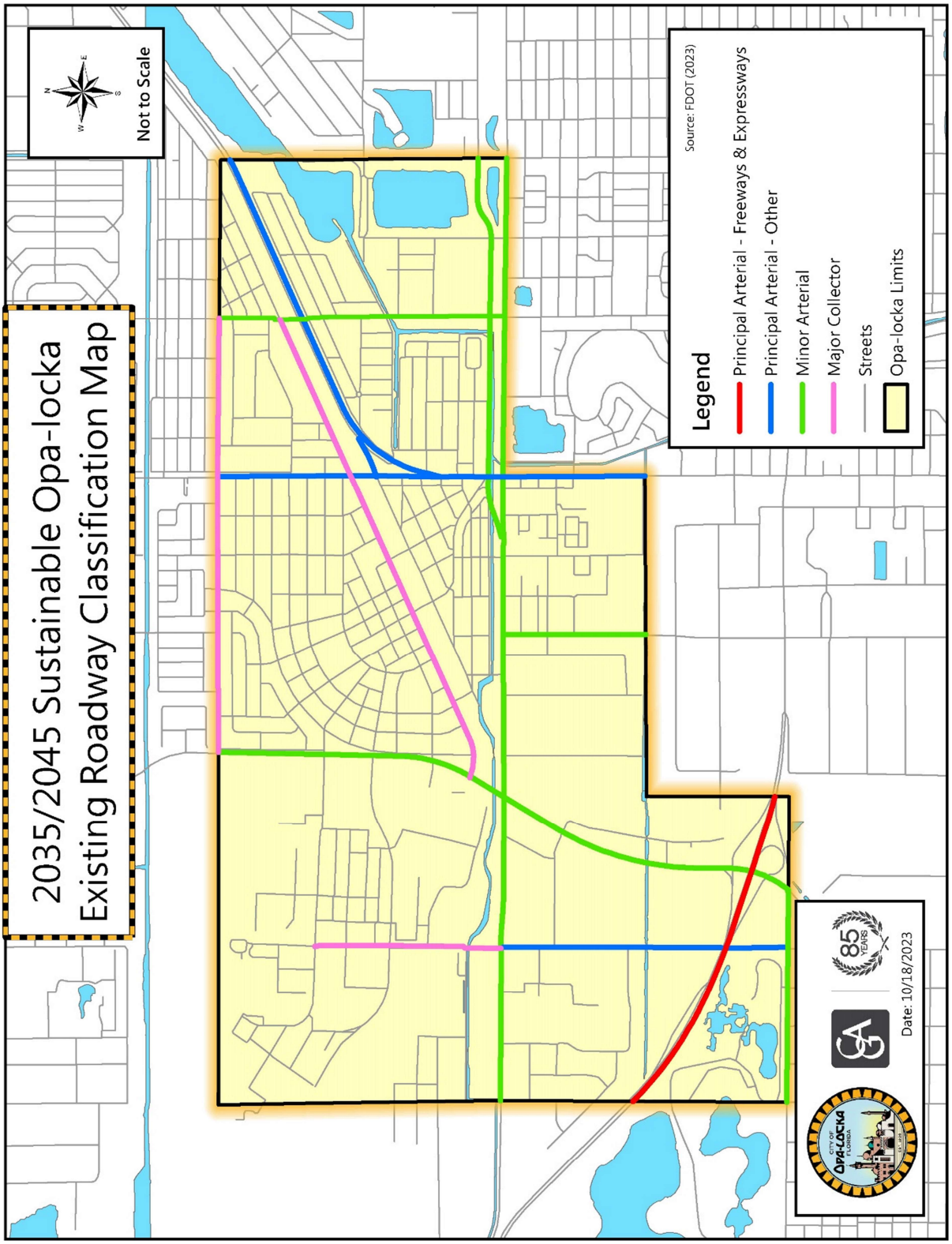

2035/2045 Sustainable Opa-locka
Existing Roadway Classification Map
Not to Scale
Legend
Principal Arterial - Freeways & Expressways
Principal Arterial - Other
Minor Arterial
Major Collector
Streets
Opa-locka Limits
Source: FDOT (2023)
85 YEARS
Date: 10/18/2023

Figure T-1

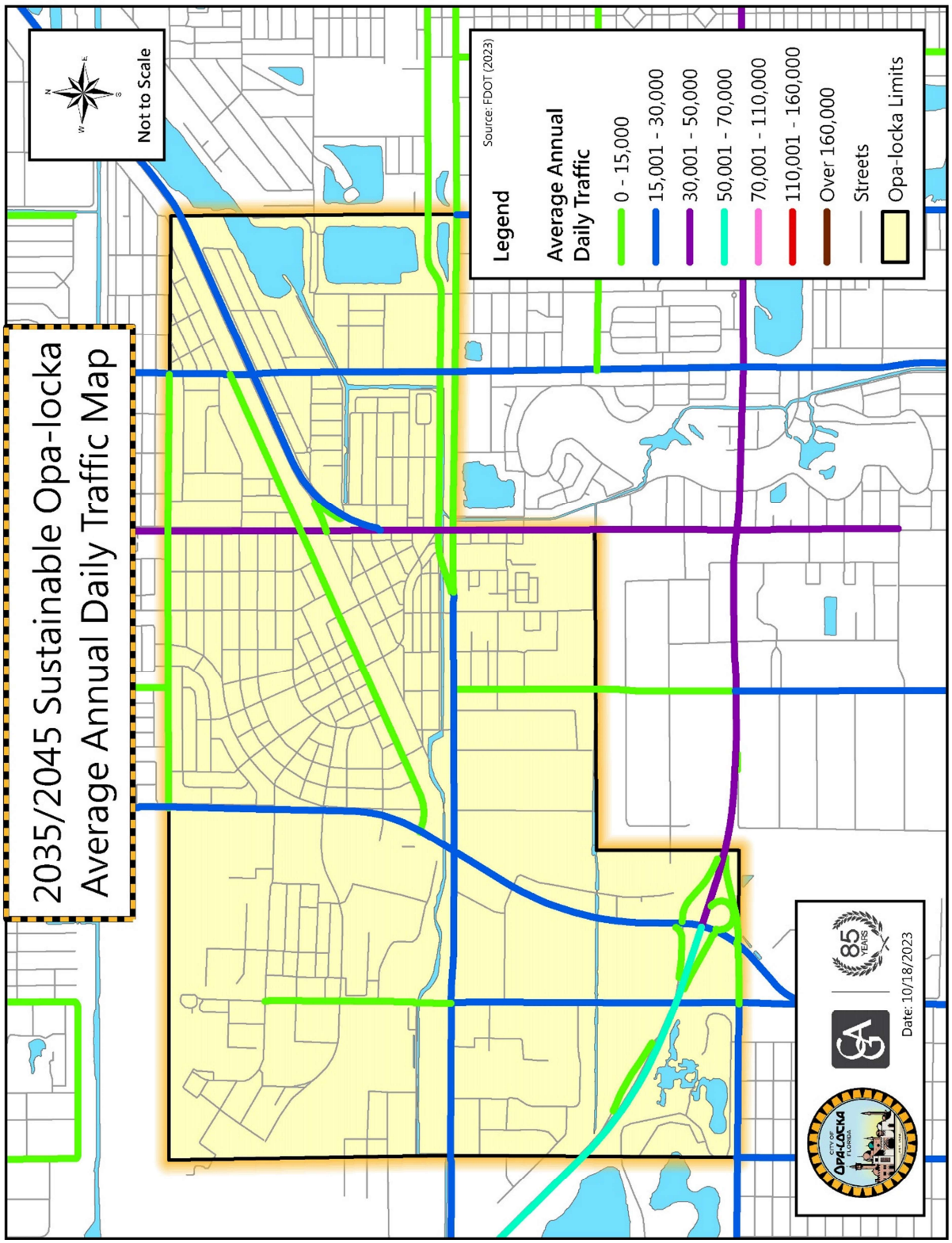

2035/2045 Sustainable Opa-locka
Average Annual Daily Traffic Map
Not to Scale
Legend
Average Annual Daily Traffic
0 - 15,000
15,001 - 30,000
30,001 - 50,000
50,001 - 70,000
70,001 - 110,000
110,001 - 160,000
Over 160,000
Streets
Opa-locka Limits
Source: FDOT (2023)
Date: 10/18/2023

Figure T-2

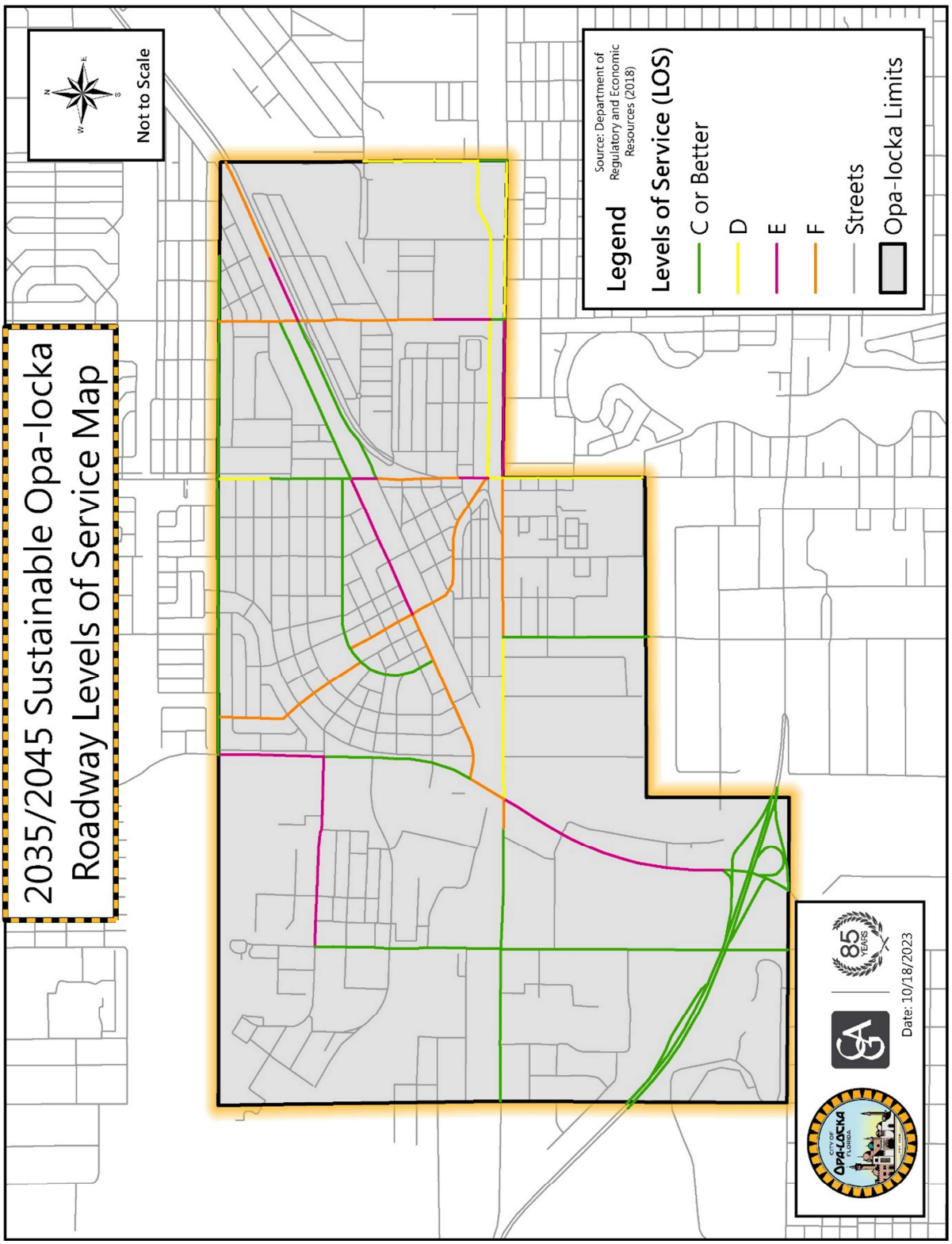

2035/2045 Sustainable Opa-locka
Roadway Levels of Service Map
Not to Scale
Source: Department of Regulatory and Economic Resources (2018)
Legend
Levels of Service (LOS)
C or Better
D
E
F
Streets
Opa-locka Limits
85 YEARS
Date: 10/18/2023

Figure T-3

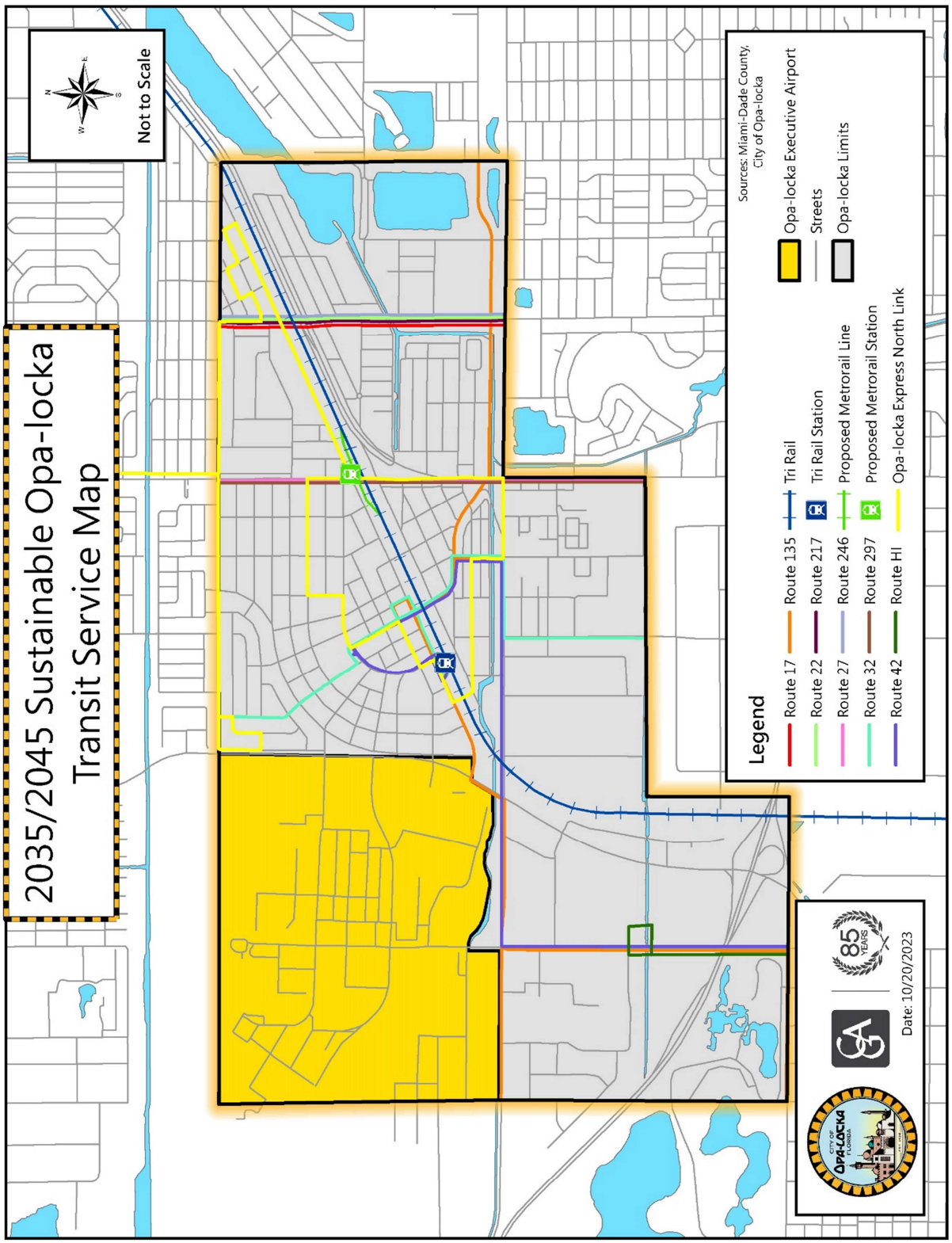

2035/2045 Sustainable Opa-locka
Transit Service Map
Not to Scale
Legend
Route 17
Route 22
Route 27
Route 32
Route 42
Tri Rail
Route 135
Route 217
Route 246
Route 297
Route HI
Tri Rail Station
Proposed Metrorail Line
Proposed Metrorail Station
Opa-locka Express North Link
Opa-locka Executive Airport
Streets
Opa-locka Limits
Sources: Miami-Dade County, City of Opa-locka
Date: 10/20/2023

Figure T-4

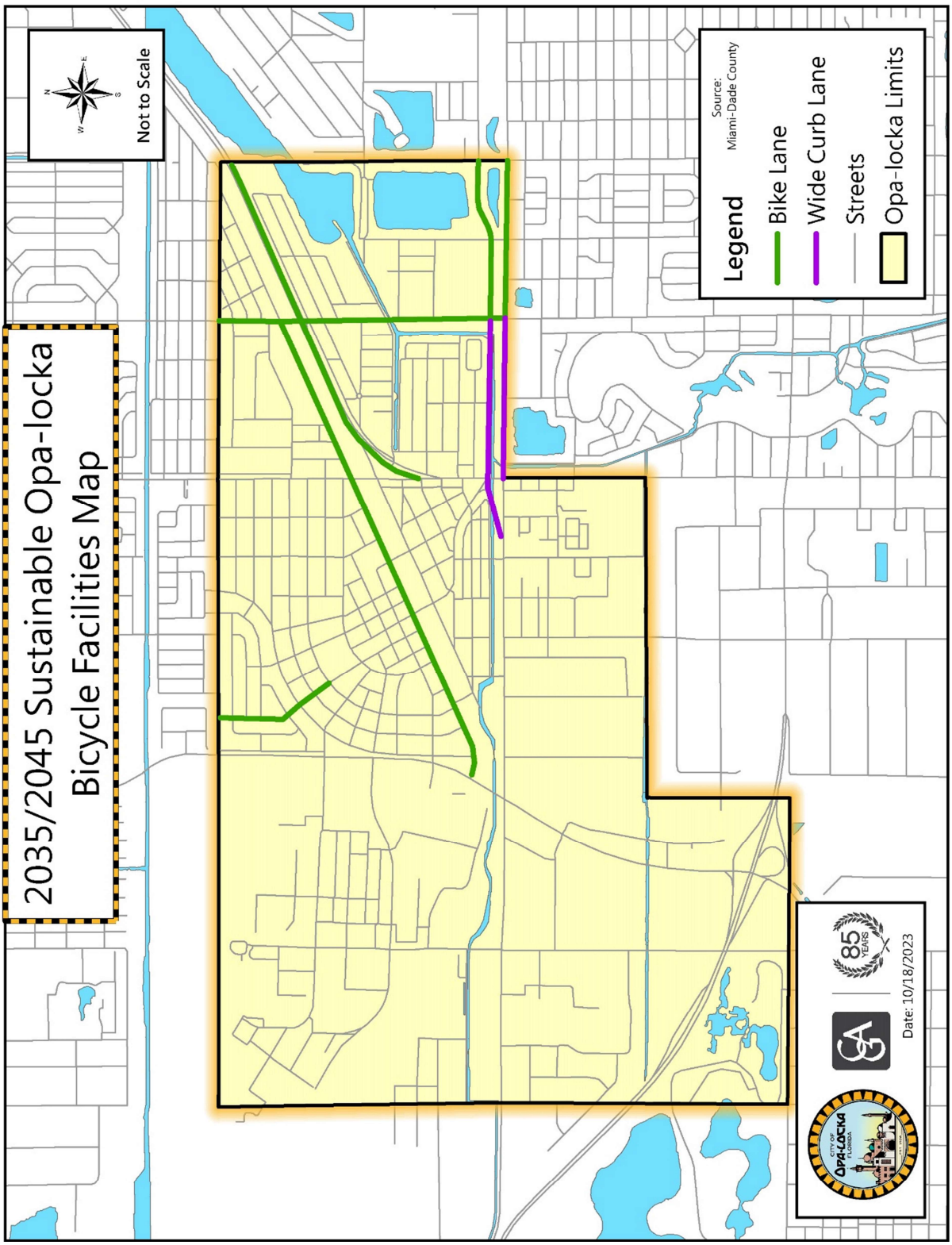

2035/2045 Sustainable Opa-locka Bicycle Facilities Map
Not to Scale
Legend
Bike Lane
Wide Curb Lane
Streets
Opa-locka Limits
Source: Miami-Dade County
Date: 10/18/2023

Figure T-5

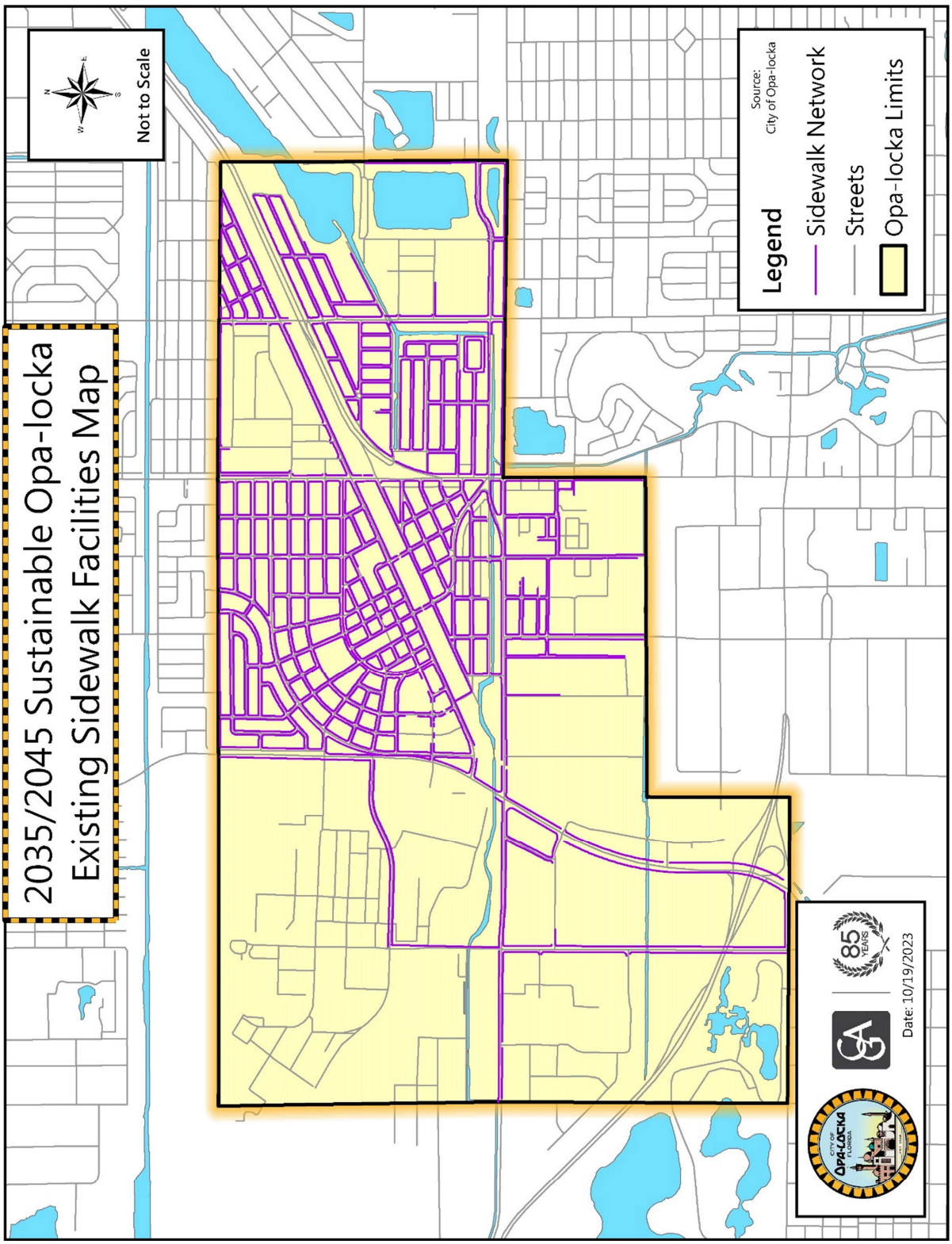

2035/2045 Sustainable Opa-locka
Existing Sidewalk Facilities Map
Not to Scale
Legend
Sidewalk Network
Streets
Opa-locka Limits
Source:
City of Opa-locka
Date: 10/19/2023

Figure T-6

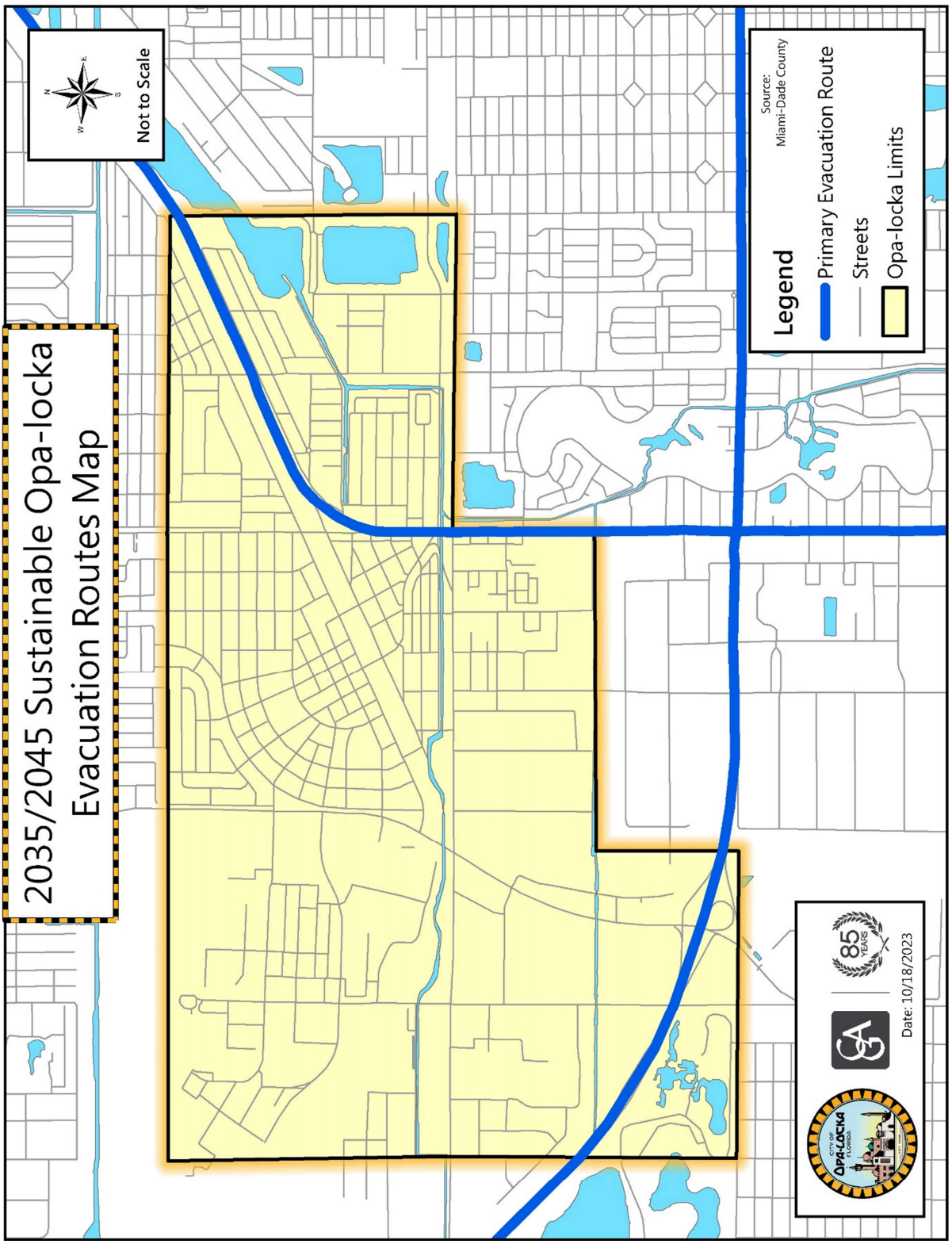

2035/2045 Sustainable Opa-locka Evacuation Routes Map
Not to Scale
Legend
Primary Evacuation Route
Streets
Opa-locka Limits
Source: Miami-Dade County
Date: 10/18/2023
85 YEARS

Figure T-7

HOUSING ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Housing Element reflects its strategy for ensuring the provision of decent, safe, sanitary, and affordable housing to current and future residents through the planning period. ~~In 2030, the~~ The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors. Decent, safe, sanitary, and affordable housing is a cornerstone of healthy neighborhoods and quality of life~~,~~ and is key to the attraction of new businesses and residents who will further the City's economic development goals. The Housing Element lays out strategies to ensure that existing and future residents are provided with a full array of housing options that: are affordable and attractive to households of various income levels; meet the needs of different age and special needs groups; reduce the concentration of poverty and assisted housing in certain areas; reduce slum and blighted conditions~~,~~; and~~;~~ foster the achievement of economic development and redevelopment goals.

~~The Housing Element Goal, objectives, monitoring measures, and policies are based on: the data and analysis and background reports contained in contained in Appendix A., Background Documents and Appendix B, Related Studies Links; the University of Florida's Shimberg Center for Affordable Housing's 2014 affordable housing needs analysis (AHNA) data for the City (www.shimberg.ufl.edu), and; the intensive community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)), and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (six Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative.~~

The Housing Element will accomplish its Goal through planning directives and activities aimed at:

- Assisting the private sector in providing units **of various sizes, costs, and types** to address **current and projected housing needs**, and further **economic development and redevelopment goals**;
- Eliminating **substandard and dilapidated housing conditions** and **improving neighborhoods;**
- ~~Proving~~ Minimizing **displacement due to gentrification** and providing **relocation**

~~housing~~ **assistance** to displaced households;

- Providing for ~~**manufactured housing**~~ **various housing types** and **group homes** at appropriate locations;
- Positively addressing the **social determinants of health** in housing and neighborhood design;
- Protecting **historically, culturally, and architecturally significant housing**, and;
- Increasing the **energy efficiency** of housing units and reducing carbon emissions in new development or redevelopment.

HOUSING ELEMENT

GOAL:

~~BY 2030~~ RESIDENTS OF ALL INCOME LEVELS WILL HAVE ACCESS TO DECENT, SAFE, SANITARY, AND AFFORDABLE HOUSING IN WELL-MAINTAINED RESIDENTIAL AND MIXED-USE NEIGHBORHOODS.

OBJECTIVE H-1:

A. Streamline inter-departmental coordination, development review processes, bonus incentive provision, and use of public-private partnerships or joint ventures to a~~A~~ssist the private sector in providing new dwelling units of various types, sizes and costs ~~to~~ that meet existing and projected population housing needs~~,~~ and long term development and redevelopment goals.

B. Increase affordable housing opportunities for extremely low, very low, low, and moderate-income households, as defined below by the U.S. Department of Housing and Urban Development (HUD), including workforce housing options~~,~~ within reasonable proximity to places of employment, mass transit, and necessary public services.

1. Extremely low income household: 30% of area median income or less
2. Very low income household: 30 to 50% of area median income
3. Low income household: 50 to 80% of area median income
4. Moderate income household: 80 to 120% of area median income

C. Increase affordable housing opportunities for cost-burdened families, defined by HUD as those who pay more than 30% of their income for housing.

Objective H-1 Monitoring Measures:

Table H-1. 2045 Housing and Affordability Need in City of Opa-Locka

Household Income Category	Total D.U. Need	% Total Need	New Need 2022 to 2045
Extreme Low Income	3,636	50.6	632
Very Low Income	1,407	19.6	246
Low Income	849	11.8	150
Moderate Income or higher	1,288	17.9	
TOTAL		100	
Total Low Income Categories		82.3	

Source: University of Florida, Shimberg Center for Affordable Housing, Household Projections by Tenure, Income

(%AMI) and Cost Burden, 2010-2050, Owners and Renters, at http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4300&nid=4366

Table H-2. 2045 Projected Cost-Burdened Household Status in Opa-locka

Total 2045 Households Spending in Excess of 30% of Income on Housing	4,016 households	55.9% of total projected 2045 households

Source: University of Florida, Shimberg Center for Affordable Housing, Household Projections by Tenure, Income (%AMI) and Cost Burden, 2010-2050, Owners and Renters, at http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4300&nid=4366

1. ~~At least a 50% reduction in the number of cost burdened households by 2030~~ A Elimination of cost burdened household status among 50% of such projected Opa-locka households by 2045, as can be measured by the U.S. Census.

2. The development of 2,600 new housing units by 2045 to accommodate population growth and housing replaced through redevelopment, including:
   - ~~300~~375 new single family units in areas designated Low Density Residential,
   - ~~300~~375 new units in areas designated ~~High~~ Low-Moderate Density Residential, and
   - ~~1,500~~1,850 new residential units in areas in mixed use districts.
   - ~~At least 630 of the new units should be affordable to households earning less than 30% of the median income.~~

3. 80% of new housing developed, or 2,080 units, will be affordable to households in low income categories, with the following minimums reflecting the new need shown in Table H-1 as well as housing replacement need following residential site redevelopment:
   - At least 1,000 of the new units should be affordable to extremely low income households,
   - At least 350 of the new units should be affordable to very low income households, and
   - At least 200 of the new units should be affordable to low income households.
   - Approximately 79% of new housing affordable to low income households in all categories should be offered as rentals upon completion.
   - Existing City residents shall be informed of the opportunities to buy or rent in redeveloped housing sites, and shall be offered an adequate opportunity to do so before the opportunities are offered to non-residents.

4. The ~~provision~~ utilization and enhancement of affordable housing bonuses in the Land

Development Regulations to ensure the attainment of the housing affordability benchmarks above.

Note: ~~A 50% reduction in the number of cost burdened households (households paying more than 30% of their income on housing costs) will indicate success in increasing access to affordable housing.~~ The number of units prescribed in this Objective and in ~~policies~~ Policies H-1.1 and H-1.2 is approximately ~~half~~62% of the ~~available inventory of homes~~ residential unit development potential that ~~can be built on~~ exists on vacant lots in those districts. In other words, there is plenty of land on which to develop housing in the City. It is estimated that there will be ~~578~~1,028 additional low income households in the City by ~~2030~~2045[2] ~~(Shimberg Center for Affordable Housing data).~~ These new households can be accommodated by ~~the 630~~the proposed 2,080 new units ~~that will~~ to be affordable to households earning below 80% of the median.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy H-1.1: The City shall coordinate with the private sector and/or redevelopment agencies to foster the development of at least ~~300~~375 new single family units on vacant areas designated Low Density Residential on the Future Land Use Map. Of these units, at least ~~30~~40 percent of the total should provide affordable housing opportunities to households earning below 80 percent of the median, while at least 40 percent of the total should provide affordable housing opportunities to households earning between 80 and 160 percent of the median income. The net result should be a variety of developments, including some projects specifically designed to accommodate a mix of incomes.

Implementation:

- Who? The City, its Community Redevelopment Agency, other redevelopment agencies. and private sector housing developers
- How? The provision and enhancement of incentives (i.e., density bonuses, regulatory barrier reduction) in the Land Development Regulations to encourage the construction desired housing types
- When? ~~Ongoing~~ Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.2: The City shall coordinate with the private sector and/or redevelopment agencies to foster the development of at least ~~300~~375 new multi-family units on vacant areas designated

[2] University of Florida, Shimberg Center for Affordable Housing, Household Projections by Tenure, Income (%AMI) and Cost Burden, 2010-2050, Owners and Renters, at http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4300&nid=4366

~~High-Density Residential~~ Low-Moderate Density Residential on the Future Land Use Map. Of these units, at least ~~30~~40 percent of the total should provide affordable housing opportunities to households earning below 80 percent of the median, while at least 40 percent of the total should provide affordable housing opportunities to households earning between 80 and 160 percent of the median income. The net result should be a variety of developments, including some projects specifically designed to accommodate a mix of incomes.

Implementation:

- Who? The City, its Community Redevelopment Agency, other redevelopment agencies. and private sector housing developers
- How? The provision and enhancement of incentives (i.e., density bonuses, regulatory barrier reduction) in the Land Development Regulations to encourage the construction of desired housing types
- When? ~~Ongoing~~ Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.3: The City shall coordinate with the private sector and/or redevelopment agencies to foster the development of at least ~~1,500~~1,850 new residential units in units in the Downtown Mixed Use, Corridor Mixed Use, Magnolia North Mixed Use, and Magnolia Gardens Mixed Use districts. Of these units, at least ~~30~~40 percent of the total should provide affordable housing opportunities to households earning below 80 percent of the median, while at least 40 percent of the total should provide affordable housing opportunities to households earning between 80 and 160 percent of the median income. The net result should be a variety of developments, including some projects specifically designed to accommodate a mix of incomes.

Implementation:

- Who? The City, its Community Redevelopment Agency, other redevelopment agencies. and private sector housing developers
- How? The provision and enhancement of incentives (i.e., density bonuses, regulatory barrier reduction) in the Land Development Regulations to encourage the construction of desired housing types
- When? ~~Ongoing~~ Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.4: The City shall develop partnerships with, and provide assistance to, the private sector in order to spur housing production that is sufficient to meet the indicated demand and ~~achieve policies H-1.1- H-1.3~~and conditions stated above.

Implementation:

- Who? The City and private sector housing developers
- How? The provision and enhancement of incentives (i.e., density bonuses, regulatory

barrier reduction) in the Land Development Regulations to encourage the construction of desired housing types

- When? ~~Ongoing~~ Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.5: The City shall identify and eliminate undue regulatory barriers that inhibit the achievement of housing delivery goals.

Implementation:

- Who? The City and private sector housing developers
- How? The identification and elimination of regulations that unduly inhibit the production of desired housing ~~types~~ and housing variety
- When? ~~Ongoing~~ Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.6: The City shall assist public and private sector housing agencies and providers in the delivery of assisted, low income, and special needs housing through technical assistance and other appropriate mechanisms. The City shall also support the expansion of its Ten North Group's staff capacity as needed to serve current and future low income residents, including through additional staff positions and enhanced collaborations with community groups.

Implementation:

- Who? The City, Miami-Dade County~~, and~~ public and private sector housing developers, and the Ten North Group
- How? Applying for federal and State block grant assistance through Miami-Dade County for low income housing development, ~~and~~ providing ~~other~~ assistance that might be requested by low income housing providers, and supporting expanded capacity of Ten North Group staff
- When? Ongoing

Policy H-1.7: ~~Provide~~ The City shall promote, in its publicly available information and outreach to private and non-profit housing developers, any bonuses and incentives in the Land Development Regulations for building affordable housing, workforce housing, and rental housing in proximity to places of employment, transit, and public services ~~in the Land Development Regulations~~, in accordance with the identified future housing demand and affordability needs stated above.

Implementation:

- Who? The City
- How? The ~~provision~~ promotion of bonuses and incentives for affordable housing, as afforded by ~~in~~ the Land Development Regulations
- When? ~~Ongoing~~ Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.8: The City shall continue to expeditiously acquire properties as feasible through condemnation or fee simple purchase following foreclosure in the interest of establishing a land bank to spur development of live-work mixed use, multi-family, or infill housing through public-private partnerships and/or joint ventures and to meet the projected housing needs identified in this Element.

Implementation:

- Who? The City and Ten North Group
- How? Acquisition of properties as available for redevelopment/land banking purposes
- When? Ongoing

Policy H-1.9: The City may examine and consider adopting an inclusionary zoning ordinance, mandating integration of affordable and/or workforce housing units in proposed development or providing options such as payment in lieu of, with fees payable to a Housing Trust Fund dedicated to the production of affordable housing in the City.

Implementation:

- Who? The City, including Planning and Community Development, the Community Redevelopment Agency, and Ten North Group
- How? Review and evaluation of inclusionary zoning best practices in comparable communities
- When? Ongoing

Policy H-1.10: The City shall endeavor to ensure adequate staffing of its building and development functions as well as of the Community Redevelopment Agency. It shall also effectuate streamlined coordination between all departments and agencies involved in development activities so that redevelopment opportunities are met with responsive action.

Implementation:

- Who? The City, Community Redevelopment Agency, and other departments/agencies
- How? Regular review of personnel needs, active recruitment, and organizational coordination
- When? Ongoing

OBJECTIVE H-2:

Eliminate all substandard and dilapidated housing conditions by ~~2030~~2045 and concurrently

implement public space improvements that improve the safety, attractiveness, accessibility, and comfort of neighborhoods.

Objective H-2 Monitoring Measures:

1. At least a 50% reduction of substandard units ~~between 2015 and 2030~~by 2035, and 100% reduction by 2045.

   Note: Although the ultimate objective is to eliminate all substandard units, a 50% reduction by the end of the short-term planning period will indicate substantial progress~~, and is more realistic~~.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy H-2.1: The City shall continue to utilize code enforcement and other strategies to equitably address substandard and dilapidated housing conditions where they exist throughout the City.

Implementation:

- Who? The City
- How? Code enforcement, community outreach and education
- When? Ongoing

Policy H-2.2: The City shall clarify and amend Code Enforcement regulations as needed to ensure easy interpretation and applicability as well as equitable enforcement.

Implementation:

- Who? The City, including Code Enforcement and invited community representatives
- How? Collaborative review of Code Enforcement regulations and amendment as necessary
- When? Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-2.~~2~~3: The City shall seek funding through block grant programs and other appropriate sources to assist income-qualified homeowners with the rehabilitation of their units.

Implementation:

- Who? The City, Miami-Dade County and qualified homeowners
- How? Applying for federal and State block grant assistance through Miami-Dade County for housing rehabilitation through low interest or deferred payment loans
- When? Ongoing

Policy H-2.~~3~~4: The City shall seek funding through block grant programs and other appropriate sources to improve the quality of the rental housing stock.

Implementation:

- Who? The City, Miami-Dade County and qualified rental housing providers
- How? Applying for federal and State block grant assistance through Miami-Dade County for rental housing rehabilitation through low interest or deferred payment loans
- When? Ongoing

Policy H-2.4~~5~~: The City shall coordinate with neighborhood groups and residents in order to evaluate the feasibility of developing and implementing a Neighborhood Planning Strategy to tailor comprehensive planning, capital improvement and code enforcement strategies to the needs of specific residential neighborhoods.

Implementation:

- Who? The City and homeowner or resident groups
- How? Public outreach and the ~~examination of programs and strategies used~~ review of best practices from ~~in~~ comparable communities
- When? Ongoing

Policy H-2.~~5~~6: The City shall ~~support~~ continue to expedite as possible the condemnation and demolition of dilapidated, unsafe housing units that cannot be feasibly rehabilitated as well as curb vagrancy and illegal drug activity in existing derelict structures.

Implementation:

- Who? The City, including Code Enforcement and Police
- How? Code enforcement ~~and~~ requiring that unsafe units be demolished, monitoring by police, monitoring lien requests that represent new ownership of derelict properties
- When? Ongoing

Policy H-2.7: The City shall ensure uniform and commensurate treatment of persons displaced by public actions such as building condemnation, and shall provide a suitable level of technical and financial relocation assistance, as needed.

Implementation:

- Who? The City
- How? 100% of households displaced (if any) offered relocation assistance
- When? Ongoing

Policy H-2.6~~7~~8: The City shall continue to coordinate with the ~~Opa-locka Community Development Corporation~~ Ten North Group and Community Redevelopment Agency in the implementation of housing improvement programs.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the ~~Opa-locka Community Development Corporation~~ Ten North Group
- How? Interagency coordination
- When? Ongoing

Policy H-2.7~~8~~9: The City shall protect existing residential areas through community monitoring, prompt response to resident complaints, issuance of citations as appropriate, informational meetings with property owners and residents, and other strategies.

Implementation:

- Who? The City and neighborhood groups
- How? Code enforcement ~~and a response to residents' concerns~~ response to complaints as well as outreach to property owners and resident to advise about how to maintain property to remain in compliance with the code
- When? Ongoing

Policy H-2.8~~9~~10: The City shall assist elderly and handicapped homeowners in painting and making minor repairs to their homes with community development funds.

Implementation:

- Who? The City, Miami-Dade County, the Ten North Group, and elderly and special needs homeowners
- How? Applying for federal and State block grant assistance through Miami-Dade County for minor home repair programs targeted to the elderly and special needs groups
- When? Ongoing

Policy H-2.11: The City shall make public space investments as feasible, such as new or replacement sidewalks, road resurfacing, planting of shade trees, improvement of medians and swales, pedestrian crossing enhancements, and signage, to improve the safety, attractiveness, accessibility, and comfort of neighborhoods.

Implementation:

- Who? The City, including Capital Improvements and Public Works

- How? Coordination, budgeting, and implementation of public space improvements
- When? Ongoing

OBJECTIVE H-3:
Minimize residential displacement due to gentrification and ~~Ensure~~ ensure the uniform and equitable treatment of persons and businesses displaced by ~~State and local government~~ City-supported redevelopment programs.

Objective H-3 Monitoring Measure:

1. Tracking of changes in assessed property values
2. Tracking of U.S. Census household data
3. Tracking of residential property sales, construction, redevelopment, and local buyer/renter information sharing and first option opportunities as contracted in new development
4. 100% of households displaced (if any) provided with technical and financial relocation assistance to mitigate displacement hardship

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy H-3-1: The City shall coordinate with the private sector in ensuring that alternative, affordable sites in comparable housing or commercial facilities are available to persons or businesses displaced through ~~public action~~ urban redevelopment projects prior to their displacement.

Implementation:

- Who? The City and the private sector
- How? Ensuring that households displaced by public sector-supported redevelopment activities are provided with access to comparable, affordable housing which is facilitated through development agreements
- When? Ongoing

Policy H-3.2: The City shall minimize involuntary displacement due to higher housing costs caused by urban redevelopment activity by ensuring provision of comparable, affordable housing units within a new residential development for all residents who would otherwise be displaced, or a fee in lieu, payable to a Housing Trust Fund dedicated to affordable housing and relocation assistance provision. Comparable units provided shall be affordable to extremely low, very low, or low income households as reflects the composition on-site or in the surrounding neighborhood. All existing on-site residents shall be informed of opportunities to buy or rent in

the new development and shall be given an adequate first option opportunity to buy or rent comparably affordable units in the new development, or offered financial relocation assistance as an alternative.

Implementation:

- Who? The City and the private sector
- How? Amending the Land Development Regulations to ensure that existing residents under threat of displacement by new residential development or redevelopment are offered comparable housing opportunity, or relocation assistance if not accepted. Enforcement of the regulations through the development review and monitoring process.
- When? Ongoing

OBJECTIVE H-4:

~~Continue to allow manufactured housing and mobile homes at appropriate locations~~ Enable, encourage, and incentivize a variety of housing types to meet the affordable and workforce housing needs of current and future City residents, which may include multi-family housing, infill housing, tiny homes, accessory dwelling units, and other cost-efficient home types.

Objective H-4 Monitoring Measure:

1. ~~Manufactured housing,~~ Tiny homes, accessory dwellings, and/or other efficient home types allowed in the ~~Comprehensive Plan and~~ Land Development Regulations.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy H-4.1: The City, through its subdivision regulations, shall allow code-approved ~~mobile homes and manufactured housing,~~ accessory dwelling units, tiny homes, and other cost-efficient home types to be determined upon further study.

Implementation:

- Who? The City, including Planning and Community Development
- How? ~~The~~ Study of home types permitted in comparable communities and amendment of the Land Development ~~and Subdivision~~ Regulations
- When? Within one year of the adoption of this Plan Update, and maintained/updated on an ongoing basis

~~**Policy H-4.2:** The City, through its Land Development Regulations, shall provide use categories for mobile home parks and subdivisions.~~

~~Implementation:~~

- ~~Who? The City~~
- ~~How? The Land Development Regulations~~
- ~~When? Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~

Policy H-4.~~3~~2: The City~~, through its Land Development Regulations, shall allow manufactured homes within residential areas, provided they~~ shall ensure, through the Land Development Regulations, that any allowed home types meet design and building standards and are generally compatible with the surrounding residential development.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated~~ on an ongoing basis

OBJECTIVE H-5:
Continue to allow adult congregate living, foster care, and other types of group homes at appropriate locations. Positively address the social determinants of health for all City residents by promoting housing and neighborhood design which brings people together and encourages social connection.

Objective H-5 Monitoring Measure:

1. Group homes allowed in the Comprehensive Plan and Land Development Regulations.
2. Implementation of innovative housing designs and arrangements that improve health care coordination and care transition to independent living.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy H-5.1: The City shall comply with State laws requiring non-discriminatory housing standards and location and equitable distribution criteria for group homes and foster care facilities within existing residential neighborhoods.

Implementation:

- Who? The City
- How? ~~Ensuring compliance with State laws~~ Review and amendment of the Land Development Regulations as needed
- When? ~~Ongoing~~ Within one year of this Plan Update's adoption as necessary and on an ongoing basis

Policy H-5.2: The City, through its Land Development Regulations, shall regulate the location of group homes through minimum distance requirements and so that no residential neighborhood has an undesirable concentration of such facilities while also ensuring that at least one residential zoning classification allows group homes.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an ongoing basis

Policy H-5.3: The City shall positively address the social determinants of health by promoting housing and neighborhood design which encourages social connection and by supporting innovative housing arrangements that are responsive to health care coordination and care transition needs, such as co-living.

Implementation:

- Who? The City and the Ten North Group
- How? Development review process
- When? Ongoing

OBJECTIVE H-6:
Protect, preserve, enhance, and promote public awareness of historically, culturally, or architecturally significant housing.

Objective H-6 Monitoring Measure:

1. The identification and evaluation of historically, culturally, and architecturally significant housing units by ~~2020~~2025.
2. Development and implementation of a historic resource preservation program by ~~2025~~2030.
3. Support for restoration of historic properties through grantmaking

Note: Implementation of policies H-6.1- H-6.4 demonstrate progress in achieving the Objective. A numerical indicator is not appropriate for this Objective, as the number of units preserved will depend on the number of units identified.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy H-6.1: The City of Opa-Locka shall ~~request that Miami-Dade County identify and evaluate historically significant housing in the City by 2020~~facilitate the finalization of the University of Florida comprehensive assessment of the City's original structures, and use this assessment as a basis for implementing its preservation program and enforcing its preservation ordinance.

Implementation:

- Who? The City, including Code Enforcement and the Historic and Environmental Preservation Board ~~and County~~
- How? Coordination of the City's program and regulations with ~~the County~~ the University of Florida Historic Preservation Department assessment
- When? By ~~2020~~2025

Policy H-6.2: The City shall undertake an educational initiative to increase awareness of the value as well as the redevelopment constraints associated with a registered landmark designation and encourage owners of historically significant housing to apply for its inclusion on the National Register of Historic Places and to utilize county, State and federal assistance programs for property restoration.

Implementation:

- Who? The City, including its Historic and Environmental Preservation Board
- How? Discover Opa-locka and/or similar public information campaigns targeted to neighborhoods with historic structures and creating an accessible, digital archive. Technical assistance and the inclusion of incentives in the program developed as per Policy H-6.3
- When? By 2030

Policy H-6.~~2~~3: The City shall develop and implement a historic resource preservation program for the protection, management, and adaptive reuse of historically significant housing by 2025, including continuation of a restoration grant program as feasible.

Implementation:

- Who? The City, including its Historic and Environmental Preservation Board

- How? The development of a program modeled after successful programs in other communities
- When? By 2025

~~**Policy H-6.3:** The City shall encourage property owners of historically significant housing to apply for and utilize county, state, and federal assistance programs by providing educational programs and other technical assistance activities.~~

~~Implementation:~~

- ~~Who? The City~~
- ~~How? Technical assistance and the inclusion of incentives in the program developed as per Policy H-6.2~~
- ~~When? By 2025~~

Policy H-6.4: The City shall ~~periodically assess its historic preservation ordinance and other programs so that they continuously~~ enforce historic property protections required by its preservation ordinance. The City shall also strengthen ordinance provisions as necessary with added penalties to assure retention of specified architectural features in registered historic properties and ensure that the ordinance adequately facilitates conservation and rehabilitation. The ordinance should be customized to the City's unique and limited inventory of historic structures. In addition, the City shall coordinate with Miami-Dade County in the implementation and enforcement of the Countywide ordinance as it impacts the City.

Implementation:

- Who? The City, including Code Enforcement, and County
- How? Review, enforcement and enhancement of the Land Development Regulations, compliance and enforcement of the County preservation ordinance, and ~~i~~intergovernmental coordination ~~and the review of existing regulations~~
- When? Ongoing

Policy H-6.5: The City shall maintain an inventory of culturally or architecturally significant housing in the City that may otherwise not qualify for placement on, or have not yet been placed on, the National Register of Historic Places and may deem these properties eligible for restoration grants through its preservation program.

Implementation:

- Who? The City, including its Historic and Environmental Board
- How? Maintenance of a list of properties of historic, cultural, and architectural

significance in the City, based upon and expanded as necessary from the University of Florida historic property assessment

- When? By 2025 and on an ongoing basis

OBJECTIVE H-7:

Encourage housing design and developments that are energy efficient, minimize carbon emissions generated by construction processes or embedded in building materials, and enhance the overall health, safety, and welfare of residents. Support mitigation of environmental stressors to the health and safety of City residents, including extreme heat and flooding.

Objective H-7 Monitoring Measure:

The Land Development Regulations' Green Standards should be amended to require a~~A~~ll new units constructed in the City after ~~2020~~2035 ~~should~~ to have LEED- or another green building certification.

1. Monitoring of the number of new developments that utilize bonuses afforded by the Land Development Regulations' Green Standards
2. Monitoring of the density and transit accessibility of new housing development

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy H-7.1: The City shall continue to promote ~~affordable utility costs for~~ energy and end user cost efficiency in new housing by expediting the review of developments that use Leadership in Energy and Environmental Design (LEED), Florida Green Building Coalition's Green Construction Standards, or other acceptable standards and through the incorporation of alternative energy technologies into weatherization programs.

Implementation:

- Who? The City
- How? ~~The~~ Amendment and enforcement of the Land Development Regulations and Building Code to require all new housing units built after 2035 to be LEED-certified or certified by an equivalent green building program
- When? Within one year of the adoption of this Plan Update, and ~~maintained/updated~~ on an ongoing basis

Policy H-7.2: The City shall encourage new, mixed use housing developments with medium to high densities, served by public transit.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy H-7.3: The City shall prioritize investments in infrastructure that mitigate chronic flooding in residential neighborhoods and support the ability of residents to circulate safely in the community. The City shall also inspect and enforce drainage-related requirements of new development agreements to safeguard adjacent properties from excessive runoff.

Implementation:

- Who? The City, including Capital Improvements, Public Works, and Planning and Community Development
- How? Stormwater management infrastructure investments and development inspections
- When? Ongoing

Policy H-7.4: The City shall assist residents with securing support and resources in the event of extreme temperatures or other weather phenomena that affect the livability of one's home.

Implementation:

- Who? The City
- How? Coordination with Miami-Dade County programs to assist persons with inadequate air conditioning, public outreach about available local sheltering resources
- When? Ongoing, with heightened vigilance for resident weather-related challenges during hotter and/or stormier seasons

INFRASTRUCTURE ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Infrastructure and Aquifer Recharge Element reflects its strategy for ensuring the provision of infrastructure and services at adopted service levels through the planning period. **~~In 2030,~~ ~~t~~The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** The provision of adequate infrastructure and services is key to the achievement of this vision, and to support the City' economic development and redevelopment efforts.

~~The Infrastructure and Aquifer Recharge Element Goal, objectives, monitoring measures, and policies are based on: the data and analysis and background reports contained in contained in Appendix A., Background Documents and Appendix B, Related Studies Links; an evaluation of the City's existing conditions and levels of service, and; the intensive community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)), and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six-Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative.~~

The Infrastructure and Aquifer Recharge Element will accomplish its Goal through planning directives and activities aimed at:

- Establishing **Level of Service standards** for **sanitary sewer**, **fire flow**, **solid waste**, **drainage** and **potable water**;
- Ensuring that **adequate infrastructure capacity** will exist to **serve existing and new development and redevelopment**;
- Improving **existing infrastructure and services** through **capital improvements**;
- Maximizing the use of **existing facilities**;
- Conserving **water resources**, and;
- Protecting the **aquifer and groundwater resources**.

INFRASTRUCTURE AND AQUIFER RECHARGE ELEMENT

INFRASTRUCTURE GOAL:

PROTECT ~~THE~~ SUBSTANTIAL INVESTMENTS IN EXISTING PUBLIC FACILITIES AND PLAN FOR AND FINANCE NEW FACILITIES TO SERVE RESIDENTS AND BUSINESSES IN A TIMELY, ORDERLY, AND EFFICIENT MANNER.

OBJECTIVE I-1:

Establish new or modify existing development review procedures to ensure that existing deficiencies will be corrected, and to coordinate improvements so that adequate facility capacities will be available to meet future needs and achieve economic development and redevelopment goals.

Objective I-1 Monitoring Measures:

1. Achievement of level of service standards.

   Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy I-1.1: The City shall utilize the following level of service standards as the basis for determining facility capacity and the demand generated by development

FACILITY	LEVEL OF SERVICE STANDARDS
Sanitary Sewer Facilities	The ~~system shall maintain the~~ wastewater treatment plants shall operate with a physical capacity of no less than ~~to collect and dispose of 102 percent of~~ the average daily influent sewage flow for the ~~system demand for the~~ preceding ~~five years~~ 12 months. Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards. The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be

<table>
<tr><td></td><td>calculated as the average of the daily volume received at the facility over a 12-month period.

~~All treatment plants shall maintain the capacity to treat no less than the average daily sewage flow.~~

~~Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.~~

The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.</td></tr>
<tr><td>Fire Flow</td><td>Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

<table>
<tr><td>Land Use:</td><td>Min. Fire Flow (gpm) ~~Gallons Per Minute~~</td></tr>
<tr><td>Single Family Residential Estate</td><td>~~750~~
500</td></tr>
<tr><td>Single Family and Duplex; Residential on minimum lots of 7,500 sf</td><td>750</td></tr>
<tr><td>Multi-Family Residential (Low Medium Density), Semiprofessional Offices</td><td>1,500</td></tr>
<tr><td>Multi-Family Residential (Medium and High Density)</td><td>2,000</td></tr>
<tr><td>Hospitals, Schools, Business and Industry</td><td>~~2~~3,000</td></tr>
<tr><td>~~Commercial/Industrial~~</td><td>~~3,000~~</td></tr>
</table></td></tr>
<tr><td>Solid Waste Facilities</td><td>~~Solid waste disposal facilities shall collectively maintain a minimum of 5 years capacity sufficient to accommodate waste flows.~~

Maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system for a minimum of five (5) years.</td></tr>
<tr><td>Drainage Facilities</td><td>1 in 10 year storm event; one day storm event.

Structures at or above the minimum flood elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County.</td></tr>
</table>

Potable Water	Regional treatment. System shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. User LOS. Maintain capacity to produce and deliver ~~126.82~~ 120.26 gallons per capita per day systemwide. Water Quality. Shall meet all county, state, and federal primary potable water standards. Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.
~~Storage Capacity~~	~~Minimum fifteen percent of average day demand.~~

Implementation:

- Who? The City.
- How? The inclusion of a Concurrency Management System in the Land Development Regulations.
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing.

Policy I-1.2: All corrections and improvements for replacements, expansions or increase in capacity of existing public facilities deficiencies shall conform with the adopted level of service standards for facilities and shall be reviewed, approved, and monitored by the Public Works Department to provide for future facility needs.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations, and capital improvements/public works planning
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE I-2:

Coordinate increases in the capacity of potable water, drainage, sanitary sewer, and solid waste services and facilities to meet current and future needs based on the Future Land Use Map and

service and facility capacity. Prevent urban sprawl by concentrating resources on existing facilities.

Objective I-2 Monitoring Measures:

1. Achievement of level of service standards.
2. Diversion of at least 30% of solid waste generated in the City from landfills by ~~2030~~2045.

   Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services. The 30% diversion of solid waste demonstrates compliance with Policy I-2.5

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy I-2.1: No development order authorizing new developments or expansion to an existing use shall be issued unless existing sanitary sewer, potable water, drainage, and solid waste facilities meet the adopted level of service standards for these facilities or will meet these standards concurrent with the impact of the development, except that if standards are changed, a reasonable time for compliance with new standards shall be allowed.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations, and capital improvements/public works planning
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy I-2.2: Development review procedures and programs to monitor levels of services for each facility shall be established by the City.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations, and capital improvements/public works planning
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy I-2.3: The City, in coordination with Miami-Dade County, shall annually review its

Wastewater Facilities Plan, Water Supply and Distribution Facilities Plan, Solid Waste Facilities Plan, and the Stormwater Drainage Facilities Plan, as part of the budgeting process, to determine needs, which and as a minimum shall:

1) Outline needed improvements for replacement, expansion, or increase in capacity to meet existing facility deficiencies and provide future facility needs;
2) Review and indicate funding sources;
3) Provide a schedule of improvements and show funding sources;
4) Provide a maintenance and monitoring program.

Implementation:

- Who? The City
- How? Annual plan review and capital projects planning
- When? Ongoing

Policy I-2.4: The City of Opa-Locka shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations, and capital improvements/public works planning
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy I-2.5: The City shall divert at least 30 percent of its solid-waste stream from landfills/incineration facilities.

Implementation:

- Who? The City
- How? Recycling and waste reduction programs
- When? Ongoing

Policy I-2.6: Proposed facility improvements shall be evaluated and ranked according to the following priority level criteria:

Level One: Includes improvements which are necessary to protect the health, safety and environmental integrity of the community improvements necessary to meet existing deficiencies in capacity and performance; and city's legal commitment to provide facilities and services;

Level Two: Includes improvements to increase efficiency of use of existing facilities; prevention or reduction of improvement costs; extend service to previously underserved developed areas; and promotes infill development;

Level Three: Includes improvements which represent a logical extension of facilities and services within a designated service or zone area.

Implementation:

- Who? The City
- How? Capital improvements planning and budgeting procedures
- When? During annual updates to the Capital Improvements Schedule and Budget

OBJECTIVE I-3:
Improve existing and provide new public facilities through the implementation of projects listed in the Capital Improvements Element.

Objective I-3 Monitoring Measures:

1. Implementation of capital projects in accordance with adopted capital improvement schedules

   Note: Implementation of projects in accordance with the adopted schedule, as it is annually updated, will achieve this Objective.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy 1.3.1: Potable water, sanitary sewer, solid waste, and drainage facility improvements shall be implemented in conformance with the schedule provided in the Capital Improvements Element and new facilities shall be reviewed and provided for on an annual basis as part of the city's budgeting process and capital budget.

Implementation:

- Who? The City
- How? Capital improvements planning and budgeting procedures
- When? During annual updates to the Capital Improvements Schedule and Budget

Policy 1.3.2: The City shall coordinate scheduled CIP projects to minimize disruption of infrastructure and manage labor costs.

Implementation:

- Who? The City
- How? Capital improvements planning and budgeting procedures
- When? During annual updates to the Capital Improvements Schedule and Budget

OBJECTIVE I-4:
Implement procedures for maximizing the use of facilities, and schedule, maintain and improve existing public facilities on an ongoing basis.

Objective I-4 Monitoring Measures:

1. At least 70 percent of capital improvements funding is allocated to Level One or Two capital projects between ~~2015~~ 2020 and ~~2030~~2045 (see Policy I-2.6).

   Note: A higher percentage of funding to Level One or Two projects demonstrates that improvements to existing facilities are being prioritized.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy I-4.1: The City shall maintain a comprehensive preventive maintenance and performance monitoring program for new and existing sanitary sewer, potable water, solid waste, and drainage facilities.

Implementation:

- Who? The City
- How? Capital improvements planning and public works procedures
- When? Ongoing ~~and during annual updates to the Capital Improvements Schedule and Budget~~

Policy I-4.2: The City shall promote the rehabilitation and reuse of areas where public facilities already exist as an alternative to new construction by providing incentives such as historic tax credits, reduced impact fees and/or fair share assessments.

Implementation:

- Who? The City

- How? The provision of incentives such as those referenced in the Policy
- When? Ongoing

Policy I-4.3: The City, in coordination with Miami-Dade County, shall implement a maintenance improvement program for water service areas in its boundaries in order to correct existing deficiencies in the water supply and distribution system.

Implementation:

- Who? The City and Miami-Dade County
- How? Capital improvements planning and public works procedures
- When? Ongoing

OBJECTIVE I-5:
Aid in the conservation of potable water resources.
Objective I-5 Monitoring Measures:

1. Achievement of regional water conservation goals.

   Note: An evaluation of progress in the achievement of regional goals, as they may be periodically revisited, recognizes the City role as one of many players in the conservation of a regional resource.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy I-5.1: The City shall participate in the implementation of regional and County water conservation programs and campaigns.

Implementation:

- Who? The City and regional partners
- How? Participation in, and support of, County and regional water conservation campaigns
- When? Ongoing

Policy I-5.2: The City shall participate in educational programs for residential, commercial, and industrial consumers in order to facilitate the implementation of water conservation strategies and best management practices.

Implementation:

- Who? The City and regional partners
- How? The provision of water conservation information and educational materials to

water users in the City
- When? Ongoing

Policy I-5.3: The City shall participate in the implementation of applicable regional and County water conservation programs through its Land Development Regulations and the enforcement of regional moratoriums.

Implementation:
- Who? The City
- How? The consideration of water conservation strategies in the Land Development Regulations, and the enforcement of moratoriums, if any
- When? Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis

AQUIFER RECHARGE GOAL:
PROTECT THE FUNCTIONS OF THE NATURAL DRAINAGE FEATURES AND NATURAL GROUNDWATER AQUIFER RECHARGE AREAS~~,~~ AND PREVENT DEGRADATION OF QUALIT'Y OF RECEIVING WATERS AND GROUNDWATER RESOURCES.

OBJECTIVE AR-1:
Coordinate with the South Florida Water Management District and Miami-Dade County to implement groundwater protection activities.

Objective AR-1 Monitoring Measures:

1. Achievement of regional groundwater protection goals.

   Note: An evaluation of progress in the achievement of regional goals, as they may be periodically revisited, recognizes the City role as one of many players in the conservation of a regional resource.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy AR-1.1: The City<u>, in coordination with Miami-Dade County,</u> of shall protect the integrity of groundwater within well field protection areas by strict adherence to the Wellfield Protection Ordinances, rigorous enforcement of sanitary sewer requirements, hazardous waste prohibitions, land use restrictions, and all other applicable regulations, and by supporting system improvements which are designed to protect or enhance the raw water supply. Existing and future well fields of exceptional quality, such as the Northwest Well field, shall be particularly

addressed in the regulations to prevent degradation of water quality.

Implementation:

- Who? The City and Miami-Dade County
- How? The Land Development Regulations, and other provisions in the Code of Ordinances.
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE AR-2:
Coordinate with the South Florida Water Management District and Miami-Dade County to prevent degradation of the Biscayne Aquatic Preserve by aligning its policies and procedure with those agencies.

Objective AR-2 Monitoring Measures:

1. Achievement of regional non-degradation goals.

   Note: An evaluation of progress in the achievement of regional goals, as they may be periodically revisited, recognizes the City role as one of many players in the conservation of a regional resource.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy AR-2.1: The Public Works Director shall review drainage policies and procedures to ascertain their compliance with the above agencies and shall initiate corrective measures.

Implementation:

- Who? The City
- How? Public Works management practices and procedures
- When? Ongoing

CONSERVATION ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Conservation Element reflects its strategy for protecting its natural resources, and for supporting the conservation of regional resources, through the planning period. ~~In 2030~~By 2045, the City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors. Protection of the natural environment is key to ensuring the health, safety and welfare of residents and visitors, and to providing a great quality of life.

The Conservation Element Goal, ~~objectives~~ Objectives, ~~monitoring measures~~ Monitoring Measures, and ~~policies~~ Policies are based on~~: the data and analysis and background reports contained in contained in Appendix A.; Background Documents and Appendix B, Related Studies Links;~~ an evaluation of the City's existing environmental conditions and resources, and~~;~~ the intensive leadership interview and community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. (They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.))~~, and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six-Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative~~.

The Conservation Element will accomplish its Goal through planning directives and activities aimed at:

- Protecting **air quality**;
- Protecting **ground and surface waters**;
- Conserving **potable water resources**;
- Protecting **native wildlife and vegetative communities**;
- Protecting **floodplains** in order to ~~**reduce**~~ **mitigate** **flood events**;
- Providing for the safe ~~storage and~~ disposal of **hazardous materials** and **remediation of brownfields**, and;
- Reducing **greenhouse gas emissions**

CONSERVATION ELEMENT

GOAL:
PROVIDE FOR THE PROTECTION, CONSERVATION, AND PROPER UTILIZATION OF NATURAL RESOURCES.

OBJECTIVE C-1:
Assist in the achievement of air quality standards.
Objective C-1 Monitoring Measures:

1. Achievement of regional air quality standards.

Note: An evaluation of progress in the achievement of regional goals, ~~as they may be~~ periodically revisited, ~~recognizes~~ will demonstrate the City's role as one of many players in the conservation of a regional resource.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy C-1.1: The City shall coordinate with County, regional, State, and federal agencies in developing, reviewing, and adopting policies related to air quality protection.

Implementation:

- Who? The City and County, and regional, State, and federal agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy C-1.2: The City shall review and ~~adopt~~ strengthen the specifications of development regulations requiring the use of vegetative buffer zones in industrial land uses ~~in order~~ to minimize ~~impact on~~ degradation of air quality throughout the City.

Implementation:

- Who? The City
- How? ~~The~~ Amendment of the Land Development Regulations, articulating the type and composition of vegetative buffers between industrial and non-industrial uses to ensure sufficient filtration and screening
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an ongoing basis

Policy C-1.3: The City shall aid in the dissemination of air quality information provided by County, regional, State, and federal environmental regulatory agencies by placement of information at City Hall and other public buildings in the city, and ~~other appropriate mechanisms~~ publicized via

various media.

Implementation:

- Who? The City and County, regional, State, and federal agencies
- How? The provision of air quality information and educational materials to residents and businesses in the City
- When? Ongoing

Policy C-1.4: The City shall continue its efforts to add native tree canopy and landscaping in public thoroughfares and parks, and when possible add new greenspaces, in order to provide natural shade, air filtration, and improved local air quality.

Implementation:

- Who? The City
- How? Continuation of the City native tree planting program, aided by development agreements and funding partners. Expand the Downtown Master Plan to include strategies for enhancing tree canopy coverage and greenspace in the City's core. Repair the municipal sprinkler system to maintain public landscaping where needed.
- When? Ongoing

OBJECTIVE C-2:
Assist in efforts to protect and conserve the quality and quantity of ground and surface water resources.

Objective C-2 Monitoring Measures:

1. Achievement of regional groundwater and surface water protection goals.
2. No degradation in the quality of surface waters in the City between ~~the 2015 and 2030~~ 2023 and 2045.

   Note: An evaluation of progress in the achievement of regional groundwater goals, as they may be periodically revisited, recognizes the City's role as one of many players in the conservation of a regional resource. ~~*No degradation of surface waters under the City's jurisdiction, as measured by p*~~*Periodic monitoring will demonstrate* ~~*gauges*~~ *the effectiveness of management practices and development regulations targeted at reducing pollutant runoff.*

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy C-2.1: The City shall coordinate with County and State agencies to develop and implement policies related to ground and surface water quality protection.

Implementation:

- Who? The City and County, regional, and State agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy C-2.2: The City shall coordinate with the Florida Department of Transportation and Miami-Dade County to implement and maintain mechanisms to eliminate or minimize pollutants carried by stormwater runoff from State Road 9 into Lake Ingram, a unique natural resource and wildlife habitat within the City.

Implementation:

- Who? The City, County, and the Florida Department of Transportation
- How? Intergovernmental coordination and best management practices
- When? Ongoing

Policy C-2.3: The City shall coordinate with Miami-Dade County to develop a comprehensive program for the improvement and maintenance of water quality in the various lakes and canals located within its boundaries, and City shall carry out the necessary dredging and cleanup activities to maintain good water quality within these water bodies.

Implementation:

- Who? The City, County, and the Florida Department of Transportation
- How? Intergovernmental coordination and best management practices
- When? Ongoing

Policy C-2.4: The City shall implement an annual street cleaning program aimed at reducing pollutant loads, particularly at the beginning of the rainy season.

Implementation:

- Who? The City's Beautification Department
- How? Street cleaning and maintenance
- When? Ongoing

Policy C-2.5: The City shall curtail illegal dumping to minimize toxic chemical leaching into groundwater.

Implementation:

- Who? The City, including the Illegal Dumping Task Force and Code Enforcement
- How? Creation of designated dump sites for residents, installation of stationery trash receptacles in convenient locations, and enforcement of dumping regulations through surveillance and code enforcement
- When? Ongoing

Policy C-2.~~5~~6: The City shall assist Miami-Dade County staff in monitoring groundwater quality and levels.

Implementation:

- Who? The City
- How? Intergovernmental coordination and the provision of requested assistance
- When? Ongoing

Policy C-2.~~6~~7: The City, through its Land Development Regulations, shall ensure that:

1) Site plans for new development identify ~~the location of~~ and include permeable areas for groundwater recharge on-site~~,~~ and ~~provide measures to ensure that water is naturally absorbed in the ground~~ minimize runoff;
2) General design and construction standards for on-site drainage systems for new developments provide that post-development run-off rates and pollutant loads do not exceed pre-development conditions.

Implementation:

- Who? The City
- How? Amendment of the Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an ongoing basis

Policy C-2.~~7~~8: All operational septic tanks located within City limits shall be phased out by the year ~~2020~~ 2030. (See also Policy C-6.6)

Implementation:

- Who? The City
- How? Requiring all users in the City to hook up to the sanitary sewer system
- When? ~~Ongoing~~ By 2030

~~**Policy C-2.8:** The city shall vigilantly enforce regulations prohibiting illegal dumping through code enforcement activities.~~

~~Implementation:~~

- ~~Who? The City~~
- ~~How? Code enforcement~~
- ~~When? Ongoing~~

Policy C-2.9: The Public Works Director shall review drainage policies and procedures to ascertain their compliance with the above agencies and shall initiate corrective measures.

Implementation:

- Who? The City
- How? Public Works management practices and procedures
- When? Ongoing

Policy C-2.10: The City shall ensure that its Land Development Regulations are consistent with and address the National Pollutant Discharge Elimination System's Stormwater Pollution Prevention Plan and the Miami-Dade County Stormwater Management Master Plan.

Implementation:

- Who? The City
- How? ~~The~~ Amendment of the Land Development Regulations as needed
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE C-3:
Aid in the conservation of potable water resources.

Objective C-3 Monitoring Measures:

1. Achievement of regional potable water conservation goals.

   Note: An evaluation of progress in the achievement of regional goals, as they may be periodically revisited, recognizes the City role as one of many players in the conservation of a regional resource.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy C-3.1: The City shall upgrade all aged City water pipes as needed to minimize system water losses and achieve the current and future level of service requirements identified by the City's Water Facilities Work Plan. In this process, the City shall remove all asbestos and lead pipes, which pose health and safety risks.

Implementation:

- Who? The City
- How? Replacement of aged, dangerous and/or leaking water infrastructure
- When? By 2030

Policy C-3.~~1~~2: The City shall participate in the implementation of regional and County water conservation programs and campaigns.

Implementation:

- Who? The City and regional partners
- How? Participation in, and support of, County and regional water conservation campaigns
- When? Ongoing

Policy C-3.~~2~~3: The City shall participate in educational programs for residential, commercial, and industrial consumers in order to facilitate the implementation of water conservation strategies and best ~~management~~ practices.

Implementation:

- Who? The City and regional partners
- How? The provision of water conservation information and educational materials to water users in the City
- When? Ongoing

Policy C-3.~~3~~4: The City shall participate in the implementation of applicable regional and County water conservation programs through its Land Development Regulations and the enforcement of regional moratoriums. The ~~city~~ City shall correspond or meet with Miami-Dade County for the implementation of a water conservation program, which shall be coordinated with the water conservation programs of regional, ~~state~~ State, and local public agencies.

Implementation:

- Who? The City
- How? Intergovernmental coordination and the consideration of water conservation strategies in the Land Development Regulations, and the enforcement of moratoriums, if any

- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy C-3.4~~5~~: The City shall assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s).

Implementation:

- Who? The City
- How? ~~Adoption and u~~ Update of the Water Supply Facilities Work Plan
- When? As per statutory deadlines

Policy C-3.~~5~~6: The City shall alert and educate residents and businesses ~~of~~ about the benefits of water conservation, and implement policies regarding the installation of ultra-low-volume plumbing fixtures, limitation of landscape irrigation hours, and the use of landscaping techniques for new development.

Implementation:

- Who? The City and regional partners
- How? The provision of water conservation information and educational materials to water users in the City
- When? Ongoing

OBJECTIVE C-4:
Protect native vegetative communities, natural resources, and the natural functions of existing soils in the City.

Objective C-4 Monitoring Measures:

1. No net loss of protected vegetative communities or natural resources in the City, ~~if any,~~ between ~~2015 and 2030~~ 2023 and 2045.

   Note: No net loss of protected resources, as measured by periodic monitoring, ~~gauges~~ will indicate the effectiveness of management practices and development regulations targeted at resource protection.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy C-4.1: The City shall review site plans to ensure they protect soils, topographical and

hydrological features, and vegetative communities.

Implementation:

- Who? The City
- How? Development review process
- When? Ongoing

Policy C-4.2: The City shall comply with County, State and federal regulations which pertain to the protection and preservation of native plants~~,~~ and shall lend support to enforcement efforts within its boundaries.

Implementation:

- Who? The City and County, State, and federal agencies
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-4.3: The City shall assist in the implementation of Miami-Dade County's Tree Preservation Program within its boundaries.

Implementation:

- Who? The City and County
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-4.4: ~~Regulations~~ The City shall enforce regulations pertaining to landscaping requirements ~~shall address~~ for the protection and appropriate use of native plant materials.

Implementation:

- Who? The City
- How? ~~The~~ Enforcement of the Land Development Regulations through the development review process
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy C-4.5: The City shall coordinate with adjacent municipalities and Miami-Dade County in the conservation, protection, and appropriate utilization of unique vegetative communities.

Implementation:

- Who? The City, other municipalities, and the County, State, and federal agencies
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-4.6: The City shall coordinate with the appropriate regulatory agencies and land owners to stabilize lake and canal banks to prevent erosion and protect and conserve existing soils, fisheries, wildlife habitats, and floodplains.

Implementation:

- Who? The City, ~~and~~ regulatory agencies, and land owners
- How? Intergovernmental coordination and best management practices
- When? Ongoing

Policy C-4.7: All soils not suitable for a proposed development shall be excavated and replaced with suitable fill material or otherwise stabilized in order to provide structural integrity for the expected life of the development in accordance with the local building code.

Implementation:

- Who? The City and developers
- How? ~~Implementation~~ Enforcement of Building Code requirements
- When? Ongoing

OBJECTIVE C-5:
Assist in the protection and management of fisheries, wildlife, and wildlife habitats.
Objective C-5 Monitoring Measures:

1. No net loss of protected habitats in the City, ~~if any,~~ between ~~2015 and 2030~~ 2023 and 2045

   Note: No loss of protected resources, as measured by periodic monitoring, ~~gauges~~ will indicate the effectiveness of management practices and development regulations targeted at resource protection.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy C-5.1: The City shall support and comply with the efforts of County, State, and federal agencies to restrict activities which adversely affect endangered or threatened wildlife.

Implementation:

- Who? The City ~~and~~, Miami-Dade County, State, and federal agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy C-5.2: The City shall coordinate with Miami-Dade County in the preservation of fish and wildlife habitats, such as Lake Ingram, which is a seasonal manatee habitat.

Implementation:

- Who? The City and County, State, and federal agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy C-5.3: The City shall assist in the enforcement of, and compliance with, Miami-Dade County, State, and federal regulations pertaining to endangered and rare species.

Implementation:

- Who? The City, other municipalities, and the County, State, and federal agencies
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-5.4: The City shall not issue a development order or permit for an activity known to adversely affect the survival of endangered or threatened wildlife.

Implementation:

- Who? The City
- How? ~~The~~ Enforcement of the City's Land Development Regulations and County, State, and federal regulation
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE C-6:
Protect the natural functions of the 100-year floodplain and surface water resources.
Objective C-6 Monitoring Measures:

1. An improved Community Rating System (CRS) rating by ~~2030~~ 2035
2. Review of comparative citywide flood damage data over the Plan period

Note: An improved Community Rating system ranking indicates progress in ~~floor~~ flood protection and management, and lowers insurance rates for residents and businesses.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy C-6.1: The City shall abide by and administer flood control criteria as adopted by Miami-Dade County and the South Florida Water Management District.

Implementation:

- Who? The City, other municipalities, and the County, State, and federal agencies
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-6.2: The City shall require all new or reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure, to be constructed at or above minimum floor elevations as specified in the Federal Insurance Rate Map for the City of Opa-locka and Miami-Dade County Building Code.

Implementation:

- Who? The City
- How? Implementation of Building Code requirements and the Land Development Regulations
- When? Ongoing~~/LDRs within one year of Plan adoption~~

Policy C-6.3: The City shall administer dredge and fill regulations as adopted by federal, ~~state~~ State, regional, and ~~county~~ Miami-Dade County agencies by requiring the building department to enforce locally required statues and policies.

Implementation:

- Who? The City
- How? Implementation of Building Code requirements and the Land Development Regulations
- When? Ongoing~~/LDRs within one year of Plan adoption~~

Policy C-6.4: The City shall continue to implement stormwater drainage improvement projects to mitigate local flooding, especially in the areas south and east of the historic core where flooding is severe, including the replacement of aged stormwater pump infrastructure as feasible.

Implementation:

- Who? The City
- How? Capital Improvements planning and funding
- When? Ongoing

Policy C-6.5: The City shall regularly inspect and manage its stormwater drainage systems, and plan for future upgrades that are commensurate with forecasted City population and that prevent infiltration of stormwater into the sanitary sewer system.

Implementation:

- Who? The City
- How? Capital Improvements oversight and planning
- When? Ongoing

Policy C-6.6: The City shall facilitate the conversion of remaining operational septic tanks to sanitary sewer connections, especially in the vicinity of Carol Lane and 135th Street, to reduce contamination of groundwater during flood events.

Implementation:

- Who? The City
- How? Capital Improvements and Public Works joint initiatives
- When? By 2030

Policy C-6.7: The City shall protect the capacity of public swales and medians to recharge stormwater into the ground by eliminating illegal parking on and/or paving of these areas, both of which activities render the soil less permeable.

Implementation:

- Who? The City
- How? City ordinance, developer agreements, public education, and code enforcement
- When? Within one year of this Plan's adoption, and ongoing

OBJECTIVE C-7:

Provide for and enforce the proper storage, recycling, collection, and disposal of hazardous wastes, as well as the remediation of brownfields sites.

Objective C-7 Monitoring Measures:

1. No incidents that impact the public health, safety, and welfare due to exposure to

hazardous wastes between ~~the 2015 and 2030~~ 2023 and 2045.

~~1~~2. Number of brownfields sites remediated and redeveloped for a new and safe use within the City by 2045.

~~*Note: No negative impacts due to hazardous waste exposure during the planning period indicates the success of this Objective and its implementing policies.*~~

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy C-7.1: The City shall coordinate with the County to implement hazardous waste management programs and regulations.

Implementation:

- Who? The City and the County
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-7.2: The City shall coordinate with the County to maintain and implement an emergency response plan to handle accidents involving hazardous waste~~s~~.

Implementation:

- Who? The City and ~~the~~ Miami-Dade County
- How? Maintenance of an emergency response plan
- When? Ongoing

Policy C-7.3: The City shall promote the recycling of hazardous waste~~s~~ by providing information about approved recyclers~~,~~ and using other strategies as appropriate.

Implementation:

- Who? The City and Miami-Dade County
- How? The provision of hazardous waste disposal information and educational materials to residents and businesses in the City
- When? Ongoing

Policy C-7.4: The City's code enforcement staff shall be trained in the identification and inspection of waste~~s~~ from industrial and commercial health facilities.

Implementation:

- Who? The City
- How? Code enforcement employee training
- When? Ongoing

Policy C-7.5: ~~All~~ The City shall ensure that all industrial and commercial facilities which generate hazardous waste ~~shall~~ be identified and monitored in coordination with Miami-Dade County.

Implementation:

- Who? The City and ~~the~~ Miami-Dade County
- How? Intergovernmental coordination and periodic facility monitoring
- When? Ongoing

Policy C-7.6: The City shall promote the remediation and redevelopment of identified brownfields sites within the City for new, safe use as permitted by the Future Land Use Map and through coordination with, and assistance from, State and federal programs.

Implementation:

- Who? The City and State
- How? Intergovernmental coordination and the development review process
- When? Ongoing

OBJECTIVE C-8:
Reduce greenhouse gas emissions and conserve energy resources to mitigate the impacts of a warming atmosphere.

Objective C-8 Monitoring Measures:

1. 50 percent reduction in greenhouse gas emissions Citywide by ~~2030~~ 2035

   Note: Reduction in greenhouse gas emissions can be measured through a Greenhouse Gas inventory, while conservation of energy can be measured through comparative review of citywide energy consumption rates. The objective can be achieved through promotion of ~~will indicate progress in achieving this Objective through such techniques as~~ green building standards, reduced dependence on fossil fuel-dependent forms of transportation, increasing tree cover to capture carbon, transit-oriented new development, and selecting building materials with low embedded carbon (produced and transported in ways that generate low carbon emissions) ~~and a reduction in vehicle miles travelled~~.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy C-8.1: The City shall ~~encourage~~ require the implementation of low impact development techniques and green building standards that reduce the negative environmental impacts of, and carbon emissions from, development and redevelopment ~~by~~. Green building and development standards should be added or expanded to:

(a) ~~reducing~~ reduce building footprints to the maximum extent feasible, and ~~locating~~ locate building sites away from environmentally sensitive areas;
(b) ~~promoting~~ promote the preservation of natural resources;
(c) ~~providing~~ provide for on-site mitigation of impacts (i.e., retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems);
(d) ~~promoting~~ promote energy conservation through passive design, landscaping, and ~~building techniques (i.e., solar power, increased tree canopies)~~ regenerative energy systems;
(e) incentivize electric vehicle charging station provision within parking areas in multi-family, commercial, industrial, and office facilities;
(f) promote water conservation through landscaping and building design;
(g) ~~ensuring~~ ensure environmentally friendly building practices (i.e., use of environmentally friendly building materials, recycled materials), and;
(h) ~~considering the development and implementation of~~ include a green building certification program, with associated regulations, incentives, and standards.

Implementation:

- Who? The City
- How? ~~The~~ Amendment of the Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/~~updated on an ongoing basis

Policy C-8.2: The City shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce ~~the number of vehicle miles traveled~~ reliance on single user, fossil fuel-dependent vehicles. These strategies may include but are not limited to:

(a) ~~the promotion of~~ promoting compact mixed-use development that provides for a mixture of residential and non-residential land uses in a pedestrian-friendly environment with multi- modal transportation connectivity to other areas;
(b) promoting the use of ~~alternate transportation modes as specified herein, including~~ mass

transit, ~~bicycles, and pedestrianism, and~~ especially as related to existing and planned TriRail, MetroRail, and bus facilities and services within the City;

(c) conversion of the municipal fleet with every new purchase to alternative fuel vehicles as feasible;

(d) provision of electric vehicle charging stations within the City as a public facility and/or as an incentivized element of a development project;

(e) facilitating the use of non-fossil fuel-dependent transportation modes, such as bicycles and walking, through provision of safe and connected bicycle and pedestrian infrastructure; and

(f) requiring Transportation Demand Management Programs as a condition for development approvals.

Implementation:

- Who? The City
- How? ~~The~~ Amendment or strengthening of the Land Development Regulations, development approval process, municipal operations, and micro-mobility programs for improved transit access; measuring greenhouse gas emissions and energy consumption ~~and best management practices~~
- When? ~~Within one year of the adoption of this Plan, and m~~ Maintained/updated on an ongoing basis

Policy C-8.3: The City shall encourage residents and local businesses to take energy conservation and climate mitigation actions, and will direct residents and businesses as appropriate to outside sources of aid and technical support. The City may, for example, connect residents and local businesses to:

(a) aid or assistance for business and home weatherization;
(b) Miami-Dade County emergency resources for extreme heat events;
(c) federal tax credits for electric vehicle or solar panel purchase;
(d) employee transit or carpool programs; or
(e) local community tree planting or other Earth Day community greening events.

Implementation:

- Who? The City
- How? City educational programs and publicity, and intergovernmental coordination
- When? Ongoing

RECREATION AND OPEN SPACE ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Recreation and Open Space Element reflects ~~its strategy for providing residents with top notch~~ its intention to provide needed recreational opportunities and park and open space resources to its residents and visitors through the planning period. In ~~2030~~2045, the City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors. The ~~provision~~ availability of ample recreational opportunities and quality parks and open spaces is ~~key to ensuring~~ vital to the health, safety and welfare of residents and visitors, a great quality of life, and healthy neighborhoods.

The Recreation and Open Space Element Goal, ~~objectives~~ Objectives, ~~monitoring~~ Monitoring ~~measures~~ Measures, and ~~policies~~ Policies are based on: the data and analysis and background reports contained in ~~contained~~ in Appendix A., Background Documents and Appendix B [update appendix nos. as needed], Related Studies Links, and; the ~~intensive community outreach~~ public engagement and leadership interview ~~efforts~~ processes that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)~~), and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative.~~

The Recreation and Open Space Element will accomplish its Goal through planning directives and activities aimed at:

- Providing residents with a well-maintained **recreation and open space system** that meets current and future needs;
- Providing for parks within a **convenient walking distance of all residential neighborhoods**;
- Improving the **facilities, programming, and equipment at existing parks**,
- Addressing illicit drug activity within parks to make them **safe for all residents**, and;
- Ensuring that **private developers** provide open space and **recreational facilities** in new developments or redevelopment projects.

RECREATION AND OPEN SPACE ELEMENT

GOAL:
ENSURE THAT ADEQUATE LEISURE TIME FACILITIES, RECREATIONAL OPPORTUNITIES, AND GREEN OPEN SPACE AREAS ARE PROVIDED TO MEET THE HEALTH, SAFETY, AND WELFARE NEEDS OF THE RESIDENTS OF AND VISITORS TO OPA-LOCKA.

OBJECTIVE ROS-1:
Provide a system of recreation, green open space, and public art to improve the quality of life and meet the health, safety and welfare needs of City residents.

Objective ROS-1 Monitoring Measures:

1. Maintenance of the adopted acreage standard through the planning period
2. Achievement of the ½ mile walking distance radius standard by ~~2030~~ 2045.~~(see Policy ROS-1.1).~~

   Note: Achievement of the adopted Level of Service standards demonstrates that the City is providing an adequate recreation and open space system that is convenient and accessible to residents.

~~Florida Chamber Foundation Pillar: Quality of Life & Quality Places~~

Policy ROS-1.1: The minimum Level of Service Standard for recreation and open space in the City shall be:

1) At least 1.8 acres of park space per every 1,000 persons;
2) At least one (1) acre of recreation and open space within a ~~five~~ ten-minute walking radius (~~1/4~~1/2 mile) of all residential and mixed use areas in the City.

Implementation:
- Who? The City
- How? ~~The inclusion of a~~ Enforcement of the Concurrency Management System in the Land Development Regulations, and park planning that is compatible with ~~capital~~ Capital ~~improvements~~ Improvements/~~public works~~ Public Works planning
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing bases~~ Ongoing

Policy ROS-1.2: The Parks and Recreation Department shall use City budgeted funds, user fees, developer impact fees, grant funds, and best management strategies to improve existing

deficiencies, preserve and maintain existing parks, and manage recreational activities and facilities.

Implementation:

- Who? The City
- How? Coordination of the Parks and Recreation Department ~~operations, and~~, Capital ~~improvements~~ Improvements, and grantwriting support personnel~~/park system planning~~
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy ROS-1.3: The City shall require the Parks and Recreation Department to submit an annual report detailing the following:

1. Up-to-date inventory of park and recreational facilities;
2. Recreational demand and adequacy of facilities to meet ~~level~~ Level of ~~service~~ Service standards;
3. Existing deficiencies and proposals for improving deficiencies.

Implementation:

- Who? The City
- How? Parks and Recreation Department monitoring and reporting
- When? Ongoing/annually

Policy ROS-1.4: All park developments estimated to cost $25,000 or more shall be scheduled in the Capital Improvements Element.

Implementation:

- Who? The City
- How? Capital ~~i~~Improvements/park system planning
- When? Ongoing/annually

Policy ROS-1.5: In order to ~~achieve~~ maintain the Level of Service standards for recreation and open space, the City shall ~~include a~~ enforce its mandatory recreation land dedication, regulation or fee in lieu thereof, proportionate to impact on recreation demand, in its Land Development Regulations as well as promote use of bonus development incentives for additional park space dedication.

Implementation:

- Who? The City
- How? ~~Required park dedication in the~~ Review, amendment and enforcement of the Land Development Regulations
- When? Within one year of the adoption of this Plan, and ~~maintained/updated~~ on an

ongoing basis

OBJECTIVE ROS-2:

Provide all current and future residents with excellent access to park and recreation sites.

Objective ROS-2 Monitoring Measures:

1. All City parks are ADA compliant and accessible by all transportation modes (with the exception of automobile accessibility for small neighborhood parks and open spaces that serve surrounding neighborhoods), including walking by 2045 ~~by 2030~~

   Note: ~~Ensuring that all parks are ADA compliant and accessible by multiple transportation modes will indicate success in achieving the objective of ensuring accessibility to all City residents.~~ It will not always be feasible or desirable to provide vehicle parking for small neighborhood open spaces.

~~Florida Chamber Foundation Pillar: Quality of Life & Quality Places~~

Policy ROS-2.1: The City shall improve access to park and recreation sites by providing parking facilities (where appropriate), bicycle racks, pedestrian facilities, public transportation, accessible curb cuts, and other improvements.

Implementation:
- Who? The City
- How? Capital ~~i~~Improvements/park system planning
- When? Ongoing~~/annually~~

Policy ROS-2.2: The City shall provide improved access for the handicapped and the elderly by constructing access ways to existing facilities and requiring access ways in new facilities.

Implementation:
- Who? The City
- How? Capital ~~i~~Improvements/park system planning
- When? Ongoing~~/annually~~

Policy ROS-2.3: New recreational sites shall be designed and constructed with access ways which are compatible with the character and quality of adjacent neighborhoods and which connect to neighborhoods via safe and accessible pedestrian infrastructure.

Implementation:
- Who? The City

- How? Capital ~~i~~Improvements/park system planning
- When? Ongoing~~/annually~~

Policy ROS-2.4: The City shall implement information programs and improve signage on roadways ~~arid~~ and park entrances to increase public awareness of available recreation opportunities.

Implementation:

- Who? The City
- How? Capital ~~i~~Improvements/park system planning
- When? Ongoing~~/annually~~

Policy ROS-2.5: The City shall complete a survey of park access issues for disabled persons to ensure that ADA requirements are met.

Implementation:

- Who? The City
- How? ~~Evaluation~~ Visual survey of recreation and open space facilities
- When? By ~~2020~~2025

OBJECTIVE ROS-3:

Provide recreation facilities within or proximate to residential and mixed use developments.

Objective ROS-3 Monitoring Measures:

1. Achievement of the ½ mile walking distance radius standard by ~~2030~~2045.

~~Florida Chamber Foundation Pillar: Quality of Life & Quality Places~~

Policy ROS-3.1: The City shall ~~include and maintain~~ promote and deploy incentives for developers to provide recreational facilities in their developments in its Land Development Regulations.

Implementation:

- Who? The City
- How? ~~Incentives in the~~ Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy ROS-3.2: The City shall require the dedication of proximate recreation and open space lands, or contribution to a fund to acquire such lands, proportionate to impact on recreation

demand as a condition for development approval.

Implementation:

- Who? The City, developers
- How? ~~Required park dedication in the~~ Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy ROS-3.3: The City shall increase the inventory and distribution of park grounds and facilities, including new pocket parks, throughout the City, prioritizing residential areas where park space is lacking and leveraging new development to dedicate new parkland and to secure environmental remediation funding where appropriate and necessary for land re-use.

Implementation:

- Who? The City, developers
- How? Capital projects, Land Development Regulations
- When? Ongoing

OBJECTIVE ROS-4:
Improve the facilities, equipment, safety, and programming within the existing system of parks and open space areas.

Objective ROS-4 Monitoring Measure:

1. ~~Implementation status of~~ Inventory of new facilities, equipment, tree canopy, buffers, plantings, pedestrian amenities, and programming provided as a result of implementing policies ROS-4.1 to ~~–~~ 4.~~5~~12

~~Florida Chamber Foundation Pillar: Quality of Life & Quality Places~~

Policy ROS-4.1: The City shall complete planned improvements to existing park grounds and facilities, fulfilling its capital improvements commitments to parks and seeking outside funding as needed to assure that all parks will be open for use as soon as possible

Implementation:

- Who? The City
- How? Capital projects
- When? By 2025

Policy ROS-4.2: The City shall add equipment at existing park facilities as soon as feasible in accordance with identified community needs and interests, such as exercise equipment, updated

playgrounds, sport courts and fields, shade canopies, and facilities for dog park use and picnicking

Implementation:

- Who? The City
- How? Capital projects and park planning
- When? Ongoing

Policy ROS-4.3: The City shall strive to renovate and restore Ingram Park to be a beautiful, unique lakefront open space resource for the City as a whole, including when feasible to demolish the existing building on site to make room for future facility investments.

Implementation:

- Who? The City
- How? Capital projects
- When? Ongoing

Policy ROS-4.4: The City shall add programming that serves all age groups at existing park facilities, in accordance with community needs and interests, and that is supported by one or more non-profit partners capable of providing enriching programs, fostering physical activity for all age groups, and fulfilling youth sports team needs.

Implementation:

- Who? The City and selected non-profit organization(s)
- How? Coordination through Open Space & Recreation Department
- When? Ongoing

Policy ROS-4.5: The City shall address any illicit drug activity within parks to make them safe for all residents. Multiple strategies should be employed, including expanded police surveillance, coordinated neighborhood watch activities, park programming to increase recreational activity in the parks, and utilization of the City's Report A Crime form.

Implementation:

- Who? The City
- How? Coordination between the Police and Open Space & Recreation Departments
- When? Ongoing

Policy ROS-4.6: The City shall develop a Downtown landscape plan that complements the Downtown Master Plan and includes such elements as shade trees, landscape buffers between pedestrian areas and roadways, and planters and planting beds at key focal points and destinations.

Implementation:

- Who? The City
- How? Coordination between the Open Space & Recreation Department and the Community Redevelopment Agency
- When? By 2025

Policy ROS-4.7: The City shall protect and maintain new trees and landscaping through the practice of consistent landscape maintenance regimens, repair and maintenance of sprinkler systems as needed, and enforcement of no parking rules for swales and medians.

Implementation:

- Who? The City
- How? Coordination between, and staff training for, the Open Space & Recreation and the Public Works Departments
- When? Ongoing

Policy ROS-4.~~1~~8: The City shall coordinate efforts with Miami-Dade County to provide visual/landscaping improvements along selected streets, lakes, and canals.

Implementation:

- Who? The City and County
- How? Intergovernmental coordination and capital projects
- When? Ongoing

Policy ROS-4.~~2~~9: The City shall coordinate efforts with the Florida Department of Transportation for the beautification of State Road 9 and Opa-~~L~~locka Boulevard.

Implementation:

- Who? The City and the Florida Department of Transportation
- How? Intergovernmental coordination and capital projects
- When? Ongoing

Policy ROS-4.~~3~~10: Improve the existing landscaping along Sharazad Boulevard through a continuous maintenance program and additional plantings as needed.

Implementation:

- Who? The City
- How? Capital projects and landscaping maintenance
- When? Ongoing

Policy ROS-4.~~–4~~11: Coordinate with county and state agencies in maintaining ~~the present condition of~~ and enhancing landscaping along Douglas Road, LeJeune Road, NW 17th, NW 22nd,

NW 27th, and NW 32nd Avenues.

Implementation:

- Who? The City, County and Florida Department of Transportation
- How? Intergovernmental coordination and capital projects
- When? Ongoing

Policy ROS-4.5~~1~~12: The City shall cooperate with other municipalities in providing for proper physical and social linkages ~~by: providing for streets,~~ between their respective parks~~,~~ and recreational facilities; removing psychological or physical barriers; creating programs which encourage ~~citizen~~ resident interactions and social cohesion ~~activities~~; ~~coordination~~ coordinating capital budgets, and; ~~shared~~ sharing use of parks~~,~~ ~~and~~ recreational programs~~,~~ and facilities.

Implementation:

- Who? The City and adjacent municipalities
- How? Intergovernmental coordination and capital projects
- When? Ongoing

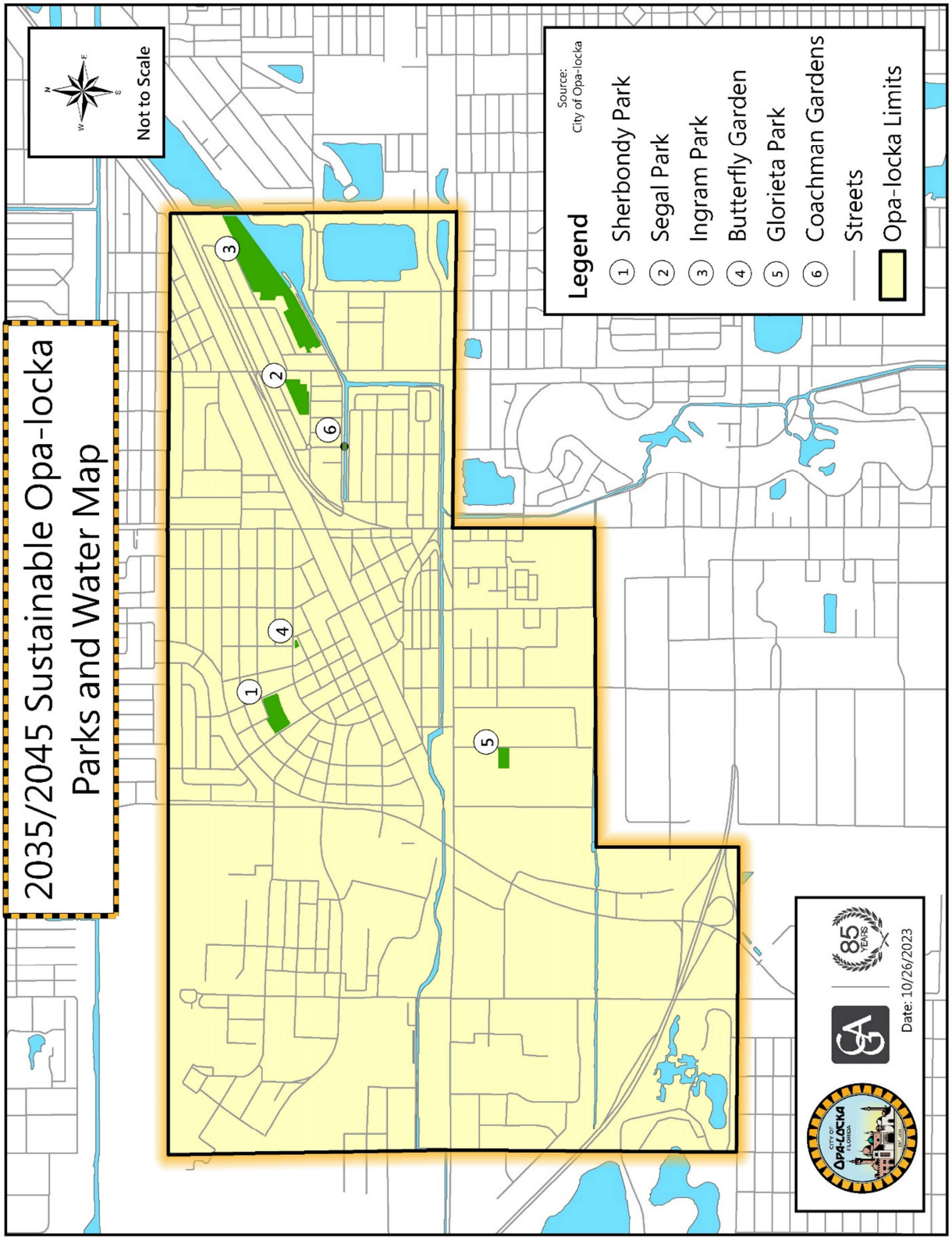

2035/2045 Sustainable Opa-locka
Parks and Water Map
Not to Scale
Source: City of Opa-locka
Legend
1 Sherbondy Park
2 Segal Park
3 Ingram Park
4 Butterfly Garden
5 Glorieta Park
6 Coachman Gardens
Streets
Opa-locka Limits
Date: 10/26/2023

Figure ROS-1

PUBLIC SCHOOLS AND EDUCATION ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Public Schools and Education Element reflects its strategy for providing residents with top notch educational opportunities and facilities through the planning period. ~~**In 2030, t**~~**The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** Ensuring access to educational facilities and programs such as public schools (K-12), adult education and workforce training is key to providing ample economic opportunities to residents, and to the achievement of economic development goals.

~~The Public Schools and Education Element goals, objectives, monitoring measures, and policies are based on: the data and analysis and background reports contained in contained in Appendix A., Background Documents and Appendix B, Related Studies Links, and; the intensive community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)), and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative.~~

The Public Schools and Education Element will accomplish its goals through planning directives and activities aimed at:

- Reducing **overcrowding**;
- Ensuring the **availability of schools** to **serve new residential development**;
- Proving **adequate sites** for the **development and expansion of schools**;
- Improving **school safety**;
- Developing programs to unite **schools and the communities they serve**;
- Enhancing the **effectiveness of the learning environment**, and;
- Proving **continuing education** and **workforce training opportunities** to residents and businesses.

PUBLIC SCHOOLS AND EDUCATION ELEMENT

PUBLIC SCHOOL GOAL:
COORDINATE WITH MIAMI-DADE COUNTY TO DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF QUALITY PUBLIC EDUCATIONAL FACILITIES AND OPPORTUNITIES.

OBJECTIVE PS-1:
Coordinate with Miami-Dade Public Schools and other jurisdictions to reduce overcrowding while striving to attain an optimum level of service.

Objective PS-1 Monitoring Measure:

1. Achievement of the Level of Service Standard.

   Note: Achievement of the adopted Level of Service standards demonstrates success in reducing overcrowding and providing adequate access to student stations for the school age (K-1) population.

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy PS-1.1: The City shall cooperate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.

Implementation:
- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.2: The City shall coordinate the collection of impact fees from new development for transfer to the Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.

Implementation:
- Who? The City
- How? Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy PS-1.3: The City shall cooperate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities such as primary learning centers which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.4: The City shall cooperate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County which operate at optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.5: The City shall cooperate with the Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

Implementation:

- Who? The City
- How? Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy PS-1.6: Miami-Dade County Public Schools comments shall be sought and considered on comprehensive plan amendments and other land use and zoning decisions which could impact the school district in order to be consistent with the terms of the adopted Interlocal Agreement for Public School Facility Planning pursuant to Sections 1013.33 and 163.3177, Florida Statues.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination

- When? Ongoing

Policy PS-1.7: Capital improvement programming by Miami-Dade Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Florida Statutes, where applicable, as modified by Miami-Dade County Public Schools based on development data and agreement with the local governments, the State Office of Educational Facilities, and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends and future populations projections.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.8: The City of Opa-Locka shall, through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning, meet the City's obligations pursuant to the Interlocal Agreement and coordinate with Miami-Dade County Public Schools and applicable cities to review annually the Educational Element and school enrollment projections.

Implementation:

- Who? The City, other municipalities, and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-2:

Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Objective PS-2 Monitoring Measure:

1. Achievement of the Level of Service Standard.

   Note: Achievement of the adopted Level of Service standards demonstrates success in reducing overcrowding and providing adequate access to student stations for the school age (K-1) population.

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy PS-2.1: Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

Implementation:

- Who? The City, other municipalities, and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-2.2: The City and Miami-Dade County Public Schools, through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Concurrency Management System in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis

Policy PS-2.3: The Miami-Dade County Public Schools Facilities Work Program shall be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Implementation:

- Who? The City, other municipalities, and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-2.4: The adopted level of service (LOS) standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by ~~the~~ Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy PS-2.5: It is the goal of Miami-Dade County Public Schools, Miami-Dade County, and the City ~~of Opa-Locka~~ for all public school facilities to achieve 100% utilization of Permanent FISH (~~n~~No relocatable classrooms) ~~by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocate able classrooms over time~~. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution.

Implementation:

- Who? The City, County and Miami-Dade County Public Schools
- How? Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy PS-2.6: In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

1) The development's impact can be shifted to one or more contiguous CSAs that have available capacity, subject to such provisions in the Interlocal Agreement for Public School Facility Planning with Miami-Dade County Public Schools that may limit the shifting of

impacts to those facilities, located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, or Southeast – Figures PS 1-4) as the proposed development; or

2) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options as defined in Section 163.3180(13)(e)1, and subject to such provisions in the Interlocal Agreement for Public School Facility Planning with Miami-Dade County Public Schools as may further define the available proportionate share mitigation options. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms such as: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement~~,~~ is subject to approval by Miami-Dade County School Board and the City of Opa-locka and must be identified in the most recent Miami-Dade County Public Schools Facilities Work Program.

3) The development's impacts are phased to occur when sufficient capacity will be available.
If none of the above conditions is met, the development shall not be approved.

It is provided, however, that nothing in this element or in the Interlocal Agreement for Public School Facility Planning shall be construed or applied to effect a permanent or temporary taking of private property in violation of the United States Constitution or the Florida Constitution, to result in the unlawful abrogation of vested rights or other violation of law, to require the payment of compensation for impacts on private property, or to modify or eliminate any remedy available to prevent or rectify a taking, abrogation of vested rights, or violation of law.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

OBJECTIVE PS-3:

Coordinate with Miami-Dade County Public Schools to obtain suitable sites for the development

and expansion of public educational facilities.

Objective PS-3 Monitoring Measure:

1. Demonstrated coordination with Miami-Dade Public Schools on the location and/or expansion of school facilities in the City, if any.

   Note: Achievement of this Objective will depend on whether Miami-Dade County Public Schools determines that it is necessary and feasible to select/acquire sites within the City boundaries for expansion or new facility construction. In the event that it does, the City will provide assistance in accordance with the implementing policies.

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy PS-3.1: In the selection of sites for future educational facility development, the City ~~of Opa-Locka~~ shall encourage Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.2: Miami-Dade County Public Schools should seek sites which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.3: The City ~~of Opa-Locka~~ acknowledges and concurs that, when selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.4: When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and potable water, sanitary sewer, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.5: When considering a site for possible use as an educational facility Miami Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.6: The City ~~of Opa-Locka~~ shall encourage and cooperate with the Miami-Dade County Public Schools in their effort for public school sitting reviews to help accomplish the objectives and policies of this element and other elements of the ~~City of Opa-Locka~~ Opa-locka at 100: Planning for a Resilient Future Comprehensive Development Master Plan Update. The City ~~of Opa-Locka~~ shall cooperate with the Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.7: The City ~~of Opa-Locka~~ shall continue to cooperate with Miami-Dade County Public

Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-4:
Improve security and safety for students and staff.
Objective PS-4 Monitoring Measure:

1. A 50% reduction in crimes and other safety incidents reported at schools located in or serving the City by ~~2030~~2030.

   Note: Although Miami-Dade Public Schools has its own police force that is charged with ensuring school security, a 50% reduction in reported incidents will indicate the success of its efforts, and the effectiveness of the City's on- and off-site support of these efforts.

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy PS-4.1: The City shall continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons, and vandalism on school campuses. The City shall encourage the design of facilities which ~~do not encourage~~ discourages criminal behavior and provides clear sight lines from the street.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-4.2: The City shall continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), Florida Department of Environmental Protection (DEP), and other appropriate sources.

Implementation:

- Who? The City and Miami-Dade Public Schools

- How? Intergovernmental coordination
- When? Ongoing

Policy PS-4.3: The City shall continue to cooperate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-4.4: The City shall coordinate with Miami-Dade County Public Schools and municipalities to provide for pedestrian~~, and bicyclist~~ bicycle, and traffic safety in the area of schools (Safe Routes to School), and signalization for educational facilities.

Implementation:

- Who? The City, other municipalities, and Miami-Dade Public Schools
- How? Capital improvements and intergovernmental coordination
- When? Ongoing

Policy PS-4.5: The City shall coordinate with the Miami-Dade County Public Schools~~'~~ Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-5:
Develop programs and opportunities to bring the schools and community closer together.

Objective PS-5 Monitoring Measure:

1. All public schools serving the City are "full service schools" by 2030, and offer community education services and programs.

   Note: Demonstrating that the public schools serving the City are "full service schools" by

2030 *will indicate progress in achieving this Objective.*

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy PS-5.1: The City shall cooperate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-5.2: The City shall cooperate with the Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities and programs.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy 5.3: The City shall cooperate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-5.4: Cooperate with the Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination

- When? Ongoing

OBJECTIVE PS-6:
Enhance the effectiveness of the learning environment.

Objective PS-6 Monitoring Measure:

1. Demonstrated compliance with policies PS-6.1 – PS-6.3 in the expansion of existing or construction of new school facilities in or serving the City

   Note: Demonstrated compliance with the policies is the only feasible monitoring measure for this Objective.

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy PS-6.1: Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure, and positive about the students' school environment and experiences.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-6.2: Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-6.3: Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.

Implementation:

- Who? The City and Miami-Dade Public Schools

- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-7:
Implement mechanisms for on-going coordination and communication to ensure the adequate provision of public educational facilities.

Objective PS-7 Monitoring Measure:

1. Demonstrated coordination with Miami-Dade Public Schools on the location and/or expansion of school facilities in the City, if any.

   Note: Achievement of this Objective will depend on whether Miami-Dade County Public Schools determines that it is necessary and feasible to select/acquire sites within the City boundaries for expansion or new facility construction. In the event that it does, demonstrated coordination with the City will be used to measure progress in achieving this Objective.

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy PS-7.1: The City ~~of Opa-Locka~~ shall coordinate and cooperate with the Miami-Dade County Public Schools, the State, municipalities, and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Implementation:
- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.2: The location of future educational facilities shall occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Implementation:
- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.3: Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of other County and municipal agencies.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.4: The City ~~of Opa-Locka~~ shall cooperate with the Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.5: Miami-Dade Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal, the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.6: Miami-Dade County and the Miami-Dade County Public Schools will annually review the Educational Element and the County will make amendments, if necessary.

Implementation:

- Who? The City<u>, Miami-Dade</u> and Miami-Dade Public Schools
- How? Intergovernmental coordination and Comprehensive Plan amendments, when necessary
- When? ~~Annually~~ <u>Ongoing</u>

Policy PS-7.7: The City ~~of Opa-Locka~~ shall seek to coordinate with the Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

EDUCATION GOAL:
PROVIDE CONTINUING EDUCATION OPPORTUNITIES TO CITY RESIDENTS AND BUSINESSES TO BETTER PREPARE THE LOCAL WORKFORCE.

OBJECTIVE E-1:
Enhance relationships with local colleges and universities, Miami-Dade County Public Schools, and community-based organizations to improve post-high school matriculation rates.

Objective ~~PS-8~~ E-1 Monitoring Measure:

1. At least a fifteen percent (15%) increase in resident education levels by 2030.

   Note: A demonstrable (at least 15%) increase in the education level of City residents will indicate success in the achievement of this Objective, and in the implementation of economic development goals.

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy E-1.1: ~~Opa-Locka~~ The City and its partners shall conduct a survey to determine the factors affecting post-high school matriculation.

Implementation:

- Who? The City and its partners
- How? Conducting a survey
- When? By ~~2020~~2025

Policy E-1.2: ~~Opa-Locka~~ The City and its partners shall develop an improvement plan based on survey findings regarding matriculation.

Implementation:

- Who? The City and its partners
- How? Evaluation and analysis of survey findings
- When? By ~~2025~~2030

Policy E-1.3: ~~Opa-Locka~~ The City shall develop and implement programs with Miami-Dade Schools and other members of the Academic Leaders' Council to increase the number of residents graduating from higher education institutions.

Implementation:

- Who? The City and its partners
- How? Coordination with Miami-Dade County Public Schools and other education partners
- When? By ~~2025~~2030

OBJECTIVE E-2:
Formalize partnerships to ensure access to adult education, vocational and workforce training and services, and higher education institutions.

Objective E-2 Monitoring Measure:

1. Implementation status ~~of Policy E-2.1~~ resiliency literature and training for K-12, adults, and workforce residents.

   Note: A demonstrable increase in the K-12 resilience literacy curriculum and the number of training programs for adults and workforce housing residents will indicate success in the achievement of this Objective.

~~Florida Chamber Foundation Pillar: Talent Supply & Education~~

Policy E-2.1: The City will continue to foster partnerships with local universities to utilize their expertise on innovative resilience projects that could benefit from academic research.

Implementation:

- Who? The City and local universities
- How? Coordination with local universities
- When? Ongoing

Policy E-2.2: ~~Opa-Locka~~ The City shall coordinate with South Florida Workforce, Minority

Business Development Agency, Small Business Development Center, and Opa-locka Community Development Corporation Ten North Group to develop and implement programs that further the Local Education Compact, provide adult education and workforce training for Opa-locka residents, and place residents in available targeted industries occupations as identified in The Beacon Council's One Community One Voice Plan.

Implementation:

- Who? The City and its partners
- How? Coordination with Miami-Dade County Public Schools and other education partners
- When? Ongoing

Policy E-2.3: Promote environmental education and understanding of resilience principles.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Coordination with Miami-Dade County Public Schools and other education partners
- When? Ongoing

Policy E-2.4: The City will continue engagement with Miami-Dade County Public Schools to create a K-12 resilience literacy curriculum focused on local climate change impacts and innovative solutions for regional and personal resilience.

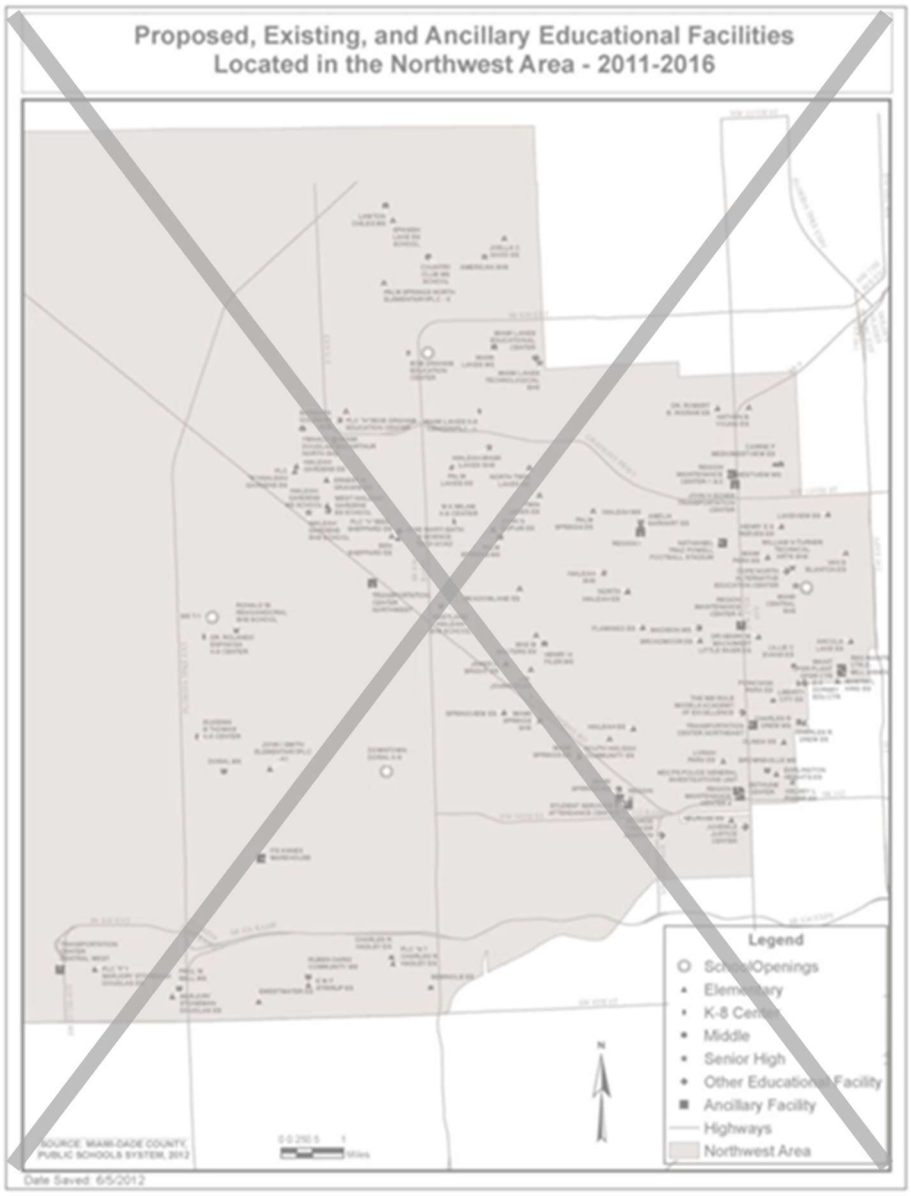
Implementation:

- Who? The City and its Miami-Dade County Public Schools
- How? Coordination with Miami-Dade County Public Schools and other education partners
- When? Ongoing

Policy E-2.5: The City will continue to work with existing advocacy organizations and non-profits to improve citywide climate literacy and awareness.

Implementation:

- Who? The City and its partners
- How? Coordination with existing advocacy organizations and other partners
- When? Ongoing


Proposed, Existing, and Ancillary Educational Facilities
Located in the Northwest Area - 2011-2016
Legend
Middle
Senior High
Ancillary Facility
Highways
Northwest Area
Date Saved: 6/5/2012

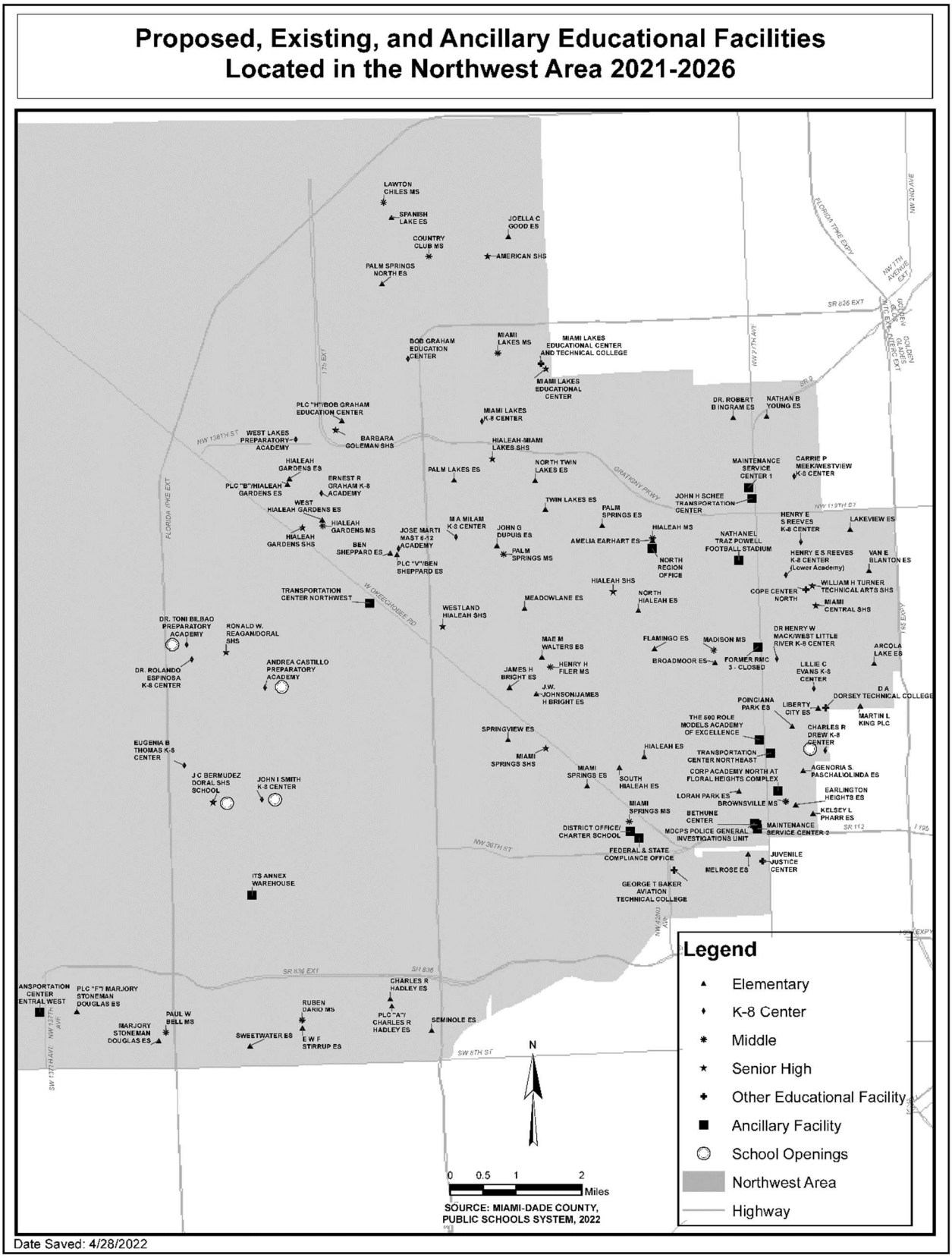

Proposed, Existing, and Ancillary Educational Facilities
Located in the Northwest Area 2021-2026
LAWTON CHILES MS
SPANISH LAKE ES
COUNTRY CLUB MS
PALM SPRINGS NORTH ES
JOELLA C GOOD ES
AMERICAN SHS
BOB GRAHAM EDUCATION CENTER
MIAMI LAKES MS
MIAMI LAKES EDUCATIONAL CENTER AND TECHNICAL COLLEGE
MIAMI LAKES EDUCATIONAL CENTER
PLC "H"/BOB GRAHAM EDUCATION CENTER
MIAMI LAKES K-8 CENTER
DR. ROBERT B INGRAM ES
NATHAN B YOUNG ES
WEST LAKES PREPARATORY ACADEMY
BARBARA GOLEMAN SHS
HIALEAH-MIAMI LAKES SHS
HIALEAH GARDENS ES
PLC "B"/HIALEAH GARDENS ES
ERNEST R GRAHAM K-8 ACADEMY
PALM LAKES ES
NORTH TWIN LAKES ES
MAINTENANCE SERVICE CENTER 1
CARRIE P MEEK/WESTVIEW K-8 CENTER
WEST HIALEAH GARDENS ES
TWIN LAKES ES
PALM SPRINGS ES
JOHN H SCHEE TRANSPORTATION CENTER
HIALEAH GARDENS MS
HIALEAH GARDENS SHS
JOSE MARTI MAST 6-12 ACADEMY
M A MILAM K-8 CENTER
JOHN G DUPUIS ES
BEN SHEPPARD ES
PLC "V"/BEN SHEPPARD ES
PALM SPRINGS MS
AMELIA EARHART ES
HIALEAH MS
NATHANIEL TRAZ POWELL FOOTBALL STADIUM
HENRY E S REEVES K-8 CENTER
LAKEVIEW ES
HENRY E S REEVES K-8 CENTER (Lower Academy)
VAN E BLANTON ES
NORTH REGION OFFICE
HIALEAH SHS
TRANSPORTATION CENTER NORTHWEST
MEADOWLANE ES
NORTH HIALEAH ES
COPE CENTER NORTH
WILLIAM H TURNER TECHNICAL ARTS SHS
MIAMI CENTRAL SHS
WESTLAND HIALEAH SHS
DR. TONI BILBAO PREPARATORY ACADEMY
RONALD W. REAGAN/DORAL SHS
MAE M WALTERS ES
FLAMINGO ES
MADISON MS
DR HENRY W MACK/WEST LITTLE RIVER K-8 CENTER
ARCOLA LAKE ES
DR. ROLANDO ESPINOSA K-8 CENTER
ANDREA CASTILLO PREPARATORY ACADEMY
HENRY H FILER MS
BROADMOOR ES
FORMER RMC 3 - CLOSED
LILLIE C EVANS K-8 CENTER
JAMES H BRIGHT ES
J.W. JOHNSON/JAMES H BRIGHT ES
D A DORSEY TECHNICAL COLLEGE
POINCIANA PARK ES
LIBERTY CITY ES
MARTIN L KING PLC
THE 500 ROLE MODELS ACADEMY OF EXCELLENCE
CHARLES R DREW K-8 CENTER
SPRINGVIEW ES
EUGENIA B THOMAS K-8 CENTER
MIAMI SPRINGS SHS
HIALEAH ES
TRANSPORTATION CENTER NORTHEAST
AGENORIA S. PASCHALIOLINDA ES
J C BERMUDEZ DORAL SHS SCHOOL
JOHN I SMITH K-8 CENTER
MIAMI SPRINGS ES
SOUTH HIALEAH ES
CORP ACADEMY NORTH AT FLORAL HEIGHTS COMPLEX
LORAH PARK ES
BROWNSVILLE MS
EARLINGTON HEIGHTS ES
MIAMI SPRINGS MS
KELSEY L PHARR ES
BETHUNE CENTER
DISTRICT OFFICE/ CHARTER SCHOOL
MAINTENANCE SERVICE CENTER 2
MDCPS POLICE GENERAL INVESTIGATIONS UNIT
FEDERAL & STATE COMPLIANCE OFFICE
JUVENILE JUSTICE CENTER
MELROSE ES
ITS ANNEX WAREHOUSE
GEORGE T BAKER AVIATION TECHNICAL COLLEGE
ANSPORTATION CENTER ENTRAL WEST
PLC "F"/ MARJORY STONEMAN DOUGLAS ES
CHARLES R HADLEY ES
RUBEN DARIO MS
PAUL W BELL MS
PLC "A"/ CHARLES R HADLEY ES
SEMINOLE ES
MARJORY STONEMAN DOUGLAS ES
SWEETWATER ES
E W F STIRRUP ES
N
0 0.5 1 2
Miles
SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2022
Legend
Elementary
K-8 Center
Middle
Senior High
Other Educational Facility
Ancillary Facility
School Openings
Northwest Area
Highway
Date Saved: 4/28/2022

Figure PS-1

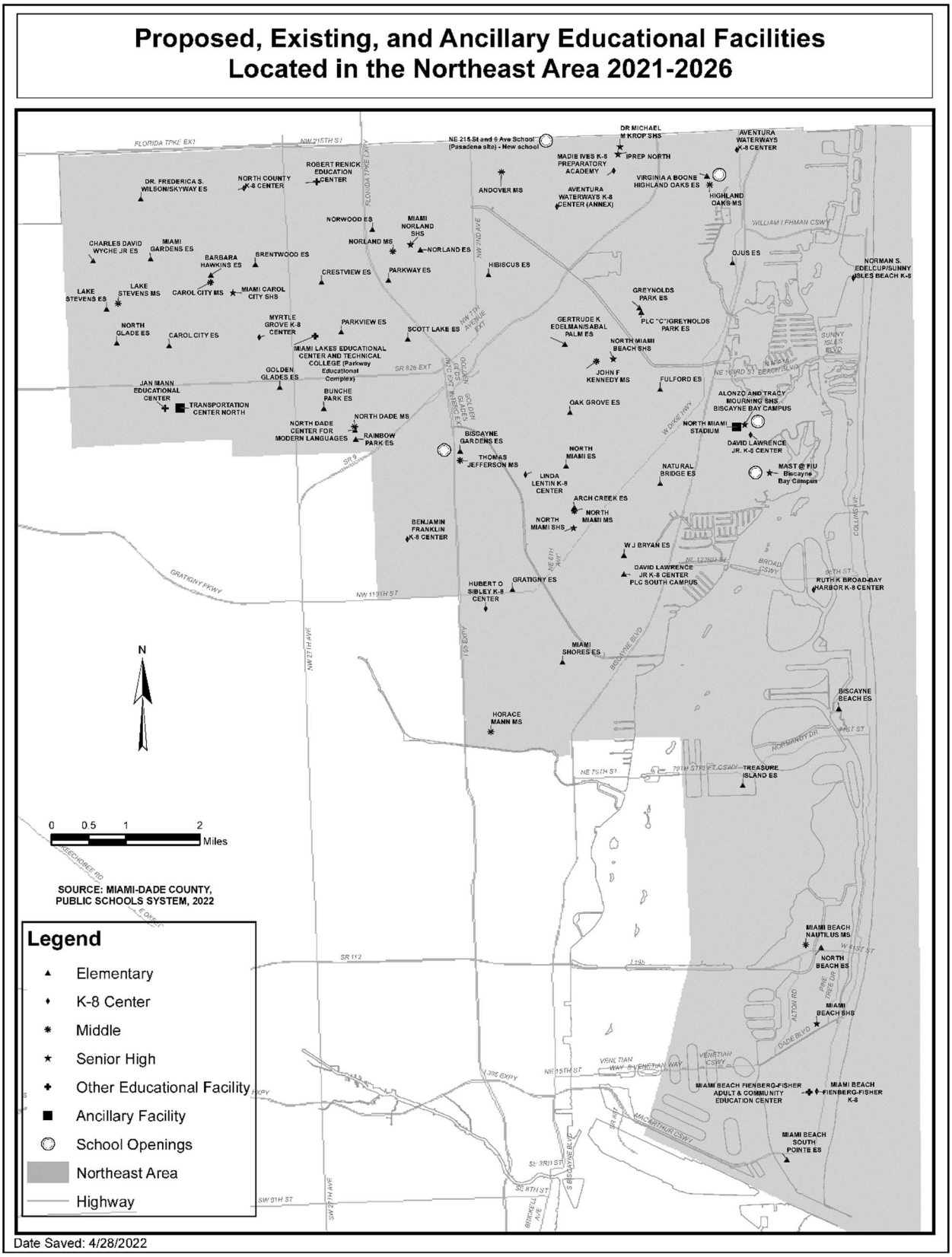

Proposed, Existing, and Ancillary Educational Facilities
Located in the Northeast Area 2021-2026
N
0 0.5 1 2
Miles
SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2022
Legend
Elementary
K-8 Center
Middle
Senior High
Other Educational Facility
Ancillary Facility
School Openings
Northeast Area
Highway
Date Saved: 4/28/2022

Figure PS-2

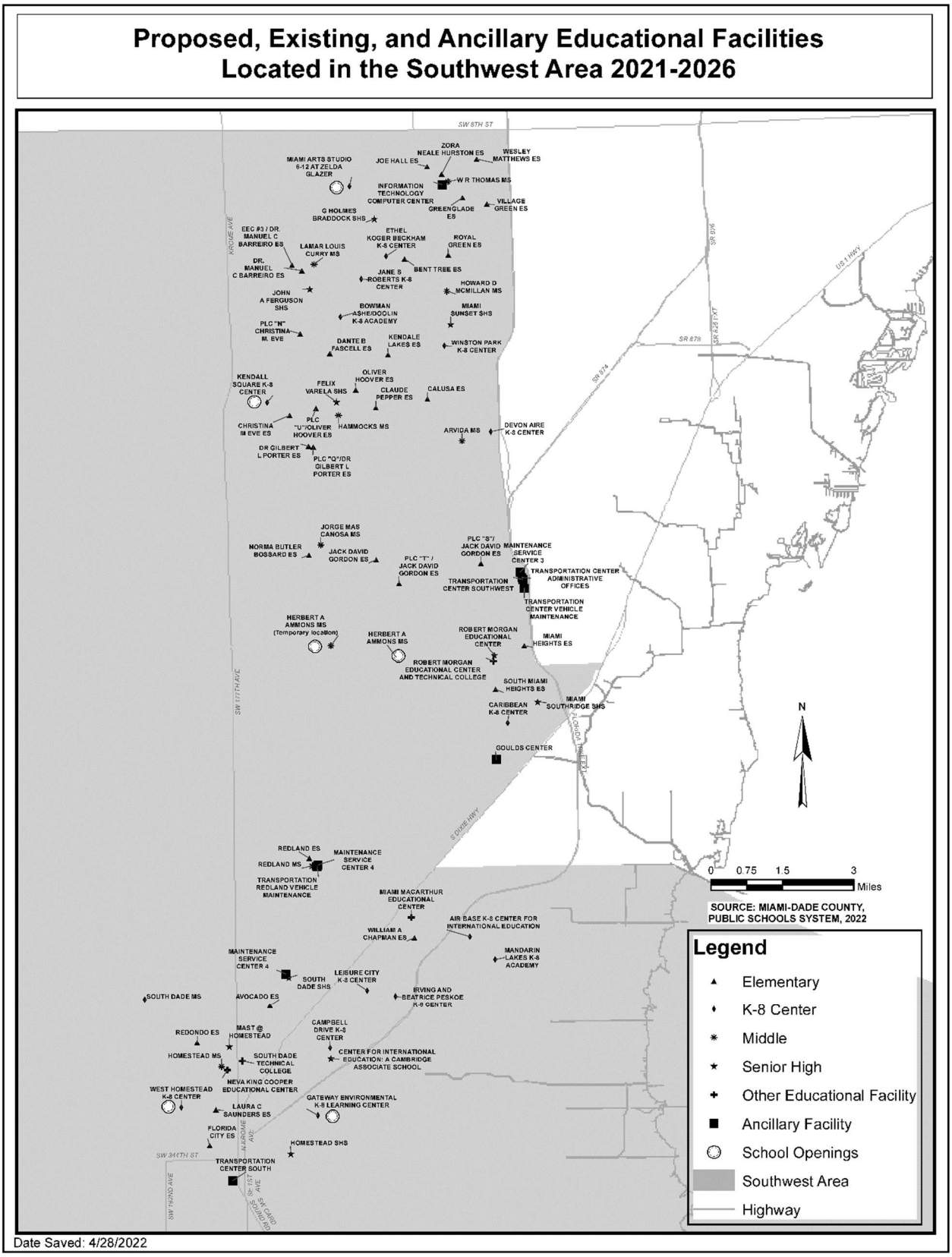

Proposed, Existing, and Ancillary Educational Facilities
Located in the Southwest Area 2021-2026
SW 8TH ST
ZORA NEALE HURSTON ES
WESLEY MATTHEWS ES
MIAMI ARTS STUDIO 6-12 AT ZELDA GLAZER
JOE HALL ES
W R THOMAS MS
INFORMATION TECHNOLOGY COMPUTER CENTER
GREENGLADE ES
VILLAGE GREEN ES
G HOLMES BRADDOCK SHS
EEC #3 / DR. MANUEL C BARREIRO ES
ETHEL KOGER BECKHAM K-8 CENTER
ROYAL GREEN ES
LAMAR LOUIS CURRY MS
DR. MANUEL C BARREIRO ES
JANE S BENT TREE ES
ROBERTS K-8 CENTER
HOWARD D MCMILLAN MS
JOHN A FERGUSON SHS
BOWMAN ASHE/DOOLIN K-8 ACADEMY
MIAMI SUNSET SHS
PLC "N" CHRISTINA M. EVE
DANTE B FASCELL ES
KENDALE LAKES ES
WINSTON PARK K-8 CENTER
KENDALL SQUARE K-8 CENTER
OLIVER HOOVER ES
FELIX VARELA SHS
CLAUDE PEPPER ES
CALUSA ES
CHRISTINA M EVE ES
PLC "U"/OLIVER HOOVER ES
HAMMOCKS MS
ARVIDA MS
DEVON AIRE K-8 CENTER
DR GILBERT L PORTER ES
PLC "Q"/DR GILBERT L PORTER ES
JORGE MAS CANOSA MS
NORMA BUTLER BOSSARD ES
JACK DAVID GORDON ES
PLC "S"/ JACK DAVID GORDON ES
MAINTENANCE SERVICE CENTER 3
PLC "T" / JACK DAVID GORDON ES
TRANSPORTATION CENTER ADMINISTRATIVE OFFICES
TRANSPORTATION CENTER SOUTHWEST
TRANSPORTATION CENTER VEHICLE MAINTENANCE
HERBERT A AMMONS MS (Temporary location)
HERBERT A AMMONS MS
ROBERT MORGAN EDUCATIONAL CENTER
MIAMI HEIGHTS ES
ROBERT MORGAN EDUCATIONAL CENTER AND TECHNICAL COLLEGE
SOUTH MIAMI HEIGHTS ES
CARIBBEAN K-8 CENTER
MIAMI SOUTHRIDGE SHS
GOULDS CENTER
SW 117TH AVE
FLORIDA TURNPIKE
S DIXIE HWY
REDLAND ES
REDLAND MS
MAINTENANCE SERVICE CENTER 4
TRANSPORTATION REDLAND VEHICLE MAINTENANCE
MIAMI MACARTHUR EDUCATIONAL CENTER
AIR BASE K-8 CENTER FOR INTERNATIONAL EDUCATION
WILLIAM A CHAPMAN ES
MANDARIN LAKES K-8 ACADEMY
MAINTENANCE SERVICE CENTER 4
SOUTH DADE SHS
LEISURE CITY K-8 CENTER
IRVING AND BEATRICE PESKOE K-8 CENTER
SOUTH DADE MS
AVOCADO ES
REDONDO ES
MAST @ HOMESTEAD
CAMPBELL DRIVE K-8 CENTER
HOMESTEAD MS
SOUTH DADE TECHNICAL COLLEGE
CENTER FOR INTERNATIONAL EDUCATION: A CAMBRIDGE ASSOCIATE SCHOOL
NEVA KING COOPER EDUCATIONAL CENTER
WEST HOMESTEAD K-8 CENTER
GATEWAY ENVIRONMENTAL K-8 LEARNING CENTER
LAURA C SAUNDERS ES
FLORIDA CITY ES
HOMESTEAD SHS
SW 344TH ST
TRANSPORTATION CENTER SOUTH
SW 192ND AVE
SR 997
SR 826/NXT
US 1 HWY
SR 878
SR 874
N
0 0.75 1.5 3 Miles
SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2022
Legend
Elementary
K-8 Center
Middle
Senior High
Other Educational Facility
Ancillary Facility
School Openings
Southwest Area
Highway
Date Saved: 4/28/2022

Figure PS-3

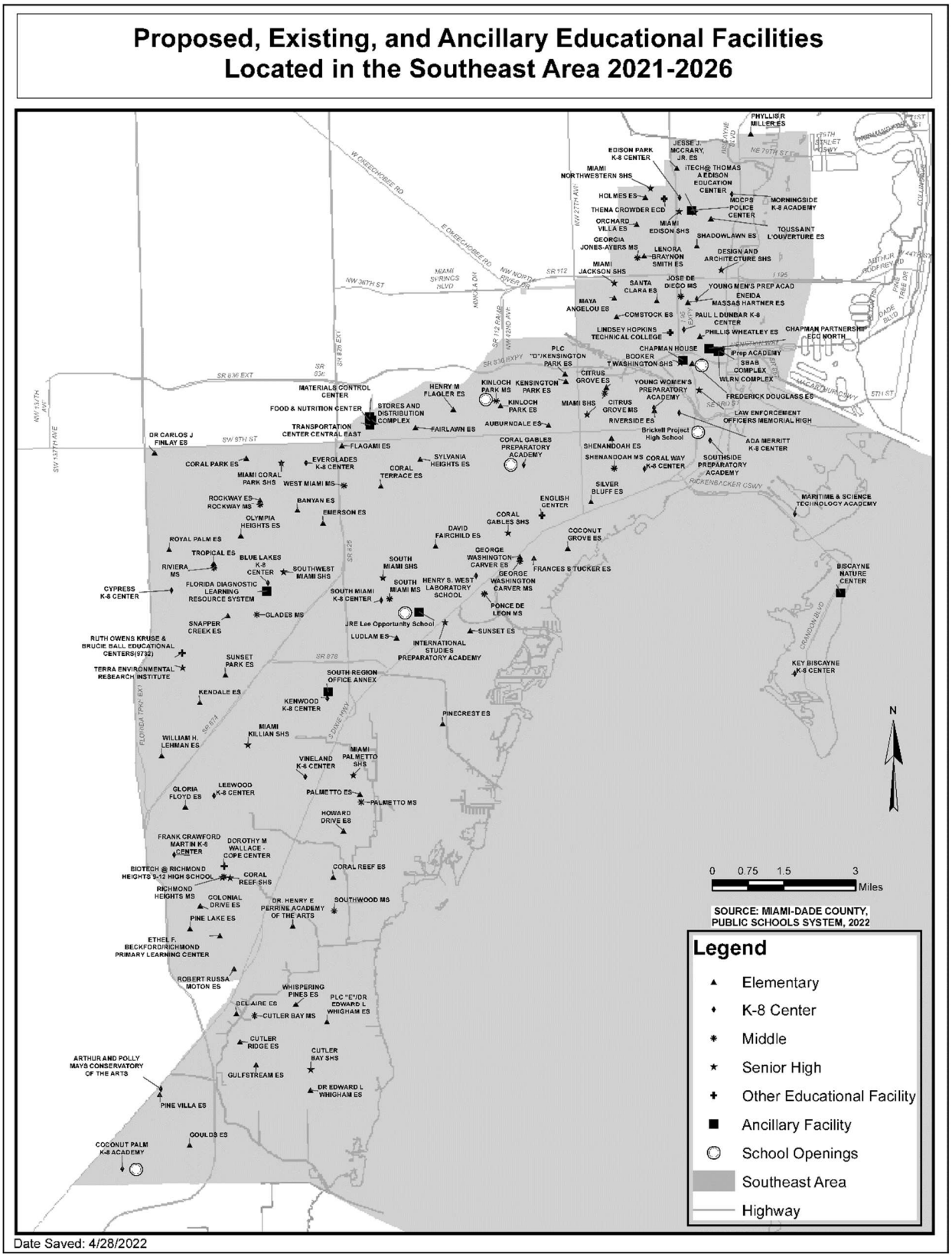

Proposed, Existing, and Ancillary Educational Facilities
Located in the Southeast Area 2021-2026
0 0.75 1.5 3
Miles
SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2022
Legend
Elementary
K-8 Center
Middle
Senior High
Other Educational Facility
Ancillary Facility
School Openings
Southeast Area
Highway
Date Saved: 4/28/2022

Figure PS-4

INTERGOVERNMENTAL ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Intergovernmental Coordination Element reflects its strategy for coordinating with other municipalities and government agencies at the County, State, regional and federal levels to achieve shared objectives and goals through the planning period. ~~**In 2030, t**~~**The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses and visitors.** In order to achieve this vision, the City will need the support of its agency partners, and to better realize its potential as an important and unique part of the Miami metropolitan area and South Florida region.

~~The Intergovernmental Coordination Element Goal, objectives, monitoring measures, and policies are based on: the data and analysis and background reports contained in contained in Appendix A., Background Documents and Appendix B, Related Studies Links, and; the intensive community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)), and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six-Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative.~~

The Intergovernmental Coordination Element will accomplish its Goal through planning directives and activities aimed at:

- **Coordinating** the **Comprehensive Plan** with the **plans of other agencies**;
- Providing for the **mutual review** of **plans and proposed developments**;
- Coordinating with other agencies to ensure that **level of service standards** are met, and;
- Achieving **shared local, County, regional, State and national goals**.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL:
FOSTER AND ENGAGE IN BETTER INTERGOVERNMENTAL COORDINATION

OBJECTIVE IC-1:
Coordinate the Comprehensive Plan with the relevant plans of other agencies and jurisdictions by reviewing those plans and policies to insure consistency.

Objective IC-1 Monitoring Measure:

1. Demonstrated compliance with policies IC-1.1 – 1.68 (ongoing participation in intergovernmental coordination efforts).

   Note: Demonstrated compliance with the policies is the only feasible monitoring measure for this Objective.

~~***Florida Chamber Foundation Pillar: Civic & Governance Systems***~~

Policy IC-1.1: The City shall participate in staff level interaction and coordination efforts with the various levels of government including ~~the~~ Miami-Dade County, the South Florida Regional Planning Council, Miami-Dade County Public Schools, South Florida Water Management District, adjacent jurisdictions, and other agencies with the regulatory authority to review the use of land and other elements in the Comprehensive Plan.

Implementation:

- Who? The City and other government agencies
- How? Active participation in coordination activities (i.e., Planner's Technical Committee, M-DCPS Staff Working Group)
- When? Ongoing

Policy IC-1.2: The City shall compare the~~i~~s Comprehensive Plan with the plans of ~~the School Board~~ Miami-Dade County Public Schools, ~~the~~ Miami-Dade County, the South Florida Regional Planning Council, and other relevant agencies and adjacent jurisdictions to assess compatibility between the plans and any plan amendments.

Implementation:

- Who? The City and other government agencies
- How? Providing copies of this Plan and any future amendments to the agencies, and

reviewing any proposed amendments to their plans

- When? Ongoing

Policy IC-1.3: The City shall review all development proposals to ensure that they are compatible with the City's Comprehensive Plan by comparing the developments with the comprehensive plans.

Implementation:

- Who? The City and other government agencies
- How? Providing copies of development applications to potentially affected municipalities and agencies for review, and reviewing development applications in other jurisdictions that might have City impacts
- When? Ongoing

Policy IC-1.4: The City shall coordinate with the South Florida Water Management District (SFWMD) and Miami-Dade Water and Sewer Department in its water supply and management planning and permitting processes concerning the sharing and updating of information to meet ongoing water supply needs, the establishment of Level of Service standards and resource allocations, changes in service areas, potential for annexation, and implementation of alternative water supply projects.

Implementation:

- Who? The City, SFWMD and Miami-Dade Water and Sewer Department
- How? Coordinated efforts to ensure that the City's potable water needs are met
- When? Ongoing

Policy IC-1.5: The City shall revise its Water Supply Facilities Work Plan within 18 months of updates to the Lower East Coast Water Supply Plan.

Implementation:

- Who? The City, SFWMD and Miami-Dade Water and Sewer Department
- How? Preparation and adoption of the Water Supply Plan
- When? In accordance with statutory deadlines

Policy IC-1.6: The City shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards within the Miami-Dade County Water and Sewer Department, Department of Regulatory and Economic Resources, the South Florida Water Management District, and the 201~~3~~8 Lower East Coast Water Supply Plan Update.

Implementation:

- Who? The City, SFWMD and Miami-Dade Water and Sewer Department
- How? Preparation and adoption of the Water Supply Plan Update
- When? In accordance with statutory deadlines

Policy IC-1.7: The City will coordinate with the South Florida Water Management District concerning its jurisdictional authority as necessary and support its efforts concerning the *2013*8 *Lower East Coast Water Supply Plan Update*, ACCELER8 Everglades and CERP and the Biscayne Bay Coastal Wetlands Project to protect an Outstanding Florida Water – Biscayne Bay. The City hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendments adopted ~~February 4, 2015~~ January 19, 2023, the Miami-Dade Water and Sewer Department ~~2~~10-year Water Supply Facilities Work Plan ~~(2014-2033) Support Data (November 2014)~~, the *2013*8 *Lower East Coast Water Supply Plan Update* (LEC) approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ November 8, 2018 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use Permit which was modified and approved by the SFWMD on ~~February 9, 2015~~ March 8, 2022, will now expire on ~~February 9, 2035~~ December 27, 2065.

Implementation:

- Who? The City, SFWMD and Miami-Dade Water and Sewer Department
- How? Preparation and adoption of the Water Supply Plan Update
- When? In accordance with statutory deadlines

Policy IC-1.~~6~~8: The City shall coordinate with the Miami-Dade County Public Schools through the implementation of the Public Schools Element.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? As directed in the Public Schools and Education Element
- When? Ongoing

OBJECTIVE IC-2:

Mutually review relevant plans, proposed developments, and annexation proposals with adjacent municipalities, Miami-Dade County, the South Florida Regional Planning Council, and other agencies and jurisdictions as appropriate.

Objective IC-2 Monitoring Measures:

1. Demonstrated compliance with policies IC-2.1 – IC-2.6 (ongoing participation in intergovernmental coordination efforts).

   Note: Demonstrated compliance with the policies is the only feasible monitoring measure for this Objective.

~~***Florida Chamber Foundation Pillar: Civic & Governance Systems***~~

Policy IC-2.1: The City shall coordinate its development efforts with those of adjacent municipalities, ~~the~~ Miami-Dade County, Miami-Dade County Public Schools, the South Florida Regional Planning Council, and other agencies as appropriate through such mechanisms as information exchange and staff interaction.

Implementation:

- Who? The City and other government agencies
- How? Providing and requested input in development efforts to further the achievement of local, County, and regional goals
- When? Ongoing

Policy IC-2.2: The City shall participate in the South Florida Regional Planning Council's informal mediation process for conflict resolution, if needed.

Implementation:

- Who? The City, other relevant party(ies), and South Florida Regional Planning Council (SFRPC)
- How? Requesting SFRPC mediation assistance, if needed
- When? If/as needed

Policy IC-2.3: The City shall disseminate information on land development review programs, proposed land developments, and building construction services to other affected public governments and quasi-public agencies.

Implementation:

- Who? The City
- How? The dissemination of relevant information
- When? Ongoing

Policy IC-2.4: The City shall coordinate ~~its~~ any annexation efforts with adjacent municipalities,

Miami-Dade County, the South Florida Regional Planning Council, and other affected parties, and comply with County and State annexation procedures and policies.

Implementation:

- Who? The City and other affected agencies
- How? Coordinated efforts as per County requirements
- When? Ongoing

Policy IC-2.5: The City shall coordinate with the Florida Department of State, Miami-Dade County, and the private sector in order to preserve the existing National Register properties in the City, and assist in the identification and registering of any new or additional properties.

Implementation:

- Who? The City, County, State, and private sector
- How? Identifying and designating historic sites and establishing a historic resource preservation program
- When? ~~Identify sites by 2020, establish program by 2025~~ Ongoing

Policy IC-2.6: The City shall coordinate with the Florida Department of State, Miami-Dade County, and the private sector in order to establish art in public spaces programs and cultural events.

Implementation:

- Who? The City and the business community
- How? Establishment of a Public Art and Cultural Heritage programs
- When? On an ongoing basis~~, establishment of an Art in Public Places Program by 2020~~

OBJECTIVE IC-3:
Coordinate with agencies such as Miami-Dade County Public Schools, ~~impacted~~ adjacent municipalities, Miami-Dade County, the South Florida Regional Planning Council, and other service providers to ensure that levels of service standards are met.

Objective IC-3 Monitoring Measure:

1. Achievement of adopted level of service standards.

   Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.

~~***Florida Chamber Foundation Pillar: Civic & Governance Systems***~~

Policy IC-3.1: The City shall coordinate with the South Florida Water Management District and Miami-Dade County on maintaining stormwater management systems within the ~~c~~City.

Implementation:

- Who? The City, SFWMD and Miami-Dade County ~~Water and Sewer Department~~
- How? Coordinated efforts to ensure that the City's drainage/flood protection needs are met
- When? Ongoing

Policy IC-3.2: The City shall coordinate with Miami-Dade County on the conservation, preservation, and management of environmentally-sensitive lands.

Implementation:

- Who? The City and County
- How? Coordinated resource protection efforts
- When? Ongoing

Policy IC-3.3: The City shall coordinate with the Florida Department of Transportation, South Florida Regional Planning Council, South Florida Regional Transportation Authority, and Miami-Dade County on the planning and maintenance of the transportation network, including transit services and bicycle/pedestrian facilities.

Implementation:

- Who? The City and the named agencies
- How? Coordinated transportation planning efforts
- When? Ongoing

CAPITAL IMPROVEMENTS ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Capital Improvements Element reflects its strategy for accomplishing the goals, objectives and policies contained in the other elements of this Comprehensive Plan within the short- and ~~mid~~ long-range (~~five~~ ten and ~~ten~~ twenty year) planning periods through the funding and implementation of capital projects. These projects, and their funding sources, are annually updated by the City through the budget process. The Capital Improvements Schedule that is included in this Element will therefore be updated annually to reflect current information. ~~**In 2030, t**~~**The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** It is understood that full achievement of this vision will require more funds that the City has available, and that the identification of additional funding sources will be a challenging, ongoing process.

~~The Capital Improvements Element Goal, objectives, monitoring measures, and policies are based on: the data and analysis and background reports contained in contained in Appendix A., Background Documents and Appendix B, Related Studies Links; the City's adopted budget and capital improvements schedule, and; the intensive community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)), and align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy™ (Six Pillars) Process and the six livability principles of HUD's Sustainable Communities Initiative.~~

The ~~Intergovernmental Coordination~~ Capital Improvements Element will accomplish its Goal through planning directives and activities aimed at:

- Providing **capital improvements** to **correct deficiencies** and **accommodate growth;**
- Developing **innovative strategies** to implement needed projects**;**
- Meeting **Level of Service standards** to address current conditions and future growth, and;
- **Achieving the** City's **Comprehensive Plan** through the short-, mid- and long-range planning periods.

CAPITAL IMPROVEMENTS ELEMENT

GOAL:
PROVIDE NEEDED, TIMELY AND EFFICIENT PUBLIC FACILITIES TO ALL RESIDENTS IN A MANNER THAT PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY COMPACT URBAN GROWTH.

OBJECTIVE CI-1:
Provide capital improvements to meet and correct existing deficiencies, accommodate desired future growth, replace deficient or obsolete facilities, and construct other projects as indicated in the Capital Improvements Schedule.

Objective CI-1 Monitoring Measure:

1. Achievement of level of service standards.

   Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy CI-1.1: The City shall include all projects identified in the Plan and determined to be of relatively large scale and high cost ($25,000 or greater) in the Capital Improvements Schedule and updated annually.

Implementation:
- Who? The City
- How? Annually update the Capital Improvements Schedule to include projects that meet the identified criteria
- When? ~~Annually and as per State statutory deadlines~~ Ongoing

Policy CI-1.2: The City shall, as a matter of priority, schedule and fund all capital improvement projects in the adopted Capital Improvements Schedule.

Implementation:
- Who? The City
- How? Annually update the Capital Improvements Schedule to reflect the funding status of capital projects
- When? ~~Annually and as per State statutory deadlines~~ Ongoing

Policy CI-1.3: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

1) whether the project is needed to protect public health and safety, to fulfill the municipality's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
2) whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-f ill development; and
3) whether the project represents a logical extension of facilities and services within the municipal service area.

Implementation:

- Who? The City
- How? Utilizing the above-stated guidelines in ranking capital projects
- When? ~~Annually and as per State statutory deadlines~~ Ongoing

Policy CI-1.4: In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to no greater than 25% of the property tax base.

Implementation:

- Who? The City
- How? Budgeting practices and procedures
- When? Ongoing

Policy CI-1.5: The City shall continue to adopt a 5-year capital improvement program and annual capital budget as a part of its budgeting process.

Implementation:

- Who? The City
- How? Annually adopting the five year capital improvements schedule and budget
- When? Annually and as per State statutory deadlines

Policy CI-1.6: The City shall research sources and file applications to secure public grants to finance the provision of capital improvements, and/or shall seek private funds as an alternative.

Implementation:

- Who? The City

- How? Grants writing and seeking innovative funding sources
- When? Ongoing

Policy CI-1.7: The ~~municipality~~ City shall reserve enterprise fund surpluses for major capital expenditures.

Implementation:

- Who? The City
- How? Budgeting practices and procedures
- When? Ongoing

Policy CI-1.8: The City shall amend the Comprehensive Plan if one or more of the revenue sources identified in the Five-Year Schedule of Capital Improvements is not available when needed to fund a particular project, and this will be accomplished by: modifying the level of service standard for the facility or service for which funding cannot be obtained, and/or; adjusting the schedule by removing projects which have the lowest priority, and/or; delaying projects until funding can be guaranteed, and/or; not issuing development orders that would continue to cause a deficiency based on the public facility's adopted level of service standard, and/or; transferring funding from a funded but not deficient public facility in order to fund an identified deficient pubic facility or service, and/or; requiring developments to pay the full costs of infrastructure/facilities, and/or; special taxing districts, and/or; a more intensive maintenance program to extend the life of facilities.

Implementation:

- Who? The City
- How? Annually updating the five year capital improvements schedule and budget.
- When? ~~Annually and as per State statutory deadlines~~ Ongoing.

Policy CI-1.9: When constructing capital infrastructure improvements, the City shall include an Action Plan for these improvements to provide for clear project schedules, monitoring progress, providing updates to the City Commission and the public and providing a post completion report.

Implementation:

- Who? The City
- How? Through the Action Plan
- When? Ongoing

OBJECTIVE CI-2:
Implement innovative financing policies, public-private partnerships, and multi-unit government financing to ensure that adequate infrastructure, open space and recreational areas, and civic assets are available to support development.

Objective CI-2 Monitoring Measure:

1. Demonstrated compliance with policies CI-2.1 – CI-2.4

   Note: Demonstrated compliance with the policies is the only feasible monitoring measure for this Objective.

2. Implementation status of policies CI-2.1 – CI-2.4.

~~Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership~~

Policy CI-2.1: The City ~~shall~~ may adopt special taxing districts or other mechanisms in order to assess all new developments a pro-rata share of the costs required to finance improvements and services.

Implementation:
- Who? The City
- How? Adopting special taxing districts or other mechanisms to fund needed, targeted improvements
- When? Ongoing

Policy CI-2.2: The City shall implement a program for dedications of fees-in-lieu-of proportionate to demand as a condition of plat approval for the provision of streets, parks/recreation, open space, and other services and amenities.

Implementation:
- Who? The City
- How? Development approval processes and the Land Development Regulations
- When? ~~Within one year of adoption of this Plan, and on an ongoing basis~~ Ongoing

Policy CI-2.3: The City, in its Land Development Regulations, shall implement a program for exactions, dedications, and/or fees-in-lieu-of as a condition of plat approval for the provision of streets and civic assets in accordance with the Comprehensive Plan.

Implementation:

- Who? The City
- How? Development approval processes and the Land Development Regulations
- When~~? Within one year of adoption of this Plan, and on an ongoing basis~~ Ongoing

Policy CI-2.4: In order to achieve the Level of Service standards for recreation and open space, the City shall include a mandatory recreation land dedication, regulation or fee-in-lieu-thereof in its Land Development Regulations.

Implementation:

- Who? The City
- How? Development approval processes and the Land Development Regulations
- When? ~~Within one year of adoption of this Plan, and on an ongoing basis~~ Ongoing

OBJECTIVE CI-3:
Establish new or modify existing development review procedures to ensure that existing deficiencies will be corrected, and to coordinate improvements so that adequate facility capacities will be available to meet future needs and achieve economic development and redevelopment goals.

Objective CI-3 Monitoring Measures:

1. Achievement of level of service standards.

   Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.

~~***Florida Chamber Foundation Pillar: Infrastructure and Growth Leadership***~~

Policy CI-3.1: The City shall utilize the following level of service standards as the basis for determining facility capacity and the demand generated by development.

FACILITY	LEVEL OF SERVICE STANDARDS
Sanitary Sewer Facilities ~~Residential Flows Commercial / Industrial~~	The ~~system shall maintain the~~ wastewater treatment plants shall operate with a physical capacity of no less than ~~to collect and dispose of 102 percent of~~ the average daily influent sewage flow for the ~~system demand for the~~ preceding ~~five years~~ 12 months. Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.

<table>
<tr><td></td><td>
The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.

~~All treatment plants shall maintain the capacity to treat no less than the average daily sewage flow.~~

~~Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.~~

The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.
</td></tr>
<tr><td>Fire Flow</td><td>
Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

~~Land Use~~
~~Gallons Per Minute Low Medium Density~~

~~Residential 750~~
~~Moderate Density Residential 1,500~~
~~Hospitals/Schools 2,000~~
~~Commercial/Industrial 3,000~~

<table>
<tr><th>Land Use:</th><th>Min. Fire Flow (gpm) ~~Gallons Per Minute~~</th></tr>
<tr><td>Single Family Residential Estate</td><td>~~750~~ 500</td></tr>
<tr><td>Single Family and Duplex; Residential on minimum lots of 7,500 sf</td><td>750</td></tr>
<tr><td>Multi-Family Residential (Low Medium Density), Semiprofessional Offices</td><td>1,500</td></tr>
<tr><td>Multi-Family Residential (Medium and High Density)</td><td>2,000</td></tr>
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	Hospitals, Schools, Business and Industry: ~~2~~3,000 ~~Commercial/Industrial: 3,000~~
Solid Waste Facilities ~~Residential~~ ~~Commercial/Industrial~~	~~Solid waste disposal facilities shall collectively maintain a minimum of five years capacity to be available at the generation rate of 7 pounds per capita per day.~~ Maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system for a minimum of five (5) years.
Drainage Facilities	1 in 10 year storm event; one day storm event. Retention of first inch of water at farthest point from drainage system. Structures at or above the minimum flood elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County. ~~Public works Manual, Chapter 28, Dade County Code, as amended~~.
Potable Water ~~Residential~~ ~~Commercial/Industrial~~ ~~Miami-Dade Community~~	~~Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.~~ ~~The system shall maintain the capacity to produce and deliver 155~~ 120.26 ~~gallons per capita per day.~~ ~~Minimum fifteen percent of average day demand~~
~~Storage Capacity~~	Regional treatment. System shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. User LOS. Maintain capacity to produce and deliver ~~126.82~~ 120.26 gallons per capita per day systemwide. Water Quality. Shall meet all county, state and federal primary potable water standards. Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand

Traffic	State Roadways and Collectors - LOS "D" All other roads – LOS E
Recreation and Open Space	At least 1.8 acres of park space per every 1,000 persons At least one (1) acre of recreation and open space within a ~~five minute walking radius~~ (~~1/4~~ 1/2 mile) of all residential and mixed use areas in the City.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy CI-3.2: The ~~municipality~~ City shall ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Implementation:

- Who? The City
- How? The Concurrency Management System in the Land Development Regulations
- When? ~~Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis~~ Ongoing

Policy CI-3.3: Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed actions:

1) contribute to a condition of public facility deficiencies with reference to hazards as in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element;
2) exacerbate to an unacceptable level an existing facility deficit as described in the Transportation Element, Infrastructure Element, and Recreation and Open Space Element;
3) generate public facility demands that may not be accommodated by capacity increases planned in the Capital Improvements Schedule concurrent with development;
4) conform with the Future Land Use Plan Map, and topographic and soil conditions;
5) accommodate public facility demands based upon adopted LOS standards, if public

facilities are developer-provided;

6) demonstrate financial feasibility, subject to this Element if public facilities are provided, in part or whole, by the City; and;
7) affect State agencies' and the South Florida Water Management District's facilities plans.

Implementation:

- Who? The City
- How? Evaluation of development requests and proposed amendments to ensure that levels of service will be met
- When? Ongoing

Policy CI-3.4: The City shall use fiscal policies to direct expenditures for capital improvements in accordance with the Comprehensive Plan and its adopted goals, objectives, and policies.

Implementation:

- Who? The City
- How? Budgeting practices and procedures
- When? Ongoing

Policy CI-3.5: The City shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public schools (Public Schools and Education Element Objective PS-2 and policies hereunder).

Implementation:

- Who? The City
- How? The Concurrency Management System
- When? Ongoing

Policy CI-3.6: Miami-Dade County Public Schools 5-Year District Facilities Work Program is incorporated by reference into the City's Capital Improvement Plan, as applicable. The City shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the short- and long-term planning horizons, and to ensure that the adopted level of service standard will continue to be achieved and maintained. The City, through its updates of the Capital Improvements Element and Program, shall incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City of Opa-Locka and Miami-Dade County Public Schools shall coordinate their planning efforts prior to and during the City's Comprehensive Plan amendment process, and during updates to the Miami-Dade County Public

Schools Facilities Work Program. The Miami-Dade County Public Schools Facilities Work Program shall be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination and the Concurrency Management System
- When? Ongoing

PROPERTY RIGHTS ELEMENT (DRAFT)

EXECUTIVE SUMMARY

The City of Opa-locka's Property Rights Element reflects its strategy to consider property owners' rights in all decision-making. **~~In 2030, t~~The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** Ensuring that a property owner has the right to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

PROPERTY RIGHTS ELEMENT

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

OBJECTIVE PR-1:
Apply rules, ordinances, and regulations with sensitivity for judicially acknowledged and constitutionally protected private property rights.

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

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

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

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



CITY OF OPA-LOCKA PLANNING AND COMMUNITY DEVELOPMENT

PREPARED BY: Calvin, Giordano & Associates and Ebenbach Consulting

Comprehensive Plan Update (2035/2045)

Planning Zoning and Appeals Board

November 14, 2023



CITY OF OPA-LOCKA FLORIDA

The city of bright opportunities

@opalockafl

EBENBACH CONSULTING LLC

85 YEARS

PROJECT UPDATE!

Where We're At Today and What We've Done!

Meetings

- Staff Kickoff – 12/07/22
- Kickoff – City Commission – 01/11/23
- PZAB Workshop – 03/07/23
- Interviews with City Commission, Boards and City Staff
- Property rights element was approved at 1st Reading by Commission
- Research and Analysis
- Draft Comprehensive Development Master Plan (Update)
- Commission Workshop – 10/25/23

Comprehensive Plan Review Process

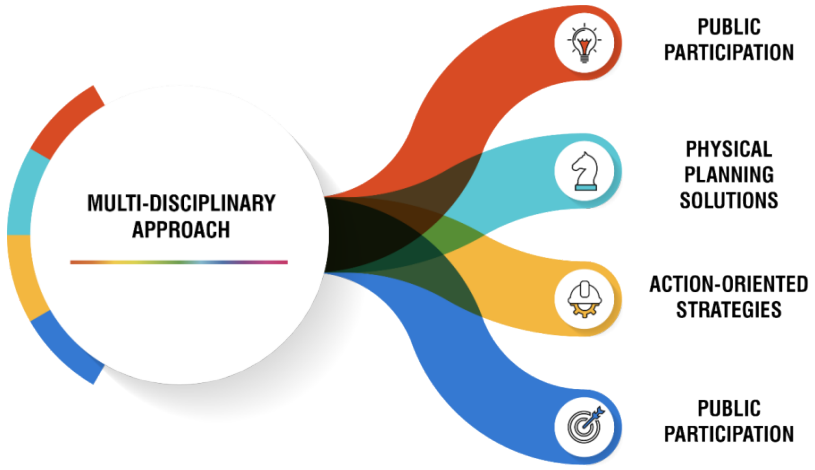
We identified some of the challenges and opportunities the City of Opa-Locka faces based on Commission, HEPB, PZAB, CRA, Ten North Group, Community and Staff Input.

The updated plan addresses changes such as:

- Sustainability and Resiliency
- Housing
- Water Supply Planning
- Infrastructure
- Economic Development and Redevelopment
- Property Rights
- Current and Future Growth
- Florida Statute Changes

Comprehensive Plan Review Process

TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	TASK 7	TASK 8
Public Kick-Off and Review of Existing Plan	Data Collection and Assessment Report	Review of Existing Plans	Community Visioning Process	Assessment of Future Demands and Opportunities	Goals, Objectives and Policies Development	Comprehensive Plan Update (Draft)	Comprehensive Plan Update (Final Draft)



PROPOSED CHANGES TO THE OPA-LOCKA COMREHENSIVE DEVELOPMENT MASTER PLAN (UPDATE)

FUTURE LAND USE ELEMENT

- Created new land use designations to match Proposed Future Land Use Map: Low-Moderate and split up Civic into Civic, Airport, Parks, Utilities and Water
- Changed Planning Horizons to 2035/2045 to meet Florida Statute requirements
- More focus on retail, neighborhood uses and the public realm
- Enhancing, beautifying downtown
- Strengthen developer requirements and incentives for public benefits
- Enhanced code enforcement strategies
- Starting to touch on Housing, Historic Resources, Climate Resiliency
- Recreated maps

REDEVELOPMENT AND ECONOMIC DEVELOPMENT ELEMENT

- Reference the 2021 Downtown Master Plan and create policies
- Reference Opportunity Zones and other county, state and federal programs
- Reference Brownfield redevelopment
- Reference Moorish Design Guidelines for new development
- Add policies to:
  - Minimize commercial displacement due to gentrification or redevelopment
  - Assist in searching for alternative commercial sites with private sector, providing relocation assistance

TRANSPORTATION ELEMENT

- Add policies to:
  - Provide regular resurfacing and restriping of roads where needed, and coordinate the improvement of sidewalks, lighting, street furnishings
  - Ensure that all public streets are kept openly connected and free of barricades
  - Upgrade of bicycle and pedestrian facilities – Complete Streets
  - Increasingly safe and accessible circulation options – Micro-mobility
  - Promote innovative, flexible, and efficient parking solutions
  - Coordinate with Downtown Redevelopment, TODs
  - Transition to municipal electric vehicles
- Recreate Transportation Map Series

HOUSING ELEMENT

- Add policies to:
  - Minimize displacement due to gentrification and providing relocation assistance to displaced households/resident retention through first options
  - Provide for various housing types and group homes at appropriate locations
  - Positively address the social determinants of health in housing and neighborhood design;
  - Protect historically, culturally and architecturally significant housing, and;
  - Increase the energy efficiency of housing units and reduce carbon emissions in new development or redevelopment.
  - Examine and consider adopting an inclusionary zoning ordinance, mandating integration of affordable and/or workforce housing units in proposed development
  - Increase affordable housing opportunities for cost-burdened families
  - Prioritize investments in infrastructure that mitigate chronic flooding in residential neighborhoods
  - Ensure Ten North Group, public/private partnerships, joint ventures and City Departments have capacity to address housing needs

INFRASTRUCTURE AND AQUIFER RECHARGE ELEMENT

- Updated several of the Levels of Service (LOS) to be in line with service provider – Miami-Dade County (Sewer, Water, Fire Flow, Solid Waste) and amend Parks LOS

CONSERVATION ELEMENT

- Add policies to:
  - Add native tree canopy and landscaping in public areas and streets
  - Continue to upgrade all aged City water pipes as needed to minimize system water losses
  - Continue to implement stormwater drainage improvement projects and inspect existing systems
  - Facilitate the conversion of septic tanks to sanitary sewer
  - Promote the remediation and redevelopment of identified brownfields sites
  - Promote green building standards
  - Address energy conservation and continue to advance flooding mitigation efforts
  - Strengthen vegetative buffer specifications
  - Preserve Lake Ingram
  - Provide for electric vehicle charging infrastructure incentives

RECREATION AND OPEN SPACE ELEMENT

- Revisited the Level of Service Standard for Parks changed from ¼ to ½ mile of residential areas
- Added policies to:
  - Promote use of bonus development incentives for additional park space dedication
  - Increase the inventory and distribution of park grounds and facilities, including new pocket parks, throughout the City, prioritizing residential areas where park space is lacking
  - Protect green resources through maintenance
  - Add more programming that serves all age groups
- Added Glorieta, Butterfly Garden and Coachman Gardens Parks to the Parks Map

PUBLIC SCHOOLS AND EDUCATION ELEMENT

- Add policies to:
  - Partner with Universities
  - Promote environmental education and understanding of resilience principles in grades K-12.

- Update Schools Map Series

INTERGOVERNMENTAL COORDINATION ELEMENT

- Added agencies that the City coordinates with: Miami-Dade County, South Florida Water Management District

CAPITAL IMPROVEMENTS ELEMENT

- Add policy to:
  - Require that when constructing capital infrastructure improvements, the City shall include an Action Plan to provide clear project schedules, monitor progress, provide regular updates and provide a post completion report

- Cleaned up Level of Service table to match standards of service providers (Water, Sewer)

PROPERTY RIGHTS ELEMENT

- Create new element to comply with Florida Statutes
- Add Goal, Objective and Policies series to ensure that a property owner maintains the right to use, maintain, develop, and improve his or her property

Next Steps

- City Commission will review at First Reading – December 2023
- If approved the amended Comprehensive Plan will be submitted to State and other agencies for review (60 Day Review Period)
- City Commission will review the Plan again at Adoption Hearing – March/April 2024

THANK YOU!

Contact Information:

Gregory Gay, Director
Planning & Community Development Department
City of Opa-locka
GGay2@opalockafl.gov

Alex A. David, AICP, Project Manager, Calvin, Giordano & Assoc.
Adavid@CGASolutions.com

Karla Ebenbach, AICP, LEED, Ebenbach Consulting
Project Subconsultant
Karla@Ebenbach.com

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

EBENBACH CONSULTING LLC

Sponsored by: City Manager

ORDINANCE NO. 23-XXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 7.58 ACRE PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY FROM RESIDENTIAL (R-TH) ALSO LOCATED IN THE MIXED USE OVERLAY CORRIDOR, DESIGNATION TO AN INDUSTRIAL LAND USE DESIGNATION : PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Castle Opa, LLC intends to construct two commercial buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the applicant, Castle Opa, LLC has submitted a request for comprehensive plan amendment, small scale review to change the Future Land Use Map on approximately 7.58 acres of land located at 1700 Service Road as required by Section 22-51 of the Land Development Regulations, said lands being more particularly described in the attached Exhibit "A"; and

WHEREAS, the Local Planning Agency for the City of Opa-Locka has reviewed the application of Castle Opa, LLC, at a duly noticed public hearing held on _____, 2023, and the Planning & Zoning Board, siting as the Local Planning Agency has made a recommendation to approve the amendment to the City's Comprehensive Plan Future Land Use Map to change the designation from Residential ((R-TH) to Industrial (I-1); and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on December 5, 2023 and recommended approval / denial of this request for comprehensive plan amendment, small scale to change the Future Land Use designation from Residential(R) to Industrial(I); and

WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 1643.3184, of the Florida Statutes, the City has determined that it is necessary and desirable to amend the City's Comprehensive Plan Future Land Use Map so that the

property for comprehensive planning purposes is changed from the Opa-Locka Residential (R-TH) designation to the Industrial (I-1) future land use category as shown on the attached Exhibit "B"Attached hereto; and

WHEREAS, the City of Opa-Locka has considered the amendment to the Future Land Use Map for the property located at 1700 Service Road, City of Opa-Locka, Florida and made a determination that amending the City's Comprehensive Plan Future Land Use Map is appropriate; the amendment will promote , protect and improve the general health, safety, appearance and general welfare of the public, and will help accomplish the goals and objectives of the City's Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION FOR 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. HEARINGS.
Recommendation. The Planning & Zoning Board of the City of Opa-Locka, Florida considered the request of Castle Opa, LLC, and held a public hearing on the matter on _____, of 2023, and made a recommendation to amend the Future Land Use Plan Map, on approximately 7.58 acres of land located at 1700 Service Road identified by folios 08-2122-005-2170, changing the land use designation from Residential in the R-TH Zoning District to Industrial (I-1).

SECTION 3.CITY COMMISSION.
The City Commission for the City of Opa-Locka has determined that the Comprehensive Plan designation of Industrial (I-1) as shown in the proposed City Comprehensive Plan Future Land Use Map attached hereto as Exhibit "B", is the most appropriate comprehensive plan designation for the affected property and that such comprehensive plan designation will promote, protect and improve the general health, safety, appearance, convenience and general welfare of the public and will help accomplish the goals and objectives of the City's Comprehensive Plan.

SECTION 4. EFFECTIVE DATE.
This Ordinance shall become effective in accordance with Florida Statutes.

SECTION 5. SCRIVENER'S ERRORS.

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

PASSED First Reading on this _____ day of December 2023.

PASSED AND ADOPTED on Second Reading this _____ day of _____, 2024.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Commissioner Williams

Commissioner Kelley

Commissioner Bass

Vice Mayor Ervin

Mayor Taylor

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

TOTAL FEES: $_____New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 4, 2022	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: Castle Opa LLC

PROPERTY OWNER'S ADDRESS: 11900 Biscayne Blvd., Ste 262, North Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Hope W. Calhoun, Esq.

APPLICANT'S ADDRESS: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-405-3324 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

TAX FOLIO NUMBER: 08-2122-005-2170 PRESENT ZONING: R-TH (Residential Townhouse District)

LEGAL DESCRIPTION: 22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346 FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3

Please check specific request:

___Tentative Plat
___Final Plat
x Comprehensive Plan Amendment: x 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:
Change from Townhouse to Industrial

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

DocuSign Envelope ID: 0CD6A722-7B14-4341-8BA8-2065FB7FE139

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 (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)

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; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original 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, ELLIOT STONE/Castle Opa LLC, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

DocuSigned by:
E W S
Signature

10/4/2023
Date

Sworn to and subscribed before me:

This 4 day of October 2023

M J Stig
Notary Public

My commission expires _____

NOTARY PUBLIC STATE OF FLORIDA
MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded Thru Budget Notary Services

Attach copy of identification

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

DocuSign Envelope ID: 0CD6A722-7B14-4341-8BA8-2065FB7FE139

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:

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

I ELLIOT STONE | Castle Opa LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

1700 Service Rd OPA LOCKA, FL 33054
Folio # 08-2122-005-2170
MAGNOLIA GDNS CONSOL PB 50-5 PT of BLKS 346 & 347
BEG AT NW CORNER OF BLK 346 S 559.46FT SELY ALG S/L BLK 346

I do give to Hope Calhoun & Nathanael Cohen + Robert Holland 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 Hope Calhoun / Nathanael Cohen + Robert Holland 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

10/4/2023
Date

Sworn to and subscribed before me:

This 4 day of October, 2023

Notary Public

My commission expires:

MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded Thru Budget Notary Services

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: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
MAGNOLIA GDNS CONSOL PB 50-5
PT OF BLKS 346 &
347-BEG AT NW COR OF BLK 346
S559.46FT SELY ALG S/L BLK 346
FOR 152.25FTNELY 399.88FTN
640.43FTNWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Juan Ramirez PHONE: (954)240-5470

ADDRESS (If different): 1800 Service Rd

Juan Ramirez
Signature

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: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.68 AC
MAGNOLIA GDNS CONSOL PB 50-5
PT OF BLKS 346 &
347-BEG AT NW COR OF BLK 346
S559.46FT SELY ALG S/L BLK 346
FOR 152.25FT NELY 399.88FT N
640.43FT NWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20984-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Russell Ryals PHONE: 305-986376(

ADDRESS (If different): 1841 Rutland Street

Russell Ryals
Signature

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

Detail by Entity Name

Florida Limited Liability Company
CASTLE OPA LLC

Filing Information

Document Number	L17000091713
FEI/EIN Number	82-1314204
Date Filed	04/25/2017
State	FL
Status	ACTIVE

Principal Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Mailing Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Registered Agent Name & Address

DENBERG, MICHAEL B
200 EAST LAS OLAS BLVD
SUITE 1000
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

STONE, ELLIOT
11900 BISCAYNE BLVD SUITE 262
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2021	03/02/2021
2022	03/15/2022
2023	03/21/2023

Document Images

03/21/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
03/02/2021 -- ANNUAL REPORT	View image in PDF format

03/02/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
03/01/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
David F. Milledge
Jeffrey Schneider
Sara Thompson

1700 Service Road
Future Land Use Amendment Narrative
October 10, 2023

1700 Service Holdings, LLC ("Applicant") is proposing to develop two buildings on the +/ - 7.58 acre parcel located at 1700 Service Road ("Property"), owned by Castle Opa, LLC ("Owner"). The Property is generally located at the southeast corner of Service Road and NW 18th Avenue in the City of Opa-locka, Florida ("City"). Currently, the Property's zoning designation is Residential Townhouse, R-TH, and the future land use designation is Low-Moderate Density Residential. Additionally, the Property is located within the Corridor Mixed Use Overlay. At this time, Applicant is seeking to redevelop the Property with a showroom and storage with ancillary office/retail space ("Project"). In order to develop the Property as proposed, Applicant is seeking a Future Land Use Map Amendment to change the Property's land use designation to Industrial. In conjunction with the Future Land Use Map Amendment, Applicant is additionally requesting site plan approval and a rezoning to I-1.

Currently, the Property is vacant. Should Applicant's Future Land Use Map Amendment request be approved, the Applicant intends to redevelop the parcel and construct two showrooms consisting of one (1) +/- 61,381 square foot building and one (1) +/- 60,608 square foot building. Included within these commercial buildings will be storage and office or retail space that will complement the proposed showroom use. The Project is located in an ideal location that allows the Project to emphasize the intent of the Corridor Mixed Use Overlay District ("CMU District") by creating a mix of commercial and residential uses that is walkable and located in close proximity to local transit stops. By approving the Future Land Use Map Amendment so that the Applicant may provide the proposed use, the residents located south of State Road 9 will no longer need to cross a major roadway. They simply will need to walk or bike from their homes in order to get to the proposed showroom.

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
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FOR 152.25FTNELY 399.88FTN
640.43FTNWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Russell Ryals PHONE: 305-986371(

ADDRESS (If different): 1841 Rutland Street

Russell Ryals
Signature

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: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
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S559.46FT SELY ALG S/L BLK 346
FOR 152.25FTNELY 399.88FT IN
640.43FTNWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Juan Ramirez PHONE: (954)240-5470

ADDRESS (If different): 1800 Service Rd

Juan Ramirez
Signature

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

Folio	Property Owner Name	Property Address	Property City	Property Zip Code	Mailing Address	Mailing City and State	Mailing Zip Code	Legal Description
08-2122-000-0040	STATE OF FLORIDA	Not Available	Opa-locka	33054-3643	605 SUWANNEE ST	TALLAHASSEE, FL	32399	22 52 41 13.80 AC M/L 100FT S A L R/W ACROSS SEC DESC BEG 2656.19FTS OF NW COR OF SEC 22 FOR POB TH N 60 DEG E 2981.88FT S 02 DEG E 111.90FT S 60 DEG W 1706.46FT SELY AD 433.15FT N 29 DEG W 40.10FT S 60 DEG W 844.77FT N 02 DEG W 111.90FT TO POB & BEG NE COR OF SEC 22 TH S 02 DEG E 40.19FT SWLY AD 336.77FT S 60 DEG W 2656.73 FT N 02 DEG W 111.90FT N 60 DEG E 2606.53FT NELY AD 245.65FT N 87 DEG E 121.99FT TO POB
08-2122-000-0300	FAY PLASNIE CORP TRS	Not Available	Opa-locka	33054-0000	610 NE 183 ST # 207	MIAMI, FL	33169	22 52 41 .14 AC NE50FT OF SW100FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W AKA L2 BLK 1 UNREC LOT SIZE 50.000 X 140 COC 24052-1387 11 2005 1

08-2122-000-0310	PALMETTO HOMES URBAN	Not Available	Opa-locka	33054-0000	4952 NW 7 AVE	MIAMI, FL	33127	22 52 41 .14 AC NE50FT OF SW150FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W LOT SIZE 50.000 X 140 COC 25548-2003 02 2007 1
08-2122-000-0320	LOU INVESTMENT GROUP CORP	1756 ALI BABA AVE	Opa-locka	33054-2834	1765 ALIBABA AVE 3	OPA LOCKA, FL	33054	22 52 41 .14 AC NE50FT OF SW200FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W LOT SIZE 50.000 X 140 COC 24663-0111 04 2006 1
08-2122-000-0330	TRUE SPIRIT OF CHRIST OUR	1752 ALI BABA AVE	Opa-locka	33054-2834	PO BOX 541676	OPA LOCKA, FL	33054	22 52 41 .286 AC M/L BEG 200FTNELY OF NE COR OF LOT 4 BLK 14 OF PB 40-80 CONT NELY50FT SELY125FT SWLY50FT NWLY125FT TO POB & NE 50FT OF SW 300FT OF N/2 OF NE1/4 OF NE1/4 BET ALI BABA AVE & SAF R/W AKA LOT 6 BLK 1 MAGNOLIA 3RD ADD U/R LOT SIZE 12500 SQ FT M/L

08-2122-000-0340	ACRE TRUST	1742 ALI BABA AVE	Opa-locka	33054-2834	20533 BISCAYNE BLVD #4118	AVENTURA, FL	33180	22 52 41 NE50FT OF SW350FT OF N1/2 OF NE 1/4 OF NE1/4 BET ALI BABA AVE & SAF R/W AKA LOT 7 BLK 1 MAGNOLIA 3RD ADD U/R LOT SIZE 50.000 X 140 OR 20315-3975 0302 1
08-2122-000-0350	NEIGHBORHOOD HOUSING LLC	1736 ALI BABA AVE	Opa-locka	33054-2834	490 OPA LOCKA BLVD #20	OPA LOCKA, FL	33054	22 52 41 .14 AC NE50FT OF SW400FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W A/K/A LOT 8 BLK 1 MAGNOLIA SUB 3RD ADD UR LOT SIZE 50 X 140 COC 25589-4886 04 2007 3
08-2122-000-0360	SONLIGHT MISSIONARY BAPT CH	1732 ALI BABA AVE	Opa-locka	33054-2834	1732 ALI BABA AVE	OPA LOCKA, FL	33054-2834	22 52 41 .14 AC NE50FT OF SW450FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W LOT SIZE 50.000 X 140 OR 12745-3181 1285 4
08-2122-000-0370	SONLIGHT MISSIONARY BAPT CH	Not Available	Opa-locka	33054-0000	1732 ALI BABA AVE	OPA LOCKA, FL	33054-2834	22 52 41 .14 AC NE50FT OF SW500FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W LOT SIZE 50.000 X 140 OR 12812-2574 0386 6

08-2122-000-0380	MIAMI DADE COUNTY	1782 NW 151 ST	Opa-locka	33054-2877	111 NW 1ST ST STE 2460	MIAMI, FL	33128	22 52 41 .13 AC BEG AT X S/L NW 151 ST & S/L ALI BABA AV E43.724FT M/L SE105.162FT M/L SW50FT NW125FT NE11.035FT M/L TO POB LOT SIZE IRREGULAR OR 16521-3357 0994 4
08-2122-000-0390	A & T TRADERS INC	Not Available	Opa-locka	33054-0000	17501 NW 54 AVE	MIAMI, FL	33055-3518	22 52 41 .10 AC BEG 43.724FT M/L E OF X S/L NW 151 ST & S/L ALIBABA, SE105.162FT M/L NE50FT NW79.706FT M/L W56.107 FT TO POB LOT SIZE 4356 SQUARE FEET OR 16599-0468 1194 5
08-2122-000-0400	A & T TRADERS INC	1710 NW 151 ST	Opa-locka	33054-2877	14085 NW 27 AVE	MIAMI, FL	33054-3654	22 52 41 .109 AC M/L BEG NE COR LOT 4 BLK 14 PB 40-80 TH NELY511.035FT E99.83FT TO POB TH E106.897FT S32.7FT SWLY80.44 FT ALG NW R/W/L SAL RR TH NW 79.706FT TO POB LOT SIZE 4731 SQ FT OR 16599-0467 1194 1
08-2122-000-0401	CITY OF OPA LOCKA	Not Available	Opa-locka	33054-0000	777 SHARAZAD BLVD	OPA LOCKA, FL	33054-3521	22 52 41 .021 AC M/L BEG NE COR LOT 4 BLK 14 PB 40-80 NELY 511.03FT E206.73FT TO POB TH E57FT SWLY 65.72FT N32.7FT TO POB LOT SIZE 932 SQ FT OR 9331-206

08-2122-005-2161	M & N PROPERTY INVESTMENT INC	Not Available	Opa-locka	33054-0000	14566 NW 22 AVE	OPA LOCKA, FL	33054-3715	MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLK 345 DESC - BEG 559.46FTS OF NW COR BLK 346 TH S111.89FT NELY165.94FT TO X S/L BLK 346 NWLY152.25FT TO POB LOT SIZE 8280 SQUARE FEET OR 18373-4593/18412-3956 1098 2
08-2122-005-2170	CASTLE OPA LLC	1700 SERVICE RD	Opa-locka	33054-3750	11900 BISCAYNE BLVD STE 262	NORTH MIAMI, FL	33181	22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346 FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3
08-2122-005-2180	CITY OF OPA LOCKA	2100 N BURLINGTON ST	Opa-locka	33054-0000	777 SHARAZAD BLVD	OPA LOCKA, FL	33054-3521	22 52 41 25.595 AC M/L MAGNOLIA GDNS CONSOL PB 50-5 THAT PT OF BLKS 345 TO 349 INC PER DB 3974-276 & OR 11494-940 & 937 & TR A LESS THAT PORT AS PER DB 280-591 BLKS 357 & 358 OF PB 49-71 A/K/A PARK & REC & SENIOR CITIZEN CENTER

08-2122-006-0140	DENISE H SWASEY LE	1880 SERVICE RD	Opa-locka	33054-3751	3520 NW 213 ST	MIAMI GARDENS, FL	33056	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 14 BLK 337 LOT SIZE 50.000 X 100 OR 16509-2428 0794 5 COC 26347-0200 26538-0431 0408 3
08-2122-006-0150	YVETTE WALKER	1870 SERVICE RD	Opa-locka	33054-3751	1870 SERVICE RD	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 15 BLK 337 LOT SIZE 50.000 X 100 OR 18457-3046 0199 4
08-2122-006-0160	RETEVEA BAIN	1860 SERVICE RD	Opa-locka	33054-3751	1860 SERVICE RD	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 16 BLK 337 LOT SIZE 50.000 X 100 OR 13491-3713 1187 4 COC 23142-3269 03 2005 4
08-2122-006-0170	YOSVANI ORBIZ	1850 SERVICE RD	Opa-locka	33054-3751	1850 SERVICE RD	OPA-LOCKA, FL	33054	22 52 41 PB 49-54 MAGNOLIA GDNS CONSOLIDATED LOT 17 BLK 337 LOT SIZE 50.000 X 100 OR 21948-1006 12 2003 1 COC 25582-1091 04 2007 1
08-2122-006-0180	ESTATE OF FLETA MOSLEY	1840 SERVICE RD	Opa-locka	33054-3751	1840 SERVICE RD	OPA LOCKA, FL	33054-0000	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 18 BLK 337 LOT SIZE 50.000 X 100 OR 11506-465 0782 4
08-2122-006-0190	ROSA MAE JAMES	1830 SERVICE RD	Opa-locka	33054-3751	1830 STATE RD SERVICE ST	OPA LOCKA, FL	33054-0000	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 19 BLK 337 LOT SIZE 50.000 X 100 OR 11543-1061 0582 5

08-2122-006-0200	YAJAIRA FLORENCIA CASTRO	1820 SERVICE RD	Opa-locka	33054-3751	1820 SERVICE RD	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 20 BLK 337 LOT SIZE 50.000 X 100
08-2122-006-0210	JUAN RAMIREZ	1810 SERVICE RD	Opa-locka	33054-3751	17910 NW 84 AVE	HIALEAH, FL	33015	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 21 BLK 337 LOT SIZE 50.000 X 100 COC 26368-1299 11 2007 5
08-2122-006-0220	JUAN RAMIREZ	1800 SERVICE RD	Opa-locka	33054-3751	17910 NW 84 AVE	HIALEAH, FL	33015	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 22 BLK 337 LOT SIZE 58.820 X 100 COC 24865-0801 08 2006 1
08-2122-006-0230	ANGELINA PORTER	1801 RUTLAND ST	Opa-locka	33054-3738	21046 NE 5TH CT	MIAMI, FL	33179-1820	MAGNOLIA GARDENS CONSOILIDATED PB 49-54 LOT 23 BLK 337 LOT SIZE 41.560 X 100 OR 18018-0666/0667 0198 4
08-2122-006-0240	DERAK THOMPKINS	1811 RUTLAND ST	Opa-locka	33054-3738	1811 RUTLAND STREET	OPA LOCKA, FL	33054-3738	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 24 BLK 337 LOT SIZE 50.000 X 100 OR 20056-4884 1101 1
08-2122-006-0250	MOHAMED ESHIBA	1821 RUTLAND ST	Opa-locka	33054-3738	6820 RUE VERSAILLES DR	MIAMI BEACH, FL	33141	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 25 BLK 337 LOT SIZE 50.000 X 100 OR 18577-0940 0499 1

08-2122-006-0260	DANIELLA MULLER JTRS	1831 RUTLAND ST	Opa-locka	33054-3738	1225 NW 124 STREET	MIAMI, FL	33167	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 26 BLK 337 LOT SIZE 50.000 X 100 OR 16411-3221 0594 1
08-2122-006-0270	RUSSELL RYALS JR	1841 RUTLAND ST	Opa-locka	33054-3738	1841 RUTLAND ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 27 BLK 337 LOT SIZE 50.000 X 100 OR 21208-3688 03/2003 4
08-2122-006-0280	CEOLA WALKER EST OF	1851 RUTLAND ST	Opa-locka	33054-3738	1851 RUTALAND ST	OPA LOCKA, FL	33054-3738	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 28 BLK 337 LOT SIZE 50.000 X 100 OR 19869-1421 0801 5
08-2122-006-0290	ISIS PEREZ	1861 RUTLAND ST	Opa-locka	33054-3738	1861 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 29 BLK 337 LOT SIZE 50.000 X 100 OR 20623-3128 0802 1 COC 25078-1738 10 2006 3
08-2122-006-0300	ROLLICE CLARKE	1871 RUTLAND ST	Opa-locka	33054-3738	1871 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 30 BLK 337 LOT SIZE 50.000 X 100
08-2122-006-0310	HENRY TAMAYO	1881 RUTLAND ST	Opa-locka	33054-3738	1881 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 31 BLK 337 LOT SIZE 50.000 X 100 COC 23281-3132 04 2005 4 PROBATE 16465 CA 24 20050306

08-2122-006-0580	GUDELIA VASALLO RODRIGUEZ	1880 RUTLAND ST	Opa-locka	33054-3739	1880 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 14 BLK 338 LOT SIZE 50.000 X 100 OR 18348-1605 1297 1 COC 23760-1110 07 2005 4
08-2122-006-0590	ANTONIO GREGORIO VASALLO	1870 RUTLAND ST	Opa-locka	33054-3739	2901 WEST 16 AVE	HIALEAH, FL	33012	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 15 BLK 338 LOT SIZE 50.000 X 100 OR 9960 939 0278 4 COC 23074-2989 01 2005 1
08-2122-006-0600	SERGE A PAUL	1860 RUTLAND ST	Opa-locka	33054-3739	1860 RUTLAND ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 16 BLK 338 LOT SIZE 50.000 X 100 OR 12701-1546 1185 4
08-2122-006-0610	EROS CASTRO	1850 RUTLAND ST	Opa-locka	33054-3739	1850 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 17 BLK 338 LOT SIZE 50.000 X 100 OR 21243-2871 042003 4 COC 23207-3814 03 2005 1
08-2122-006-0620	BUFI & SALE LLC	1840 RUTLAND ST	Opa-locka	33054-3739	20515 E COUNTRY CLUB DR	AVENTURA, FL	33180	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 18 BLK 338 LOT SIZE 50.000 X 100 OR 18877-1301/23141-2890 0999 4
08-2122-006-0630	SUSAN SIMMONDS	1830 RUTLAND ST	Opa-locka	33054-3739	1830 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 19 BLK 338 LOT SIZE 50.000 X 100

08-2122-006-0640	INNOVA ASSET HOLDINGS LLC	1820 RUTLAND ST	Opa-locka	33054-3739	PO BOX 310686	MIAMI, FL	33231	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 20 BLK 338 LOT SIZE 50.000 X 100 OR 17913-0589 1297 1
08-2122-006-0650	MARCUS J BRAXTON	1810 RUTLAND ST	Opa-locka	33054-3739	7900 NW 3 ST APT 14-201	PEMBROKE PINES, FL	33024	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 21 BLK 338 LOT SIZE 50.000 X 100 OR 17892-242- 1297 1 COC 25880-4081 08 2007 5
08-2122-006-0660	SHANEKA DENISE REYNOLDS	1800 RUTLAND ST	Opa-locka	33054-3739	PO BOX 292923	DAVIE, FL	33329	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 22 BLK 338 LOT SIZE 58.820 X 100 OR 20050-3433 1101 1
08-2122-006-0670	GLOBALI LLC	1801 WILMINGTON ST	Opa-locka	33054-3760	200 178 DR #305	SUNNY ISLES BEACH, FL	33160	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 23 BLK 338 LOT SIZE 41.560 X 100 OR 21226-4415 042003 3 COC 22926-3071 12 2004 4
08-2122-006-0680	AGL PROP INC	1811 WILMINGTON ST	Opa-locka	33054-3760	13499 BISCAYNE BLVD #TS2	MIAMI, FL	33181	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 24 BLK 338 LOT SIZE 50.000 X 100 OR 19874-1053 0801 1
08-2122-006-0690	LINDA PHILLIPS	1821 WILMINGTON ST	Opa-locka	33054-3760	1821 WILMINGTON ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 25 BLK 338 LOT SIZE 50.000 X 100 75R-243242

08-2122-006-0700	HELEN BROOKS	1831 WILMINGTON ST	Opa-locka	33054-3760	1500 NW 3 ST #105	DEERFIELD BEACH, FL	33442	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 26 BLK 338 LOT SIZE 50.000 X 100 OR 20053-0593 1101 5 COC 25695-0989 02 2007 5
08-2122-006-0710	JAMES H SIMMONS JR	1841 WILMINGTON ST	Opa-locka	33054-3760	1841 WILMINGTON ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 27 BLK 338 LOT SIZE 50.000 X 100
08-2122-006-0720	ROSALIE ANNE GALLE	1851 WILMINGTON ST	Opa-locka	33054-3760	1411 SOUTH 25 AVE	HOLLYWOOD, FL	33020	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 28 BLK 338 LOT SIZE 50.000 X 100 CASE 2012 A-00146 TC 83019
08-2122-006-0730	SUGEY MILENA ALVAREZ	1861 WILMINGTON ST	Opa-locka	33054-3760	1861 WILMINGTON ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 29 BLK 338 LOT SIZE 50.000 X 100 OR 20667-4601 0802 4 COC 23894-1923 10 2005 6
08-2122-006-0740	SHANEKA REYNOLDS	1871 WILMINGTON ST	Opa-locka	33054-3760	PO BOX 292923	DAVIE, FL	33329	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 30 BLK 338 LOT SIZE 50.000 X 100 OR 20136-2912 1201 1
08-2122-039-1720	THE MIRAGE AT SAILBOAT COVE	Not Available	Opa-locka	33054-0000	800 WEST AVENUE #C1	MIAMI BEACH, FL	33139	MIRAGE AT SAILBOAT COVE PB 166-086 T-22157 TR A (LAKE) LOT SIZE 14.12 AC FAU 08 2122 000 0190 0194 & 012 0130

30-2114-000-0090	STATE OF FLORIDA	Not Available	Miami	33169-0000	1000 NW 111 AVE	MIAMI, FL	33172	14 52 41 15.35 AC 100FT SAL R/W THRU SEC FORMERLY SEABOARD COASTLINE RR CO COMPTROLLER DOT PER 13675-3540 0588 3
30-2123-000-0040	SKIRAQUI LLC	Not Available	Miami	33167-0000	335 S BISCAYNE BLVD #1709	MIAMI, FL	33131	23 52 41 5.20 AC M/L S1/2 OF NW1/4 OF NW1/4 LYING W OF SPUR CANAL LOT SIZE IRREGULAR OR 11950-2206 1083 3 COC 24607-2993 03 2006 2
30-2123-000-0080	SKIRAQUI LLC	Not Available	Miami	33167-0000	335 S BISCAYNE BLVD #1709	MIAMI, FL	33131	23 52 41 15.5 AC N1/2 OF NW1/4 OF N1/4 LYG W & NWLY OF BISC CANAL SPUR 1 LESS ST RD 9 & LESS SAL RY & LESS O-G & M RTS LOT SIZE IRREG OR 11950-2206 1083 3 COC 24607-2993 03 2006 2
30-2123-000-0200	CSX TRANSPORTATION INC	Not Available	Miami	33054-0000	500 WATER STREET	JACKSONVILLE, FL	32202-0000	23 52 41 .02 AC FRACTIONAL PART 100FT SAL R/W LYING IN NW1/4 OF NW1/4 OR 15774-1300 0886 5
30-2123-021-0010	MIAMI-DADE COUNTY	Not Available	Miami	33167-0000	275 NW 2 ST 4FL	MIAMI, FL	33128-1794	23 52 41 1.47 AC JEB ESTATES PB 58-77 TRACT A LOT SIZE 64033 SQUARE FEET

30-2123-022-1240	RODERICK D VEREEN	14630 NW S RIVER DR	Miami	33167-1027	14630 S RIVER DR	MIAMI, FL	33167-1027	23 52 41 1.19 AC BISC GDNS SEC F PB 44-46 PT LOT 125 LOT SIZE 100.000 X 515 OR 19742-3500 06 2001 6
30-2123-022-1250	RODERICK D VEREEN	14620 NW S RIVER DR	Miami	33167-1027	14630 S RIVER DR	MIAMI, FL	33167	23 52 41 1.19 AC PB 44-46 BISCAYNE GARDENS SEC F PT 1 LOT 126 LOT SIZE 100.000 X 515 75R-15416 COC 22684-2278 09 2004 1
30-2123-022-1260	OSVALDO MONDEJA GONZALEZ	14610 NW S RIVER DR	Miami	33167-1027	14610 NW S RIVER DR	MIAMI, FL	33167	23 52 41 1.19 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 127 LOT SIZE 100.000 X 515 73R-61001
30-2123-022-1270	JOSEPH SOMERS &W GLORIA	14600 NW S RIVER DR	Miami	33167-1027	14600 S RIVER DRIVE	MIAMI, FL	33167-1027	23 52 41 1.15 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 128 LOT SIZE 100.000 X 515 OR 17611-4588 0397 1
34-2115-000-0040	CSX TRANSPORTATION INC	Not Available	Miami Gardens	33054-0000	500 WATER STREET	JACKSONVILLE, FL	32202-0000	15 52 41 .07 AC FRACTIONAL PART OF 100FT SAL R/W LYING IN SE1/4 OF SE1/4 OR 15774-1300 0886 5 F/A/U 30-2115-000-0040

Sponsored by: City Manager

ORDINANCE NO. 23-XXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE REZONING REQUEST FOR APPROXIMATELY 7.58 ACRES OF LAND, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 FROM THE CURRENT ZONING DISTRICT RESIDENTIAL TOWNHOUSE (R-TH) TO THE INDUSTRIAL (I-1) ZONING DISTRICT TO ALLOW FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Castle Opa, LLC intends to construct two commercial buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the applicant, Castle Opa, LLC has submitted a request for rezoning of the property located at 1700 Service Road from the current zoning district of Residential Townhouse (R-TH) to Industrial (I-1) zoning district, within the Corridor Mixed Use Overlay District (CMU); and

WHEREAS, the applicant, Castle Opa, LLC has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

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

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on December 5, 2023 and recommended approval of the request for rezoning; and

WHEREAS, the City Commission reviewed this request at a public hearing on January ____, 2024, and hereby approve the request for rezoning.

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.
Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves the request for the Rezoning of approximately 7.58 acres from Residential Townhouse (R-TH) zoning district to Industrial (I-1) zoning district for property located at 1700 Service Road identified by folios 08-2122-005-2170.

Section 3. SCRIVENER'S ERRORS.
Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED on First Reading this _____ day of _____, 2023.

PASSED AND ADOPTED on Second Reading this _____ day of _____, 2024.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Commissioner Williams

Commissioner Kelley

Commissioner Bass

Vice Mayor Ervin

Mayor Taylor

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

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

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 4, 2022	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: Castle Opa LLC

PROPERTY OWNER'S ADDRESS: 11900 Biscayne Blvd., Ste 262, North Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Hope W. Calhoun, Esq.

APPLICANT'S ADDRESS: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-405-3324 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

TAX FOLIO NUMBER: 08-2122-005-2170 PRESENT ZONING: R-TH (Residential Townhouse District)

LEGAL DESCRIPTION: 22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346 FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
x__ 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

DocuSign Envelope ID: 0CD6A722-7B14-4341-8BA8-2065FB7FE139

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 (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)

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; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original 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, ELLIOT STONE / Castle Opa LLC, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

10/4/2023
Date

Sworn to and subscribed before me:

This 4 day of October 2023

Notary Public
Attach copy of identification

My commission expires _____

MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded Thru Budget Notary Services

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

DocuSign Envelope ID: 0CD6A722-7B14-4341-8BA8-2065FB7FE139

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:

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

I ELLIOT STONE | Castle Opa LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

1700 Service Rd OPA LOCKA, FL 33054
Folio # 08-2122-005-2170
MAGNOLIA GDNS CONSOL PB 50-5 PT of BLKS 346 & 347
BEG AT NW CORNER OF BLK 346 S 559.46FT SELY ALG S/L BLK 346

I do give to Hope Calhoun & Nathanael Cohen + Robert Holland 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 Hope Calhoun / Nathanael Cohen + Robert Holland 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

10/4/2023
Date

Sworn to and subscribed before me:

This 4 day of October, 2023

Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded Thru Budget Notary Services

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: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
MAGNOLIA GDNS CONSOL PB 50-5
PT OF BLKS 346 &
347-BEG AT NW COR OF BLK 346
S559.46FT SELY ALG S/L BLK 346
FOR 152.25FTNELY 399.88FTN
640.43FTNWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20984-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Russell Ryals PHONE: 305-986376(

ADDRESS (If different): 1841 Rutland Street

Russell Ryals
Signature

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: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
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SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Juan Ramirez PHONE: (954)240-5470

ADDRESS (If different): 1800 Service Rd

Juan Ramirez
Signature

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

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
David F. Milledge
Jeffrey Schneider
Sara Thompson

1700 Service Road
Rezoning Narrative
October 10, 2023

1700 Service Holdings, LLC ("Applicant") is proposing to develop two buildings on the +/ - 7.58 acre parcel located at 1700 Service Road ("Property"), owned by Castle Opa, LLC ("Owner"). The Property is generally located at the southeast corner of Service Road and NW 18th Avenue in the City of Opa-locka, Florida ("City"). Currently, the Property's zoning designation is Residential Townhouse, R-TH, and the future land use designation is Low-Moderate Density Residential. Additionally, the Property is located within the Corridor Mixed Use Overlay. At this time, the Applicant is seeking to redevelop the Property with a showroom and storage with ancillary office/retail space ("Project"). In order to develop the Property as proposed, the Applicant is seeking to rezone the Property to I-1, Light Industrial. In conjunction with the rezoning application, the Applicant is additionally requesting site plan approval and an approval to change to the Property's Future Land Use designation to Industrial.

Currently, the Property is vacant. Should Applicant's rezoning request be approved, the Applicant intends to redevelop the parcel and construct two showrooms consisting of one (1) +/- 61,381 square foot building and one (1) +/- 60,608 square foot building. Included within these commercial buildings will be storage and office or retail space that will compliment the proposed showroom use. The Project is located in an ideal location that allows the Project to emphasize the intent of the Corridor Mixed Use Overlay District ("CMU District") by creating a mix of commercial uses in close proximity to residential uses and near transit stops. The CMU District strives to create a mixed-use, pedestrian friendly environment. Rezoning to I-1 will allow for the greatest flexibility for commercial uses on the property, which will further the CMU District's goal. By rezoning the Property so that the Applicant may provide the appropriate commercial use, the residents located south of State Road 9 will no longer need to cross a major roadway to make these types of purchases. They simply will need to walk or bike from their homes in order to get to the proposed showroom.

Section 22-54 of the City's Land Development Code ("LDC") designates certain criteria that both the Planning Council and City Commission must study and consider. When requesting a rezoning, the following criteria must be met:

<u>Planning Council</u>

1. **The proposed change is contrary to the established land use pattern.**
   The proposed change is not contrary to the established land use pattern. North of the Property are properties zoned within the Business Office and Commercial Neighborhood districts. These districts permit similar uses to the proposed Project and will allow the Property to blend seamlessly into the City's commercial areas located along State Road 9. Additionally, as stated above, the Property is located within the Corridor Mixed Use Overlay District. The CMU District was established to provide opportunity for service-oriented retail, commercial, and mixed-income housing within a pedestrian-friendly neighborhood within close proximity to public transportation. Therefore, rezoning the Property from R-TH to I-1 will further the CMU District's

purpose by allowing the opportunity to provide a multitude of commercial uses adjacent to the residential uses west of the Property, in combination with the additional commercial uses north of the Property across State Road 9, and the close proximity to public transit in order to create a pedestrian friendly environment.

2. **The proposed change would create "spot zoning".**
   The proposed change will not create spot zoning. As established above, the Property is located within close proximity to several zoning districts permitting commercial uses. The I-1 zoning district allows for the type of uses contemplated by the Applicant which will encourage commercial activity in the area. Furthermore, the proposed use on the Property is more appropriate than residential considering the volume of environmental issues created by the Property's former uses. Additionally, the Project's location will promote the use of alternative transportation because of the nearby residential communities, many consumers will be able travel to the showroom by bicycle, public transit, personal vehicles, or on foot.
3. **The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.**
   The proposed change will not alter the population or traffic patterns in a way that will negatively impact public facilities such as schools, utilities, or streets. The proposed Project is for a showroom and storage with office or retail space. Therefore, there will be no impact on the City's schools. Additionally, because the proposed Project does not include a residential component, there will be minimal impact on public utilities. Lastly, the proposed use generates less traffic than a residential project would.
4. **The proposed zoning district boundaries would become more illogically drawn.**
   The proposed zoning district boundaries will not become more illogically drawn. The Property's boundaries will remain the same and, as stated above, the proposed zoning district will benefit the surrounding neighborhoods.
5. **The proposed change would be in conflict with all or portions of the City's Comprehensive Plan.**
   The proposed change will not be in conflict with the City's Comprehensive Plan. In fact, the change is consistent with the following objectives and policies:
   - Objective LU-3: The areas designated Corridor Mixed Use Overlay on the 2030 Future Land Use Map (FLU-1) shall be redeveloped with retail and commercial development and mixed-income housing in a pedestrian-friendly environment between 2015-2030.
   - Policy LU-3.1: The City, through its Land Development Regulations, shall allow different but compatible uses to be located in close proximity in Corridor Mixed Use Overlay District in order to create a pedestrian-friendly environment that promotes the health and well-being of residents and increased opportunities for social interactions.
   - Policy LU-3.2: Development and redevelopment in the Corridor Mixed Use Overlay District shall promote a variety of uses through the provision of ground floor active uses, open space, and reduced parking requirements.
6. **There is an additional need for uses permitted within the proposed zoning district.**
   There is an additional need for uses permitted within the proposed zoning district. Specifically, although the zoning category is labelled as industrial, the permitted uses include a variety of commercial uses which will benefit the area. Much of the City that is zoned I-1 is isolated in the center of the City and not located within the CMU District, which limits these parcels potential to provide for a multitude of commercial uses and create a pedestrian-friendly environment.

Permitting the Property to be rezoned to I-1 will allow for the unique and beneficial combination of Light Industrial and the Corridor Mixed Use Overlay District in order to provide essential commercial uses to City residents in an easily accessible location.

7. **The proposed change will adversely affect living conditions in the neighborhood, if applicable.**
   The proposed change will not adversely affect living conditions in the neighborhood. As stated above, the Property is located within the CMU District. The CMU District provides the opportunity for commercial uses to be located within close proximity to housing and alternative transportation. The Project furthers these goals by being located directly east of a residential neighborhood, near State Road 9, and only half a mile from the nearest public transit stop. These factors combined facilitate a pedestrian friendly environment and will only enhance the living conditions of the neighborhood by providing visually appealing showrooms to replace the currently desolate and vacant plot.
8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**
   The proposed change will not create or excessively increase traffic congestion or affect public safety. The Project does not provide for a residential component and, therefore, additional traffic impacts will be minimal, as residential uses would create much more traffic than what is being proposed: a showroom and storage with office or retail space. Due to the nature of this business, only a minimal number of customers will frequent the establishment on a day-to-day basis, which will minimally increase traffic congestion and not negatively impact public safety.
9. **The proposed change will create a drainage problem.**
   The proposed change will not create a drainage problem as there is not a residential component to the proposed Project.
10. **The proposed change will reduce light and air to adjacent areas.**
    The proposed change will not reduce light and air to adjacent areas. By allowing this rezoning request, the proposed Project will transform the neglected, environmentally contaminated vacant area into two (2) modern and visually pleasing, thirty-two foot tall (32') showrooms. North of the Property is State Road 9 and south and east of the Property is the lake. These adjacent areas are not inhabited by any residential or commercial uses and will not, therefore, be affected. The residences to the west of the Property will be minimally impacted regarding light and air because of their distance from the property lines. The Project proposes two showroom buildings that are only thirty two feet (32') tall, the average height of a medium sized tree. Therefore, redevelopment of the Property with buildings of this height will have little to no impact on the light and air to adjacent areas.
11. **The proposed change will adversely affect property values.**
    The proposed change will not adversely affect property values. On the contrary, the proposed change will have a positive impact on the surrounding properties. By allowing the Property to be redeveloped with a showroom, it will transform the currently vacant and contaminated land from an unused eyesore and dumping ground to a modern commercial campus. These showrooms will visually improve the land and attract customers to a new experience in the area.
12. **The proposed change will be a deterrent to the improvement or development of adjacent property.**
    The proposed change will not be a deterrent to the improvement or development of adjacent properties. As mentioned above, redeveloping the Property with a showroom will enhance the

area and attract customers. The inclusion of the showroom will cause the surrounding and nearby property values to rise. This will only incentivize adjacent property owners to restore, renovate, or redevelop their land.

13. **The proposed change will constitute a grant of special privilege.**
    The proposed change will not constitute a grant of special privilege. Rezoning the Property to I-1 in order to redevelop the Property with a showroom is the best use of the land. The purpose of the CMU District is to encourage pedestrian friendly environments and the Project will further the District's intent by providing a commercial use within walking distance of residential areas. Many of the nearby commercial uses are across State Road 9, which would require residents of the surrounding neighborhoods to travel across a high-speed roadway. With the inclusion of a showroom south of State Road 9, residents will be able to safely walk, bike, or drive without concern of oncoming traffic. Approving this rezoning to allow this use will not grant a special privilege because it is for the betterment of the community.
14. **There are no substantial reasons why the property cannot be used in accordance with the existing zoning.**
    The Property cannot be used in accordance with the existing zoning because of the well documented environmental issues on the Property created by years of illegal dumping. The idea of creating a residential use on the Property and exposing potential residents to mitigated contaminants is not in the best interest of anyone. The only logical redevelopment option is to construct on the Property a nonresidential use that will enhance the area, such as the proposed showroom.
15. **Whether the change suggested is out of scale with the surrounding neighborhood.**
    The change is not out of scale with the surrounding neighborhood. As stated above, the proposed use is only thirty-two feet (32') in height and, therefore, will not obstruct the surrounding properties' air and light. Permitting the proposed Project, as stated above, will be of the same type and scale of uses that are nearby.
16. **It is possible to find other sites already zoned permitting the uses(s) requested.**
    It may be possible to find other properties in the City with I-1 zoning, but none so perfectly suited to benefit the existing surrounding residential uses by providing a compatible use in the area and safely utilizing a previously contaminated site. Located in the Overlay, the CMU District strives to create a pedestrian-friendly environment and the Property is located in the best area to provide an I-1 use that is reachable to residents via multiple modes of transportation.
17. **The proposed rezoning would meet all other regulations.**
    The proposed rezoning will meet all other applicable regulations.

<u>City Commission</u>

1. **The proposed rezone is consistent with goals, objectives and policies of the City's Comprehensive Plan.**
   The proposed rezoning is consistent with the following elements of the City's Comprehensive Plan:

- Objective LU-3: The areas designated Corridor Mixed Use Overlay on the 2030 Future Land Use Map (FLU-1) shall be redeveloped with retail and commercial development and mixed-income housing in a pedestrian-friendly environment between 2015-2030.
- Policy LU-3.1: The City, through its Land Development Regulations, shall allow different but compatible uses to be located in close proximity in Corridor Mixed Use Overlay District in order to create a pedestrian-friendly environment that promotes the health and well-being of residents and increased opportunities for social interactions.
- Policy LU-3.2: Development and redevelopment in the Corridor Mixed Use Overlay District shall promote a variety of uses through the provision of ground floor active uses, open space, and reduced parking requirements

2. **The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.**
   The proposed zoning district is compatible with the surrounding area's zoning designations and existing uses. As stated above, across State Road 9 are several existing commercial uses and the Property is located within the CMU District. The intent of the CMU District is to encourage a pedestrian friendly environment that provides a mix of commercial, retail, and residential uses that promotes alternative transportation and accessibility to public transit. The I-1 district permits a variety a uses that will further the intent of the CMU District. Rezoning the Property to I-1 will encourage a mix of residential and commercial uses due to the nearby residential neighborhoods and the Property's location is ideal to promote several modes of transportation such as public transit, walking, biking, or driving.
3. **The subject property is physically suitable for the uses permitted in the proposed district.**
   The Property is physically suitable for the uses permitted in the I-1district. The I-1 district provides light industrial uses, which includes a variety of commercial uses. The Property is made up of 7.62 acres and is currently vacant. Most commercial developments require the amount of space the Property provides and because the Property is adjacent to State Road 9, it is in a prime location to provide for the proposed use rather than a residential use. Lastly, because of the well documented environmental issues on the Property created by years of illegal dumping, developing a residential use on the Property is inappropriate and the Property is better suited for the proposed zoning designation.

Detail by Entity Name

Florida Limited Liability Company
CASTLE OPA LLC

Filing Information

Document Number	L17000091713
FEI/EIN Number	82-1314204
Date Filed	04/25/2017
State	FL
Status	ACTIVE

Principal Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Mailing Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Registered Agent Name & Address

DENBERG, MICHAEL B
200 EAST LAS OLAS BLVD
SUITE 1000
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

STONE, ELLIOT
11900 BISCAYNE BLVD SUITE 262
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2021	03/02/2021
2022	03/15/2022
2023	03/21/2023

Document Images

03/21/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
03/02/2021 -- ANNUAL REPORT	View image in PDF format

03/02/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
03/01/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

SUSTAINABLE OPA-LOCKA

2015 LAND DEVELOPMENT REGULATIONS (ADOPTED)

The work that provided the basis for this publication was supported by funding under an award with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.

9. The LPA shall hold a public hearing to consider applications for text amendments to the Land Development Regulations and shall, upon conclusion of the public hearing, make a recommendation to the City Commission with respect to each application.
10. The City Commission shall hold public hearing(s) to consider the recommendations of the LPA with respect to applications for amendments to the Comprehensive Plan and shall, upon conclusion of the public hearing(s), adopt an ordinance expressing an intent to adopt or deny those proposed amendments to the Land Development Regulations.

Sec. 22-54. Rezoning

The City Commission may rezone property, in conformity with the provisions of this section. Rezones may be initiated by the City, petition of the owner or owner's agent, or contract purchaser with the owner's written consent, which is the subject of the proposed map amendment.

A. Application Filing. All rezoning applications shall be filed with the Department of Planning and Community Development. The required application form must be completed and signed by the applicant and owner[s] of the property or their designated agent. Upon acceptance of a completed application, the application shall be forwarded to all appropriate reviewing agencies for comment.

B. Submittal Requirements. All rezoning applications shall be accompanied by the following items:

1. An application, on a form provided by the City, completed and signed by the applicant and owner(s) of the property or their designated agent.
2. A disclosure statement by the parties with at least five (5) percent interest in the project signed by the applicant and notarized. The

applicant shall keep this information current at all times during the processing of the application.

3. An as-built survey, signed and sealed by a certified surveyor and mapper, completed not longer than 6 months in advance of the date of the application, that contains the following information:
   a. Boundaries of the entire property, with bearings and distances of the perimeter property lines and of each existing and proposed land use classifications.
   b. Total area of the property and of each existing and proposed district classification presented in square feet and acres.
   c. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat.
   d. Location of all existing buildings and structures.
   e. Names of all boundary roads or streets, and the width of existing rights-of-way.

C. Public Hearing. The City Commission shall hold public hearing(s), after receipt of the Planning Council recommendation, as required by law. If the rezoning is denied the Commission shall not consider any further requests for rezoning on any part same property for a period of one (1) year unless said requirement is waived by a majority vote by the City Commission.

D. Planning Council Approval Criteria. As part of its recommendation the Planning Council shall study and consider, where applicable, whether:
   1. The proposed change is contrary to the established land use pattern.
   2. The proposed change would create "spot zoning".
   3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.

4. The proposed zoning district boundaries would become more illogically drawn.
5. The proposed change would be in conflict with all or portions of the City's Comprehensive Plan.
6. There is an additional need for uses permitted within the proposed zoning district.
7. The proposed change will adversely affect living conditions in the neighborhood, if applicable.
8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
9. The proposed change will create a drainage problem.
10. The proposed change will reduce light and air to adjacent areas.
11. The proposed change will adversely affect property values.
12. The proposed change will be a deterrent to the improvement or development of adjacent property.
13. The proposed change will constitute a grant of special privilege.
14. There are no substantial reasons why the property cannot be used in accordance with the existing zoning.
15. Whether the change suggested is out of scale with the surrounding neighborhood.
16. It is possible to find other sites already zoned permitting the uses(s) requested.
17. The proposed rezoning would meet all other regulations.

E. City Commission Approval Criteria. The City Commission shall use the following criteria in making their decision regarding approval or disapproval of a rezoning application:

1. The proposed rezone is consistent with goals, objectives and policies of the City's Comprehensive Plan.
2. The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.

3. The subject property is physically suitable for the uses permitted in the proposed district.

F. Expiration of Rezoning Approvals. The grant of a rezoning shall be null and void twelve (12) months from the date of City Commission approval unless construction of the development has commenced.

Sec. 22-55. Site Plan Application

Applications for Site Plan review shall require the submission of a site plan package in accordance with the provisions of this Article. Site plans shall be required for all development within the City. Prior to any action by the City Commission at public hearing a review by and recommendation from the Planning Council shall be required. Notwithstanding the above, the development and the construction of ten (10) detached single-family or five (5) duplex residences shall be subject to administrative site plan review and approval. In addition, existing development on which no site plan was previously submitted and/or is on file shall also be subject to administrative site plan review and approval. No certificate(s) of occupancy shall be issued for any building or buildings unless all facilities included in the approved site plan have been provided. The Director may, if in his opinion it is deemed necessary, retain consultants to assist in the review of an application for site plan approval.

G. Procedure. An application for site plan review shall be made to the Director prior to an application for a building permit and will only be accepted if all other ordinances and provisions of the City have been complied with. Except as may otherwise be required by law or administrative procedures, all required county, regional, state, or federal agency approvals shall be obtained prior to site plan approval.

H. Approval Criteria. The Planning Council and City Commission shall use the following criteria in making their decision regarding approval or disapproval of a site plan application:

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

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

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

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

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

1. The location and size of the site, including its legal description and a current certified survey (less than 6 months old).
2. The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.
3. The relationship of the site to existing development in the area including streets, utilities, residential and commercial

development, and physical features of the land including pertinent ecological structures within 100 feet.

4. The density or intensity of land use to be allocated, all parts of the site to be developed, together with tabulations by acreage and percentage thereof.
5. The location, size, and character of any common open space and the form of organization proposed to own and maintain any common open space.
6. The use and the number of stories, height, bulk, and location of all buildings and other structures.
7. The requirements as set forth in this Chapter and other Chapters, including the necessary documentation for providing required improvements such as streets, water supply, storm drainage, parking, landscaping, and sewage collection as well as the provisions for all other appropriate public and private services such as police or security protection, fire protection, and refuse collection.
8. The substance of covenants, grants of easements, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities.
9. In the case of plans which call for development over a period of years, a phasing schedule showing the approximate times within which applications for building permits are intended to be filed.
10. Any additional data, plans, or specifications which the applicant believes is pertinent and will assist in clarifying his application.
11. A demonstration that the proposed development does not degrade adopted levels of service in the City.
12. Architectural elevations for buildings in the development; exact number of dwelling units, sizes and types and total number of bedrooms, if residential. For nonresidential development, the Floor Area Ratio and Gross Square Footage shall be required.

13. Plans for signs, if any.
14. Traffic Study stating current average daily and peak hour traffic volume counts, a description of existing traffic conditions, programmed and planned roadway improvements, and future traffic conditions. All roadway improvements and associated costs shall be provided.
15. Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions for irrigation and maintenance. Certification of Compliance with City Landscape and Miami-Dade County Chapter 18A requirements.
16. Color renderings and elevations.
17. Photometrics
18. Flood criteria data and finished floor elevations.
19. Additional data, maps, plans, surveys or statements as may be required for the particular use or activity involved.

J. Development Review Committee. Upon acceptance of a site plan application, one which is deemed non-administrative, the Director shall forward a copy of the application and accompanying material to each of the following Departments for review, as applicable. The applicant shall obtain applicable County and State approval prior to scheduling of public hearing.

1. Public Works
2. Parks and Recreation
3. Police
4. Building and Licenses
5. Code Enforcement
6. Any other agency (whether municipal, county or state), as deemed applicable by the Director.

If requested by the Director, each reviewing discipline shall prepare a staff report with written comments and shall forward such staff report to the Director. The Director shall make a written finding that the site plan has or has not met the standards of this Code.

A final site plan approved, either by the City Commission or administrative action shall only be valid for a period of two (2) years. If a final plan has been allowed to expire without application for a building permit or commencement of construction the applicant will be required to submit a new site plan application.

Sec. 22-56. Site Plan Modification

The Director is authorized to consider and approve minor modifications to previously approved site plans which do not exceed the thresholds established below. A letter of intent shall be submitted as part of the Minor Modification application. A minor site plan modification does not require City Commission action or hearing. Site Plan Modifications that are deemed not minor shall require rehearing before the Planning Council and City Commission.

A. Minor Modification Determination. A minor modification must demonstrate the following, as applicable:

1. The number of buildings, number of stories, height, and number of units is the same or fewer.
2. Lot coverage and/or floor area ratio have not increased or decreased by more than five (5) percent.
3. The number of parking spaces may increase or decrease by as much as 5 percent, provided the plan complies with all other requirements of this subsection and of this Chapter.
4. Density or intensity (floor area ratio) may be transferred from one stage of development to another, provided that the total floor area ratio is not changed and the floor area ratio for each stage is not increased or decreased by more than five (5) percent.

Folio	Property Owner Name	Property Address	Property City	Property Zip Code	Mailing Address	Mailing City and State	Mailing Zip Code	Legal Description
08-2122-000-0040	STATE OF FLORIDA	Not Available	Opa-locka	33054-3643	605 SUWANNEE ST	TALLAHASSEE, FL	32399	22 52 41 13.80 AC M/L 100FT S A L R/W ACROSS SEC DESC BEG 2656.19FTS OF NW COR OF SEC 22 FOR POB TH N 60 DEG E 2981.88FT S 02 DEG E 111.90FT S 60 DEG W 1706.46FT SELY AD 433.15FT N 29 DEG W 40.10FT S 60 DEG W 844.77FT N 02 DEG W 111.90FT TO POB & BEG NE COR OF SEC 22 TH S 02 DEG E 40.19FT SWLY AD 336.77FT S 60 DEG W 2656.73 FT N 02 DEG W 111.90FT N 60 DEG E 2606.53FT NELY AD 245.65FT N 87 DEG E 121.99FT TO POB
08-2122-000-0300	FAY PLASNIE CORP TRS	Not Available	Opa-locka	33054-0000	610 NE 183 ST # 207	MIAMI, FL	33169	22 52 41 .14 AC NE50FT OF SW100FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W AKA L2 BLK 1 UNREC LOT SIZE 50.000 X 140 COC 24052-1387 11 2005 1

08-2122-000-0310	PALMETTO HOMES URBAN	Not Available	Opa-locka	33054-0000	4952 NW 7 AVE	MIAMI, FL	33127	22 52 41 .14 AC NE50FT OF SW150FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W LOT SIZE 50.000 X 140 COC 25548-2003 02 2007 1
08-2122-000-0320	LOU INVESTMENT GROUP CORP	1756 ALI BABA AVE	Opa-locka	33054-2834	1765 ALIBABA AVE 3	OPA LOCKA, FL	33054	22 52 41 .14 AC NE50FT OF SW200FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W LOT SIZE 50.000 X 140 COC 24663-0111 04 2006 1
08-2122-000-0330	TRUE SPIRIT OF CHRIST OUR	1752 ALI BABA AVE	Opa-locka	33054-2834	PO BOX 541676	OPA LOCKA, FL	33054	22 52 41 .286 AC M/L BEG 200FTNELY OF NE COR OF LOT 4 BLK 14 OF PB 40-80 CONT NELY50FT SELY125FT SWLY50FT NWLY125FT TO POB & NE 50FT OF SW 300FT OF N/2 OF NE1/4 OF NE1/4 BET ALI BABA AVE & SAF R/W AKA LOT 6 BLK 1 MAGNOLIA 3RD ADD U/R LOT SIZE 12500 SQ FT M/L

08-2122-000-0340	ACRE TRUST	1742 ALI BABA AVE	Opa-locka	33054-2834	20533 BISCAYNE BLVD #4118	AVENTURA, FL	33180	22 52 41 NE50FT OF SW350FT OF N1/2 OF NE 1/4 OF NE1/4 BET ALI BABA AVE & SAF R/W AKA LOT 7 BLK 1 MAGNOLIA 3RD ADD U/R LOT SIZE 50.000 X 140 OR 20315-3975 0302 1
08-2122-000-0350	NEIGHBORHOOD HOUSING LLC	1736 ALI BABA AVE	Opa-locka	33054-2834	490 OPA LOCKA BLVD #20	OPA LOCKA, FL	33054	22 52 41 .14 AC NE50FT OF SW400FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W A/K/A LOT 8 BLK 1 MAGNOLIA SUB 3RD ADD UR LOT SIZE 50 X 140 COC 25589-4886 04 2007 3
08-2122-000-0360	SONLIGHT MISSIONARY BAPT CH	1732 ALI BABA AVE	Opa-locka	33054-2834	1732 ALI BABA AVE	OPA LOCKA, FL	33054-2834	22 52 41 .14 AC NE50FT OF SW450FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W LOT SIZE 50.000 X 140 OR 12745-3181 1285 4
08-2122-000-0370	SONLIGHT MISSIONARY BAPT CH	Not Available	Opa-locka	33054-0000	1732 ALI BABA AVE	OPA LOCKA, FL	33054-2834	22 52 41 .14 AC NE50FT OF SW500FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W LOT SIZE 50.000 X 140 OR 12812-2574 0386 6

08-2122-000-0380	MIAMI DADE COUNTY	1782 NW 151 ST	Opa-locka	33054-2877	111 NW 1ST ST STE 2460	MIAMI, FL	33128	22 52 41 .13 AC BEG AT X S/L NW 151 ST & S/L ALI BABA AV E43.724FT M/L SE105.162FT M/L SW50FT NW125FT NE11.035FT M/L TO POB LOT SIZE IRREGULAR OR 16521-3357 0994 4
08-2122-000-0390	A & T TRADERS INC	Not Available	Opa-locka	33054-0000	17501 NW 54 AVE	MIAMI, FL	33055-3518	22 52 41 .10 AC BEG 43.724FT M/L E OF X S/L NW 151 ST & S/L ALIBABA, SE105.162FT M/L NE50FT NW79.706FT M/L W56.107 FT TO POB LOT SIZE 4356 SQUARE FEET OR 16599-0468 1194 5
08-2122-000-0400	A & T TRADERS INC	1710 NW 151 ST	Opa-locka	33054-2877	14085 NW 27 AVE	MIAMI, FL	33054-3654	22 52 41 .109 AC M/L BEG NE COR LOT 4 BLK 14 PB 40-80 TH NELY511.035FT E99.83FT TO POB TH E106.897FT S32.7FT SWLY80.44 FT ALG NW R/W/L SAL RR TH NW 79.706FT TO POB LOT SIZE 4731 SQ FT OR 16599-0467 1194 1
08-2122-000-0401	CITY OF OPA LOCKA	Not Available	Opa-locka	33054-0000	777 SHARAZAD BLVD	OPA LOCKA, FL	33054-3521	22 52 41 .021 AC M/L BEG NE COR LOT 4 BLK 14 PB 40-80 NELY 511.03FT E206.73FT TO POB TH E57FT SWLY 65.72FT N32.7FT TO POB LOT SIZE 932 SQ FT OR 9331-206

08-2122-005-2161	M & N PROPERTY INVESTMENT INC	Not Available	Opa-locka	33054-0000	14566 NW 22 AVE	OPA LOCKA, FL	33054-3715	MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLK 345 DESC - BEG 559.46FTS OF NW COR BLK 346 TH S111.89FT NELY165.94FT TO X S/L BLK 346 NWLY152.25FT TO POB LOT SIZE 8280 SQUARE FEET OR 18373-4593/18412-3956 1098 2
08-2122-005-2170	CASTLE OPA LLC	1700 SERVICE RD	Opa-locka	33054-3750	11900 BISCAYNE BLVD STE 262	NORTH MIAMI, FL	33181	22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346 FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3
08-2122-005-2180	CITY OF OPA LOCKA	2100 N BURLINGTON ST	Opa-locka	33054-0000	777 SHARAZAD BLVD	OPA LOCKA, FL	33054-3521	22 52 41 25.595 AC M/L MAGNOLIA GDNS CONSOL PB 50-5 THAT PT OF BLKS 345 TO 349 INC PER DB 3974-276 & OR 11494-940 & 937 & TR A LESS THAT PORT AS PER DB 280-591 BLKS 357 & 358 OF PB 49-71 A/K/A PARK & REC & SENIOR CITIZEN CENTER

08-2122-006-0140	DENISE H SWASEY LE	1880 SERVICE RD	Opa-locka	33054-3751	3520 NW 213 ST	MIAMI GARDENS, FL	33056	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 14 BLK 337 LOT SIZE 50.000 X 100 OR 16509-2428 0794 5 COC 26347-0200 26538-0431 0408 3
08-2122-006-0150	YVETTE WALKER	1870 SERVICE RD	Opa-locka	33054-3751	1870 SERVICE RD	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 15 BLK 337 LOT SIZE 50.000 X 100 OR 18457-3046 0199 4
08-2122-006-0160	RETEVEA BAIN	1860 SERVICE RD	Opa-locka	33054-3751	1860 SERVICE RD	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 16 BLK 337 LOT SIZE 50.000 X 100 OR 13491-3713 1187 4 COC 23142-3269 03 2005 4
08-2122-006-0170	YOSVANI ORBIZ	1850 SERVICE RD	Opa-locka	33054-3751	1850 SERVICE RD	OPA-LOCKA, FL	33054	22 52 41 PB 49-54 MAGNOLIA GDNS CONSOLIDATED LOT 17 BLK 337 LOT SIZE 50.000 X 100 OR 21948-1006 12 2003 1 COC 25582-1091 04 2007 1
08-2122-006-0180	ESTATE OF FLETA MOSLEY	1840 SERVICE RD	Opa-locka	33054-3751	1840 SERVICE RD	OPA LOCKA, FL	33054-0000	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 18 BLK 337 LOT SIZE 50.000 X 100 OR 11506-465 0782 4
08-2122-006-0190	ROSA MAE JAMES	1830 SERVICE RD	Opa-locka	33054-3751	1830 STATE RD SERVICE ST	OPA LOCKA, FL	33054-0000	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 19 BLK 337 LOT SIZE 50.000 X 100 OR 11543-1061 0582 5

08-2122-006-0200	YAJAIRA FLORENCIA CASTRO	1820 SERVICE RD	Opa-locka	33054-3751	1820 SERVICE RD	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 20 BLK 337 LOT SIZE 50.000 X 100
08-2122-006-0210	JUAN RAMIREZ	1810 SERVICE RD	Opa-locka	33054-3751	17910 NW 84 AVE	HIALEAH, FL	33015	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 21 BLK 337 LOT SIZE 50.000 X 100 COC 26368-1299 11 2007 5
08-2122-006-0220	JUAN RAMIREZ	1800 SERVICE RD	Opa-locka	33054-3751	17910 NW 84 AVE	HIALEAH, FL	33015	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 22 BLK 337 LOT SIZE 58.820 X 100 COC 24865-0801 08 2006 1
08-2122-006-0230	ANGELINA PORTER	1801 RUTLAND ST	Opa-locka	33054-3738	21046 NE 5TH CT	MIAMI, FL	33179-1820	MAGNOLIA GARDENS CONSOILIDATED PB 49-54 LOT 23 BLK 337 LOT SIZE 41.560 X 100 OR 18018-0666/0667 0198 4
08-2122-006-0240	DERAK THOMPKINS	1811 RUTLAND ST	Opa-locka	33054-3738	1811 RUTLAND STREET	OPA LOCKA, FL	33054-3738	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 24 BLK 337 LOT SIZE 50.000 X 100 OR 20056-4884 1101 1
08-2122-006-0250	MOHAMED ESHIBA	1821 RUTLAND ST	Opa-locka	33054-3738	6820 RUE VERSAILLES DR	MIAMI BEACH, FL	33141	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 25 BLK 337 LOT SIZE 50.000 X 100 OR 18577-0940 0499 1

08-2122-006-0260	DANIELLA MULLER JTRS	1831 RUTLAND ST	Opa-locka	33054-3738	1225 NW 124 STREET	MIAMI, FL	33167	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 26 BLK 337 LOT SIZE 50.000 X 100 OR 16411-3221 0594 1
08-2122-006-0270	RUSSELL RYALS JR	1841 RUTLAND ST	Opa-locka	33054-3738	1841 RUTLAND ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 27 BLK 337 LOT SIZE 50.000 X 100 OR 21208-3688 03/2003 4
08-2122-006-0280	CEOLA WALKER EST OF	1851 RUTLAND ST	Opa-locka	33054-3738	1851 RUTALAND ST	OPA LOCKA, FL	33054-3738	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 28 BLK 337 LOT SIZE 50.000 X 100 OR 19869-1421 0801 5
08-2122-006-0290	ISIS PEREZ	1861 RUTLAND ST	Opa-locka	33054-3738	1861 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 29 BLK 337 LOT SIZE 50.000 X 100 OR 20623-3128 0802 1 COC 25078-1738 10 2006 3
08-2122-006-0300	ROLLICE CLARKE	1871 RUTLAND ST	Opa-locka	33054-3738	1871 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 30 BLK 337 LOT SIZE 50.000 X 100
08-2122-006-0310	HENRY TAMAYO	1881 RUTLAND ST	Opa-locka	33054-3738	1881 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 31 BLK 337 LOT SIZE 50.000 X 100 COC 23281-3132 04 2005 4 PROBATE 16465 CA 24 20050306

08-2122-006-0580	GUDELIA VASALLO RODRIGUEZ	1880 RUTLAND ST	Opa-locka	33054-3739	1880 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 14 BLK 338 LOT SIZE 50.000 X 100 OR 18348-1605 1297 1 COC 23760-1110 07 2005 4
08-2122-006-0590	ANTONIO GREGORIO VASALLO	1870 RUTLAND ST	Opa-locka	33054-3739	2901 WEST 16 AVE	HIALEAH, FL	33012	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 15 BLK 338 LOT SIZE 50.000 X 100 OR 9960 939 0278 4 COC 23074-2989 01 2005 1
08-2122-006-0600	SERGE A PAUL	1860 RUTLAND ST	Opa-locka	33054-3739	1860 RUTLAND ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 16 BLK 338 LOT SIZE 50.000 X 100 OR 12701-1546 1185 4
08-2122-006-0610	EROS CASTRO	1850 RUTLAND ST	Opa-locka	33054-3739	1850 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 17 BLK 338 LOT SIZE 50.000 X 100 OR 21243-2871 042003 4 COC 23207-3814 03 2005 1
08-2122-006-0620	BUFI & SALE LLC	1840 RUTLAND ST	Opa-locka	33054-3739	20515 E COUNTRY CLUB DR	AVENTURA, FL	33180	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 18 BLK 338 LOT SIZE 50.000 X 100 OR 18877-1301/23141-2890 0999 4
08-2122-006-0630	SUSAN SIMMONDS	1830 RUTLAND ST	Opa-locka	33054-3739	1830 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 19 BLK 338 LOT SIZE 50.000 X 100

08-2122-006-0640	INNOVA ASSET HOLDINGS LLC	1820 RUTLAND ST	Opa-locka	33054-3739	PO BOX 310686	MIAMI, FL	33231	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 20 BLK 338 LOT SIZE 50.000 X 100 OR 17913-0589 1297 1
08-2122-006-0650	MARCUS J BRAXTON	1810 RUTLAND ST	Opa-locka	33054-3739	7900 NW 3 ST APT 14-201	PEMBROKE PINES, FL	33024	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 21 BLK 338 LOT SIZE 50.000 X 100 OR 17892-242- 1297 1 COC 25880-4081 08 2007 5
08-2122-006-0660	SHANEKA DENISE REYNOLDS	1800 RUTLAND ST	Opa-locka	33054-3739	PO BOX 292923	DAVIE, FL	33329	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 22 BLK 338 LOT SIZE 58.820 X 100 OR 20050-3433 1101 1
08-2122-006-0670	GLOBALI LLC	1801 WILMINGTON ST	Opa-locka	33054-3760	200 178 DR #305	SUNNY ISLES BEACH, FL	33160	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 23 BLK 338 LOT SIZE 41.560 X 100 OR 21226-4415 042003 3 COC 22926-3071 12 2004 4
08-2122-006-0680	AGL PROP INC	1811 WILMINGTON ST	Opa-locka	33054-3760	13499 BISCAYNE BLVD #TS2	MIAMI, FL	33181	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 24 BLK 338 LOT SIZE 50.000 X 100 OR 19874-1053 0801 1
08-2122-006-0690	LINDA PHILLIPS	1821 WILMINGTON ST	Opa-locka	33054-3760	1821 WILMINGTON ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 25 BLK 338 LOT SIZE 50.000 X 100 75R-243242

08-2122-006-0700	HELEN BROOKS	1831 WILMINGTON ST	Opa-locka	33054-3760	1500 NW 3 ST #105	DEERFIELD BEACH, FL	33442	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 26 BLK 338 LOT SIZE 50.000 X 100 OR 20053-0593 1101 5 COC 25695-0989 02 2007 5
08-2122-006-0710	JAMES H SIMMONS JR	1841 WILMINGTON ST	Opa-locka	33054-3760	1841 WILMINGTON ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 27 BLK 338 LOT SIZE 50.000 X 100
08-2122-006-0720	ROSALIE ANNE GALLE	1851 WILMINGTON ST	Opa-locka	33054-3760	1411 SOUTH 25 AVE	HOLLYWOOD, FL	33020	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 28 BLK 338 LOT SIZE 50.000 X 100 CASE 2012 A-00146 TC 83019
08-2122-006-0730	SUGEY MILENA ALVAREZ	1861 WILMINGTON ST	Opa-locka	33054-3760	1861 WILMINGTON ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 29 BLK 338 LOT SIZE 50.000 X 100 OR 20667-4601 0802 4 COC 23894-1923 10 2005 6
08-2122-006-0740	SHANEKA REYNOLDS	1871 WILMINGTON ST	Opa-locka	33054-3760	PO BOX 292923	DAVIE, FL	33329	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 30 BLK 338 LOT SIZE 50.000 X 100 OR 20136-2912 1201 1
08-2122-039-1720	THE MIRAGE AT SAILBOAT COVE	Not Available	Opa-locka	33054-0000	800 WEST AVENUE #C1	MIAMI BEACH, FL	33139	MIRAGE AT SAILBOAT COVE PB 166-086 T-22157 TR A (LAKE) LOT SIZE 14.12 AC FAU 08 2122 000 0190 0194 & 012 0130

30-2114-000-0090	STATE OF FLORIDA	Not Available	Miami	33169-0000	1000 NW 111 AVE	MIAMI, FL	33172	14 52 41 15.35 AC 100FT SAL R/W THRU SEC FORMERLY SEABOARD COASTLINE RR CO COMPTROLLER DOT PER 13675-3540 0588 3
30-2123-000-0040	SKIRAQUI LLC	Not Available	Miami	33167-0000	335 S BISCAYNE BLVD #1709	MIAMI, FL	33131	23 52 41 5.20 AC M/L S1/2 OF NW1/4 OF NW1/4 LYING W OF SPUR CANAL LOT SIZE IRREGULAR OR 11950-2206 1083 3 COC 24607-2993 03 2006 2
30-2123-000-0080	SKIRAQUI LLC	Not Available	Miami	33167-0000	335 S BISCAYNE BLVD #1709	MIAMI, FL	33131	23 52 41 15.5 AC N1/2 OF NW1/4 OF N1/4 LYG W & NWLY OF BISC CANAL SPUR 1 LESS ST RD 9 & LESS SAL RY & LESS O-G & M RTS LOT SIZE IRREG OR 11950-2206 1083 3 COC 24607-2993 03 2006 2
30-2123-000-0200	CSX TRANSPORTATION INC	Not Available	Miami	33054-0000	500 WATER STREET	JACKSONVILLE, FL	32202-0000	23 52 41 .02 AC FRACTIONAL PART 100FT SAL R/W LYING IN NW1/4 OF NW1/4 OR 15774-1300 0886 5
30-2123-021-0010	MIAMI-DADE COUNTY	Not Available	Miami	33167-0000	275 NW 2 ST 4FL	MIAMI, FL	33128-1794	23 52 41 1.47 AC JEB ESTATES PB 58-77 TRACT A LOT SIZE 64033 SQUARE FEET

30-2123-022-1240	RODERICK D VEREEN	14630 NW S RIVER DR	Miami	33167-1027	14630 S RIVER DR	MIAMI, FL	33167-1027	23 52 41 1.19 AC BISC GDNS SEC F PB 44-46 PT LOT 125 LOT SIZE 100.000 X 515 OR 19742-3500 06 2001 6
30-2123-022-1250	RODERICK D VEREEN	14620 NW S RIVER DR	Miami	33167-1027	14630 S RIVER DR	MIAMI, FL	33167	23 52 41 1.19 AC PB 44-46 BISCAYNE GARDENS SEC F PT 1 LOT 126 LOT SIZE 100.000 X 515 75R-15416 COC 22684-2278 09 2004 1
30-2123-022-1260	OSVALDO MONDEJA GONZALEZ	14610 NW S RIVER DR	Miami	33167-1027	14610 NW S RIVER DR	MIAMI, FL	33167	23 52 41 1.19 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 127 LOT SIZE 100.000 X 515 73R-61001
30-2123-022-1270	JOSEPH SOMERS &W GLORIA	14600 NW S RIVER DR	Miami	33167-1027	14600 S RIVER DRIVE	MIAMI, FL	33167-1027	23 52 41 1.15 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 128 LOT SIZE 100.000 X 515 OR 17611-4588 0397 1
34-2115-000-0040	CSX TRANSPORTATION INC	Not Available	Miami Gardens	33054-0000	500 WATER STREET	JACKSONVILLE, FL	32202-0000	15 52 41 .07 AC FRACTIONAL PART OF 100FT SAL R/W LYING IN SE1/4 OF SE1/4 OR 15774-1300 0886 5 F/A/U 30-2115-000-0040

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
MAGNOLIA GDNS CONSOL PB 50-5
PT OF BLKS 346 &
347-BEG AT NW COR OF BLK 346
S559.46FT SELY ALG S/L BLK 346
FOR 152.25FTNELY 399.88FTN
640.43FTNWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Russell Ryals PHONE: 305-9863711

ADDRESS (If different): 1841 Rutland Street

Russell Ryals
Signature

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: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
MAGNOLIA GDNS CONSOL PB 50-5
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SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Juan Ramirez PHONE: (954)240-5470

ADDRESS (If different): 1800 Service Rd

Juan Ramirez
Signature

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

Sponsored by: City Manager

RESOLUTION NO. 23-XXXXXX

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Castle Opa, LLC intends to construct two commercial buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, Castle Opa, LLC has submitted a request for final site plan approval on approximately 7.58 acres of land to construct improvements as provided in the site plan attached hereto and incorporated herein as Exhibit "A", for property located at 1700 Service Road; and

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

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on December 5, 2023 and recommended approval of this request for site plan review.

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Site Plan Review. The Planning & Zoning Board of the City of Opa-Locka, Florida hereby recommends approval / denial of this request for the Site Plan approval for the Construction of two commercial buildings, with a showroom and

storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations on the property located at 1700 Service Road identified by folios 08-2122-005-2170 in the R-TH Zoning District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 2023.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Dominguez _____

Board Member Barnes _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

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

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 4, 2022	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: Castle Opa LLC

PROPERTY OWNER'S ADDRESS: 11900 Biscayne Blvd., Ste 262, North Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Hope W. Calhoun, Esq.

APPLICANT'S ADDRESS: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-405-3324 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

TAX FOLIO NUMBER: 08-2122-005-2170 PRESENT ZONING: R-TH (Residential Townhouse District)

LEGAL DESCRIPTION: 22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346 FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3

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
x 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

DocuSign Envelope ID: 0CD6A722-7B14-4341-8BA8-2065FB7FE139

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 (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)

_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; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original 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, ELLIOT STONE/Castle Opa LLC, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

DocuSigned by:
E Stone
Signature C3C2C6C54899B474...

10/4/2023
Date

Sworn to and subscribed before me:

This 4 day of October 2023

M J Stig
Notary Public

Attach copy of identification

My commission expires _____

NOTARY PUBLIC STATE OF FLORIDA
MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded Thru Budget Notary Services

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

DocuSign Envelope ID: 0CD6A722-7B14-4341-8BA8-2065FB7FE139

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:

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

I ELLIOT STONE | Castle Opa LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

1700 Service Rd OPA LOCKA, FL 33054
Folio # 08-2122-005-2170
MAGNOLIA GDNS CONSOL PB 50-5 PT of BLKS 346 & 347
BEG AT NW CORNER OF BLK 346 S 559.46FT SELY ALG S/L BLK 346

I do give to Hope Calhoun & Nathanael Cohen + Robert Holland 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 Hope Calhoun / Nathanael Cohen + Robert Holland 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

10/4/2023
Date

Sworn to and subscribed before me:

This 4 day of October, 2023

Notary Public

My commission expires:

MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded Thru Budget Notary Services

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: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
MAGNOLIA GDNS CONSOL PB 50-5
PT OF BLKS 346 &
347-BEG AT NW COR OF BLK 346
S559.46FT SELY ALG S/L BLK 346
FOR 152.25FTNELY 399.88FTN
640.43FTNWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Juan Ramirez PHONE: (954)240-5470

ADDRESS (If different): 1800 Service Rd

Juan Ramirez
Signature

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: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
MAGNOLIA GDNS CONSOL PB 50-5
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FOR 152.25FTNELY 399.88FTN
640.43FTNWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Russell Ryahs PHONE: 305-986376(

ADDRESS (If different): 1841 Rutland Street

Russell Ryahs
Signature

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

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
David F. Milledge
Jeffrey Schneider
Sara Thompson

1700 Service Road
Site Plan Narrative

1700 Service Holdings, LLC ("Applicant") is proposing to develop two buildings on the +/ - 7.58 acre parcel located at 1700 Service Road ("Property"), owned by Castle Opa, LLC ("Owner"). The Property is generally located at the southeast corner of Service Road and NW 18th Avenue in the City of Opa-locka, Florida ("City"). Currently, the Property's zoning designation is Residential Townhouse, R-TH, and the future land use designation is Low-Moderate Density Residential. Additionally, the Property is located within the Corridor Mixed Use Overlay. At this time, Applicant is seeking to redevelop the Property with a showroom and storage with ancillary office/retail space ("Project"). In addition to seeking site plan approval, in order to develop the Property as proposed, the Applicant is requesting to rezone the Property to I-1 and a Future Land Use Map Amendment to change the Property's land use to Industrial.

Currently, the Property is vacant. Should Applicant's rezoning request be approved, the Applicant intends to redevelop the parcel and construct two showrooms consisting of one (1) +/- 61,381 square foot building and one (1) +/- 60,608 square foot building. Included within these commercial buildings will be storage and office or retail space that will complement the proposed showroom use. The Project is located in an ideal location that allows the Project to emphasize the intent of the Corridor Mixed Use Overlay District ("CMU District") by creating a mix of commercial and residential uses that is walkable and located in close proximity to local transit stops. The CMU District strives to create a mixed-use, pedestrian friendly environment. By approving the Project so that the Applicant may provide a commercial use, the residents located south of State Road 9 will no longer need to cross a major roadway to make these types of purchases. They simply will need to walk or bike from their homes in order to get to the proposed showroom. Section 22-55 of the City's Land Development Code ("LDC") designates certain criteria that the Planning Council must study and consider. When requesting site plan approval, the following criteria must be met:

1. **The development permitted by the application, if granted, conforms to the Comprehensive Plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.**
   The proposed Project will conform to the Comprehensive Plan, will be consistent with the area, and will serve a public benefit that warrants granting the site plan application. The I-1 zoning district allows for the type of uses contemplated by the Applicant which will encourage commercial use in the area. As stated above, the Property is located within the CMU District and the intent of the CMU District, is to create a mix of commercial and residential properties within a pedestrian friendly environment. Currently, the only nearby commercial uses are located across State Road 9, which is a high-speed major thoroughfare. Residents south of State Road 9 are required to cross the major roadway in order to access any commercial uses. By approving development of the Project, this will allow nearby residents to have the opportunity to experience a commercial use without the need to risk their lives crossing State Road 9. In fact, in addition to arriving by car, nearby residents will have the option to walk, bike, or take public transit in order

to access the Property given its desirable location. Additionally, because of the well documented environmental issues on the Property created by years of illegal dumping, developing a residential use on the Property is inappropriate and the Property is better suited for an industrial zoning designation. Furthermore, the proposed Project conforms with the following objective and policies of the Comprehensive Plan:

- Objective LU-3: The areas designated Corridor Mixed Use Overlay on the 2030 Future Land Use Map (FLU-1) shall be redeveloped with retail and commercial development and mixed-income housing in a pedestrian-friendly environment between 2015-2030.
- Policy LU-3.1: The City, through its Land Development Regulations, shall allow different but compatible uses to be located in close proximity in Corridor Mixed Use Overlay District in order to create a pedestrian-friendly environment that promotes the health and well-being of residents and increased opportunities for social interactions.
- Policy LU-3.2: Development and redevelopment in the Corridor Mixed Use Overlay District shall promote a variety of uses through the provision of ground floor active uses, open space, and reduced parking requirements.

2. **The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the City.**
   The proposed Project will have a favorable impact on the City's economy. By allowing the Property to be redeveloped with a showroom, it will transform the currently vacant land from an unused and environmentally unhealthy eyesore to a modernized safe commercial campus. These showrooms will visually improve the land and attract customers to the area. This will bring additional business to the City, provide additional employment opportunities to residents, and will raise nearby property values.
3. **The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.**
   The proposed Project will not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities. The proposed Project is for a showroom and storage with office space or retail. Therefore, there will be no impact on the City's schools. Additionally, because the proposed Project does not include a residential component, there will be minimal impact on public utilities.
4. **The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.**
   The proposed Project will not unduly burden or affect public transportation facilities. As stated above, the Project furthers the intent of the CMU District, which is to provide a pedestrian-friendly environment that provides a mix of commercial and residential uses. Because of the Project's ideal location adjacent to residential communities, State Road 9, and in close proximity to transit stops, the Project's impact on streets will be minimized. Potential customers will have a multitude of travel options to choose from in order to get to the Property whether it be by foot, bicycle, car or public transport.

Detail by Entity Name

Florida Limited Liability Company
CASTLE OPA LLC

Filing Information

Document Number	L17000091713
FEI/EIN Number	82-1314204
Date Filed	04/25/2017
State	FL
Status	ACTIVE

Principal Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Mailing Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Registered Agent Name & Address

DENBERG, MICHAEL B
200 EAST LAS OLAS BLVD
SUITE 1000
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

STONE, ELLIOT
11900 BISCAYNE BLVD SUITE 262
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2021	03/02/2021
2022	03/15/2022
2023	03/21/2023

Document Images

03/21/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
03/02/2021 -- ANNUAL REPORT	View image in PDF format

03/02/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
03/01/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Folio	Property Owner Name	Property Address	Property City	Property Zip Code	Mailing Address	Mailing City and State	Mailing Zip Code	Legal Description
08-2122-000-0040	STATE OF FLORIDA	Not Available	Opa-locka	33054-3643	605 SUWANNEE ST	TALLAHASSEE, FL	32399	22 52 41 13.80 AC M/L 100FT S A L R/W ACROSS SEC DESC BEG 2656.19FTS OF NW COR OF SEC 22 FOR POB TH N 60 DEG E 2981.88FT S 02 DEG E 111.90FT S 60 DEG W 1706.46FT SELY AD 433.15FT N 29 DEG W 40.10FT S 60 DEG W 844.77FT N 02 DEG W 111.90FT TO POB & BEG NE COR OF SEC 22 TH S 02 DEG E 40.19FT SWLY AD 336.77FT S 60 DEG W 2656.73 FT N 02 DEG W 111.90FT N 60 DEG E 2606.53FT NELY AD 245.65FT N 87 DEG E 121.99FT TO POB
08-2122-000-0300	FAY PLASNIE CORP TRS	Not Available	Opa-locka	33054-0000	610 NE 183 ST # 207	MIAMI, FL	33169	22 52 41 .14 AC NE50FT OF SW100FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W AKA L2 BLK 1 UNREC LOT SIZE 50.000 X 140 COC 24052-1387 11 2005 1

08-2122-000-0310	PALMETTO HOMES URBAN	Not Available	Opa-locka	33054-0000	4952 NW 7 AVE	MIAMI, FL	33127	22 52 41 .14 AC NE50FT OF SW150FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W LOT SIZE 50.000 X 140 COC 25548-2003 02 2007 1
08-2122-000-0320	LOU INVESTMENT GROUP CORP	1756 ALI BABA AVE	Opa-locka	33054-2834	1765 ALIBABA AVE 3	OPA LOCKA, FL	33054	22 52 41 .14 AC NE50FT OF SW200FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W LOT SIZE 50.000 X 140 COC 24663-0111 04 2006 1
08-2122-000-0330	TRUE SPIRIT OF CHRIST OUR	1752 ALI BABA AVE	Opa-locka	33054-2834	PO BOX 541676	OPA LOCKA, FL	33054	22 52 41 .286 AC M/L BEG 200FTNELY OF NE COR OF LOT 4 BLK 14 OF PB 40-80 CONT NELY50FT SELY125FT SWLY50FT NWLY125FT TO POB & NE 50FT OF SW 300FT OF N/2 OF NE1/4 OF NE1/4 BET ALI BABA AVE & SAF R/W AKA LOT 6 BLK 1 MAGNOLIA 3RD ADD U/R LOT SIZE 12500 SQ FT M/L

08-2122-000-0340	ACRE TRUST	1742 ALI BABA AVE	Opa-locka	33054-2834	20533 BISCAYNE BLVD #4118	AVENTURA, FL	33180	22 52 41 NE50FT OF SW350FT OF N1/2 OF NE 1/4 OF NE1/4 BET ALI BABA AVE & SAF R/W AKA LOT 7 BLK 1 MAGNOLIA 3RD ADD U/R LOT SIZE 50.000 X 140 OR 20315-3975 0302 1
08-2122-000-0350	NEIGHBORHOOD HOUSING LLC	1736 ALI BABA AVE	Opa-locka	33054-2834	490 OPA LOCKA BLVD #20	OPA LOCKA, FL	33054	22 52 41 .14 AC NE50FT OF SW400FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W A/K/A LOT 8 BLK 1 MAGNOLIA SUB 3RD ADD UR LOT SIZE 50 X 140 COC 25589-4886 04 2007 3
08-2122-000-0360	SONLIGHT MISSIONARY BAPT CH	1732 ALI BABA AVE	Opa-locka	33054-2834	1732 ALI BABA AVE	OPA LOCKA, FL	33054-2834	22 52 41 .14 AC NE50FT OF SW450FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W LOT SIZE 50.000 X 140 OR 12745-3181 1285 4
08-2122-000-0370	SONLIGHT MISSIONARY BAPT CH	Not Available	Opa-locka	33054-0000	1732 ALI BABA AVE	OPA LOCKA, FL	33054-2834	22 52 41 .14 AC NE50FT OF SW500FT OF N1/2 OF NE1/4 OF NE1/4 BETW ALIBABA AVE & SAF R/W LOT SIZE 50.000 X 140 OR 12812-2574 0386 6

08-2122-000-0380	MIAMI DADE COUNTY	1782 NW 151 ST	Opa-locka	33054-2877	111 NW 1ST ST STE 2460	MIAMI, FL	33128	22 52 41 .13 AC BEG AT X S/L NW 151 ST & S/L ALI BABA AV E43.724FT M/L SE105.162FT M/L SW50FT NW125FT NE11.035FT M/L TO POB LOT SIZE IRREGULAR OR 16521-3357 0994 4
08-2122-000-0390	A & T TRADERS INC	Not Available	Opa-locka	33054-0000	17501 NW 54 AVE	MIAMI, FL	33055-3518	22 52 41 .10 AC BEG 43.724FT M/L E OF X S/L NW 151 ST & S/L ALIBABA, SE105.162FT M/L NE50FT NW79.706FT M/L W56.107 FT TO POB LOT SIZE 4356 SQUARE FEET OR 16599-0468 1194 5
08-2122-000-0400	A & T TRADERS INC	1710 NW 151 ST	Opa-locka	33054-2877	14085 NW 27 AVE	MIAMI, FL	33054-3654	22 52 41 .109 AC M/L BEG NE COR LOT 4 BLK 14 PB 40-80 TH NELY511.035FT E99.83FT TO POB TH E106.897FT S32.7FT SWLY80.44 FT ALG NW R/W/L SAL RR TH NW 79.706FT TO POB LOT SIZE 4731 SQ FT OR 16599-0467 1194 1
08-2122-000-0401	CITY OF OPA LOCKA	Not Available	Opa-locka	33054-0000	777 SHARAZAD BLVD	OPA LOCKA, FL	33054-3521	22 52 41 .021 AC M/L BEG NE COR LOT 4 BLK 14 PB 40-80 NELY 511.03FT E206.73FT TO POB TH E57FT SWLY 65.72FT N32.7FT TO POB LOT SIZE 932 SQ FT OR 9331-206

08-2122-005-2161	M & N PROPERTY INVESTMENT INC	Not Available	Opa-locka	33054-0000	14566 NW 22 AVE	OPA LOCKA, FL	33054-3715	MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLK 345 DESC - BEG 559.46FTS OF NW COR BLK 346 TH S111.89FT NELY165.94FT TO X S/L BLK 346 NWLY152.25FT TO POB LOT SIZE 8280 SQUARE FEET OR 18373-4593/18412-3956 1098 2
08-2122-005-2170	CASTLE OPA LLC	1700 SERVICE RD	Opa-locka	33054-3750	11900 BISCAYNE BLVD STE 262	NORTH MIAMI, FL	33181	22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346 FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3
08-2122-005-2180	CITY OF OPA LOCKA	2100 N BURLINGTON ST	Opa-locka	33054-0000	777 SHARAZAD BLVD	OPA LOCKA, FL	33054-3521	22 52 41 25.595 AC M/L MAGNOLIA GDNS CONSOL PB 50-5 THAT PT OF BLKS 345 TO 349 INC PER DB 3974-276 & OR 11494-940 & 937 & TR A LESS THAT PORT AS PER DB 280-591 BLKS 357 & 358 OF PB 49-71 A/K/A PARK & REC & SENIOR CITIZEN CENTER

08-2122-006-0140	DENISE H SWASEY LE	1880 SERVICE RD	Opa-locka	33054-3751	3520 NW 213 ST	MIAMI GARDENS, FL	33056	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 14 BLK 337 LOT SIZE 50.000 X 100 OR 16509-2428 0794 5 COC 26347-0200 26538-0431 0408 3
08-2122-006-0150	YVETTE WALKER	1870 SERVICE RD	Opa-locka	33054-3751	1870 SERVICE RD	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 15 BLK 337 LOT SIZE 50.000 X 100 OR 18457-3046 0199 4
08-2122-006-0160	RETEVEA BAIN	1860 SERVICE RD	Opa-locka	33054-3751	1860 SERVICE RD	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 16 BLK 337 LOT SIZE 50.000 X 100 OR 13491-3713 1187 4 COC 23142-3269 03 2005 4
08-2122-006-0170	YOSVANI ORBIZ	1850 SERVICE RD	Opa-locka	33054-3751	1850 SERVICE RD	OPA-LOCKA, FL	33054	22 52 41 PB 49-54 MAGNOLIA GDNS CONSOLIDATED LOT 17 BLK 337 LOT SIZE 50.000 X 100 OR 21948-1006 12 2003 1 COC 25582-1091 04 2007 1
08-2122-006-0180	ESTATE OF FLETA MOSLEY	1840 SERVICE RD	Opa-locka	33054-3751	1840 SERVICE RD	OPA LOCKA, FL	33054-0000	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 18 BLK 337 LOT SIZE 50.000 X 100 OR 11506-465 0782 4
08-2122-006-0190	ROSA MAE JAMES	1830 SERVICE RD	Opa-locka	33054-3751	1830 STATE RD SERVICE ST	OPA LOCKA, FL	33054-0000	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 19 BLK 337 LOT SIZE 50.000 X 100 OR 11543-1061 0582 5

08-2122-006-0200	YAJAIRA FLORENCIA CASTRO	1820 SERVICE RD	Opa-locka	33054-3751	1820 SERVICE RD	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 20 BLK 337 LOT SIZE 50.000 X 100
08-2122-006-0210	JUAN RAMIREZ	1810 SERVICE RD	Opa-locka	33054-3751	17910 NW 84 AVE	HIALEAH, FL	33015	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 21 BLK 337 LOT SIZE 50.000 X 100 COC 26368-1299 11 2007 5
08-2122-006-0220	JUAN RAMIREZ	1800 SERVICE RD	Opa-locka	33054-3751	17910 NW 84 AVE	HIALEAH, FL	33015	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 22 BLK 337 LOT SIZE 58.820 X 100 COC 24865-0801 08 2006 1
08-2122-006-0230	ANGELINA PORTER	1801 RUTLAND ST	Opa-locka	33054-3738	21046 NE 5TH CT	MIAMI, FL	33179-1820	MAGNOLIA GARDENS CONSOILIDATED PB 49-54 LOT 23 BLK 337 LOT SIZE 41.560 X 100 OR 18018-0666/0667 0198 4
08-2122-006-0240	DERAK THOMPKINS	1811 RUTLAND ST	Opa-locka	33054-3738	1811 RUTLAND STREET	OPA LOCKA, FL	33054-3738	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 24 BLK 337 LOT SIZE 50.000 X 100 OR 20056-4884 1101 1
08-2122-006-0250	MOHAMED ESHIBA	1821 RUTLAND ST	Opa-locka	33054-3738	6820 RUE VERSAILLES DR	MIAMI BEACH, FL	33141	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 25 BLK 337 LOT SIZE 50.000 X 100 OR 18577-0940 0499 1

08-2122-006-0260	DANIELLA MULLER JTRS	1831 RUTLAND ST	Opa-locka	33054-3738	1225 NW 124 STREET	MIAMI, FL	33167	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 26 BLK 337 LOT SIZE 50.000 X 100 OR 16411-3221 0594 1
08-2122-006-0270	RUSSELL RYALS JR	1841 RUTLAND ST	Opa-locka	33054-3738	1841 RUTLAND ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 27 BLK 337 LOT SIZE 50.000 X 100 OR 21208-3688 03/2003 4
08-2122-006-0280	CEOLA WALKER EST OF	1851 RUTLAND ST	Opa-locka	33054-3738	1851 RUTALAND ST	OPA LOCKA, FL	33054-3738	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 28 BLK 337 LOT SIZE 50.000 X 100 OR 19869-1421 0801 5
08-2122-006-0290	ISIS PEREZ	1861 RUTLAND ST	Opa-locka	33054-3738	1861 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 29 BLK 337 LOT SIZE 50.000 X 100 OR 20623-3128 0802 1 COC 25078-1738 10 2006 3
08-2122-006-0300	ROLLICE CLARKE	1871 RUTLAND ST	Opa-locka	33054-3738	1871 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 30 BLK 337 LOT SIZE 50.000 X 100
08-2122-006-0310	HENRY TAMAYO	1881 RUTLAND ST	Opa-locka	33054-3738	1881 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 31 BLK 337 LOT SIZE 50.000 X 100 COC 23281-3132 04 2005 4 PROBATE 16465 CA 24 20050306

08-2122-006-0580	GUDELIA VASALLO RODRIGUEZ	1880 RUTLAND ST	Opa-locka	33054-3739	1880 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 14 BLK 338 LOT SIZE 50.000 X 100 OR 18348-1605 1297 1 COC 23760-1110 07 2005 4
08-2122-006-0590	ANTONIO GREGORIO VASALLO	1870 RUTLAND ST	Opa-locka	33054-3739	2901 WEST 16 AVE	HIALEAH, FL	33012	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 15 BLK 338 LOT SIZE 50.000 X 100 OR 9960 939 0278 4 COC 23074-2989 01 2005 1
08-2122-006-0600	SERGE A PAUL	1860 RUTLAND ST	Opa-locka	33054-3739	1860 RUTLAND ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 16 BLK 338 LOT SIZE 50.000 X 100 OR 12701-1546 1185 4
08-2122-006-0610	EROS CASTRO	1850 RUTLAND ST	Opa-locka	33054-3739	1850 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 17 BLK 338 LOT SIZE 50.000 X 100 OR 21243-2871 042003 4 COC 23207-3814 03 2005 1
08-2122-006-0620	BUFI & SALE LLC	1840 RUTLAND ST	Opa-locka	33054-3739	20515 E COUNTRY CLUB DR	AVENTURA, FL	33180	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 18 BLK 338 LOT SIZE 50.000 X 100 OR 18877-1301/23141-2890 0999 4
08-2122-006-0630	SUSAN SIMMONDS	1830 RUTLAND ST	Opa-locka	33054-3739	1830 RUTLAND ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 19 BLK 338 LOT SIZE 50.000 X 100

08-2122-006-0640	INNOVA ASSET HOLDINGS LLC	1820 RUTLAND ST	Opa-locka	33054-3739	PO BOX 310686	MIAMI, FL	33231	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 20 BLK 338 LOT SIZE 50.000 X 100 OR 17913-0589 1297 1
08-2122-006-0650	MARCUS J BRAXTON	1810 RUTLAND ST	Opa-locka	33054-3739	7900 NW 3 ST APT 14-201	PEMBROKE PINES, FL	33024	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 21 BLK 338 LOT SIZE 50.000 X 100 OR 17892-242- 1297 1 COC 25880-4081 08 2007 5
08-2122-006-0660	SHANEKA DENISE REYNOLDS	1800 RUTLAND ST	Opa-locka	33054-3739	PO BOX 292923	DAVIE, FL	33329	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 22 BLK 338 LOT SIZE 58.820 X 100 OR 20050-3433 1101 1
08-2122-006-0670	GLOBALI LLC	1801 WILMINGTON ST	Opa-locka	33054-3760	200 178 DR #305	SUNNY ISLES BEACH, FL	33160	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 23 BLK 338 LOT SIZE 41.560 X 100 OR 21226-4415 042003 3 COC 22926-3071 12 2004 4
08-2122-006-0680	AGL PROP INC	1811 WILMINGTON ST	Opa-locka	33054-3760	13499 BISCAYNE BLVD #TS2	MIAMI, FL	33181	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 24 BLK 338 LOT SIZE 50.000 X 100 OR 19874-1053 0801 1
08-2122-006-0690	LINDA PHILLIPS	1821 WILMINGTON ST	Opa-locka	33054-3760	1821 WILMINGTON ST	OPA LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 25 BLK 338 LOT SIZE 50.000 X 100 75R-243242

08-2122-006-0700	HELEN BROOKS	1831 WILMINGTON ST	Opa-locka	33054-3760	1500 NW 3 ST #105	DEERFIELD BEACH, FL	33442	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 26 BLK 338 LOT SIZE 50.000 X 100 OR 20053-0593 1101 5 COC 25695-0989 02 2007 5
08-2122-006-0710	JAMES H SIMMONS JR	1841 WILMINGTON ST	Opa-locka	33054-3760	1841 WILMINGTON ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 27 BLK 338 LOT SIZE 50.000 X 100
08-2122-006-0720	ROSALIE ANNE GALLE	1851 WILMINGTON ST	Opa-locka	33054-3760	1411 SOUTH 25 AVE	HOLLYWOOD, FL	33020	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 28 BLK 338 LOT SIZE 50.000 X 100 CASE 2012 A-00146 TC 83019
08-2122-006-0730	SUGEY MILENA ALVAREZ	1861 WILMINGTON ST	Opa-locka	33054-3760	1861 WILMINGTON ST	OPA-LOCKA, FL	33054	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 29 BLK 338 LOT SIZE 50.000 X 100 OR 20667-4601 0802 4 COC 23894-1923 10 2005 6
08-2122-006-0740	SHANEKA REYNOLDS	1871 WILMINGTON ST	Opa-locka	33054-3760	PO BOX 292923	DAVIE, FL	33329	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 30 BLK 338 LOT SIZE 50.000 X 100 OR 20136-2912 1201 1
08-2122-039-1720	THE MIRAGE AT SAILBOAT COVE	Not Available	Opa-locka	33054-0000	800 WEST AVENUE #C1	MIAMI BEACH, FL	33139	MIRAGE AT SAILBOAT COVE PB 166-086 T-22157 TR A (LAKE) LOT SIZE 14.12 AC FAU 08 2122 000 0190 0194 & 012 0130

30-2114-000-0090	STATE OF FLORIDA	Not Available	Miami	33169-0000	1000 NW 111 AVE	MIAMI, FL	33172	14 52 41 15.35 AC 100FT SAL R/W THRU SEC FORMERLY SEABOARD COASTLINE RR CO COMPTROLLER DOT PER 13675-3540 0588 3
30-2123-000-0040	SKIRAQUI LLC	Not Available	Miami	33167-0000	335 S BISCAYNE BLVD #1709	MIAMI, FL	33131	23 52 41 5.20 AC M/L S1/2 OF NW1/4 OF NW1/4 LYING W OF SPUR CANAL LOT SIZE IRREGULAR OR 11950-2206 1083 3 COC 24607-2993 03 2006 2
30-2123-000-0080	SKIRAQUI LLC	Not Available	Miami	33167-0000	335 S BISCAYNE BLVD #1709	MIAMI, FL	33131	23 52 41 15.5 AC N1/2 OF NW1/4 OF N1/4 LYG W & NWLY OF BISC CANAL SPUR 1 LESS ST RD 9 & LESS SAL RY & LESS O-G & M RTS LOT SIZE IRREG OR 11950-2206 1083 3 COC 24607-2993 03 2006 2
30-2123-000-0200	CSX TRANSPORTATION INC	Not Available	Miami	33054-0000	500 WATER STREET	JACKSONVILLE, FL	32202-0000	23 52 41 .02 AC FRACTIONAL PART 100FT SAL R/W LYING IN NW1/4 OF NW1/4 OR 15774-1300 0886 5
30-2123-021-0010	MIAMI-DADE COUNTY	Not Available	Miami	33167-0000	275 NW 2 ST 4FL	MIAMI, FL	33128-1794	23 52 41 1.47 AC JEB ESTATES PB 58-77 TRACT A LOT SIZE 64033 SQUARE FEET

30-2123-022-1240	RODERICK D VEREEN	14630 NW S RIVER DR	Miami	33167-1027	14630 S RIVER DR	MIAMI, FL	33167-1027	23 52 41 1.19 AC BISC GDNS SEC F PB 44-46 PT LOT 125 LOT SIZE 100.000 X 515 OR 19742-3500 06 2001 6
30-2123-022-1250	RODERICK D VEREEN	14620 NW S RIVER DR	Miami	33167-1027	14630 S RIVER DR	MIAMI, FL	33167	23 52 41 1.19 AC PB 44-46 BISCAYNE GARDENS SEC F PT 1 LOT 126 LOT SIZE 100.000 X 515 75R-15416 COC 22684-2278 09 2004 1
30-2123-022-1260	OSVALDO MONDEJA GONZALEZ	14610 NW S RIVER DR	Miami	33167-1027	14610 NW S RIVER DR	MIAMI, FL	33167	23 52 41 1.19 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 127 LOT SIZE 100.000 X 515 73R-61001
30-2123-022-1270	JOSEPH SOMERS &W GLORIA	14600 NW S RIVER DR	Miami	33167-1027	14600 S RIVER DRIVE	MIAMI, FL	33167-1027	23 52 41 1.15 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 128 LOT SIZE 100.000 X 515 OR 17611-4588 0397 1
34-2115-000-0040	CSX TRANSPORTATION INC	Not Available	Miami Gardens	33054-0000	500 WATER STREET	JACKSONVILLE, FL	32202-0000	15 52 41 .07 AC FRACTIONAL PART OF 100FT SAL R/W LYING IN SE1/4 OF SE1/4 OR 15774-1300 0886 5 F/A/U 30-2115-000-0040

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1700 Service Road, Opa Locka / Modani development site

LEGAL DESCRIPTION: 22 52 41 7.58 AC
MAGNOLIA GDNS CONSOL PB 50-5
PT OF BLKS 346 &
347-BEG AT NW COR OF BLK 346
S559.46FT SELY ALG S/L BLK 346
FOR 152.25FTNELY 399.88FTN
640.43FTNWLY ARC DIST 52.49FT TH
SWLY TO POB
LOT SIZE IRREGULAR
OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Juan Ramirez PHONE: (954)240-5470

ADDRESS (If different): 1800 Service Rd

Juan Ramirez
Signature

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: 1700 Service Road, Opa Locka / Modani development site

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OR 20964-4155 1202 3

I SUPPORT THIS DEVELOPMENT REQUEST ✓

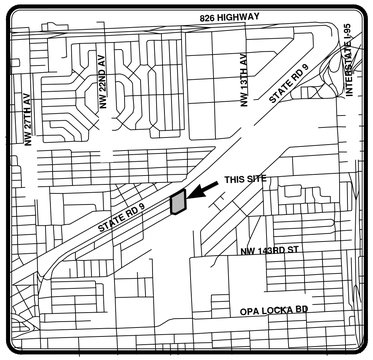
I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Russell Ryals PHONE: 305-9863711

ADDRESS (If different): 1841 Rutland Street

Russell Ryals
Signature

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



LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 INCH = 60 FEET

DESCRIPTION: (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CD07–111872 – NETHERTON GREENS PROPERTY / CASA DEL MAR)

ALL THAT PART OF BLOCKS 346 AND 347 OF MAGNOLIA GARDENS CONSOLIDATED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BLOCK 346; THENCE RUN SOUTH ALONG THE EAST LINE OF NORTHWEST 18TH AVENUE AND ITS EXTENSION A DISTANCE OF 559.46 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 346; THENCE RUN SOUTHEASTERLY ALONG THE SAID SOUTH LINE OF BLOCK 346 FOR A DISTANCE OF 152.25 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS 100 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WILMINGTON STREET AS SHOWN OF SAID PLAT; THENCE RUN NORTHEASTERLY ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 399.88 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 347; THENCE RUN NORTH A DISTANCE OF 640.43 FEET TO THE POINT OF A CURVE WITH A RADIUS OF 25 FEET, THENCE RUN ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 52.49 FEET; FROM SAID POINT RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SERVICE STREET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF OPA LOCKA, MIAMI–DADE COUNTY, FLORIDA AND CONTAINING 7.62 ACRES, MORE OR LESS.

ADDRESS:

1700 SERVICE ROAD,
OPA LOCKA, FL 33054

LEGEND:
P.B. = PLAT BOOK
PG. = PAGE
D.B. = DEED BOOK
D.C.R. = DADE COUNTY RECORDS
R = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
℄ = CENTER LINE
RCP = REINFORCED CONCRETE PIPE
INV.EL. = INVERT ELEVATION
= ALUMINUM LIGHT POLE
= WOOD LIGHT POLE
= ELECTRIC BOX
= FPL ELECTRIC METER
= ANCHOR
= SIGN
= CATCH BASIN
= FIRE HYDRANT
= WATER VALVE
= BELL SOUTH MANHOLE
= SEWER MANHOLE
= MONITORING WELL
X —— = FENCE
= GUARD RAIL
(D) = DEED

TREE LEGEND:
10–25 TRUNK DIAMETER IN INCHES
CANOPY DIAMETER IN FEET
BANYAN TREE
ORCHID TREE
YELLOW TABEBUIA TREE

SURVEYOR'S NOTES:

BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 HAVING A BEARING OF N 47°08'38" E.

SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS–OF–WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.

RECORD DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES ARE WITHIN REQUIRED ACCURACY FOR THIS SURVEY UNLESS OTHERWISE SHOWN.

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

BURIED FOUNDATIONS AND UNDERGROUND UTILITIES, IF ANY, NOT LOCATED.

NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.

ELEVATION NOTE:
ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ARE SHOWN THUS:
AND ARE BASED ON DADE COUNTY BENCHMARK #B–18–1
ELEVATION = 15.16'

FEDERAL EMERGENCY MANAGEMENT AGENCY
ZONE: AE & X
BASE FLOOD ELEVATION
ZONE AE: 6' AND 7'
ZONE X: N/A
COMMUNITY PANEL NO. 120657
MAP NUMBER: 12086 C 0136 L
DATE OF FIRM INDEX 9–11–2009

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
SIGNED THIS 11th DAY OF SEPTEMBER 2023 A.D.

Martin P Rossi
Digitally signed by Martin P Rossi
Date: 2023.10.04 11:05:20 -04'00'

MARTIN P. ROSSI
No. 5857
STATE OF FLORIDA
Professional Surveyor & Mapper

MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS	DATE	BY

1700 SERVICE ROAD SURVEY
CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

MILLER LEGG
South Florida Office: 13580 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-514-1030
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION:		
LB6680		
DES	DRWN	CHK
DES.	DWN.	CHK.

PROJECT / FILE NO.
23–00293

DRAWING NO.
BTS–1

DATE DRAWN:
9/14/23

V:_PROJECTS_2023\23–00293 – 1700 SERVICE ROAD–STATE RD 9 OPA LOCKA SURVEY\SURVEY\DRAWINGS\23–00293_TS.DWG by LPODOLSK 9/14/2023 8:11:15 PM

MODANI BUILDING 1

1700 SERVICE ROAD
OPA-LOCKA, FL 33054

MIA23-0011-00
COVER SHEET
10/09/2023

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering

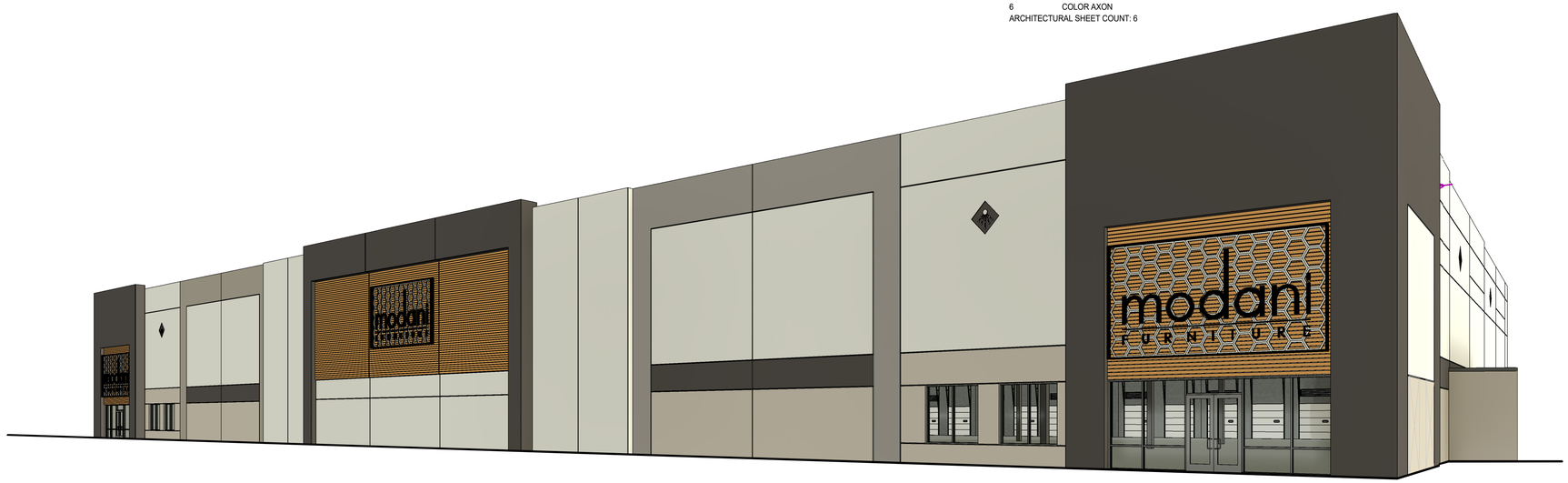
REINALDO A. GOMEZ AR0013736
STATE OF FLORIDA
REINALDO A. GOMEZ
AR0013736
REGISTERED ARCHITECT

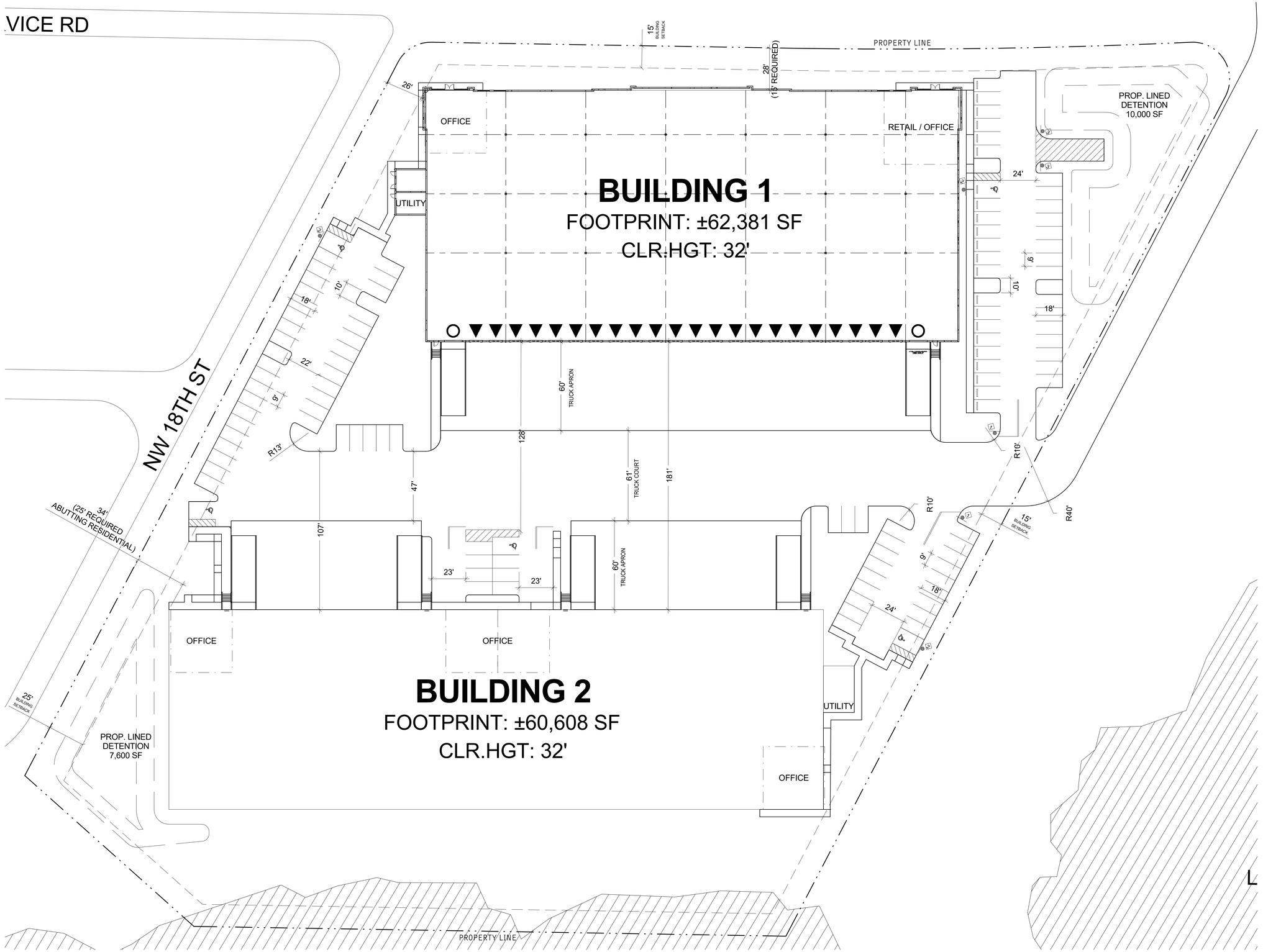
10/09/2023

ARCHITECTURAL

1 COVER SHEET
2 SITE PLAN
3 FLOOR PLAN
4 ROOF PLAN
5 EXTERIOR ELEVATIONS / TYP. BUILDING SECTION
6 COLOR AXON

ARCHITECTURAL SHEET COUNT: 6





DEVELOPMENT STANDARDS

SITE AREA:		7.62 AC
GROSS:		331,963 SF
DETENTION:	5.3%	17,600 SF
NET:		00.40 AC
BUILDING 1 FOOTPRINT:		62,381 SF
BUILDING HEIGHT:		43'
BUILDING USE:		
WAREHOUSE		55,605 SF
OFFICE		6,120 SF
COVERAGE:		
GROSS:		37%
NET:		39%
PARKING REQUIRED:		
WAREHOUSE	1/2,500 SF	22 STALLS
OFFICE	1/400 SF	16 STALLS
TOTAL		38 STALLS
PARKING PROVIDED:		53 STALLS
AUTO:		
REQ. ACCESSIBLE		*3 STALLS*
TRAILER:		N/A
TRUCK DOCKS:		
DOCK-HIGH DOORS		22
KNOCK-OUTS		6
GRADE-LEVEL DOORS		2

DEVELOPMENT STANDARDS

ZONING:		I-1	1
MAX. F.A.R.:		3.00	
MAX. COVERAGE:		TBD	4
MAX. HEIGHT:		45 FT	3
BUILDING SETBACKS:			
FRONT:		15 FT	
SIDE:		0 FT	
REAR:		15 FT	
LANDSCAPE SETBACKS:			
FRONT:		TBD	4
SIDE:		TBD	4
REAR:		TBD	4
LANDSCAPE REQ,:		25%	
OFF-STREET PARKING:			
STANDARD:		9x18	
COMPACT:		8x17	
COMPACT %:		30%	
DRIVE AISLE:		22 FT	
FIRE LANE:		26 FT	
OVERHANG:		TBD	4
TREE WELL:		TBD	4
REQ. PARKING RATION BY USE:			
WAREHOUSE:		1/2500 SF	
OFRFICE:		1/400 SF	

NOTES:
1. ASSUME REZONE FROM R-TH TO I-1

2. 50FT FROM ANY RESIDENTIAL DISTRICT WITH AT LEAST A 30 FT LANDSCAPED BUFFER

3. OR 3 STORIES, WHICHEVER IS LESS.

4. TO BE DETERMINED BY CITY

REINALDO A. GOMEZ AR0013736

STATE OF FLORIDA · REINALDO A. GOMEZ · AR0013736 · REGISTERED ARCHITECT

10/09/2023

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1" = 30'
0 15' 30' 60' NORTH

modani FURNITURE

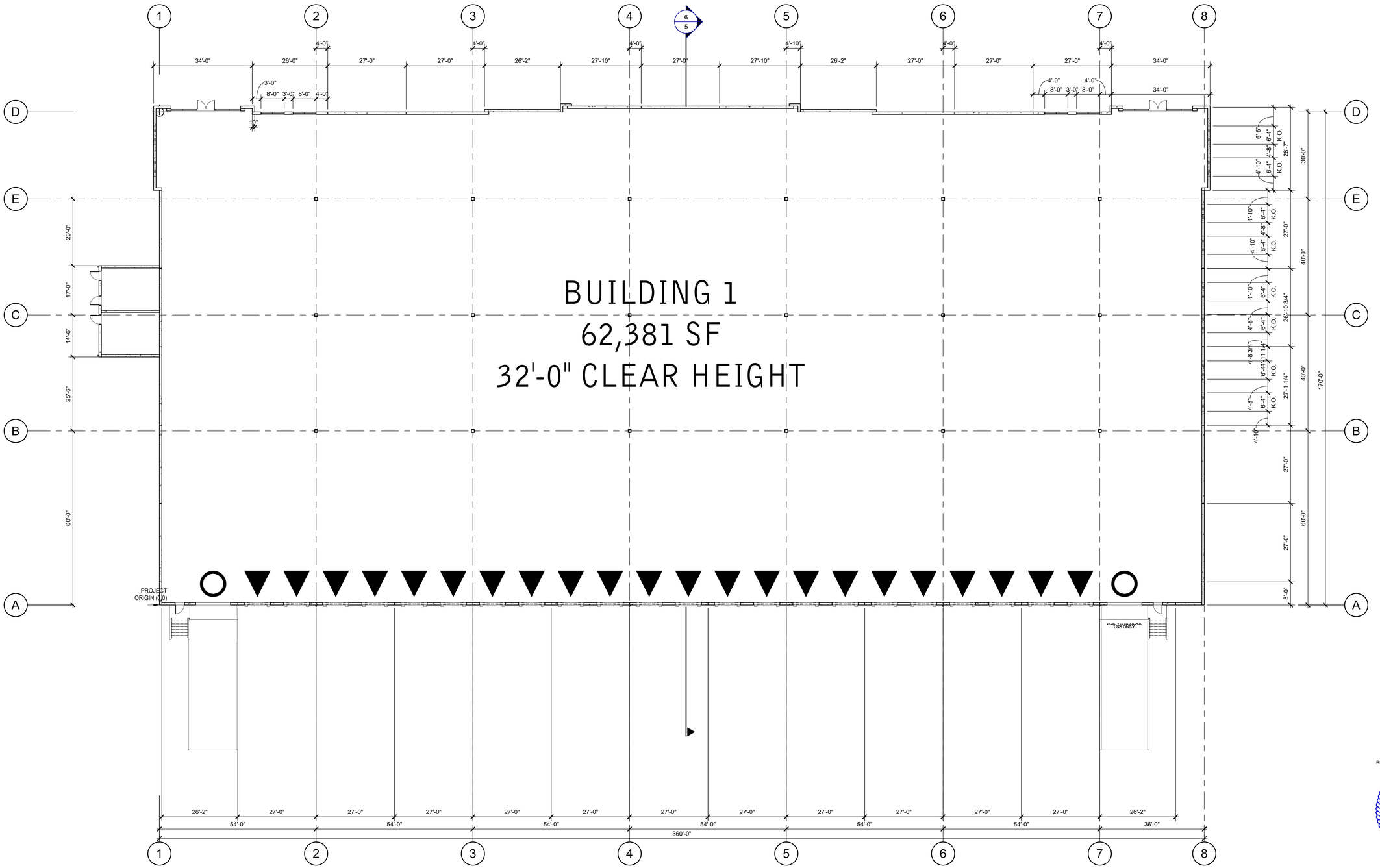
SITE PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
10/09/2023

SHEET 2



REINALDO A. GOMEZ AR0013736

STATE OF FLORIDA · REINALDO A. GOMEZ · AR0013736 · REGISTERED ARCHITECT

10/09/2023

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1/16"=1'-0"

0 8' 16' 32'

NORTH

modani FURNITURE

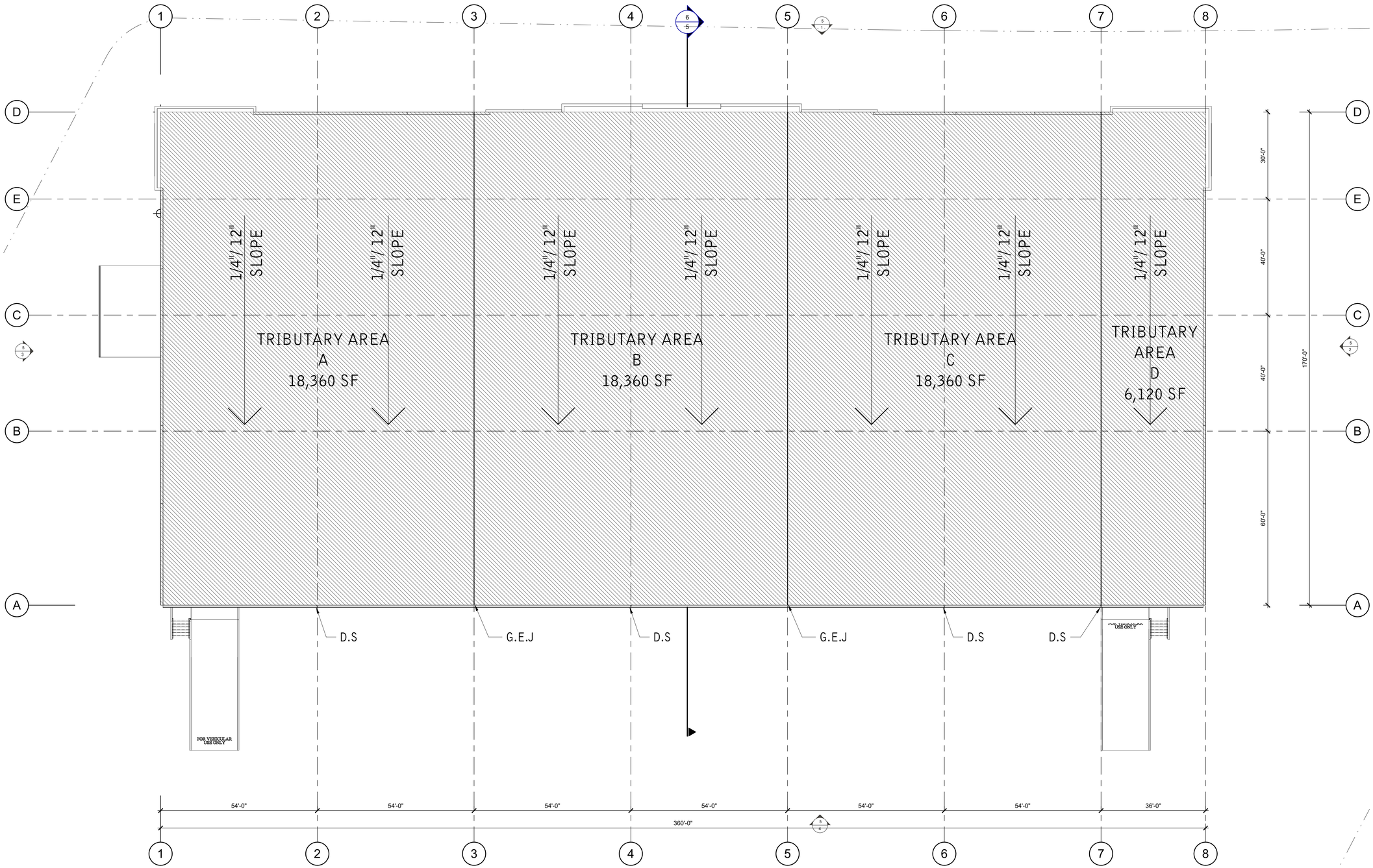
FLOOR PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
10/09/2023

SHEET 3



ROOF CALCULATIONS

NOTE: ALL HORIZONTAL AND VERTICAL LEADER SIZES HARE SIZED PER SECTION 1106 AND BASED ON 5" RAIN FALL ALL PER HOUR PER FIGURE 1106.1 OF FLORIDA PUMBLING CODE.

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A	=	18,360 SF
TRIBUTARY AREA B	=	18,360 SF
TRIBUTARY AREA C	=	18,360 SF
TRIBUTARY AREA D	=	6,120 SF
TOTAL AREA	=	61,200 SF

RWL SIZE REQUIRED:	6" x 8" REQUIERED UP TO 1208 GPM SF WITH 5" PER HOUR RAINFALL RATE PER TABLE 1106.3 AND FIG. 1106.1 FBC 2017-PUMBLING.
RWL SIZE PROVIDED:	8" x 8"
NO. OF DOWNSPOUTS REQUIRED:	4
NO. OF DOWNSPOUTS PROVIDED:	22
GUTTER REQUIRED:	4" x 10" SQUARE GUTTER @ 4% SLOPE.
GUTTER PROVIDED:	10" x 10" SQUARE GUTTER. @ 4% SLOPE ON 5 INCH
RAINFALL RATE:	5" PER HOUR.

REINALDO A. GOMEZ AR0013736

STATE OF FLORIDA · REINALDO A. GOMEZ · AR0013736 · REGISTERED ARCHITECT

10/09/2023

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1/16"=1'-0"
0 8' 16' 32'
NORTH

modani FURNITURE

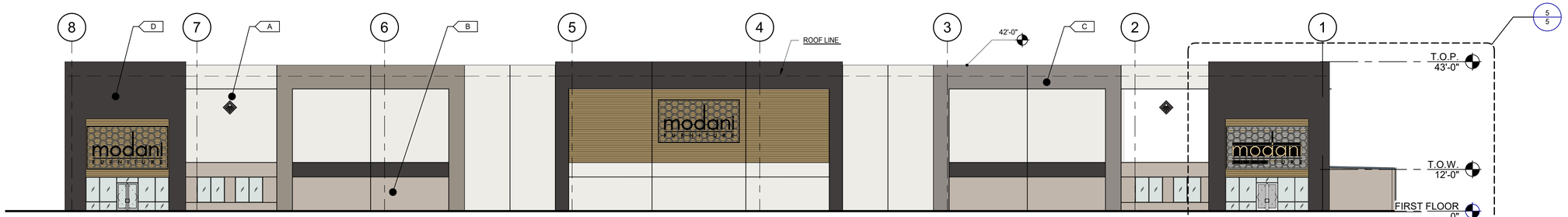
ROOF PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

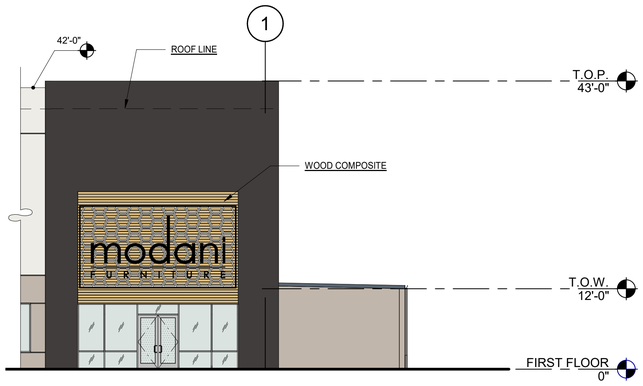
MIA23-0011-00
10/09/2023

SHEET 4



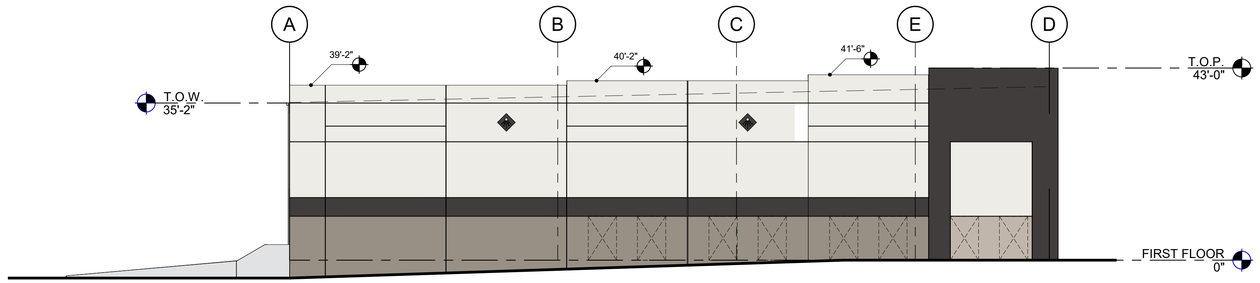
NORTH WEST EXTERIOR ELEVATION 1

SCALE: 1/16" = 1'-0"



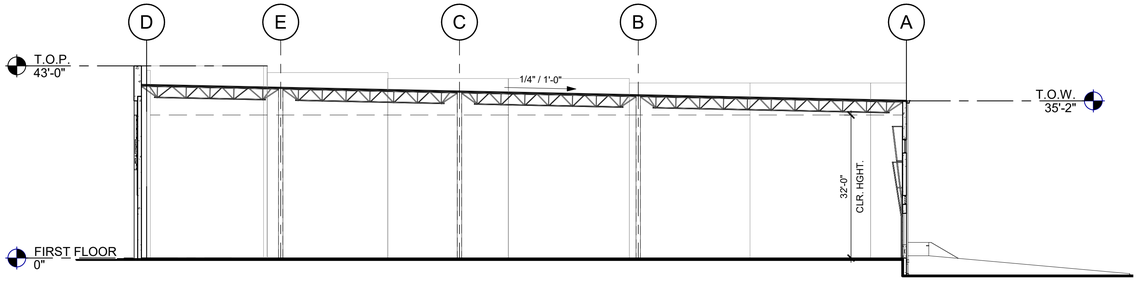
ENLARGE TYP. ENTRACE ELEVATION 5

SCALE: 3/32" = 1'-0"



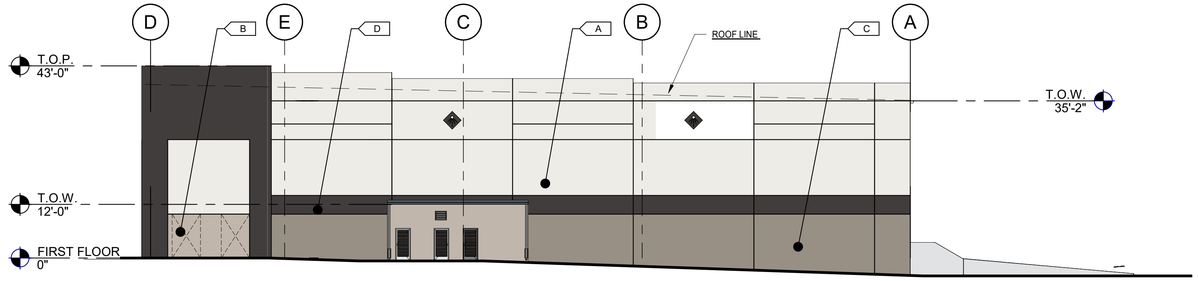
NORTH EASTEXTERIOR ELEVATION 2

SCALE: 1/16" = 1'-0"



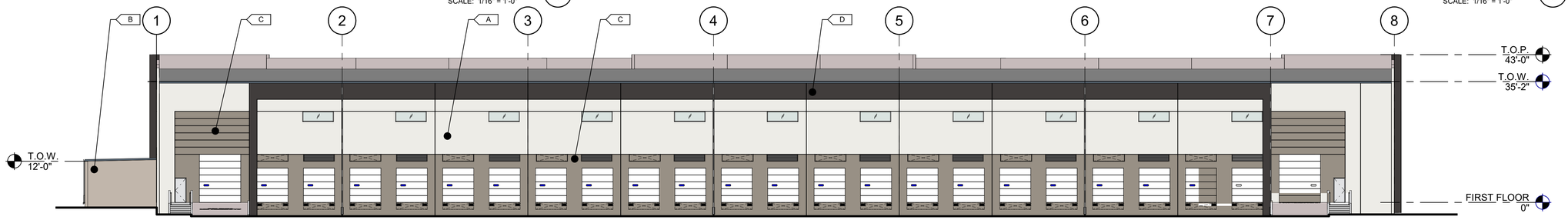
TYP. BUILDING SECTION 6

SCALE: 1/16" = 1'-0"



SOUTH WEST EXTERIOR ELEVATION 3

SCALE: 1/16" = 1'-0"



SOUTH EAST EXTERIOR ELEVATION 4

SCALE: 1/16" = 1'-0"

REINALDO A. GOMEZ AR0013736

STATE OF FLORIDA
REINALDO A. GOMEZ
AR0013736
REGISTERED ARCHITECT

10/09/2023

FINISH LEGEND

A	FIELD WALL PAINT SW 9582 - WHITE SAND	B	ACCENT #1 - WALLPAINT SW 6072 - VERSATILE GRAY	C	ACCENT #2 - WALLPAINT SW 9168 - ELEPHANT EAR	D	ACCENT #3 - WALLPAINT SW 9600 - ARMORY

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1/16"=1'-0"
0 8' 16' 32'

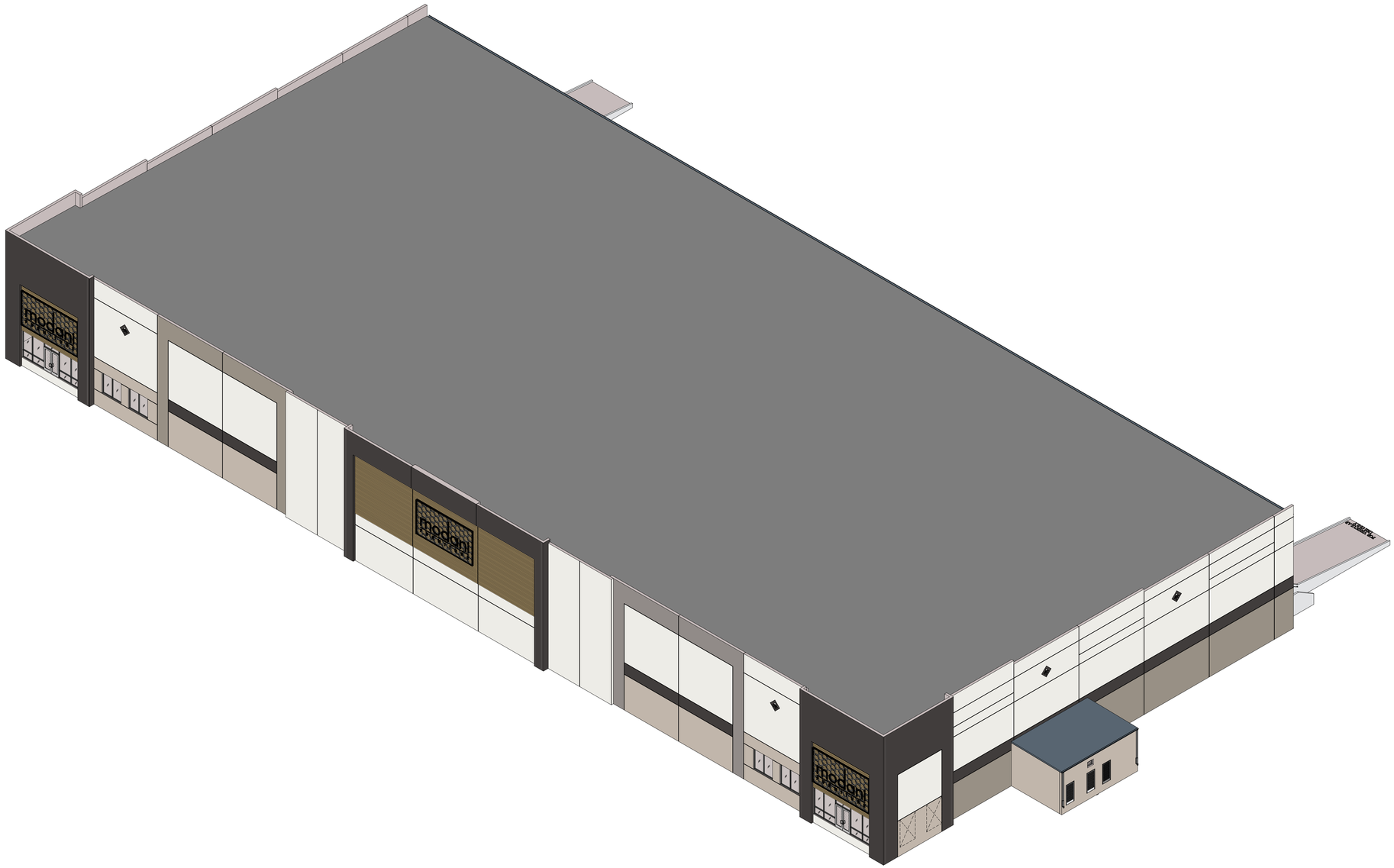
EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
10/09/2023

SHEET 5



REINALDO A. GOMEZ AR0013736



10/09/2023

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modani
FURNITURE

COLOR AXON

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

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10/09/2023

SHEET
6

modani
FURNITURE

MODANI BUILDING 2

1700 SERVICE ROAD
OPA-LOCKA, FL 33054

MIA23-0011-00
COVER SHEET
10/09/2023

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering

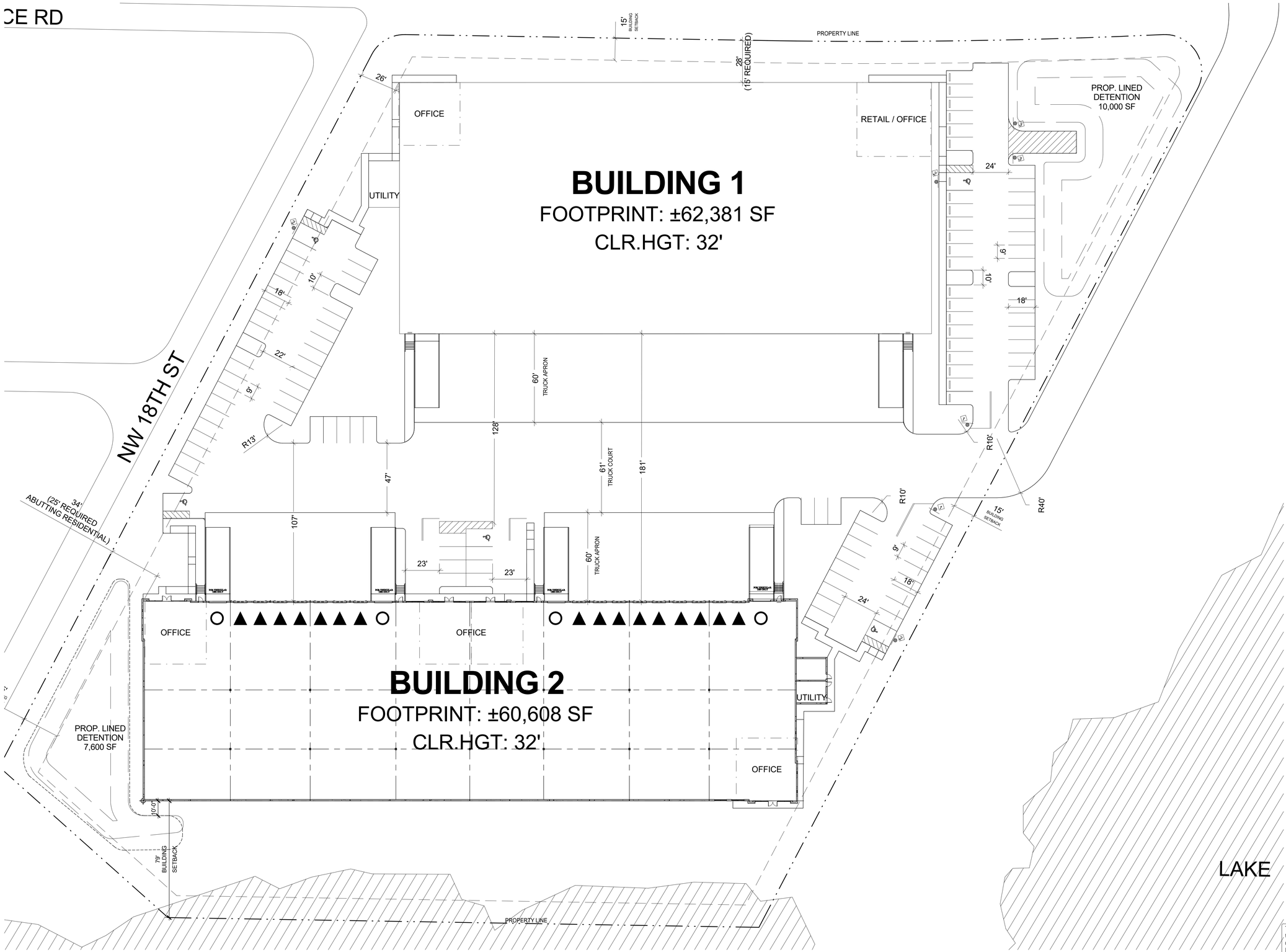
REINALDO A. GOMEZ
AR0013736
STATE OF FLORIDA
REGISTERED ARCHITECT
10/09/2023

ARCHITECTURAL

1 COVER SHEET
2 SITE PLAN
3 FLOOR PLAN
4 ROOF PLAN
5 EXTERIOR ELEVATIONS / TYP. BUILDING SECTION
6 COLOR AXON

ARCHITECTURAL SHEET COUNT: 6





DEVELOPMENT STANDARDS

SITE AREA:		7.62 AC
GROSS:		331,963 SF
DETENTION:	@5.3%	17,600 SF
NET:		00.40 AC
BUILDING 2 FOOTPRINT:		60,608 SF
BUILDING HEIGHT:		41'-6"
BUILDING USE:		
WAREHOUSE	1/2,500 SF	54,108 SF
OFFICE	1/400 SF	6,500 SF
COVERAGE:		
GROSS:		50%
NET:		0%
PARKING REQUIRED:		
WAREHOUSE		22 STALLS
OFFICE		17 STALLS
TOTAL		39 STALLS
PARKING PROVIDED:		53 STALLS
AUTO:		@0/1000
REQ. ACCESSIBLE		*2 STALLS*
TRAILER:		0 STALLS
TRUCK DOCKS:		
DOCK-HIGH DOORS		16
KNOCK-OUTS OR		4
DRIVE-IN DOORS		4

DEVELOPMENT STANDARDS

ZONING:	I-1	1
MAX. F.A.R.:	3.00	
MAX. COVERAGE:	TBD	4
MAX. HEIGHT:	45 FT	3
BUILDING SETBACKS:		
FRONT:	15 FT	
SIDE:	0 FT	
REAR:	15 FT	
LANDSCAPE SETBACKS:		
FRONT:	TBD	4
SIDE:	TBD	4
REAR:	TBD	4
LANDSCAPE REQ,:	25%	
OFF-STREET PARKING:		
STANDARD:	9x18	
COMPACT:	8x17	
COMPACT %:	30%	
DRIVE AISLE:	22 FT	
FIRE LANE:	26 FT	
OVERHANG:	TBD	4
TREE WELL:	TBD	4
REQ. PARKING RATION BY USE:		
WAREHOUSE:	1/2500 SF	
OFFICE:	1/400 SF	

NOTES:
1. ASSUME REZONE FROM R-TH TO I-1

2. 50FT FROM ANY RESIDENTIAL DISTRICT WITH AT LEAST A 30 FT LANDSCAPED BUFFER

3. OR 3 STORIES, WHICHEVER IS LESS.

4. TO BE DETERMINED BY CITY

REINALDO A. GOMEZ
AR0013736
STATE OF FLORIDA
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1"=30'
0 15' 30' 60'
NORTH

modani FURNITURE

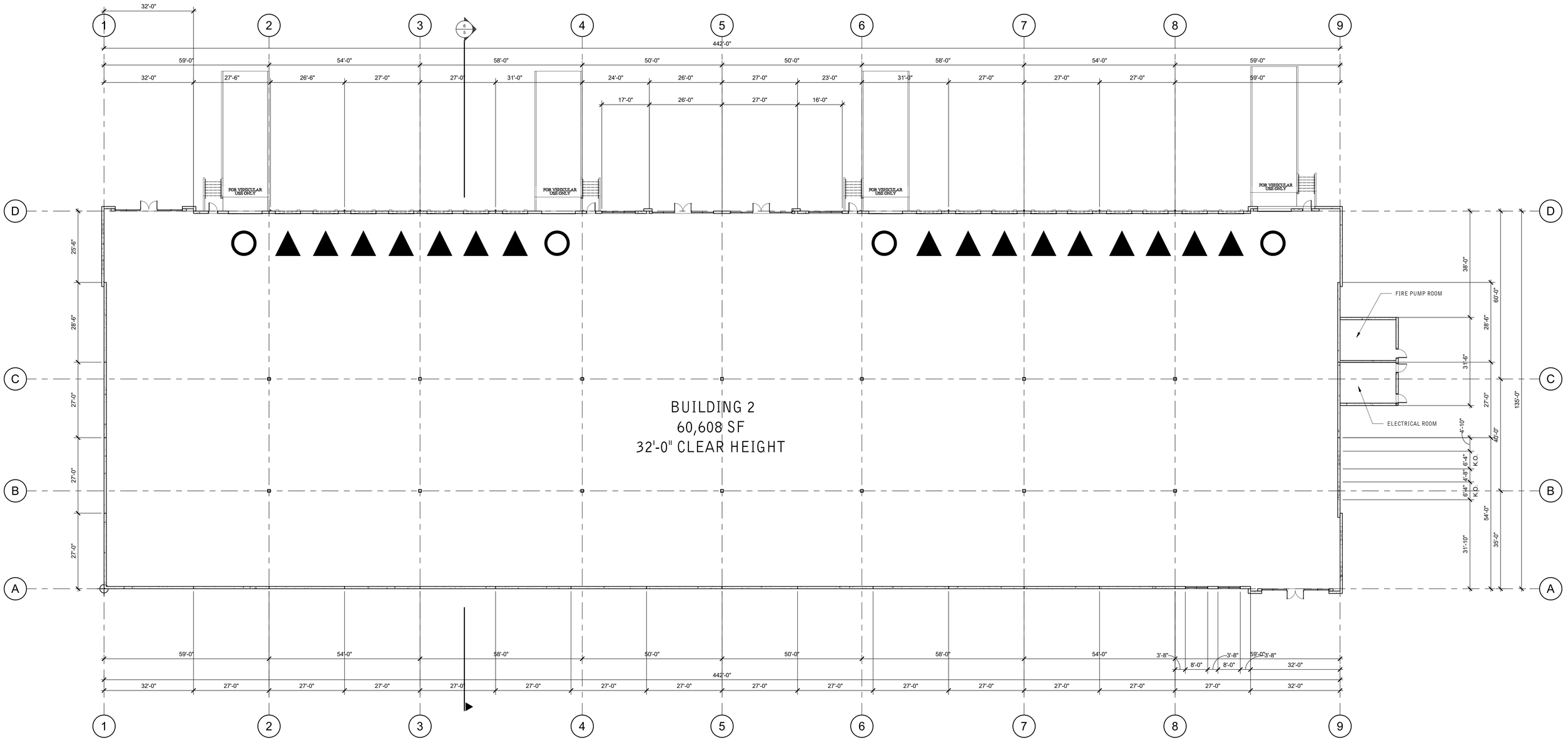
SITE PLAN

MODANI BUILDING 2
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
10/09/2023

SHEET 2



REINALDO A. GOMEZ
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STATE OF FLORIDA
REINALDO A. GOMEZ
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1/16"=1'-0"
0 8' 16' 32' NORTH

modani FURNITURE

FLOOR PLAN

MODANI BUILDING 2
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
10/09/2023

SHEET 3

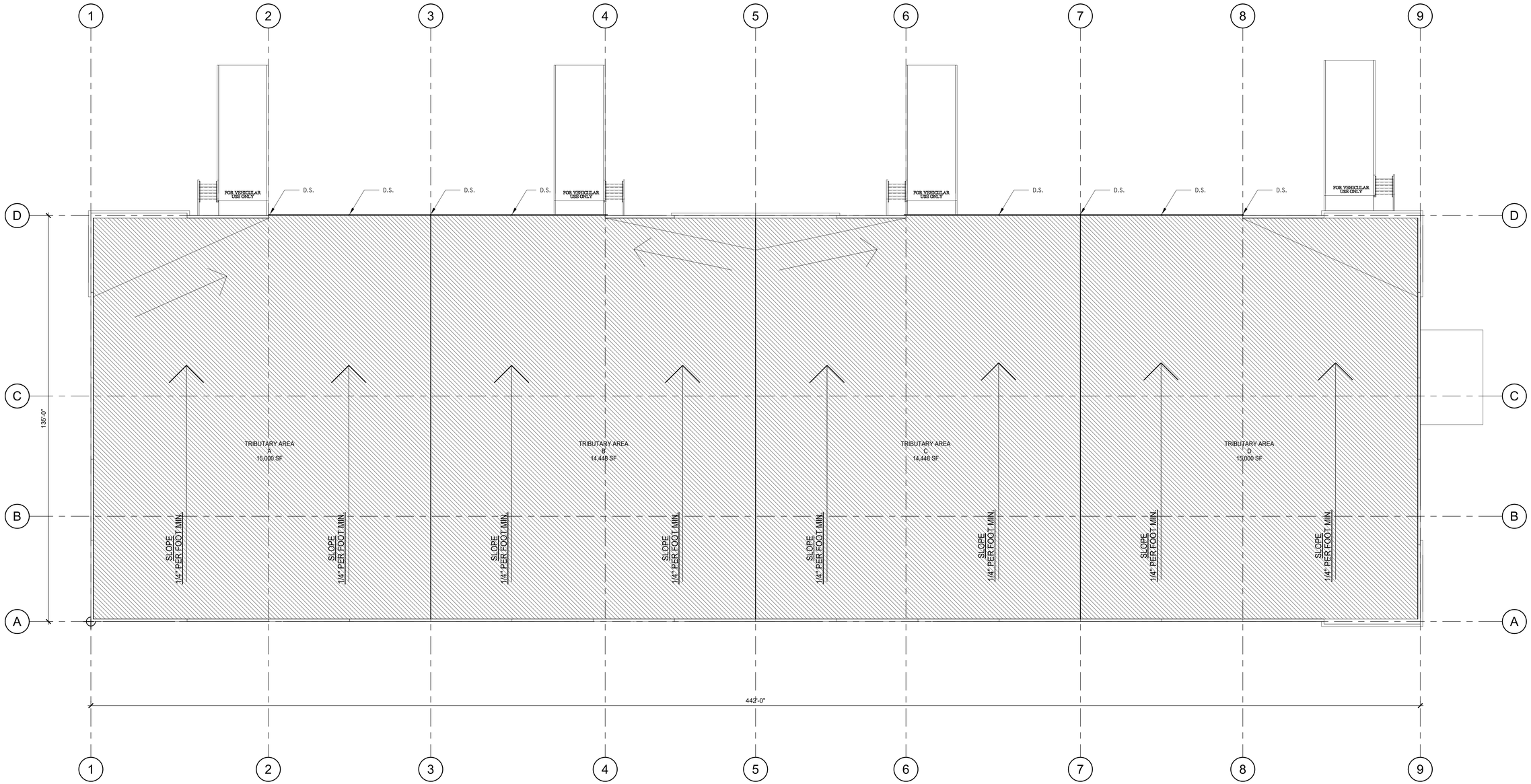
ROOF CALCULATIONS

NOTE: ALL HORIZONTAL AND VERTICAL LEADER SIZES HARE SIZED PER SECTION 1106 AND BASED ON 5" RAIN FALL ALL PER HOUR PER FIGURE 1106.1 OF FLORIDA PUMBLING CODE.

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A	=	15,000 SF
TRIBUTARY AREA B	=	14,448 SF
TRIBUTARY AREA C	=	14,448 SF
TRIBUTARY AREA D	=	15,000 SF
TOTAL AREA	=	58,896 SF

RWL SIZE REQUIRED:	6" x 8" REQUIERED UP TO 1208 GPM SF WITH 5" PER HOUR RAINFALL RATE PER TABLE 1106.3 AND FIG. 1106.1 FBC 2017-PUMBLING.
RWL SIZE PROVIDED:	8" x 8"
NO. OF DOWNSPOUTS REQUIRED:	4
NO. OF DOWNSPOUTS PROVIDED:	8
GUTTER REQUIRED:	4" x 10" SQUARE GUTTER @ 4% SLOPE.
GUTTER PROVIDED:	10" x 10" SQUARE GUTTER. @ 4% SLOPE ON 5 INCH
RAINFALL RATE:	5" PER HOUR.



REINALDO A. GOMEZ
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STATE OF FLORIDA
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modani FURNITURE

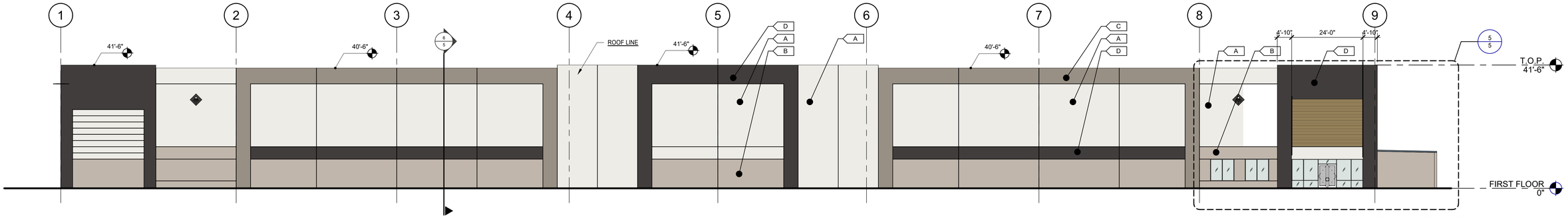
ROOF PLAN

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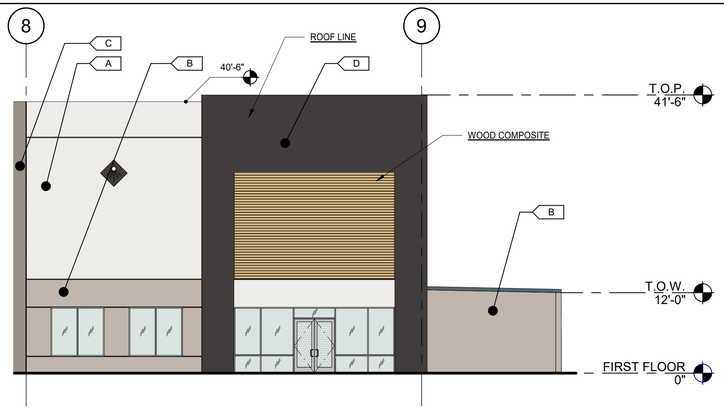
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SHEET 4



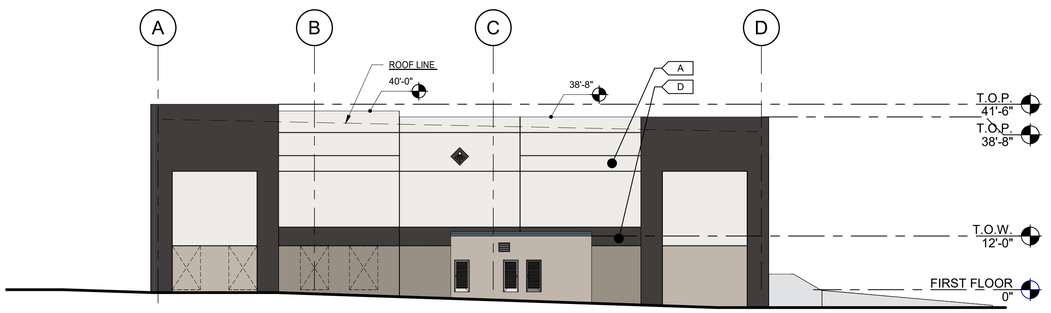
SOUTH ELEVATION 1

SCALE: 1/16" = 1'-0"



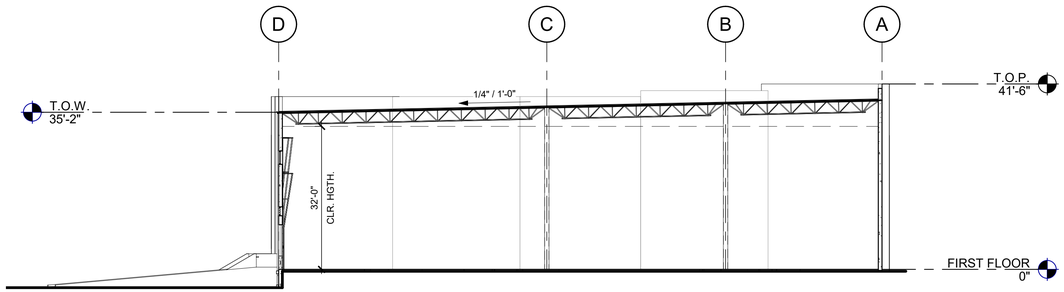
ENLARGED CORNER SOUTH ELEVATION 5

SCALE: 3/32" = 1'-0"



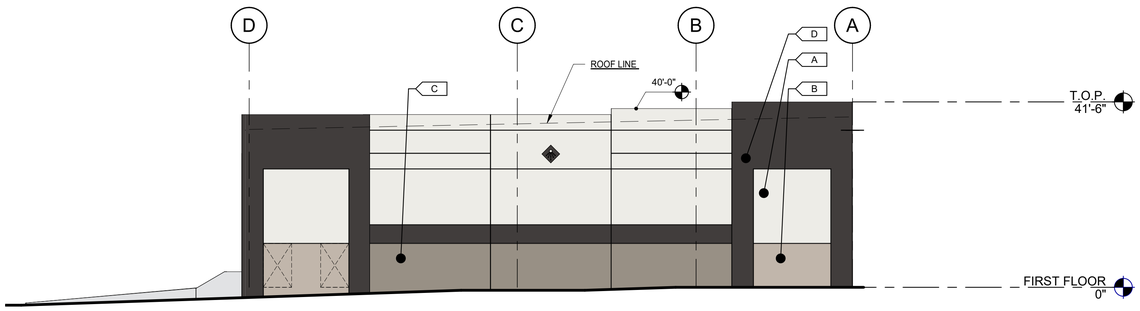
EAST ELEVATION 2

SCALE: 1/16" = 1'-0"



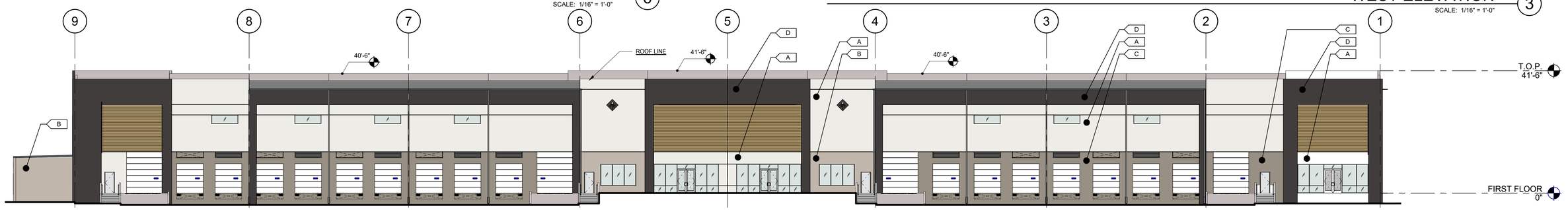
TYP. BUILDING SECTION 6

SCALE: 1/16" = 1'-0"



WEST ELEVATION 3

SCALE: 1/16" = 1'-0"



EXTERIOR ELEVATION 4

SCALE: 1/16" = 1'-0"

REINALDO A. GOMEZ
AR0013736
STATE OF FLORIDA
REINALDO A. GOMEZ
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FINISH LEGEND

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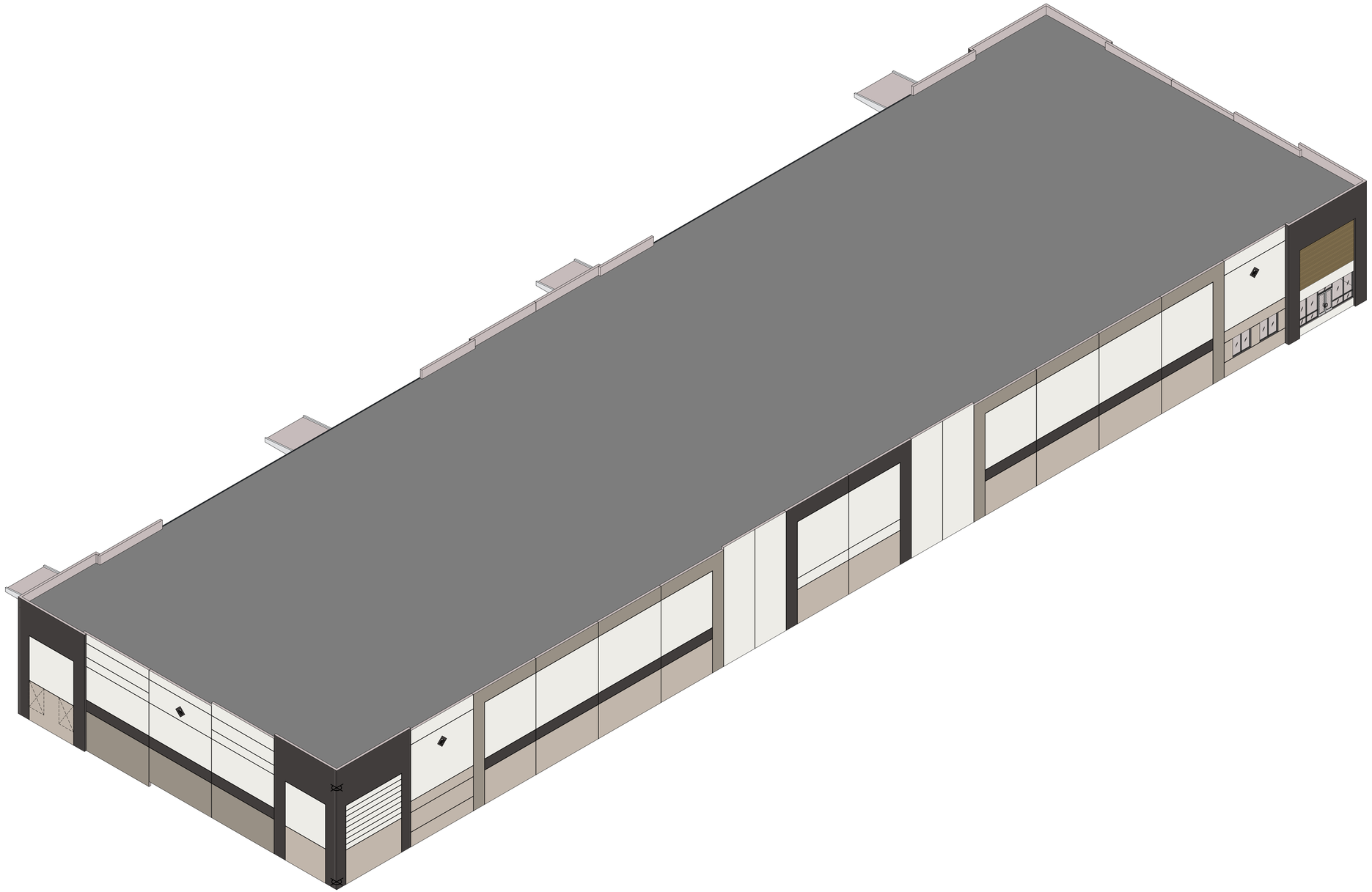
EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

MODANI BUILDING 2
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SHEET 5



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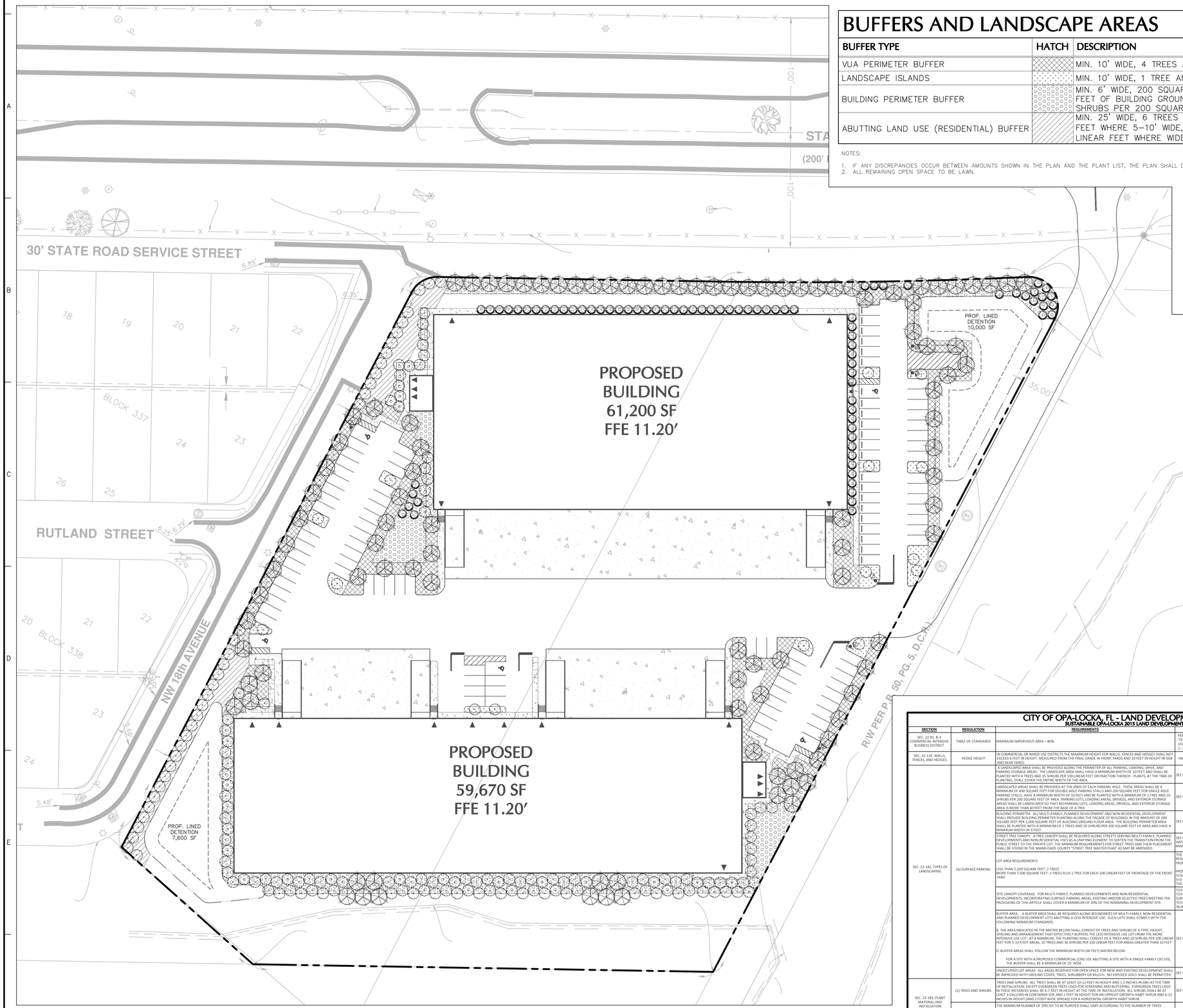
COLOR AXON

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10/09/2023

SHEET
6



BUFFERS AND LANDSCAPE AREAS

BUFFER TYPE	HATCH	DESCRIPTION	AREA (SF)	SHRUB QUANTITY	TREE QUANTITY
VUA PERIMETER BUFFER		MIN. 10' WIDE, 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET	15,206	481	55
LANDSCAPE ISLANDS		MIN. 10' WIDE, 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET	2,600	260	13
BUILDING PERIMETER BUFFER		MIN. 6' WIDE, 200 SQUARE FEET PER EVERY 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA, 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET	25,182	2,449	252
ABUTTING LAND USE (RESIDENTIAL) BUFFER		MIN. 25' WIDE, 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET WHERE 5–10' WIDE, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET WHERE WIDER THAN 10'	6,088	138	42

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL REMAINING OPEN SPACE TO BE LAWN.

CONCEPTUAL PLANT SCHEDULE

TREE TYPE	SYMBOL	QTY.	SIZE	ROOT	REMARKS
SHADE		104	2" CAL. MIN.	B+B	10' HT. MIN.
ORNAMENTAL		179	2" CAL. MIN.	B+B	10' HT. MIN.
EVERGREEN		79	2" CAL. MIN.	B+B	8' HT. MIN.

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

40 0 10 25 40
SCALE: 1" = 40'

GENERAL NOTES:

- EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE PLANS ARE BASED ON THE TOPOGRAPHIC/BOUNDARY SURVEY PREPARED BY MILLER LEGG, 3/18/08.

CITY OF OPA-LOCKA, FL - LAND DEVELOPMENT REGULATIONS

SUSTAINABLE OPA-LOCKA 2015 LAND DEVELOPMENT REGULATIONS

SECTION	REGULATION	REQUIREMENTS	PROPOSED	VARIANCE/ WAIVER REQUIRED
SEC. 22-91. B-3 COMMERCIAL INTENSIVE BUSINESS DISTRICT	TABLE OF STANDARDS	MAXIMUM IMPERVIOUS AREA = 80%	PERVIOUS AREA = 102,140 SQUARE FEET TOTAL AREA = 331,963 SQUARE FEET 102,140/331,963 = .33 1-.33 = .69 OR 69% IMPERVIOUS AREA	COMPLIES.
SEC. 22-134. WALLS, FENCES, AND HEDGES	HEDGE HEIGHT	IN COMMERCIAL OR MIXED USE DISTRICTS THE MAXIMUM HEIGHT FOR WALLS, FENCES AND HEDGES SHALL NOT EXCEED 6 FEET IN HEIGHT, MEASURED FROM THE FINAL GRADE IN FRONT YARDS AND 10 FEET IN HEIGHT IN SIDE AND REAR YARDS.	PROPOSED SHRUBS WILL MATCH REQUIREMENTS.	COMPLIES.
SEC. 22-182. TYPES OF LANDSCAPING	(A) SURFACE PARKING	A LANDSCAPED AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL PARKING, LOADING, DRIVE, AND PARKING STORAGE AREAS. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 10 FEET AND SHALL BE PLANTED WITH 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET OR FRACTION THEREOF. PLANTS, AT THE TIME OF PLANTING, SHALL COVER THE ENTIRE WIDTH OF THE AREA.	SEE PLANS AND SCHEDULES.	COMPLIES.
		LANDSCAPED AREAS SHALL BE PROVIDED AT THE ENDS OF EACH PARKING AISLE. THESE AREAS SHALL BE A MINIMUM OF 400 SQUARE FEET FOR DOUBLE AISLE PARKING STALLS AND 200 SQUARE FEET FOR SINGLE AISLE PARKING STALLS, HAVE A MINIMUM WIDTH OF 10 FEET AND BE PLANTED WITH A MINIMUM OF 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET OF AREA. PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREAS SHALL BE LANDSCAPED SO THAT NO PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREA IS MORE THAN 40 FEET FROM THE BASE OF A TREE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		BUILDING PERIMETER. ALL MULTI-FAMILY, PLANNED DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT SHALL PROVIDE BUILDING PERIMETER PLANTING ALONG THE FACADE OF BUILDINGS IN THE AMOUNT OF 200 SQUARE FEET PER 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA. THE BUILDING PERIMETER AREA SHALL BE PLANTED WITH A MINIMUM OF 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET OF AREA AND HAVE A MINIMUM WIDTH OF 6 FEET.	SEE PLANS AND SCHEDULES.	COMPLIES.
		STREET TREE CANOPY. A TREE CANOPY SHALL BE REQUIRED ALONG STREETS SERVING MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL USES AS A UNIFYING ELEMENT TO SOFTEN THE TRANSITION FROM THE PUBLIC STREET TO THE PRIVATE LOT. THE MINIMUM REQUIREMENTS FOR STREET TREES AND THEIR PLACEMENT SHALL BE FOUND IN THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN" AS MAY BE AMENDED.	SEE PLANS AND PLANTING SCHEDULE. STREET TREES LOCATED ALONG WEST SIDE OF SITE. TREE SPECIES AND SIZE WILL COMPLY WITH THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN"	COMPLIES.
		LOT AREA REQUIREMENTS LESS THAN 7,500 SQUARE FEET: 2 TREES MORE THAN 7,500 SQUARE FEET: 3 TREES PLUS 1 TREE FOR EACH 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD	THE SITE IS LARGER THAN 7,500 SQUARE FEET, SO 3 TREES ARE REQUIRED IN ADDITION TO 1 TREE FOR EVERY 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD. FRONT YARD FRONTAGE = 513 LINEAR FEET. 513/100 = 5 ADDITIONAL TREES 5+3 = 8 TREES TOTAL. MORE THAN 8 TREES HAVE BEEN PROVIDED ON THE SITE.	COMPLIES.
		SITE CANOPY COVERAGE. FOR MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL DEVELOPMENTS, INCORPORATING SURFACE PARKING AREAS, EXISTING AND/OR SELECTED TREES MEETING THE PROVISIONS OF THIS ARTICLE SHALL COVER A MINIMUM OF 30% OF THE REMAINING DEVELOPMENT SITE.	TOTAL SITE AREA = 331,963 SQUARE FEET TOTAL AREA AFTER BUILDING, PARKING, AND VUA AREAS ARE SUBTRACTED = 102,140 SQUARE FEET TOTAL SITE CANOPY COVERAGE = 36,603 SQUARE FEET 36,603/102,140 = .36 .OR 36% TREE CANOPY COVERAGE.	COMPLIES.
		BUFFER AREA. A BUFFER AREA SHALL BE REQUIRED ALONG BOUNDARIES OF MULTI-FAMILY, NON-RESIDENTIAL AND PLANNED DEVELOPMENT LOTS ABUTTING A LESS INTENSIVE USE. SUCH LOTS SHALL COMPLY WITH THE FOLLOWING MINIMUM STANDARDS. B. THE AREA INDICATED IN THE MATRIX BELOW SHALL CONSIST OF TREES AND SHRUBS OF A TYPE, HEIGHT, SPACING AND ARRANGEMENT THAT EFFECTIVELY BUFFERS THE LESS INTENSIVE USE LOT FROM THE MORE INTENSIVE USE LOT. AT A MINIMUM, THE PLANTING SHALL CONSIST OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET FOR 5-10 FOOT AREAS, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET FOR AREAS GREATER THAN 10 FEET. D. BUFFER AREAS SHALL FOLLOW THE MINIMUM WIDTH (IN FEET) MATRIX BELOW: FOR A SITE WITH A PROPOSED COMMERCIAL (CM) USE ABUTTING A SITE WITH A SINGLE-FAMILY (SF) USE, THE BUFFER SHALL BE A MINIMUM OF 25' WIDE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		UNOCCUPIED LOT AREAS. ALL AREAS RESERVED FOR OPEN SPACE FOR NEW AND EXISTING DEVELOPMENT SHALL BE IMPROVED WITH GROUND COVER, TREES, SHRUBBERY OR MULCH. NO EXPOSED SOILS SHALL BE PERMITTED.	SEE PLANS AND SCHEDULES.	COMPLIES.
SEC. 22-183. PLANT MATERIAL AND INSTALLATION	(1) TREES AND SHRUBS	TREES AND SHRUBS. ALL TREES SHALL BE AT LEAST 10-12 FEET IN HEIGHT AND 1.5 INCHES IN DBH AT THE TIME OF INSTALLATION, EXCEPT EVERGREEN TREES USED FOR SCREENING AND BUFFERING. EVERGREEN TREES USED IN THESE INSTANCES SHALL BE 6-7 FEET IN HEIGHT AT THE TIME OF INSTALLATION. ALL SHRUBS SHALL BE AT LEAST 3 GALLONS IN CONTAINER SIZE AND 2 FEET IN HEIGHT FOR AN UPRIGHT GROWTH HABIT SHRUB AND 6-12 INCHES IN HEIGHT (AND 2 FOOT WIDE SPREAD) FOR A HORIZONTAL GROWTH HABIT SHRUB.	SEE PLANS AND SCHEDULES.	COMPLIES.
	(2) TREE SPECIES MIX	THE MINIMUM NUMBER OF SPECIES TO BE PLANTED SHALL VARY ACCORDING TO THE NUMBER OF TREES PLANTED. THE MINIMUM NUMBER OF SPECIES MIX TO BE PLANTED IS INDICATED BELOW: FOR A SITE WITH 41 TREES OR MORE REQUIRED, AT LEAST 6 DIFFERENT TREE SPECIES SHALL BE USED.	OVER 41 TREES ARE PROPOSED. THEREFORE, 6 OR MORE TREE SPECIES WILL BE USED.	COMPLIES.

Date	Description	No.
Revisions		

LA 0001110 — REGISTERED LANDSCAPE ARCHITECT — MICHAEL KIDDE — STATE OF FLORIDA

Michael Kidde

SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
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Project
MODANI INDUSTRIAL BUILDING
OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title
LANDSCAPE PLAN

Project No.	Drawing No.
330096201	L-100
Date: OCTOBER 4TH, 2023	
Drawn By: LL	
Checked By: MK	

LANGAN
Project No. 330096201

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GENERAL LANDSCAPE PLANTING NOTES

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

2. STANDARDS FOR NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015" PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS MUST MEET FLORIDA GRADE NO. 1 OR BETTER. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

6. ALL PLANTS MUST MEET FLORIDA GRADE NO.1 OR BETTER AND SELECTED FROM THE FLORIDA FRIENDLY LANDSCAPE GUIDE AND THE INSTALLATION MUST FOLLOW THE FFL GUIDELINES AND BMPS.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES BASED ON AVAILABLE SURVEY INFORMATION AND BY CALLING 811 IN ACCORDANCE WITH WITH FLORIDA STATE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 556 AT LEAST TWO FULL BUSINESS DAYS PRIOR TO PLANNED EXCAVATION OR DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER.

2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

8. MAINTAIN A 2 TO 3" MULCH LAYER AROUND ESTABLISHED TREES, SHRUBS, AND BEDDING PLANTS. COARSE MATERIALS, SUCH AS PINE NUGGETS, MAY BE APPLIED TO A DEPTH OF 4", BUT DON'T ALLOW MULCH TO ACCUMULATE TO A GREATER DEPTH. CYPRESS MULCH WILL NOT BE ACCEPTED.

9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, EXCEPT FOR THE AREA FROM THE BUILDING OUT TO THE SURROUNDING CURBS, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

11. TREES MAY BE STAKED AT LANDSCAPE CONTRACTOR'S DISCRETION. CURRENT HORTICULTURAL PRACTICE DOES NOT RECOMMEND STAKING TREES EXCEPT IN CONDITIONS WHERE TREES ARE SUBJECT TO BLOW DOWNS DUE TO SOIL CONDITIONS, HEAVY PREVAILING WINDS OR A HIGH RATIO OF TOP GROWTH TO ROOT BALL. IF STAKING IS DEEMED NECESSARY BY CONTRACTOR, STAKE AND GUYS SHOULD BE LOCATED AND FLAGGED IN A MANNER TO PREVENT TRIPPING HAZARDS. WIRES OR GUYS SHALL BE LOCATED AND COVERED SO AS NOT TO PULL OR DAMAGE BRANCHES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

12. NEW TREES MAY HAVE TEMPORARY DEER PROTECTION MEASURES INSTALLED AROUND TRUNKS AT THE LANDSCAPE CONTRACTOR'S DISCRETION. SUBMIT MATERIAL CUT SHEETS FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

2. ALL SCREENING AND REQUIRED LANDSCAPE PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD OF NOT MORE THAN SIX MONTHS.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

   AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P: 888-325-1522, OR APPROVED EQUAL.

   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO COUNTY EXTENSION OFFICES OR THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SOIL TESTING LABORATORY, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

3. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

4. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 – 7.

5. SOIL PLACEMENT:
   A. IMPROVE ENTIRE DEPTH OF PLANTING BEDS RATHER THAN PROVIDING SELECT BACKFILL ONLY AROUND PLANTS. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

   D. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE NOTES

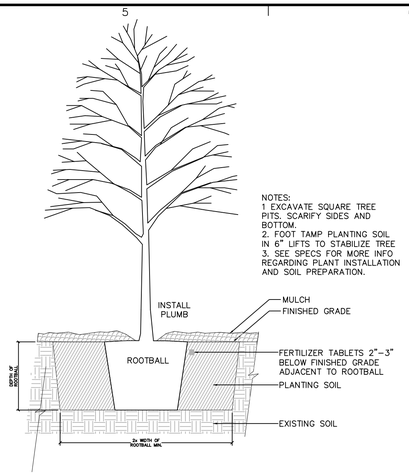
1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING.
   C. MOW AT THE HIGHEST RECOMMENDED HEIGHT FOR THE GRASS SPECIES:
      BAHIAGRASS: 3.5 – 4"
      BERMUDA GRASS: 1 – 2"
   D. NEVER REMOVE MORE THAN 1/3 OF THE LEAF BLADE. "SCALPING" (MOWING TOO LOW) CAN BADLY STRESS YOUR TURF, LEAVING IT VULNERABLE TO DISEASE, DROUGHT, AND INSECT OR WEED INVASION.
   E. LEAVE GRASS CLIPPINGS ON THE GROUND. THESE ACTUALLY ACT AS COMPOST, RETURNING VALUABLE NUTRIENTS TO THE LAWN. GRASS CLIPPINGS CAN REDUCE LAWN FERTILITY REQUIREMENTS AND ADD ORGANIC MATTER TO THE SOIL.
   F. KEEP MOWER BLADES SHARP. DULL MOWERS TEAR LEAF BLADES, STRESSING THE GRASS AND MAKING IT MORE VULNERABLE TO PESTS AND DISEASE.
   G. DO NOT MOW WHEN LAWN IS WET. WET GRASS CLIPPINGS PREVENT MOWER BLADES FROM MAKING THE CLEANEST POSSIBLE CUT.

SOD SPECIFICATIONS

1. SOD IS TO BE THE BERMUDA GRASS (CYNODON DACTYLON) OR BAHIA GRASS (PASPALUM NOTATUM 'FLUGGE'). SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
3. ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
5. SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES (1½") PER WEEK UNTIL ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.
6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

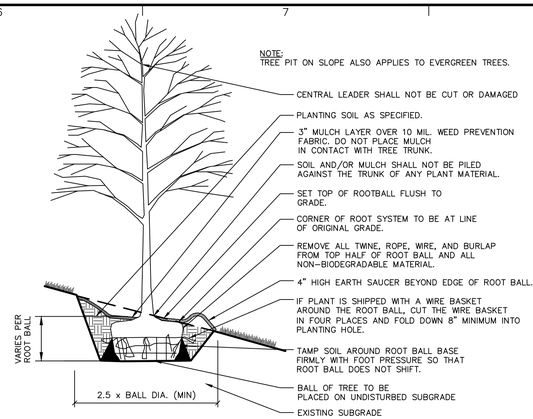
WEED CONTROL / MAINTENANCE

1. MOWING MEADOW AREAS SHALL BE DONE VIA STRING TRIMMER, WHERE LARGER MACHINES CANNOT REASONABLY BE USED AND WHERE DAMAGE OR RUTTING COULD OCCUR.
2. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
3. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
4. MOW IN BASINS, WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 – AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.
5. DURING THE FIRST 2-4 YEARS OF ESTABLISHMENT, AND AFTER ESTABLISHMENT DEPENDING ON THE LOOK DESIRED, SELECTIVE WEEDING WITH A BROADLEAF WEED-CONTROL HERBICIDE, OVER-SEEDING BARE SPOTS AND WATERING TO PROMOTE A UNIFORM DROUGHT-TOLERANT STAND OF PLANTS MAY BE NECESSARY.
6. FERTILIZERS ARE NOT GENERALLY NEEDED OR RECOMMENDED FOR NATIVE MEADOWS UNLESS SOIL TEST RESULTS SHOW A SIGNIFICANT LACK OF NUTRIENTS. USE ONLY SLOW-RELEASE FERTILIZERS WITH LITTLE TO NO NITROGEN IN APRIL OR SEPTEMBER.



NOTES:
1 EXCAVATE SQUARE TREE PITS. SCARIFY SIDES AND BOTTOM.
2. FOOT TAMP PLANTING SOIL IN 6" LIFTS TO STABILIZE TREE
3. SEE SPECS FOR MORE INFO REGARDING PLANT INSTALLATION AND SOIL PREPARATION.

1 TREE PLANTING
NTS

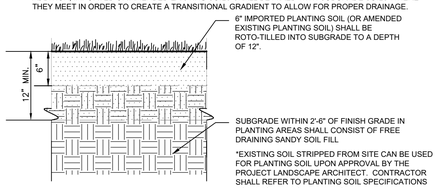


NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5" X 1.5" X 6') CEDAR OR PRESSURE TREATED STAKES (2 PER TREE). STAKES SHALL BE PLACED ON EITHER SIDE OF THE TREE PERPENDICULAR TO THE SLOPE AND ARE TO BE DRIVEN OUTSIDE OF THE ROOT BALL. SECURE STAKES TO TREE USING 2 ARBORTIES BY LOOPING TIES AROUND TREE AND NAILING TO CEDAR STAKES. FOLLOW MANUFACTURER'S RECOMMENDATIONS. ARBORTIES, OR APPROVED EQUAL, AT GEMPLERS 1-800-332-6744 OR GEMPLERS.COM. ALL STAKING MATERIALS SHALL BE REMOVED FOLLOWING THE PLANT GUARANTEE PERIOD.

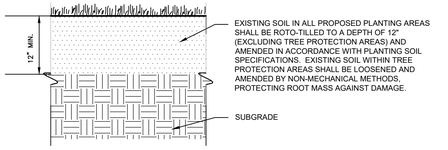
2 TREE PLANTING ON SLOPE
NTS

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



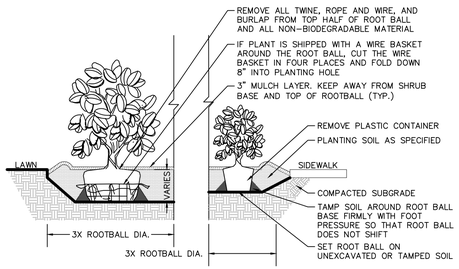
PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE



PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.



NOTES:

1. ALL SHRUBS TO BE SET PLUMB.
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

3 SHRUB PLANTING
NTS

4 PLANTING SOIL
NTS

Date	Description	No.
Revisions		

LANDSCAPE ARCHITECT — LA0001110 — STATE OF FLORIDA

Michael Kidde

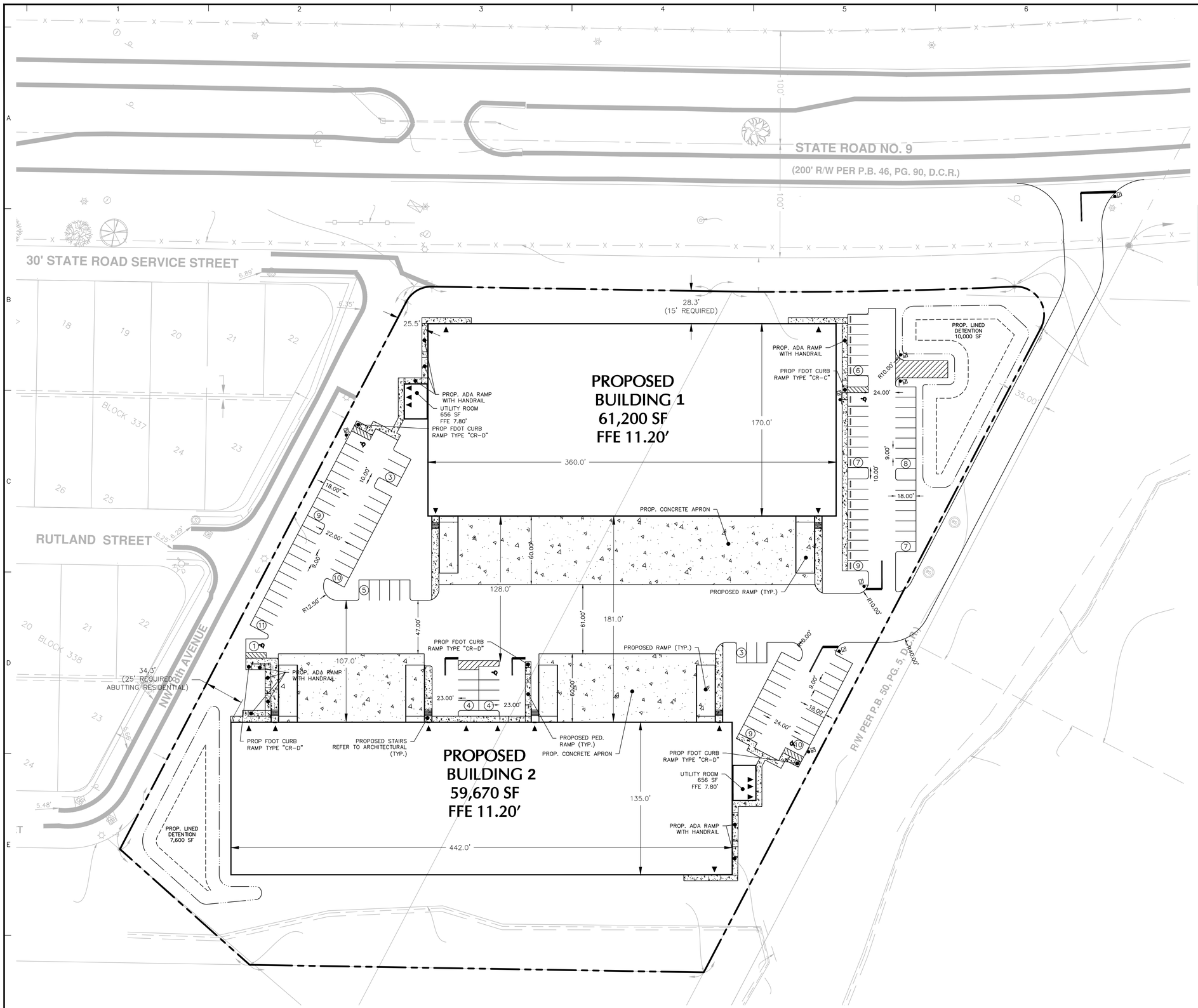
SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project
MODANI INDUSTRIAL BUILDING
OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title
LAND



40 0 10 25 40
SCALE: 1" = 40'

GENERAL NOTES:
- EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE PLANS ARE BASED ON THE TOPOGRAPHIC/BOUNDARY SURVEY PREPARED BY MILLER LEGG, 3/18/08.
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

LEGEND

- ① STOP SIGN (R1-1)
- ② ACCESSIBLE PARKING SIGN
- ③ NO PARKING SIGN

Date	Description	No.

Revisions

MICHAEL CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, 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.

10/09/2023
SIGNATURE DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
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110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
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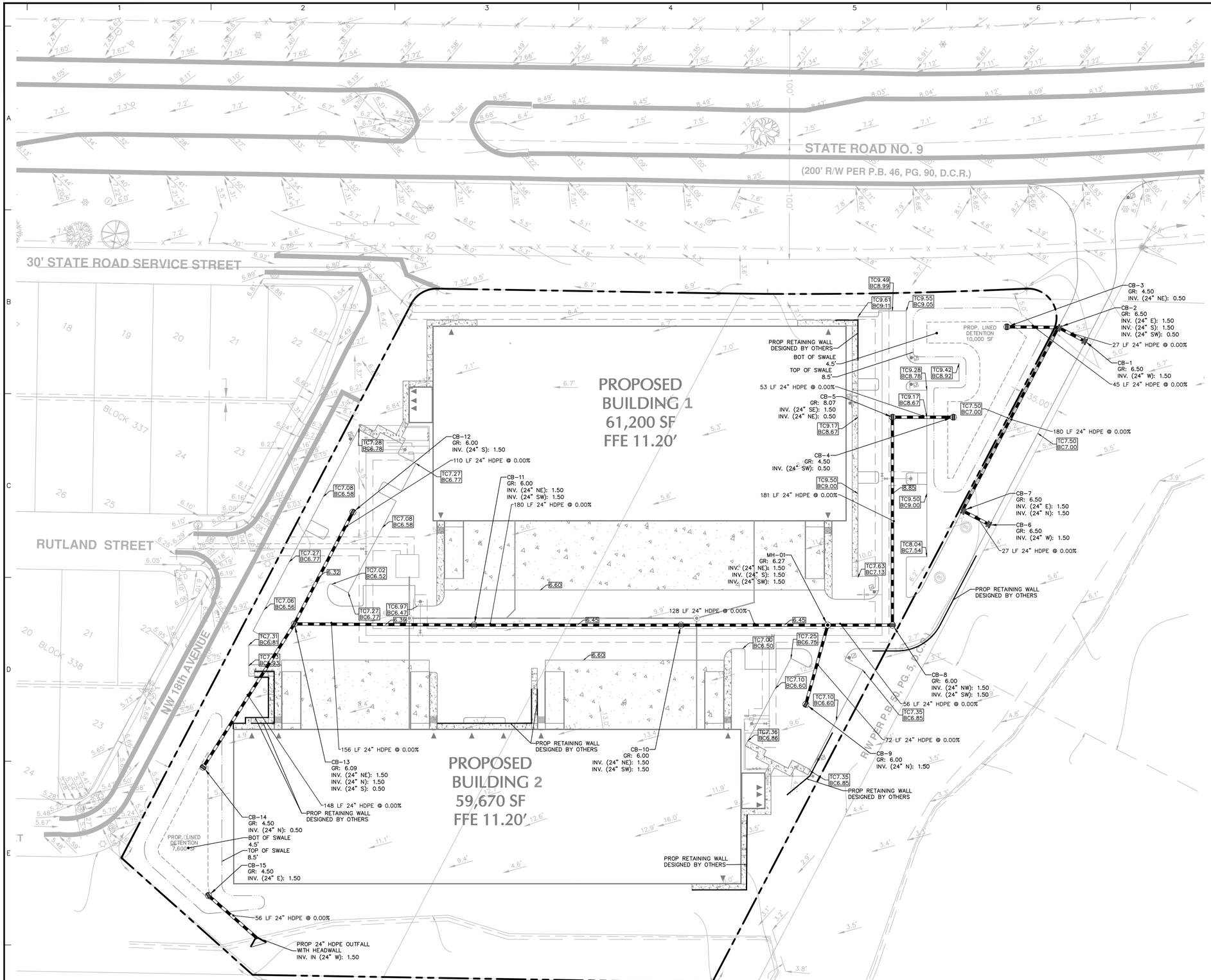
Project
MODANI BUILDINGS 1 AND 2
OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title
SITE PLAN

Project No.	Drawing No.
330096201	C-300
Date: 10/09/2023	
Drawn By: MEP	
Checked By: MPC	

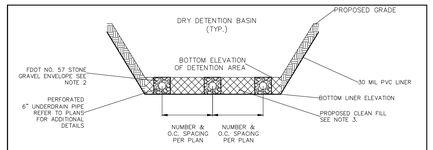
LANGAN Project No. 330096201

©2023 Langan



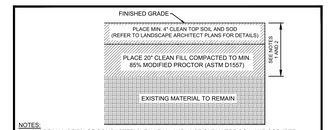
40 0 10 25 40
SCALE: 1" = 40'

GENERAL NOTES:
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- ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.



NOTES:
1. CLEANOUTS SHALL BE PLACED AT A MINIMUM AT EVERY PIPE END AND AT EVERY 400 FEET OR BEND GREATER THAN 45°, WHICHEVER IS SHORTER.
2. ALL PERFORATED PIPES SHALL BE COVERED IN 9" OF GRAVEL ON ALL SIDES AND WRAPPED IN FILTER FABRIC.
3. UNNECESSARY USE OF HEAVY EQUIPMENT IN OR AROUND DETENTION POND SHALL BE AVOIDED TO PREVENT OVER COMPACTION OF SOILS.
4. CONTRACTOR TO PERFORM AT LEAST 3 INFILTRATION TESTS (AT HIS COST) DURING THE CONSTRUCTION OF THE UNDERDRAIN SYSTEM AND SHALL NOTIFY THE ENGINEER OF RECORD 48 HOURS PRIOR TO THE COMMENCEMENT OF SUCH TESTS. THE RESULTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD. IF THE SOIL AROUND THE UNDERDRAIN SYSTEM DOES NOT MEET A 20 FT/DAY HYDRAULIC CONDUCTIVITY, IMPORTED SOIL OR ADDITIONAL UNDERDRAINS MAY BE REQUIRED.
5. CONTRACTOR TO PROVIDE SAND LAYER UNDERNEATH LINER PER MANUFACTURERS RECOMMENDATION TO PREVENT TEARING OR PUNCTURES OF THE LINER.

DRY DETENTION UNDERDRAINS



NOTES:
1. PLACE MIN. OF 20" OF COMPACTED CLEAN FILL, AND 4" OF CLEAN TOP SOIL AND SOD (PER LANDSCAPE PLANS) ON CUT AND FILL AREAS.
2. CONTRACTOR TO CUT EXISTING CONTAMINATED MATERIAL (MIN. 24") AS NECESSARY TO ACHIEVE FINAL GRADES DETAILED ON GRADING PLANS.FILL MATERIAL SHALL BE APPROVED BY THE ENVIRONMENTAL CONSULTANT.

2 FT CLEAN FILL CAP

Date	Description	No.
Revisions		

MICHAEL CARR — LICENSE No. 72424 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, 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.

10/09/2023
SIGNATURE — DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

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Fort Lauderdale, FL 33301
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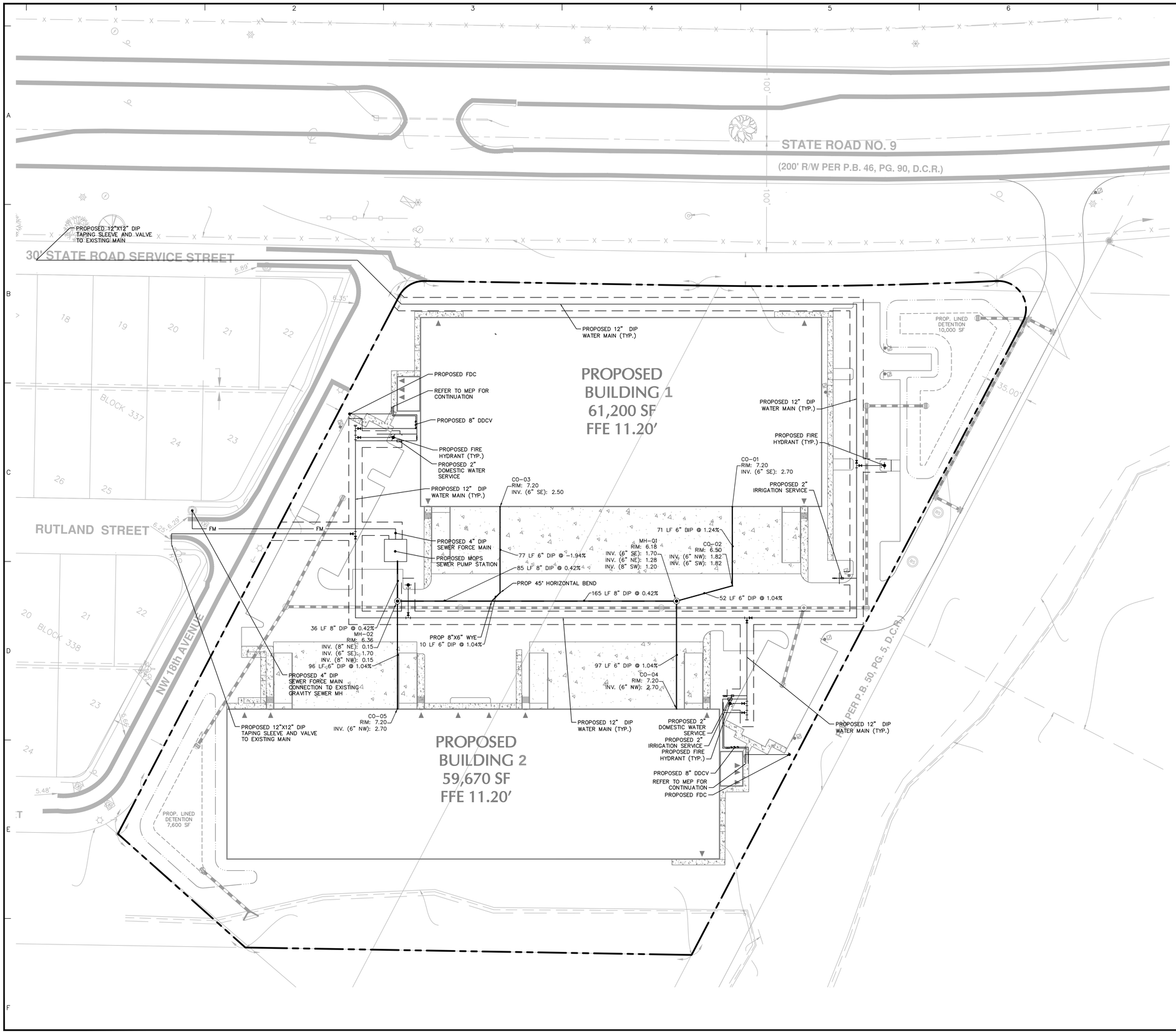
Project
MODANI BUILDINGS 1 AND 2
OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title
PAVING GRADING AND DRAINAGE PLAN

Project No.	Drawing No.
330096201	C-400
Date: 10/09/2023	
Drawn By: MEP	
Checked By: MPC	

©2023 Langan

LANGAN Project No. 330096201



40 0 10 25 40
SCALE: 1" = 40'

GENERAL NOTES:

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- ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

Date	Description	No.

Revisions

MICHAEL CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

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10/09/2023
SIGNATURE DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

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T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project

MODANI BUILDINGS 1 AND 2

OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title

UTILITY PLAN

Project No.	Drawing No.
330096201	C-500
Date: 10/09/2023	
Drawn By: MEP	
Checked By: MPC	

© 2023 Langan

LANGAN Project No. 330096201

Sponsored by: City Manager

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Castle Opa, LLC intends to construct two commercial buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, Castle Opa, LLC has submitted a request for Development Agreement approval on approximately 7.58 acres of land to construct improvements as provided in the site plan attached hereto and incorporated herein as Exhibit "A", for property located at 1700 Service Road; and

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

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on December 5, 2023 and recommended approval of this request for development agreement review.

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Development Agreement Review. The Planning & Zoning Board of the City of Opa-Locka, Florida hereby recommends approval / denial of this request for the Development Agreement approval for the Construction of two commercial buildings,

with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations on the property located at 1700 Service Road identified by folios 08-2122-005-2170 in the R-TH Zoning District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 2023.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Dominguez _____

Board Member Barnes _____

Board Member Mangham _____

Chairman Guerrero _____

DUNAY MISKEL BACKMAN LLP

Gary Dunay | Hope Calhoun | David F. Milledge
Bonnie Miskel | Dwayne Dickerson | Sara Thompson
Scott Backman | Ele Zachariades | Jeffrey Schneider
Eric Coffman | Christina Bilenki

Sent via FedEx

November 7, 2023

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

Re: Submittal for Development Agreement for 1700 Service Road, Opa-Locka

Mr. Lee,

Please accept this as a formal submittal of the Development Agreement for the proposed development of the currently vacant property located at 1700 Service Road, Opa-Locka. Included in the submittal you will find the following materials:

1. Development Agreement application;
2. Development Agreement draft; and
3. Application fee in the amount of $3,500 (check number 582).

As a reminder, the following documents were submitted along with the Site Plan, Rezoning and Comprehensive Plan applications on October 10, 2023.

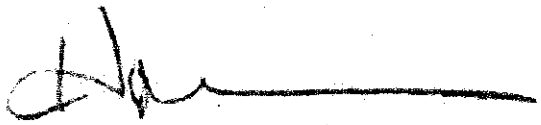
1. Affidavit and Power of Attorney for each application;
2. Two completed Neighbor Petitions for each application;
3. Copy of property owner's corporation documents;
4. Copy of applicant's driver's license for each application;
5. Project Narrative and Justification Statement for each application;
6. Public Notification List and Map of properties within 375' radius of parcel;
7. Digitally Signed and Sealed Plans:
   - Boundary & topographic survey (six copies in 36x24 & thirty-nine copies in 11x17)
   - Civil Plan Set (six copies in 36x24 & thirty-nine copies in 11x17):
     - Site Plan
     - Paving, Grading & Drainage Plan
     - Utility Plan
   - Landscape Plan Set (six copies in 36x24 & thirty-nine copies in 11x17):
     - Landscape Plan
     - Landscape Notes & Details
   - Architectural Plan Set – Building 1 (six copies in 36x24 & thirty-nine copies in 11x17):
     - Cover Sheet
     - Site Plan
     - Floor Plan

    - Roof Plan
    - Exterior Elevations
    - Color Axon
- Architectural Plan Set – Building 2 (six copies in 36x24 & thirty-nine copies in 11x17):
    - Cover Sheet
    - Site Plan
    - Floor Plan
    - Roof Plan
    - Exterior Elevations
    - Color Axon

8. Flash drive with all application items.

Upon review, please do not hesitate to contact me directly, should you have any questions or need additional information. Thank you again for all your assistance.

Sincerely,



Hope W. Calhoun, Esq.
Dunay, Miskel & Backman, LLP

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

Nathanael Cohen
3050 Biscayne Blvd
Suite 801
Miami, FL 33137

This Instrument Prepared by:
Law Offices of Burnadette Norris-Weeks, P.A..
City Attorney, 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 1700 SERVICE ROAD HOLDINGS, LLC.

PROJECT NAME: Modani Building

PROJECT OWNER: 1700 Service Road Holding, LLC

THIS DEVELOPMENT AGREEMENT ("Agreement ") is made and entered into as of this ___ day of ____, 2024 ("Execution Date") by and between the Project Owner (the "Owner "), with the address of 3050 Biscayne Blvd, Suite 801, Miami, FL 33137 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 ±7.58 acres of land located at 1700 Service Road, Opa-Locka FL within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio No. (08-2122-005-2170) (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 for the Proposed Development which consists of one commercial building containing +/- 61,381 square feet and another commercial building containing +/- 60,608 square feet with associated parking; and

WHEREAS, according to Sections 163.3220 through 163.3243. F.S., known as the Florida Local Government Development Agreement Act (the "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, _____2024, authorized the City Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and listed below, and the Owner has 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 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 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. 1700 Service Road Holding, LLC 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, Florida.

(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 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.

(I) "Final Site Plan" means the Site Plan approved by the City Commission via Resolution No._____ for the Modani Building at 1700 Service Road, Opa-Locka, FL 33054.

(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 Modani Building located at 1700 Service Road, Opa-Locka, FL as described in the plans prepared by Ware Malcomb and dated _____, which proposes the development of 2 buildings containing +/- 61,381 square feet and +/- 60,608 each with associated parking.

(t) "Property" means the approximately +7.58 acres of land located at 1700 Service Road, Opa-Locka, FL, within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio Nos. 08-2122-005-2170 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 Site Plan and Development Agreement for the Modani Building located at 1700 Service Road, Opa-Locka, FL.

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, Ordinance 15-31, 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 of this Agreement requires approval of both parties to this Agreement. No notice of termination shall he 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 Modani Building at 1700 Service Road Opa-Locka, FL. Such items include, but are not specifically limited to:

   - Design of all physical structures, water bodies, private and public improvements.
   - 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 Modani Building 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 January, 2054.

(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 forms of annual reports and any additional documentation that will he required.]

(g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the Modani Building 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) The Owner and their assigns have agreed that no person shall sleep, camp, or lodge on the Property at any time.

(j) Owner agrees to endeavor 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 their subcontractors to endeavor 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.]

(k) 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:

(l) All trash and garbage containers shall comply with all city dumpster enclosure requirements.

(m) The following timelines shall be complied with by Owner, 1700 Service Road, LLC. Said entity must work diligently 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.

(n) The parties acknowledge that there is an existing stormwater drainage system on the Property. Owner agrees that during the DERM permitting process, if additional stormwater drains are deemed necessary due to calculations or otherwise, Owner agrees to install additional stormwater drains.

(o) Owner shall show proof of and all compliance with DERM requirements.

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) Water, sewer, paving, and drainage permits:

(c) Building permits:

(d) Sign permits;

(e) Certificates of use and occupancy; and

(f) 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.

(g) 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 1700 Service Road, LLC in the city.

(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 the Modani Building 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. 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 panics 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 he 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:

Project Owner:
1700 Service Road LLC
3050 Biscayne Blvd
Suite 801
Miami, FL 33137

With a copy to:

Dunay Miskel, Backman, LLP
Hope W. Calhoun, Esq,
14 SE 4th Street
Suite 36
Boca Raton, FL 33432

18. **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 km s 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.

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 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.

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.

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 _____, 2024

Approved for form and legal sufficiency:

City Attorney: _____

OWNER

Project Name:

Modani Building

Property Owner:

1700 Service Road, LLC

Property Address:
1700 Service Road,
Opa Locka, FL

WITNESSES:

_____

Print Name

_____

Signature

_____

Print Name

_____

Print Name

_____

Signature

_____

Print Name

By: _____

Name: _____

Title: _____

EXHIBIT A- PROPERTY (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 _____, 2024.

2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and 1700 Service Road, LLC. as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2024 (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)-(o) 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: City Manager

RESOLUTION NO. 22-XXXXXXX

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE SPECIAL EXCEPTION REVIEW REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF NW 17TH AVENUE AND OPA LOCKA BOULEVARD AND IDENTIFIED BY FOLIOS 08-2122-018-0200 IN THE R-1 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, DMG Investment Trust, LLC desires to construct a two unit twin home building that will provide two three-bedroom units and appropriate parking spaces and landscaping on the single-family zoned parcel identified by folio 08-2122-018-0200; and

WHEREAS, in accordance with the City of Opa-Locka's Land Development Regulations ("City LDR"), Ordinance 15-31, Section 22-79 requires special exception review approval to permit the construction of a twin home on property zoned single-family; and

WHEREAS, the Applicant, has submitted a request for special exception review and provided documentation to meet the approval criteria as required by City LDR Section 22-60, B, 1-12 to construct a two unit twin home building in the Single Family Residential Zoning District (R-1); and

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

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on December 5, 2023 and recommended approval of this request for special exception review by a _—_ vote as the site plan is provided herein as Exhibit "A".

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Special Exception Review. The Planning & Zoning Board of the City of Opa-Locka, Florida hereby recommends approval / denial of this request for the Special Exception review approval for the Construction of a two three-bedroom units and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations on the property located at the corner of NW 17th Avenue and Opa Locka Boulevard and identified by folios 08-2122-018-0200 in the R-1 Zoning District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 2023.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Dominguez _____

Board Member Barnes _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

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

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 4, 2022	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: DMG INVESTMENT TRUST LLC

PROPERTY OWNER'S ADDRESS: 11890 SW 8TH ST STE 510 MIAMI, FL 33184
Number/Street City State/Zip Code

APPLICANT'S NAME: DMG INVESTMENT TRUST LLC

APPLICANT'S ADDRESS: 11890 SW 8TH ST STE 510 MIAMI, FL 33184
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 786-254-7895 HOME 786-413-5734 OTHER _____

SUBJECT PROPERTY ADDRESS: 13600 NW 17TH AVE OPALOCKA FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-018-0200 PRESENT ZONING: RU-1

LEGAL DESCRIPTION: PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 & PORT LOTS 39 & 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6

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, Joel Dominguez, 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

09/19/2023
Date

Sworn to and subscribed before me:

This 19 day of September, 2023

Noel J Cardenas
Notary Public
Attach copy of identification

My commission expires 7/19/2026

Notary Public State of Florida
Noel Javier Cardenas
My Commission HH 289807
Expires 7/19/2026

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:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

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

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

_____
_____
_____
_____
_____

I do give to _____ the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize _____ to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

_____
Signature

_____
Date

Sworn to and subscribed before me:

This_____ day of _____,_____

_____ My commission expires:_____
Notary Public

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: 13600 NW 17TH AVE OPA-LCOKA, FL 33054

LEGAL DESCRIPTION: PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 & PORT LOTS 39 & 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: JEAN J BOUCICAUT PHONE: _____

ADDRESS (If different): 13580 NW 17 AVE

_____

Signature

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: 13600 NW 17TH AVE OPA-LCOKA, FL 33054

LEGAL DESCRIPTION: PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 & PORT LOTS 39 & 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: HANNAH V DUNBAR PHONE:_____

ADDRESS (If different): 1710 OPA LOCKA BLVD

_____

Signature

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

COMPANY RESOLUTION / INCUMBENCY CERTIFICATE OF THE MEMBER(S) OF DMG INVESTMENT TRUST LLC, A FLORIDA LIMITED LIABILITY COMPANY

WHEREAS, **DMG INVESTMENT TRUST LLC, a Florida Limited Liability Company**, ("Company"), is the owner of the real property located at: 13600 NW 17 AVE MIAMI, FL 33054.

WHEREAS, said limited liability company is currently in good standing under the laws of the State of Florida, under valid Articles of Organization and has not been terminated or dissolved and Joel A. Dominguez, Authorized Member of DMG INVESTMENT GROUP LLC, as authorized member of DMG INVESTMENT TRUST LLC is given authority by the Articles of Organization to execute any and all documents on behalf of the limited liability company.

WHEREAS, the Company has authorized Joel A. Dominguez, Authorized Member of DMG INVESTMENT GROUP LLC, as authorized member of DMG INVESTMENT TRUST LLC to execute any and all instruments which may be required in connection with he following property:

13600 NW 17 AVE MIAMI, FL 33054

FURTHER RESOLVED, no dissolution, bankruptcy or insolvency proceeding with respect to the Company or its Members have been filed, no creditors have acquired or are attempting to acquire control of the Company by executing on, or attaching or seizing the Member's interest in the Company.

FURTHER RESOLVED, the following are duly elected or appointed to the offices of the Company as set forth opposite their names and incumbent in such offices as of the date hereof and that there are no other officers other than these:

OPTIMUM TRADING LLC, a Florida limited liability company

DMG INVESTMENT GROUP LLC, a Florida limited liability company

CERTIFICATE

We, the undersigned, hereby certify that, as of the 31 day of May, 2023, **DMG INVESTMENT TRUST LLC, a Florida Limited Liability Company**, is authorized and existing under the laws of the State of Florida, that the foregoing is a true copy of the Resolution adopted by the Members at a special meeting duly called and held of the 31 day of May, 2023 and that such resolution has not been rescinded or modified, and does not contravene any provisions of the Articles of Incorporation of **DMG INVESTMENT TRUST LLC, a Florida Limited Liability Company**.

IN WITNESS WHEREOF, the undersigned have affixed their names as members of this Company, this 31 day of May, 2023.

Members:

OPTIMUM TRADING LLC, a Florida limited liability company

By: Yoel Dominguez, Authorized Member

By: Yazmin Dominguez, Authorized Member

DMG INVESTMENT GROUP LLC, a Florida limited liability company

By: Joel A. Dominguez, Authorized Member



Detail by Entity Name

Florida Limited Liability Company
DMG INVESTMENT TRUST LLC

Filing Information

Document Number	L21000128122
FEI/EIN Number	87-1379054
Date Filed	03/18/2021
Effective Date	03/15/2021
State	FL
Status	ACTIVE

Principal Address

11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Changed: 01/04/2023

Mailing Address

11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Changed: 01/04/2023

Registered Agent Name & Address

DMG INVESTMENT GROUP
11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Name Changed: 02/28/2022

Address Changed: 01/04/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

OPTIMUM TRADING LLC

11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Title AMBR

DMG INVESTMENT GROUP LLC
11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Annual Reports

Report Year	Filed Date
2022	02/28/2022
2023	01/04/2023

Document Images

01/04/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/18/2021 -- Florida Limited Liability	View image in PDF format

	FOLIO	PROPERTY ADDRESS	OWNER	LEGAL DESCRIPTION
1	08-2122-018-0200	SUBJECT PROPERTY	DMG INVESTMENT TRUST LLC	PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 & PORT LOTS 39 & 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6
2	08-2122-000-0270	1761 OPA LOCKA BLVD	OPA PARK LLC	22 52 41 11.90 AC BEG 308.07FTN & 25FTE OF SW COR OF SE1/4 OF SE1/4 TH NELY & ELY AD 708.87FT E426.25FT N130FT N 41 DEG W 890.32FT S 44 DEG W 499.21 FT E183.18FT S332.27FT W308.18FT S TO POB ALL LYG N OF OPA LOCKA BLVD LESS EXT AREA OF CURVE IN SW COR FOR R/W OR 25266-3821 0107 5
3	08-2122-000-0195	1701 OPA LOCKA BLVD	OPA PARK LLC	22 52 41 1.563 AC BEG 35FTW & 2090.73FTS OF NE COR OF SE1/4 OF SEC TH W200FT N130FT N 41 DEG W 126.10FT TO THE WATER EDGE OF LAKE N 44 DEG E 70.88FT N 64 DEG E 68.54FT E172.89FT S305.91FT TO POB LOT SIZE 68084 SQ FT OR 25266-3821 0107 5
4	30-2123-000-0070	1601 OPA LOCKA BLVD	TRUSTEE CHURCH OF GOD	23 52 41 3.48 AC W1/2 OF SW1/4 OF SW1/4 LYG N OF OPA LOCKA BLVD LESS N528FT & LESS W35FT & LESS EXT AREA OF CURVE IN SW COR FOR R/W LOT SIZE 151452 SQ FT
5	06-2123-000-0050	1525 NW 135 ST	CITY OF NORTH MIAMI	23 52 41 13.66 AC M/L SW1/4 OF SW1/4 LYG S OF OPA LOCKA BLVD & N OF 135 ST R/W LOT SIZE 595030 SQ FT
6	08-2122-018-0140	1760 OPA LOCKA BLVD	JASMINE K HAMLIN	22 52 41 1ST ADDN TO PINE TREE LAKE LOT 34 PB 62-85 LOT SIZE 60.000 X 185 COC 25436-1608 02 2007 4
7	08-2122-018-0150	1750 OPA LOCKA BLVD	IRIS A EVANGELISTA	1ST ADDN TO PINE TREE LAKE LOT 35 PB 62-85 LOT SIZE 60.000 X 175 OR 19873-2922 0601 5
8	08-2122-018-0160	1740 OPA LOCKA BLVD	MARY E MOOD	22 52 41 PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 36 LOT SIZE 60.000 X 165 OR 10580-1681 1179 1
9	08-2122-018-0170	1730 OPA LOCKA BLVD	ANDRES PERDOMO	1ST ADDN TO PINE TREE LAKE PB 62-85 LOT 37 LOT SIZE 60.000 X 155 OR 20307-2372 0302 1 COC 23837-3194 09 2005 4
10	08-2122-018-0180	1720 OPA LOCKA BLVD	WILLIE F HENRY &W CLARETTA SMITH	1ST ADDN TO PINE TREE LAKE PB 62-85 LOT 38 LOT SIZE 60.000 X 148 OR 18600-0257 0499 1
11	08-2122-018-0190	1710 OPA LOCKA BLVD	HANNAH V DUNBAR	1ST ADDN TO PINE TREE LAKE BEG AT NW COR LOT 39 E60FT S100FT S 29 DEG W50FT SWLY40FT N145FT TO POB LOT SIZE 8250 SQ FT PB 62-85 COC 22650-4111-4119 0804 6
12	08-2122-018-0210	13580 NW 17 AVE	J J BOUCICAUT & W RAYMONDE	PB 62-85 1ST ADDN TO PINE TREE LAKE PORT OF LOTS 39 & 41 BEG NE COR OF LOT 41 TH S65.41FT W100FT N25FT SWLY9.5FT N 29 DEG E50FT E88.52FT TO POB LOT SIZE 6569 SQUARE FEET OR 11073-1875 0481 6
13	08-2122-018-0220	13560 NW 17 AVE	FANNIE M BRUNSON RAMSEY JERRY RAMSEY	PINE TREE LAKE 1ST ADD PB 62-85 LOT 42 LOT SIZE 65.000 X 100 OR 16153-4061 1193 1
14	08-2122-018-0230	13540 NW 17 AVE	CARMELINE PIERRE &H GIDE	22 52 41 PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 43 LOT SIZE 65.000 X 103 OR 19957-0324 0401 5
15	08-2122-018-0240	13520 NW 17 AVE	GEORGE E ELLIS JR	1ST ADDN TO PINE TREE LAKE PB 62-85 LOT 44 LOT SIZE 65.200 X 106 OR 16780-0969 0495 1
16	08-2122-001-0010	1701 NW 135 ST	MILSE MARZO &W PLACIDA	PINE TREE LAKE PB 58-64 LOT 1 LOT SIZE IRREGULAR OR 20005-3096 1001 1
17	08-2122-001-0020	1711 NW 135 ST	DELLERSON FAMILY LLC 2	PINE TREE LAKE PB 58-64 LOT 2 & PROP INT IN LAKE LOT SIZE 62.000 X 100 OR 20261-1732 0102 5
18	08-2122-001-0030	1721 NW 135 ST	JOSE MARRERO &W MARIBEL TORRES	22 52 41 PINE TREE LAKE PB 58-64 LOT 3 & PROP INT IN LAKE OR 17634-0923 0597 1 COC 23103-4650 11 2004 4
19	08-2122-001-0040	1731 NW 135 ST	COMPTON HARRIS &W BARBARA	PINE TREE LAKE PB 58-64 LOT 4 & PROP INT IN LAKE LOT SIZE 62.000 X 100 G CASE # 87-28782 24

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PROJECT NARRATIVE

Preliminary Development Plan.

Pine Tree Lakes Twin-homes
13600 NW 17th Ave Miami, FL 33054

This narrative is written to provide a general project concept, the initial project timing, and details regarding the overall development. The proposed project is located near the southwest corner of NW 17th Avenue and Opa-Locka Blvd in Opa-Locka, Florida.

A site plan is included at the end of this narrative.

The project is consistent with several visions of the Opa-Locka's 20/30 Comprehensive Plan and will revitalize that corner.

The overall lot coverage is way under the required 35% at 2,252 SF or 22%.

The project consists of two 26'X42' side-by-side Modular units manufactured by a local business.

The developer takes into consideration a 15FT easement along the south limit of the property to allow the city access to the Pine Tree Lake for regular maintenance.

DMG Investment Trust LLC DBA / DMG DEVELOPERS
11890 SW 8th ST Suite 510 Miami, FL 33184
786.413.5734
www.dmgdevelopers.com

Building & Licensing
Planning & Community Development

780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

Gregory D. Gay, Director
Development Services

Phone: (305) 953-2868, Ext. 1501
Fax: (305) 953-3060

December 14, 2021

DMG Investment Group, LLC
C/O Joel A. Dominguez,
178 Giralda Ave, 2nd Floor
Coral Gables, FL 33134

RE: Zoning Review-For the property at the corner Of NW 17th Ave & Opa-locka Boulevard, Opa-locka, FL 33054
Folio: 08-2122-018-0200

Mr. Dominguez,

Thank you for your interest in developing the property identified by folio 08-2122-018-0200. On December 2nd, 2021, we discussed your options to develop this 10,575 square foot property that is zoned for single-family development. We know you are interested in obtaining the highest and best use for this site and after review of the City Land Development Regulations we therefore inform you of the following options that are available to you:

1. Option 1 - Build one single family homes that complies with the required setbacks. (Single Family Detached) Submit building permits only.
2. Option 2 - Build two single family homes that share a common wall between the two homes [also referred to as a twin home] and each home complies with the required setbacks. (Single Family Attached) This path requires a formal Special Exception hearing review before the Planning & Zoning Board and formal review and approval by the City Commission at a public hearing. A maintenance easement for access to the lake would need to be considered as part of the siteplan of the property.

3. Option 3 – Replat your property into two lots. Each lot will be 5287.5 sf. A maintena easement for access to the lake would need to be considered as part of the replat of property. Build two single family homes by right or build two twinhomes by Spe Exception. Split the property will permit you to build four single family homes wl two [2] of each would share a common wall on each new parcel and each hc complies with the required setbacks. (Single Family Attached) This path require formal Special Exception hearing review before the Planning & Zoning Board and for review and approval by the City Commission at a public hearing.
4. Option 4 - Rezone the site to Duplex and build two duplexes/twin homes. rezoning request would require formal review before a Planning & Zoning Board formal review and approval by the City Commission at a public hearing. The site | for the proposed two duplex development would also be presented for review approval. A maintenance easement for access to the lake would need to be conside as part of the rezoning of the property.

Option 4 may be the most challenging as the PCD Department, by policy, is required to recomm against any zoning change request that may not meet the criteria for recommendation to change zoning to a higher adjacent residential zoning. We can further discuss this process if it is b considered.

This should make your options clear, however if you have any questions, please advise.

Thank you for helping make our City Great!

Sincerely,

Gerald Lee, Zoning Official-Planning & Community Development

cc Gregory D. Gay, Director of Development Services - B&L|PCD

Sec. 22-60. Conditional Use and Special Exception Applications

The purpose of a conditional use is to allow uses not permitted by right but which may provide for an individual or community-serving need and which, subject to conditions, would not negatively impact the integrity of the zoning district. Special Exception uses are permitted in a zoning district but only after public hearing. Conditional Uses and Special Exceptions may be approved by the City Commission after recommendation from the Planning Council as further provided for in this Article.

A. General Criteria. Applications for a Conditional Use or Special Exception may require the submission of a site plan in accordance with the provisions of this Chapter. No certificate(s) of occupancy shall be issued for any use unless said use has been approved by the Department. An application for a Conditional Use or Special Exception shall be made to the Department prior to an application for a building permit and will only be accepted if all other ordinances and provisions of the City have been complied with. Except as may otherwise be required by law or administrative procedures, all required county, regional, state, or federal agency approvals shall be obtained prior to the approval of an application.

B. Approval Criteria. The Planning Council and City Commission shall use the following criteria in making their decision regarding approval or disapproval of a Conditional Use or Special Exception application:

1. Compliance with the City's Comprehensive Plan.
2. Consistent with the "character and purpose" of the zoning district.
3. The size, shape and character of the property are suited for the proposed use.
4. Compatibility with the existing uses near the property.
5. Will not adversely affect the development of the general neighborhood or district.
6. Will not generate vehicular traffic or create vehicular circulation or ingress/egress problems or parking demands that have an unfavorable impact on surrounding properties when compared with uses permitted by right in the same district.

7. Potential for fire and/or other equally or greater dangerous hazards.

8. Create an unfavorable environment impacts on surrounding uses (e.g. noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisance).

9. Consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.

10. Site is adequately served by essential public services and facilities not requiring additional public expense in infrastructure improvements.

11. Will not adversely affect any site or feature of historical, cultural, natural or scenic importance.

12. Will not be contrary to the public health, safety, and welfare, provided that a denial based exclusively on this language shall include explicitly findings regarding the way in which granting the special exception would be contrary to the public health, safety and welfare.

C. Application. Any application for a Conditional Use or Special Exception shall include the following information, if determined by the Director to be applicable:

1. The location and size of the site, including its legal description and a current certified survey.
2. The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.
3. The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures.
4. The density or intensity of land use to be allocated, all parts of the site to be developed, together with tabulations by acreage and percentage thereof.

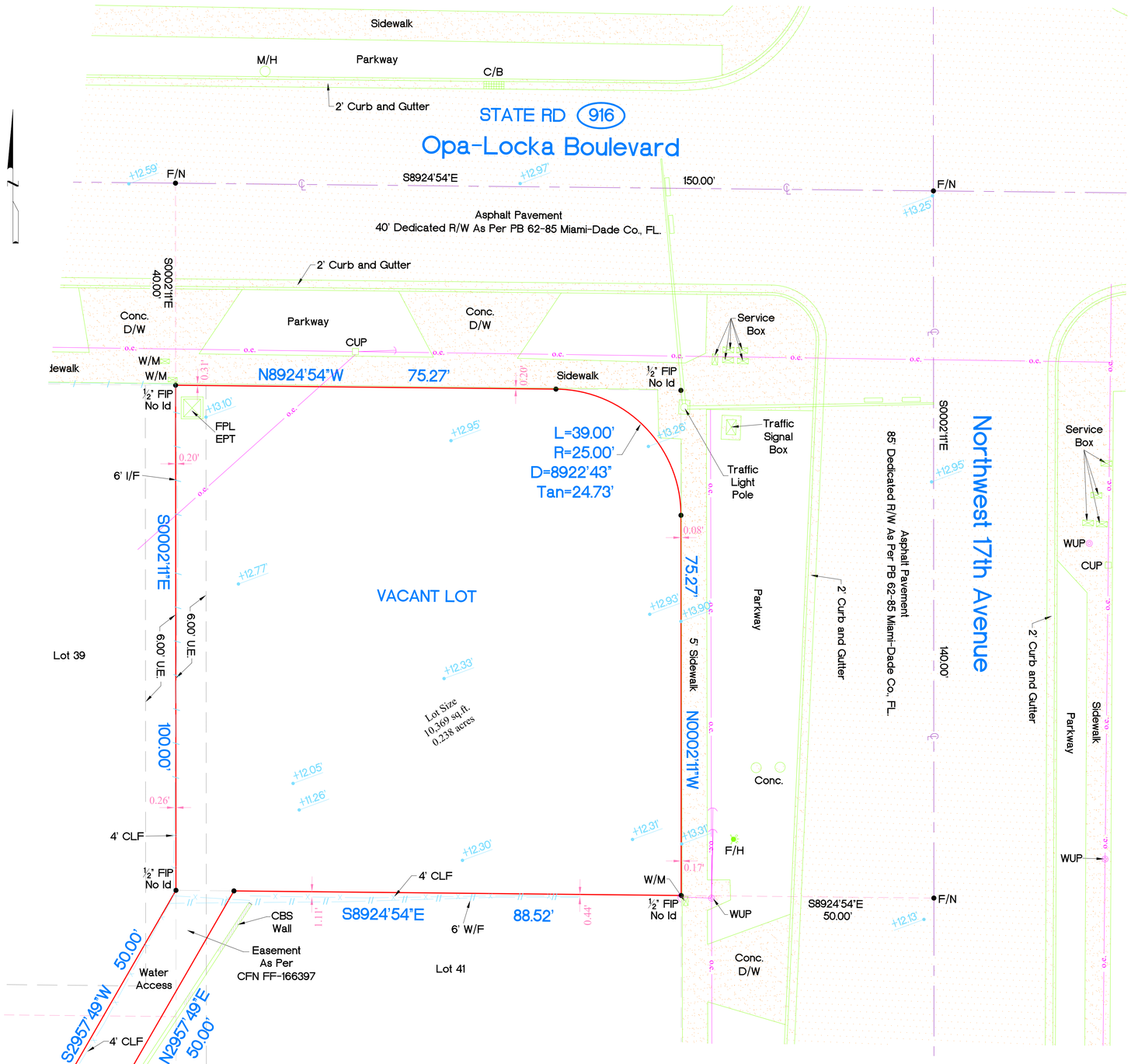
5. The location, size, and character of any open space, common or otherwise.
6. The use and the number of stories and height, bulk, and location of all buildings and other structures.
7. The requirements as set forth in this Chapter and other Chapters, including the necessary documentation for providing required improvements such as streets, water supply, storm drainage, parking, landscaping, and sewage collection as well as the provisions for all other appropriate public and private services such as police or security protection, fire protection, and refuse collection.
8. The substance of covenants, grants of easements, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities.
9. Any additional data, plans, or specifications which the applicant believes is pertinent and will assist in clarifying his application.
10. A demonstration that the proposed conditional use does not degrade adopted levels of service in the City.

D. Planning Council Recommendation. The Department's written recommendations shall be transmitted to the Planning Council and a public hearing shall be conducted. The Planning Council shall make a recommendation to the City Commission for approval, denial or approval subject to conditions.

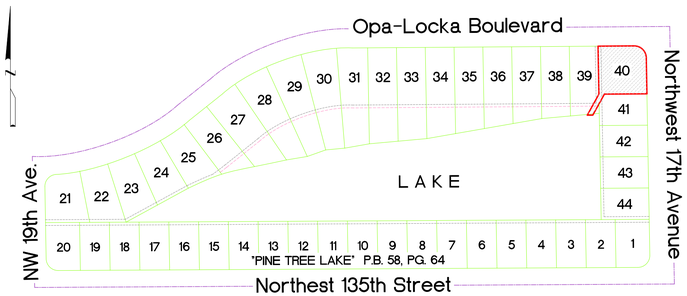
E. City Commission Approval. The Department's written recommendations along with the recommendations of the Planning Council shall be transmitted to the City Commission and a public hearing shall be conducted before the Commission, who shall deny; approve; or approve the use subject to conditions. Violation of the conditions and safeguards, when made a part of the terms under which the Conditional Use is granted, shall be deemed a violation of this Chapter.

Boundary Survey

Graphic Scale 1" = 10'



Location Sketch N.T.S.



AFA & Company, Inc. Land Surveyors

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT,
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588

Abbreviations of Legend

AVE.	=AVENUE
ASPH	=ASPHALT
A/W	=ANCHORD WIRE
A/C	=AIR CONDITIONER
BLDG	=BUILDING
B. COR.	=BLOCK CORNER
CAL	= CALCULATED
C.B.	=CATCH BASIN
CLF	=CHAIN LINK FENCE
CONC.	=CONCRETE
COL.	=COLUMN
C.U.P.	=CONCRETE UTILITY POLE
C.L.P.	=CONCRETE LIGHT POLE
CBS	=CONCRETE BLOCK STRUCTURE
C.M.E.	=CANAL MAINTENANCE EASEMENT
D	=DELTA
D/W	=DRIVEWAY
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT
ENC.	=ENCROACHMENT
E.T.P.	=ELECTRIC TRANSFORMER PAD
F.P.L.	=FLORIDA POWER AND LIGHT
F.H.	=FIRE HYDRANT
F.I.P.	=FOUND IRON PIPE
F.F.	=FINISH FLOOR
DH/F	=FOUND DRILL HOLE
F.R.	=FOUND REBAR
F/D	=FOUND DISC
F/N	=FOUND NAIL
I/F	=IRON FENCE
L	=LENGHT
L.M.E.	=LAKE MAINTENANCE EASEMENT
L.F.E.	=LOWEST FLOOR ELEVATION
L.P.	=LIGHT POLE
MEAS.	=MEASURED
M.H.	=MAN HOLE
M.L.	=MONUMENT LINE
N.G.V.D.	=NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	=NOT TO SCALE
O.E.	=OVERHEAD ELECTRIC LINE
O.L.	=ON LINE
P.C.P.	=PERMANENT CONTROL POINT
P.M.	=PARKING METER
P.C.	=POINT OF CURVATURE
P/W	=PARKWAY
PL.	=PLANTER
P.O.C	=POINT OF COMMENCEMENT
P.O.B	=POINT OF BEGINNING
R	=RADIUS
RES	=RESIDENCE
R/W	=RIGHT OF WAY
S.D.H.	=SET DRILL HOLE
S/N	=SET NAIL
S.I.P.	=SET IRON PIPE
SDWLK	=SIDEWALK
ST	=STREET
T	=TANGENT
U.E.	=UTILITY EASEMENT
W/F	=WOOD FENCE
W.V.	=WATER VALVE
W.U.P.	=WOOD UTILITY POLE
——o/——o/——o/——	=WOOD FENCE
——o——o——o——	=IRON FENCE
	=CBS WALL
——x——x——x——	=CHAIN LINK FENCE
— — — — —	=OVERHEAD ELEC
— — — — —	=CENTER LINE
— — — — —	=EASEMENT
x.x.00'	=DENOTES ELEVATIONS
	=BUILDING
	=DISTANCE
	=CATCH BASIN
	=WATER METER
	=W.U.P.
	=STATE ROAD
	=US HIGHWAY
	=INTERSTATE
	=MONITORY WELL

LEGAL DESCRIPTION:

Lot 40 and the following described portion of Lots 39 and 41; Commence at the Northwest corner of Lot 40; thence run S00°02'11"E, along the West line of Lot 40, for 100 feet to the Southwest corner of Lot 40 and the Point of Beginning of the parcel of land hereinafter to be described; thence run S29°57'49"W for 50 feet, more or less to the shoreline of a lake; thence run Easterly along said shoreline for 11.5 feet more or less; thence run N29°57'49"E for 50 feet more or less to a point on the South line of Lot 40; thence run N89°24'54"W, along the South line of Lot 40 for 11.48 feet to the Point of Beginning, all lying in "FIRST ADDITION TO PINE TREE LAKE", according to the Plat Thereof as Recorded in Plat Book 62, Page 85, of the Public Records of Miami-Dade County, Florida.

CERTIFIED ONLY TO:

DMG Investment Trust LLC

PROPERTY ADDRESS:

13600 Northwest 17th Avenue
Opa-Locka Florida 3354

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	120650
Panel #	0314
Firm Zone:	"X"
Date of Firm:	09-11-2009
Base Flood Elev.	N/A
F.Floor Elev.	N/A
Garage Elev.	N/A
Suffix:	"L"

Elev. Reference to NGVD 1929

JOB #	23-1128
DATE	09-21-2023
PB	62-85

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted.
#2 Benchmark: Miami-Dade County Public Works Dep. BM #ID: 692; Name: PN0178; Elev. +13.14'
#3 Bearings as Shown hereon are Based upon Opa-Locka Boulevard, S89°24'54"E
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 9-21-2023
#7 Completed Survey Field Date: 9-21-2023
#8 Disc No. 2023, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

Surveyor's Notes:

#11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy: The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.
#20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

AFA & Company, Inc. Land Surveyors

Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando Alvarez

Digitally signed by Armando Alvarez
DN: c=US, o=AFA and Company Inc, dQualifier=A01410C000001888CB0346D0015FAA, cn=Armando Alvarez
Date: 2023.09.22 09:44:25 -04'00'

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed

+ SITE INFORMATION

OWNER	DMG INVESTMENT TRUST LLC
FOLIO NUMBER	08-2122-018-0200
LOT AREA	10,575 Sq.Ft
ADDRESS	13600 NW 17 AVE.
LEGAL DESCRIPTION	PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 PORT LOTS 39 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6

+ LOCATION



+ ZONING DATA:

ZONING: R-1

LOT SIZE	10,575 Sq.Ft		
	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE	35%	-----	2.252 Sq / 22%
SETBACKS			
	REQUIRED	EXISTING	PROPOSED
FRONT	25 Ft.	25 Ft.	25 Ft.
INTERIOR SIDE	7.5 Ft.	---------	23'-0 Ft.
SIDE FACING STREET	15 Ft.	---------	25'-0" Ft.
REAR	25 Ft.	---------	30'-1" Ft.

+ SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS. NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

+ ALTERATION PROJECT PROCEDURES

REQUIREMENTS INCLUDED:

COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.

CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS:

a. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITY CONDITIONS.

b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.

c. REMOVAL OF UNSUITABLE OR EXTRAGENEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.

ALTERATIONS AND CONNECTIONS OF NEW CONTRUCTION TO EXISTING CONSTRUCTION OCCUR AT DUST SENSITIVE AREAS. EXECUTE ALL MEASURES TO COMPLETELY CONTROL AND SEPARATE DUST FROM EXISTING AREA AND EQUIPMENT.

+ TERMITE PROTECTION

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRABEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES "

+ GENERAL SCOPE OF WORK

WORK ENCOMPASSED UNDER THIS SET OF CONTRACT DOCUMENTS INCLUDES THE CONSTRUCTION OF THE NEW ONE STORY RESIDENTIAL HOUSE.

+ NEW CONSTRUCTION:

- GROUND FLOOR:_____1,300,00 Sq.Ft.

+ NOTE

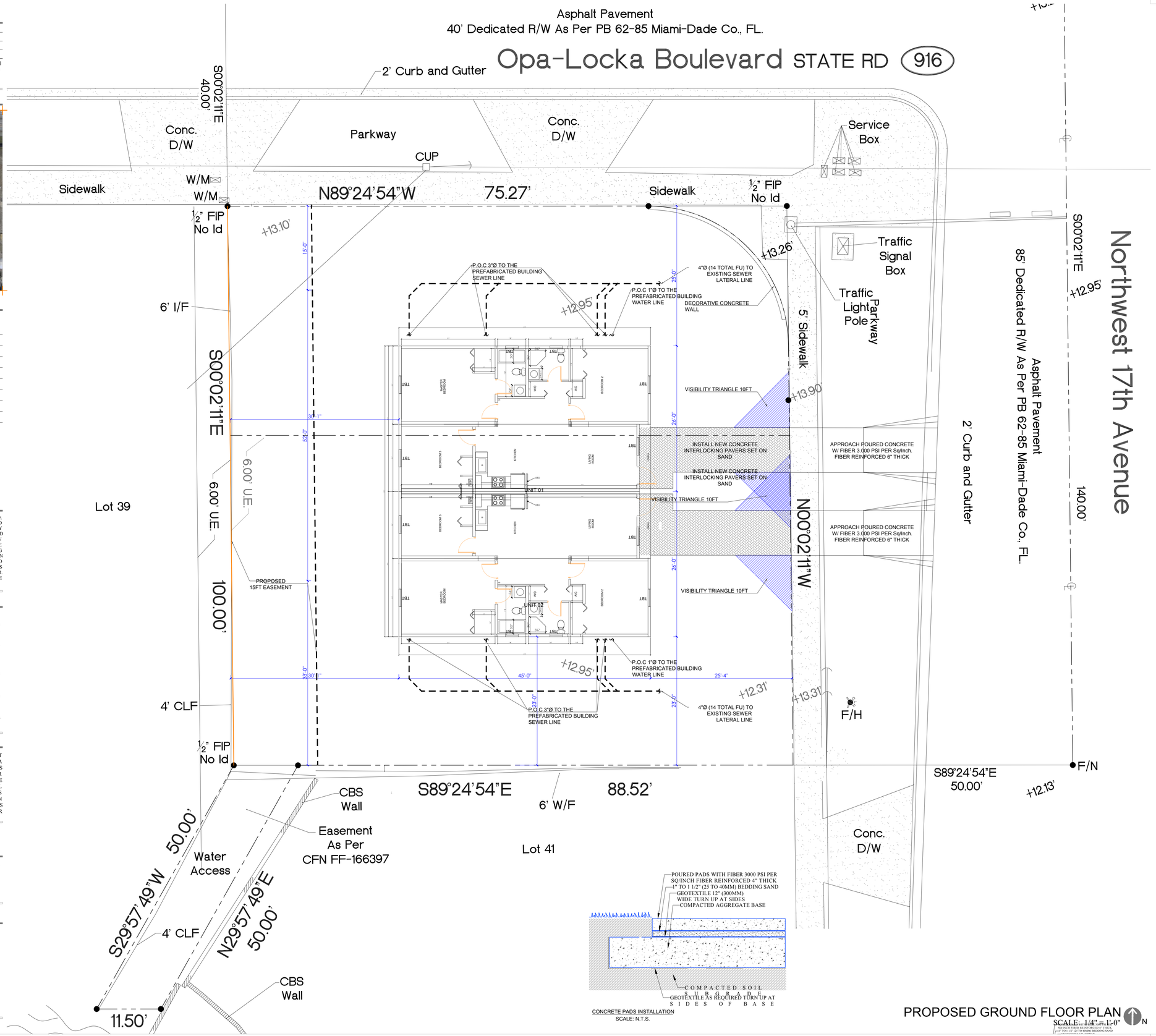
CONSTRUCTION DRAWINGS ARE DIAFRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF THE PROJECT.

CONTRACTOR TO PROVIDE ALL THE COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONING PROJECT, EVEN IF NOT INCLUDED IN THE CONSTRUCTION DOCUMENTS.

ALTHOUGH IT IS UNDERSTOOD THAT THE CONTRACTOR IS NOT A LICENSED DESIGN PROFESSIONAL, THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND LOCATIONS OF SYSTEMS WITH ARCHITECTURE AND ALL DISCIPLINES INCLUDED IN THESE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR AGREES TO PROMPTLY ADVISE THE ARCHITECT OF ANY NONCONFORMITY OBSERVED BY, OR MADE KNOWN TO, THE CONTRACTOR.

REFER TO "CONSTRUCTION NOTES" ON SHEET A0.02 FOR FURTHER INSTRUCTIONS.



PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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nandezD+D
design+development

PROJECT

13600 NW 17 AVE

OWNER

DMG INVESTMENT TRUST LLC

ARCHITECT

NANDEZ Design+Development
2223 SW 13Th AVE
MIAMI, FL 33145
tel:786.703.7704
info@nandezdd.com
AA 26002732
IB 26001520

SEAL

ARCHITECT OF RECORD:
RALPH PUIG JR.
FL. ARCHITECT REG. #
AR 0012528

REWORKS

1 2 3 4 5 7 8

REVISIONS

1 2 3 4 5 7 8

INFORMATION

PROPOSED SITE PLAN

DATE: 10/11/2021
Scale: AS SHOWN
Job No.: 2021/
Drawn by: RP
Checked by: RP Jr.

Sheet
A101

Sponsored by: City Manager

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF NW 17TH AVENUE AND OPA LOCKA BOULEVARD AND IDENTIFIED BY FOLIO 08-2122-018-0200 IN THE R-1 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, DMG Investment Trust, LLC intends to construct a two unit twin home building that will provide two three-bedroom units and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for final site plan review to construct a two unit twin home building that will provide two three-bedroom units in the Single Family Residential Zoning District (R-1); and

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

WHEREAS, the Planning and Zoning Board has recommended approval of the Special Exception request as required for this use in the R-1 zoning district, and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on December 5, 2023 and recommended approval of this request for final site plan review by a _—_ vote as the site plan is provided herein as Exhibit "A".

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Site Plan Review. The Planning & Zoning Board of the City of Opa-Locka, Florida hereby recommends approval / denial of this request for the Final Site Plan approval for the Construction of a two three-bedroom units and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations on the property located at the corner of NW 17th Avenue and Opa Locka Boulevard and identified by folios 08-2122-018-0200 in the R-1 Zoning District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 2023.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Dominguez _____

Board Member Barnes _____

Board Member Mangham _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

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

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 4, 2022	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: DMG INVESTMENT TRUST LLC

PROPERTY OWNER'S ADDRESS: 11890 SW 8TH ST STE 510 MIAMI, FL 33184
Number/Street City State/Zip Code

APPLICANT'S NAME: DMG INVESTMENT TRUST LLC

APPLICANT'S ADDRESS: 11890 SW 8TH ST STE 510 MIAMI, FL 33184
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 786-254-7895 HOME 786-413-5734 OTHER ___

SUBJECT PROPERTY ADDRESS: 13600 NW 17TH AVE OPALOCKA FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-018-0200 PRESENT ZONING: RU-1

LEGAL DESCRIPTION: PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 & PORT LOTS 39 & 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6

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
V 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, Joel Dominguez, 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

09/19/2023
Date

Sworn to and subscribed before me:

This 19 day of September, 2023

Noel J Cardenas
Notary Public
Attach copy of identification

My commission expires 7/19/2026

Notary Public State of Florida
Noel Javier Cardenas
My Commission HH 289807
Expires 7/19/2026

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:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

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

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

_____
_____
_____
_____
_____

I do give to_____ the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize _____ to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

_____
Signature

_____
Date

Sworn to and subscribed before me:

This_____ day of _____, _____

_____ My commission expires:_____
Notary Public

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: 13600 NW 17TH AVE OPA-LCOKA, FL 33054

LEGAL DESCRIPTION: PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 & PORT LOTS 39 & 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: JEAN J BOUCICAUT PHONE: _____

ADDRESS (If different): 13580 NW 17 AVE

_____
Signature

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: 13600 NW 17TH AVE OPA-LCOKA, FL 33054

LEGAL DESCRIPTION: PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 & PORT LOTS 39 & 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: HANNAH V DUNBAR PHONE: _____

ADDRESS (If different): 1710 OPA LOCKA BLVD

_____
Signature

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

COMPANY RESOLUTION / INCUMBENCY CERTIFICATE OF THE MEMBER(S) OF DMG INVESTMENT TRUST LLC, A FLORIDA LIMITED LIABILITY COMPANY

WHEREAS, **DMG INVESTMENT TRUST LLC, a Florida Limited Liability Company,** ("Company"), is the owner of the real property located at: 13600 NW 17 AVE MIAMI, FL 33054.

WHEREAS, said limited liability company is currently in good standing under the laws of the State of Florida, under valid Articles of Organization and has not been terminated or dissolved and Joel A. Dominguez, Authorized Member of DMG INVESTMENT GROUP LLC, as authorized member of DMG INVESTMENT TRUST LLC is given authority by the Articles of Organization to execute any and all documents on behalf of the limited liability company.

WHEREAS, the Company has authorized Joel A. Dominguez, Authorized Member of DMG INVESTMENT GROUP LLC, as authorized member of DMG INVESTMENT TRUST LLC to execute any and all instruments which may be required in connection with he following property:

13600 NW 17 AVE MIAMI, FL 33054

FURTHER RESOLVED, no dissolution, bankruptcy or insolvency proceeding with respect to the Company or its Members have been filed, no creditors have acquired or are attempting to acquire control of the Company by executing on, or attaching or seizing the Member's interest in the Company.

FURTHER RESOLVED, the following are duly elected or appointed to the offices of the Company as set forth opposite their names and incumbent in such offices as of the date hereof and that there are no other officers other than these:

OPTIMUM TRADING LLC, a Florida limited liability company

DMG INVESTMENT GROUP LLC, a Florida limited liability company

CERTIFICATE

We, the undersigned, hereby certify that, as of the 31 day of May, 2023, **DMG INVESTMENT TRUST LLC, a Florida Limited Liability Company**, is authorized and existing under the laws of the State of Florida, that the foregoing is a true copy of the Resolution adopted by the Members at a special meeting duly called and held of the 31 day of May, 2023 and that such resolution has not been rescinded or modified, and does not contravene any provisions of the Articles of Incorporation of **DMG INVESTMENT TRUST LLC, a Florida Limited Liability Company**.

IN WITNESS WHEREOF, the undersigned have affixed their names as members of this Company, this 31 day of May, 2023.

Members:

OPTIMUM TRADING LLC, a Florida limited liability company

By: Yoel Dominguez, Authorized Member

By: Yazmin Dominguez, Authorized Member

DMG INVESTMENT GROUP LLC, a Florida limited liability company

By: Joel A. Dominguez, Authorized Member



Detail by Entity Name

Florida Limited Liability Company
DMG INVESTMENT TRUST LLC

Filing Information

Document Number	L21000128122
FEI/EIN Number	87-1379054
Date Filed	03/18/2021
Effective Date	03/15/2021
State	FL
Status	ACTIVE

Principal Address

11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Changed: 01/04/2023

Mailing Address

11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Changed: 01/04/2023

Registered Agent Name & Address

DMG INVESTMENT GROUP
11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Name Changed: 02/28/2022

Address Changed: 01/04/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

OPTIMUM TRADING LLC

11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Title AMBR

DMG INVESTMENT GROUP LLC
11890 SW 8TH ST
SUITE 510
MIAMI, FL 33184

Annual Reports

Report Year	Filed Date
2022	02/28/2022
2023	01/04/2023

Document Images

01/04/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/18/2021 -- FloridaLimited Liability	View image in PDF fotrm a

	FOLIO	PROPERTY ADDRESS	OWNER	LEGAL DESCRIPTION
1	08-2122-018-0200	SUBJECT PROPERTY	DMG INVESTMENT TRUST LLC	PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 & PORT LOTS 39 & 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6
2	08-2122-000-0270	1761 OPA LOCKA BLVD	OPA PARK LLC	22 52 41 11.90 AC BEG 308.07FTN & 25FTE OF SW COR OF SE1/4 OF SE1/4 TH NELY & ELY AD 708.87FT E426.25FT N130FT N 41 DEG W 890.32FT S 44 DEG W 499.21 FT E183.18FT S332.27FT W308.18FT S TO POB ALL LYG N OF OPA LOCKA BLVD LESS EXT AREA OF CURVE IN SW COR FOR R/W OR 25266-3821 0107 5
3	08-2122-000-0195	1701 OPA LOCKA BLVD	OPA PARK LLC	22 52 41 1.563 AC BEG 35FTW & 2090.73FTS OF NE COR OF SE1/4 OF SEC TH W200FT N130FT N 41 DEG W 126.10FT TO THE WATER EDGE OF LAKE N 44 DEG E 70.88FT N 64 DEG E 68.54FT E172.89FT S305.91FT TO POB LOT SIZE 68084 SQ FT OR 25266-3821 0107 5
4	30-2123-000-0070	1601 OPA LOCKA BLVD	TRUSTEE CHURCH OF GOD	23 52 41 3.48 AC W1/2 OF SW1/4 OF SW1/4 LYG N OF OPA LOCKA BLVD LESS N528FT & LESS W35FT & LESS EXT AREA OF CURVE IN SW COR FOR R/W LOT SIZE 151452 SQ FT
5	06-2123-000-0050	1525 NW 135 ST	CITY OF NORTH MIAMI	23 52 41 13.66 AC M/L SW1/4 OF SW1/4 LYG S OF OPA LOCKA BLVD & N OF 135 ST R/W LOT SIZE 595030 SQ FT
6	08-2122-018-0140	1760 OPA LOCKA BLVD	JASMINE K HAMLIN	22 52 41 1ST ADDN TO PINE TREE LAKE LOT 34 PB 62-85 LOT SIZE 60.000 X 185 COC 25436-1608 02 2007 4
7	08-2122-018-0150	1750 OPA LOCKA BLVD	IRIS A EVANGELISTA	1ST ADDN TO PINE TREE LAKE LOT 35 PB 62-85 LOT SIZE 60.000 X 175 OR 19873-2922 0601 5
8	08-2122-018-0160	1740 OPA LOCKA BLVD	MARY E MOOD	22 52 41 PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 36 LOT SIZE 60.000 X 165 OR 10580-1681 1179 1
9	08-2122-018-0170	1730 OPA LOCKA BLVD	ANDRES PERDOMO	1ST ADDN TO PINE TREE LAKE PB 62-85 LOT 37 LOT SIZE 60.000 X 155 OR 20307-2372 0302 1 COC 23837-3194 09 2005 4
10	08-2122-018-0180	1720 OPA LOCKA BLVD	WILLIE F HENRY &W CLARETTA SMITH	1ST ADDN TO PINE TREE LAKE PB 62-85 LOT 38 LOT SIZE 60.000 X 148 OR 18600-0257 0499 1
11	08-2122-018-0190	1710 OPA LOCKA BLVD	HANNAH V DUNBAR	1ST ADDN TO PINE TREE LAKE BEG AT NW COR LOT 39 E60FT S100FT S 29 DEG W50FT SWLY40FT N145FT TO POB LOT SIZE 8250 SQ FT PB 62-85 COC 22650-4111-4119 0804 6
12	08-2122-018-0210	13580 NW 17 AVE	J J BOUCICAUT & W RAYMONDE	PB 62-85 1ST ADDN TO PINE TREE LAKE PORT OF LOTS 39 & 41 BEG NE COR OF LOT 41 TH S65.41FT W100FT N25FT SWLY9.5FT N 29 DEG E50FT E88.52FT TO POB LOT SIZE 6569 SQUARE FEET OR 11073-1875 0481 6
13	08-2122-018-0220	13560 NW 17 AVE	FANNIE M BRUNSON RAMSEY JERRY RAMSEY	PINE TREE LAKE 1ST ADD PB 62-85 LOT 42 LOT SIZE 65.000 X 100 OR 16153-4061 1193 1
14	08-2122-018-0230	13540 NW 17 AVE	CARMELINE PIERRE &H GIDE	22 52 41 PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 43 LOT SIZE 65.000 X 103 OR 19957-0324 0401 5
15	08-2122-018-0240	13520 NW 17 AVE	GEORGE E ELLIS JR	1ST ADDN TO PINE TREE LAKE PB 62-85 LOT 44 LOT SIZE 65.200 X 106 OR 16780-0969 0495 1
16	08-2122-001-0010	1701 NW 135 ST	MILSE MARZO &W PLACIDA	PINE TREE LAKE PB 58-64 LOT 1 LOT SIZE IRREGULAR OR 20005-3096 1001 1
17	08-2122-001-0020	1711 NW 135 ST	DELLERSON FAMILY LLC 2	PINE TREE LAKE PB 58-64 LOT 2 & PROP INT IN LAKE LOT SIZE 62.000 X 100 OR 20261-1732 0102 5
18	08-2122-001-0030	1721 NW 135 ST	JOSE MARRERO &W MARIBEL TORRES	22 52 41 PINE TREE LAKE PB 58-64 LOT 3 & PROP INT IN LAKE OR 17634-0923 0597 1 COC 23103-4650 11 2004 4
19	08-2122-001-0040	1731 NW 135 ST	COMPTON HARRIS &W BARBARA	PINE TREE LAKE PB 58-64 LOT 4 & PROP INT IN LAKE LOT SIZE 62.000 X 100 G CASE # 87-28782 24

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8	08-2122-018-0160	1740 OPA LOCKA BLVD	MARY E MOOD	22 52 41 PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 36 LOT SIZE 60.000 X 165 OR 10580-1681 1179 1
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PROJECT NARRATIVE

Preliminary Development Plan.

Pine Tree Lakes Twin-homes
13600 NW 17th Ave Miami, FL 33054

This narrative is written to provide a general project concept, the initial project timing, and details regarding the overall development. The proposed project is located near the southwest corner of NW 17th Avenue and Opa-Locka Blvd in Opa-Locka, Florida.

A site plan is included at the end of this narrative.

The project is consistent with several visions of the Opa-Locka's 20/30 Comprehensive Plan and will revitalize that corner.

The overall lot coverage is way under the required 35% at 2,252 SF or 22%.

The project consists of two 26'X42' side-by-side Modular units manufactured by a local business.

The developer takes into consideration a 15FT easement along the south limit of the property to allow the city access to the Pine Tree Lake for regular maintenance.

Building & Licensing
Planning & Community Development

780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

Gregory D. Gay, Director
Development Services

Phone: (305) 953-2868, Ext. 1501
Fax: (305) 953-3060

December 14, 2021

DMG Investment Group, LLC
C/O Joel A. Dominguez,
178 Giralda Ave, 2nd Floor
Coral Gables, FL 33134

RE: Zoning Review-For the property at the corner Of NW 17th Ave & Opa-locka Boulevard, Opa-locka, FL 33054 Folio: 08-2122-018-0200

Mr. Dominguez,

Thank you for your interest in developing the property identified by folio 08-2122-018-0200. On December 2nd, 2021, we discussed your options to develop this 10,575 square foot property that is zoned for single-family development. We know you are interested in obtaining the highest and best use for this site and after review of the City Land Development Regulations we therefore inform you of the following options that are available to you:

1. Option 1 - Build one single family homes that complies with the required setbacks. (Single Family Detached) Submit building permits only.
2. Option 2 - Build two single family homes that share a common wall between the two homes [also referred to as a twin home] and each home complies with the required setbacks. (Single Family Attached) This path requires a formal Special Exception hearing review before the Planning & Zoning Board and formal review and approval by the City Commission at a public hearing. A maintenance easement for access to the lake would need to be considered as part of the siteplan of the property.

3. Option 3 – Replat your property into two lots. Each lot will be 5287.5 sf. A maintena easement for access to the lake would need to be considered as part of the replat of property. Build two single family homes by right or build two twinhomes by Spe Exception. Split the property will permit you to build four single family homes wl two [2] of each would share a common wall on each new parcel and each hc complies with the required setbacks. (Single Family Attached) This path require formal Special Exception hearing review before the Planning & Zoning Board and for review and approval by the City Commission at a public hearing.
4. Option 4 - Rezone the site to Duplex and build two duplexes/twin homes. rezoning request would require formal review before a Planning & Zoning Board formal review and approval by the City Commission at a public hearing. The site p for the proposed two duplex development would also be presented for review approval. A maintenance easement for access to the lake would need to be conside as part of the rezoning of the property.

Option 4 may be the most challenging as the PCD Department, by policy, is required to recomm against any zoning change request that may not meet the criteria for recommendation to change zoning to a higher adjacent residential zoning. We can further discuss this process if it is b considered.

This should make your options clear, however if you have any questions, please advise.

Thank you for helping make our City Great!

Sincerely,

Gerald Lee, Zoning Official-Planning & Community Development

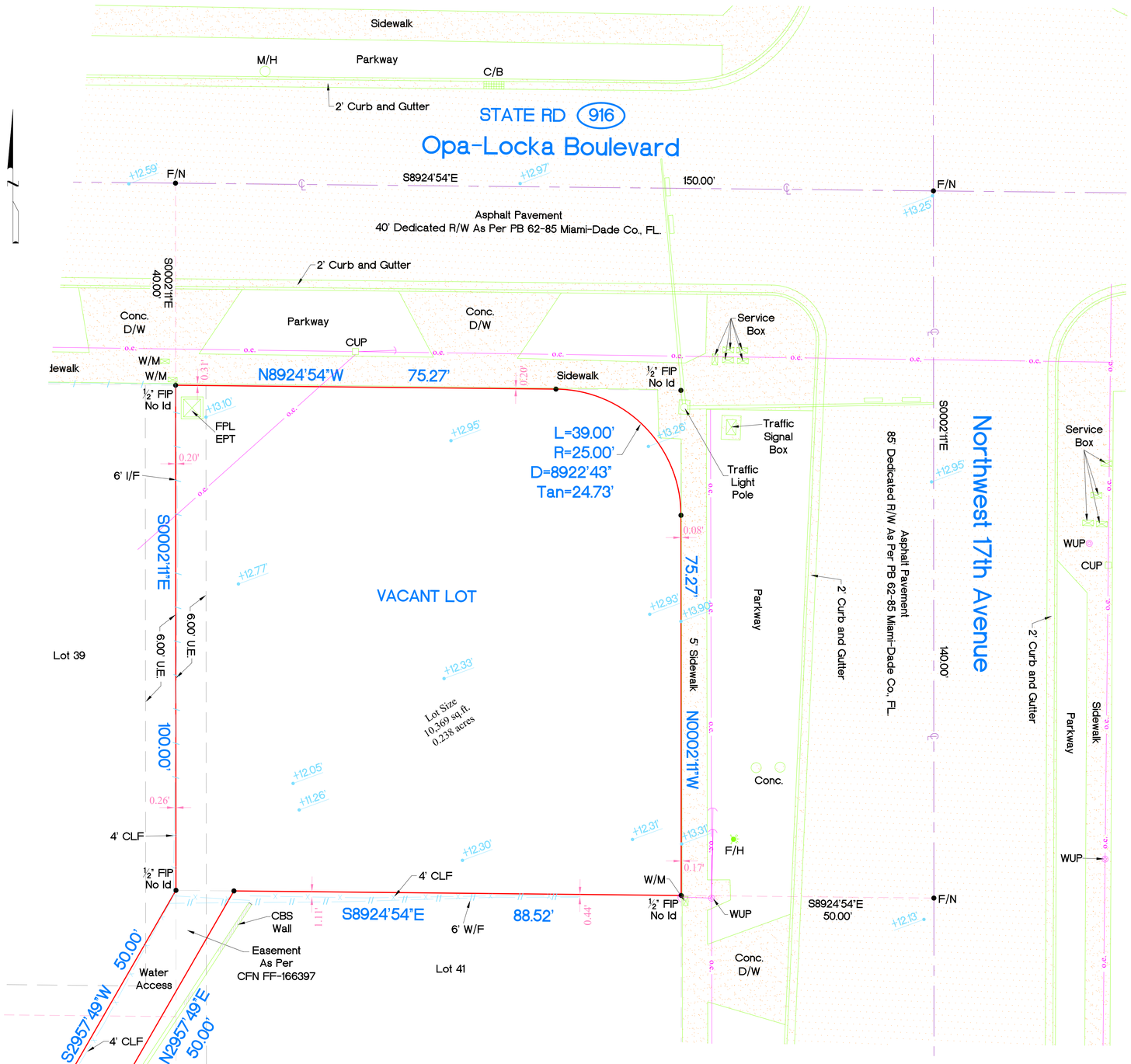
cc Gregory D. Gay, Director of Development Services - B&L|PCD

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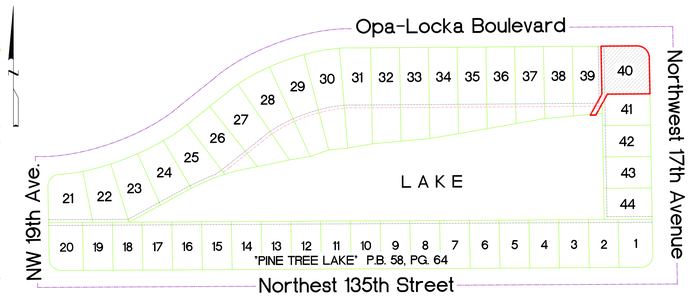
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Boundary Survey

Graphic Scale 1" = 10'



Location Sketch N.T.S.



AFA & Company, Inc. Land Surveyors

Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT,
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588

Abbreviations of Legend

AVE.	=AVENUE
ASPH	=ASPHALT
A/W	=ANCHORD WIRE
A/C	=AIR CONDITIONER
BLDG	=BUILDING
B. COR.	=BLOCK CORNER
CAL	= CALCULATED
C.B.	=CATCH BASIN
CLF	=CHAIN LINK FENCE
CONC.	=CONCRETE
COL.	=COLUMN
C.U.P.	=CONCRETE UTILITY POLE
C.L.P.	=CONCRETE LIGHT POLE
CBS	=CONCRETE BLOCK STRUCTURE
C.M.E.	=CANAL MAINTENANCE EASEMENT
D	=DELTA
D/W	=DRIVEWAY
D.M.E.	=DRAINAGE & MAINTENANCE EASEMENT
ENC.	=ENCROACHMENT
E.T.P.	=ELECTRIC TRANSFORMER PAD
F.P.L.	=FLORIDA POWER AND LIGHT
F.H.	=FIRE HYDRANT
F.I.P.	=FOUND IRON PIPE
F.F.	=FINISH FLOOR
DH/F	=FOUND DRILL HOLE
F.R.	=FOUND REBAR
F/D	=FOUND DISC
F/N	=FOUND NAIL
I/F	=IRON FENCE
L	=LENGHT
L.M.E.	=LAKE MAINTENANCE EASEMENT
L.F.E.	=LOWEST FLOOR ELEVATION
L.P.	=LIGHT POLE
MEAS.	=MEASURED
M.H.	=MAN HOLE
M.L.	=MONUMENT LINE
N.G.V.D.	=NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	=NOT TO SCALE
O.E.	=OVERHEAD ELECTRIC LINE
O.L.	=ON LINE
P.C.P.	=PERMANENT CONTROL POINT
P.M.	=PARKING METER
P.C.	=POINT OF CURVATURE
P/W	=PARKWAY
PL.	=PLANTER
P.O.C	=POINT OF COMMENCEMENT
P.O.B	=POINT OF BEGINNING
R	=RADIUS
RES	=RESIDENCE
R/W	=RIGHT OF WAY
S.D.H.	=SET DRILL HOLE
S/N	=SET NAIL
S.I.P.	=SET IRON PIPE
SDWLK	=SIDEWALK
ST	=STREET
T	=TANGENT
U.E.	=UTILITY EASEMENT
W/F	=WOOD FENCE
W.V.	=WATER VALVE
W.U.P.	=WOOD UTILITY POLE
—o—o—o—	=WOOD FENCE
—o—o—o—	=IRON FENCE
	=CBS WALL
—x—x—x—	=CHAIN LINK FENCE
— — — —	=OVERHEAD ELEC
— — — —	=CENTER LINE
— — — —	=EASEMENT
x.x.00'	=DENOTES ELEVATIONS
	=BUILDING
	=DISTANCE
	=CATCH BASIN
	=WATER METER
	=W.U.P.
	=STATE ROAD
	=US HIGHWAY
	=INTERSTATE
	=MONITORY WELL

LEGAL DESCRIPTION:

Lot 40 and the following described portion of Lots 39 and 41; Commence at the Northwest corner of Lot 40; thence run S00°02'11"E, along the West line of Lot 40, for 100 feet to the Southwest corner of Lot 40 and the Point of Beginning of the parcel of land hereinafter to be described; thence run S29°57'49"W for 50 feet, more or less to the shoreline of a lake; thence run Easterly along said shoreline for 11.5 feet more or less; thence run N29°57'49"E for 50 feet more or less to a point on the South line of Lot 40; thence run N89°24'54"W, along the South line of Lot 40 for 11.48 feet to the Point of Beginning, all lying in "FIRST ADDITION TO PINE TREE LAKE", according to the Plat Thereof as Recorded in Plat Book 62, Page 85, of the Public Records of Miami-Dade County, Florida.

CERTIFIED ONLY TO:

DMG Investment Trust LLC

PROPERTY ADDRESS:

13600 Northwest 17th Avenue
Opa-Locka Florida 3354

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	120650
Panel #	0314
Firm Zone:	"X"
Date of Firm:	09-11-2009
Base Flood Elev.	N/A
F.Floor Elev.	N/A
Garage Elev.	N/A
Suffix:	"L"
Elev. Reference to NGVD 1929	

JOB #	23-1128
DATE	09-21-2023
PB	62-85

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted.
#2 Benchmark: Miami-Dade County Public Works Dep. BM #ID: 692; Name: PN078; Elev. +13.14'
#3 Bearings as Shown hereon are Based upon Opa-Locka Boulevard, S89°24'54"E
#4 Please See Abbreviations
#5 Drawn By: A. Torres
#6 Date: 9-21-2023
#7 Completed Survey Field Date: 9-21-2023
#8 Disc No. 2023, Station Surveying Scion
#9 Last Revised:
#10 Zoned Building setback line not determined

Surveyor's Notes:

#11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
#12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
#13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
#14 Accuracy: The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
#16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
#17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
#18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
#19 Ownership subject to Opinion of Title.
#20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

AFA & Company, Inc. Land Surveyors

Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando Alvarez

Digitally signed by Armando Alvarez
DN: c=US, o=AFA and Company Inc, dnQualifier=A01410C000001888CB0346D0015FAB, cn=Armando Alvarez
Date: 2023.09.22 09:44:25 -04'00'

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed

+ SITE INFORMATION

OWNER	DMG INVESTMENT TRUST LLC
FOLIO NUMBER	08-2122-018-0200
LOT AREA	10,575 Sq.Ft
ADDRESS	13600 NW 17 AVE.
LEGAL DESCRIPTION	PB 62-85 1ST ADDN TO PINE TREE LAKE LOT 40 PORT LOTS 39 41 BEG AT NW COR LOT 40 100FTS 29 DEG W50FT NELY11.5FT N 29 DEG E50FT E88.52FT N100FT W100FT TO POB LOT SIZE 10575 SQUARE FEET COC 23090-1810 02 2005 6

+ LOCATION



+ ZONING DATA:

ZONING: R-1

LOT SIZE	10,575 Sq.Ft		
	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE	35%	-----	2.252 Sq / 22%
SETBACKS			
	REQUIRED	EXISTING	PROPOSED
FRONT	25 Ft.	25 Ft.	25 Ft.
INTERIOR SIDE	7.5 Ft.	---------	23'-0 Ft.
SIDE FACING STREET	15 Ft.	---------	25'-0" Ft.
REAR	25 Ft.	---------	30'-1" Ft.

+ SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS. NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THISE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

+ ALTERATION PROJECT PROCEDURES

REQUIREMENTS INCLUDED:

COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.

CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS:

a. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITY CONDITIONS.

b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.

c. REMOVAL OF UNSUITABLE OR EXTRAGENEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.

ALTERATIONS AND CONNECTIONS OF NEW CONTRUCTION TO EXISTING CONSTRUCTION OCCUR AT DUST SENSITIVE AREAS. EXECUTE ALL MEASURES TO COMPLETELY CONTROL AND SEPARATE DUST FROM EXISTING AREA AND EQUIPMENT.

+ TERMITE PROTECTION

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRABEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES "

+ GENERAL SCOPE OF WORK

WORK ENCOMPASSED UNDER THIS SET OF CONTRACT DOCUMENTS INCLUDES THE CONSTRUCTION OF THE NEW ONE STORY RESIDENTIAL HOUSE.

+ NEW CONSTRUCTION:

- GROUND FLOOR:_____1,300,00 Sq.Ft.

+ NOTE

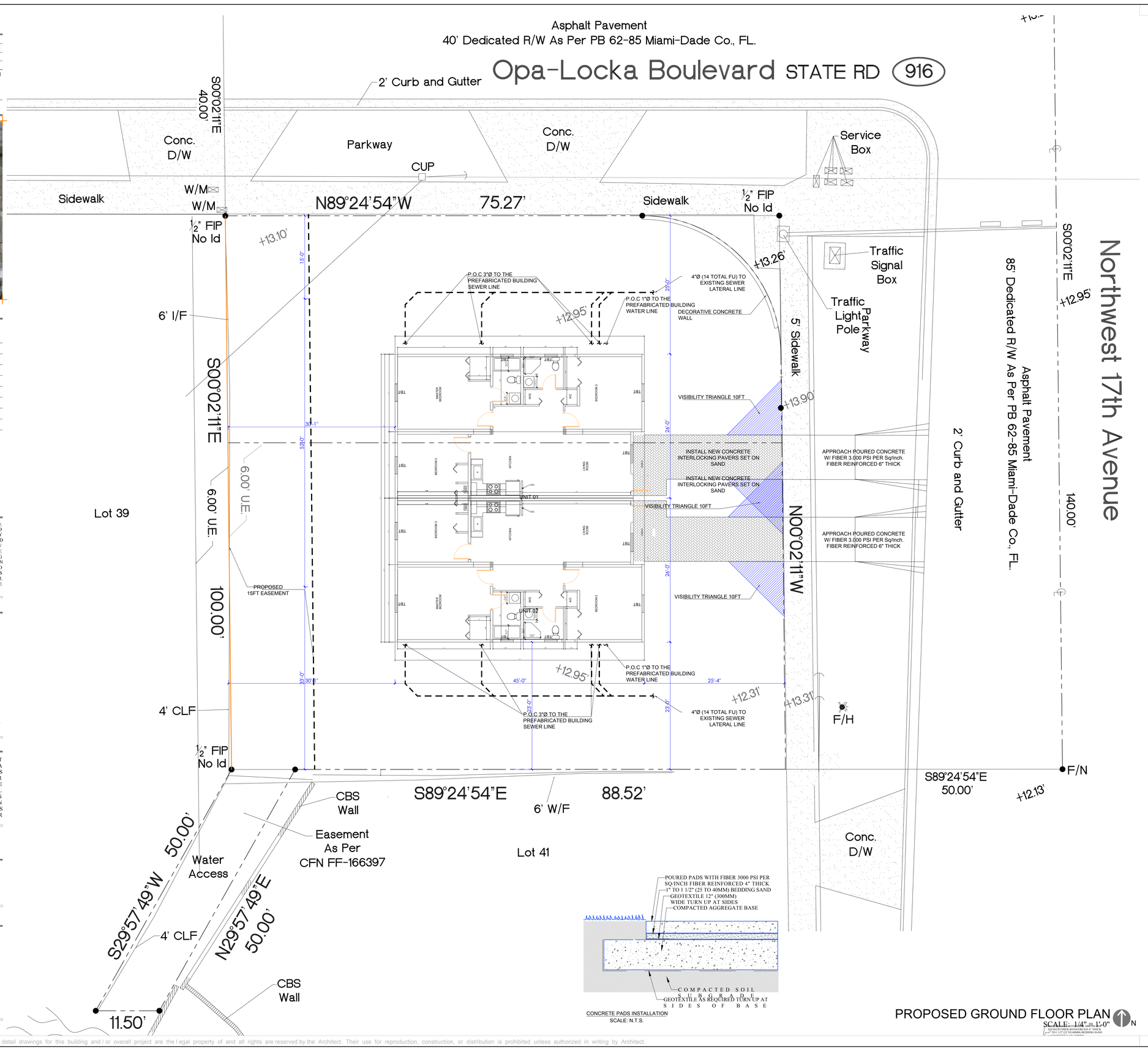
CONSTRUCTION DRAWINGS ARE DIAFRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF THE PROJECT.

CONTRACTOR TO PROVIDE ALL THE COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONING PROJECT, EVEN IF NOT INCLUDED IN THE CONSTRUCTION DOCUMENTS.

ALTHOUGH IT IS UNDERSTOOD THAT THE CONTRACTOR IS NOT A LICENSED DESIGN PROFESSIONAL, THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND LOCATIONS OF SYSTEMS WITH ARCHITECTURE AND ALL DISCIPLINES INCLUDED IN THESE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR AGREES TO PROMPTLY ADVISE THE ARCHITECT OF ANY NONCONFORMITY OBSERVED BY, OR MADE KNOWN TO, THE CONTRACTOR.

REFER TO "CONSTRUCTION NOTES" ON SHEET A0.02 FOR FURTHER INSTRUCTIONS.



CONCRETE PADS INSTALLATION
SCALE: N.T.S.

PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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nandezD+D
design+development

PROJECT

13600 NW 17 AVE

OWNER

DMG INVESTMENT TRUST LLC

ARCHITECT

NANDEZ Design+Development
2223 SW 13Th AVE
MIAMI, FL 33145
tel:786.703.7704
info@nandezdd.com
AA 26002732
IB 26001520

SEAL

ARCHITECT OF RECORD:
RALPH PUIG JR.
FL. ARCHITECT REG. #
AR 0012528

REWORKS

1 2 3 4 5 7 8

REVISIONS

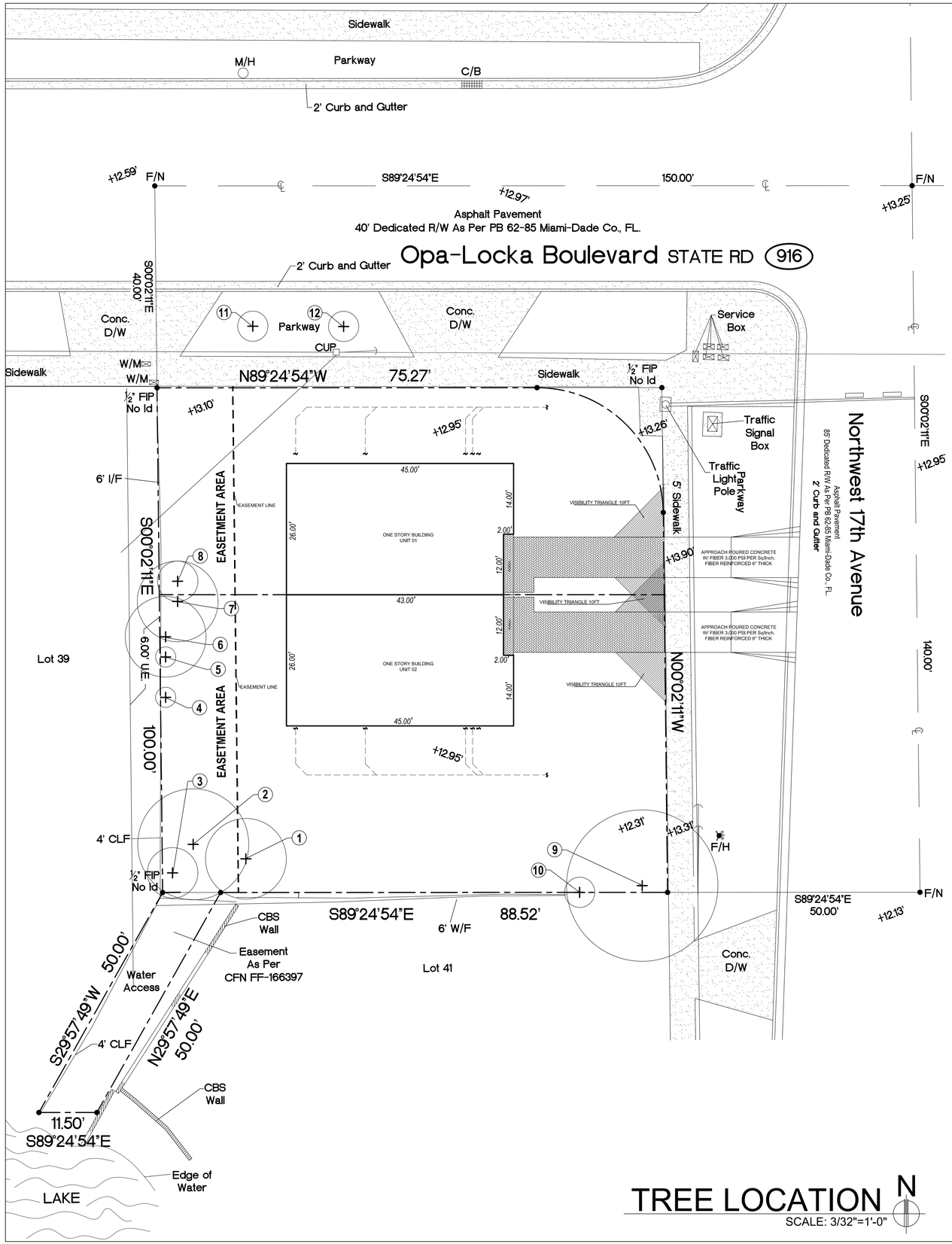
1 2 3 4 5 7 8

INFORMATION

PROPOSED SITE PLAN

DATE: 10/11/2021
Scale: AS SHOWN
Job No.: 2021/
Drawn by: RP
Checked by: RP Jr.

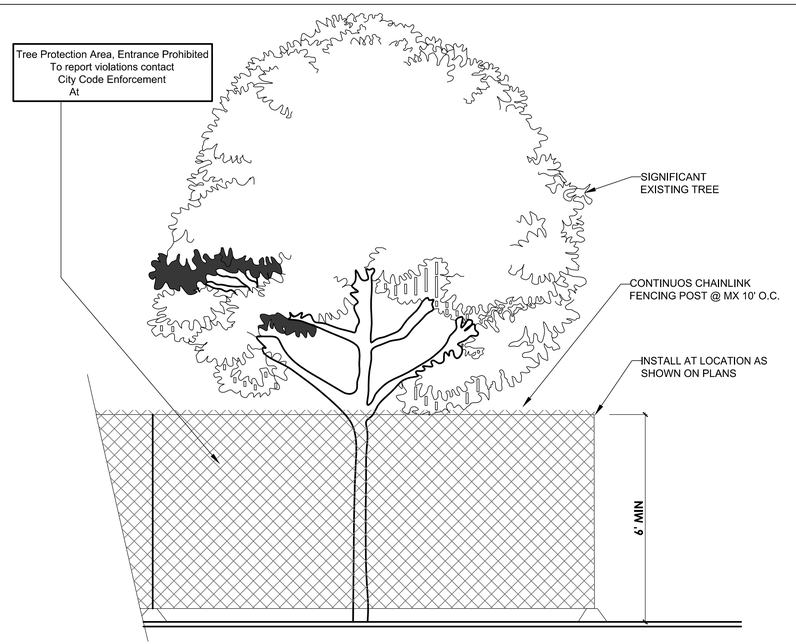
Sheet
A101



TREE LOCATION

N

SCALE: 3/32"=1'-0"



1. MINIMUN SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE

TREE PROTECTION FENCING DETAIL

(for public and private trees)

LANDSCAPE LEGEND / EXISTING TREE

No.	BOTANICAL NAME	COMMON NAME
1	*Cocos nucifera*	coconut tree
2	*Ficus aurea*	Florida strangler fig
3	*Ficus aurea*	Florida strangler fig
4	*Ficus benjamina*	weeping fig
5	*Ficus benjamina*	weeping fig
6	*Ficus benjamina*	weeping fig
7	*Ficus benjamina*	weeping fig
8	*Ficus benjamina*	weeping fig
9	*Cocos nucifera*	coconut tree
10	*Veitchia merrillii*	christmas palm
11	*Conocarpus erectus var. sericeus*	silver buttonwood tree
12	*Conocarpus erectus var. sericeus*	silver buttonwood tree



LOCATION MAP

OREGONIAN PROFESSIONAL SERVICES
tree management & landscaping

7555 SW 153 rd Place - 106
Miami, FL 33193

786-218-8478
opslandscape@gmail.com

PROJECT: ARBORIST REPORT

PROPERTY ID: 08-2122-018-0200

OWNER: DMG INVESTMENTS TRUST LLC

ADDRESS: 13600 NW 17th AVENUE
OPA-LOCKA BOULEVARD

ARBORIST: Pedro J. Partidas Cordero

ISA FL-9963A

DATE: 08/10/2023
SCALE: as shown
CHECHED BY: PP
SHEET

001

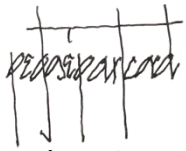
OREGONIAN PROFESSIONAL SERVICES
tree management & landscaping

August 10, 2023

MR. LINO SOLANO,

Enclosed is the Certified Arborist Report for the property located at 13600 NW 17th AVENUE, OPA-LOCKA BOULEVARD, conducted on August 09, 2023 by Oregonian Professional Services.

Thank you.



Pedro José Partidas Cordero, ISA FL-9963A
Owner, Oregonian Professional Services ~ Tree management & Landscaping.

OREGONIAN PROFESSIONAL SERVICES
tree management & landscaping

ARBORIST REPORT

13600 NW 17th AVENUE
OPA-LOCKA BOULEVARD



Report prepared by:
Pedro José Partidas Cordero, ISA FL-9963A

ASSIGNMENT / OVERVIEW

The present report was prepared by Oregonian Professional Services in response to the request made by MR. LINO SOLANO, regarding a Certified Arborist Report for a property in advance of a new construction.

The property currently consists of one vacant lot. According to the survey prepared by others, the Lot is located at 13600 NW 17th AVENUE, OPA-LOCKA BOULEVARD.

ARBORIST TREE EVALUATION

The site visit was made on August 09, 2023, in order to perform a visual tree assessment, which included walking throughout the site and around each tree and palms looking for key characteristics that enable identification as well as height, spread, root zone requirements and the general conditions of the health and structure of each tree and palm assessed, including those located within the property lines and within the right of ways, in anticipation of the proposed new construction.

Measurements of DBH were taken and recorded with a mechanical caliper measuring tool; height was estimated from the ground with a Tangent Height Gauge, canopy was estimated from the ground or with a metal measuring tape when necessary; and overall condition of tree and palm was done by visual inspection from ground level, including the use of a rubber mallet for evaluating presence of cavities in trunks.

Critical Root Zone (CRZ) and Tree Protection Zone (TPZ) were determined based on ANSI A-300 Standard for the Management of Trees and Shrubs During Site Planning, Site Development and Site Construction.

This assessment is valid for the time it was written. Changes in site conditions, may affect the future validity of this assessment.

The rating categories used in this report are Good, Fair, Poor, Death, Hazardous:

GOOD: Good trees show no major physical, structural or health defects observed that would indicate any negative long-term effects to the health or viability of the tree.

FAIR: Fair trees have physical, structural or health defects that are apparent that might compromise the long-term viability or the health of the tree, but can minimized or corrected through proper tree care management practices.

POOR: Poor trees show physical, structural or health defects that are apparent that will likely lead to the death or failure of the tree. These defects cannot be corrected through proper tree care management practices.

DEATH:

HAZARDOUS:

OBSERVATIONS AND PHOTOGRAPHS

TREE #1: *Cocos nucifera* – coconut tree
This palm is located in the South side of the lot, close to the fence. Even though this palm exhibits fair general health condition, some wounds are present on the trunk and the root flare. Besides, the palm is leaning slightly and shows a bulky frond. However, the overall structure of this palm is in fair to good condition and it is recommended to remain with protection during construction.





TREE #2 - #3: *Ficus aurea* – Florida strangler fig
This is two (02) trees are located in the Southwest side of the lot, close to the fence. They are young trees crowded by Tree #1, showing fair to good condition with no significant defects. However, these species present a root system that tends to pressurize building foundations, block plumbing joins and pipes and can easily crack sewer lines, paths and walls. Therefore, these trees need to be removed to prevent structural damages. However, they have to remain because they are located in the Easement Area.



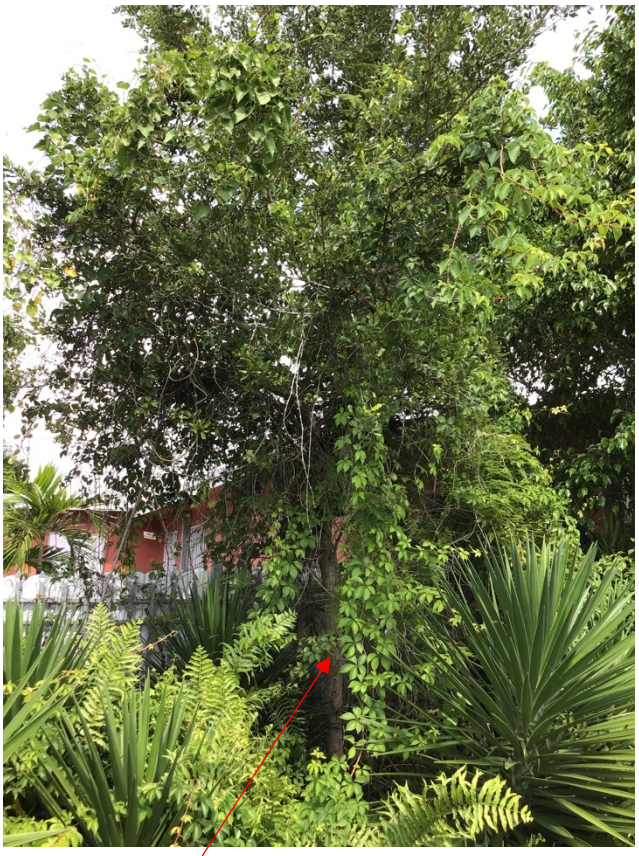
TREE #2



TREE #3

TREE # 4 - 8: *Ficus benjamina* – weeping fig

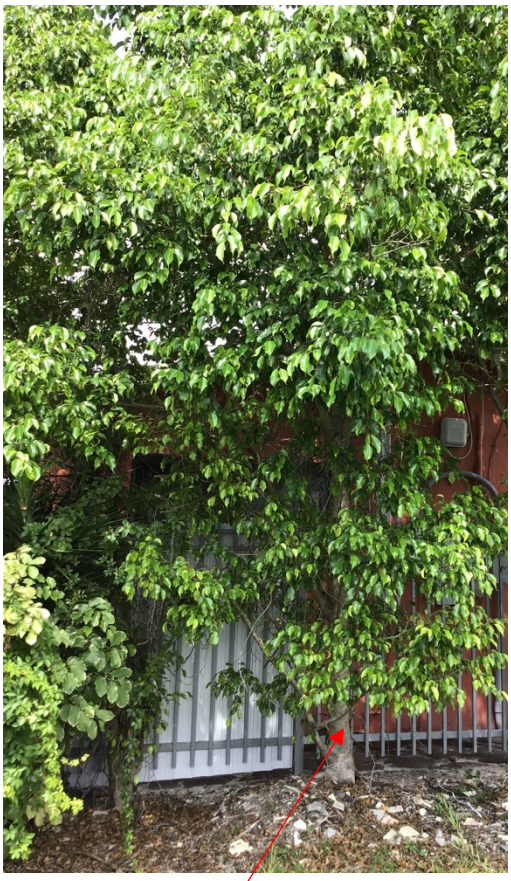
This is a group of five (05) small trees located as a row in the West side of the lot, close to the fence. All of them exhibits poor conditions with some signs of dieback and some fruiting body on trunks and steams, that may indicate internal decay. Its root system is one of the most invasive species of Ficus available. It can quickly impact driveways, sidewalks, drainages, fences and neighboring trees and plants. However, they have to remain because they are located in the Easement Area.



TREE #4



TREE #5



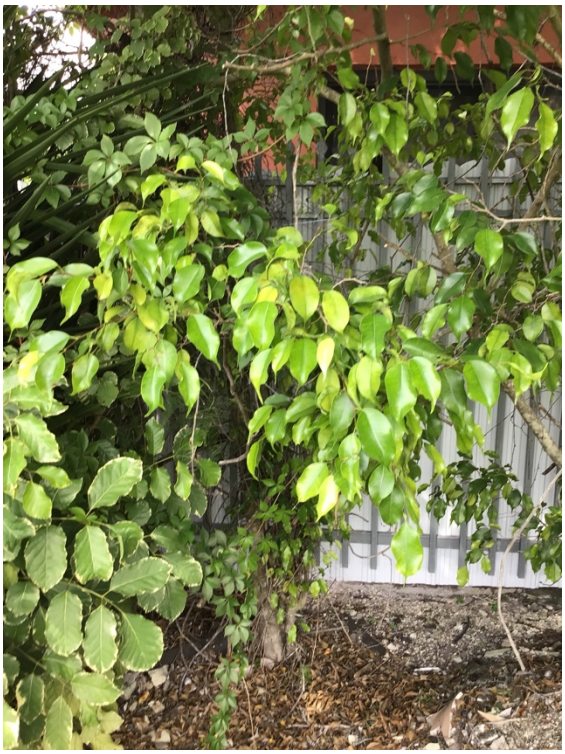
TREE #6



TREE #7

TREE #8





GENERAL APPEARANCE OF THE TREES

TREE # 9: *Cocos nucifera* – coconut tree

This tree is located just on the Northwest of the lot, on the property line. Although it is leaning slightly, it has a somewhat good frond and structure. It is recommended to remain with protection during construction.



TREE # 10: *Veitchia merrillii* – christmas palm
This is a solitary ornamental palm with fair general condition, especially in the root flare, with fruiting body on the trunk. However, it could remain with a right treatment. It is recommended to be protected during construction.





TREE # 11 - 12: *Conocarpus erectus var. sericeus* – silver buttonwood tree
These trees are located in the right of way along the OPA-LOCKA BOULEVARD. They show good condition and overall good health. It is recommended to remain with protection during construction.



LANDSCAPE LEGEND / EXISTING TREE INVENTORY & DISPOSITION TABLE

N°	BOTANICAL NAME	COMMON NAME	DHB (Inch)	HEIGHT (Ft)	CANOPY (Ft)	CONDITION	CRZ/ TPZ (Ft)	NATIVE	STATUS
1	*Cocos nucifera*	coconut tree	11	36	16	Fair	11	NO	Remain
2	*Ficus aurea*	Florida strangler fig.	7	32	22	Fair	7	YES	Remain
3	*Ficus aurea*	Florida strangler fig.	4	32	10	Fair	4	YES	Remain
4	*Ficus benjamina*	weeping fig.	4	32	4	Poor	4	NO	Remain
5	*Ficus benjamina*	weeping fig.	3	32	4	Poor	3	NO	Remain
6	*Ficus benjamina*	weeping fig.	5	32	16	Poor	5	NO	Remain
7	*Ficus benjamina*	weeping fig.	5	32	16	Poor	5	NO	Remain
8	*Ficus benjamina*	weeping fig.	2	25	4	Poor	2	NO	Remain
9	*Cocos nucifera*	coconut tree	14	40	30	Good	14	NO	Remain
10	*Veitchia merrillii*	christmas palm	3	16	6	Poor	3	NO	Remain
11	*Conocarpus erectus var. sericeus*	silver buttonwood tree	4	12	6	Good	4	YES	Remain
12	*Conocarpus erectus var. sericeus*	silver buttonwood tree	4	12	8	Good	4	YES	Remain

NOTE:
The CRZ is often defined as an imaginary circle that correspond with the tree dripline. Since the dripline is very irregular and misleading, the trunk diameter is referred to.
The calculation of the CRZ was according to ANSI A-300 standards and methods as follow:
It was measured the diameter of the trunk tree (DBH) at 4.5' above ground level. The CRZ was calculated at 12" for every 1" of DBH.

RECOMMENDATIONS

1.- The best method to avoid soil compaction is to keep off the area. This includes restricting all traffic both, vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

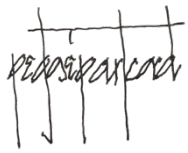
2.- If the area of the only possible access route, where the contractors are permitted to park their vehicles, coincides with part of the TPZ, it is recommended to spread a 6 to 12-inch layer of coarse mulch on the soil surface of the TPZ and place large plywood sheets over the mulch, as a temporary means, in order to reduce the potential for soil compaction on that site, helping to disperse the weight of cars and construction equipment.

3.- As a general cultural treatment, it is recommended to spread mulch, dispersing it to a layer of 2 to 4 inches in depth, added to the tree protection zone.

4.- Avoiding placing any soil or any debris over the root system, or changing grade within the TPZ.

5.- All trees to be preserved as indicated on the Existing Inventory Trees table, shall be protected by a temporary chain link fence, placed at the CRZ.

6.- Additional details on tree protection during construction can be consulted in the ANSI A-300 standards, or by further consultation an oversight of construction activities by certified arborist.

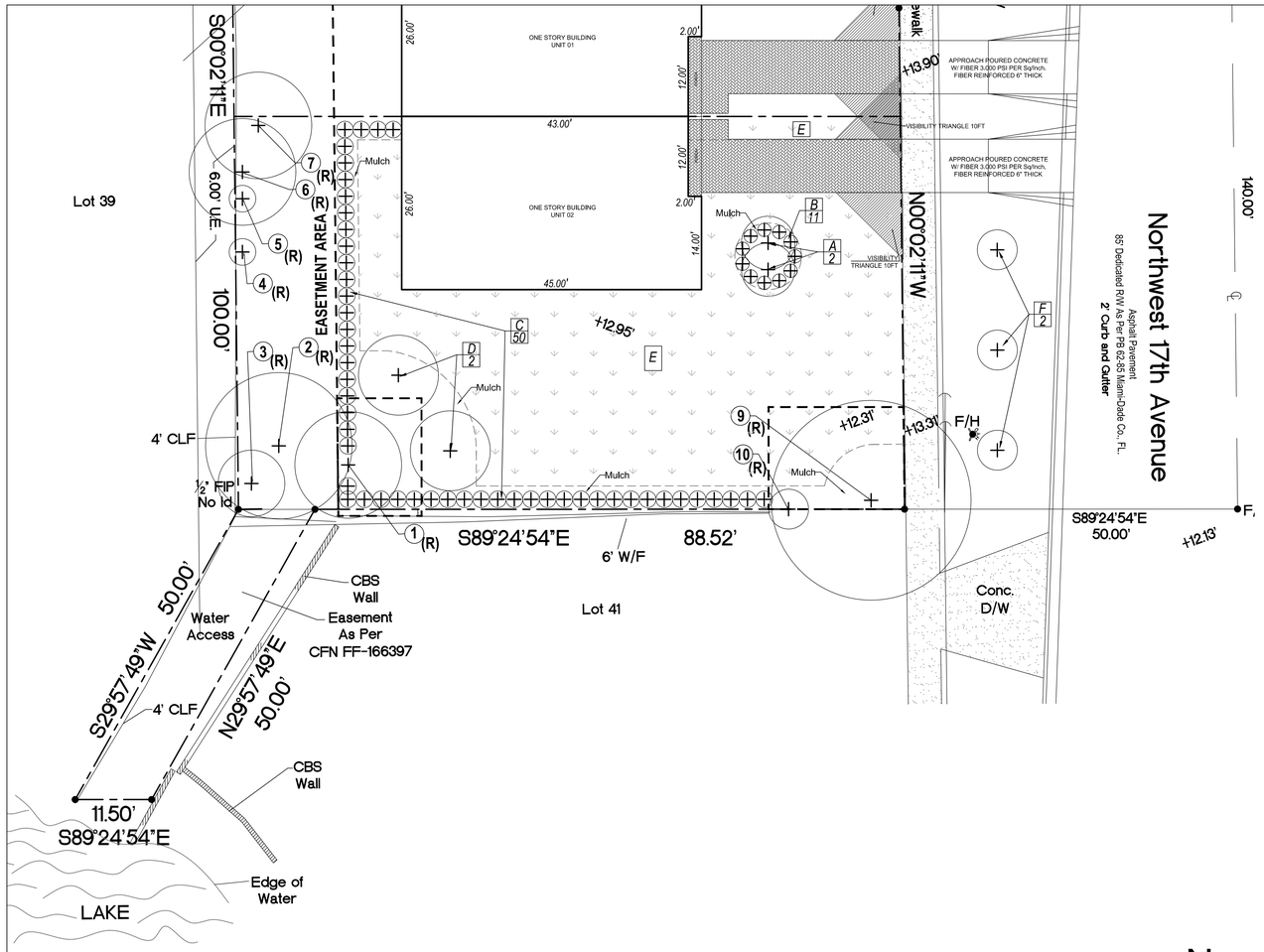


Pedro José Partidas Cordero, ISA FL-9963A
Owner, Oregonian Professional Services ~ Tree management & Landscaping.

ATTACHMENTS:
-TREE PROTECTION FENCING DETAIL: Sample attached
-**COLOR PHOTOS:** Attached
-TREE LOCATION ON SITE: Attached



OREGONIAN PROFESSIONAL SERVICES
tree management & landscaping



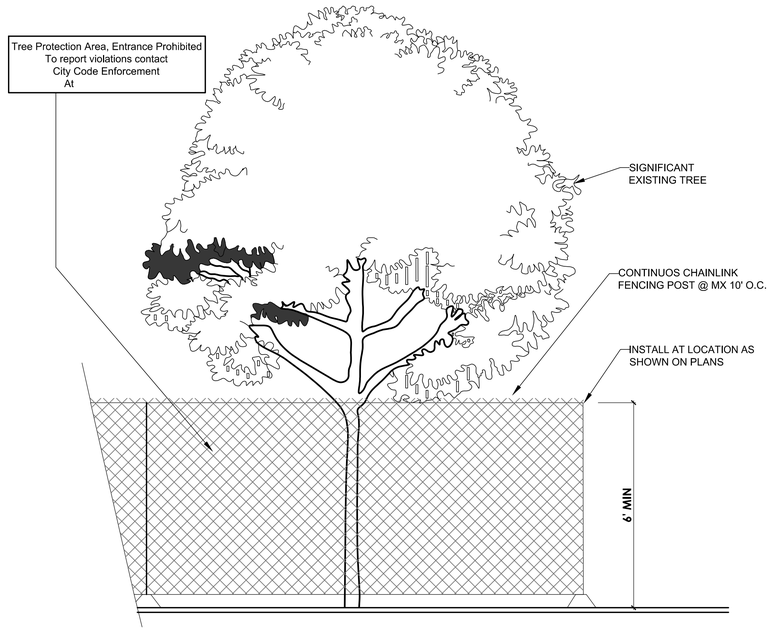
LEGEND	
MARK	DESCRIPTION
⊕	TREE OR PALM NUMBER
[ ]	TREE PROTECTION FENCE
X (R)	EXISTING TREE TO REMAIN
X / X	TREE CODE / QTY. OF TREES

PROPOSED LANDSCAPE PLAN (UNIT 02)

SCALE: 3/32"=1'-0"

LANDSCAPE LEGEND / PROPOSED

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	DROUGHT TOLERANCE	NATIVE	SPECIFICATIONS	CONTAINER SIZE	SPACING
PALMS								
A	*Phoenix roebelenii*	pygmy date palm	2	MEDIUM	NO	7' HT. x 6' SPR	F.G.	AS SHOWN
D	*Veitchia montgomeriana*	montgomery palm	2	MEDIUM	NO	14' HT. x 12' SPR	F.G.	AS SHOWN
SHRUBS & GROUNDCOVERS								
B	*Hamelia patens*	firebush	11	MEDIUM	YES	24"' HT. x 24" SPR	3 GAL.	30" O.C
C	*Clusia flava*	small leaf clusia	50	HIGH	YES	36" HT. x 30" SPR	7 GAL.	30" O.C
E	*stenotaphrum secundatum*	St. Augustine grass	2633 SQF		YES	staggerd panels		
TREES								
F	*Conocarpus erectus var. sericeus*	silver buttonwood tree	3	MEDIUM	YES	7' HT. x 6' SPR	F.G.	AS SHOWN



1. MINIMUN SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE

TREE PROTECTION FENCING DETAIL
(for public and private trees)

LANDSCAPE LEGEND / EXISTING TREE

No.	BOTANICAL NAME	COMMON NAME	DBH (Inch)	HEIGHT (Ft)	CANOPY (Ft)	CONDITION	CRZ/TPZ (Ft)	NATIVE	STATUS
1	*Cocos nucifera*	coconut tree	11	36	16	Fair	11	NO	REMAIN
2	*Ficus aurea*	Florida strangler fig	7	32	22	Fair	7	YES	REMAIN
3	*Ficus aurea*	Florida strangler fig	4	32	10	Fair	4	YES	REMAIN
4	*Ficus benjamina*	weeping fig	4	32	4	Poor	4	NO	REMAIN
5	*Ficus benjamina*	weeping fig	3	32	4	Poor	3	NO	REMAIN
6	*Ficus benjamina*	weeping fig	5	32	16	Poor	5	NO	REMAIN
7	*Ficus benjamina*	weeping fig	5	32	16	Poor	5	NO	REMAIN
9	*Cocos nucifera*	coconut tree	14	40	30	Good	14	NO	REMAIN
10	*Veitchia merrillii*	christmas palm	3	16	6	Poor	3	NO	REMAIN

NOTE
The trees #2, #3, #4, #5, #6 & #7 shall remain because they are located within the Easement Area.

CALCULATIONS AREAS

ZONING DISTRICT: R-1
LOT AREA : ----------6399 SF -----0.14 ACRES
EASETMENT AREA --------- 1385 SF
NET LOT AREA------6399 SF - 1385 SF = 5014 SF
NET OPEN SPACE : 3878 SF

TREE
PROVIDED IN THE LOT --------- 4
STREET TREE PROVIDED------ 3
TOTAL TREES------- 7

SHRUBS
PROVIDED ----------61

IRRIGATION PLAN PROVIDED: AUTO IRRIGATION

Ralph Puig
Digitally signed by Ralph Puig
Date: 2023.08.24 09:12:22 -04'00'

STATE OF FLORIDA · RALPH PUIG JR · AR0012528 · REGISTERED ARCHITECT



LOCATION MAP

RPA
RALPH PUIG ARCHITECT
ARCHITECTURE | PLANNING | INTERIOR DESIGN
LATITUDE ONE INT'L. BUSINESS CTR.
175 SW 7th ST. / Suite 1712
Miami, FL 33130.
305•731•1770 phone
FL. Architect Registration: AR 0012528

project
property ID
owner

address 13600 NW 17th AVENUE
OPA-LOCKA BOULEVARD

reworks
rework #1
rework #2
rework #3
rework #4
rework #5
rework #6

revisions
revision #1
revision #2
revision #3
revision #4
revision #5
revision #6

architect
seal
model

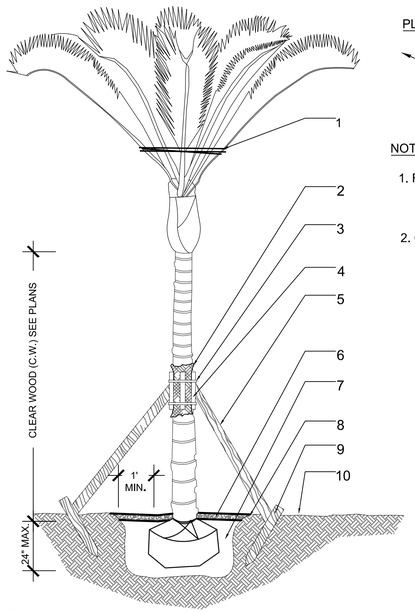
PROPOSED LANDSCAPE PLAN UNIT 02

date: 08/10/2023
scale: as shown
checked by: RP
sheet L-002

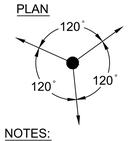
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THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND / OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY ARCHITECT.
COPYRIGHT © 2014 Ralph Puig, Architecture / Planning / Interior Design

GENERAL NOTES

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2. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
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4. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
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6. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
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8. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
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11. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
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13. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
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19. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
20. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
21. Existing sod shall be removed as necessary to accommodate new plantings
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
25. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
26. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system.



PLAN



NOTES:

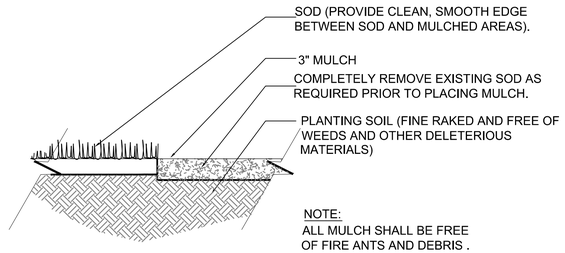
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LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE.
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. THREE 2" X 4" X 18" WOOD BATTONS.
5. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
6. 3" MIN. MULCH- SEE SPECIFICATIONS.
7. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.
8. BERM SOIL TO HOLD WATER.
9. 2" X 4" X 3' WOOD STAKES.
10. FINISH GRADE

SMALL PALM

SECTION SCALE: N.T.S



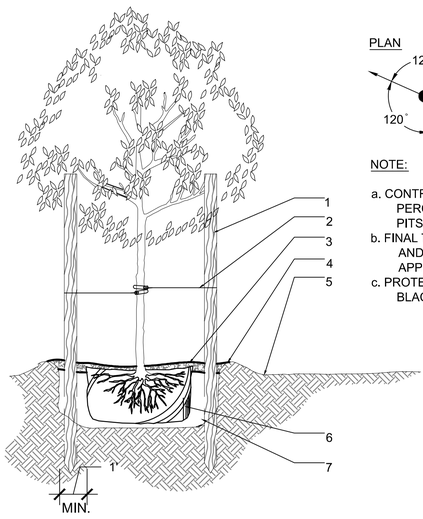
NOTE:
ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS .

MULCH

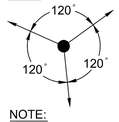
SECTION SCALE: N.T.S

NOTES:

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4. TREE PROTECTION FENCE MIGHT BE TEMPORARILY ADJUSTED AT TREES #1 AND #2 TO ALLOW FOR THE CONSTRUCTION OF THE HARDCAPE AREAS AND THE BUILDING.



PLAN



NOTE:

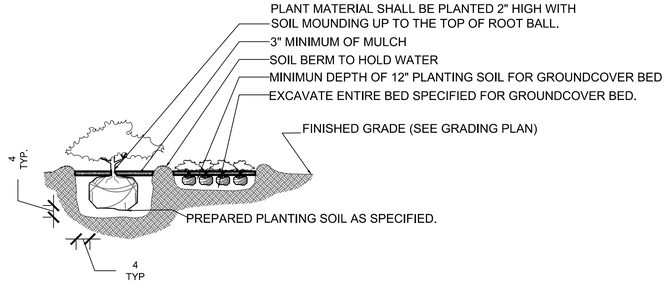
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5. FINISHED GRADE (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.

SMALL TREE

SECTION SCALE: N.T.S



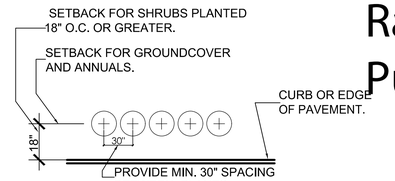
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SHRUBS & GROUNCOVERS

SECTION SCALE: N.T.S



TYPICAL PLANT SPACING

SECTION SCALE: N.T.S



LOCATION MAP

RPA
RALPH PUIG ARCHITECT
ARCHITECTURE | PLANNING | INTERIOR DESIGN

LATITUDE ONE INT'L. BUSINESS CTR.
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Miami, FL 33130.
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FL. Architect Registration: AR 0012528

project	LANDSCAPE PLANNING
property ID	08-2122-018-0200
owner	DMG INVESTMENTS TRUST LLC
address	13600 NW 17th AVENUE OPA-LOCKA BOULEVARD
reworks	rework #1, rework #2, rework #3, rework #4, rework #5, rework #6
revisions	revision #1, revision #2, revision #3, revision #4, revision #5, revision #6
architect	Ralph Puig Jr. AR:12528
seal	
model	

Ralph Puig
Digitally signed by Ralph Puig
Date: 2023.08.24 09:13:47 -04'00'

STATE OF FLORIDA
RALPH PUIG JR
AR0012528
REGISTERED ARCHITECT

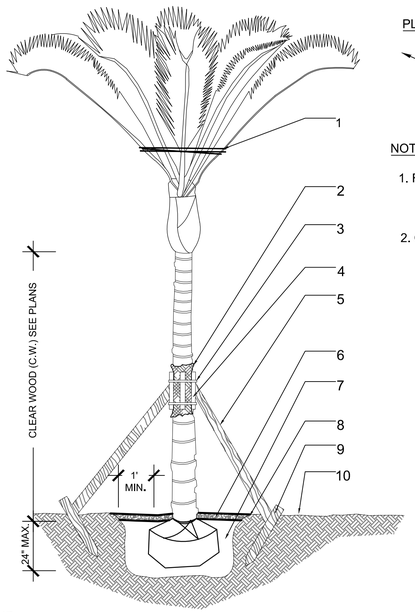
LANDSCAPE PLAN UNIT 01

date: 08/10/2023
scale: as shown
checked by: RP
sheet L-003

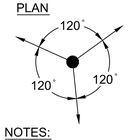
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PLAN



NOTES:

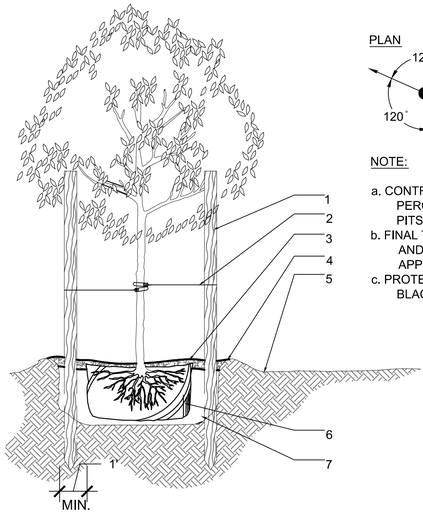
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LEGEND

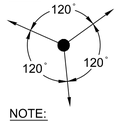
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10. FINISH GRADE

SMALL PALM

SECTION SCALE: N.T.S



PLAN



NOTE:

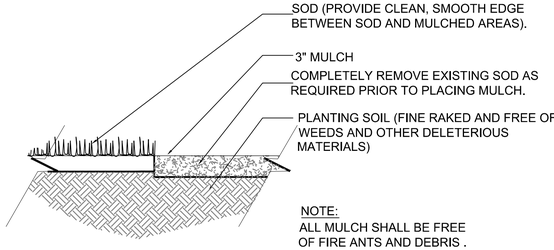
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4. SOIL BERM TO HOLD WATER.
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6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.

SMALL TREE

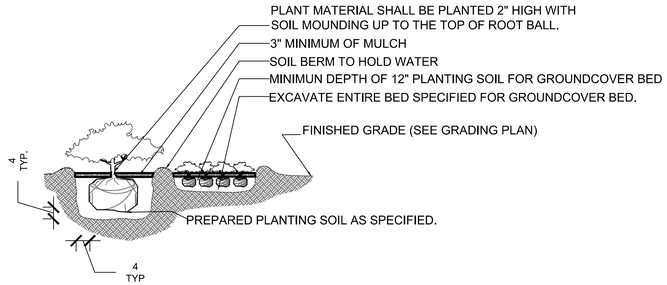
SECTION SCALE: N.T.S



NOTE:
ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS .

MULCH

SECTION SCALE: N.T.S



NOTE:

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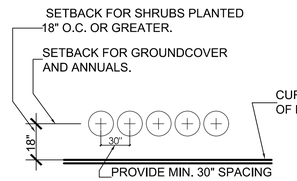
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SHRUBS & GROUNCOVERS

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TYPICAL PLANT SPACING

SECTION SCALE: N.T.S

Ralph Puig
Digitally signed by Ralph Puig
Date: 2023.08.24 09:14:59 -04'00'

STATE OF FLORIDA
RALPH PUIG JR
AR0012528
REGISTERED ARCHITECT



LOCATION MAP

RPA
RALPH PUIG ARCHITECT
ARCHITECTURE | PLANNING | INTERIOR DESIGN

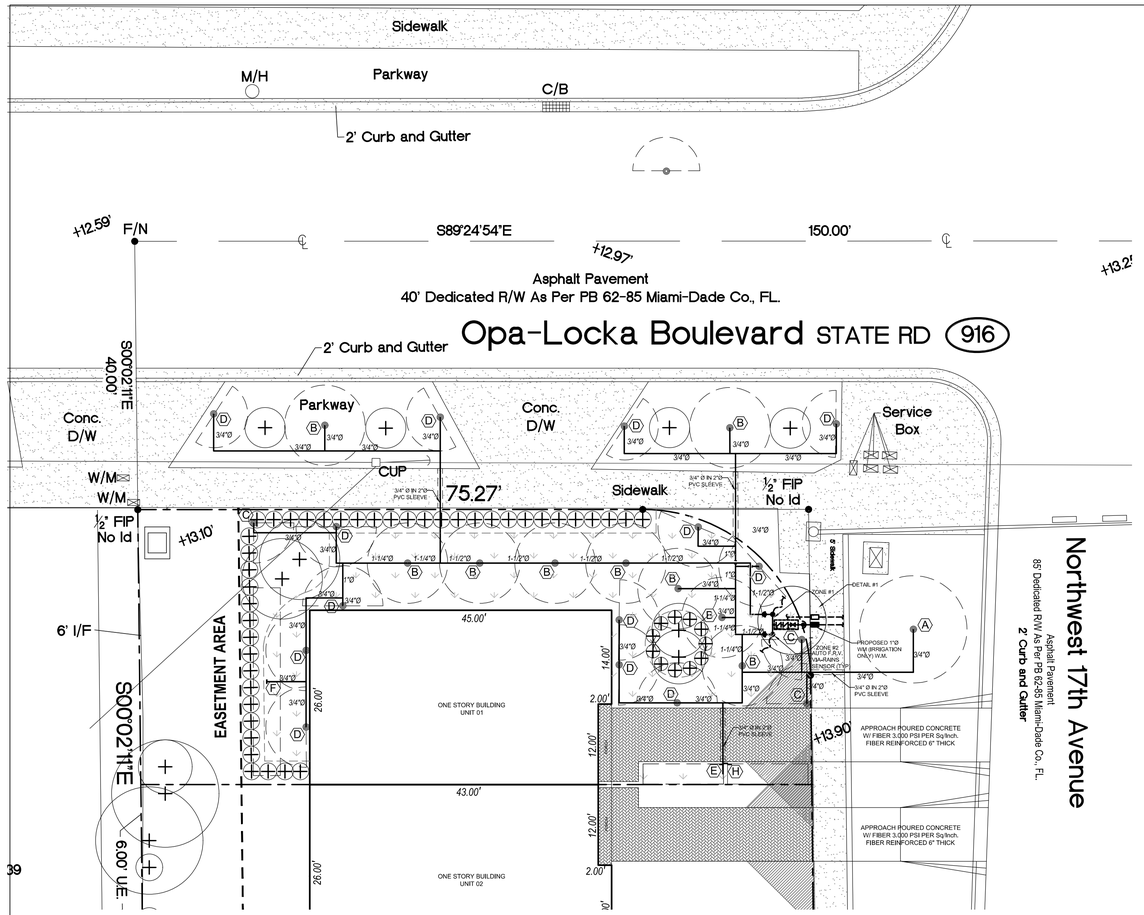
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project	LANDSCAPE PLANNING
property ID	08-2122-018-0200
owner	DMG INVESTMENTS TRUST LLC
address	13600 NW 17th AVENUE OPA-LOCKA BOULEVARD
reworks	rework #1, rework #2, rework #3, rework #4, rework #5, rework #6
revisions	revision #1, revision #2, revision #3, revision #4, revision #5, revision #6
architect	Ralph Puig Jr. AR:12528
seal	
model	

LANDSCAPE PLAN UNIT 02

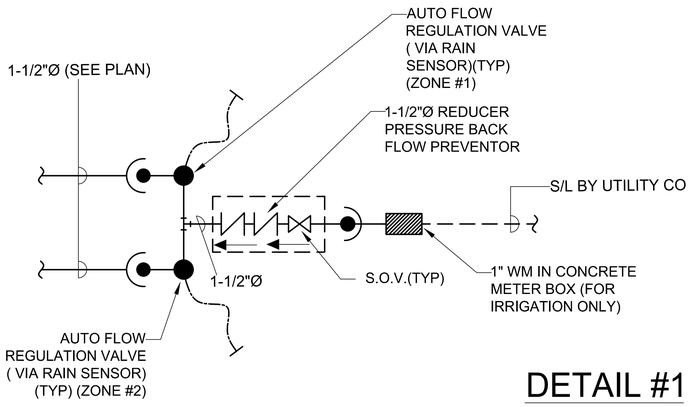
date: 08/10/2023
scale: as shown
checked by: RP
sheet L-003

DATE PLOTTED: Aug 23, 2023 - 8:26pm FILENAME: 13600 NW 17 AVENUE.dwg Person Plotting: AutoCad User
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PROPOSED IRRIGATION PLAN (UNIT 01)

SCALE: 3/32"=1'-0"



DETAIL #1

NTS

GENERAL NOTES:

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut–off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.

RAIN BIRD HE-VAN SERIES SCHEDULE

ITEM	NOZZLE	PRESSURE (PSI)	RADIUS (FT.)	FLOW G.P.M.	ZONE	QTY	REMARK	TOTAL G.P.M.
B	8 SERIES HE-VAN 360° Arc	20	6'-0"	0.96	#1	5	24° TRAJECTORY	4.80
C	8 SERIES HE-VAN 90° Arc	20	6'-0"	0.24	#2	1	24° TRAJECTORY	0.24
D	8 SERIES HE-VAN 180° Arc	20	6'-0"	0.48	#1	6	24° TRAJECTORY	2.88
F	15CST	20	4 x 28	1.00	#1	1	30° TRAJECTORY	1.00
A	1O SERIES HE-VAN 360° Arc	20	8'-0"	1.46	#2	1	27° TRAJECTORY	1.46
B	8 SERIES HE-VAN 360° Arc	20	6'-0"	0.96	#2	4	24° TRAJECTORY	3.84
C	8 SERIES HE-VAN 90° Arc	20	6'-0"	0.24	#2	2	24° TRAJECTORY	0.48
D	8 SERIES HE-VAN 180° Arc	20	6'-0"	0.48	#2	7	24° TRAJECTORY	3.36
E	15LCS	20	3 x 12	0.40	#2	1	30° TRAJECTORY	0.40
H	15RCS	20	3 x 12	0.40	#2	1	30° TRAJECTORY	0.40
							TOTAL G.P.M.	18.86

TOTAL NOZZLES (ZONA #1) = 13

TOTAL NOZZLES (ZONA #2) = 16

Ralph Puig

Digitally signed by Ralph Puig
Date: 2023.08.24 09:16:16 -04'00'

STATE OF FLORIDA · RALPH PUIG JR. · AR0012528 · REGISTERED ARCHITECT



LOCATION MAP

RPA
RALPH PUIG ARCHITECT
ARCHITECTURE I PLANNING I INTERIOR DESIGN
LATITUDE ONE INT'L. BUSINESS CTR.
175 SW 7th ST. / Suite 1712
Miami, FL 33130.
305•731•1770 phone
FL. Architect Registration: AR 0012528

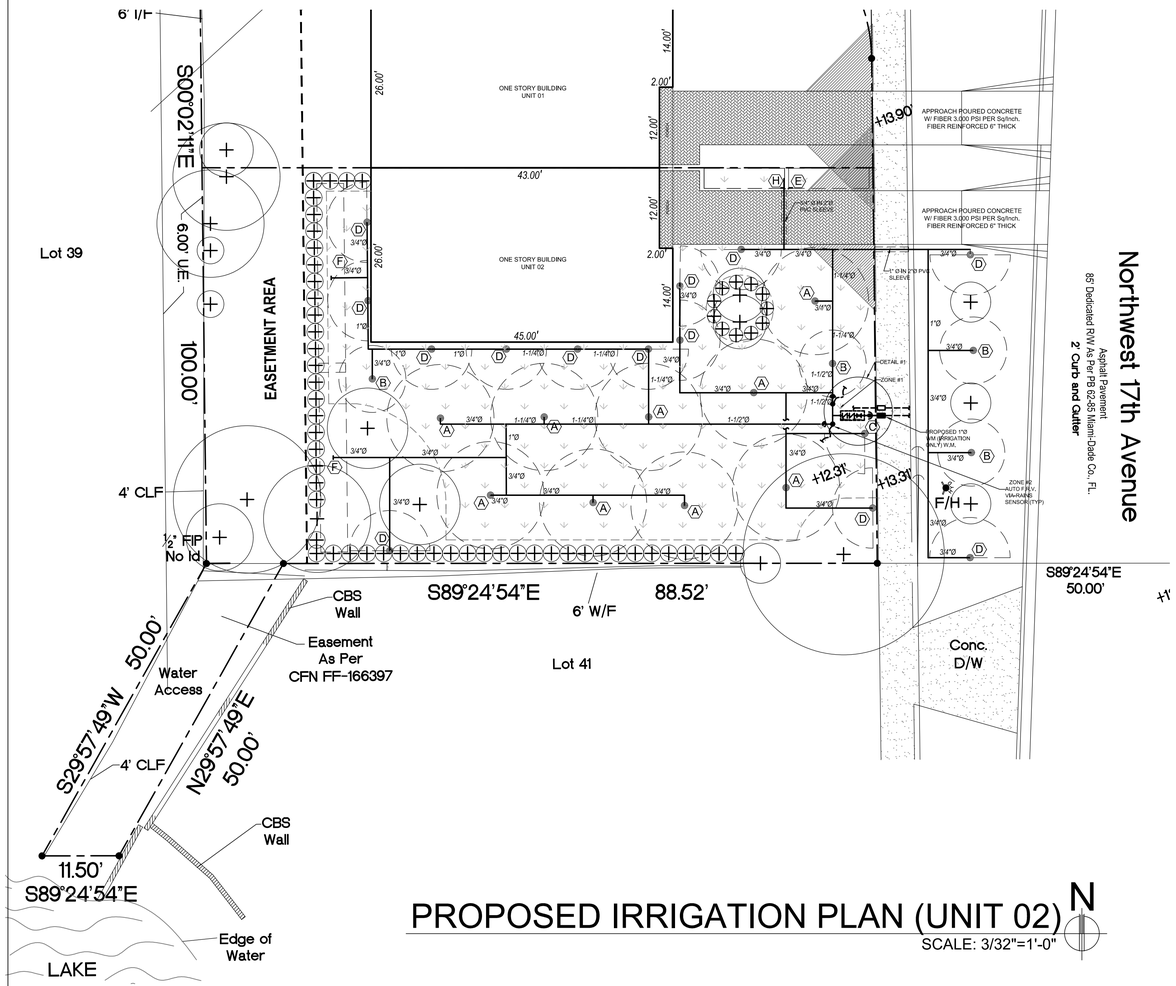
project	LANDSCAPE PLANNING
property ID	08-2122-018-0200
owner	DMG INVESTMENTS TRUST LLC
address	13600 NW 17th AVENUE OPA-LOCKA BOULEVARD
reworks	rework #1 rework #2 rework #3 rework #4 rework #5 rework #6
revisions	revision #1 revision #2 revision #3 revision #4 revision #5 revision #6
architect	Ralph Puig Jr. AR:12528
seal	
model	

PROPOSED IRRIGATION PLAN UNIT 01

date:	08/10/2023
scale:	as shown
checked by:	RP
sheet	L-004

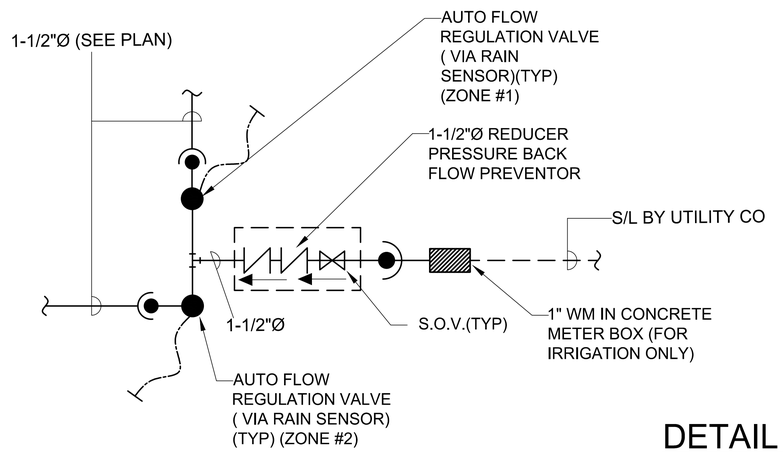
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DATE PLOTTED: Aug 23, 2023 - 8:18pm FILENAME: 13600 NW 17 AVENUE.dwg Person Plotting: AutoCad User



PROPOSED IRRIGATION PLAN (UNIT 02)

SCALE: 3/32"=1'-0"



DETAIL #1

NTS

GENERAL NOTES:

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
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14. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.

Ralph Puig

Digitally signed by Ralph Puig
Date: 2023.08.24 09:11:12 -04'00'

STATE OF FLORIDA · RALPH PUIG JR · AR0012528 · REGISTERED ARCHITECT

RAIN BIRD HE-VAN SERIES SCHEDULE

ITEM	NOZZLE	PRESSURE (PSI)	RADIUS (FT.)	FLOW G.P.M.	ZONE	QTY	REMARK	TOTAL G.P.M.
A	1O SERIES HE-VAN 360° Arc	20	8'-0"	1.46	#1	3	27° TRAJECTORY	4.38
B	8 SERIES HE-VAN 360° Arc	20	6'-0"	0.96	#1	3	24° TRAJECTORY	2.88
C	8 SERIES HE-VAN 90° Arc	20	6'-0"	0.24	#1	1	24° TRAJECTORY	0.24
D	8 SERIES HE-VAN 180° Arc	20	6'-0"	0.48	#1	6	24° TRAJECTORY	2.88
E	15LCS	20	3 x 12	0.40	#1	1	30° TRAJECTORY	0.40
H	15RCS	20	3 x 12	0.40	#1	1	30° TRAJECTORY	0.40
A	1O SERIES HE-VAN 360° Arc	20	8'-0"	1.46	#2	6	27° TRAJECTORY	8.76
B	8 SERIES HE-VAN 360° Arc	20	6'-0"	0.96	#2	1	24° TRAJECTORY	0.96
D	8 SERIES HE-VAN 180° Arc	20	6'-0"	0.48	#2	7	24° TRAJECTORY	3.36
F	15CST	20	4 x 28	1.00	#2	2	30° TRAJECTORY	2.00
							TOTAL G.P.M.	26.26

TOTAL NOZZLES (ZONA #1) = 15

TOTAL NOZZLES (ZONA #2) = 16



LOCATION MAP

RPA
RALPH PUIG ARCHITECT
ARCHITECTURE I PLANNING I INTERIOR DESIGN
LATITUDE ONE INT'L. BUSINESS CTR.
175 SW 7th ST. / Suite 1712
Miami, FL 33130.
305•731•1770 phone
FL. Architect Registration: AR 0012528

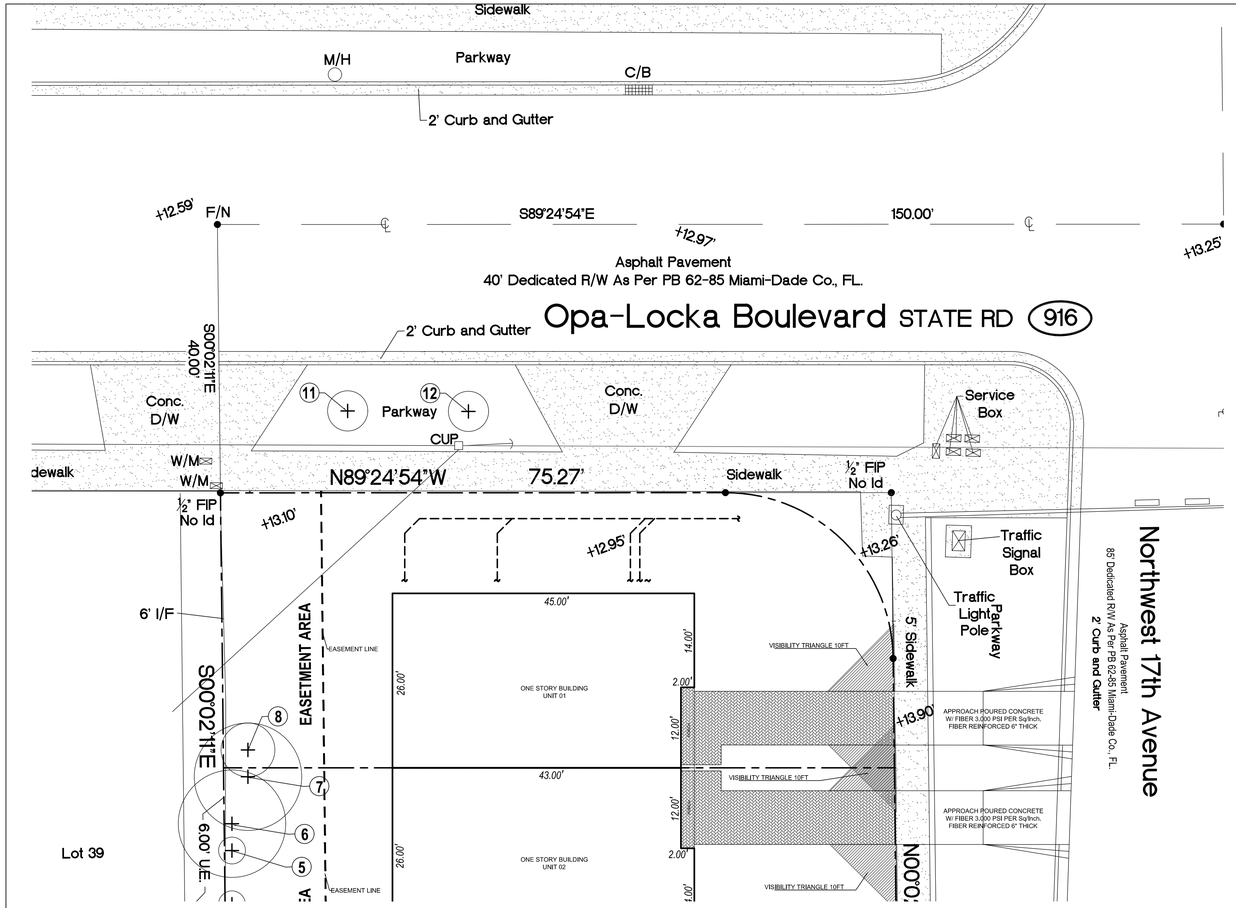
project: LANDSCAPE PLANNING
property ID: 08-2122-018-0200
owner: DMG INVESTMENTS TRUST LLC
address: 13600 NW 17th AVENUE OPA-LOCKA BOULEVARD

reworks: rework #1, rework #2, rework #3, rework #4, rework #5, rework #6
revisions: revision #1, revision #2, revision #3, revision #4, revision #5, revision #6
architect: Ralph Puig Jr. AR:12528
seal:
model:

PROPOSED IRRIGATION PLAN UNIT 02

date: 08/10/2023
scale: as shown
checked by: RP
sheet: L-004

DATE PLOTTED: Aug 24, 2023 - 2:27pm FILENAME: 13600 NW 17 AVENUE.dwg Person Plotting: AutoCad User
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EXISTING TREE DISPOSITION (UNIT 01)

N

SCALE: 3/32"=1'-0"

Ralph Puig

Digitally signed by Ralph Puig
Date: 2023.08.24 09:09:45 -04'00'

STATE OF FLORIDA · RALPH PUIG JR · AR0012528 · REGISTERED ARCHITECT

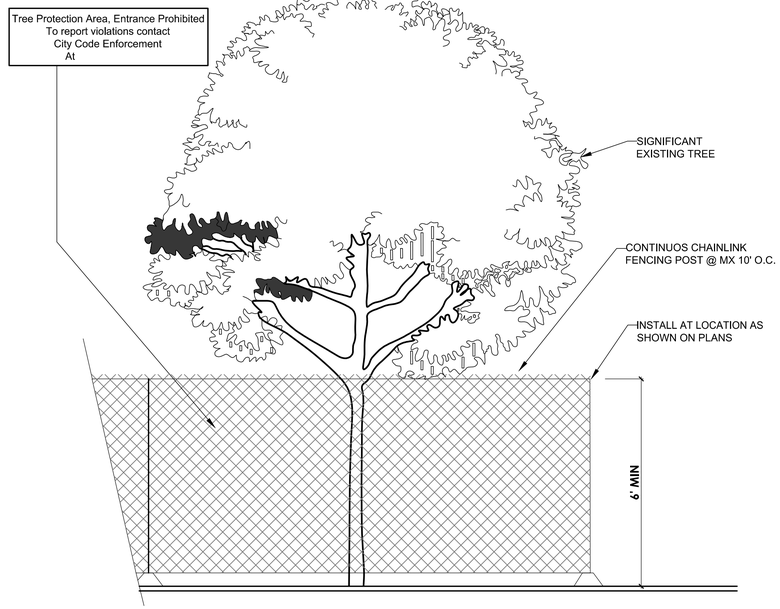
NOTES;

-THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING ARBORIST REPORT PREPARED BY PEDRO J. PARTIDAS CORDERO, CERTIFIED ISA ARBORIST ISA FL-9963A, PH: 786-218-8478

-EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION (SEE DETAIL 1)

-CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES / PALMS PROPOSED TO BE REMOVED

-CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN



1. MINIMUN SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE

TREE PROTECTION FENCING DETAIL
(for public and private trees)

LANDSCAPE LEGEND / EXISTING TREE

No.	BOTANICAL NAME	COMMON NAME	DBH (Inch)	HEIGHT (Ft)	CANOPY (Ft)	CONDITION	CRZ/TPZ (Ft)	NATIVE	STATUS
1	*Cocos nucifera*	coconut tree	11	36	16	Fair	11	NO	REMAIN
2	*Ficus aurea*	Florida strangler fig	7	32	22	Fair	7	YES	REMAIN
3	*Ficus aurea*	Florida strangler fig	4	32	10	Fair	4	YES	REMAIN
4	*Ficus benjamina*	weeping fig	4	32	4	Poor	4	NO	REMAIN
5	*Ficus benjamina*	weeping fig	3	32	4	Poor	3	NO	REMAIN
6	*Ficus benjamina*	weeping fig	5	32	16	Poor	5	NO	REMAIN
7	*Ficus benjamina*	weeping fig	5	32	16	Poor	5	NO	REMAIN
8	*Ficus benjamina*	weeping fig	2	25	4	Poor	2	NO	REMAIN
9	*Cocos nucifera*	coconut tree	14	40	30	Good	14	NO	REMAIN
10	*Veitchia merrillii*	christmas palm	3	16	6	Poor	3	NO	REMAIN
11	*Conocarpus erectus var. sericeus*	silver buttonwood tree	4	12	6	Good	4	YES	REMAIN
12	*Conocarpus erectus var. sericeus*	silver buttonwood tree	4	12	8	Good	4	YES	REMAIN

NOTE

The trees #2, #3, #4, #5, #6, #7 & #8 shall be remain because they are in the Easement Area.



LOCATION MAP

RPA
RALPH PUIG ARCHITECT
ARCHITECTURE I PLANNING I INTERIOR DESIGN

LATITUDE ONE INT'L. BUSINESS CTR.
175 SW 7th ST. / Suite 1712
Miami, FL 33130.
305•731•1770 phone
FL. Architect Registration: AR 0012528

project: LANDSCAPE PLANNING
property ID: 08-2122-018-0200
owner: DMG INVESTMENTS TRUST LLC
address: 13600 NW 17th AVENUE
OPA-LOCKA BOULEVARD

reworks: rework #1, rework #2, rework #3, rework #4, rework #5, rework #6

revisions: revision #1, revision #2, revision #3, revision #4, revision #5, revision #6

architect: Ralph Puig Jr. AR:12528

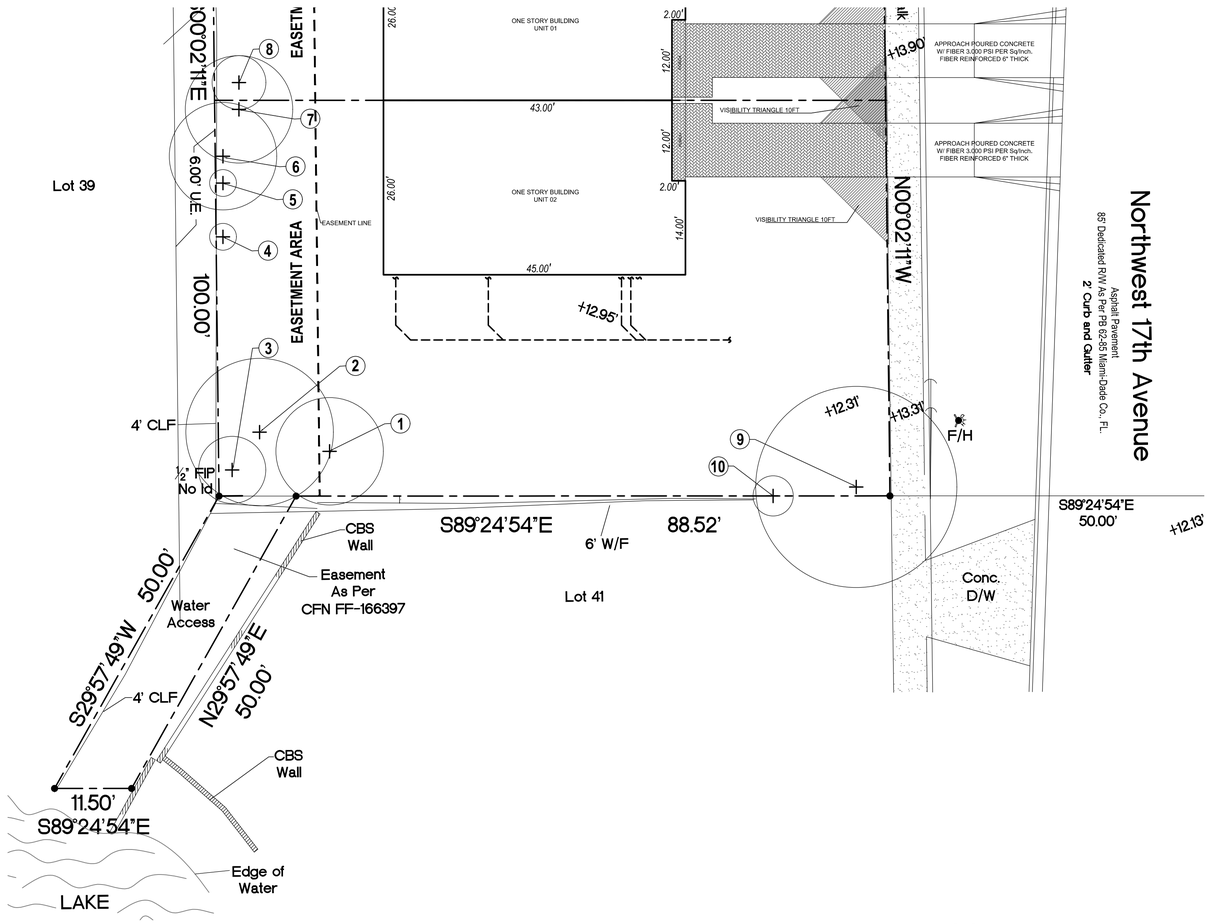
seal

model

EXISTING TREE DISPOSITION UNIT 01

date: 08/10/2023
scale: as shown
checked by: RP
sheet: L-001

DATE PLOTTED: Aug 23, 2023 - 8:23pm FILENAME: 13600 NW 17 AVENUE.dwg Person Plotting: AutoCad User.
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EXISTING TREE DISPOSITION UNIT 02

SCALE: 3/32"=1'-0"

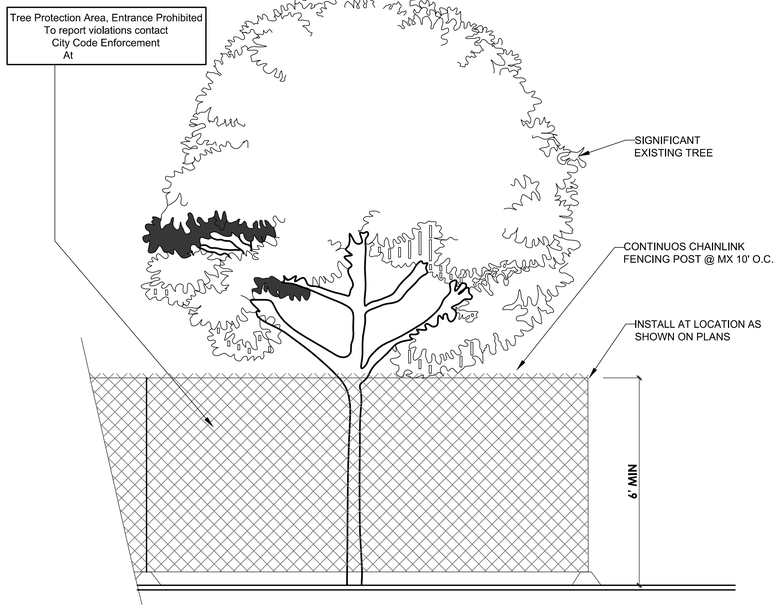
NOTES;

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-EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION (SEE DETAIL 1)

-CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES / PALMS PROPOSED TO BE REMOVED

-CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN



1. MINIMUN SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
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4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE

TREE PROTECTION FENCING DETAIL
(for public and private trees)

LANDSCAPE LEGEND / EXISTING TREE

No.	BOTANICAL NAME	COMMON NAME	DBH (Inch)	HEIGHT (Ft)	CANOPY (Ft)	CONDITION	CRZ/TPZ (Ft)	NATIVE	STATUS
1	*Cocos nucifera*	coconut tree	11	36	16	Fair	11	NO	REMAIN
2	*Ficus aurea*	Florida strangler fig	7	32	22	Fair	7	YES	REMAIN
3	*Ficus aurea*	Florida strangler fig	4	32	10	Fair	4	YES	REMAIN
4	*Ficus benjamina*	weeping fig	4	32	4	Poor	4	NO	REMAIN
5	*Ficus benjamina*	weeping fig	3	32	4	Poor	3	NO	REMAIN
6	*Ficus benjamina*	weeping fig	5	32	16	Poor	5	NO	REMAIN
7	*Ficus benjamina*	weeping fig	5	32	16	Poor	5	NO	REMAIN
9	*Cocos nucifera*	coconut tree	14	40	30	Good	14	NO	REMAIN
10	*Veitchia merrillii*	christmas palm	3	16	6	Poor	3	NO	REMAIN

NOTE

The trees #2, #3, #4, #5, #6 & #7 shall remain because they are located within the Easement Area.

Ralph Puig

Digitally signed by Ralph Puig
Date: 2023.08.24 09:07:21 -04'00'

STATE OF FLORIDA · RALPH PUIG JR · REGISTERED ARCHITECT · AR0012528



RPA
RALPH PUIG ARCHITECT
ARCHITECTURE | PLANNING | INTERIOR DESIGN
LATITUDE ONE INT'L. BUSINESS CTR.
175 SW 7th ST. / Suite 1712
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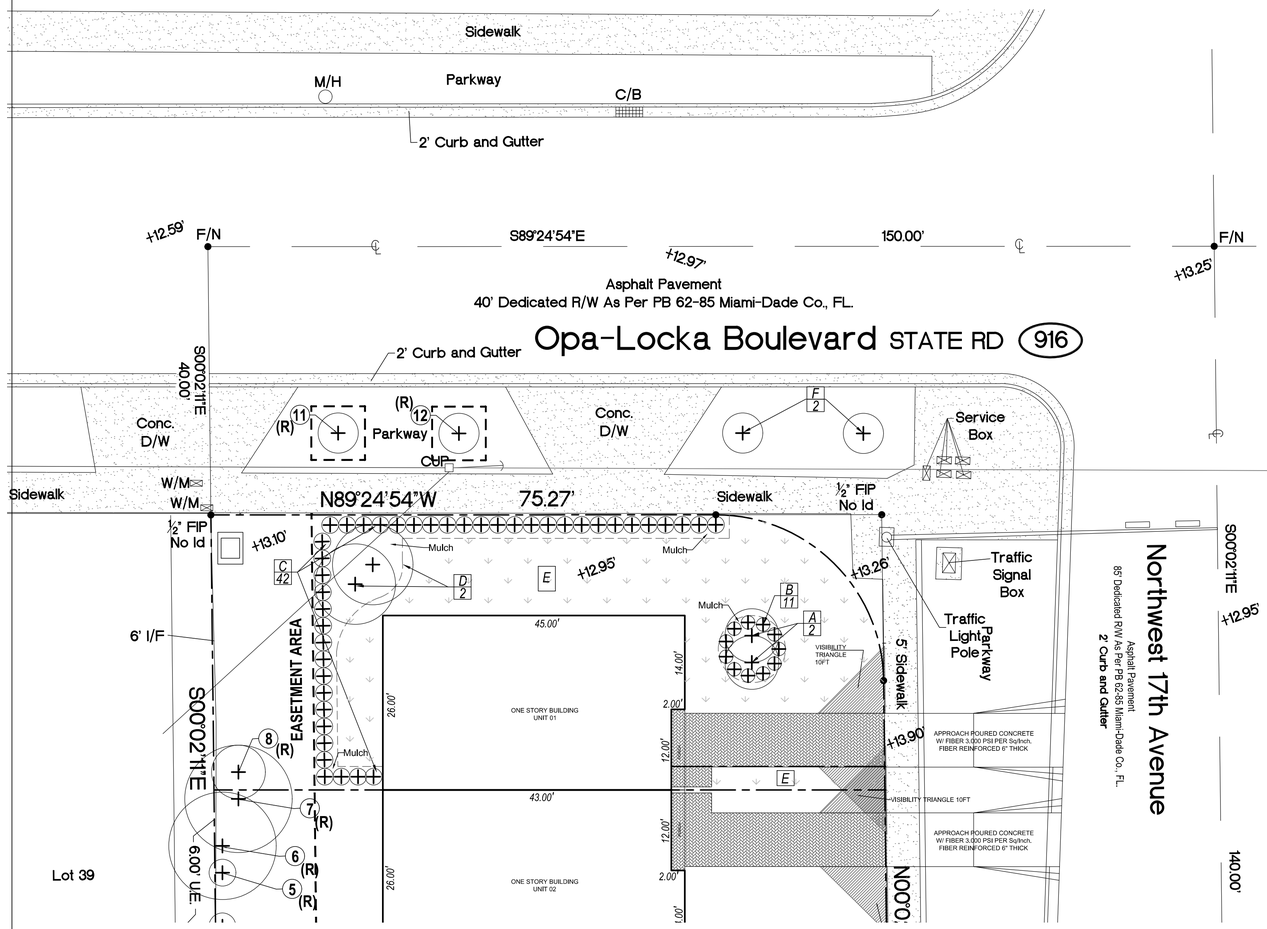
project: LANDSCAPE PLANNING
property ID:
owner:
address: 13600 NW 17th AVENUE OPA-LOCKA BOULEVARD

reworks: rework #1, rework #2, rework #3, rework #4, rework #5, rework #6
revisions: revision #1, revision #2, revision #3, revision #4, revision #5, revision #6
architect:
seal:
model:

EXISTING TREE DISPOSITION UNIT 02

date: 08/10/2023
scale: as shown
checked by: RP
sheet: L-001

DATE PLOTTED: Aug 23, 2023 - 8:26pm FILENAME: 13600 NW 17 AVENUE.dwg Person Plotting: AutoCad User
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PROPOSED LANDSCAPE PLAN (UNIT 01)

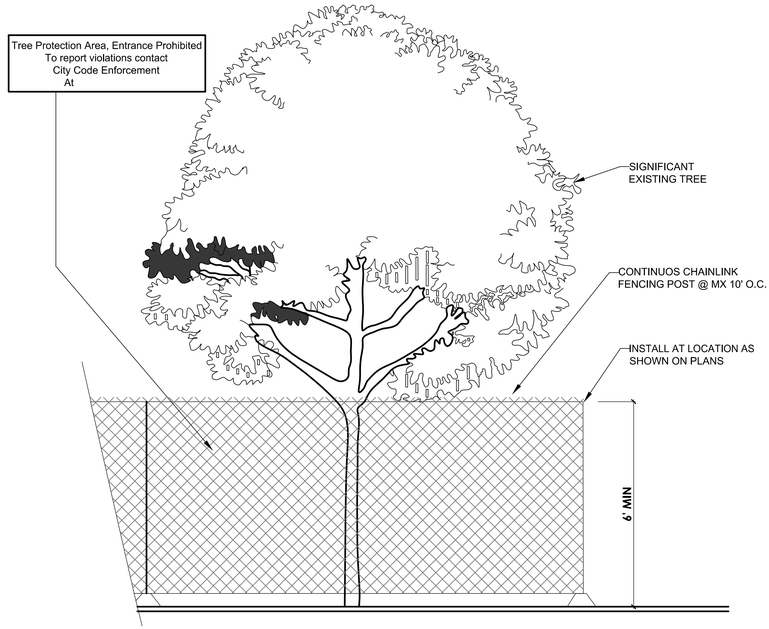
SCALE: 3/32"=1'-0"

N

LEGEND	
MARK	DESCRIPTION
⊕	TREE OR PALM NUMBER
[ ]	TREE PROTECTION FENCE
X (R)	EXISTING TREE TO REMAIN
X / X	TREE CODE / QTY. OF TREES

LANDSCAPE LEGEND / PROPOSED

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	DROUGHT TOLERANCE	NATIVE	SPECIFICATIONS	CONTAINER SIZE	SPACING
PALMS								
A	*Phoenix roebelenii*	pygmy date palm	2	MEDIUM	NO	7' HT. x 6' SPR	F.G.	AS SHOWN
D	*Veitchia montgomeriana*	montgomery palm	2	MEDIUM	NO	14' HT. x 12' SPR	F.G.	AS SHOWN
SHRUBS & GROUNDCOVERS								
B	*Hamelia patens*	firebush	11	MEDIUM	YES	24"' HT. x 24" SPR	3 GAL.	30" O.C
C	*Clusia flava*	small leaf clusia	42	HIGH	YES	36" HT. x 30" SPR	7 GAL.	30" O.C
E	*stenotaphrum secundatum*	St. Augustine grass	1351 SQF		YES	staggerd panels		
TREES								
F	*Conocarpus erectus var. sericeus*	silver buttonwood tree	2	MEDIUM	YES	7' HT. x 6' SPR	F.G.	AS SHOWN



1. MINIMUN SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE

TREE PROTECTION FENCING DETAIL
(for public and private trees)

LANDSCAPE LEGEND / EXISTING TREE

No.	BOTANICAL NAME	COMMON NAME
8 (R)	*Ficus benjamina*	weeping fig

NOTE
The tree #8 shall remain because it is in the Easement Area.

CALCULATIONS AREAS

ZONING DISTRICT: R-1
LOT AREA ----------3967 SF -----0.091 ACRES
EASEMENT AREA ----------615 SF
NET LOT AREA ----------3967 - 615 = 3352 SF
NET OPEN SPACE : 2206 SF

TREE
PROVIDED IN THE LOT --------- 4
EXISTING STREET TREE ------- 2
STREET TREE PROVIDED------ 2
TOTAL TREES------ 8

SHRUBS
PROVIDED ----------53

IRRIGATION PLAN PROVIDED: AUTO IRRIGATION

Ralph Puig
Digitally signed by Ralph Puig
Date: 2023.08.24 09:05:41 -04'00'

STATE OF FLORIDA · RALPH PUIG JR · AR0012528 · REGISTERED ARCHITECT



LOCATION MAP

RPA
RALPH PUIG ARCHITECT
ARCHITECTURE | PLANNING | INTERIOR DESIGN
LATITUDE ONE INT'L. BUSINESS CTR.
175 SW 7th ST. / Suite 1712
Miami, FL 33130.
305•731•1770 phone
FL. Architect Registration: AR 0012528

project	LANDSCAPE PLANNING
property ID	08-2122-018-0200
owner	DMG INVESTMENTS TRUST LLC
address	13600 NW 17th AVENUE OPA-LOCKA BOULEVARD
reworks	rework #1 / rework #2 / rework #3 / rework #4 / rework #5 / rework #6
revisions	revision #1 / revision #2 / revision #3 / revision #4 / revision #5 / revision #6
architect	Ralph Puig Jr. AR:12528
seal	
model	

PROPOSED LANDSCAPE PLAN UNIT 01

date: 08/10/2023
scale: as shown
checked by: RP
sheet L-002

DATE PLOTTED: Aug 23, 2023 - 7:51pm FILENAME: 13600 NW 17 AVENUE.dwg Person Plotting: AutoCad User
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY ARCHITECT.
COPYRIGHT © 2014 Ralph Puig, Architecture / Planning / Interior Design

Sponsored by: City Manager

RESOLUTION NO. 23-XXXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDNG APPROVAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF 57 RESIDENTIAL UNITS ON THE SITE AT 141 SHARAZAD BOULEVARD AND IDENTIFIED BY FOLIO 08-2121-004-1690 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Opa-locka Community Development Corporation, Inc., D/B/A Ten North Group intends to construct 57 residential units on Parcel A, the site at 141 Sharazad Boulevard and identified by folio 08-2121-004-1690 and provide seventy-six parking spaces, and fifteen bicycle spaces on site. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of Opa-locka Community development Corporation, Inc D/B/A Ten North Group Development., for the site at 141 Sharazad Boulevard 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; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to recommend approval of the Development Agreement for the final site plan requested by the Applicant, as provided herein and attached with any conditions or recommendations of the City Staff and conditions or recommendations of the Planning & Zoning Board.

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Site Plan Review. The City Planning & Zoning Board of the City of Opa-Locka, Florida hereby recommends approval / denial of a request for the

Development Agreement approval for the Construction of 57 residential units on the site at 141 Sharazad Boulevard and identified by folio 08-2121-004-1690 which is within the Historic Downtown Opa-locka District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 2023.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Xxxxxx Xxxxxx, Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A

_____

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Barnes _____

Board Member Mangham _____

Board Member Dominguez _____

Chairman Guerrero _____

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

TOTAL FEES: $ 3500 **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: 675 ALI BABA, LLC

PROPERTY OWNER'S ADDRESS: 490 Opa-locka Blvd., Suite 20, Opa-locka, Florida 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP

APPLICANT'S ADDRESS: 490 Opa-locka Blvd., Suite 20, Opa-locka, Florida 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-687-3545 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 141 Sharazad Boulevard and 551 Fisherman Street, Opa-locka, Florida 33054
Number/Street

TAX FOLIO NUMBER: 08-2121-004-1690 and 08-2121-004-1630 PRESENT ZONING: _____

LEGAL DESCRIPTION: See attached Exhibit A and Exhibit B

_____

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

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"
Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

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.

_____ 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)

__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; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original 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, Jeff Bridges, 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

8/4/23
Date

Sworn to and subscribed before me:

This 4 day of August, 2023

Notary Public
Attach copy of identification

My commission expires _____

DAWN PEREZ
Notary Public - State of Florida
Commission # GG 940751
My Comm. Expires Dec 17, 2023

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: Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group

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

I Jeff Bridges, Chief Financial Officer and Chief Operating Office, being first duly sworn, depose and say that I am the owner of the property legally described as:
See attached Exhibit A & B

I do give to Gus Dominguez 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 Gus Dominguez 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

8/4/23
Date

Sworn to and subscribed before me:

This 4th day of August 2023

Notary Public

My commission expires:

DAWN PEREZ
Notary Public - State of Florida
Commission # GG 940751
My Comm. Expires Dec 17, 2023

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: 201 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W124.21FT S 28 DEG E148.50FT N 61 DEG E 149.92FT NELY AD 31.19FT TO POB LYG NLY OF FISHERMAN ST & WLY OF SHARAZAD BLVD LOT SIZE 38780 SQ FT OR 13361-1352 0787 1 OR 23256-1916 03 2005 1 COC 24764-4307 07 2006 1

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: TEN NORTH SHERBONDY, LLC PHONE: 305-687-3545

ADDRESS (If different): 490 OPA LOCKA BLVD, STE 20, OPA LOCKA, FL 33054

Signature

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: 480 Ali Baba Avenue

LEGAL DESCRIPTION: See below

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: State of Florida, Dept. of Transportation PHONE: _____

ADDRESS (If different): 605 SUWANNEE ST, TALLAHASSEE, FL 32399

SFRTA

Signature

Property is owned by FDOT.

21 52 41 14.60 AC M/L, OPA LOCKA NO 72, PB 28-72, PORT OF BLK 96 & 100FT SAL R/W, THRU SEC DESC AS BEG 3001.42FTE, OF NE1/4 SEC 29 FOR POB TH, NELY AD 1040.42FT N 60 DEG E, 663.98FT N 29 DEG W 125FT N 60, DEG E 645FT S 29 DEG E 125FT, N 60 DEG E 205FT N 29 DEG W, 125FT N 60 DEG E 25FT S 29 DEG E, 125FT N 60 DEG E 57.74FT S 01, DEG E 112.70FT S 60 DEG W, 1544.75FT SWLY AD 908.81FT S 87, DEG W 139.74FT TO POB & BEG, 1207.57FTN OF SW COR OF SE1/4, OF SEC 21 FOR POB TH N 60 DEG E, 2979.19FT N 02 DEG W 111.90FT, S 60 DEG W 2977.45FT S 01 DEG E, 112.70FT TO POB

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: 300 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB 34-76, TRACT 93 & N1/2 OF STREET LYG, S CLOSED PER RES #04-6617, & TRACT A BLK 94 & N1/2 OF ALLEY, LYG S & ADJ CLOSED PER ORDINANCE 12-33 & S1/2 OF ST LYG N & ADJ CLOSED PER RES #04-6617 LOT SIZE 54801.5 SQ FT

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: RUDG TOWN CENTER LLC PHONE: _____

ADDRESS (If different): 315 S BISCAYNE BLVD, MIAMI, FL 33131

_____
Signature

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

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"

Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

PLANNING & ZONING BOARD APPLICATION for DEVELOPMENT AGREEMENT

NARRATIVE CONCEPT 8/4/2023

Applicant: Opa-Locka Community Development Corporation, Inc., D/B/A Ten North Group

SUBJECT PROPERTY:

141 Sharazad Boulevard and 551 Fisherman Street, Opa-locka, Florida 33054

Folios: 08-2121-004-1690 and 08-2121-004-1630

This development ("City Terrace") is composed of 141 Sharazad Boulevard and 551 Fisherman Street, both falling inside the Historic Downtown Opa-locka District (HDOD). Together, the mixed-use buildings seek to reinvigorate the city's core in an equity-conscious manner, introducing 145 senior multi-family residential units, as well as 14,097 s.f. of commercial space to reactivate the street level.

Of the 145 total units, 4 will be configured as studio units (zero-bedroom/one-bath), 127 as one-bedroom/one-bath units, and 14 as two-bedroom/two-bath units. In total, 16 units (11%) will be affordable at the 33% AMI level, with the remaining 129 units affordable at 60% AMI.

141 Sharazad, the smaller of the two buildings, will contain 57 residential units and 5,353 s.f. of the total commercial space, with high transparency and retail entrances fronting Sharazad Boulevard and Ali Baba Avenue. Northwest (diagonal) from the first building will be 551 Fisherman, containing 88 units and 8,744 s.f. of sidewalk-oriented commercial space along Fisherman Street.

The design of City Terrace is inspired by the "Moorish" architectural cues that make Opa-locka unique among other South Florida cities. As such, both buildings will include large, striking arches, geometric patterns, artistically screened parking floors, and a distinct color palette. The motif extends into the spacious pedestrian realm with decorative hardscape and shade-providing subtropical foliage. Finally, impacted intersections will be reconfigured to enhance pedestrian mobility between the two properties.

State of Florida
Department of State

I certify from the records of this office that OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION,INC. is a corporation organized under the laws of the State of Florida, filed on May 5, 1981.

The document number of this corporation is 757835.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on June 14, 2023, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 5091318137CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA MANAGER LLC is a limited liability company organized under the laws of the State of Florida, filed on January 14, 2015, effective January 14, 2015.

The document number of this limited liability company is L15000008590.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023



Secretary of State

Tracking Number: 3459775456CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA LLC is a limited liability company organized under the laws of the State of Florida, filed on January 15, 2015, effective January 15, 2015.

The document number of this limited liability company is L15000008968.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 7792986864CU

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

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

Record and return to:
(Enclosed self-addressed stamped envelope)

[ATTORNEY]

This Instrument Prepared by:

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE GREAT CITY OF OPA-LOCKA, FLORIDA, OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP, AND 675 ALI BABA, LLC

This DEVELOPMENT AGREEMENT ("Agreement" as more fully defined below) is made and entered into this ___ day of _____, 2023 by and between OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP, A Florida not for profit corporation, whose mailing address is 490 Opa-locka Blvd., Ste 20, Miami, FL 33054 ("Ten North Group" as "Developer" as more fully defined below); 675 ALI BABA, LLC, whose mailing address is 490 Opa-locka Blvd., Ste 20, Miami, FL 33054 ("675 Ali Baba" as "Owner" as more fully defined below); and the CITY OF OPA-LOCKA, FLORIDA, a municipal corporation and a political subdivision of the State of Florida, whose mailing address is 780 Fisherman Street, Opa-Locka, FL 33054 (the "City" as more fully defined below) (collectively, the "Parties").

WITNESSETH:

WHEREAS, 675 Ali Baba is the fee simple owner of approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690 ("Parcel A"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, 675 Ali Baba is the holder of the contractual right to purchase approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630 ("Parcel B"), the legal description of which is attached hereto and made a part hereof as Exhibit "B"; and

WHEREAS, Ten North Group is the Developer of and wishes to develop Parcel A and Parcel B (the "Properties" as further defined in Paragraph 3.t. below) with the intent of constructing a senior residential housing development upon same; and

WHEREAS, pursuant to Resolution Number _____, adopted on _____, 2023 the City Commission approved site plans for the development of the Properties as follows (collectively, the "Project"):

Parcel A: fifty-seven (57) senior multi-family residential units; 5,353 square feet of commercial development; sixty-six (66) parking spaces for residential use and ten (10) parking spaces for commercial use for a total of not less than seventy-six (76) parking spaces; ten (10) bicycle parking spaces for

residential use and five (5) bicycle parking spaces for commercial use for a total of not less than fifteen (15) bicycle parking spaces; and building height which cannot exceed nine (9) stories or 100 feet, with the owner to obtain site control for Parcel A by no later than December 31, 2023.

Parcel B: eighty-eight (88) senior multi-family residential units; 8,744 square feet of commercial development; ninety-six (96) parking spaces for residential use and fifteen (15) parking spaces for commercial use for a total of not less than one hundred and eleven (111) parking spaces,

The Developer is to commence construction of the Project within twenty-four (24) months of the Effective Date; and the Developer is to complete construction of the Project within forty-eight (48) months of the Effective Date; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., (the "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 assurance to a developer 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, Ten North Group, 675 Ali Baba, and the City desire to establish certain terms and conditions related to the Project and wish to establish identifiable parameters for development on the Properties, and wish to establish identifiable parameters for future development; and

WHEREAS, pursuant to Resolution Number _____, adopted on _____, 2023, the City Commission authorized the Interim City Manager to execute this Agreement upon the terms and conditions set forth herein, and the Executive Committee of Ten North Group and 675 Ali Baba's Managing Member has have authorized Ten North Group and 675 Ali Baba to execute this Agreement upon the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, Ten North Group, 675 Ali Baba, 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 all parties and thus constitute sufficient and adequate consideration for this Agreement.

3. **Definitions.**

   a. "Additional Term" any one or more additional term(s) approved by

mutual consent of the parties pursuant to a public hearing held pursuant to Section 163.3225, F.S.

b. "Agreement" means this Chapter 163, F.S., Development Agreement between Ten North Group, 675 Ali Baba, and the City.

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 City's comprehensive plan adopted by the City pursuant to Chapter 163, F.S.

e. "Developer" means the persons or entities undertaking the development of the Properties, as outlined in the Recitals to this Agreement.

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 threeor 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 which is thirty days after 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 any Additional Term, as defined herein.

j. An "Event of Default" or "default" entitling a non-defaulting Party to its remedies below shall occur if the other Party fails to observe, satisfy or perform any material term, covenant or agreement contained in this Agreement and such failure shall continue unremedied for thirty (30) days after written notice thereof from the non-defaulting Party; provided, however, that if such failure is capable of cure but cannot reasonably be cured within thirty (30) days, such failure shall not constitute an Event of Default so long as the other Party provides the non-defaulting Party with written notice within fifteen (15) days of receipt of the non-defaulting Party's default notice advising the non-defaulting Party that the default cannot be reasonably cured within thirty (30) days and specifying the reasons therefore and, within the thirty (30) day period, commences and thereafter is in good faith proceeding diligently and continuously to remedy such failure, but in no event shall any additional time to cure granted hereunder exceed one hundred-twenty (120) days after the other Party's receipt of the

original written default notice, unless agreed to in writing by the non-defaulting Party.

k. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

l. "Existing Zoning" (a) all entitlements associated with the City's approval of the Site Plan for Parcel A and the Site Plan for Parcel B, and (b) the provisions of the City's 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.

m. "Governing Body" means the City of Opa-Locka's City Commission or its successor entity.

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 the City's Land Development Regulation Code, the Ordinance, and the Resolution (as defined herein).

r. "Owner" means the entity that currently owns Parcel A and Parcel B as further defined in the Recitals to this Agreement.

s. "Project" has the meaning set forth in the Recitals to this Agreement.

t. "Properties" means the approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690 and the approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630, consisting of Parcel A and Parcel B.

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 City of Opa-Locka Resolution Number _____ approving the Site Plan for Parcel A and the Site Plan for Parcel B.

w. "Site Plan for Parcel A" is the Final Site Plan approved by the City Commission pursuant to Resolution Number _____ for the development of Parcel A, a copy of which is attached hereto as Exhibit "C".

x. Site Plan for Parcel B" is the Final Site Plan approved by the City Commission pursuant to Resolution Number _____ for the development of Parcel B, a copy of which is attached hereto as Exhibit "D".

4. **Intent.** It is the intent of the Owner, the Developer, and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Act, in compliance with Section 22-112 of the City of Opa-Locka's Land Development Regulation Code and Resolution Number _____.

5. **Effective Date.** Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Developer, this Agreement with the clerk of the circuit court for Miami-Dade County. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, the Owner, and the Developer shall act in good faith to carry out the intent of this 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 shall bind all parties hereto, including all persons claiming rights and entitlements hereunder, their successors, grantees and/or assigns, for an Initial Term of thirty (30) years from the Effective Date. This Agreement 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 to this Agreement requires approval of all parties to this Agreement.

7. **Termination.**

a. Termination due to expiration: No notice of termination shall be required by any party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement.

b. Termination due to failure to timely cure an Event of Default: In the case of an Event of Default that remains un-cured after notice and an opportunity to cure as set forth above, the non-defaulting Party may terminate this Agreement, institute an action to compel specific performance of the terms hereof or pursue any and all legal or equitable remedies to which the non-defaulting party is entitled.

8. **Expiration of Agreement.** The expiration or termination of this Agreement, for whatever reason, shall not be considered a waiver of, or limitation upon, the rights of the Developer or Owner, including, but not limited to, any claims of vested rights or equitable estoppel, obtained or held by the Developer, or Owner, their successors, grantees, and/or assigns in compliance with this Agreement and all prior and subsequent Development Permits or

development orders granted by the City, including, but not limited to, those rights granted under the City's Comprehensive Plan.

9. **Development Uses Permitted on the Properties.**

In accordance with Section 163.3227(c), F.S.:

Parcel A (approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690):

- Building height cannot exceed 100 feet.

- Parking provision shall be in compliance with Section 22-155 of the City of Opa-locka's Land Development Regulation Code and Ordinance 2022-07, which established the Historic Downtown Opa-locka District ("HDOD"). This is understood to be a minimum of sixty-six (66) parking spaces for residential use and ten (10) parking spaces for commercial use for a total of not less than seventy-six (76) parking spaces.

- There shall be a minimum of ten (10) bicycle parking spaces for residential use and five (5) bicycle parking spaces for commercial use for a total of not less than fifteen (15) bicycle parking spaces.

Parcel B (approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630:

- Parking provision shall be in compliance with Section 22-155 of the City of Opa-locka's Land Development Regulation Code and Ordinance 2022-07, which established the HDOD. This is understood to be a minimum of ninety-six (96) parking spaces for residential use and fifteen (15) parking spaces for commercial use for a total of not less than one hundred and eleven (111) parking spaces.

10. **Development Conditions.**

The Developer agrees as follows:

a. All impacted public facilities shall be adequate to serve the Properties at an acceptable level of service prior to the issuance of Certificates of Occupancy.

b. All public improvements required by a government agency or voluntarily proposed by the Developer to be installed by Developer shall be constructed in accordance with applicable governmental regulations prior to the issuance of Certificates of Occupancy.

c. The Developer will abide by and not substantially deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Site Plan for Parcel A and the Site Plan for Parcel B. Such items include, but are not specifically limitedto:

i. Design of all physical structures, water bodies, private and public

improvements; and

ii. The color and dimensional characteristics of all building materials including the incorporation of "Moorish" features that are characteristic of the City and as discussed and agreed upon by the parties.

d. The Developer and the Owner guarantee to preserve and maintain all buildings and structures consistent with the Site Plan for Parcel A and the Site Plan for Parcel B for the entire useful life of the buildings. In the event of *force majeure* or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Properties are cleared and maintained in accordance with City Code requirements.

e. The Owner will obtain site control for Parcel A by no later than December 31, 2023. The Developer will commence construction of the Project within twenty-four (24) months of the Effective Date; and the Developer will complete construction of the Project within forty-eight (48) months of the Effective Date.

f. At the request of the City, the Developer shall submit report to the City to verify continuing compliance with Resolution _____ and this Agreement.

g. The City may conduct inspections to verify ongoing compliance with Resolution _____ and this Agreement the Developer and the Owner agree that the City may enter onto the Properties to confirm said compliance.

h. The Developer will not physically alter or substitute the design of structures, materials and colors included in the Site Plan for Parcel A and the Site Plan for Parcel B except as approved by City staff. If building materials or colors are no longer available, the burden shall be on Developer to prove that said materials or colors are no longer available.

i. The Developer and the Owner agree that the residential uses of the Properties shall be specifically limited and restricted to a senior housing development wherein at least 80% of the occupied units are occupied by at least one person with the minimum age of, not less than 55 years of age, pursuant to the guidelines of the US Department of Housing and Urban Development.

j. The Developer and the Owner shall cause its property managers to make their best faith efforts to hire residents within the City limits for employment opportunities at the Properties. These efforts shall include, but not be limited to: promotion and outreach efforts in coordination with the City and/or pursuant to an outreach plan outlining the Developer's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents; recruitment of candidates for employment at local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka); recruitment of qualified persons to serve as contracts and provide local businesses with contracting opportunities. In connection with all of the above, Developer shall track, and be able to report on, the numbers of local persons or local businesses contacted, interviewed, employed,

or contracted with.

k. The Developer and Owner will work seek all applicable permits immediately upon approval of this Agreement and shall comply with the timelines set forth in subparagraph d. above.

The City agrees that it will:

a. Provide extra-wide sidewalks on both sides of Sharazad Boulevard and along Fisherman Street and Ali Baba Avenue along the frontage of the commercial spaces for the Project.

b. Reconfigure the affected intersections so as to provide easy pedestrian mobility between the Properties.

c. Maintain the curb, gutter, and sidewalk improvements, including publicly provided street/sidewalk lighting installed in the public rights of way upon permit issuance.

d. Investigate the use of the north/south-oriented alley between Ali Baba Avenue and Fisherman Street immediately behind 141 Sharazad Boulevard (the "Alley") to facilitate the ingress and egress for the parking entrance to Parcel A, as well as garbage collection, utilities, and other back of house activities. This is in accordance with Section (N) "Parking Standards and Requirements" in Ordinance No. 2022-07, which established the HDOD.

e. Be responsible for the design and construction of all remaining and future public infrastructure improvements for the Alley.

f. In the event the aforementioned alley cannot be used to serve the development on Parcel A, alternatively, the median on Sharazad Boulevard will be realigned and reconfigured to facilitate the ingress and egress for the parking entrance for Parcel A.

11. **Development Permits.** In accordance with Section 163.3227(f), F.S., the City may need to approve the following additional Development Permits upon proper submission of all applications, and City review or inspections, in order for the Developer to develop the Project:

a. Approvals of revisions or modifications to Site Plans;

b. Modifications to existing approvals and permits;

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 the Properties.

12. **Public Services and Facilities; Concurrency.** In accordance with Section 163.3227(d), F.S., the City and Developer anticipate that the Properties 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 the Applications. The Properties 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, as applicable, 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 Project for the period of this Agreement. All Development Orders or permits sought to be issued for the Project pursuant to this Agreement are hereby found to meet concurrency standards set forth in the Comprehensive Plan (concurrency regulations) and to be consistent with Land Development Regulations assuming that the Developer constructs the Properties in substantial compliance with the Site Plan for Parcel A and the Site Plan for Parcel B, the City's Laws, Comprehensive Plan and Land Development Regulations in existence as of the Effective Date. Developer shall be bound by the City impact fees and assessments in existence as of the Effective Date. Nothing in this paragraph shall relieve the Developer of the requirement to pay impact fees and assessments. Furthermore, the Parties agree and understand that the impact fees to be paid by the Developer are in compliance with the Florida Impact Fee Act, including but not limited to Sections 163.31801(4)(f) and (g), F.S., requiring the City to "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction," and also requiring the City to "(e)nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction."

13. **Consistency with Comprehensive Plan.** In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the Project complies with the Laws, ordinances, regulations, and policies of the City of Opa-locka, and is consistent with City's Laws, Comprehensive Plan, and Land Development Regulations.

14. **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 Properties as of the Effective Date of this Agreement shall govern the development of the Properties for the Entire Term of this Agreement unless terminated. Development of the Properties 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 the Developer and/or Owner consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Properties only as permitted or required by the Act or as provided above or, upon this Agreement being terminated or having expired.

15. **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 Properties.

16. **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 Developer and 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 Developer 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 Developer to develop the Properties 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 declare a default and terminate this Agreement, as provided for in paragraph 7.b. above, after notice and an opportunity to cure as set forth paragraph 3.j. above. Agreement as to the portion of the Properties associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to said portion of the Properties or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the Properties 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 Developer or 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 Miami-Dade County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

17. **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.

18. **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 Fourth Floor 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:	675 Ali Baba, LLC Attention Willie Logan 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
With a copy to:	Lida Rodriguez-Taseff, Esq. 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
If to the Developer at:	Opa-locka Community Development Corporation, Inc., D/B/A Ten North Group Attention: Willie Logan 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
With a copy to:	Lida Rodriguez-Taseff, Esq. 490 Opa-locka Blvd., Ste 20 Miami, FL 33054

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

20. **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 such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

21. **Entire Agreement.** This Agreement sets forth the entire agreement and understanding of the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Developer, the Owner, and the City. No 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 all parties hereto or their successors in interest in accordance with Section 163.3225, F.S.

22. **Indemnification.** The Developer shall indemnify and hold the City harmless, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement.

23. **Periodic Review of Agreement.** Pursuant to Section 163.3235, F.S., the City shall periodically review the Properties subject to this Agreement 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 16.b. above.

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

[SIGNATURE PAGES FOLLOW]

THE CITY:

City of Opa-locka Florida

ATTEST:

By:_____
City Manager

_____
City Clerk

Dated: ____ day of _____ 2023

THE DEVELOPER:

WITNESSES:

Opa-Locka Community Development Corporation, Inc., d/b/a Ten North Group, a Florida not for profit corporation

_____

Print Name:_____

_____

Willie Logan, President and Chief Executive Officer

_____

Print Name:_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Development Agreement was acknowledged before me by means of [_] physical presence or [_] online notarization, this _____ day of _____, 2023, by Willie Logan, in his capacity as President and Chief Executive Officer of Opa-Locka Community Development Corporation, Inc, a Florida not for profit corporation, who is personally known to me or who has produced _____ (type of identification) as identification.

My Commission Expires:

_____

Print Name:_____
NOTARY PUBLIC

THE OWNER:

WITNESSES:

Opa-Locka Community Development Corporation, Inc., d/b/a Ten North Group, a Florida not for profit corporation

_____

Print Name:_____

_____

Willie Logan, President and Chief Executive Officer

_____

Print Name:_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Development Agreement was acknowledged before me by means of [_] physical presence or [_] online notarization, this _____ day of _____, 2023, by Willie Logan, in his capacity as President and Chief Executive Officer of Opa-Locka Community Development Corporation, Inc, a Florida not for profit corporation, who is personally known to me or who has produced _____ (type of identification) as identification.

My Commission Expires:

_____

Print Name:_____

NOTARY PUBLIC

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"
Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

EXHIBIT "C"
Site Plan for Parcel A

EXHIBIT "D"
Site Plan for Parcel B

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 3, 2023

City of Opa-Locka
Planning and Community Development
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

Re: Property owners within 375 feet of:
SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **36, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

LIST OF PROPERTY OWNERS WITNIN 375' RADIUS OF THE SUBJECT PROPERTIES (Subject properties are shown in BOLD)

LEGAL DESCRIPTION, SITE ADDRESS, FOLIO NUMBER	NAME, MAILING ADDRESS
21 52 41 .54 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 BLK 81 LOT SIZE 23750 SQUARE FEET OR 14798-2232 0890 1 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041020	675 ALI BABA LLC 490 OPA LOCKA BLVD 20 OPA-LOCKA, FL 33054
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG 201 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041711	675 ALI BABA LLC 490 OPA LOCKA BLVD STE 20 OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 1 BLK 1 LOT SIZE IRREGULAR OR 15868-0176 0393 4 721 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150010	ADALBERTO IZQUIERDO &W ONDINA 721 BURLINGTON ST OPA-LOCKA, FL 33054-3926
OPA LOCKA 2 REV PLAT 2 PB 34-76 S65FT M/L OF N140FT M/L OF TR C BLK 99 LOT SIZE 65.000 X 112 OR 10026 1276 0478 1 345 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041751	ALBERTO RIOS HILDA RIOS 345 SHARAZAD BLVD OPA-LOCKA, FL 33054-3543
ALI BABA VILLA PB 86-41 LOT 3 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0182 0902 1 COC 23428-2258 05 2005 4 435 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140030	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 20932-3109 0702 1 COC 23428-1928 05 2005 4 465 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140040	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 5 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0515 0902 1 COC 22595-1411 08 2004 1 475 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140050	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
21 52 41 .13 AC OPA LOCKA PLAT NO 3 PB 31-14 NE57.5FT TRACT C BLK 114 LOT SIZE 57.500 X 100 OR 21184-0862 0303 5 681 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070110	ANTONIA PIEDAD CESPEDES 681 BURLINGTON ST OPA-LOCKA, FL 33054-3924
21 52 41 1.9 AC OPA LOCKA PLAT NO 3 PB 31-14 THAT STRIP OF LAND LYG SELY OF SELY R/W/L OF THE SAF RR BOUNDED ON THE SE BY BLKS 119-120-129- 130 & AREA SHOWN AS YACHT BASIN UNAVAILABLE OPA-LOCKA, FL 33054 0821210072710	CITY OF OPA LOCKA 780 FISHERMAN ST OPA-LOCKA, FL 33054
21 52 41 .15 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY70FT OF TR B BLK 83 /AKA NELY20FT LOT 8 & ALL LOTS 9 & 10 BLK 83 PER PB 34-67/ & PT OF ALLEY ADJ TO NELY 20 FT 330 S PERVIZ AVE OPA-LOCKA, FL 33054 0821210041111	CRYSTAL JRT APTS INC 10991 SW 222 TER CUTLER RIDGE, FL 33170

FARTHING HEIGHTS PB 87-78 LOT 5 BLK 1 LOT SIZE IRREGULAR OR 13038-3215 1186 4 761 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150050	ESPERANZA M GARCIA 761 BURLINGTON ST OPA-LOCKA, FL 33054
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY100FT OF TR A BLK 82 LOT SIZE 4500 SQUARE FEET OR 19586-3718 0401 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041040	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 10 BLK 82 LOT SIZE 2310 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050270	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF SWLY125FT OF TR A F/K/A LOTS 7 BLK 82 PB 34-67 LOT SIZE 2250 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041043	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 9 BLK 82 LOT SIZE 2625 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050260	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .06 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF TR A BLK 82 LOT SIZE 2250 SQUARE FEET OR 14556-3380 2(3) OR 21249-594-595 0403 4 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041030	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .11 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY175FT OF TR A F/K/A LOTS 5 & 6 BLK 82 PB 34-67 LOT SIZE 4500 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041042	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY80FT OF TR A BLK 97 FKA LOTS 2 & 3 BLK 97 PER PB 34-67 LOT SIZE 4875 SQUARE FEET 410 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041640	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY130FT OF TR A BLK 97 FKA LOTS 4 & 5 BLK 97 PER PB 34-67 LOT SIZE 4500 SQ FT UNAVAILABLE OPA-LOCKA, FL 33054 0821210041650	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 83 LOT SIZE 5250 SQUARE FEET OR 15361-2985	IGLESIA DE DIOS

0192 5 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041100	PENTECOSTAL M I INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR B LESS SWLY30FT & LESS NELY70FT BLK 83 /AKA LOT 6 LESS SWLY5FT ALL LOT 7 & SWLY5FT LOT 8 BLK 83 PB 34-67/ UNAVAILABLE OPA-LOCKA, FL 33054 0821210041110	IGLESIA DE DIOS PENTECOSTAL 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY30FT OF TR B BLK 83 /AKA LOT 5 & SW5FT LOT 6 BLK 83 PER PB 34-67/ LOT SIZE 2700 SQUARE FEET 644 SALIH ST OPA-LOCKA, FL 33054 0821210041112	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 .05 AC OPA LOCKA NO 2 PB 28-72 SWLY25FT OF NELY50FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 3 BLK 83 LOT SIZE 2250 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210050280	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 .50 AC OPA LOCKA NO 2 PB 28-72 NELY25FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 4 BLK 83 PB 34-67 LOT SIZE 2250 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210050290	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
FARTHING HEIGHTS PB 87-78 LOT 3 BLK 1 LOT SIZE 53 X 100 OR 20150-2350 24837-4617 0102 4 COC 24837-4620 06 2006 1 741 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150030	JAVIER MOREJON 741 BURLINGTON ST OPA-LOCKA, FL 33054-3926
ALI BABA VILLA PB 86-41 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 18096-3075 0498 1 425 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140020	JESUS PEGUERO 14675 HARRIS PL MIAMI LAKES, FL 33014
ALI BABA VILLA PB 86-41 LOT 1 BLK 1 LOT SIZE 66.000 X 99 OR 18087-1417 0498 1 405 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140010	JESUS PEGUERO 14675 HARRIS PL MIAMI LAKES, FL 33014
21 52 41 MAECHER LEGION POST SUB PB 70-55 LOT 1 LOT SIZE 11250 SQUARE FEET OR 15775-2534 0892 1 500 FISHERMAN ST OPA-LOCKA, FL 33054 0821210120010	KAZAH TEMPLE #149 OF MIAMI FL PO BOX 2515 OPA-LOCKA, FL 33055
OPA LOCKA 2 REV PLAT 2PB 34-76 TR C LESS N140FT BLK 99 LOT SIZE 73.430 X 112 OR 18043-3549 0398 1 301 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041752	LEE BOUIE 301 SHARAZAD BLVD OPA-LOCKA, FL 33054-3543

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 SWLY30FT OF TR A BLK 97 LOT SIZE 3150 SQUARE FEET OR 19345-0532 1000 4 COC 24045-3339 11 2005 1 400 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041652	MANOR NOOR ENTERP INC 5830 CASTLEGATE AVE DAVIE, FL 33054
OPA LOCKA PLAT NO 3 PB 31-14 LOT 30 LESS SW7.5FT & SW92.5FT TR C BLK 114 LOT SIZE 110.000 X 100 OR 18223-1095 0798 1 671 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070082	MARILYN MATEO 215 AVENIDA DEL CENTRO CLEWISTON, FL 33440
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF TR A BLK 97 /AKA LOT 13 BLK 97 PB 34-67/ LOT SIZE 2250 SQUARE FEET COC 23694-3344 08 2005 6 (3) 470 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041660	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY75FT OF NELY100FT OF TR A BLK 97 /AKA LOTS 10 THRU 12 BLK 97 PB 34-67/ 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041670	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 NELY100FT OF SWLY230FT TR A AKA LOTS 6-7-8-9 BLK 97 LOT SIZE 9000 SQUARE FEET COC 23694-3344 08 2005 6 (3) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041651	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
PB 34-76 OPA LOCKA 2ND REV PL NO 2 THAT PT TR B - AKA LOTS 14-15 & N15FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO N15FT LOT 16 PER ORD 66-810 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041680	MED ONE MEDICAL MGMT INC 498 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 TR A LESS SWLY55FT BLK 120 LOT SIZE 55.000 X 100 OR 19117-1228 0500 1 805 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070550	NELSON MARRERO &W MIREYA ROJAS 805 BURLINGTON ST OPA-LOCKA, FL 33054-3928
21 52 41 .60 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR A & N15FT OF ALLEY LYG S & AD TO E150FT OF W200FT CLOSED PER ORD 67-853 LOT SIZE 26250 SQUARE FEET 200 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041150	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR MIAMI, FL 33176
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS B & C BLK 84 & LOT 17 BLK 84 PER PB 28-72 & S15FT OF ALLEY N & AD TO W100FT OF TR B & TO E25FT 260 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041160	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR STE 118 MIAMI, FL 33176
OPA LOCKA NO 2 PB 28-72 PORT OF BLK 96 DESC BEG NE COR OF BLK 96 TH S 28 DEG E 125FT TO NWLY R/W/L OF	OLCDC TRAIN STATION LLC

SAL S 61 DEG W 230FT N 28 DEG W 125FT N 61 DEG 490 ALI BABA AVE OPA-LOCKA, FL 33054 0821210050440	490 OPA LOCKA BLVD STE 20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT TRACT A BLK 82 LOT SIZE 5250 SQUARE FEET OR 21041-4748 0103 5 COC 22957-1098 12 2004 5 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041041	OPA LOCKA COMMUNITY DEV CORP INC 490 OPA LOCKA BLVD OPA-LOCKA, FL 33054
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR B - AKA LOTS 17 THRU 22 & S10FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO S10FT LOT 16 & LOTS 17 THRU 22 PER ORD **141 SHARAZAD BLVD** **OPA-LOCKA, FL 33054** **0821210041690**	**OPA LOCKA COMMUNITY DEVELOPMENT CORPORATION INC** **490 OPA LOCKA BLVD 20** **OPA-LOCKA, FL 33054**
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS A & B BLK 98 & TRS A & B BLK 103 & ALL ALLEYS LYG WITHIN BLK 98 & 103 & THAT PORT OF SESAME ST LYG BETW SAID BLKS 403 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041710	OPA PROPERTY MANAGEMENT CORP 6051 N OCEAN DR #304 HOLLYWOOD, FL 33019
FARTHING HEIGHTS PB 87-78 LOT 4 BLK 1 LOT SIZE 53.000 X 100 CF 73R246746 751 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150040	OSCAR ALONSO &W EVA E 751 BURLINGTON ST OPA-LOCKA, FL 33054-3926
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT D BLK 83 LOT SIZE 5250 SQUARE FEET OR 17042-5204 1295 1 681 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041140	PROPERTY D & BG LLC 17740 NW 14 CT MIAMI, FL 33169
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT C BLK 83 & SWLY25FT OF NELY75FT OF SELY 1/2 OF TRACT 83 PB 28-72 LOT SIZE 19250 SQ FT 655 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041120	ROBERT BELLAMY 657 FISHERMAN ST OPA-LOCKA, FL 33054
21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY55FT OF TR A BLK 120 LOT SIZE 55.000 X 100 OR 12676-1144 0985 1 801 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070540	ROLANDO L LEVAY 801 BURLINGTON ST OPA-LOCKA, FL 33054
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT 93 & N1/2 OF STREET LYG S CLOSED PER RES #04-6617 & TRACT A BLK 94 & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORDINANCE 300 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041610	RUDG TOWN CENTER LLC 315 S BISCAYNE BLVD MIAMI, FL 33131
21 52 41 .509 AC M/L OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT B BLK 94 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORDINANCE 12-23 **551 FISHERMAN ST**	**RUDG TOWN CENTER LLC** **C/O THE RELATED GROUP** **315 S BISCAYNE BLVD 4 FL**

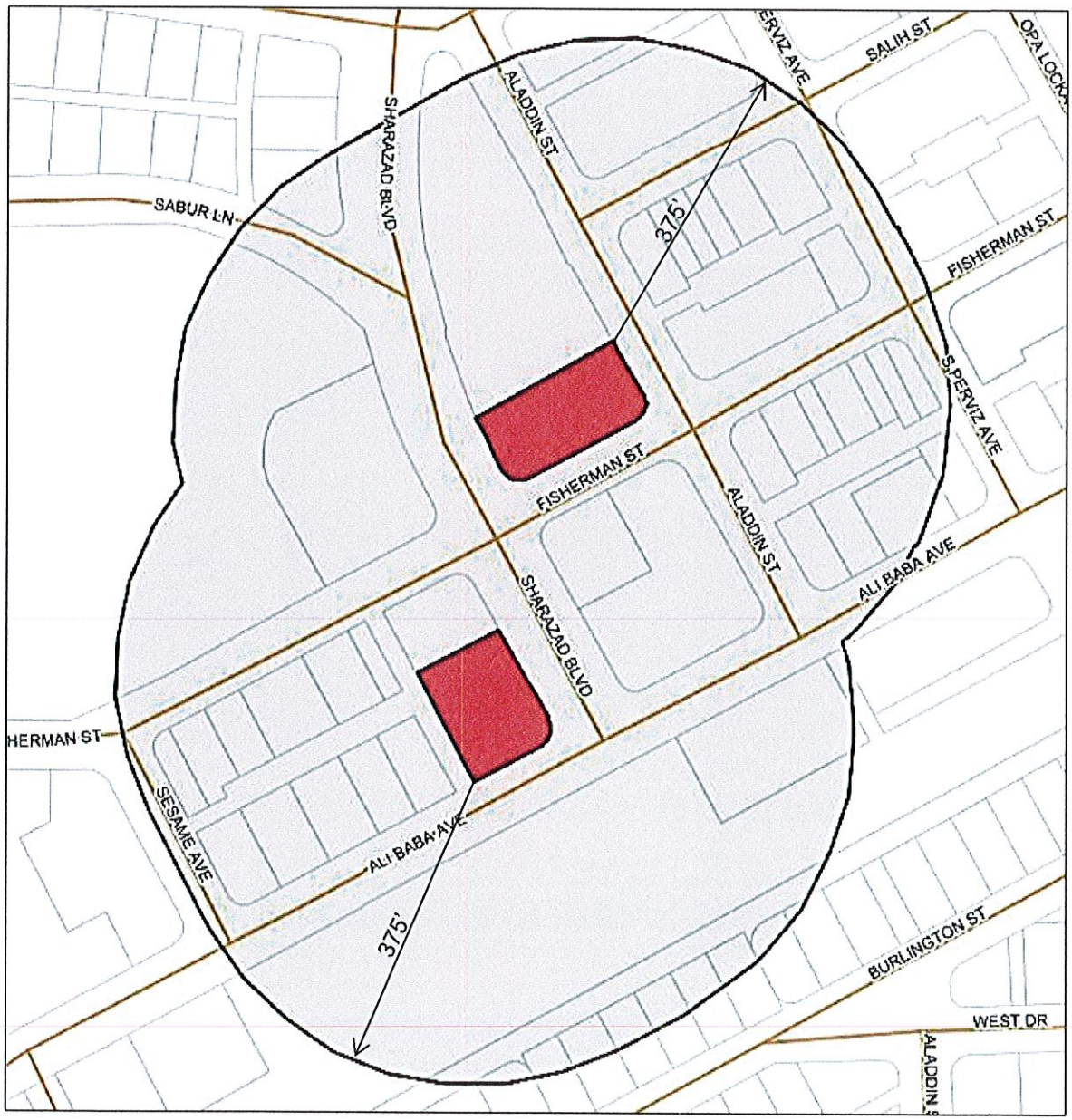
OPA-LOCKA, FL 33054 0821210041630	MIAMI, FL 33131
21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH UNAVAILABLE OPA-LOCKA, FL 33054 0821210000010	STATE OF FLORIDA DOT 605 SUWANNEE ST TALLAHASSEE, FL 32399
21 52 41 .25 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT B LESS NELY110FT BLK 78 LOT SIZE 10800 SQ FT OR 18293-4883 0998 3 747 FISHERMAN ST OPA-LOCKA, FL 33054 0821210040950	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
21 52 41 .50 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 78 LOT SIZE 21600 SQ FT OR 18293-1986 0998 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210040930	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR B LESS SW100FT & LESS NE50FT AKA LOTS 13 TO 16 INC BLK 82 LOT SIZE 8500 SQUARE FEET OR 15724-1852 1192 2 (2) 675 ALI BABA AVE OPA-LOCKA, FL 33054 0821210041090	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT OF TR B BLK 82 A/K/A LOTS 19 & 20 BLK 82 OR 16291-5264 0294 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041050	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT TR B BLK 82 F/K/A LOTS 11 & 12 BLK 82 PB 34/67 LOT SIZE 5000 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210041070	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
PB 34-76 OPA LOCKA 2ND REV PL NO 2 TR B LESS SW50FT & LESS NE150FT THEREOF AKA LOTS 17 & 18 BLK 82 & 15FT ALLEY LYG NWLY & ADJ TO LOTS 13 THRU 18 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041060	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
MAECHER LEGION POST SUB PB 70-55 LOT 2 LOT SIZE 33750 SQ FT OR 16963-3090 1095 3 550 FISHERMAN ST OPA-LOCKA, FL 33054 0821210120020	U S POSTAL SERVICE OPA LOCKA MAIN POST OFFICE 550 FISHERMAN ST OPA-LOCKA, FL 33054-3808
FARTHING HEIGHTS PB 87-78 LOT 6 BLK 1 LOT SIZE 53 X 100 OR 20445-1010 0502 1 COC 26300-3699 03 2008 1 771 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150060	YORLENE Y CANTARERO 771 BURLINGTON ST OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 2 BLK 1 LOT SIZE 53.000 X 100 OR 20956-1080 0103 1 COC 26240-2423 02 2008 1	YUNET RODRIGUEZ LOPEZ

731 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150020

ANNIEL ROMERO DEL RISCO
YUNIER RODRIGUEZ LOPEZ
731 BURLINGTON ST
OPA-LOCKA, FL 33054

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375' RADIUS MAP (N.T.S.)



SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

SURVEYPROS INC

Surveyor's Report

TO:

Dawn Perez
Ten North Group
490 Opa-locka Blvd, Ste. 20
Opa-locka, FL 33054

PREPARED BY:

Nicolas Del Vento, P.S.M.
Survey Pros, Inc.
4348 SW 74th Avenue
Miami, Fl. 33155
Office: (305) 767-6802

RE: 141 SHARAZAD BOULEVARD,OPA-LOCKA, FL 33054 & 551 FISHERMAN STREET, OPA LOCKA, FL 33054

To whom it may concern, this letter is to inform you that the required revisions to the subject properties will be done and completed by 08/08/2023 before end of day.

Please contact our office if you have any questions about this report.

Sincerely,

Nicolas Del Vento, P.S.M.



PLANNING & ZONING BOARD APPLICATION for DEVELOPMENT AGREEMENT

NARRATIVE CONCEPT 8/4/2023

Applicant: Opa-Locka Community Development Corporation, Inc., D/B/A Ten North Group

SUBJECT PROPERTY:

141 Sharazad Boulevard and 551 Fisherman Street, Opa-locka, Florida 33054

Folios: 08-2121-004-1690 and 08-2121-004-1630

This development ("City Terrace") is composed of 141 Sharazad Boulevard and 551 Fisherman Street, both falling inside the Historic Downtown Opa-locka District (HDOD). Together, the mixed-use buildings seek to reinvigorate the city's core in an equity-conscious manner, introducing 145 senior multi-family residential units, as well as 14,097 s.f. of commercial space to reactivate the street level.

Of the 145 total units, 4 will be configured as studio units (zero-bedroom/one-bath), 127 as one-bedroom/one-bath units, and 14 as two-bedroom/two-bath units. In total, 16 units (11%) will be affordable at the 33% AMI level, with the remaining 129 units affordable at 60% AMI.

141 Sharazad, the smaller of the two buildings, will contain 57 residential units and 5,353 s.f. of the total commercial space, with high transparency and retail entrances fronting Sharazad Boulevard and Ali Baba Avenue. Northwest (diagonal) from the first building will be 551 Fisherman, containing 88 units and 8,744 s.f. of sidewalk-oriented commercial space along Fisherman Street.

The design of City Terrace is inspired by the "Moorish" architectural cues that make Opa-locka unique among other South Florida cities. As such, both buildings will include large, striking arches, geometric patterns, artistically screened parking floors, and a distinct color palette. The motif extends into the spacious pedestrian realm with decorative hardscape and shade-providing subtropical foliage. Finally, impacted intersections will be reconfigured to enhance pedestrian mobility between the two properties.

State of Florida
Department of State

I certify from the records of this office that OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION,INC. is a corporation organized under the laws of the State of Florida, filed on May 5, 1981.

The document number of this corporation is 757835.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on June 14, 2023, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 5091318137CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA LLC is a limited liability company organized under the laws of the State of Florida, filed on January 15, 2015, effective January 15, 2015.

The document number of this limited liability company is L15000008968.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 7792986864CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA MANAGER LLC is a limited liability company organized under the laws of the State of Florida, filed on January 14, 2015, effective January 14, 2015.

The document number of this limited liability company is L15000008590.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023



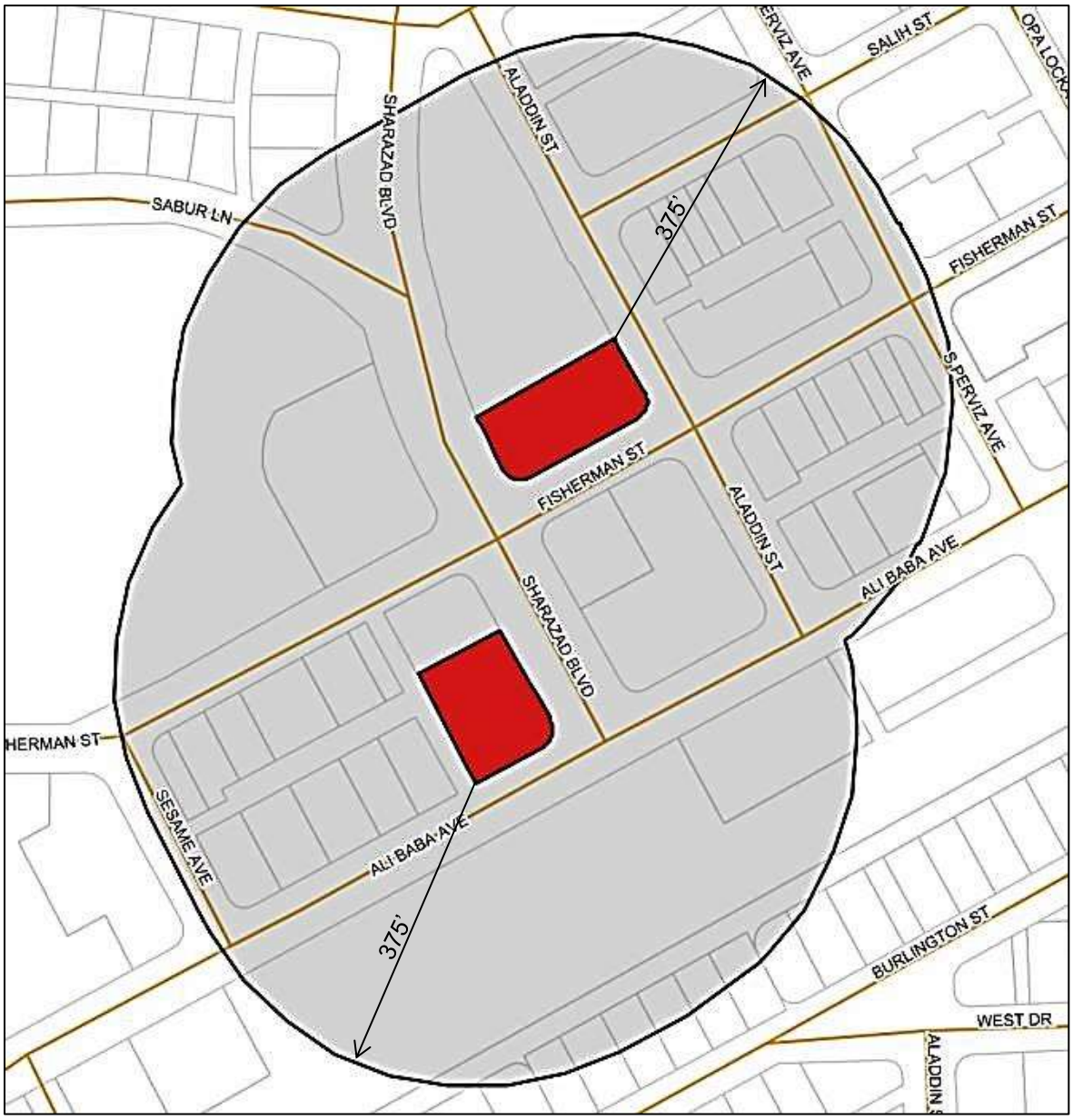
Secretary of State

Tracking Number: 3459775456CU

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

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

375' RADIUS MAP (N.T.S.)



SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

LIST OF PROPERTY OWNERS WITNIN 375’ RADIUS OF THE SUBJECT PROPERTIES (Subject properties are shown in BOLD)

LEGAL DESCRIPTION, SITE ADDRESS, FOLIO NUMBER	NAME, MAILING ADDRESS
21 52 41 .54 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 BLK 81 LOT SIZE 23750 SQUARE FEET OR 14798-2232 0890 1 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041020	675 ALI BABA LLC 490 OPA LOCKA BLVD 20 OPA-LOCKA, FL 33054
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG 201 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041711	675 ALI BABA LLC 490 OPA LOCKA BLVD STE 20 OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 1 BLK 1 LOT SIZE IRREGULAR OR 15868-0176 0393 4 721 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150010	ADALBERTO IZQUIERDO &W ONDINA 721 BURLINGTON ST OPA-LOCKA, FL 33054-3926
OPA LOCKA 2 REV PLAT 2 PB 34-76 S65FT M/L OF N140FT M/L OF TR C BLK 99 LOT SIZE 65.000 X 112 OR 10026 1276 0478 1 345 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041751	ALBERTO RIOS HILDA RIOS 345 SHARAZAD BLVD OPA-LOCKA, FL 33054-3543
ALI BABA VILLA PB 86-41 LOT 3 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0182 0902 1 COC 23428-2258 05 2005 4 435 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140030	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 20932-3109 0702 1 COC 23428-1928 05 2005 4 465 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140040	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 5 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0515 0902 1 COC 22595-1411 08 2004 1 475 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140050	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
21 52 41 .13 AC OPA LOCKA PLAT NO 3 PB 31-14 NE57.5FT TRACT C BLK 114 LOT SIZE 57.500 X 100 OR 21184-0862 0303 5 681 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070110	ANTONIA PIEDAD CESPEDES 681 BURLINGTON ST OPA-LOCKA, FL 33054-3924
21 52 41 1.9 AC OPA LOCKA PLAT NO 3 PB 31-14 THAT STRIP OF LAND LYG SELY OF SELY R/W/L OF THE SAF RR BOUNDED ON THE SE BY BLKS 119-120-129- 130 & AREA SHOWN AS YACHT BASIN UNAVAILABLE OPA-LOCKA, FL 33054 0821210072710	CITY OF OPA LOCKA 780 FISHERMAN ST OPA-LOCKA, FL 33054
21 52 41 .15 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY70FT OF TR B BLK 83 /AKA NELY20FT LOT 8 & ALL LOTS 9 & 10 BLK 83 PER PB 34-67/ & PT OF ALLEY ADJ TO NELY 20 FT 330 S PERVIZ AVE OPA-LOCKA, FL 33054 0821210041111	CRYSTAL JRT APTS INC 10991 SW 222 TER CUTLER RIDGE, FL 33170

FARTHING HEIGHTS PB 87-78 LOT 5 BLK 1 LOT SIZE IRREGULAR OR 13038-3215 1186 4 761 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150050	ESPERANZA M GARCIA 761 BURLINGTON ST OPA-LOCKA, FL 33054
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY100FT OF TR A BLK 82 LOT SIZE 4500 SQUARE FEET OR 19586-3718 0401 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041040	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 10 BLK 82 LOT SIZE 2310 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050270	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF SWLY125FT OF TR A F/K/A LOTS 7 BLK 82 PB 34-67 LOT SIZE 2250 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041043	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 9 BLK 82 LOT SIZE 2625 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050260	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .06 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF TR A BLK 82 LOT SIZE 2250 SQUARE FEET OR 14556-3380 2(3) OR 21249-594-595 0403 4 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041030	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .11 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY175FT OF TR A F/K/A LOTS 5 & 6 BLK 82 PB 34-67 LOT SIZE 4500 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041042	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY80FT OF TR A BLK 97 FKA LOTS 2 & 3 BLK 97 PER PB 34-67 LOT SIZE 4875 SQUARE FEET 410 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041640	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY130FT OF TR A BLK 97 FKA LOTS 4 & 5 BLK 97 PER PB 34-67 LOT SIZE 4500 SQ FT UNAVAILABLE OPA-LOCKA, FL 33054 0821210041650	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 83 LOT SIZE 5250 SQUARE FEET OR 15361-2985	IGLESIA DE DIOS

0192 5
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210041100

PENTECOSTAL M I INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR B LESS SWLY30FT & LESS NELY70FT BLK 83 /AKA LOT 6 LESS SWLY5FT ALL LOT 7 & SWLY5FT LOT 8 BLK 83 PB 34-67/
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210041110

IGLESIA DE DIOS PENTECOSTAL
644 SALIH ST
OPA-LOCKA, FL 33054-3557

21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY30FT OF TR B BLK 83 /AKA LOT 5 & SW5FT LOT 6 BLK 83 PER PB 34-67/ LOT SIZE 2700 SQUARE FEET
644 SALIH ST
OPA-LOCKA, FL 33054
0821210041112

IGLESIA DE DIOS PENTECOSTAL INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

21 52 41 .05 AC OPA LOCKA NO 2 PB 28-72 SWLY25FT OF NELY50FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 3 BLK 83 LOT SIZE 2250 SQUARE FEET
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210050280

IGLESIA DE DIOS PENTECOSTAL INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

21 52 41 .50 AC OPA LOCKA NO 2 PB 28-72 NELY25FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 4 BLK 83 PB 34-67 LOT SIZE 2250 SQUARE FEET
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210050290

IGLESIA DE DIOS PENTECOSTAL INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

FARTHING HEIGHTS PB 87-78 LOT 3 BLK 1 LOT SIZE 53 X 100 OR 20150-2350 24837-4617 0102 4 COC 24837-4620 06 2006 1
741 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150030

JAVIER MOREJON
741 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

ALI BABA VILLA PB 86-41 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 18096-3075 0498 1
425 ALI BABA AVE
OPA-LOCKA, FL 33054
0821210140020

JESUS PEGUERO
14675 HARRIS PL
MIAMI LAKES, FL 33014

ALI BABA VILLA PB 86-41 LOT 1 BLK 1 LOT SIZE 66.000 X 99 OR 18087-1417 0498 1
405 ALI BABA AVE
OPA-LOCKA, FL 33054
0821210140010

JESUS PEGUERO
14675 HARRIS PL
MIAMI LAKES, FL 33014

21 52 41 MAECHER LEGION POST SUB PB 70-55 LOT 1 LOT SIZE 11250 SQUARE FEET OR 15775-2534 0892 1
500 FISHERMAN ST
OPA-LOCKA, FL 33054
0821210120010

KAZAH TEMPLE #149 OF MIAMI FL
PO BOX 2515
OPA-LOCKA, FL 33055

OPA LOCKA 2 REV PLAT 2PB 34-76 TR C LESS N140FT BLK 99 LOT SIZE 73.430 X 112 OR 18043-3549 0398 1
301 SHARAZAD BLVD
OPA-LOCKA, FL 33054
0821210041752

LEE BOUIE
301 SHARAZAD BLVD
OPA-LOCKA, FL 33054-3543

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 SWLY30FT OF TR A BLK 97 LOT SIZE 3150 SQUARE FEET OR 19345-0532 1000 4 COC 24045-3339 11 2005 1 400 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041652	MANOR NOOR ENTERP INC 5830 CASTLEGATE AVE DAVIE, FL 33054
OPA LOCKA PLAT NO 3 PB 31-14 LOT 30 LESS SW7.5FT & SW92.5FT TR C BLK 114 LOT SIZE 110.000 X 100 OR 18223-1095 0798 1 671 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070082	MARILYN MATEO 215 AVENIDA DEL CENTRO CLEWISTON, FL 33440
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF TR A BLK 97 /AKA LOT 13 BLK 97 PB 34-67/ LOT SIZE 2250 SQUARE FEET COC 23694-3344 08 2005 6 (3) 470 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041660	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY75FT OF NELY100FT OF TR A BLK 97 /AKA LOTS 10 THRU 12 BLK 97 PB 34-67/ 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041670	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 NELY100FT OF SWLY230FT TR A AKA LOTS 6-7-8-9 BLK 97 LOT SIZE 9000 SQUARE FEET COC 23694-3344 08 2005 6 (3) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041651	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
PB 34-76 OPA LOCKA 2ND REV PL NO 2 THAT PT TR B - AKA LOTS 14-15 & N15FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO N15FT LOT 16 PER ORD 66-810 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041680	MED ONE MEDICAL MGMT INC 498 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 TR A LESS SWLY55FT BLK 120 LOT SIZE 55.000 X 100 OR 19117-1228 0500 1 805 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070550	NELSON MARRERO &W MIREYA ROJAS 805 BURLINGTON ST OPA-LOCKA, FL 33054-3928
21 52 41 .60 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR A & N15FT OF ALLEY LYG S & AD TO E150FT OF W200FT CLOSED PER ORD 67-853 LOT SIZE 26250 SQUARE FEET 200 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041150	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR MIAMI, FL 33176
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS B & C BLK 84 & LOT 17 BLK 84 PER PB 28-72 & S15FT OF ALLEY N & AD TO W100FT OF TR B & TO E25FT 260 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041160	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR STE 118 MIAMI, FL 33176
OPA LOCKA NO 2 PB 28-72 PORT OF BLK 96 DESC BEG NE COR OF BLK 96 TH S 28 DEG E 125FT TO NWLY R/W/L OF	OLCDC TRAIN STATION LLC

SAL S 61 DEG W 230FT N 28 DEG W 125FT N 61 DEG
490 ALI BABA AVE
OPA-LOCKA, FL 33054
0821210050440

490 OPA LOCKA BLVD STE 20
OPA-LOCKA, FL 33054

21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT TRACT A BLK 82 LOT SIZE 5250 SQUARE FEET OR 21041-4748 0103 5 COC 22957-1098 12 2004 5
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210041041

OPA LOCKA COMMUNITY DEV CORP INC
490 OPA LOCKA BLVD
OPA-LOCKA, FL 33054

PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR B - AKA LOTS 17 THRU 22 & S10FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO S10FT LOT 16 & LOTS 17 THRU 22 PER ORD
141 SHARAZAD BLVD
OPA-LOCKA, FL 33054
0821210041690

OPA LOCKA COMMUNITY DEVELOPMENT CORPORATION INC
490 OPA LOCKA BLVD 20
OPA-LOCKA, FL 33054

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS A & B BLK 98 & TRS A & B BLK 103 & ALL ALLEYS LYG WITHIN BLK 98 & 103 & THAT PORT OF SESAME ST LYG BETW SAID BLKS
403 FISHERMAN ST
OPA-LOCKA, FL 33054
0821210041710

OPA PROPERTY MANAGEMENT CORP
6051 N OCEAN DR #304
HOLLYWOOD, FL 33019

FARTHING HEIGHTS PB 87-78 LOT 4 BLK 1 LOT SIZE 53.000 X 100 CF 73R246746
751 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150040

OSCAR ALONSO &W EVA E
751 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT D BLK 83 LOT SIZE 5250 SQUARE FEET OR 17042-5204 1295 1
681 FISHERMAN ST
OPA-LOCKA, FL 33054
0821210041140

PROPERTY D & BG LLC
17740 NW 14 CT
MIAMI, FL 33169

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT C BLK 83 & SWLY25FT OF NELY75FT OF SELY 1/2 OF TRACT 83 PB 28-72 LOT SIZE 19250 SQ FT
655 FISHERMAN ST
OPA-LOCKA, FL 33054
0821210041120

ROBERT BELLAMY
657 FISHERMAN ST
OPA-LOCKA, FL 33054

21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY55FT OF TR A BLK 120 LOT SIZE 55.000 X 100 OR 12676-1144 0985 1
801 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210070540

ROLANDO L LEVAY
801 BURLINGTON ST
OPA-LOCKA, FL 33054

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT 93 & N1/2 OF STREET LYG S CLOSED PER RES #04-6617 & TRACT A BLK 94 & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORDINANCE
300 SHARAZAD BLVD
OPA-LOCKA, FL 33054
0821210041610

RUDG TOWN CENTER LLC
315 S BISCAYNE BLVD
MIAMI, FL 33131

21 52 41 .509 AC M/L OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT B BLK 94 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORDINANCE 12-23
551 FISHERMAN ST

RUDG TOWN CENTER LLC
C/O THE RELATED GROUP
315 S BISCAYNE BLVD 4 FL

OPA-LOCKA, FL 33054 **0821210041630**	**MIAMI, FL 33131**
21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH UNAVAILABLE OPA-LOCKA, FL 33054 0821210000010	STATE OF FLORIDA DOT 605 SUWANNEE ST TALLAHASSEE, FL 32399
21 52 41 .25 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT B LESS NELY110FT BLK 78 LOT SIZE 10800 SQ FT OR 18293-4883 0998 3 747 FISHERMAN ST OPA-LOCKA, FL 33054 0821210040950	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
21 52 41 .50 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 78 LOT SIZE 21600 SQ FT OR 18293-1986 0998 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210040930	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR B LESS SW100FT & LESS NE50FT AKA LOTS 13 TO 16 INC BLK 82 LOT SIZE 8500 SQUARE FEET OR 15724-1852 1192 2 (2) 675 ALI BABA AVE OPA-LOCKA, FL 33054 0821210041090	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT OF TR B BLK 82 A/K/A LOTS 19 & 20 BLK 82 OR 16291-5264 0294 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041050	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT TR B BLK 82 F/K/A LOTS 11 & 12 BLK 82 PB 34/67 LOT SIZE 5000 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210041070	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
PB 34-76 OPA LOCKA 2ND REV PL NO 2 TR B LESS SW50FT & LESS NE150FT THEREOF AKA LOTS 17 & 18 BLK 82 & 15FT ALLEY LYG NWLY & ADJ TO LOTS 13 THRU 18 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041060	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
MAECHER LEGION POST SUB PB 70-55 LOT 2 LOT SIZE 33750 SQ FT OR 16963-3090 1095 3 550 FISHERMAN ST OPA-LOCKA, FL 33054 0821210120020	U S POSTAL SERVICE OPA LOCKA MAIN POST OFFICE 550 FISHERMAN ST OPA-LOCKA, FL 33054-3808
FARTHING HEIGHTS PB 87-78 LOT 6 BLK 1 LOT SIZE 53 X 100 OR 20445-1010 0502 1 COC 26300-3699 03 2008 1 771 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150060	YORLENE Y CANTARERO 771 BURLINGTON ST OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 2 BLK 1 LOT SIZE 53.000 X 100 OR 20956-1080 0103 1 COC 26240-2423 02 2008 1	YUNET RODRIGUEZ LOPEZ

731 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150020

ANNIEL ROMERO DEL RISCO
YUNIER RODRIGUEZ LOPEZ
731 BURLINGTON ST
OPA-LOCKA, FL 33054

675 ALI BABA LLC
490 OPA LOCKA BLVD STE 20
OPA-LOCKA, FL 33054

ADALBERTO IZQUIERDO &W ONDINA
721 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

ALBERTO RIOS
HILDA RIOS
345 SHARAZAD BLVD
OPA-LOCKA, FL 33054-3543

ALI BABA GROUP LLC
1160 KANE CONCOURSE STE 301
BAY HARBOR ISLANDS, FL 33154

ANTONIA PIEDAD CESPEDES
681 BURLINGTON ST
OPA-LOCKA, FL 33054-3924

CITY OF OPA LOCKA
780 FISHERMAN ST
OPA-LOCKA, FL 33054

CRYSTAL JRT APTS INC
10991 SW 222 TER
CUTLER RIDGE, FL 33170

ESPERANZA M GARCIA
761 BURLINGTON ST
OPA-LOCKA, FL 33054

FISHERMAN SALIH LLC
3674 SW 161 TER
MIRAMAR, FL 33027-4507

FISHERMAN STREET PROPERTIES LLC
14060 NW 82 AVE
MIAMI LAKES, FL 33016

IGLESIA DE DIOS
PENTECOSTAL M I INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

IGLESIA DE DIOS PENTECOSTAL INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

JAVIER MOREJON
741 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

JESUS PEGUERO
14675 HARRIS PL
MIAMI LAKES, FL 33014

KAZAH TEMPLE #149 OF MIAMI FL
PO BOX 2515
OPA-LOCKA, FL 33055

LEE BOUIE
301 SHARAZAD BLVD
OPA-LOCKA, FL 33054-3543

MANOR NOOR ENTERP INC
5830 CASTLEGATE AVE
DAVIE, FL 33054

MARILYN MATEO
215 AVENIDA DEL CENTRO
CLEWISTON, FL 33440

MED ONE MEDICAL MANAGEMENT
470 FISHERMAN ST
OPA-LOCKA, FL 33054-3818

MED ONE MEDICAL MGMT INC
498 FISHERMAN ST
OPA-LOCKA, FL 33054-3818

NELSON MARRERO &W MIREYA ROJAS
805 BURLINGTON ST
OPA-LOCKA, FL 33054-3928

OCEAN DRIVE HOTEL CORP
10651 N KENDALL DR STE 118
MIAMI, FL 33176

OLCDC TRAIN STATION LLC
490 OPA LOCKA BLVD STE 20
OPA-LOCKA, FL 33054

OPA LOCKA COMMUNITY DEVELOPMENT
CORPORATION INC
490 OPA LOCKA BLVD 20
OPA-LOCKA, FL 33054

OPA PROPERTY MANAGEMENT CORP
6051 N OCEAN DR #304
HOLLYWOOD, FL 33019

OSCAR ALONSO &W EVA E
751 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

PROPERTY D & BG LLC
17740 NW 14 CT
MIAMI, FL 33169

ROBERT BELLAMY
657 FISHERMAN ST
OPA-LOCKA, FL 33054

ROLANDO L LEVAY
801 BURLINGTON ST
OPA-LOCKA, FL 33054

RUDG TOWN CENTER LLC
C/O THE RELATED GROUP
315 S BISCAYNE BLVD 4 FL
MIAMI, FL 33131

STATE OF FLORIDA
DOT
605 SUWANNEE ST
TALLAHASSEE, FL 32399

TIITF/DMS
REGINAL SERVICE CENTER
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

TOWN CENTER 675 LLC
490 OPA LOCKA BLVD #20
OPA-LOCKA, FL 33054

U S POSTAL SERVICE
OPA LOCKA MAIN POST OFFICE
550 FISHERMAN ST
OPA-LOCKA, FL 33054-3808

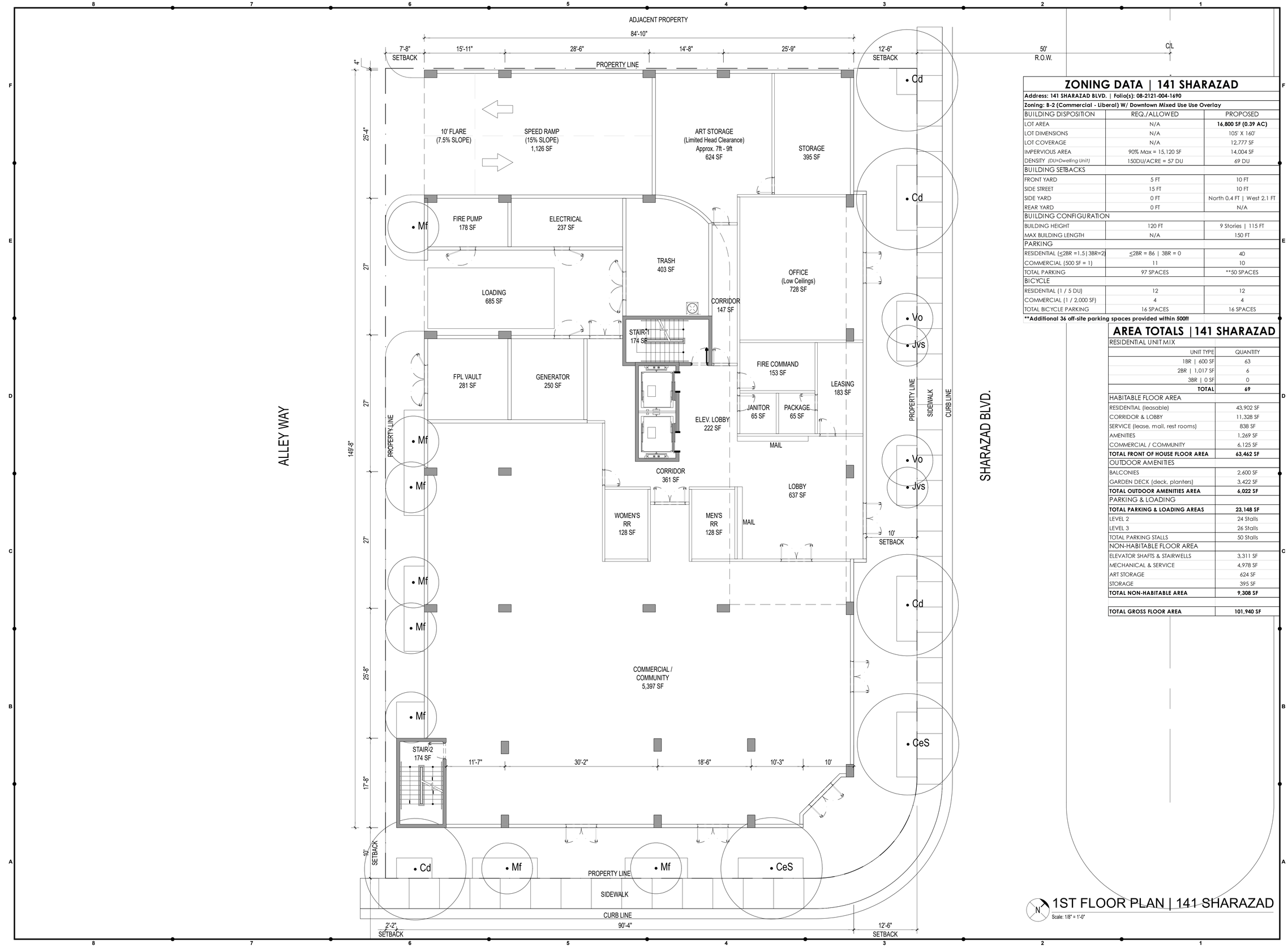
YORLENE Y CANTARERO
771 BURLINGTON ST
OPA-LOCKA, FL 33054

YUNET RODRIGUEZ LOPEZ
ANNIEL ROMERO DEL RISCO
YUNIER RODRIGUEZ LOPEZ
731 BURLINGTON ST
OPA-LOCKA, FL 33054


1 4 1 SHARAZAD
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Retail



ZONING DATA | 141 SHARAZAD

Address: 141 SHARAZAD BLVD. | Folio(s): 08-2121-004-1690

Zoning: B-2 (Commercial - Liberal) W/ Downtown Mixed Use Use Overlay

BUILDING DISPOSITION	REQ./ALLOWED	PROPOSED
LOT AREA	N/A	**16,800 SF (0.39 AC)**
LOT DIMENSIONS	N/A	105' X 160'
LOT COVERAGE	N/A	12,777 SF
IMPERVIOUS AREA	90% Max = 15,120 SF	14,004 SF
DENSITY *(DU=Dwelling Unit)*	150DU/ACRE = 57 DU	69 DU
BUILDING SETBACKS		
FRONT YARD	5 FT	10 FT
SIDE STREET	15 FT	10 FT
SIDE YARD	0 FT	North 0.4 FT | West 2.1 FT
REAR YARD	0 FT	N/A
BUILDING CONFIGURATION		
BUILDING HEIGHT	120 FT	9 Stories | 115 FT
MAX BUILDING LENGTH	N/A	150 FT
PARKING		
RESIDENTIAL (≤2BR =1.5 | 3BR=2)	≤2BR = 86 | 3BR = 0	40
COMMERCIAL (500 SF = 1)	11	10
TOTAL PARKING	97 SPACES	**50 SPACES
BICYCLE		
RESIDENTIAL (1 / 5 DU)	12	12
COMMERCIAL (1 / 2,000 SF)	4	4
TOTAL BICYCLE PARKING	16 SPACES	16 SPACES

****Additional 36 off-site parking spaces provided within 500ft**

AREA TOTALS | 141 SHARAZAD

RESIDENTIAL UNIT MIX	
UNIT TYPE	QUANTITY
1BR | 600 SF	63
2BR | 1,017 SF	6
3BR | 0 SF	0
TOTAL	**69**
HABITABLE FLOOR AREA	
RESIDENTIAL (leasable)	43,902 SF
CORRIDOR & LOBBY	11,328 SF
SERVICE (lease, mail, rest rooms)	838 SF
AMENITIES	1,269 SF
COMMERCIAL / COMMUNITY	6,125 SF
TOTAL FRONT OF HOUSE FLOOR AREA	**63,462 SF**
OUTDOOR AMENITIES	
BALCONIES	2,600 SF
GARDEN DECK (deck, planters)	3,422 SF
TOTAL OUTDOOR AMENITIES AREA	**6,022 SF**
PARKING & LOADING	
TOTAL PARKING & LOADING AREAS	**23,148 SF**
LEVEL 2	24 Stalls
LEVEL 3	26 Stalls
TOTAL PARKING STALLS	50 Stalls
NON-HABITABLE FLOOR AREA	
ELEVATOR SHAFTS & STAIRWELLS	3,311 SF
MECHANICAL & SERVICE	4,978 SF
ART STORAGE	624 SF
STORAGE	395 SF
TOTAL NON-HABITABLE AREA	**9,308 SF**
TOTAL GROSS FLOOR AREA	**101,940 SF**

1ST FLOOR PLAN | 141 SHARAZAD

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

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Sheet Name:
FLOOR PLAN

Sheet Origin Date:
07/13/2022

Sheet Issue Date:
11/22/2023

Revisions:

No.	Description	Date

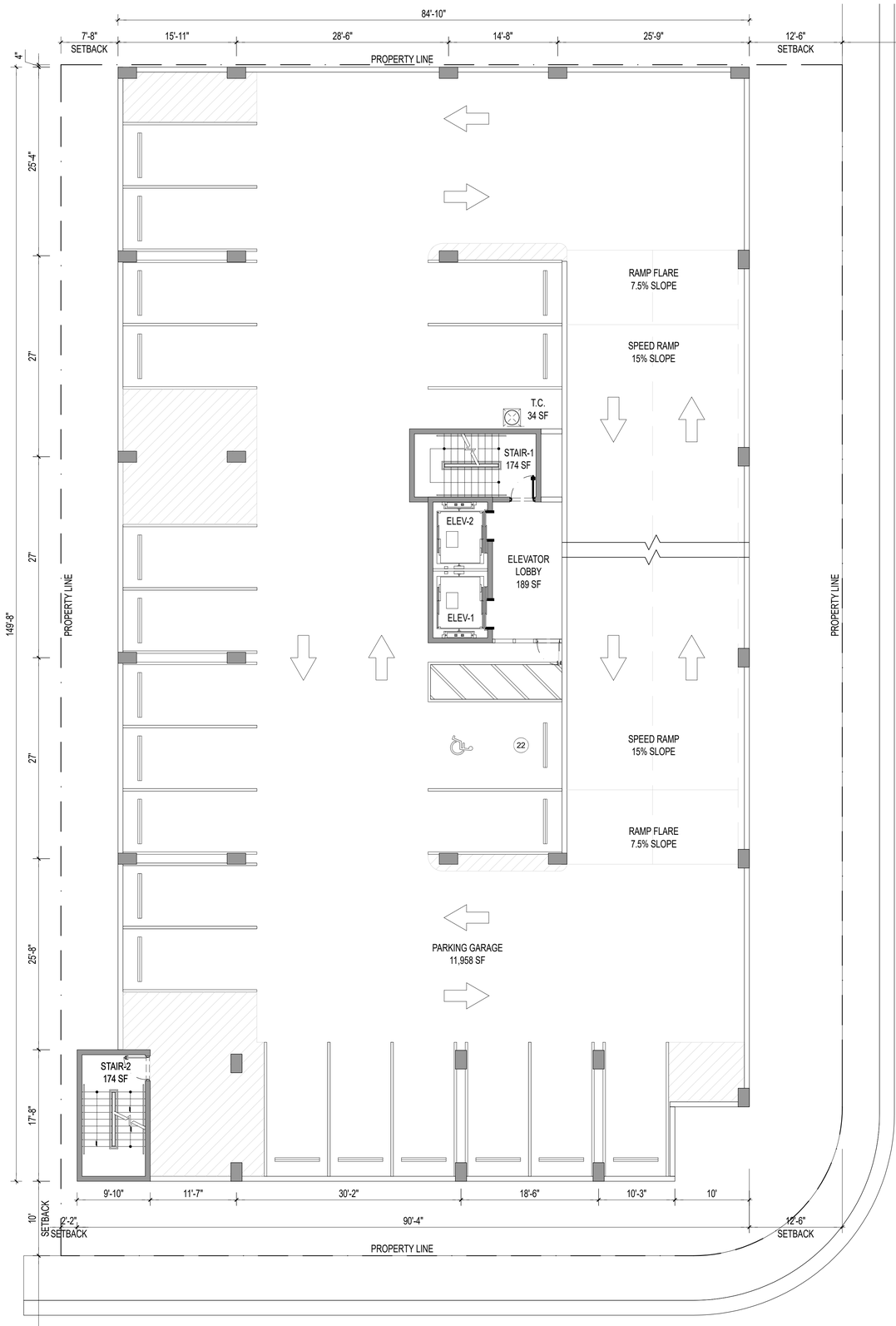
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2ND FLOOR PLAN | 141 SHARAZAD

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

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Project Number:
21086

Sheet Name:
FLOOR PLAN

Sheet Origin Date:
09/20/2021

Sheet Issue Date:
11/22/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

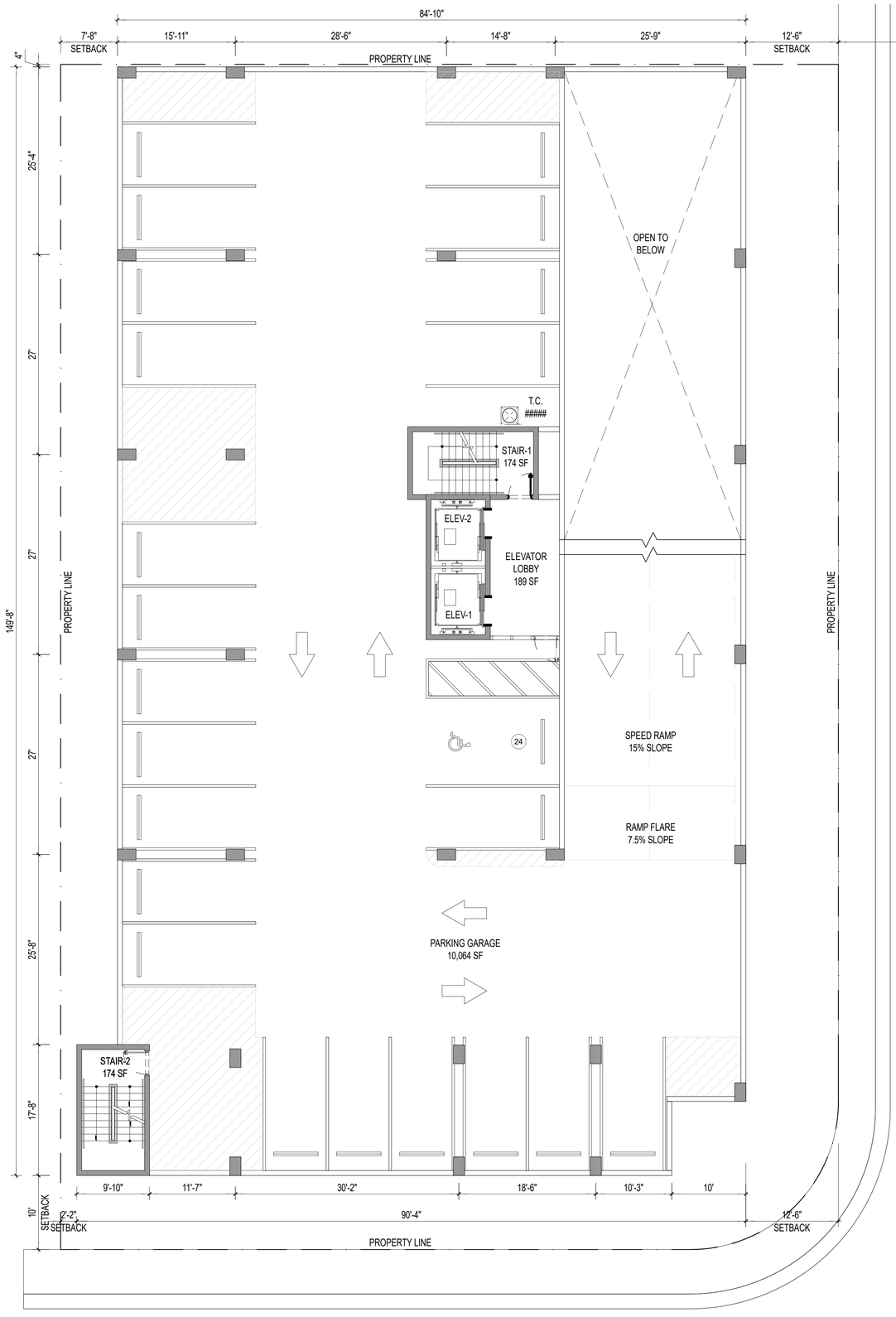
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3RD FLOOR PLAN | 141 SHARAZAD

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Sheet Name:
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09/20/2021

Sheet Issue Date:
11/22/2023

Revisions:

No.	Description	Date

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CONCEPT

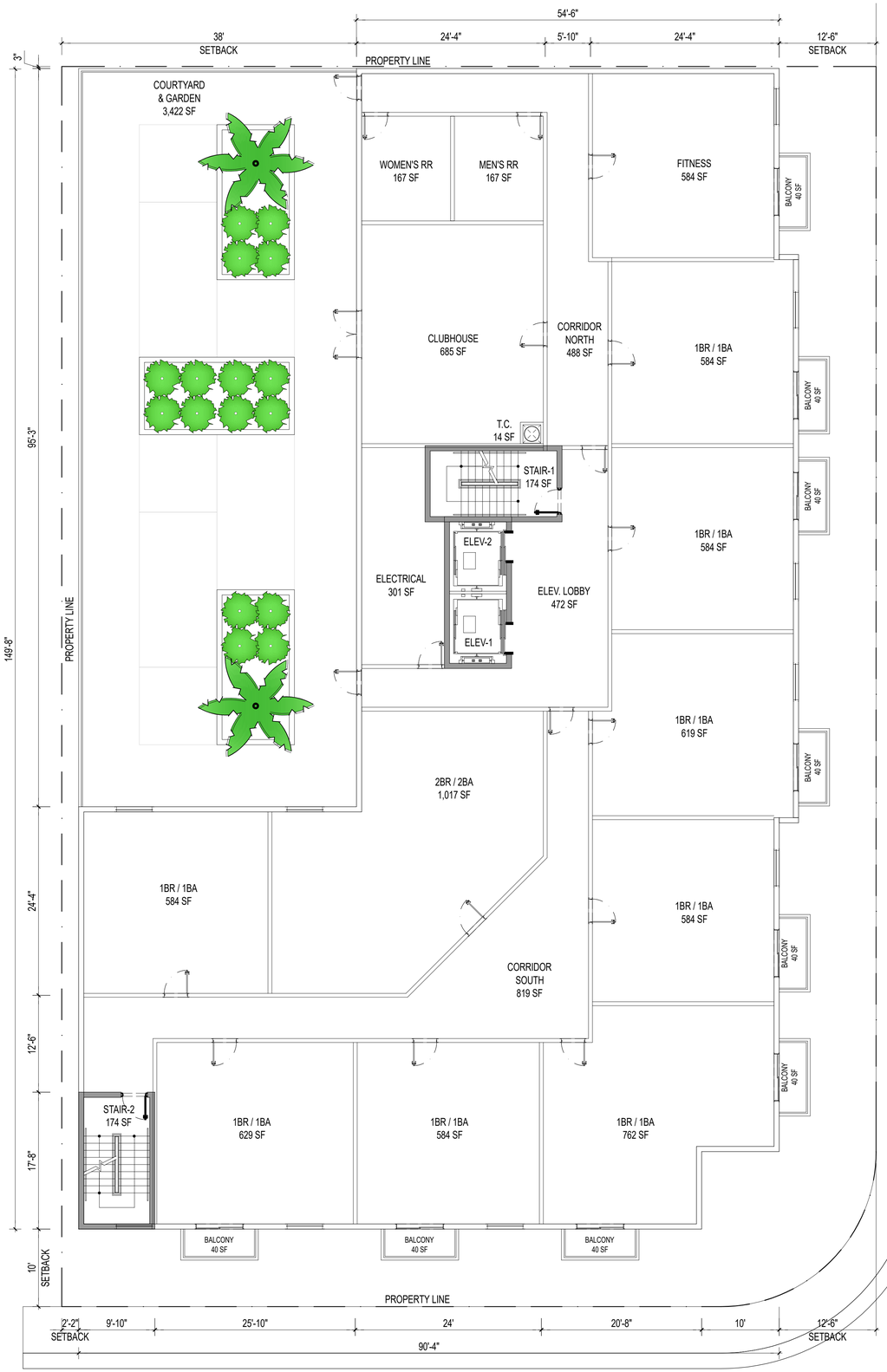
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4TH FLOOR PLAN | 141 SHARAZAD

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06/16/2022

Sheet Issue Date:
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Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

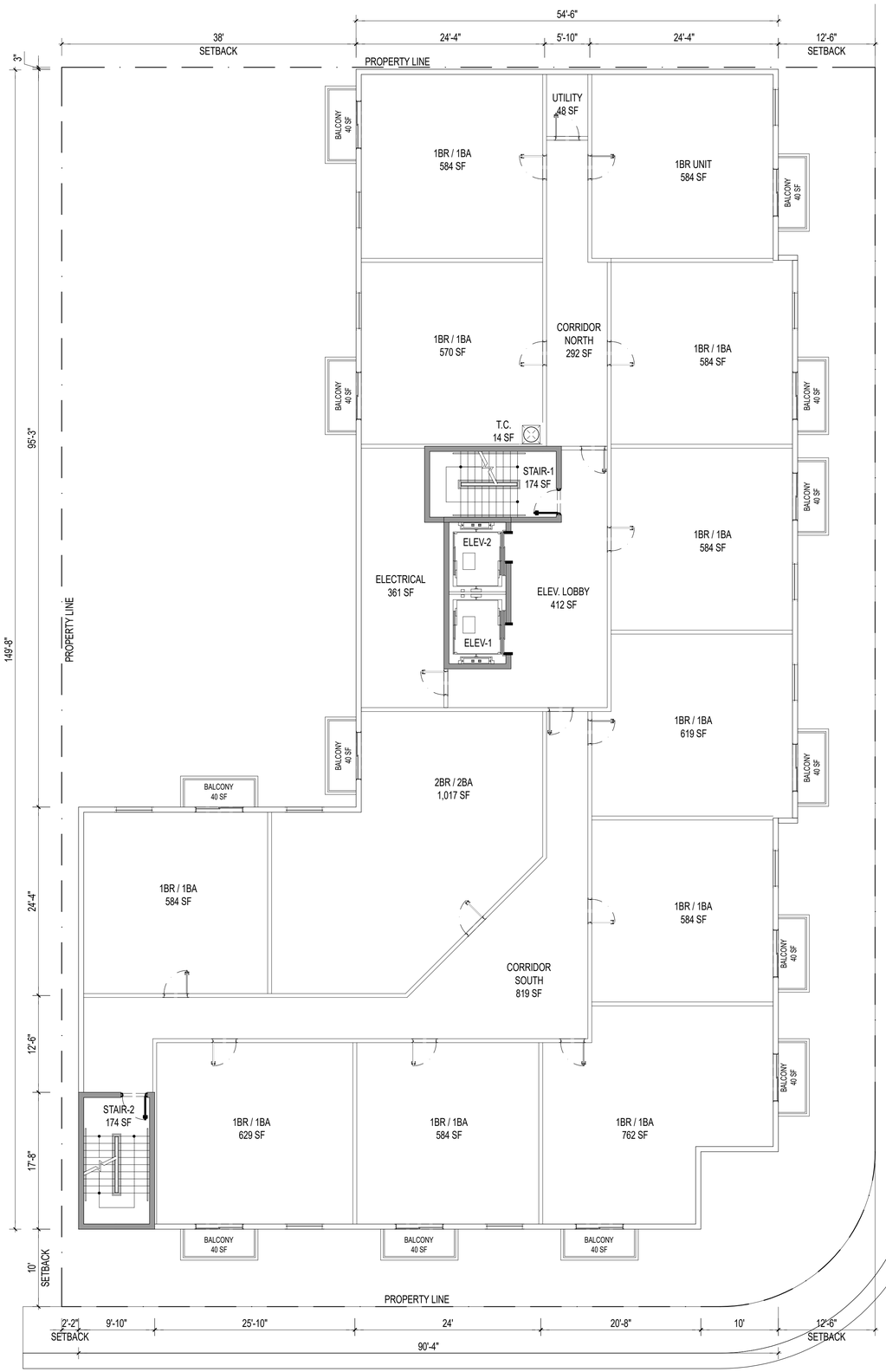
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5TH-9TH FLOOR PLAN | 141 SHARAZAD

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NORTH EAST ELEVATION

Scale: NTS

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ELEVATIONS

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7/07/2023

Sheet Issue Date:
11/22/2023

Revisions:

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SOUTH EAST ELEVATION

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NORTH WEST ELEVATION

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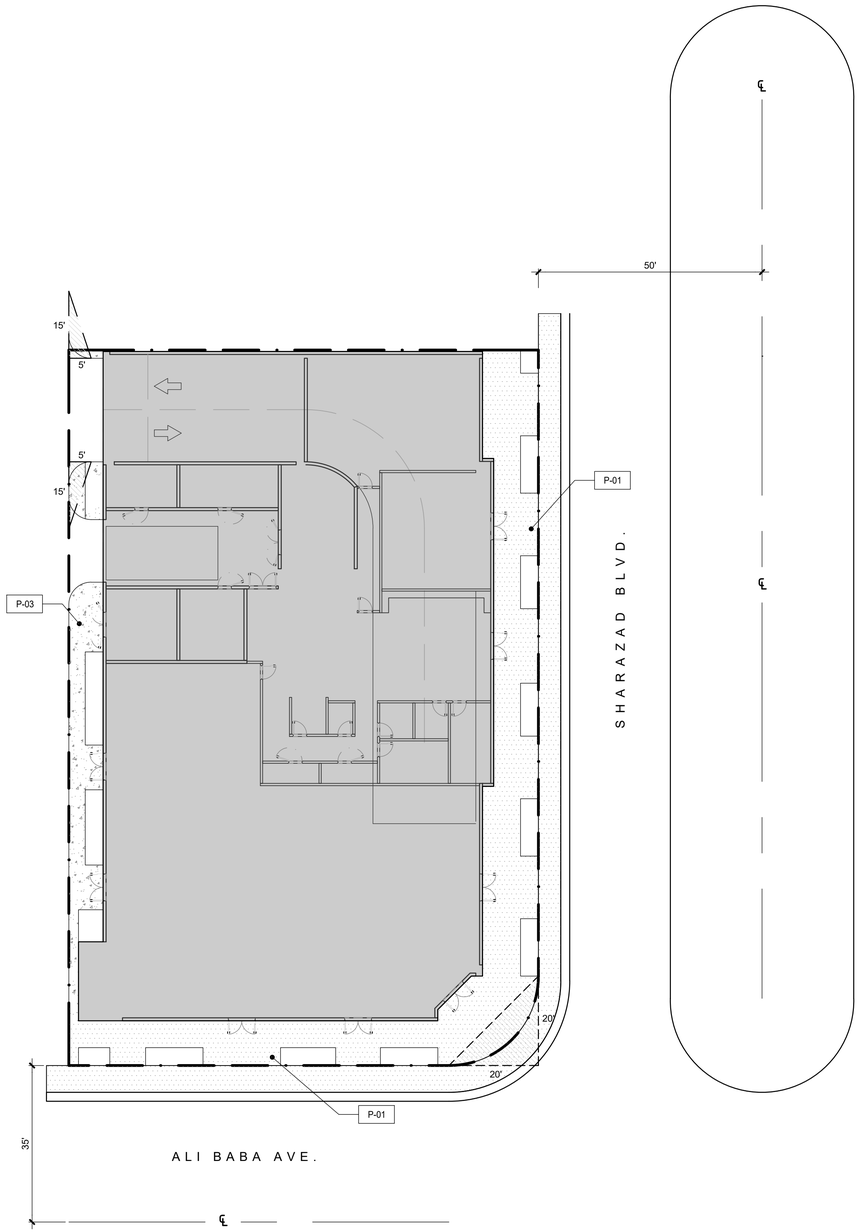
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141 SHARAZAD BLVD.

1 HARDSCAPE MATERIALS PLAN

SCALE: 1/16" = 1'-0"

0' 4' 12' 24' 48'

IMPERVIOUS AREA CALCULATIONS

LOT AREA = 16,714 SF (100%)

IMPERVIOUS AREA ALLOWED (SF) = 15,042 (90%)
LOT COVERAGE (SF) = 12,905
PAVED AREA PROPOSED (SF) = 2,798 X 35% = 979. per Sec. 22-130

NET IMPERVIOUS AREA (SF) = 12,905 + 979 = 13,844 (83%)

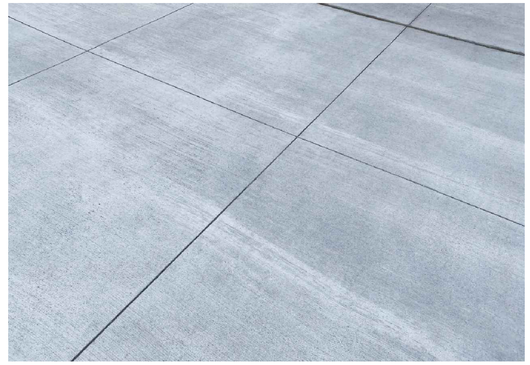
HARDSCAPE MATERIAL SCHEDULE

SYMBOL	TAG	DEATIL	PATTERN DESRIPTION
	P-01	TBD	DECORATIVE PAVERS
	P-03	TBD	CAST IN PLACE CONCRETE

HARDSCAPE MATERIAL CHARACTER IMAGES



P-01. DECORATIVE PAVERS



P-03. CAST-IN-PLACE CONCRETE

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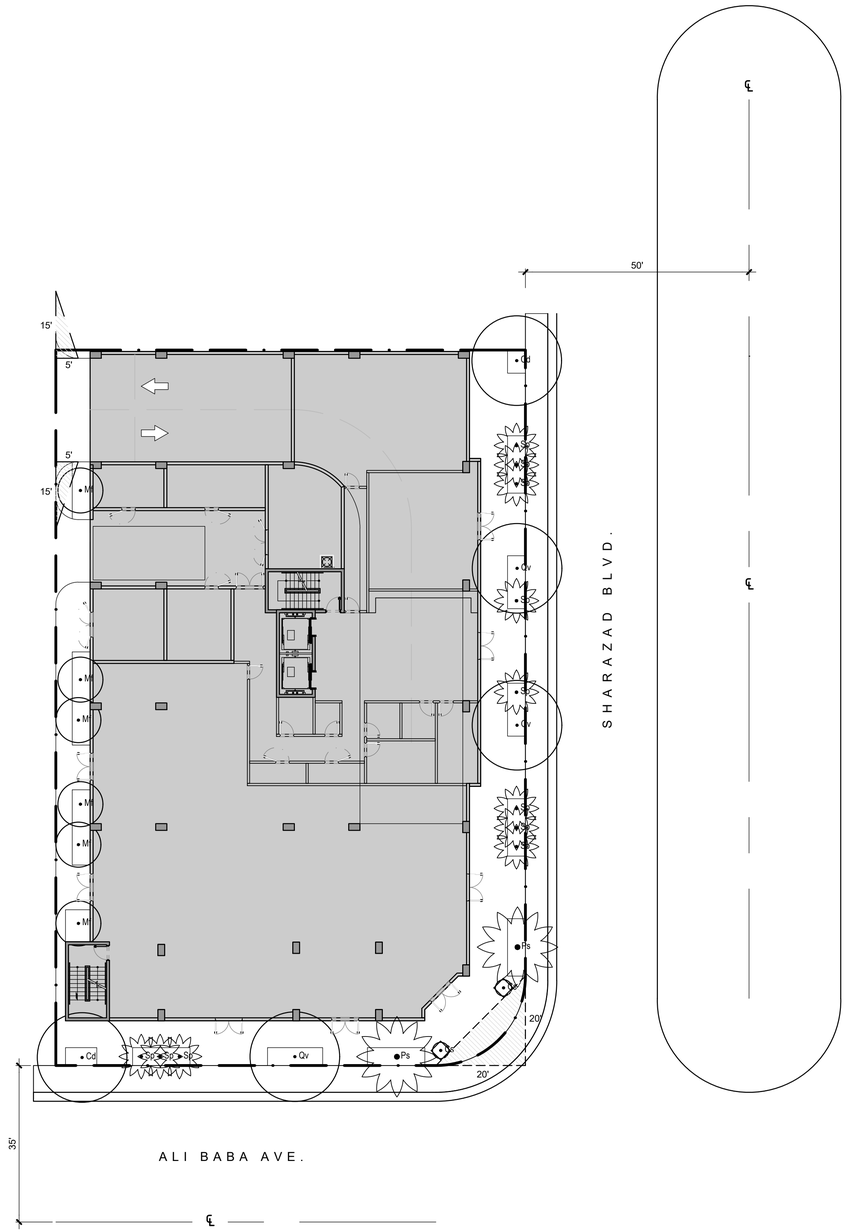
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141 SHARAZAD BLVD.
TREE PLANTING PLAN
1 SCALE: 1/16" = 1'-0"

0' 4' 12' 24' 48'

TREE SCHEDULE

TAG	QTY.	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	ORIGIN	NOTES
Sp	11	Sabal palmetto	Cabbage Palm	1.5" min.	12' min. c.t.	NA	NATIVE	Staggared Heights
Cd	2	Coccoloba diversifolia	Pigeon Plum	1.5" min.	12' min.	NA	NATIVE	
Cs	2	Citrus sinensis	Orange Tree	1" min.	6'	NA	EXOTIC	Install in freestanding planter
Ps	2	Pheonix sylvestris	Sylvester date Palm	1.5" min.	10' min. c.t.	NA	EXOTIC	
Qv	3	Quercus virginiana	Southern Live Oak	1.5" min.	12' min.	NA	NATIVE	

TOTAL TREE COUNT = 18 (100%)
NATIVES = 16 (88%)
EXOTICS = 2 (12%)

TREE CHARACTER IMAGES


PIGEON PLUM


LIVE OAK


CABBAGE PALM


SYLVESTER DATE PALM

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Project Number:
21086

Sheet Name:
TREE PLANTING PLAN

Sheet Origin Date:

Sheet Issue Date:
10/23/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

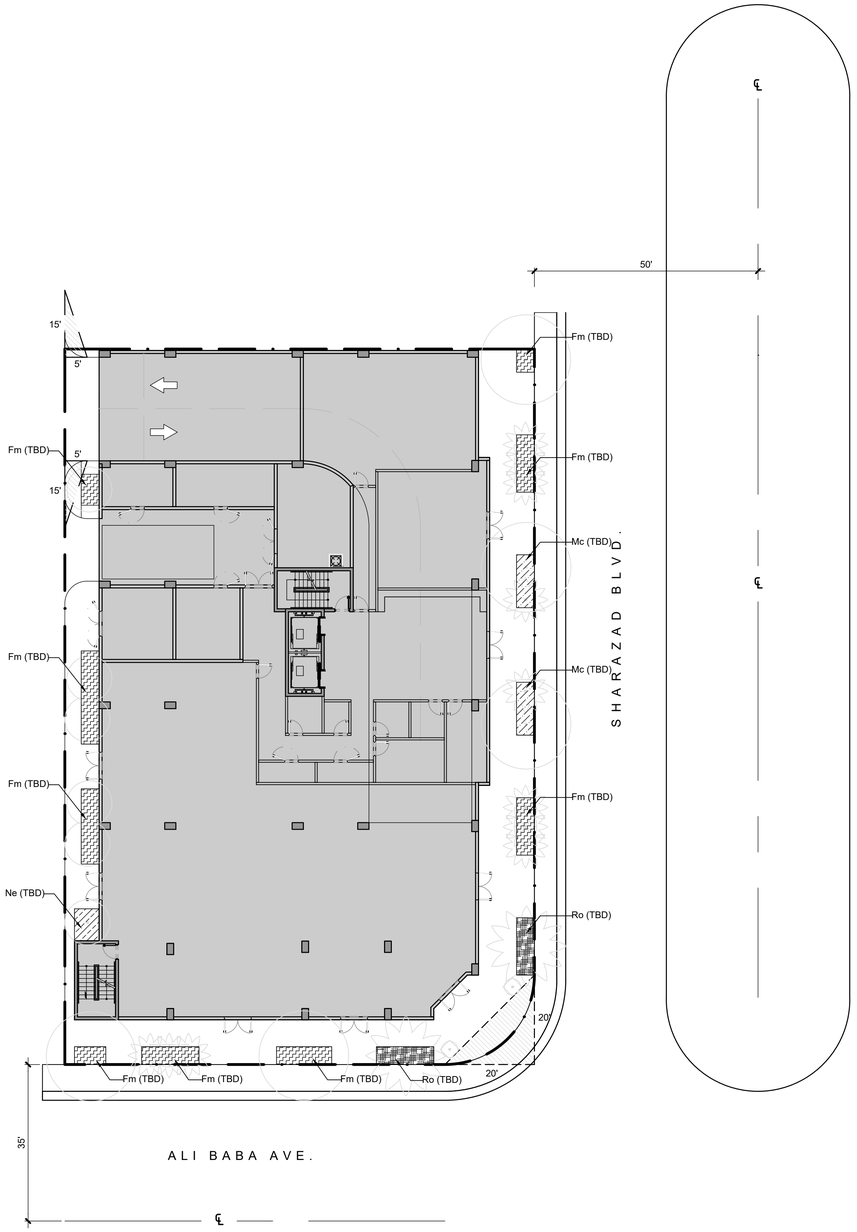
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141 SHARAZAD BLVD.
1 UNDERSTORY PLANTING PLAN
SCALE: 1/16" = 1'-0"

0' 4' 12' 24' 48'

UNDERSTORY PLANT SCHEDULE

TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	ORIGIN	NOTES
Ne	TBD	Nephrolepis exaltata	Boston Fern	3 gal. min.	24"	24"	NATIVE	
Mc	TBD	Muhlenbergia capillaris	Muhly Grass	3 gal. min.	24"	24"	NATIVE	
Fm	TBD	Ficus microcarpa	Green Island Ficus	3 gal. min.	36"	36"	EXOTIC	
Ro	TBD	Rosmarinus officinalis	Rosemary	3 gal. min.	6"	12"	EXOTIC	

TOTAL SHRUB COUNT SHALL BE 50% MIN. NATIVE PER Sec. 22-183

UNDERSTORY PLANT CHARACTER IMAGES


GREEN ISLAND FICUS


BOSTON FERN


MUHLY GRASS


ROSEMARY

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UNDERSTORY PLANTING PLAN

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10/23/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

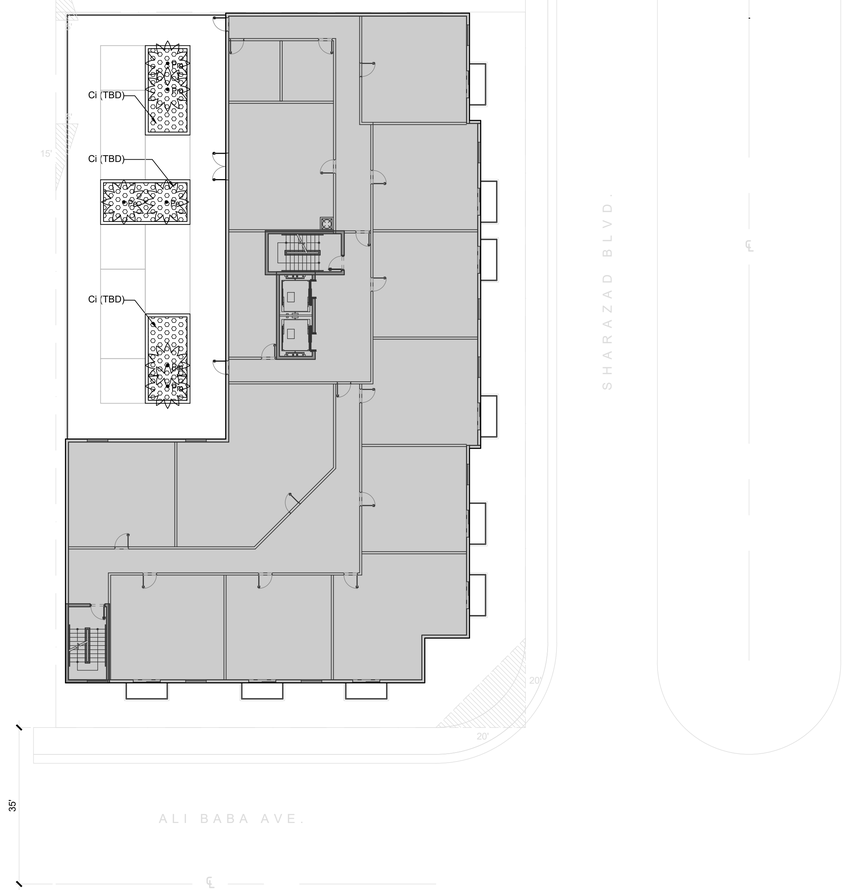
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141 SHARAZAD BLVD.

1 PLANTING PLAN - 5TH FLOOR

SCALE: 1/16" = 1'-0"

0' 4' 12' 24' 48'

PLANT SCHEDULE								
TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	ORIGIN	NOTES
Pe	2	Ptychosperma elegans	Alexander Palm	TBD	TBD	TBD	NA	Palm
Pm	4	Ptychosperma macarthurii	Macarthur Palm	TBD	TBD	TBD	NA	Palm
Ci	TBD	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	TBD	TBD	TBD	NA	Shrub

PLANT CHARACTER IMAGES



MACARTHUR PALM



ALEXANDER PALM



HORIZONTAL COCOPLUM

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5TH FLOOR

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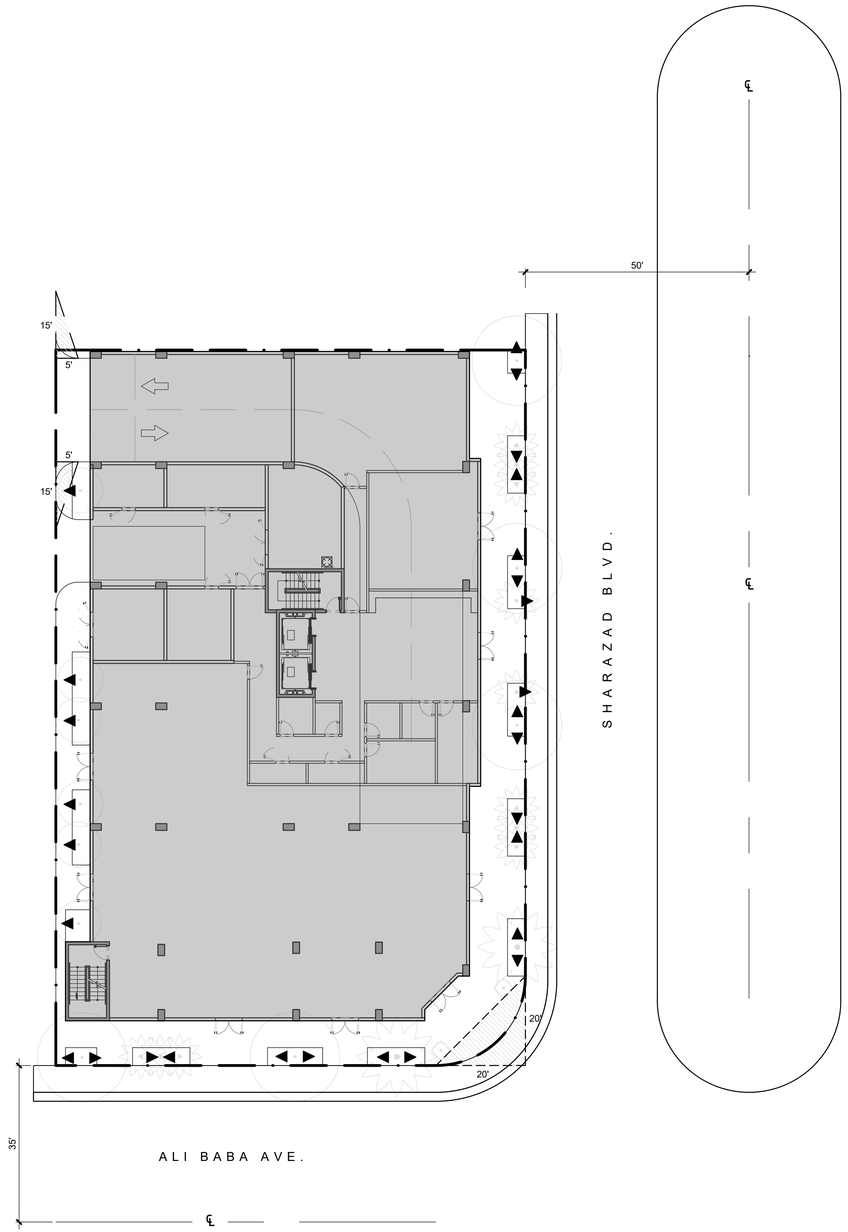
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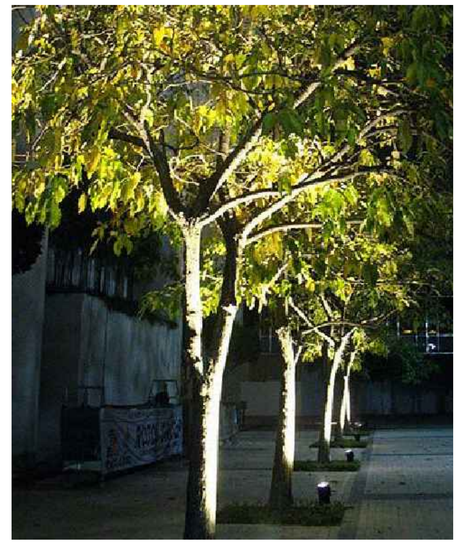
141 SHARAZAD BLVD.
1 LANDSCAPE LIGHTING PLAN
SCALE: 1/16" = 1'-0"

0' 4' 12' 24' 48'

LANDSCAPE LIGHTING SCHEDULE

SYMBOL	TAG	QTY.	DESRIPTION
▼	L-02	28	STAKE MOUNTED LED TREE UPLIGHT

LANDSCAPE LIGHTING CHARACTER IMAGES



STAKE MOUNTED TREE UPLIGHT

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Sheet Name:
LANDSCAPE LIGHTING PLAN

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Sheet Issue Date:
10/23/2023

Revisions:

No.	Description	Date

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CONCEPT

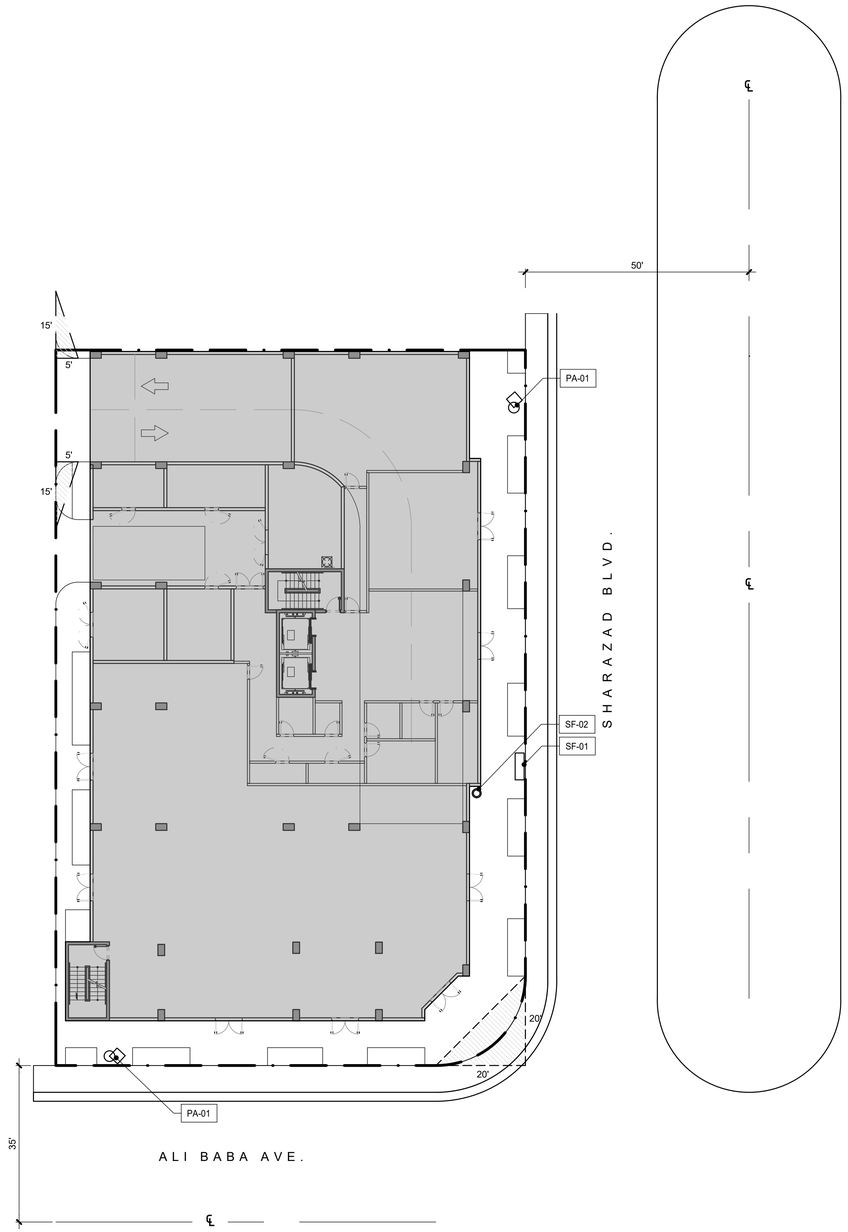
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141 SHARAZAD BLVD.

1 SITE FURNISHING PLAN

SCALE: 1/16" = 1'-0"

0' 4' 12' 24' 48'

SITE FURNISHING SCHEDULE

SYMBOL	TAG	QTY.	DESRIPTION
	PA-01	2	PUBLIC ART PIECE BY OTHERS
	SF-01	1	PRECAST CONCRETE BENCH
	SF-02	1	PRECAST CONCRETE TRASH RECEPTACLE

SITE FURNISHING CHARACTER IMAGES



SF-01. CONCRETE BENCH



SF-02. CONCRETE TRASH RECEPTACLE

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Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 201 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W124.21FT S 28 DEG E148.50FT N 61 DEG E 149.92FT NELY AD 31.19FT TO POB LYG NLY OF FISHERMAN ST & WLY OF SHARAZAD BLVD LOT SIZE 38780 SQ FT OR 13361-1352 0787 1 OR 23256-1916 03 2005 1 COC 24764-4307 07 2006 1

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: TEN NORTH SHERBONDY, LLC PHONE: 305-687-3545

ADDRESS (If different): 490 OPA LOCKA BLVD, STE 20, OPA LOCKA, FL 33054

Signature

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: 300 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB 34-76, TRACT 93 & N1/2 OF STREET LYG, S CLOSED PER RES #04-6617, & TRACT A BLK 94 & N1/2 OF ALLEY, LYG S & ADJ CLOSED PER ORDINANCE 12-33 & S1/2 OF ST LYG N & ADJ CLOSED PER RES #04-6617 LOT SIZE 54801.5 SQ FT

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: RUDG TOWN CENTER LLC PHONE: _____

ADDRESS (If different): 315 S BISCAYNE BLVD, MIAMI, FL 33131

_____
Signature

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: 480 Ali Baba Avenue

LEGAL DESCRIPTION: See below

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: State of Florida, Dept. of Transportation PHONE: _____

ADDRESS (If different): 605 SUWANNEE ST, TALLAHASSEE, FL 32399

SFRTA

Signature

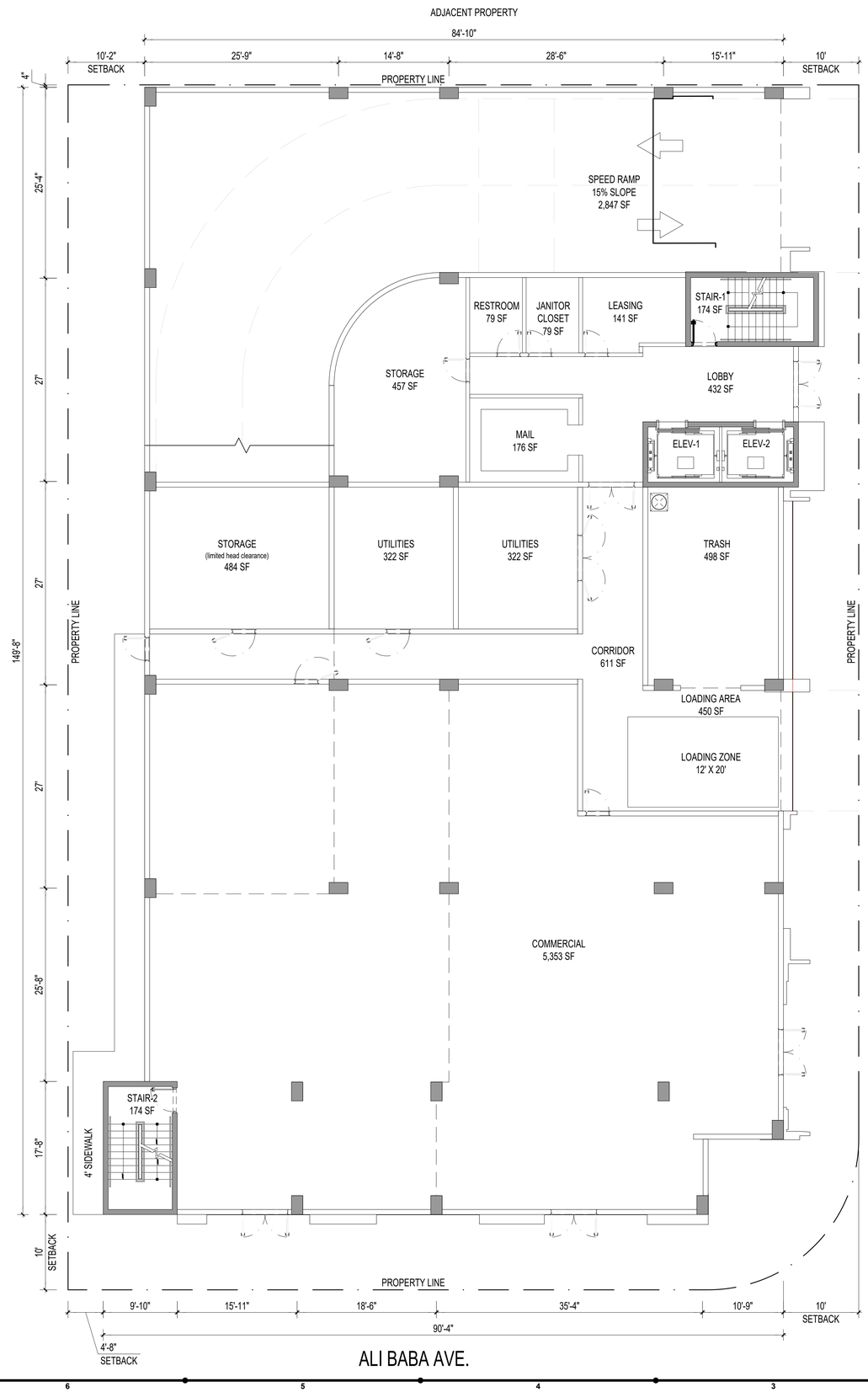
Property is owned by FDOT.

21 52 41 14.60 AC M/L, OPA LOCKA NO 72, PB 28-72, PORT OF BLK 96 & 100FT SAL R/W, THRU SEC DESC AS BEG 3001.42FTE, OF NE1/4 SEC 29 FOR POB TH, NELY AD 1040.42FT N 60 DEG E, 663.98FT N 29 DEG W 125FT N 60, DEG E 645FT S 29 DEG E 125FT, N 60 DEG E 205FT N 29 DEG W, 125FT N 60 DEG E 25FT S 29 DEG E, 125FT N 60 DEG E 57.74FT S 01, DEG E 112.70FT S 60 DEG W, 1544.75FT SWLY AD 908.81FT S 87, DEG W 139.74FT TO POB & BEG, 1207.57FTN OF SW COR OF SE1/4, OF SEC 21 FOR POB TH N 60 DEG E, 2979.19FT N 02 DEG W 111.90FT, S 60 DEG W 2977.45FT S 01 DEG E, 112.70FT TO POB

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

141 SHARAZAD





ZONING DATA | 141 SHARAZAD

Address: 141 SHARAZAD BLVD. | Folio(s): 08-2121-004-1690

Zoning: B-2 (Commercial - Liberal) W/ Downtown Mixed Use Use Overlay

BUILDING DISPOSITION	REQ./ALLOWED	PROPOSED
LOT AREA	N/A	**16,800 SF (0.39 AC)**
LOT DIMENSIONS	N/A	105' X 160'
LOT COVERAGE	N/A	12,777 SF
IMPERVIOUS AREA	90% Max = 15,120 SF	14,004 SF
DENSITY *(DU=Dwelling Unit)*	150DU/ACRE = 57 DU	57 DU
BUILDING SETBACKS		
FRONT YARD	5 FT	10 FT
SIDE STREET	15 FT	10 FT
SIDE YARD	0 FT	North 0.4 FT | West 4.7 FT
REAR YARD	0 FT	N/A
BUILDING CONFIGURATION		
BUILDING HEIGHT	85'	100'
MAX BUILDING LENGTH	N/A	150 FT
PARKING		
RESIDENTIAL (≤2BR =1.5 | 3BR=2)	≤2BR = 86 | 3BR = 0	66
COMMERCIAL (500 SF = 1)	11	10
TOTAL PARKING	97 SPACES	**76 SPACES
BICYCLE		
RESIDENTIAL (1 / 5 DU)	12	10
COMMERCIAL (1 / 2,000 SF)	3	5
TOTAL BICYCLE PARKING	15 SPACES	15 SPACES

****Seeking 22% parking reduction.**

AREA BREAKDOWN | SITE #7

RESIDENTIAL UNIT MIX	
UNIT TYPE	QUANTITY
1BR | 591 SF	53
2BR | 882 SF	4
3BR | 1,012 SF	0
TOTAL	**57**
HABITABLE FLOOR AREA	
RESIDENTIAL (leasable)	34,851 SF
CORRIDOR & LOBBY	8,690 SF
SERVICE (lease, mail, rest rooms)	726 SF
AMENITIES	1,626 SF
COMMERCIAL	5,353 SF
TOTAL FRONT OF HOUSE FLOOR AREA	**51,246 SF**
OUTDOOR AMENITIES	
BALCONIES	2,080 SF
GARDEN DECK (deck, planters)	3,680 SF
TOTAL OUTDOOR AMENITIES AREA	**5,760 SF**
PARKING & LOADING	
TOTAL PARKING & LOADING AREAS	**26,411 SF**
LEVEL 2	24 Stalls
LEVEL 3	24 Stalls
LEVEL 4	28 Stalls
TOTAL PARKING STALLS	76 Stalls
NON-HABITABLE FLOOR AREA	
ELEVATOR SHAFTS & STAIRWELLS	3,311 SF
MECHANICAL & SERVICE	2,322 SF
STORAGE	941 SF
TOTAL NON-HABITABLE AREA	**6,574 SF**

TOTAL GROSS FLOOR AREA	**89,991 SF**

141 SHARAZAD BLVD.

1ST FLOOR PLAN | BLDG #7

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

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21086

Sheet Name:
FLOOR PLAN

Sheet Origin Date:
07/13/2022

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

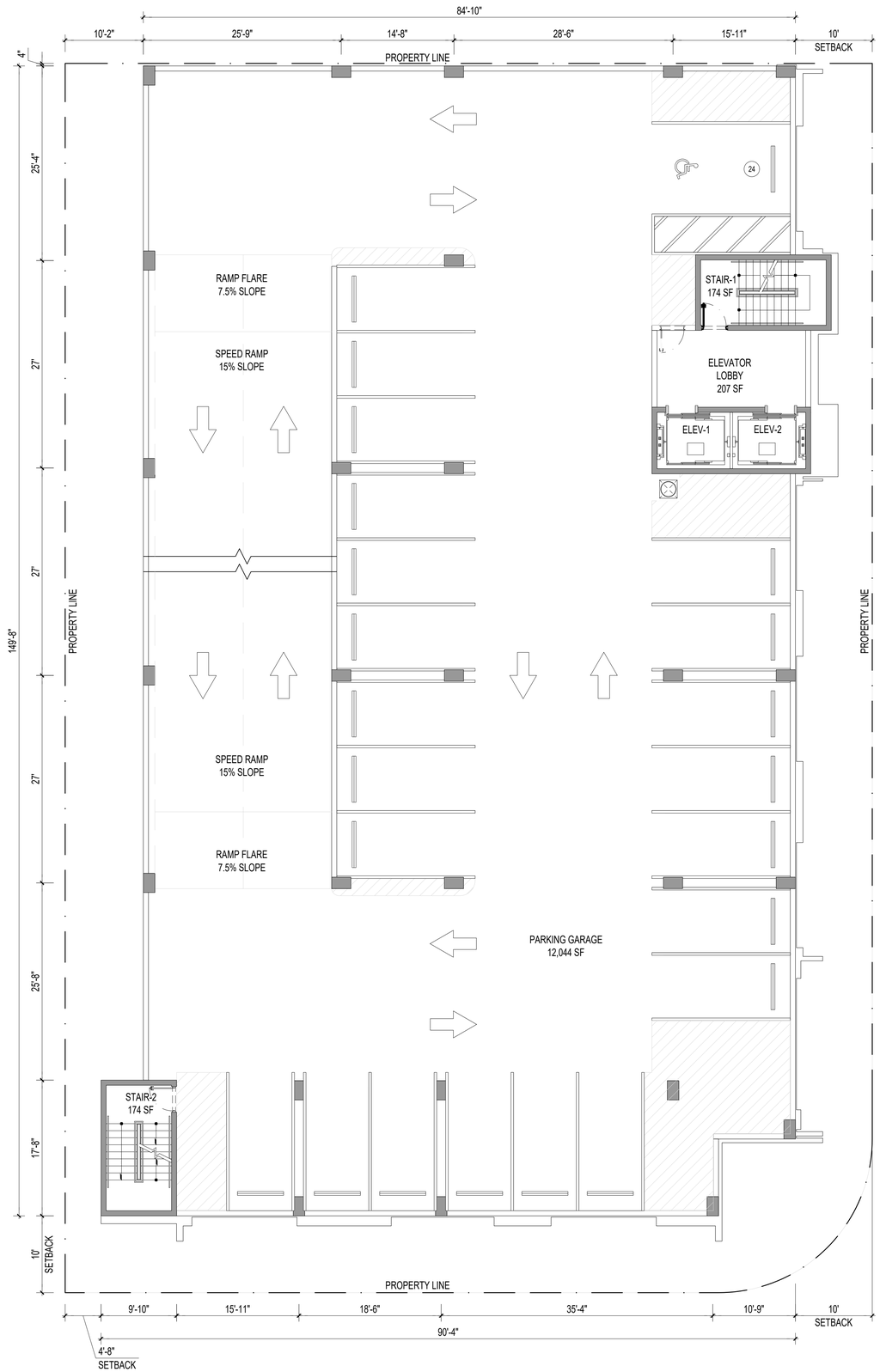
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141 SHARAZAD BLVD.

2ND-3RD FLOOR PLAN | BLDG #7

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

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FLOOR PLAN

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09/20/2021

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

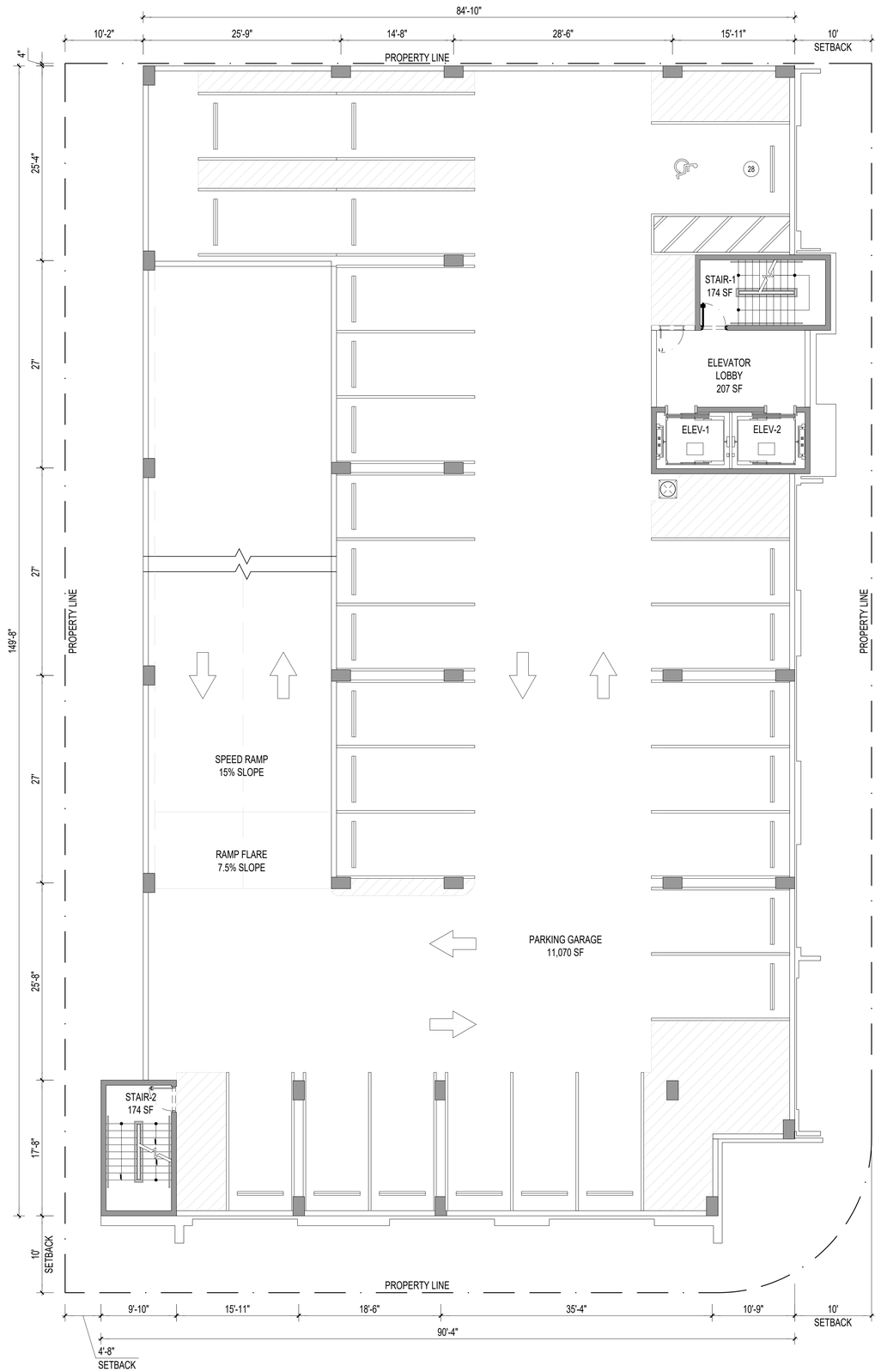
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A702

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141 SHARAZAD BLVD.

4TH FLOOR PLAN | BLDG #7

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

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P: 305.707.8288

Seal of Project Architect

STATE OF FLORIDA
EDGAR A SEYMOUR
AR90082
REGISTERED ARCHITECT

Edgar Gonzalez - AR98536 | Allen G. Vanderslice - AR90397

Consultants:
CIVIL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
STRUCTURAL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
MECH, ELECT, PLUMB ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
LANDSCAPE ARCHITECT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
OTHER CONSULTANT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
OTHER CONSULTANT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL

Project Owner:
O.L.C.D.C.
490 ALI BABA AVE. #20
OPA-LOCKA, FL 33054

Project:
CITY TERRACE

Project Address:
141 SHARAZAD BLVD.
OPA-LOCKA, FL 33054

Project Number:
21086

Sheet Name:
FLOOR PLAN

Sheet Origin Date:
09/20/2021

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

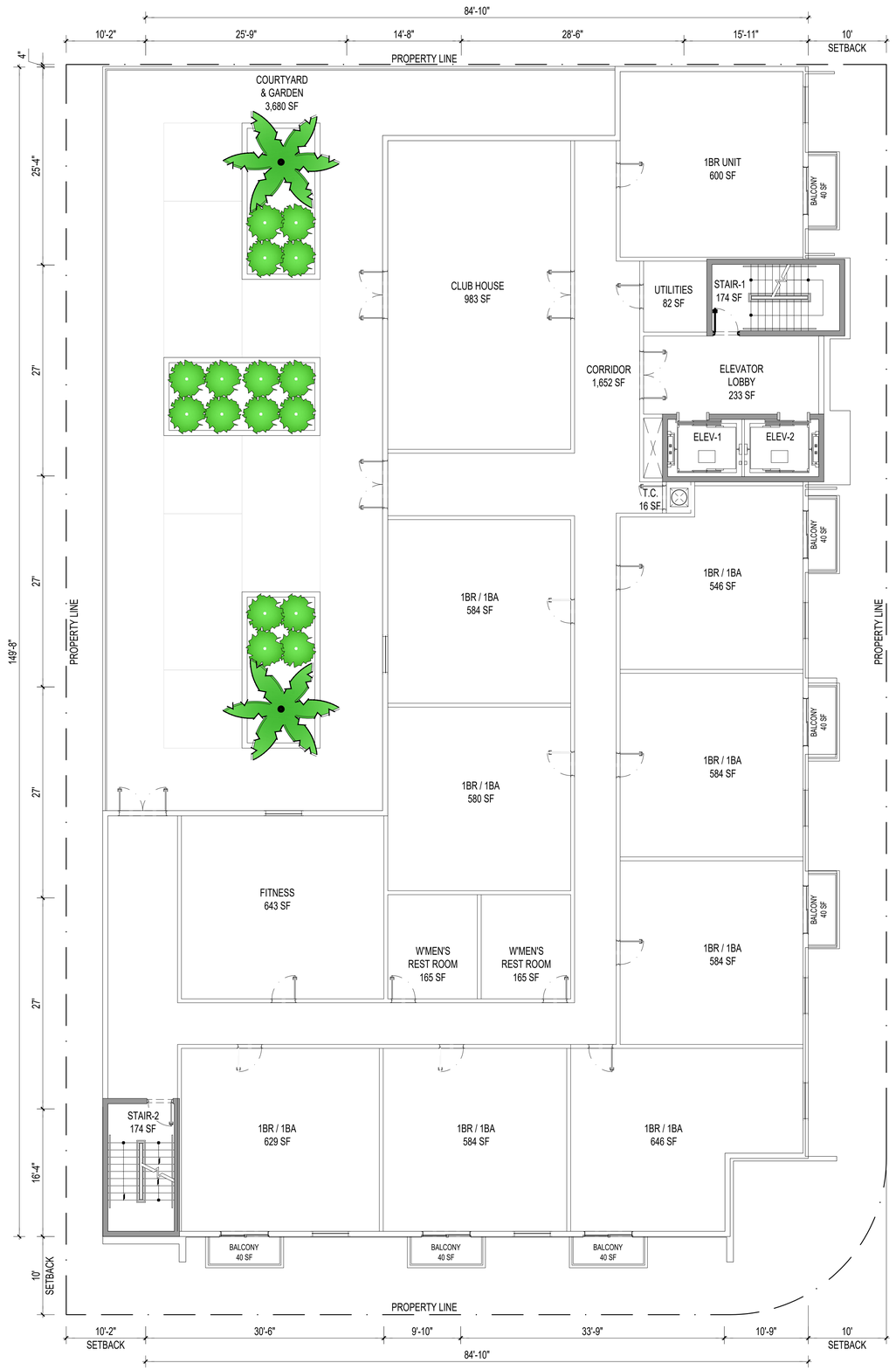
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A703

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141 SHARAZAD BLVD.

5TH FLOOR PLAN | BLDG #7

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

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Seal of Project Architect

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EDGAR A SEYMOUR
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CITY, STATE, ZIP
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STRUCTURAL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
MECH, ELECT, PLUMB ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
LANDSCAPE ARCHITECT
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CITY, STATE, ZIP
PHONE/ EMAIL
OTHER CONSULTANT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
OTHER CONSULTANT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL

Project Owner:
O.L.C.D.C.
490 ALI BABA AVE. #20
OPA-LOCKA, FL 33054

Project:
CITY TERRACE

Project Address:
141 SHARAZAD BLVD.
OPA-LOCKA, FL 33054

Project Number:
21086

Sheet Name:
FLOOR PLAN

Sheet Origin Date:
06/16/2022

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

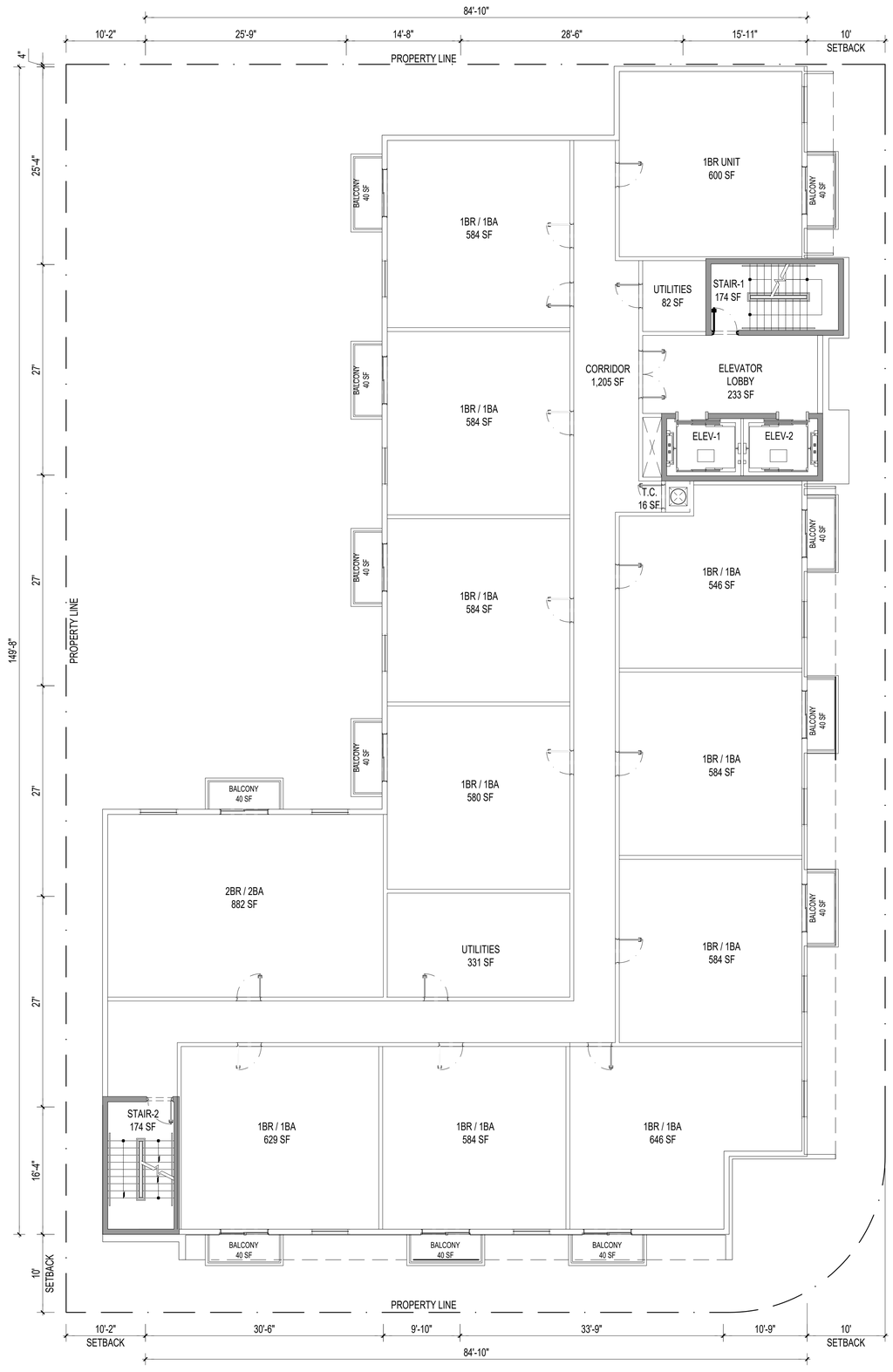
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141 SHARAZAD BLVD.

6TH-9TH FLOOR PLAN | BLDG #7

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

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Seal of Project Architect

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CITY, STATE, ZIP
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CITY, STATE, ZIP
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Project Owner:
O.L.C.D.C.
490 ALI BABA AVE. #20
OPA-LOCKA, FL 33054

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Sheet Origin Date:
06/16/2022

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08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

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NORTH EAST ELEVATION

Scale: NTS

141 SHARAZAD

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Seal of Project Architect

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Project Owner:
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490 ALI BABA AVE. #20
OPA-LOCKA, FL 33054

Project:
CITY TERRACE

Project Address:
141 SHARAZAD BLVD.
OPA-LOCKA, FL 33054

Project Number:
21086

Sheet Name:
ELEVATIONS

Sheet Origin Date:
7/07/2023

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

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SOUTH EAST ELEVATION

Scale: NTS



NORTH WEST ELEVATION

Scale: NTS

141 SHARAZAD

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STRUCTURAL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
MECH, ELECT, PLUMB ENGINEER
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Project Owner:
O.L.C.D.C.
490 ALI BABA AVE. #20
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Project:
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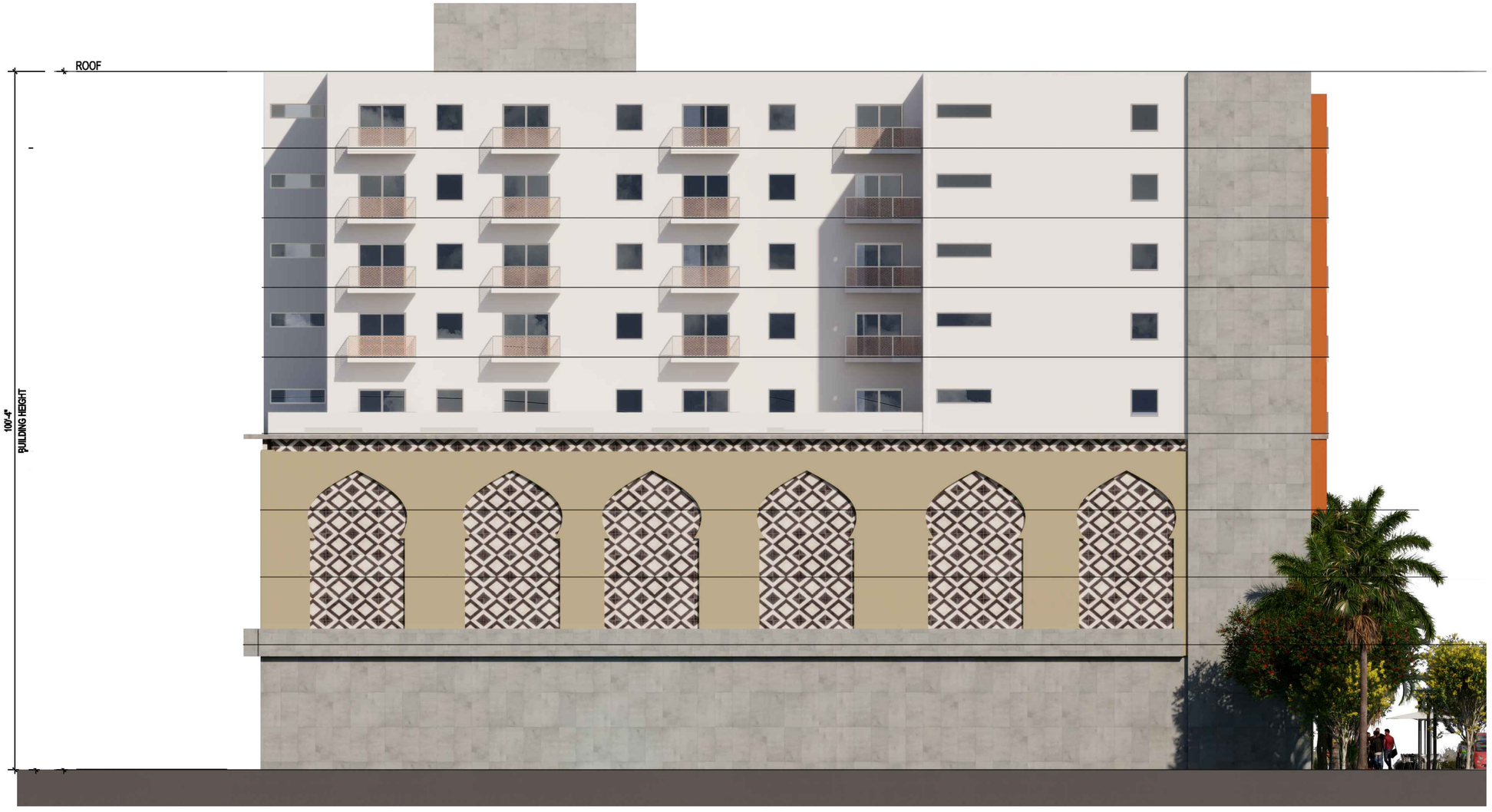
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SOUTH WEST ELEVATION

Scale: NTS

141 SHARAZAD

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Seal of Project Architect

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STRUCTURAL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL

MECH, ELECT, PLUMB ENGINEER
ENGINEER FIRM
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CITY, STATE, ZIP
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LANDSCAPE ARCHITECT
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OTHER CONSULTANT
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PHONE/ EMAIL

OTHER CONSULTANT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL

Project Owner:
O.L.C.D.C.
490 ALI BABA AVE. #20
OPA-LOCKA, FL 33054

Project:
CITY TERRACE

Project Address:
141 SHARAZAD BLVD.
OPA-LOCKA, FL 33054

Project Number:
21086

Sheet Name:
ELEVATIONS

Sheet Origin Date:
7/07/2023

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

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A708

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rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 3, 2023

City of Opa-Locka
Planning and Community Development
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

Re: Property owners within 375 feet of:
SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,



Diana B. Rio

Total number of property owners without repetition: **36, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

TOTAL FEES: $ 3500 **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: 675 ALI BABA, LLC

PROPERTY OWNER'S ADDRESS: 490 Opa-locka Blvd., Suite 20, Opa-locka, Florida 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP

APPLICANT'S ADDRESS: 490 Opa-locka Blvd., Suite 20, Opa-locka, Florida 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-687-3545 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 141 Sharazad Boulevard and 551 Fisherman Street, Opa-locka, Florida 33054
Number/Street

TAX FOLIO NUMBER: 08-2121-004-1690 and 08-2121-004-1630 PRESENT ZONING: _____

LEGAL DESCRIPTION: See attached Exhibit A and Exhibit B

_____

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

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"
Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

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.

_____ 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)

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; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original 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, Jeff Bridges, 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

8/4/23
Date

Sworn to and subscribed before me:

This 4 day of August, 2023

Notary Public
Attach copy of identification

My commission expires _____

DAWN PEREZ
Notary Public - State of Florida
Commission # GG 940751
My Comm. Expires Dec 17, 2023

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: Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group

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

I Jeff Bridges, Chief Financial Officer and Chief Operating Office, being first duly sworn, depose and say that I am the owner of the property legally described as:

See attached Exhibit A & B

I do give to Gus Dominguez 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 Gus Dominguez 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

8/4/23
Date

Sworn to and subscribed before me:

This 4th day of August 2023

Notary Public

My commission expires:

DAWN PEREZ
Notary Public - State of Florida
Commission # GG 940751
My Comm. Expires Dec 17, 2023

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: 201 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W124.21FT S 28 DEG E148.50FT N 61 DEG E 149.92FT NELY AD 31.19FT TO POB LYG NLY OF FISHERMAN ST & WLY OF SHARAZAD BLVD LOT SIZE 38780 SQ FT OR 13361-1352 0787 1 OR 23256-1916 03 2005 1 COC 24764-4307 07 2006 1

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: TEN NORTH SHERBONDY, LLC PHONE: 305-687-3545

ADDRESS (If different): 490 OPA LOCKA BLVD, STE 20, OPA LOCKA, FL 33054

Signature

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: 480 Ali Baba Avenue

LEGAL DESCRIPTION: See below

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: State of Florida, Dept. of Transportation PHONE: _____

ADDRESS (If different): 605 SUWANNEE ST, TALLAHASSEE, FL 32399

SFRTA

Signature

Property is owned by FDOT.

21 52 41 14.60 AC M/L, OPA LOCKA NO 72, PB 28-72, PORT OF BLK 96 & 100FT SAL R/W, THRU SEC DESC AS BEG 3001.42FTE, OF NE1/4 SEC 29 FOR POB TH, NELY AD 1040.42FT N 60 DEG E, 663.98FT N 29 DEG W 125FT N 60, DEG E 645FT S 29 DEG E 125FT, N 60 DEG E 205FT N 29 DEG W, 125FT N 60 DEG E 25FT S 29 DEG E, 125FT N 60 DEG E 57.74FT S 01, DEG E 112.70FT S 60 DEG W, 1544.75FT SWLY AD 908.81FT S 87, DEG W 139.74FT TO POB & BEG, 1207.57FTN OF SW COR OF SE1/4, OF SEC 21 FOR POB TH N 60 DEG E, 2979.19FT N 02 DEG W 111.90FT, S 60 DEG W 2977.45FT S 01 DEG E, 112.70FT TO POB

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: 300 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB 34-76, TRACT 93 & N1/2 OF STREET LYG, S CLOSED PER RES #04-6617, & TRACT A BLK 94 & N1/2 OF ALLEY, LYG S & ADJ CLOSED PER ORDINANCE 12-33 & S1/2 OF ST LYG N & ADJ CLOSED PER RES #04-6617 LOT SIZE 54801.5 SQ FT

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: RUDG TOWN CENTER LLC PHONE: _____

ADDRESS (If different): 315 S BISCAYNE BLVD, MIAMI, FL 33131

_____
Signature

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

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"

Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

PLANNING & ZONING BOARD APPLICATION for DEVELOPMENT AGREEMENT

NARRATIVE CONCEPT 8/4/2023

Applicant: Opa-Locka Community Development Corporation, Inc., D/B/A Ten North Group

SUBJECT PROPERTY:

141 Sharazad Boulevard and 551 Fisherman Street, Opa-locka, Florida 33054

Folios: 08-2121-004-1690 and 08-2121-004-1630

This development ("City Terrace") is composed of 141 Sharazad Boulevard and 551 Fisherman Street, both falling inside the Historic Downtown Opa-locka District (HDOD). Together, the mixed-use buildings seek to reinvigorate the city's core in an equity-conscious manner, introducing 145 senior multi-family residential units, as well as 14,097 s.f. of commercial space to reactivate the street level.

Of the 145 total units, 4 will be configured as studio units (zero-bedroom/one-bath), 127 as one-bedroom/one-bath units, and 14 as two-bedroom/two-bath units. In total, 16 units (11%) will be affordable at the 33% AMI level, with the remaining 129 units affordable at 60% AMI.

141 Sharazad, the smaller of the two buildings, will contain 57 residential units and 5,353 s.f. of the total commercial space, with high transparency and retail entrances fronting Sharazad Boulevard and Ali Baba Avenue. Northwest (diagonal) from the first building will be 551 Fisherman, containing 88 units and 8,744 s.f. of sidewalk-oriented commercial space along Fisherman Street.

The design of City Terrace is inspired by the "Moorish" architectural cues that make Opa-locka unique among other South Florida cities. As such, both buildings will include large, striking arches, geometric patterns, artistically screened parking floors, and a distinct color palette. The motif extends into the spacious pedestrian realm with decorative hardscape and shade-providing subtropical foliage. Finally, impacted intersections will be reconfigured to enhance pedestrian mobility between the two properties.

State of Florida
Department of State

I certify from the records of this office that OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION,INC. is a corporation organized under the laws of the State of Florida, filed on May 5, 1981.

The document number of this corporation is 757835.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on June 14, 2023, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 5091318137CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA MANAGER LLC is a limited liability company organized under the laws of the State of Florida, filed on January 14, 2015, effective January 14, 2015.

The document number of this limited liability company is L15000008590.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 3459775456CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA LLC is a limited liability company organized under the laws of the State of Florida, filed on January 15, 2015, effective January 15, 2015.

The document number of this limited liability company is L15000008968.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 7792986864CU

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

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

Record and return to:
(Enclosed self-addressed stamped envelope)

[ATTORNEY]

This Instrument Prepared by:

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE GREAT CITY OF OPA-LOCKA, FLORIDA, OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP, AND 675 ALI BABA, LLC

This DEVELOPMENT AGREEMENT ("Agreement" as more fully defined below) is made and entered into this ___ day of _____, 2023 by and between OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP, A Florida not for profit corporation, whose mailing address is 490 Opa-locka Blvd., Ste 20, Miami, FL 33054 ("Ten North Group" as "Developer" as more fully defined below); 675 ALI BABA, LLC, whose mailing address is 490 Opa-locka Blvd., Ste 20, Miami, FL 33054 ("675 Ali Baba" as "Owner" as more fully defined below); and the CITY OF OPA-LOCKA, FLORIDA, a municipal corporation and a political subdivision of the State of Florida, whose mailing address is 780 Fisherman Street, Opa-Locka, FL 33054 (the "City" as more fully defined below) (collectively, the "Parties").

WITNESSETH:

WHEREAS, 675 Ali Baba is the fee simple owner of approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690 ("Parcel A"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, 675 Ali Baba is the holder of the contractual right to purchase approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630 ("Parcel B"), the legal description of which is attached hereto and made a part hereof as Exhibit "B"; and

WHEREAS, Ten North Group is the Developer of and wishes to develop Parcel A and Parcel B (the "Properties" as further defined in Paragraph 3.t. below) with the intent of constructing a senior residential housing development upon same; and

WHEREAS, pursuant to Resolution Number _____, adopted on _____, 2023 the City Commission approved site plans for the development of the Properties as follows (collectively, the "Project"):

Parcel A: fifty-seven (57) senior multi-family residential units; 5,353 square feet of commercial development; sixty-six (66) parking spaces for residential use and ten (10) parking spaces for commercial use for a total of not less than seventy-six (76) parking spaces; ten (10) bicycle parking spaces for

residential use and five (5) bicycle parking spaces for commercial use for a total of not less than fifteen (15) bicycle parking spaces; and building height which cannot exceed nine (9) stories or 100 feet, with the owner to obtain site control for Parcel A by no later than December 31, 2023.

Parcel B: eighty-eight (88) senior multi-family residential units; 8,744 square feet of commercial development; ninety-six (96) parking spaces for residential use and fifteen (15) parking spaces for commercial use for a total of not less than one hundred and eleven (111) parking spaces,

The Developer is to commence construction of the Project within twenty-four (24) months of the Effective Date; and the Developer is to complete construction of the Project within forty-eight (48) months of the Effective Date; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., (the "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 assurance to a developer 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, Ten North Group, 675 Ali Baba, and the City desire to establish certain terms and conditions related to the Project and wish to establish identifiable parameters for development on the Properties, and wish to establish identifiable parameters for future development; and

WHEREAS, pursuant to Resolution Number _____, adopted on _____, 2023, the City Commission authorized the Interim City Manager to execute this Agreement upon the terms and conditions set forth herein, and the Executive Committee of Ten North Group and 675 Ali Baba's Managing Member has have authorized Ten North Group and 675 Ali Baba to execute this Agreement upon the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, Ten North Group, 675 Ali Baba, 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 all parties and thus constitute sufficient and adequate consideration for this Agreement.

3. **Definitions.**

   a. "Additional Term" any one or more additional term(s) approved by

mutual consent of the parties pursuant to a public hearing held pursuant to Section 163.3225, F.S.

b. "Agreement" means this Chapter 163, F.S., Development Agreement between Ten North Group, 675 Ali Baba, and the City.

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 City's comprehensive plan adopted by the City pursuant to Chapter 163, F.S.

e. "Developer" means the persons or entities undertaking the development of the Properties, as outlined in the Recitals to this Agreement.

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 threeor 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 which is thirty days after 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 any Additional Term, as defined herein.

j. An "Event of Default" or "default" entitling a non-defaulting Party to its remedies below shall occur if the other Party fails to observe, satisfy or perform any material term, covenant or agreement contained in this Agreement and such failure shall continue unremedied for thirty (30) days after written notice thereof from the non-defaulting Party; provided, however, that if such failure is capable of cure but cannot reasonably be cured within thirty (30) days, such failure shall not constitute an Event of Default so long as the other Party provides the non-defaulting Party with written notice within fifteen (15) days of receipt of the non-defaulting Party's default notice advising the non-defaulting Party that the default cannot be reasonably cured within thirty (30) days and specifying the reasons therefore and, within the thirty (30) day period, commences and thereafter is in good faith proceeding diligently and continuously to remedy such failure, but in no event shall any additional time to cure granted hereunder exceed one hundred-twenty (120) days after the other Party's receipt of the

original written default notice, unless agreed to in writing by the non-defaulting Party.

k. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

l. "Existing Zoning" (a) all entitlements associated with the City's approval of the Site Plan for Parcel A and the Site Plan for Parcel B, and (b) the provisions of the City's 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.

m. "Governing Body" means the City of Opa-Locka's City Commission or its successor entity.

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 the City's Land Development Regulation Code, the Ordinance, and the Resolution (as defined herein).

r. "Owner" means the entity that currently owns Parcel A and Parcel B as further defined in the Recitals to this Agreement.

s. "Project" has the meaning set forth in the Recitals to this Agreement.

t. "Properties" means the approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690 and the approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630, consisting of Parcel A and Parcel B.

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 City of Opa-Locka Resolution Number _____ approving the Site Plan for Parcel A and the Site Plan for Parcel B.

w. "Site Plan for Parcel A" is the Final Site Plan approved by the City Commission pursuant to Resolution Number _____ for the development of Parcel A, a copy of which is attached hereto as Exhibit "C".

x. Site Plan for Parcel B" is the Final Site Plan approved by the City Commission pursuant to Resolution Number _____ for the development of Parcel B, a copy of which is attached hereto as Exhibit "D".

4. **Intent.** It is the intent of the Owner, the Developer, and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Act, in compliance with Section 22-112 of the City of Opa-Locka's Land Development Regulation Code and Resolution Number _____.

5. **Effective Date.** Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Developer, this Agreement with the clerk of the circuit court for Miami-Dade County. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, the Owner, and the Developer shall act in good faith to carry out the intent of this 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 shall bind all parties hereto, including all persons claiming rights and entitlements hereunder, their successors, grantees and/or assigns, for an Initial Term of thirty (30) years from the Effective Date. This Agreement 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 to this Agreement requires approval of all parties to this Agreement.

7. **Termination.**

a. Termination due to expiration: No notice of termination shall be required by any party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement.

b. Termination due to failure to timely cure an Event of Default: In the case of an Event of Default that remains un-cured after notice and an opportunity to cure as set forth above, the non-defaulting Party may terminate this Agreement, institute an action to compel specific performance of the terms hereof or pursue any and all legal or equitable remedies to which the non-defaulting party is entitled.

8. **Expiration of Agreement.** The expiration or termination of this Agreement, for whatever reason, shall not be considered a waiver of, or limitation upon, the rights of the Developer or Owner, including, but not limited to, any claims of vested rights or equitable estoppel, obtained or held by the Developer, or Owner, their successors, grantees, and/or assigns in compliance with this Agreement and all prior and subsequent Development Permits or

development orders granted by the City, including, but not limited to, those rights granted under the City's Comprehensive Plan.

9. **Development Uses Permitted on the Properties.**

In accordance with Section 163.3227(c), F.S.:

Parcel A (approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690):

- Building height cannot exceed 100 feet.

- Parking provision shall be in compliance with Section 22-155 of the City of Opa-locka's Land Development Regulation Code and Ordinance 2022-07, which established the Historic Downtown Opa-locka District ("HDOD"). This is understood to be a minimum of sixty-six (66) parking spaces for residential use and ten (10) parking spaces for commercial use for a total of not less than seventy-six (76) parking spaces.

- There shall be a minimum of ten (10) bicycle parking spaces for residential use and five (5) bicycle parking spaces for commercial use for a total of not less than fifteen (15) bicycle parking spaces.

Parcel B (approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630:

- Parking provision shall be in compliance with Section 22-155 of the City of Opa-locka's Land Development Regulation Code and Ordinance 2022-07, which established the HDOD. This is understood to be a minimum of ninety-six (96) parking spaces for residential use and fifteen (15) parking spaces for commercial use for a total of not less than one hundred and eleven (111) parking spaces.

10. **Development Conditions.**

The Developer agrees as follows:

a. All impacted public facilities shall be adequate to serve the Properties at an acceptable level of service prior to the issuance of Certificates of Occupancy.

b. All public improvements required by a government agency or voluntarily proposed by the Developer to be installed by Developer shall be constructed in accordance with applicable governmental regulations prior to the issuance of Certificates of Occupancy.

c. The Developer will abide by and not substantially deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Site Plan for Parcel A and the Site Plan for Parcel B. Such items include, but are not specifically limitedto:

i. Design of all physical structures, water bodies, private and public

improvements; and

ii. The color and dimensional characteristics of all building materials including the incorporation of "Moorish" features that are characteristic of the City and as discussed and agreed upon by the parties.

d. The Developer and the Owner guarantee to preserve and maintain all buildings and structures consistent with the Site Plan for Parcel A and the Site Plan for Parcel B for the entire useful life of the buildings. In the event of *force majeure* or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Properties are cleared and maintained in accordance with City Code requirements.

e. The Owner will obtain site control for Parcel A by no later than December 31, 2023. The Developer will commence construction of the Project within twenty-four (24) months of the Effective Date; and the Developer will complete construction of the Project within forty-eight (48) months of the Effective Date.

f. At the request of the City, the Developer shall submit report to the City to verify continuing compliance with Resolution _____ and this Agreement.

g. The City may conduct inspections to verify ongoing compliance with Resolution _____ and this Agreement the Developer and the Owner agree that the City may enter onto the Properties to confirm said compliance.

h. The Developer will not physically alter or substitute the design of structures, materials and colors included in the Site Plan for Parcel A and the Site Plan for Parcel B except as approved by City staff. If building materials or colors are no longer available, the burden shall be on Developer to prove that said materials or colors are no longer available.

i. The Developer and the Owner agree that the residential uses of the Properties shall be specifically limited and restricted to a senior housing development wherein at least 80% of the occupied units are occupied by at least one person with the minimum age of, not less than 55 years of age, pursuant to the guidelines of the US Department of Housing and Urban Development.

j. The Developer and the Owner shall cause its property managers to make their best faith efforts to hire residents within the City limits for employment opportunities at the Properties. These efforts shall include, but not be limited to: promotion and outreach efforts in coordination with the City and/or pursuant to an outreach plan outlining the Developer's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents; recruitment of candidates for employment at local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka); recruitment of qualified persons to serve as contracts and provide local businesses with contracting opportunities. In connection with all of the above, Developer shall track, and be able to report on, the numbers of local persons or local businesses contacted, interviewed, employed,

or contracted with.

k. The Developer and Owner will work seek all applicable permits immediately upon approval of this Agreement and shall comply with the timelines set forth in subparagraph d. above.

The City agrees that it will:

a. Provide extra-wide sidewalks on both sides of Sharazad Boulevard and along Fisherman Street and Ali Baba Avenue along the frontage of the commercial spaces for the Project.

b. Reconfigure the affected intersections so as to provide easy pedestrian mobility between the Properties.

c. Maintain the curb, gutter, and sidewalk improvements, including publicly provided street/sidewalk lighting installed in the public rights of way upon permit issuance.

d. Investigate the use of the north/south-oriented alley between Ali Baba Avenue and Fisherman Street immediately behind 141 Sharazad Boulevard (the "Alley") to facilitate the ingress and egress for the parking entrance to Parcel A, as well as garbage collection, utilities, and other back of house activities. This is in accordance with Section (N) "Parking Standards and Requirements" in Ordinance No. 2022-07, which established the HDOD.

e. Be responsible for the design and construction of all remaining and future public infrastructure improvements for the Alley.

f. In the event the aforementioned alley cannot be used to serve the development on Parcel A, alternatively, the median on Sharazad Boulevard will be realigned and reconfigured to facilitate the ingress and egress for the parking entrance for Parcel A.

11. **Development Permits.** In accordance with Section 163.3227(f), F.S., the City may need to approve the following additional Development Permits upon proper submission of all applications, and City review or inspections, in order for the Developer to develop the Project:

a. Approvals of revisions or modifications to Site Plans;

b. Modifications to existing approvals and permits;

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 the Properties.

12. **Public Services and Facilities; Concurrency.** In accordance with Section 163.3227(d), F.S., the City and Developer anticipate that the Properties 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 the Applications. The Properties 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, as applicable, 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 Project for the period of this Agreement. All Development Orders or permits sought to be issued for the Project pursuant to this Agreement are hereby found to meet concurrency standards set forth in the Comprehensive Plan (concurrency regulations) and to be consistent with Land Development Regulations assuming that the Developer constructs the Properties in substantial compliance with the Site Plan for Parcel A and the Site Plan for Parcel B, the City's Laws, Comprehensive Plan and Land Development Regulations in existence as of the Effective Date. Developer shall be bound by the City impact fees and assessments in existence as of the Effective Date. Nothing in this paragraph shall relieve the Developer of the requirement to pay impact fees and assessments. Furthermore, the Parties agree and understand that the impact fees to be paid by the Developer are in compliance with the Florida Impact Fee Act, including but not limited to Sections 163.31801(4)(f) and (g), F.S., requiring the City to "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction," and also requiring the City to "(e)nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction."

13. **Consistency with Comprehensive Plan.** In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the Project complies with the Laws, ordinances, regulations, and policies of the City of Opa-locka, and is consistent with City's Laws, Comprehensive Plan, and Land Development Regulations.

14. **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 Properties as of the Effective Date of this Agreement shall govern the development of the Properties for the Entire Term of this Agreement unless terminated. Development of the Properties 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 the Developer and/or Owner consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Properties only as permitted or required by the Act or as provided above or, upon this Agreement being terminated or having expired.

15. **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 Properties.

16. **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 Developer and 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 Developer 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 Developer to develop the Properties 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 declare a default and terminate this Agreement, as provided for in paragraph 7.b. above, after notice and an opportunity to cure as set forth paragraph 3.j. above. Agreement as to the portion of the Properties associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to said portion of the Properties or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the Properties 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 Developer or 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 Miami-Dade County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

17. **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.

18. **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 Fourth Floor 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:	675 Ali Baba, LLC Attention Willie Logan 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
With a copy to:	Lida Rodriguez-Taseff, Esq. 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
If to the Developer at:	Opa-locka Community Development Corporation, Inc., D/B/A Ten North Group Attention: Willie Logan 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
With a copy to:	Lida Rodriguez-Taseff, Esq. 490 Opa-locka Blvd., Ste 20 Miami, FL 33054

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

20. **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 such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

21. **Entire Agreement.** This Agreement sets forth the entire agreement and understanding of the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Developer, the Owner, and the City. No 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 all parties hereto or their successors in interest in accordance with Section 163.3225, F.S.

22. **Indemnification.** The Developer shall indemnify and hold the City harmless, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement.

23. **Periodic Review of Agreement.** Pursuant to Section 163.3235, F.S., the City shall periodically review the Properties subject to this Agreement 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 16.b. above.

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

[SIGNATURE PAGES FOLLOW]

THE CITY:

City of Opa-locka Florida

ATTEST:

By:_____
City Manager

_____
City Clerk

Dated: ____ day of _____ 2023

THE DEVELOPER:

WITNESSES:

Opa-Locka Community Development Corporation, Inc., d/b/a Ten North Group, a Florida not for profit corporation

_____

Print Name:_____

_____

Willie Logan, President and Chief Executive Officer

_____

Print Name:_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Development Agreement was acknowledged before me by means of [_] physical presence or [_] online notarization, this _____ day of _____, 2023, by Willie Logan, in his capacity as President and Chief Executive Officer of Opa-Locka Community Development Corporation, Inc, a Florida not for profit corporation, who is personally known to me or who has produced _____ (type of identification) as identification.

My Commission Expires:

_____

Print Name:_____
NOTARY PUBLIC

THE OWNER:

WITNESSES:

Opa-Locka Community Development Corporation, Inc., d/b/a Ten North Group, a Florida not for profit corporation

_____

Print Name:_____

_____

Willie Logan, President and Chief Executive Officer

_____

Print Name:_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Development Agreement was acknowledged before me by means of [_] physical presence or [_] online notarization, this _____ day of _____, 2023, by Willie Logan, in his capacity as President and Chief Executive Officer of Opa-Locka Community Development Corporation, Inc, a Florida not for profit corporation, who is personally known to me or who has produced _____ (type of identification) as identification.

My Commission Expires:

_____

Print Name:_____

NOTARY PUBLIC

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"
Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

EXHIBIT "C"
Site Plan for Parcel A

EXHIBIT "D"
Site Plan for Parcel B

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 3, 2023

City of Opa-Locka
Planning and Community Development
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

Re: Property owners within 375 feet of:
SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **36, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

LIST OF PROPERTY OWNERS WITNIN 375' RADIUS OF THE SUBJECT PROPERTIES (Subject properties are shown in BOLD)

LEGAL DESCRIPTION, SITE ADDRESS, FOLIO NUMBER	NAME, MAILING ADDRESS
21 52 41 .54 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 BLK 81 LOT SIZE 23750 SQUARE FEET OR 14798-2232 0890 1 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041020	675 ALI BABA LLC 490 OPA LOCKA BLVD 20 OPA-LOCKA, FL 33054
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG 201 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041711	675 ALI BABA LLC 490 OPA LOCKA BLVD STE 20 OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 1 BLK 1 LOT SIZE IRREGULAR OR 15868-0176 0393 4 721 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150010	ADALBERTO IZQUIERDO &W ONDINA 721 BURLINGTON ST OPA-LOCKA, FL 33054-3926
OPA LOCKA 2 REV PLAT 2 PB 34-76 S65FT M/L OF N140FT M/L OF TR C BLK 99 LOT SIZE 65.000 X 112 OR 10026 1276 0478 1 345 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041751	ALBERTO RIOS HILDA RIOS 345 SHARAZAD BLVD OPA-LOCKA, FL 33054-3543
ALI BABA VILLA PB 86-41 LOT 3 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0182 0902 1 COC 23428-2258 05 2005 4 435 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140030	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 20932-3109 0702 1 COC 23428-1928 05 2005 4 465 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140040	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 5 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0515 0902 1 COC 22595-1411 08 2004 1 475 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140050	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
21 52 41 .13 AC OPA LOCKA PLAT NO 3 PB 31-14 NE57.5FT TRACT C BLK 114 LOT SIZE 57.500 X 100 OR 21184-0862 0303 5 681 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070110	ANTONIA PIEDAD CESPEDES 681 BURLINGTON ST OPA-LOCKA, FL 33054-3924
21 52 41 1.9 AC OPA LOCKA PLAT NO 3 PB 31-14 THAT STRIP OF LAND LYG SELY OF SELY R/W/L OF THE SAF RR BOUNDED ON THE SE BY BLKS 119-120-129- 130 & AREA SHOWN AS YACHT BASIN UNAVAILABLE OPA-LOCKA, FL 33054 0821210072710	CITY OF OPA LOCKA 780 FISHERMAN ST OPA-LOCKA, FL 33054
21 52 41 .15 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY70FT OF TR B BLK 83 /AKA NELY20FT LOT 8 & ALL LOTS 9 & 10 BLK 83 PER PB 34-67/ & PT OF ALLEY ADJ TO NELY 20 FT 330 S PERVIZ AVE OPA-LOCKA, FL 33054 0821210041111	CRYSTAL JRT APTS INC 10991 SW 222 TER CUTLER RIDGE, FL 33170

FARTHING HEIGHTS PB 87-78 LOT 5 BLK 1 LOT SIZE IRREGULAR OR 13038-3215 1186 4 761 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150050	ESPERANZA M GARCIA 761 BURLINGTON ST OPA-LOCKA, FL 33054
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY100FT OF TR A BLK 82 LOT SIZE 4500 SQUARE FEET OR 19586-3718 0401 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041040	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 10 BLK 82 LOT SIZE 2310 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050270	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF SWLY125FT OF TR A F/K/A LOTS 7 BLK 82 PB 34-67 LOT SIZE 2250 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041043	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 9 BLK 82 LOT SIZE 2625 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050260	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .06 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF TR A BLK 82 LOT SIZE 2250 SQUARE FEET OR 14556-3380 2(3) OR 21249-594-595 0403 4 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041030	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .11 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY175FT OF TR A F/K/A LOTS 5 & 6 BLK 82 PB 34-67 LOT SIZE 4500 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041042	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY80FT OF TR A BLK 97 FKA LOTS 2 & 3 BLK 97 PER PB 34-67 LOT SIZE 4875 SQUARE FEET 410 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041640	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY130FT OF TR A BLK 97 FKA LOTS 4 & 5 BLK 97 PER PB 34-67 LOT SIZE 4500 SQ FT UNAVAILABLE OPA-LOCKA, FL 33054 0821210041650	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 83 LOT SIZE 5250 SQUARE FEET OR 15361-2985	IGLESIA DE DIOS

0192 5 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041100	PENTECOSTAL M I INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR B LESS SWLY30FT & LESS NELY70FT BLK 83 /AKA LOT 6 LESS SWLY5FT ALL LOT 7 & SWLY5FT LOT 8 BLK 83 PB 34-67/ UNAVAILABLE OPA-LOCKA, FL 33054 0821210041110	IGLESIA DE DIOS PENTECOSTAL 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY30FT OF TR B BLK 83 /AKA LOT 5 & SW5FT LOT 6 BLK 83 PER PB 34-67/ LOT SIZE 2700 SQUARE FEET 644 SALIH ST OPA-LOCKA, FL 33054 0821210041112	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 .05 AC OPA LOCKA NO 2 PB 28-72 SWLY25FT OF NELY50FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 3 BLK 83 LOT SIZE 2250 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210050280	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 .50 AC OPA LOCKA NO 2 PB 28-72 NELY25FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 4 BLK 83 PB 34-67 LOT SIZE 2250 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210050290	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
FARTHING HEIGHTS PB 87-78 LOT 3 BLK 1 LOT SIZE 53 X 100 OR 20150-2350 24837-4617 0102 4 COC 24837-4620 06 2006 1 741 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150030	JAVIER MOREJON 741 BURLINGTON ST OPA-LOCKA, FL 33054-3926
ALI BABA VILLA PB 86-41 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 18096-3075 0498 1 425 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140020	JESUS PEGUERO 14675 HARRIS PL MIAMI LAKES, FL 33014
ALI BABA VILLA PB 86-41 LOT 1 BLK 1 LOT SIZE 66.000 X 99 OR 18087-1417 0498 1 405 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140010	JESUS PEGUERO 14675 HARRIS PL MIAMI LAKES, FL 33014
21 52 41 MAECHER LEGION POST SUB PB 70-55 LOT 1 LOT SIZE 11250 SQUARE FEET OR 15775-2534 0892 1 500 FISHERMAN ST OPA-LOCKA, FL 33054 0821210120010	KAZAH TEMPLE #149 OF MIAMI FL PO BOX 2515 OPA-LOCKA, FL 33055
OPA LOCKA 2 REV PLAT 2PB 34-76 TR C LESS N140FT BLK 99 LOT SIZE 73.430 X 112 OR 18043-3549 0398 1 301 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041752	LEE BOUIE 301 SHARAZAD BLVD OPA-LOCKA, FL 33054-3543

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 SWLY30FT OF TR A BLK 97 LOT SIZE 3150 SQUARE FEET OR 19345-0532 1000 4 COC 24045-3339 11 2005 1 400 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041652	MANOR NOOR ENTERP INC 5830 CASTLEGATE AVE DAVIE, FL 33054
OPA LOCKA PLAT NO 3 PB 31-14 LOT 30 LESS SW7.5FT & SW92.5FT TR C BLK 114 LOT SIZE 110.000 X 100 OR 18223-1095 0798 1 671 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070082	MARILYN MATEO 215 AVENIDA DEL CENTRO CLEWISTON, FL 33440
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF TR A BLK 97 /AKA LOT 13 BLK 97 PB 34-67/ LOT SIZE 2250 SQUARE FEET COC 23694-3344 08 2005 6 (3) 470 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041660	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY75FT OF NELY100FT OF TR A BLK 97 /AKA LOTS 10 THRU 12 BLK 97 PB 34-67/ 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041670	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 NELY100FT OF SWLY230FT TR A AKA LOTS 6-7-8-9 BLK 97 LOT SIZE 9000 SQUARE FEET COC 23694-3344 08 2005 6 (3) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041651	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
PB 34-76 OPA LOCKA 2ND REV PL NO 2 THAT PT TR B - AKA LOTS 14-15 & N15FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO N15FT LOT 16 PER ORD 66-810 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041680	MED ONE MEDICAL MGMT INC 498 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 TR A LESS SWLY55FT BLK 120 LOT SIZE 55.000 X 100 OR 19117-1228 0500 1 805 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070550	NELSON MARRERO &W MIREYA ROJAS 805 BURLINGTON ST OPA-LOCKA, FL 33054-3928
21 52 41 .60 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR A & N15FT OF ALLEY LYG S & AD TO E150FT OF W200FT CLOSED PER ORD 67-853 LOT SIZE 26250 SQUARE FEET 200 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041150	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR MIAMI, FL 33176
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS B & C BLK 84 & LOT 17 BLK 84 PER PB 28-72 & S15FT OF ALLEY N & AD TO W100FT OF TR B & TO E25FT 260 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041160	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR STE 118 MIAMI, FL 33176
OPA LOCKA NO 2 PB 28-72 PORT OF BLK 96 DESC BEG NE COR OF BLK 96 TH S 28 DEG E 125FT TO NWLY R/W/L OF	OLCDC TRAIN STATION LLC

SAL S 61 DEG W 230FT N 28 DEG W 125FT N 61 DEG 490 ALI BABA AVE OPA-LOCKA, FL 33054 0821210050440	490 OPA LOCKA BLVD STE 20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT TRACT A BLK 82 LOT SIZE 5250 SQUARE FEET OR 21041-4748 0103 5 COC 22957-1098 12 2004 5 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041041	OPA LOCKA COMMUNITY DEV CORP INC 490 OPA LOCKA BLVD OPA-LOCKA, FL 33054
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR B - AKA LOTS 17 THRU 22 & S10FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO S10FT LOT 16 & LOTS 17 THRU 22 PER ORD **141 SHARAZAD BLVD** **OPA-LOCKA, FL 33054** **0821210041690**	**OPA LOCKA COMMUNITY DEVELOPMENT CORPORATION INC** **490 OPA LOCKA BLVD 20** **OPA-LOCKA, FL 33054**
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS A & B BLK 98 & TRS A & B BLK 103 & ALL ALLEYS LYG WITHIN BLK 98 & 103 & THAT PORT OF SESAME ST LYG BETW SAID BLKS 403 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041710	OPA PROPERTY MANAGEMENT CORP 6051 N OCEAN DR #304 HOLLYWOOD, FL 33019
FARTHING HEIGHTS PB 87-78 LOT 4 BLK 1 LOT SIZE 53.000 X 100 CF 73R246746 751 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150040	OSCAR ALONSO &W EVA E 751 BURLINGTON ST OPA-LOCKA, FL 33054-3926
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT D BLK 83 LOT SIZE 5250 SQUARE FEET OR 17042-5204 1295 1 681 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041140	PROPERTY D & BG LLC 17740 NW 14 CT MIAMI, FL 33169
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT C BLK 83 & SWLY25FT OF NELY75FT OF SELY 1/2 OF TRACT 83 PB 28-72 LOT SIZE 19250 SQ FT 655 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041120	ROBERT BELLAMY 657 FISHERMAN ST OPA-LOCKA, FL 33054
21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY55FT OF TR A BLK 120 LOT SIZE 55.000 X 100 OR 12676-1144 0985 1 801 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070540	ROLANDO L LEVAY 801 BURLINGTON ST OPA-LOCKA, FL 33054
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT 93 & N1/2 OF STREET LYG S CLOSED PER RES #04-6617 & TRACT A BLK 94 & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORDINANCE 300 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041610	RUDG TOWN CENTER LLC 315 S BISCAYNE BLVD MIAMI, FL 33131
21 52 41 .509 AC M/L OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT B BLK 94 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORDINANCE 12-23 **551 FISHERMAN ST**	**RUDG TOWN CENTER LLC** **C/O THE RELATED GROUP** **315 S BISCAYNE BLVD 4 FL**

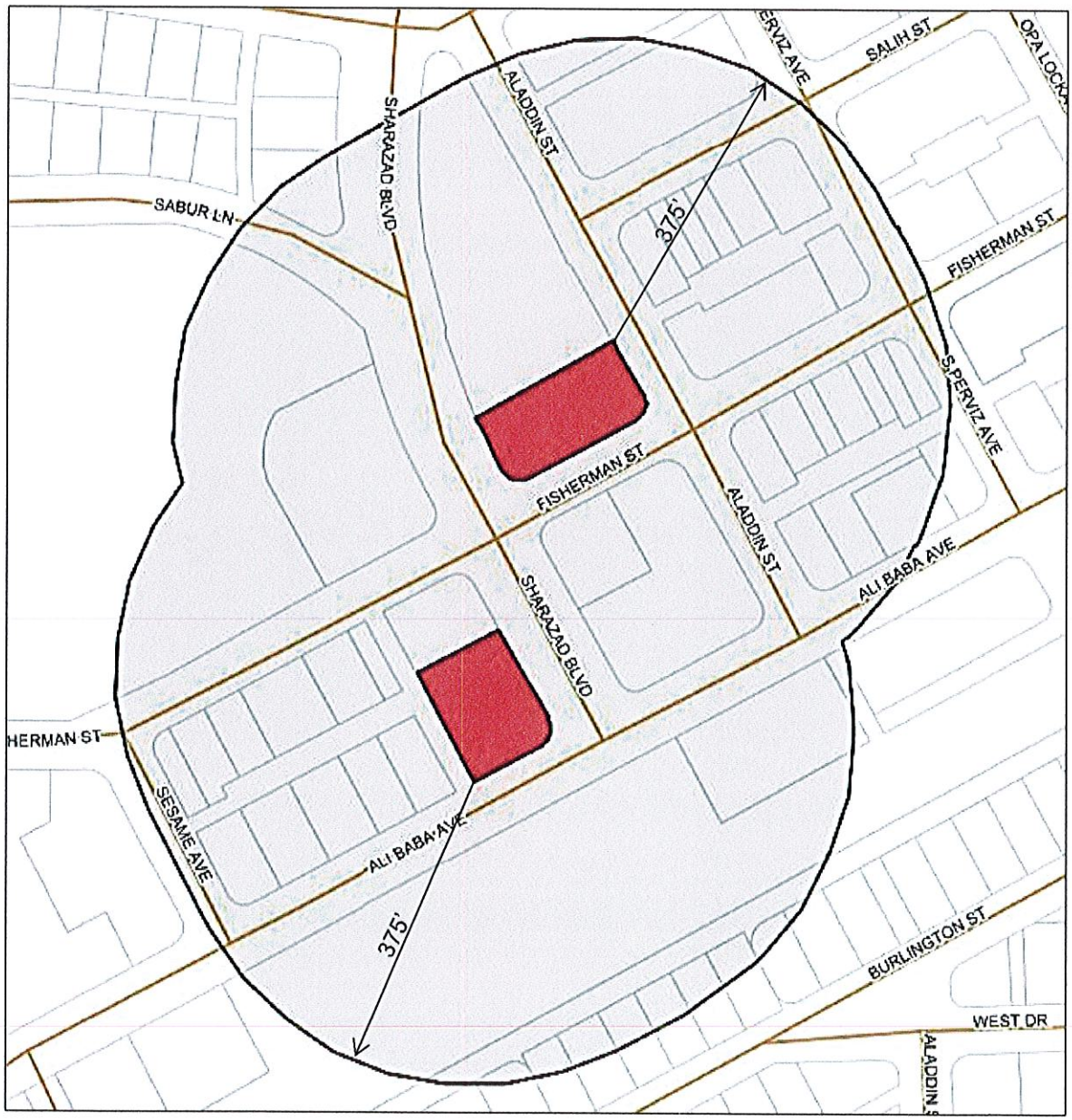
OPA-LOCKA, FL 33054 0821210041630	MIAMI, FL 33131
21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH UNAVAILABLE OPA-LOCKA, FL 33054 0821210000010	STATE OF FLORIDA DOT 605 SUWANNEE ST TALLAHASSEE, FL 32399
21 52 41 .25 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT B LESS NELY110FT BLK 78 LOT SIZE 10800 SQ FT OR 18293-4883 0998 3 747 FISHERMAN ST OPA-LOCKA, FL 33054 0821210040950	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
21 52 41 .50 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 78 LOT SIZE 21600 SQ FT OR 18293-1986 0998 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210040930	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR B LESS SW100FT & LESS NE50FT AKA LOTS 13 TO 16 INC BLK 82 LOT SIZE 8500 SQUARE FEET OR 15724-1852 1192 2 (2) 675 ALI BABA AVE OPA-LOCKA, FL 33054 0821210041090	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT OF TR B BLK 82 A/K/A LOTS 19 & 20 BLK 82 OR 16291-5264 0294 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041050	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT TR B BLK 82 F/K/A LOTS 11 & 12 BLK 82 PB 34/67 LOT SIZE 5000 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210041070	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
PB 34-76 OPA LOCKA 2ND REV PL NO 2 TR B LESS SW50FT & LESS NE150FT THEREOF AKA LOTS 17 & 18 BLK 82 & 15FT ALLEY LYG NWLY & ADJ TO LOTS 13 THRU 18 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041060	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
MAECHER LEGION POST SUB PB 70-55 LOT 2 LOT SIZE 33750 SQ FT OR 16963-3090 1095 3 550 FISHERMAN ST OPA-LOCKA, FL 33054 0821210120020	U S POSTAL SERVICE OPA LOCKA MAIN POST OFFICE 550 FISHERMAN ST OPA-LOCKA, FL 33054-3808
FARTHING HEIGHTS PB 87-78 LOT 6 BLK 1 LOT SIZE 53 X 100 OR 20445-1010 0502 1 COC 26300-3699 03 2008 1 771 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150060	YORLENE Y CANTARERO 771 BURLINGTON ST OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 2 BLK 1 LOT SIZE 53.000 X 100 OR 20956-1080 0103 1 COC 26240-2423 02 2008 1	YUNET RODRIGUEZ LOPEZ

731 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150020

ANNIEL ROMERO DEL RISCO
YUNIER RODRIGUEZ LOPEZ
731 BURLINGTON ST
OPA-LOCKA, FL 33054

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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP (N.T.S.)



SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

SURVEYPROS INC

Surveyor's Report

TO:

Dawn Perez
Ten North Group
490 Opa-locka Blvd, Ste. 20
Opa-locka, FL 33054

PREPARED BY:

Nicolas Del Vento, P.S.M.
Survey Pros, Inc.
4348 SW 74th Avenue
Miami, Fl. 33155
Office: (305) 767-6802

RE: 141 SHARAZAD BOULEVARD,OPA-LOCKA, FL 33054 & 551 FISHERMAN STREET, OPA LOCKA, FL 33054

To whom it may concern, this letter is to inform you that the required revisions to the subject properties will be done and completed by 08/08/2023 before end of day.

Please contact our office if you have any questions about this report.

Sincerely,

Nicolas Del Vento, P.S.M.



Sponsored by: City Manager

RESOLUTION NO. 23-XXXXXX

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDNG APPROVAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF 88 RESIDENTIAL UNITS ON THE SITE AT 551 FISHERMAN STREET AND IDENTIFIED BY FOLIO 08-2121-004-1630 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Opa-locka Community Development Corporation, Inc., D/B/A Ten North Group intends to construct 88 residential units on the site at 551 Fisherman Street and identified by folio 08-2121-004-1630 and provide ninety-six parking spaces for residential use and fifteen parking spaces for commercial use for a total of not less than one hundred and eleven parking spaces on site. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for a development agreement review to construct 88 residential units at 551 Fisherman Street in the Historic Downtown Opa-locka District; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of Opa-locka Community development Corporation, Inc D/B/A Ten North Group Development., for the site at 551 Fisherman Street 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; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to recommend approval of the Development Agreement for the final site plan requested by the Applicant, as provided herein and attached with any conditions or recommendations of the City Staff and conditions or recommendations of the Planning & Zoning Board.

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Site Plan Review. The City Planning & Zoning Board of the City of Opa-Locka, Florida hereby recommends approval / denial of a request for the Development Agreement approval for the Construction of 88 residential units on the site at 551 Fisherman Street and identified by folio 08-2121-004-1630 which is within the Historic Downtown Opa-locka District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 2023.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Xxxxxxx Xxxxxxx, Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A

_____

Moved by: _____

Seconded by: _____

VOTE:

Board Member Mata _____

Board Member Hibbert _____

Board Member Barnes _____

Board Member Mangham _____

Board Member Dominguez _____

Chairman Guerrero _____

State of Florida
Department of State

I certify from the records of this office that OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION,INC. is a corporation organized under the laws of the State of Florida, filed on May 5, 1981.

The document number of this corporation is 757835.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on June 14, 2023, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 5091318137CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA LLC is a limited liability company organized under the laws of the State of Florida, filed on January 15, 2015, effective January 15, 2015.

The document number of this limited liability company is L15000008968.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 7792986864CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA MANAGER LLC is a limited liability company organized under the laws of the State of Florida, filed on January 14, 2015, effective January 14, 2015.

The document number of this limited liability company is L15000008590.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023



Secretary of State

Tracking Number: 3459775456CU

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

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

PLANNING & ZONING BOARD APPLICATION for DEVELOPMENT AGREEMENT

NARRATIVE CONCEPT 8/4/2023

Applicant: Opa-Locka Community Development Corporation, Inc., D/B/A Ten North Group

SUBJECT PROPERTY:

141 Sharazad Boulevard and 551 Fisherman Street, Opa-locka, Florida 33054

Folios: 08-2121-004-1690 and 08-2121-004-1630

This development ("City Terrace") is composed of 141 Sharazad Boulevard and 551 Fisherman Street, both falling inside the Historic Downtown Opa-locka District (HDOD). Together, the mixed-use buildings seek to reinvigorate the city's core in an equity-conscious manner, introducing 145 senior multi-family residential units, as well as 14,097 s.f. of commercial space to reactivate the street level.

Of the 145 total units, 4 will be configured as studio units (zero-bedroom/one-bath), 127 as one-bedroom/one-bath units, and 14 as two-bedroom/two-bath units. In total, 16 units (11%) will be affordable at the 33% AMI level, with the remaining 129 units affordable at 60% AMI.

141 Sharazad, the smaller of the two buildings, will contain 57 residential units and 5,353 s.f. of the total commercial space, with high transparency and retail entrances fronting Sharazad Boulevard and Ali Baba Avenue. Northwest (diagonal) from the first building will be 551 Fisherman, containing 88 units and 8,744 s.f. of sidewalk-oriented commercial space along Fisherman Street.

The design of City Terrace is inspired by the "Moorish" architectural cues that make Opa-locka unique among other South Florida cities. As such, both buildings will include large, striking arches, geometric patterns, artistically screened parking floors, and a distinct color palette. The motif extends into the spacious pedestrian realm with decorative hardscape and shade-providing subtropical foliage. Finally, impacted intersections will be reconfigured to enhance pedestrian mobility between the two properties.

675 ALI BABA LLC
490 OPA LOCKA BLVD STE 20
OPA-LOCKA, FL 33054

ADALBERTO IZQUIERDO &W ONDINA
721 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

ALBERTO RIOS
HILDA RIOS
345 SHARAZAD BLVD
OPA-LOCKA, FL 33054-3543

ALI BABA GROUP LLC
1160 KANE CONCOURSE STE 301
BAY HARBOR ISLANDS, FL 33154

ANTONIA PIEDAD CESPEDES
681 BURLINGTON ST
OPA-LOCKA, FL 33054-3924

CITY OF OPA LOCKA
780 FISHERMAN ST
OPA-LOCKA, FL 33054

CRYSTAL JRT APTS INC
10991 SW 222 TER
CUTLER RIDGE, FL 33170

ESPERANZA M GARCIA
761 BURLINGTON ST
OPA-LOCKA, FL 33054

FISHERMAN SALIH LLC
3674 SW 161 TER
MIRAMAR, FL 33027-4507

FISHERMAN STREET PROPERTIES LLC
14060 NW 82 AVE
MIAMI LAKES, FL 33016

IGLESIA DE DIOS
PENTECOSTAL M I INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

IGLESIA DE DIOS PENTECOSTAL INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

JAVIER MOREJON
741 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

JESUS PEGUERO
14675 HARRIS PL
MIAMI LAKES, FL 33014

KAZAH TEMPLE #149 OF MIAMI FL
PO BOX 2515
OPA-LOCKA, FL 33055

LEE BOUIE
301 SHARAZAD BLVD
OPA-LOCKA, FL 33054-3543

MANOR NOOR ENTERP INC
5830 CASTLEGATE AVE
DAVIE, FL 33054

MARILYN MATEO
215 AVENIDA DEL CENTRO
CLEWISTON, FL 33440

MED ONE MEDICAL MANAGEMENT
470 FISHERMAN ST
OPA-LOCKA, FL 33054-3818

MED ONE MEDICAL MGMT INC
498 FISHERMAN ST
OPA-LOCKA, FL 33054-3818

NELSON MARRERO &W MIREYA ROJAS
805 BURLINGTON ST
OPA-LOCKA, FL 33054-3928

OCEAN DRIVE HOTEL CORP
10651 N KENDALL DR STE 118
MIAMI, FL 33176

OLCDC TRAIN STATION LLC
490 OPA LOCKA BLVD STE 20
OPA-LOCKA, FL 33054

OPA LOCKA COMMUNITY DEVELOPMENT
CORPORATION INC
490 OPA LOCKA BLVD 20
OPA-LOCKA, FL 33054

OPA PROPERTY MANAGEMENT CORP
6051 N OCEAN DR #304
HOLLYWOOD, FL 33019

OSCAR ALONSO &W EVA E
751 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

PROPERTY D & BG LLC
17740 NW 14 CT
MIAMI, FL 33169

ROBERT BELLAMY
657 FISHERMAN ST
OPA-LOCKA, FL 33054

ROLANDO L LEVAY
801 BURLINGTON ST
OPA-LOCKA, FL 33054

RUDG TOWN CENTER LLC
C/O THE RELATED GROUP
315 S BISCAYNE BLVD 4 FL
MIAMI, FL 33131

STATE OF FLORIDA
DOT
605 SUWANNEE ST
TALLAHASSEE, FL 32399

TIITF/DMS
REGINAL SERVICE CENTER
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

TOWN CENTER 675 LLC
490 OPA LOCKA BLVD #20
OPA-LOCKA, FL 33054

U S POSTAL SERVICE
OPA LOCKA MAIN POST OFFICE
550 FISHERMAN ST
OPA-LOCKA, FL 33054-3808

YORLENE Y CANTARERO
771 BURLINGTON ST
OPA-LOCKA, FL 33054

YUNET RODRIGUEZ LOPEZ
ANNIEL ROMERO DEL RISCO
YUNIER RODRIGUEZ LOPEZ
731 BURLINGTON ST
OPA-LOCKA, FL 33054

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 201 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W124.21FT S 28 DEG E148.50FT N 61 DEG E 149.92FT NELY AD 31.19FT TO POB LYG NLY OF FISHERMAN ST & WLY OF SHARAZAD BLVD LOT SIZE 38780 SQ FT OR 13361-1352 0787 1 OR 23256-1916 03 2005 1 COC 24764-4307 07 2006 1

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: TEN NORTH SHERBONDY, LLC PHONE: 305-687-3545

ADDRESS (If different): 490 OPA LOCKA BLVD, STE 20, OPA LOCKA, FL 33054

Signature

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: 300 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB 34-76, TRACT 93 & N1/2 OF STREET LYG, S CLOSED PER RES #04-6617, & TRACT A BLK 94 & N1/2 OF ALLEY, LYG S & ADJ CLOSED PER ORDINANCE 12-33 & S1/2 OF ST LYG N & ADJ CLOSED PER RES #04-6617 LOT SIZE 54801.5 SQ FT

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: RUDG TOWN CENTER LLC PHONE: _____

ADDRESS (If different): 315 S BISCAYNE BLVD, MIAMI, FL 33131

Signature

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: 480 Ali Baba Avenue

LEGAL DESCRIPTION: See below

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: State of Florida, Dept. of Transportation PHONE: _____

ADDRESS (If different): 605 SUWANNEE ST, TALLAHASSEE, FL 32399

SFRTA

Signature

Property is owned by FDOT.

21 52 41 14.60 AC M/L, OPA LOCKA NO 72, PB 28-72, PORT OF BLK 96 & 100FT SAL R/W, THRU SEC DESC AS BEG 3001.42FTE, OF NE1/4 SEC 29 FOR POB TH, NELY AD 1040.42FT N 60 DEG E, 663.98FT N 29 DEG W 125FT N 60, DEG E 645FT S 29 DEG E 125FT, N 60 DEG E 205FT N 29 DEG W, 125FT N 60 DEG E 25FT S 29 DEG E, 125FT N 60 DEG E 57.74FT S 01, DEG E 112.70FT S 60 DEG W, 1544.75FT SWLY AD 908.81FT S 87, DEG W 139.74FT TO POB & BEG, 1207.57FTN OF SW COR OF SE1/4, OF SEC 21 FOR POB TH N 60 DEG E, 2979.19FT N 02 DEG W 111.90FT, S 60 DEG W 2977.45FT S 01 DEG E, 112.70FT TO POB

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

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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 3, 2023

City of Opa-Locka
Planning and Community Development
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

Re: Property owners within 375 feet of:
SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

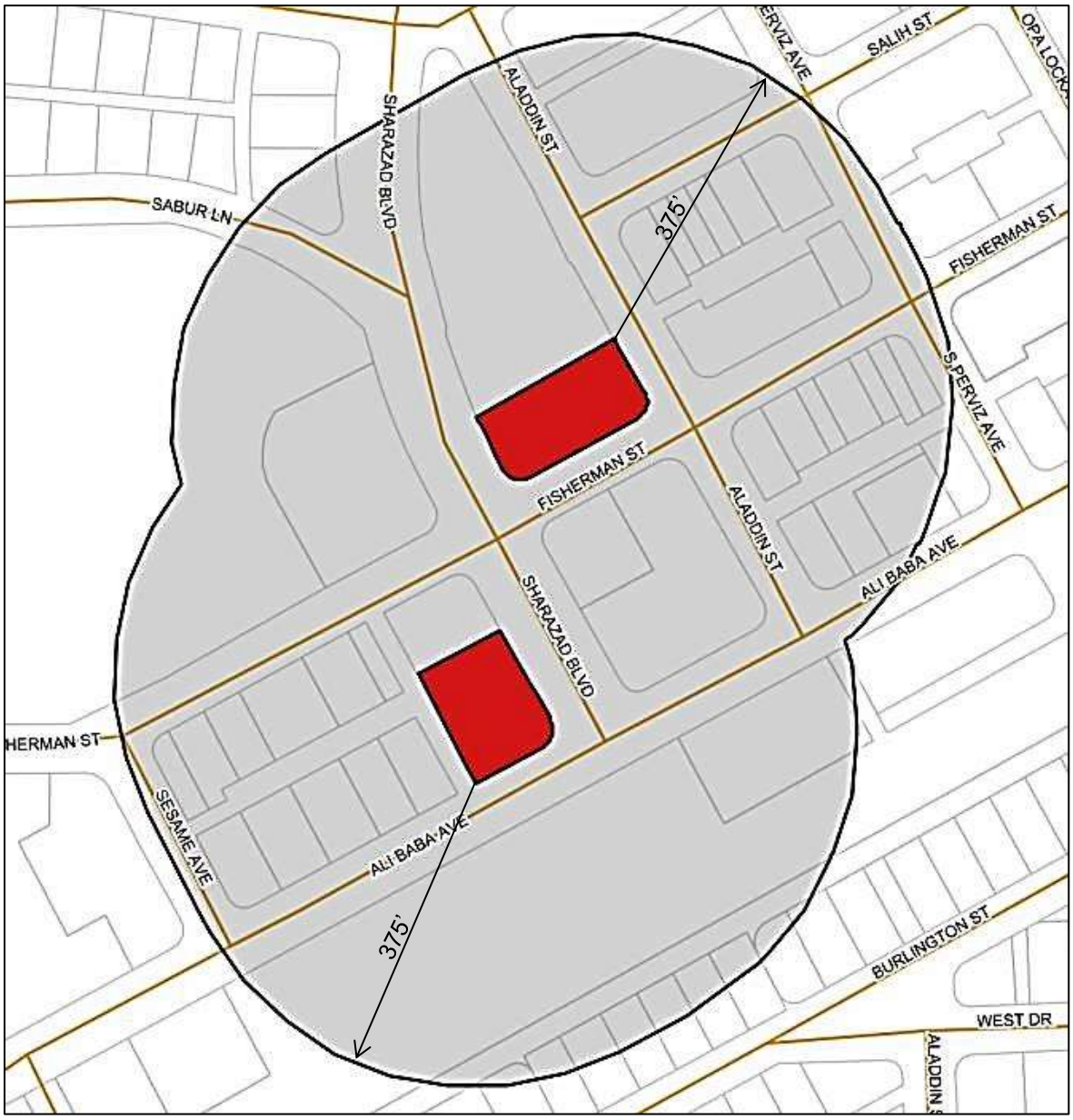


Diana B. Rio

Total number of property owners without repetition: **36, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

375' RADIUS MAP (N.T.S.)



SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

LIST OF PROPERTY OWNERS WITNIN 375’ RADIUS OF THE SUBJECT PROPERTIES (Subject properties are shown in BOLD)

LEGAL DESCRIPTION, SITE ADDRESS, FOLIO NUMBER	NAME, MAILING ADDRESS
21 52 41 .54 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 BLK 81 LOT SIZE 23750 SQUARE FEET OR 14798-2232 0890 1 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041020	675 ALI BABA LLC 490 OPA LOCKA BLVD 20 OPA-LOCKA, FL 33054
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG 201 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041711	675 ALI BABA LLC 490 OPA LOCKA BLVD STE 20 OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 1 BLK 1 LOT SIZE IRREGULAR OR 15868-0176 0393 4 721 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150010	ADALBERTO IZQUIERDO &W ONDINA 721 BURLINGTON ST OPA-LOCKA, FL 33054-3926
OPA LOCKA 2 REV PLAT 2 PB 34-76 S65FT M/L OF N140FT M/L OF TR C BLK 99 LOT SIZE 65.000 X 112 OR 10026 1276 0478 1 345 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041751	ALBERTO RIOS HILDA RIOS 345 SHARAZAD BLVD OPA-LOCKA, FL 33054-3543
ALI BABA VILLA PB 86-41 LOT 3 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0182 0902 1 COC 23428-2258 05 2005 4 435 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140030	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 20932-3109 0702 1 COC 23428-1928 05 2005 4 465 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140040	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 5 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0515 0902 1 COC 22595-1411 08 2004 1 475 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140050	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
21 52 41 .13 AC OPA LOCKA PLAT NO 3 PB 31-14 NE57.5FT TRACT C BLK 114 LOT SIZE 57.500 X 100 OR 21184-0862 0303 5 681 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070110	ANTONIA PIEDAD CESPEDES 681 BURLINGTON ST OPA-LOCKA, FL 33054-3924
21 52 41 1.9 AC OPA LOCKA PLAT NO 3 PB 31-14 THAT STRIP OF LAND LYG SELY OF SELY R/W/L OF THE SAF RR BOUNDED ON THE SE BY BLKS 119-120-129- 130 & AREA SHOWN AS YACHT BASIN UNAVAILABLE OPA-LOCKA, FL 33054 0821210072710	CITY OF OPA LOCKA 780 FISHERMAN ST OPA-LOCKA, FL 33054
21 52 41 .15 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY70FT OF TR B BLK 83 /AKA NELY20FT LOT 8 & ALL LOTS 9 & 10 BLK 83 PER PB 34-67/ & PT OF ALLEY ADJ TO NELY 20 FT 330 S PERVIZ AVE OPA-LOCKA, FL 33054 0821210041111	CRYSTAL JRT APTS INC 10991 SW 222 TER CUTLER RIDGE, FL 33170

FARTHING HEIGHTS PB 87-78 LOT 5 BLK 1 LOT SIZE IRREGULAR OR 13038-3215 1186 4 761 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150050	ESPERANZA M GARCIA 761 BURLINGTON ST OPA-LOCKA, FL 33054
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY100FT OF TR A BLK 82 LOT SIZE 4500 SQUARE FEET OR 19586-3718 0401 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041040	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 10 BLK 82 LOT SIZE 2310 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050270	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF SWLY125FT OF TR A F/K/A LOTS 7 BLK 82 PB 34-67 LOT SIZE 2250 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041043	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 9 BLK 82 LOT SIZE 2625 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050260	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .06 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF TR A BLK 82 LOT SIZE 2250 SQUARE FEET OR 14556-3380 2(3) OR 21249-594-595 0403 4 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041030	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .11 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY175FT OF TR A F/K/A LOTS 5 & 6 BLK 82 PB 34-67 LOT SIZE 4500 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041042	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY80FT OF TR A BLK 97 FKA LOTS 2 & 3 BLK 97 PER PB 34-67 LOT SIZE 4875 SQUARE FEET 410 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041640	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY130FT OF TR A BLK 97 FKA LOTS 4 & 5 BLK 97 PER PB 34-67 LOT SIZE 4500 SQ FT UNAVAILABLE OPA-LOCKA, FL 33054 0821210041650	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 83 LOT SIZE 5250 SQUARE FEET OR 15361-2985	IGLESIA DE DIOS

0192 5
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210041100

PENTECOSTAL M I INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR B LESS SWLY30FT & LESS NELY70FT BLK 83 /AKA LOT 6 LESS SWLY5FT ALL LOT 7 & SWLY5FT LOT 8 BLK 83 PB 34-67/
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210041110

IGLESIA DE DIOS PENTECOSTAL
644 SALIH ST
OPA-LOCKA, FL 33054-3557

21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY30FT OF TR B BLK 83 /AKA LOT 5 & SW5FT LOT 6 BLK 83 PER PB 34-67/ LOT SIZE 2700 SQUARE FEET
644 SALIH ST
OPA-LOCKA, FL 33054
0821210041112

IGLESIA DE DIOS PENTECOSTAL INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

21 52 41 .05 AC OPA LOCKA NO 2 PB 28-72 SWLY25FT OF NELY50FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 3 BLK 83 LOT SIZE 2250 SQUARE FEET
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210050280

IGLESIA DE DIOS PENTECOSTAL INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

21 52 41 .50 AC OPA LOCKA NO 2 PB 28-72 NELY25FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 4 BLK 83 PB 34-67 LOT SIZE 2250 SQUARE FEET
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210050290

IGLESIA DE DIOS PENTECOSTAL INC
644 SALIH ST
OPA-LOCKA, FL 33054-3557

FARTHING HEIGHTS PB 87-78 LOT 3 BLK 1 LOT SIZE 53 X 100 OR 20150-2350 24837-4617 0102 4 COC 24837-4620 06 2006 1
741 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150030

JAVIER MOREJON
741 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

ALI BABA VILLA PB 86-41 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 18096-3075 0498 1
425 ALI BABA AVE
OPA-LOCKA, FL 33054
0821210140020

JESUS PEGUERO
14675 HARRIS PL
MIAMI LAKES, FL 33014

ALI BABA VILLA PB 86-41 LOT 1 BLK 1 LOT SIZE 66.000 X 99 OR 18087-1417 0498 1
405 ALI BABA AVE
OPA-LOCKA, FL 33054
0821210140010

JESUS PEGUERO
14675 HARRIS PL
MIAMI LAKES, FL 33014

21 52 41 MAECHER LEGION POST SUB PB 70-55 LOT 1 LOT SIZE 11250 SQUARE FEET OR 15775-2534 0892 1
500 FISHERMAN ST
OPA-LOCKA, FL 33054
0821210120010

KAZAH TEMPLE #149 OF MIAMI FL
PO BOX 2515
OPA-LOCKA, FL 33055

OPA LOCKA 2 REV PLAT 2PB 34-76 TR C LESS N140FT BLK 99 LOT SIZE 73.430 X 112 OR 18043-3549 0398 1
301 SHARAZAD BLVD
OPA-LOCKA, FL 33054
0821210041752

LEE BOUIE
301 SHARAZAD BLVD
OPA-LOCKA, FL 33054-3543

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 SWLY30FT OF TR A BLK 97 LOT SIZE 3150 SQUARE FEET OR 19345-0532 1000 4 COC 24045-3339 11 2005 1 400 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041652	MANOR NOOR ENTERP INC 5830 CASTLEGATE AVE DAVIE, FL 33054
OPA LOCKA PLAT NO 3 PB 31-14 LOT 30 LESS SW7.5FT & SW92.5FT TR C BLK 114 LOT SIZE 110.000 X 100 OR 18223-1095 0798 1 671 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070082	MARILYN MATEO 215 AVENIDA DEL CENTRO CLEWISTON, FL 33440
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF TR A BLK 97 /AKA LOT 13 BLK 97 PB 34-67/ LOT SIZE 2250 SQUARE FEET COC 23694-3344 08 2005 6 (3) 470 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041660	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY75FT OF NELY100FT OF TR A BLK 97 /AKA LOTS 10 THRU 12 BLK 97 PB 34-67/ 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041670	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 NELY100FT OF SWLY230FT TR A AKA LOTS 6-7-8-9 BLK 97 LOT SIZE 9000 SQUARE FEET COC 23694-3344 08 2005 6 (3) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041651	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
PB 34-76 OPA LOCKA 2ND REV PL NO 2 THAT PT TR B - AKA LOTS 14-15 & N15FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO N15FT LOT 16 PER ORD 66-810 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041680	MED ONE MEDICAL MGMT INC 498 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 TR A LESS SWLY55FT BLK 120 LOT SIZE 55.000 X 100 OR 19117-1228 0500 1 805 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070550	NELSON MARRERO &W MIREYA ROJAS 805 BURLINGTON ST OPA-LOCKA, FL 33054-3928
21 52 41 .60 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR A & N15FT OF ALLEY LYG S & AD TO E150FT OF W200FT CLOSED PER ORD 67-853 LOT SIZE 26250 SQUARE FEET 200 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041150	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR MIAMI, FL 33176
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS B & C BLK 84 & LOT 17 BLK 84 PER PB 28-72 & S15FT OF ALLEY N & AD TO W100FT OF TR B & TO E25FT 260 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041160	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR STE 118 MIAMI, FL 33176
OPA LOCKA NO 2 PB 28-72 PORT OF BLK 96 DESC BEG NE COR OF BLK 96 TH S 28 DEG E 125FT TO NWLY R/W/L OF	OLCDC TRAIN STATION LLC

SAL S 61 DEG W 230FT N 28 DEG W 125FT N 61 DEG
490 ALI BABA AVE
OPA-LOCKA, FL 33054
0821210050440

490 OPA LOCKA BLVD STE 20
OPA-LOCKA, FL 33054

21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT TRACT A BLK 82 LOT SIZE 5250 SQUARE FEET OR 21041-4748 0103 5 COC 22957-1098 12 2004 5
UNAVAILABLE
OPA-LOCKA, FL 33054
0821210041041

OPA LOCKA COMMUNITY DEV CORP INC
490 OPA LOCKA BLVD
OPA-LOCKA, FL 33054

PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR B - AKA LOTS 17 THRU 22 & S10FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO S10FT LOT 16 & LOTS 17 THRU 22 PER ORD
141 SHARAZAD BLVD
OPA-LOCKA, FL 33054
0821210041690

OPA LOCKA COMMUNITY DEVELOPMENT CORPORATION INC
490 OPA LOCKA BLVD 20
OPA-LOCKA, FL 33054

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS A & B BLK 98 & TRS A & B BLK 103 & ALL ALLEYS LYG WITHIN BLK 98 & 103 & THAT PORT OF SESAME ST LYG BETW SAID BLKS
403 FISHERMAN ST
OPA-LOCKA, FL 33054
0821210041710

OPA PROPERTY MANAGEMENT CORP
6051 N OCEAN DR #304
HOLLYWOOD, FL 33019

FARTHING HEIGHTS PB 87-78 LOT 4 BLK 1 LOT SIZE 53.000 X 100 CF 73R246746
751 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150040

OSCAR ALONSO &W EVA E
751 BURLINGTON ST
OPA-LOCKA, FL 33054-3926

21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT D BLK 83 LOT SIZE 5250 SQUARE FEET OR 17042-5204 1295 1
681 FISHERMAN ST
OPA-LOCKA, FL 33054
0821210041140

PROPERTY D & BG LLC
17740 NW 14 CT
MIAMI, FL 33169

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT C BLK 83 & SWLY25FT OF NELY75FT OF SELY 1/2 OF TRACT 83 PB 28-72 LOT SIZE 19250 SQ FT
655 FISHERMAN ST
OPA-LOCKA, FL 33054
0821210041120

ROBERT BELLAMY
657 FISHERMAN ST
OPA-LOCKA, FL 33054

21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY55FT OF TR A BLK 120 LOT SIZE 55.000 X 100 OR 12676-1144 0985 1
801 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210070540

ROLANDO L LEVAY
801 BURLINGTON ST
OPA-LOCKA, FL 33054

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT 93 & N1/2 OF STREET LYG S CLOSED PER RES #04-6617 & TRACT A BLK 94 & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORDINANCE
300 SHARAZAD BLVD
OPA-LOCKA, FL 33054
0821210041610

RUDG TOWN CENTER LLC
315 S BISCAYNE BLVD
MIAMI, FL 33131

21 52 41 .509 AC M/L OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT B BLK 94 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORDINANCE 12-23
551 FISHERMAN ST

RUDG TOWN CENTER LLC
C/O THE RELATED GROUP
315 S BISCAYNE BLVD 4 FL

OPA-LOCKA, FL 33054 **0821210041630**	**MIAMI, FL 33131**
21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH UNAVAILABLE OPA-LOCKA, FL 33054 0821210000010	STATE OF FLORIDA DOT 605 SUWANNEE ST TALLAHASSEE, FL 32399
21 52 41 .25 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT B LESS NELY110FT BLK 78 LOT SIZE 10800 SQ FT OR 18293-4883 0998 3 747 FISHERMAN ST OPA-LOCKA, FL 33054 0821210040950	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
21 52 41 .50 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 78 LOT SIZE 21600 SQ FT OR 18293-1986 0998 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210040930	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR B LESS SW100FT & LESS NE50FT AKA LOTS 13 TO 16 INC BLK 82 LOT SIZE 8500 SQUARE FEET OR 15724-1852 1192 2 (2) 675 ALI BABA AVE OPA-LOCKA, FL 33054 0821210041090	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT OF TR B BLK 82 A/K/A LOTS 19 & 20 BLK 82 OR 16291-5264 0294 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041050	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT TR B BLK 82 F/K/A LOTS 11 & 12 BLK 82 PB 34/67 LOT SIZE 5000 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210041070	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
PB 34-76 OPA LOCKA 2ND REV PL NO 2 TR B LESS SW50FT & LESS NE150FT THEREOF AKA LOTS 17 & 18 BLK 82 & 15FT ALLEY LYG NWLY & ADJ TO LOTS 13 THRU 18 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041060	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
MAECHER LEGION POST SUB PB 70-55 LOT 2 LOT SIZE 33750 SQ FT OR 16963-3090 1095 3 550 FISHERMAN ST OPA-LOCKA, FL 33054 0821210120020	U S POSTAL SERVICE OPA LOCKA MAIN POST OFFICE 550 FISHERMAN ST OPA-LOCKA, FL 33054-3808
FARTHING HEIGHTS PB 87-78 LOT 6 BLK 1 LOT SIZE 53 X 100 OR 20445-1010 0502 1 COC 26300-3699 03 2008 1 771 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150060	YORLENE Y CANTARERO 771 BURLINGTON ST OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 2 BLK 1 LOT SIZE 53.000 X 100 OR 20956-1080 0103 1 COC 26240-2423 02 2008 1	YUNET RODRIGUEZ LOPEZ

731 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150020

ANNIEL ROMERO DEL RISCO
YUNIER RODRIGUEZ LOPEZ
731 BURLINGTON ST
OPA-LOCKA, FL 33054

551 FISHERMAN


STOP
STOP

AREA TOTALS | 551 FISHERMAN

RESIDENTIAL UNIT MIX	
UNIT TYPE	QUANTITY
Studio | 449 SF	4
1BR | 598 SF	74
2BR | 1,064 SF	10
TOTAL	**88**

HABITABLE FLOOR AREA	
RESIDENTIAL (leasable)	56,688 SF
CORRIDOR & LOBBY	12,677 SF
SERVICE (lease, mail, rest rooms)	879 SF
AMENETIES	898 SF
COMMERCIAL	8,744 SF
TOTAL FRONT OF HOUSE FLOOR AREA	**79,886 SF**
OUTDOOR AMENITIES	
BALCONIES	3,280 SF
GARDEN DECK (deck, planters)	2,386 SF
TOTAL OUTDOOR AMENITIES AREA	**5,666 SF**
PARKING & LOADING	
TOTAL PARKING & LOADING AREAS	**48,328 SF**
LEVEL 2	36 Stalls
LEVEL 3	36 Stalls
LEVEL 4	39 Stalls
TOTAL PARKING STALLS	111 Stalls
NON-HABITABLE FLOOR AREA	
ELEVATOR SHAFTS & STAIRWELLS	3,311 SF
MECHANICAL & SERVICE	4,126 SF
STORAGE	557 SF
TOTAL NON-HABITABLE AREA	**7,994 SF**

TOTAL GROSS FLOOR AREA	**141,874 SF**

ZONING DATA | 551 FISHERMAN

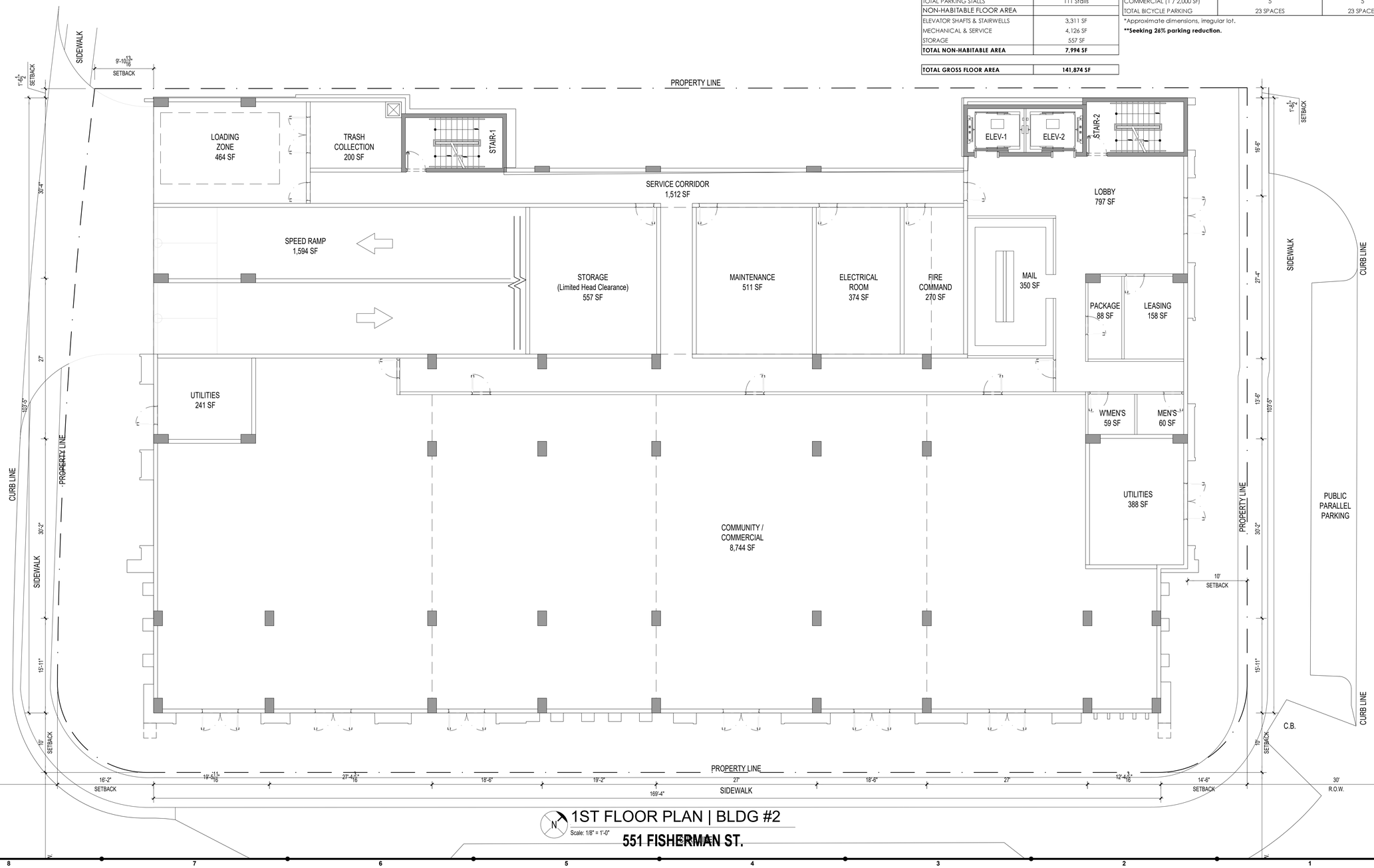
Address: 551 Fisherman St. | Folio(s): 08-2121-004-1630

Zoning: B-2 (Commercial - Liberal) W/ Downtown Mixed Use Overlay

BUILDING DISPOSITION	REQ./ALLOWED	PROPOSED
LOT AREA	5,000 SF (Exist.) | 10,000 SF (New)	**22,202.5 SF (0.51 AC)**
LOT DIMENSIONS	N/A	*195' X 115'
LOT COVERAGE	N/A	17,524 SF
IMPERVIOUS AREA	90% Max = 19,982 SF	18,561 SF
DENSITY *(DU=Dwelling Unit)*	200 DU/ACRE = 101 DU	88 DU
BUILDING SETBACKS		
FRONT YARD	5 FT	10 FT
SIDE STREET	15 FT	East 10 FT | West 10 FT
SIDE YARD	0 FT	N/A
REAR YARD	0 FT	1.5 FT
BUILDING CONFIGURATION		
BUILDING HEIGHT	85'	100'
MAX BUILDING LENGTH	N/A	173 FT
PARKING		
RESIDENTIAL (≤2BR =1.5 | 3BR=2)	≤2BR = 132 | 3BR = 0	96
COMMERCIAL (500 SF = 1)	18 SPACES	15
TOTAL PARKING	150 SPACES	**111 SPACES
BICYCLE		
RESIDENTIAL (1 / 5 DU)	18	18
COMMERCIAL (1 / 2,000 SF)	5	5
TOTAL BICYCLE PARKING	23 SPACES	23 SPACES

*Approximate dimensions, irregular lot.

****Seeking 26% parking reduction.**



1ST FLOOR PLAN | BLDG #2

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

551 FISHERMAN ST.

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Seal of Project Architect

STATE OF FLORIDA · EDDIE A. SEYMOUR · AR0090562 · REGISTERED ARCHITECT

Edgar Gonzalez - AR0003036

Eddie Seymour - AR0090562

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STRUCTURAL ENGINEER
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MECH, ELECT, PLUMB ENGINEER
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LANDSCAPE ARCHITECT
FIRM
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OTHER CONSULTANT
FIRM
ADDRESS
CITY, STATE, ZIP
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Project Owner:
O.L.C.D.C.
490 ALI BABA AVE. #20
OPA-LOCKA, FL 33054

Project:
CITY TERRACE

Project Address:
551 FISHERMAN ST.
OPA-LOCKA, FL 33054

Project Number:
21086

Sheet Name:
FLOOR PLAN

Sheet Origin Date:
09/20/2021

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

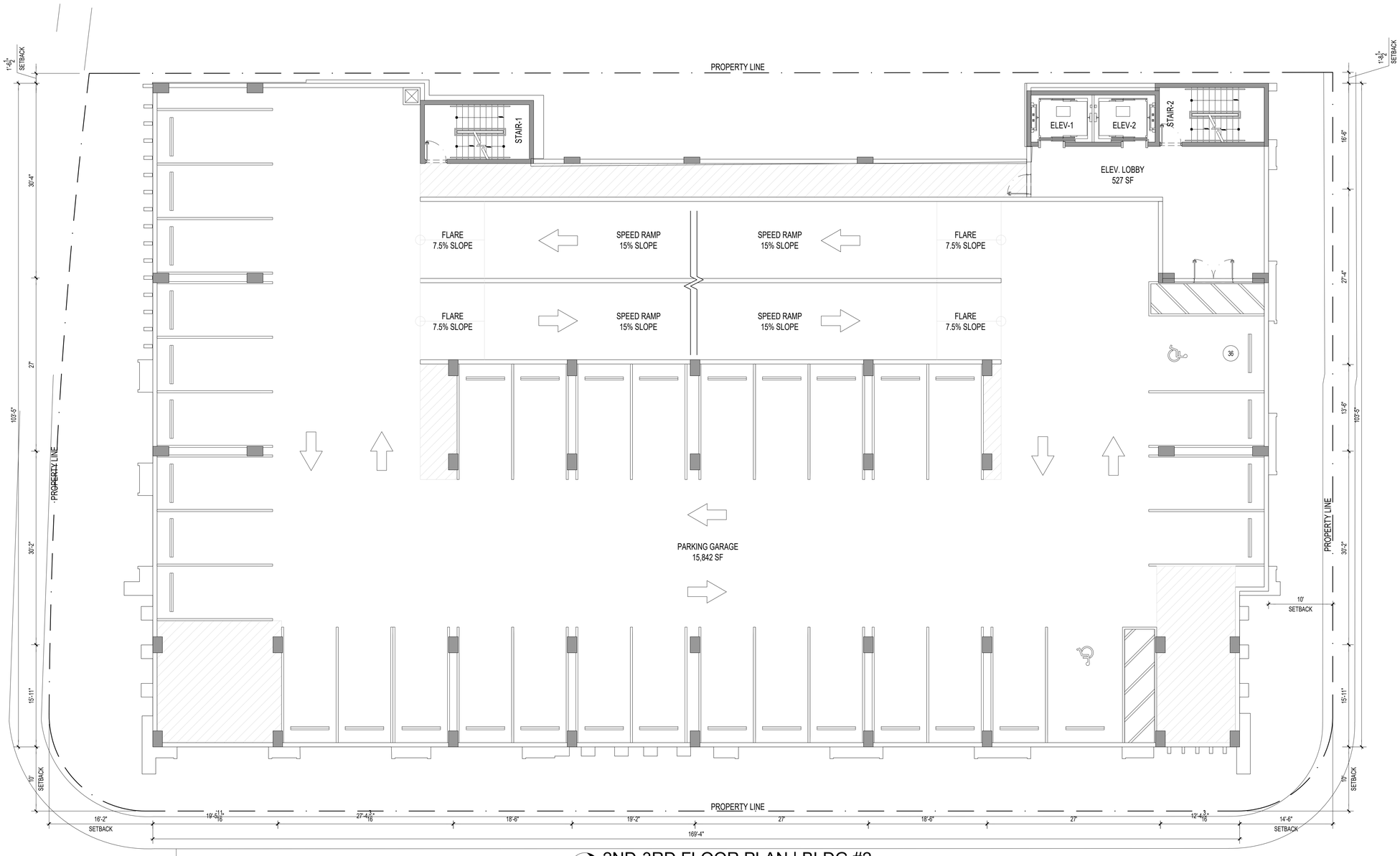
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2ND-3RD FLOOR PLAN | BLDG #2

551 FISHERMAN ST.

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MECH, ELECT, PLUMB ENGINEER
ENGINEER FIRM
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CITY, STATE, ZIP
PHONE/ EMAIL
LANDSCAPE ARCHITECT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
OTHER CONSULTANT
FIRM
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CITY, STATE, ZIP
PHONE/ EMAIL
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Project Owner:
O.L.C.D.C.
490 ALI BABA AVE. #20
OPA-LOCKA, FL 33054

Project:
CITY TERRACE

Project Address:
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Project Number:
21086

Sheet Name:
FLOOR PLAN

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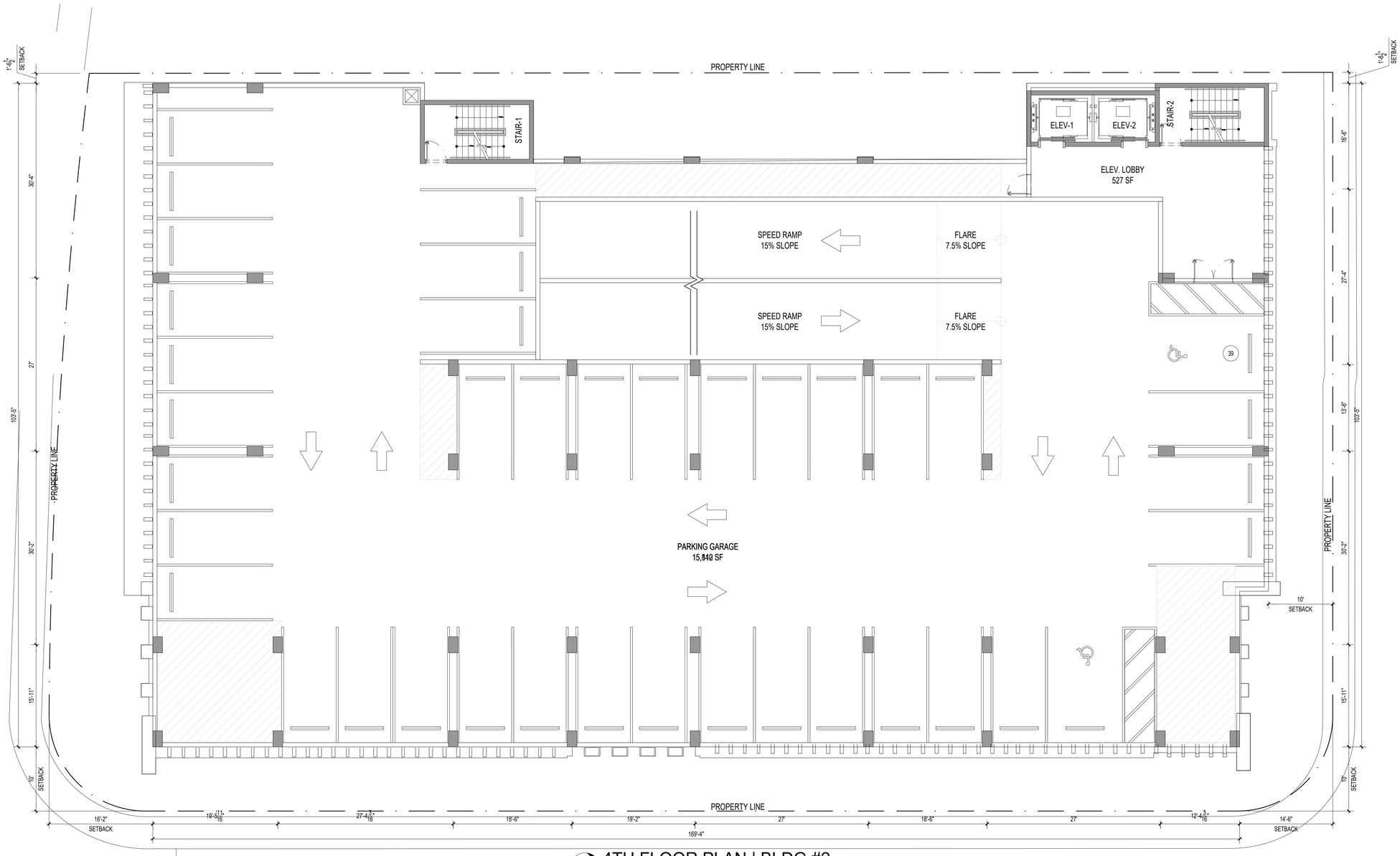
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4TH FLOOR PLAN | BLDG #2

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551 FISHERMAN ST.

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EDDIE A SEYMOUR
AR90952
REGISTERED ARCHITECT

Edgar Gonzalez - AR98536

Eddie Seymour - AR90952

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STRUCTURAL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
MECH, ELECT, PLUMB ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
LANDSCAPE ARCHITECT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
OTHER CONSULTANT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
OTHER CONSULTANT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL

Project Owner:
O.L.C.D.C.
490 ALI BABA AVE. #20
OPA-LOCKA, FL 33054

Project:
CITY TERRACE

Project Address:
551 FISHERMAN ST.
OPA-LOCKA, FL 33054

Project Number:
21086

Sheet Name:
FLOOR PLAN

Sheet Origin Date:
09/20/2021

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

Drawn By:
ES

Checked By:
ES

Scale:
AS SHOWN

Sheet Number:
A203

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5TH FLOOR PLAN | BLDG #2

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

551 FISHERMAN ST.

flux architects
Design
Planning
Architecture
PO BOX 971429
MIAMI, FL 33197
www.thefluxarchitects.com
P: 305.707.8288

Seal of Project Architect

STATE OF FLORIDA
EDDIE A SEYMOUR
AR99082
REGISTERED ARCHITECT

Edgar Gonzalez - AR98036
Eddie Seymour - AR99082

Consultants:
CIVIL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
STRUCTURAL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
MECH, ELECT, PLUMB ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
LANDSCAPE ARCHITECT
FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
OTHER CONSULTANT
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CITY, STATE, ZIP
PHONE/ EMAIL

Project Owner:
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490 ALI BABA AVE. #20
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FLOOR PLAN

Sheet Origin Date:
09/20/2021

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08/04/2023

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No.	Description	Date

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CONCEPT

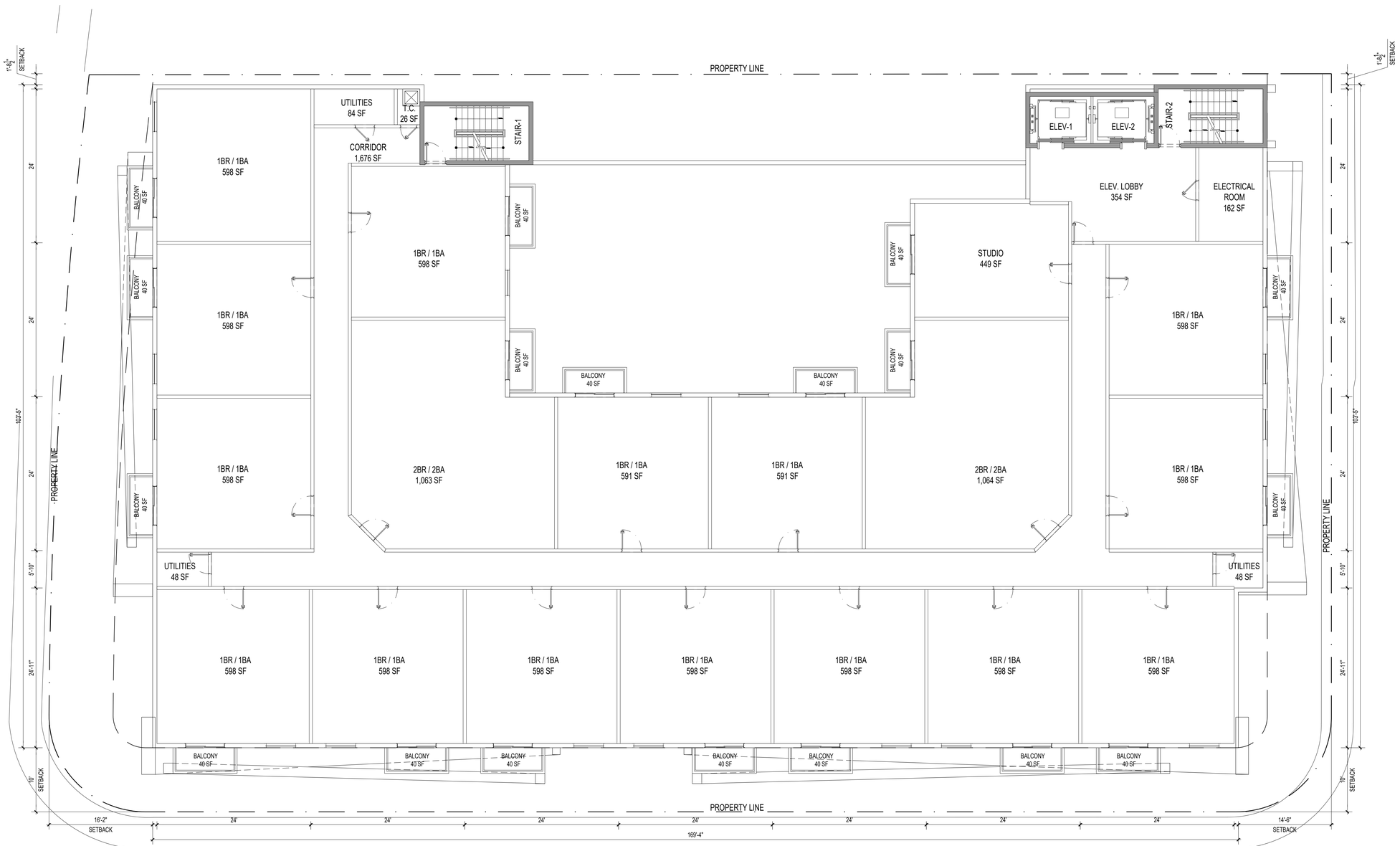
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6TH-10TH FLOOR PLAN | BLDG #2

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

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Seal of Project Architect

STATE OF FLORIDA · EDDIE A SEYMOUR · AR0090562 · REGISTERED ARCHITECT

Edgar Gonzalez - AR0960536

Eddie Seymour - AR0090562

Consultants:
CIVIL ENGINEER
ENGINEER FIRM
ADDRESS
CITY, STATE, ZIP
PHONE/ EMAIL
STRUCTURAL ENGINEER
ENGINEER FIRM
ADDRESS
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Sheet Origin Date:
09/20/2021

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CONCEPT

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ES

Checked By:
ES

Scale:
AS SHOWN

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SOUTH EAST ELEVATION

Scale: NTS

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Seal of Project Architect

STATE OF FLORIDA
EDDIE A SEYMOUR
REGISTERED ARCHITECT
AR99082

Edgar Gonzalez - AR98536

Eddie Seymour - AR99082

Consultants:
CIVIL ENGINEER
ENGINEER FIRM
ADDRESS
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Project:
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Project Address:
551 FISHERMAN ST.
OPA-LOCKA, FL 33054

Project Number:
21086

Sheet Name:
ELEVATIONS

Sheet Origin Date:
07/07/2023

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

Drawn By:
ES

Checked By:
ES

Scale:
AS SHOWN

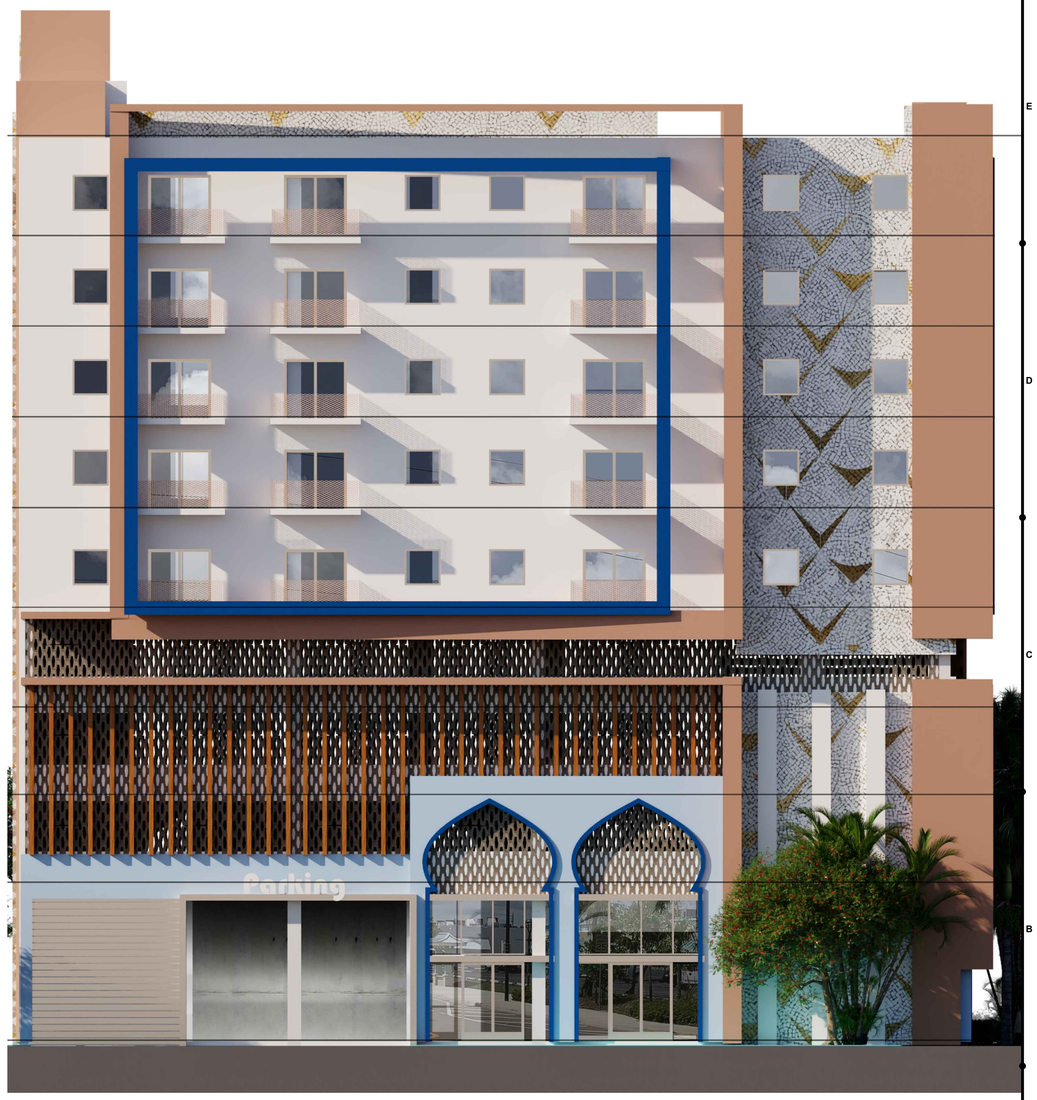
Sheet Number:
A206

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. ALL WORK TO BE PERFORMED ACCORDING TO THESE DRAWINGS AND SPECIFICATIONS AND ANY DISCREPANCIES FOUND AMONG THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DUE OBSERVANCE OF ALL FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, RULES AND REGULATIONS IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, HE SHALL BEAR ALL COSTS ARISING THEREFROM. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT. © FLUX ARCHITECTS LLC



NORTH EAST ELEVATION

Scale: NTS



SOUTH WEST ELEVATION

Scale: NTS

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Seal of Project Architect

STATE OF FLORIDA
EDDIE A SEYMOUR
AR99062
REGISTERED ARCHITECT

Edgar Gonzalez - AR98536 | Eddie Seymour - AR99062

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OPA-LOCKA, FL 33054

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21086

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ELEVATIONS

Sheet Origin Date:
07/07/2023

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

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CONCEPT

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ES

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AS SHOWN

Sheet Number:
A207

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NORTH WEST ELEVATION

Scale: NTS

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Seal of Project Architect

STATE OF FLORIDA
EDDIE A SEYMOUR
AR96962
REGISTERED ARCHITECT

Edgar Gonzalez - AR98536

Eddie Seymour - AR96962

Consultants:
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ELEVATIONS

Sheet Origin Date:
07/07/2023

Sheet Issue Date:
08/04/2023

Revisions:

No.	Description	Date

Submittal Type:
CONCEPT

Drawn By:
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AS SHOWN

Sheet Number:
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Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

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

TOTAL FEES: $ 3500 **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: 675 ALI BABA, LLC

PROPERTY OWNER'S ADDRESS: 490 Opa-locka Blvd., Suite 20, Opa-locka, Florida 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP

APPLICANT'S ADDRESS: 490 Opa-locka Blvd., Suite 20, Opa-locka, Florida 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-687-3545 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 141 Sharazad Boulevard and 551 Fisherman Street, Opa-locka, Florida 33054
Number/Street

TAX FOLIO NUMBER: 08-2121-004-1690 and 08-2121-004-1630 PRESENT ZONING: _____

LEGAL DESCRIPTION: See attached Exhibit A and Exhibit B

_____

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

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"
Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

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.

_____ 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)

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; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original 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, Jeff Bridges, 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

8/4/23
Date

Sworn to and subscribed before me:

This 4 day of August, 2023

Notary Public
Attach copy of identification

My commission expires _____

DAWN PEREZ
Notary Public - State of Florida
Commission # GG 940751
My Comm. Expires Dec 17, 2023

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: Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group

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

I Jeff Bridges, Chief Financial Officer and Chief Operating Office, being first duly sworn, depose and say that I am the owner of the property legally described as:
See attached Exhibit A & B

I do give to Gus Dominguez 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 Gus Dominguez 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

8/4/23
Date

Sworn to and subscribed before me:

This 4th day of August 2023

Notary Public

My commission expires:

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

DAWN PEREZ
Notary Public - State of Florida
Commission # GG 940751
My Comm. Expires Dec 17, 2023

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 201 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG W119.11FT S 9 DEG W124.21FT S 28 DEG E148.50FT N 61 DEG E 149.92FT NELY AD 31.19FT TO POB LYG NLY OF FISHERMAN ST & WLY OF SHARAZAD BLVD LOT SIZE 38780 SQ FT OR 13361-1352 0787 1 OR 23256-1916 03 2005 1 COC 24764-4307 07 2006 1

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: TEN NORTH SHERBONDY, LLC PHONE: 305-687-3545

ADDRESS (If different): 490 OPA LOCKA BLVD, STE 20, OPA LOCKA, FL 33054

Signature

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: 480 Ali Baba Avenue

LEGAL DESCRIPTION: See below

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: State of Florida, Dept. of Transportation PHONE: _____

ADDRESS (If different): 605 SUWANNEE ST, TALLAHASSEE, FL 32399

SFRTA

Signature

Property is owned by FDOT.

21 52 41 14.60 AC M/L, OPA LOCKA NO 72, PB 28-72, PORT OF BLK 96 & 100FT SAL R/W, THRU SEC DESC AS BEG 3001.42FTE, OF NE1/4 SEC 29 FOR POB TH, NELY AD 1040.42FT N 60 DEG E, 663.98FT N 29 DEG W 125FT N 60, DEG E 645FT S 29 DEG E 125FT, N 60 DEG E 205FT N 29 DEG W, 125FT N 60 DEG E 25FT S 29 DEG E, 125FT N 60 DEG E 57.74FT S 01, DEG E 112.70FT S 60 DEG W, 1544.75FT SWLY AD 908.81FT S 87, DEG W 139.74FT TO POB & BEG, 1207.57FTN OF SW COR OF SE1/4, OF SEC 21 FOR POB TH N 60 DEG E, 2979.19FT N 02 DEG W 111.90FT, S 60 DEG W 2977.45FT S 01 DEG E, 112.70FT TO POB

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: 300 SHARAZAD BLVD

LEGAL DESCRIPTION: OPA LOCKA 2ND REV PLAT NO 2, PB 34-76, TRACT 93 & N1/2 OF STREET LYG, S CLOSED PER RES #04-6617, & TRACT A BLK 94 & N1/2 OF ALLEY, LYG S & ADJ CLOSED PER ORDINANCE 12-33 & S1/2 OF ST LYG N & ADJ CLOSED PER RES #04-6617 LOT SIZE 54801.5 SQ FT

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: RUDG TOWN CENTER LLC PHONE: _____

ADDRESS (If different): 315 S BISCAYNE BLVD, MIAMI, FL 33131

_____
Signature

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

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"

Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

PLANNING & ZONING BOARD APPLICATION for DEVELOPMENT AGREEMENT

NARRATIVE CONCEPT 8/4/2023

Applicant: Opa-Locka Community Development Corporation, Inc., D/B/A Ten North Group

SUBJECT PROPERTY:

141 Sharazad Boulevard and 551 Fisherman Street, Opa-locka, Florida 33054

Folios: 08-2121-004-1690 and 08-2121-004-1630

This development ("City Terrace") is composed of 141 Sharazad Boulevard and 551 Fisherman Street, both falling inside the Historic Downtown Opa-locka District (HDOD). Together, the mixed-use buildings seek to reinvigorate the city's core in an equity-conscious manner, introducing 145 senior multi-family residential units, as well as 14,097 s.f. of commercial space to reactivate the street level.

Of the 145 total units, 4 will be configured as studio units (zero-bedroom/one-bath), 127 as one-bedroom/one-bath units, and 14 as two-bedroom/two-bath units. In total, 16 units (11%) will be affordable at the 33% AMI level, with the remaining 129 units affordable at 60% AMI.

141 Sharazad, the smaller of the two buildings, will contain 57 residential units and 5,353 s.f. of the total commercial space, with high transparency and retail entrances fronting Sharazad Boulevard and Ali Baba Avenue. Northwest (diagonal) from the first building will be 551 Fisherman, containing 88 units and 8,744 s.f. of sidewalk-oriented commercial space along Fisherman Street.

The design of City Terrace is inspired by the "Moorish" architectural cues that make Opa-locka unique among other South Florida cities. As such, both buildings will include large, striking arches, geometric patterns, artistically screened parking floors, and a distinct color palette. The motif extends into the spacious pedestrian realm with decorative hardscape and shade-providing subtropical foliage. Finally, impacted intersections will be reconfigured to enhance pedestrian mobility between the two properties.

State of Florida
Department of State

I certify from the records of this office that OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION,INC. is a corporation organized under the laws of the State of Florida, filed on May 5, 1981.

The document number of this corporation is 757835.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on June 14, 2023, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 5091318137CU

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

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA MANAGER LLC is a limited liability company organized under the laws of the State of Florida, filed on January 14, 2015, effective January 14, 2015.

The document number of this limited liability company is L15000008590.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023



Secretary of State

Tracking Number: 3459775456CU

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

State of Florida
Department of State

I certify from the records of this office that 675 ALI BABA LLC is a limited liability company organized under the laws of the State of Florida, filed on January 15, 2015, effective January 15, 2015.

The document number of this limited liability company is L15000008968.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on March 15, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourth day of August, 2023

Secretary of State

Tracking Number: 7792986864CU

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

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

Record and return to:
(Enclosed self-addressed stamped envelope)

[ATTORNEY]

This Instrument Prepared by:

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE GREAT CITY OF OPA-LOCKA, FLORIDA, OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP, AND 675 ALI BABA, LLC

This DEVELOPMENT AGREEMENT ("Agreement" as more fully defined below) is made and entered into this ___ day of _____, 2023 by and between OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION, INC., D/B/A TEN NORTH GROUP, A Florida not for profit corporation, whose mailing address is 490 Opa-locka Blvd., Ste 20, Miami, FL 33054 ("Ten North Group" as "Developer" as more fully defined below); 675 ALI BABA, LLC, whose mailing address is 490 Opa-locka Blvd., Ste 20, Miami, FL 33054 ("675 Ali Baba" as "Owner" as more fully defined below); and the CITY OF OPA-LOCKA, FLORIDA, a municipal corporation and a political subdivision of the State of Florida, whose mailing address is 780 Fisherman Street, Opa-Locka, FL 33054 (the "City" as more fully defined below) (collectively, the "Parties").

WITNESSETH:

WHEREAS, 675 Ali Baba is the fee simple owner of approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690 ("Parcel A"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, 675 Ali Baba is the holder of the contractual right to purchase approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630 ("Parcel B"), the legal description of which is attached hereto and made a part hereof as Exhibit "B"; and

WHEREAS, Ten North Group is the Developer of and wishes to develop Parcel A and Parcel B (the "Properties" as further defined in Paragraph 3.t. below) with the intent of constructing a senior residential housing development upon same; and

WHEREAS, pursuant to Resolution Number _____, adopted on _____, 2023 the City Commission approved site plans for the development of the Properties as follows (collectively, the "Project"):

Parcel A: fifty-seven (57) senior multi-family residential units; 5,353 square feet of commercial development; sixty-six (66) parking spaces for residential use and ten (10) parking spaces for commercial use for a total of not less than seventy-six (76) parking spaces; ten (10) bicycle parking spaces for

residential use and five (5) bicycle parking spaces for commercial use for a total of not less than fifteen (15) bicycle parking spaces; and building height which cannot exceed nine (9) stories or 100 feet, with the owner to obtain site control for Parcel A by no later than December 31, 2023.

Parcel B: eighty-eight (88) senior multi-family residential units; 8,744 square feet of commercial development; ninety-six (96) parking spaces for residential use and fifteen (15) parking spaces for commercial use for a total of not less than one hundred and eleven (111) parking spaces,

The Developer is to commence construction of the Project within twenty-four (24) months of the Effective Date; and the Developer is to complete construction of the Project within forty-eight (48) months of the Effective Date; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., (the "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 assurance to a developer 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, Ten North Group, 675 Ali Baba, and the City desire to establish certain terms and conditions related to the Project and wish to establish identifiable parameters for development on the Properties, and wish to establish identifiable parameters for future development; and

WHEREAS, pursuant to Resolution Number _____, adopted on _____, 2023, the City Commission authorized the Interim City Manager to execute this Agreement upon the terms and conditions set forth herein, and the Executive Committee of Ten North Group and 675 Ali Baba's Managing Member has have authorized Ten North Group and 675 Ali Baba to execute this Agreement upon the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, Ten North Group, 675 Ali Baba, 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 all parties and thus constitute sufficient and adequate consideration for this Agreement.

3. **Definitions.**

   a. "Additional Term" any one or more additional term(s) approved by

mutual consent of the parties pursuant to a public hearing held pursuant to Section 163.3225, F.S.

b. "Agreement" means this Chapter 163, F.S., Development Agreement between Ten North Group, 675 Ali Baba, and the City.

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 City's comprehensive plan adopted by the City pursuant to Chapter 163, F.S.

e. "Developer" means the persons or entities undertaking the development of the Properties, as outlined in the Recitals to this Agreement.

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 threeor 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 which is thirty days after 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 any Additional Term, as defined herein.

j. An "Event of Default" or "default" entitling a non-defaulting Party to its remedies below shall occur if the other Party fails to observe, satisfy or perform any material term, covenant or agreement contained in this Agreement and such failure shall continue unremedied for thirty (30) days after written notice thereof from the non-defaulting Party; provided, however, that if such failure is capable of cure but cannot reasonably be cured within thirty (30) days, such failure shall not constitute an Event of Default so long as the other Party provides the non-defaulting Party with written notice within fifteen (15) days of receipt of the non-defaulting Party's default notice advising the non-defaulting Party that the default cannot be reasonably cured within thirty (30) days and specifying the reasons therefore and, within the thirty (30) day period, commences and thereafter is in good faith proceeding diligently and continuously to remedy such failure, but in no event shall any additional time to cure granted hereunder exceed one hundred-twenty (120) days after the other Party's receipt of the

original written default notice, unless agreed to in writing by the non-defaulting Party.

k. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

l. "Existing Zoning" (a) all entitlements associated with the City's approval of the Site Plan for Parcel A and the Site Plan for Parcel B, and (b) the provisions of the City's 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.

m. "Governing Body" means the City of Opa-Locka's City Commission or its successor entity.

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 the City's Land Development Regulation Code, the Ordinance, and the Resolution (as defined herein).

r. "Owner" means the entity that currently owns Parcel A and Parcel B as further defined in the Recitals to this Agreement.

s. "Project" has the meaning set forth in the Recitals to this Agreement.

t. "Properties" means the approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690 and the approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630, consisting of Parcel A and Parcel B.

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 City of Opa-Locka Resolution Number _____ approving the Site Plan for Parcel A and the Site Plan for Parcel B.

w. "Site Plan for Parcel A" is the Final Site Plan approved by the City Commission pursuant to Resolution Number _____ for the development of Parcel A, a copy of which is attached hereto as Exhibit "C".

x. Site Plan for Parcel B" is the Final Site Plan approved by the City Commission pursuant to Resolution Number _____ for the development of Parcel B, a copy of which is attached hereto as Exhibit "D".

4. **Intent.** It is the intent of the Owner, the Developer, and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Act, in compliance with Section 22-112 of the City of Opa-Locka's Land Development Regulation Code and Resolution Number _____.

5. **Effective Date.** Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Developer, this Agreement with the clerk of the circuit court for Miami-Dade County. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, the Owner, and the Developer shall act in good faith to carry out the intent of this 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 shall bind all parties hereto, including all persons claiming rights and entitlements hereunder, their successors, grantees and/or assigns, for an Initial Term of thirty (30) years from the Effective Date. This Agreement 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 to this Agreement requires approval of all parties to this Agreement.

7. **Termination.**

a. Termination due to expiration: No notice of termination shall be required by any party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement.

b. Termination due to failure to timely cure an Event of Default: In the case of an Event of Default that remains un-cured after notice and an opportunity to cure as set forth above, the non-defaulting Party may terminate this Agreement, institute an action to compel specific performance of the terms hereof or pursue any and all legal or equitable remedies to which the non-defaulting party is entitled.

8. **Expiration of Agreement.** The expiration or termination of this Agreement, for whatever reason, shall not be considered a waiver of, or limitation upon, the rights of the Developer or Owner, including, but not limited to, any claims of vested rights or equitable estoppel, obtained or held by the Developer, or Owner, their successors, grantees, and/or assigns in compliance with this Agreement and all prior and subsequent Development Permits or

development orders granted by the City, including, but not limited to, those rights granted under the City's Comprehensive Plan.

9. **Development Uses Permitted on the Properties.**

In accordance with Section 163.3227(c), F.S.:

Parcel A (approximately 0.39 acres of land located at 141 Sharazad Boulevard within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1690):

- Building height cannot exceed 100 feet.

- Parking provision shall be in compliance with Section 22-155 of the City of Opa-locka's Land Development Regulation Code and Ordinance 2022-07, which established the Historic Downtown Opa-locka District ("HDOD"). This is understood to be a minimum of sixty-six (66) parking spaces for residential use and ten (10) parking spaces for commercial use for a total of not less than seventy-six (76) parking spaces.

- There shall be a minimum of ten (10) bicycle parking spaces for residential use and five (5) bicycle parking spaces for commercial use for a total of not less than fifteen (15) bicycle parking spaces.

Parcel B (approximately 0.51 acres of land located at 551 Fisherman Street within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2121-004-1630:

- Parking provision shall be in compliance with Section 22-155 of the City of Opa-locka's Land Development Regulation Code and Ordinance 2022-07, which established the HDOD. This is understood to be a minimum of ninety-six (96) parking spaces for residential use and fifteen (15) parking spaces for commercial use for a total of not less than one hundred and eleven (111) parking spaces.

10. **Development Conditions.**

The Developer agrees as follows:

a. All impacted public facilities shall be adequate to serve the Properties at an acceptable level of service prior to the issuance of Certificates of Occupancy.

b. All public improvements required by a government agency or voluntarily proposed by the Developer to be installed by Developer shall be constructed in accordance with applicable governmental regulations prior to the issuance of Certificates of Occupancy.

c. The Developer will abide by and not substantially deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Site Plan for Parcel A and the Site Plan for Parcel B. Such items include, but are not specifically limitedto:

i. Design of all physical structures, water bodies, private and public

improvements; and

ii. The color and dimensional characteristics of all building materials including the incorporation of "Moorish" features that are characteristic of the City and as discussed and agreed upon by the parties.

d. The Developer and the Owner guarantee to preserve and maintain all buildings and structures consistent with the Site Plan for Parcel A and the Site Plan for Parcel B for the entire useful life of the buildings. In the event of *force majeure* or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Properties are cleared and maintained in accordance with City Code requirements.

e. The Owner will obtain site control for Parcel A by no later than December 31, 2023. The Developer will commence construction of the Project within twenty-four (24) months of the Effective Date; and the Developer will complete construction of the Project within forty-eight (48) months of the Effective Date.

f. At the request of the City, the Developer shall submit report to the City to verify continuing compliance with Resolution _____ and this Agreement.

g. The City may conduct inspections to verify ongoing compliance with Resolution _____ and this Agreement the Developer and the Owner agree that the City may enter onto the Properties to confirm said compliance.

h. The Developer will not physically alter or substitute the design of structures, materials and colors included in the Site Plan for Parcel A and the Site Plan for Parcel B except as approved by City staff. If building materials or colors are no longer available, the burden shall be on Developer to prove that said materials or colors are no longer available.

i. The Developer and the Owner agree that the residential uses of the Properties shall be specifically limited and restricted to a senior housing development wherein at least 80% of the occupied units are occupied by at least one person with the minimum age of, not less than 55 years of age, pursuant to the guidelines of the US Department of Housing and Urban Development.

j. The Developer and the Owner shall cause its property managers to make their best faith efforts to hire residents within the City limits for employment opportunities at the Properties. These efforts shall include, but not be limited to: promotion and outreach efforts in coordination with the City and/or pursuant to an outreach plan outlining the Developer's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents; recruitment of candidates for employment at local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka); recruitment of qualified persons to serve as contracts and provide local businesses with contracting opportunities. In connection with all of the above, Developer shall track, and be able to report on, the numbers of local persons or local businesses contacted, interviewed, employed,

or contracted with.

k. The Developer and Owner will work seek all applicable permits immediately upon approval of this Agreement and shall comply with the timelines set forth in subparagraph d. above.

The City agrees that it will:

a. Provide extra-wide sidewalks on both sides of Sharazad Boulevard and along Fisherman Street and Ali Baba Avenue along the frontage of the commercial spaces for the Project.

b. Reconfigure the affected intersections so as to provide easy pedestrian mobility between the Properties.

c. Maintain the curb, gutter, and sidewalk improvements, including publicly provided street/sidewalk lighting installed in the public rights of way upon permit issuance.

d. Investigate the use of the north/south-oriented alley between Ali Baba Avenue and Fisherman Street immediately behind 141 Sharazad Boulevard (the "Alley") to facilitate the ingress and egress for the parking entrance to Parcel A, as well as garbage collection, utilities, and other back of house activities. This is in accordance with Section (N) "Parking Standards and Requirements" in Ordinance No. 2022-07, which established the HDOD.

e. Be responsible for the design and construction of all remaining and future public infrastructure improvements for the Alley.

f. In the event the aforementioned alley cannot be used to serve the development on Parcel A, alternatively, the median on Sharazad Boulevard will be realigned and reconfigured to facilitate the ingress and egress for the parking entrance for Parcel A.

11. **Development Permits.** In accordance with Section 163.3227(f), F.S., the City may need to approve the following additional Development Permits upon proper submission of all applications, and City review or inspections, in order for the Developer to develop the Project:

a. Approvals of revisions or modifications to Site Plans;

b. Modifications to existing approvals and permits;

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 the Properties.

12. **Public Services and Facilities; Concurrency.** In accordance with Section 163.3227(d), F.S., the City and Developer anticipate that the Properties 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 the Applications. The Properties 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, as applicable, 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 Project for the period of this Agreement. All Development Orders or permits sought to be issued for the Project pursuant to this Agreement are hereby found to meet concurrency standards set forth in the Comprehensive Plan (concurrency regulations) and to be consistent with Land Development Regulations assuming that the Developer constructs the Properties in substantial compliance with the Site Plan for Parcel A and the Site Plan for Parcel B, the City's Laws, Comprehensive Plan and Land Development Regulations in existence as of the Effective Date. Developer shall be bound by the City impact fees and assessments in existence as of the Effective Date. Nothing in this paragraph shall relieve the Developer of the requirement to pay impact fees and assessments. Furthermore, the Parties agree and understand that the impact fees to be paid by the Developer are in compliance with the Florida Impact Fee Act, including but not limited to Sections 163.31801(4)(f) and (g), F.S., requiring the City to "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction," and also requiring the City to "(e)nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction."

13. **Consistency with Comprehensive Plan.** In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the Project complies with the Laws, ordinances, regulations, and policies of the City of Opa-locka, and is consistent with City's Laws, Comprehensive Plan, and Land Development Regulations.

14. **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 Properties as of the Effective Date of this Agreement shall govern the development of the Properties for the Entire Term of this Agreement unless terminated. Development of the Properties 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 the Developer and/or Owner consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Properties only as permitted or required by the Act or as provided above or, upon this Agreement being terminated or having expired.

15. **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 Properties.

16. **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 Developer and 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 Developer 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 Developer to develop the Properties 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 declare a default and terminate this Agreement, as provided for in paragraph 7.b. above, after notice and an opportunity to cure as set forth paragraph 3.j. above. Agreement as to the portion of the Properties associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to said portion of the Properties or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the Properties 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 Developer or 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 Miami-Dade County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

17. **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.

18. **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 Fourth Floor 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:	675 Ali Baba, LLC Attention Willie Logan 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
With a copy to:	Lida Rodriguez-Taseff, Esq. 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
If to the Developer at:	Opa-locka Community Development Corporation, Inc., D/B/A Ten North Group Attention: Willie Logan 490 Opa-locka Blvd., Ste 20 Miami, FL 33054
With a copy to:	Lida Rodriguez-Taseff, Esq. 490 Opa-locka Blvd., Ste 20 Miami, FL 33054

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

20. **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 such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

21. **Entire Agreement.** This Agreement sets forth the entire agreement and understanding of the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Developer, the Owner, and the City. No 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 all parties hereto or their successors in interest in accordance with Section 163.3225, F.S.

22. **Indemnification.** The Developer shall indemnify and hold the City harmless, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement.

23. **Periodic Review of Agreement.** Pursuant to Section 163.3235, F.S., the City shall periodically review the Properties subject to this Agreement 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 16.b. above.

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

[SIGNATURE PAGES FOLLOW]

THE CITY:

City of Opa-locka Florida

ATTEST:

By:_____
City Manager

_____
City Clerk

Dated: ____ day of _____ 2023

THE DEVELOPER:

WITNESSES:

Opa-Locka Community Development Corporation, Inc., d/b/a Ten North Group, a Florida not for profit corporation

_____

Print Name:_____

_____

Willie Logan, President and Chief Executive Officer

_____

Print Name:_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Development Agreement was acknowledged before me by means of [_] physical presence or [_] online notarization, this _____ day of _____, 2023, by Willie Logan, in his capacity as President and Chief Executive Officer of Opa-Locka Community Development Corporation, Inc, a Florida not for profit corporation, who is personally known to me or who has produced _____ (type of identification) as identification.

My Commission Expires:

_____

Print Name:_____
NOTARY PUBLIC

THE OWNER:

WITNESSES:

Opa-Locka Community Development Corporation, Inc., d/b/a Ten North Group, a Florida not for profit corporation

_____

Print Name:_____

_____

Willie Logan, President and Chief Executive Officer

_____

Print Name:_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing Development Agreement was acknowledged before me by means of [_] physical presence or [_] online notarization, this _____ day of _____, 2023, by Willie Logan, in his capacity as President and Chief Executive Officer of Opa-Locka Community Development Corporation, Inc, a Florida not for profit corporation, who is personally known to me or who has produced _____ (type of identification) as identification.

My Commission Expires:

_____

Print Name:_____

NOTARY PUBLIC

EXHIBIT "A"
Legal Description for Parcel A

Parcel Identification Number: 08-2121-004-1690:

That part of Tract "B" of Block 97 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, recorded in Plat Book 34, at Page 76, of the Public Records of Miami-Dade County, Florida, formerly known as The South 10 feet of Lot I 6, and all of Lots 17, 18, 19, 20, 21 & 22, Block 97, in Revised Plat No. Two Opa-Locka, Plat Book 34 Page 67 of the Public Records of Miami Dade County, Florida and that 15 foot portion of the alley lying adjacent to and at the rear of said Lots 17, 18, 19 & 20, and the South 10 feet of Lot 16 in Block 97, of the Revised Plat No. Two of Opa-Locka, recorded in Plat Book 34, Page 67 of the Public Records of Miami Dade County, Florida.

EXHIBIT "B"
Legal Description for Parcel B

Parcel Identification Number: 08-2121-004-1630:

Tract A, Block 94 Block 94 of SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida,

and

Tract B, Block 94, SECOND REVISED PLAT NO. TWO OPA-LOCKA, according to the plat thereof, as recorded in Plat Book 34, Page 76, Public Records of Miami-Dade County, Florida.

EXHIBIT "C"
Site Plan for Parcel A

EXHIBIT "D"
Site Plan for Parcel B

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 3, 2023

City of Opa-Locka
Planning and Community Development
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

Re: Property owners within 375 feet of:
SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **36, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

LIST OF PROPERTY OWNERS WITNIN 375' RADIUS OF THE SUBJECT PROPERTIES (Subject properties are shown in BOLD)

LEGAL DESCRIPTION, SITE ADDRESS, FOLIO NUMBER	NAME, MAILING ADDRESS
21 52 41 .54 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 BLK 81 LOT SIZE 23750 SQUARE FEET OR 14798-2232 0890 1 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041020	675 ALI BABA LLC 490 OPA LOCKA BLVD 20 OPA-LOCKA, FL 33054
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 PORT OF TRS A & B BLK 98 & ALLEY LYG BETW TRS A & B DESC BEG 20FTNWLY OF SELY COR OF TR B TH NWLY & NLY AD 203.31FT S 74 DEG 201 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041711	675 ALI BABA LLC 490 OPA LOCKA BLVD STE 20 OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 1 BLK 1 LOT SIZE IRREGULAR OR 15868-0176 0393 4 721 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150010	ADALBERTO IZQUIERDO &W ONDINA 721 BURLINGTON ST OPA-LOCKA, FL 33054-3926
OPA LOCKA 2 REV PLAT 2 PB 34-76 S65FT M/L OF N140FT M/L OF TR C BLK 99 LOT SIZE 65.000 X 112 OR 10026 1276 0478 1 345 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041751	ALBERTO RIOS HILDA RIOS 345 SHARAZAD BLVD OPA-LOCKA, FL 33054-3543
ALI BABA VILLA PB 86-41 LOT 3 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0182 0902 1 COC 23428-2258 05 2005 4 435 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140030	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 4 BLK 1 LOT SIZE IRREGULAR OR 20932-3109 0702 1 COC 23428-1928 05 2005 4 465 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140040	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
ALI BABA VILLA PB 86-41 LOT 5 BLK 1 LOT SIZE 6595 SQUARE FEET OR 20707-0515 0902 1 COC 22595-1411 08 2004 1 475 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140050	ALI BABA GROUP LLC 1160 KANE CONCOURSE STE 301 BAY HARBOR ISLANDS, FL 33154
21 52 41 .13 AC OPA LOCKA PLAT NO 3 PB 31-14 NE57.5FT TRACT C BLK 114 LOT SIZE 57.500 X 100 OR 21184-0862 0303 5 681 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070110	ANTONIA PIEDAD CESPEDES 681 BURLINGTON ST OPA-LOCKA, FL 33054-3924
21 52 41 1.9 AC OPA LOCKA PLAT NO 3 PB 31-14 THAT STRIP OF LAND LYG SELY OF SELY R/W/L OF THE SAF RR BOUNDED ON THE SE BY BLKS 119-120-129- 130 & AREA SHOWN AS YACHT BASIN UNAVAILABLE OPA-LOCKA, FL 33054 0821210072710	CITY OF OPA LOCKA 780 FISHERMAN ST OPA-LOCKA, FL 33054
21 52 41 .15 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY70FT OF TR B BLK 83 /AKA NELY20FT LOT 8 & ALL LOTS 9 & 10 BLK 83 PER PB 34-67/ & PT OF ALLEY ADJ TO NELY 20 FT 330 S PERVIZ AVE OPA-LOCKA, FL 33054 0821210041111	CRYSTAL JRT APTS INC 10991 SW 222 TER CUTLER RIDGE, FL 33170

FARTHING HEIGHTS PB 87-78 LOT 5 BLK 1 LOT SIZE IRREGULAR OR 13038-3215 1186 4 761 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150050	ESPERANZA M GARCIA 761 BURLINGTON ST OPA-LOCKA, FL 33054
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY100FT OF TR A BLK 82 LOT SIZE 4500 SQUARE FEET OR 19586-3718 0401 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041040	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 10 BLK 82 LOT SIZE 2310 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050270	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF SWLY125FT OF TR A F/K/A LOTS 7 BLK 82 PB 34-67 LOT SIZE 2250 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041043	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
OPA LOCKA NO 2 PB 28-72 LOT 9 BLK 82 LOT SIZE 2625 SQUARE FEET OR 14556-3380 0490 2(3) COC 21257-0231 05 2003 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210050260	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .06 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY25FT OF TR A BLK 82 LOT SIZE 2250 SQUARE FEET OR 14556-3380 2(3) OR 21249-594-595 0403 4 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041030	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
21 52 41 .11 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY175FT OF TR A F/K/A LOTS 5 & 6 BLK 82 PB 34-67 LOT SIZE 4500 SQUARE FEET OR 21250-4040 05 2003 2(4) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041042	FISHERMAN SALIH LLC 3674 SW 161 TER MIRAMAR, FL 33027-4507
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY80FT OF TR A BLK 97 FKA LOTS 2 & 3 BLK 97 PER PB 34-67 LOT SIZE 4875 SQUARE FEET 410 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041640	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT OF SWLY130FT OF TR A BLK 97 FKA LOTS 4 & 5 BLK 97 PER PB 34-67 LOT SIZE 4500 SQ FT UNAVAILABLE OPA-LOCKA, FL 33054 0821210041650	FISHERMAN STREET PROPERTIES LLC 14060 NW 82 AVE MIAMI LAKES, FL 33016
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 83 LOT SIZE 5250 SQUARE FEET OR 15361-2985	IGLESIA DE DIOS

0192 5 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041100	PENTECOSTAL M I INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR B LESS SWLY30FT & LESS NELY70FT BLK 83 /AKA LOT 6 LESS SWLY5FT ALL LOT 7 & SWLY5FT LOT 8 BLK 83 PB 34-67/ UNAVAILABLE OPA-LOCKA, FL 33054 0821210041110	IGLESIA DE DIOS PENTECOSTAL 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY30FT OF TR B BLK 83 /AKA LOT 5 & SW5FT LOT 6 BLK 83 PER PB 34-67/ LOT SIZE 2700 SQUARE FEET 644 SALIH ST OPA-LOCKA, FL 33054 0821210041112	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 .05 AC OPA LOCKA NO 2 PB 28-72 SWLY25FT OF NELY50FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 3 BLK 83 LOT SIZE 2250 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210050280	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
21 52 41 .50 AC OPA LOCKA NO 2 PB 28-72 NELY25FT OF SWLY100FT OF NWLY1/2 OF TR 83 AKA LOT 4 BLK 83 PB 34-67 LOT SIZE 2250 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210050290	IGLESIA DE DIOS PENTECOSTAL INC 644 SALIH ST OPA-LOCKA, FL 33054-3557
FARTHING HEIGHTS PB 87-78 LOT 3 BLK 1 LOT SIZE 53 X 100 OR 20150-2350 24837-4617 0102 4 COC 24837-4620 06 2006 1 741 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150030	JAVIER MOREJON 741 BURLINGTON ST OPA-LOCKA, FL 33054-3926
ALI BABA VILLA PB 86-41 LOT 2 BLK 1 LOT SIZE IRREGULAR OR 18096-3075 0498 1 425 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140020	JESUS PEGUERO 14675 HARRIS PL MIAMI LAKES, FL 33014
ALI BABA VILLA PB 86-41 LOT 1 BLK 1 LOT SIZE 66.000 X 99 OR 18087-1417 0498 1 405 ALI BABA AVE OPA-LOCKA, FL 33054 0821210140010	JESUS PEGUERO 14675 HARRIS PL MIAMI LAKES, FL 33014
21 52 41 MAECHER LEGION POST SUB PB 70-55 LOT 1 LOT SIZE 11250 SQUARE FEET OR 15775-2534 0892 1 500 FISHERMAN ST OPA-LOCKA, FL 33054 0821210120010	KAZAH TEMPLE #149 OF MIAMI FL PO BOX 2515 OPA-LOCKA, FL 33055
OPA LOCKA 2 REV PLAT 2PB 34-76 TR C LESS N140FT BLK 99 LOT SIZE 73.430 X 112 OR 18043-3549 0398 1 301 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041752	LEE BOUIE 301 SHARAZAD BLVD OPA-LOCKA, FL 33054-3543

OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 SWLY30FT OF TR A BLK 97 LOT SIZE 3150 SQUARE FEET OR 19345-0532 1000 4 COC 24045-3339 11 2005 1 400 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041652	MANOR NOOR ENTERP INC 5830 CASTLEGATE AVE DAVIE, FL 33054
OPA LOCKA PLAT NO 3 PB 31-14 LOT 30 LESS SW7.5FT & SW92.5FT TR C BLK 114 LOT SIZE 110.000 X 100 OR 18223-1095 0798 1 671 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070082	MARILYN MATEO 215 AVENIDA DEL CENTRO CLEWISTON, FL 33440
21 52 41 .05 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NE25FT OF TR A BLK 97 /AKA LOT 13 BLK 97 PB 34-67/ LOT SIZE 2250 SQUARE FEET COC 23694-3344 08 2005 6 (3) 470 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041660	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .16 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY75FT OF NELY100FT OF TR A BLK 97 /AKA LOTS 10 THRU 12 BLK 97 PB 34-67/ 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041670	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 NELY100FT OF SWLY230FT TR A AKA LOTS 6-7-8-9 BLK 97 LOT SIZE 9000 SQUARE FEET COC 23694-3344 08 2005 6 (3) UNAVAILABLE OPA-LOCKA, FL 33054 0821210041651	MED ONE MEDICAL MANAGEMENT 470 FISHERMAN ST OPA-LOCKA, FL 33054-3818
PB 34-76 OPA LOCKA 2ND REV PL NO 2 THAT PT TR B - AKA LOTS 14-15 & N15FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO N15FT LOT 16 PER ORD 66-810 498 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041680	MED ONE MEDICAL MGMT INC 498 FISHERMAN ST OPA-LOCKA, FL 33054-3818
21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 TR A LESS SWLY55FT BLK 120 LOT SIZE 55.000 X 100 OR 19117-1228 0500 1 805 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070550	NELSON MARRERO &W MIREYA ROJAS 805 BURLINGTON ST OPA-LOCKA, FL 33054-3928
21 52 41 .60 AC M/L PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR A & N15FT OF ALLEY LYG S & AD TO E150FT OF W200FT CLOSED PER ORD 67-853 LOT SIZE 26250 SQUARE FEET 200 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041150	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR MIAMI, FL 33176
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS B & C BLK 84 & LOT 17 BLK 84 PER PB 28-72 & S15FT OF ALLEY N & AD TO W100FT OF TR B & TO E25FT 260 PERVIZ AVE OPA-LOCKA, FL 33054 0821210041160	OCEAN DRIVE HOTEL CORP 10651 N KENDALL DR STE 118 MIAMI, FL 33176
OPA LOCKA NO 2 PB 28-72 PORT OF BLK 96 DESC BEG NE COR OF BLK 96 TH S 28 DEG E 125FT TO NWLY R/W/L OF	OLCDC TRAIN STATION LLC

SAL S 61 DEG W 230FT N 28 DEG W 125FT N 61 DEG 490 ALI BABA AVE OPA-LOCKA, FL 33054 0821210050440	490 OPA LOCKA BLVD STE 20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT TRACT A BLK 82 LOT SIZE 5250 SQUARE FEET OR 21041-4748 0103 5 COC 22957-1098 12 2004 5 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041041	OPA LOCKA COMMUNITY DEV CORP INC 490 OPA LOCKA BLVD OPA-LOCKA, FL 33054
PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR B - AKA LOTS 17 THRU 22 & S10FT LOT 16 BLK 97 & E15FT OF ALLEY LYG W & ADJ TO S10FT LOT 16 & LOTS 17 THRU 22 PER ORD **141 SHARAZAD BLVD** **OPA-LOCKA, FL 33054** **0821210041690**	**OPA LOCKA COMMUNITY DEVELOPMENT CORPORATION INC** **490 OPA LOCKA BLVD 20** **OPA-LOCKA, FL 33054**
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRS A & B BLK 98 & TRS A & B BLK 103 & ALL ALLEYS LYG WITHIN BLK 98 & 103 & THAT PORT OF SESAME ST LYG BETW SAID BLKS 403 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041710	OPA PROPERTY MANAGEMENT CORP 6051 N OCEAN DR #304 HOLLYWOOD, FL 33019
FARTHING HEIGHTS PB 87-78 LOT 4 BLK 1 LOT SIZE 53.000 X 100 CF 73R246746 751 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150040	OSCAR ALONSO &W EVA E 751 BURLINGTON ST OPA-LOCKA, FL 33054-3926
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT D BLK 83 LOT SIZE 5250 SQUARE FEET OR 17042-5204 1295 1 681 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041140	PROPERTY D & BG LLC 17740 NW 14 CT MIAMI, FL 33169
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT C BLK 83 & SWLY25FT OF NELY75FT OF SELY 1/2 OF TRACT 83 PB 28-72 LOT SIZE 19250 SQ FT 655 FISHERMAN ST OPA-LOCKA, FL 33054 0821210041120	ROBERT BELLAMY 657 FISHERMAN ST OPA-LOCKA, FL 33054
21 52 41 .125 AC OPA LOCKA PLAT NO 3 PB 31-14 SWLY55FT OF TR A BLK 120 LOT SIZE 55.000 X 100 OR 12676-1144 0985 1 801 BURLINGTON ST OPA-LOCKA, FL 33054 0821210070540	ROLANDO L LEVAY 801 BURLINGTON ST OPA-LOCKA, FL 33054
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT 93 & N1/2 OF STREET LYG S CLOSED PER RES #04-6617 & TRACT A BLK 94 & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORDINANCE 300 SHARAZAD BLVD OPA-LOCKA, FL 33054 0821210041610	RUDG TOWN CENTER LLC 315 S BISCAYNE BLVD MIAMI, FL 33131
21 52 41 .509 AC M/L OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TRACT B BLK 94 & S1/2 OF ALLEY LYG N & ADJ CLOSED PER ORDINANCE 12-23 **551 FISHERMAN ST**	**RUDG TOWN CENTER LLC** **C/O THE RELATED GROUP** **315 S BISCAYNE BLVD 4 FL**

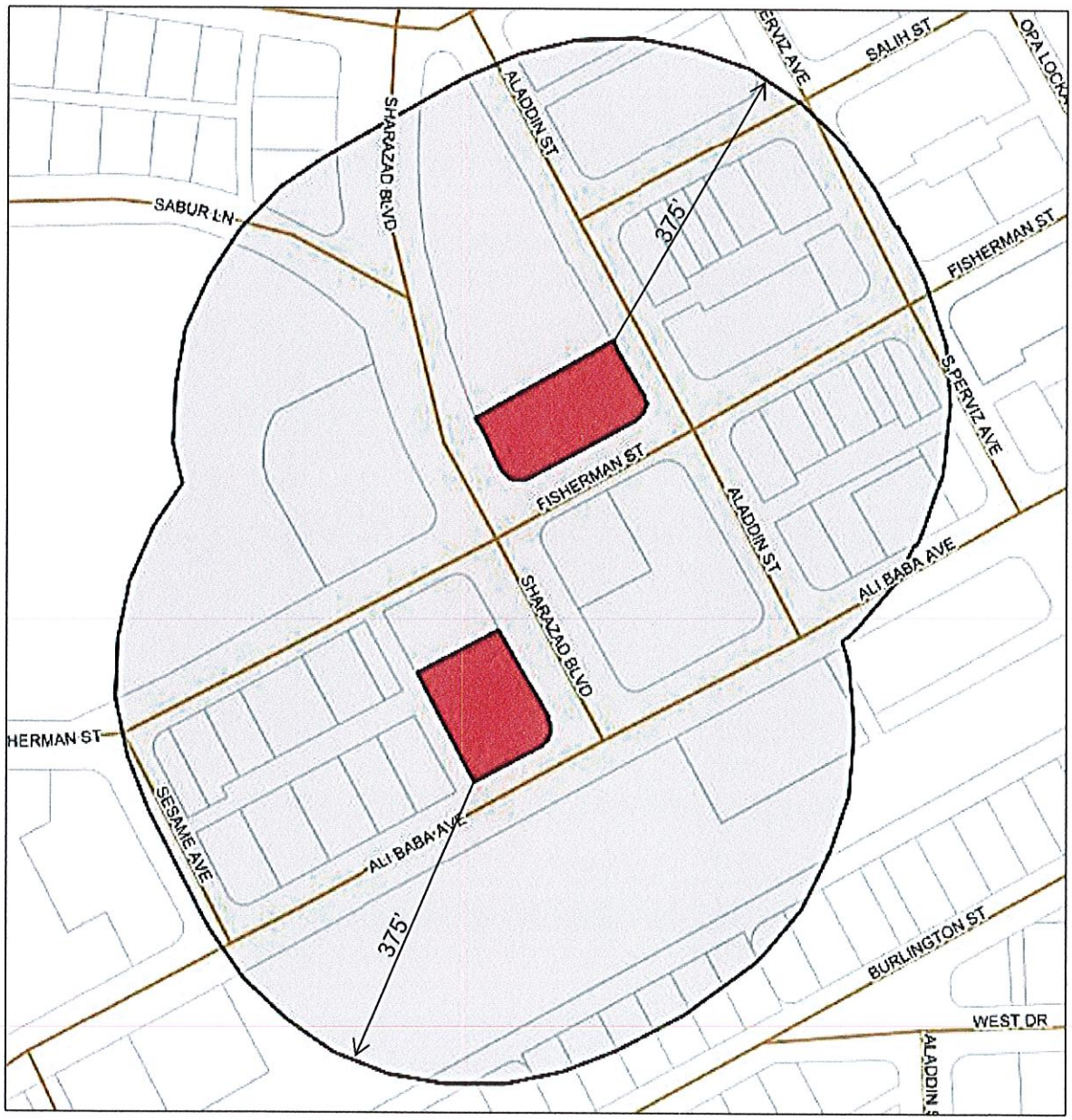
OPA-LOCKA, FL 33054 0821210041630	MIAMI, FL 33131
21 52 41 14.60 AC M/L OPA LOCKA NO 72 PB 28-72 PORT OF BLK 96 & 100FT SAL R/W THRU SEC DESC AS BEG 3001.42FTE OF NE1/4 SEC 29 FOR POB TH UNAVAILABLE OPA-LOCKA, FL 33054 0821210000010	STATE OF FLORIDA DOT 605 SUWANNEE ST TALLAHASSEE, FL 32399
21 52 41 .25 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT B LESS NELY110FT BLK 78 LOT SIZE 10800 SQ FT OR 18293-4883 0998 3 747 FISHERMAN ST OPA-LOCKA, FL 33054 0821210040950	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
21 52 41 .50 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT A BLK 78 LOT SIZE 21600 SQ FT OR 18293-1986 0998 3 UNAVAILABLE OPA-LOCKA, FL 33054 0821210040930	TIITF/DMS REGINAL SERVICE CENTER 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399
OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR B LESS SW100FT & LESS NE50FT AKA LOTS 13 TO 16 INC BLK 82 LOT SIZE 8500 SQUARE FEET OR 15724-1852 1192 2 (2) 675 ALI BABA AVE OPA-LOCKA, FL 33054 0821210041090	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 SWLY50FT OF TR B BLK 82 A/K/A LOTS 19 & 20 BLK 82 OR 16291-5264 0294 2 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041050	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
21 52 41 .12 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 NELY50FT TR B BLK 82 F/K/A LOTS 11 & 12 BLK 82 PB 34/67 LOT SIZE 5000 SQUARE FEET UNAVAILABLE OPA-LOCKA, FL 33054 0821210041070	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
PB 34-76 OPA LOCKA 2ND REV PL NO 2 TR B LESS SW50FT & LESS NE150FT THEREOF AKA LOTS 17 & 18 BLK 82 & 15FT ALLEY LYG NWLY & ADJ TO LOTS 13 THRU 18 UNAVAILABLE OPA-LOCKA, FL 33054 0821210041060	TOWN CENTER 675 LLC 490 OPA LOCKA BLVD #20 OPA-LOCKA, FL 33054
MAECHER LEGION POST SUB PB 70-55 LOT 2 LOT SIZE 33750 SQ FT OR 16963-3090 1095 3 550 FISHERMAN ST OPA-LOCKA, FL 33054 0821210120020	U S POSTAL SERVICE OPA LOCKA MAIN POST OFFICE 550 FISHERMAN ST OPA-LOCKA, FL 33054-3808
FARTHING HEIGHTS PB 87-78 LOT 6 BLK 1 LOT SIZE 53 X 100 OR 20445-1010 0502 1 COC 26300-3699 03 2008 1 771 BURLINGTON ST OPA-LOCKA, FL 33054 0821210150060	YORLENE Y CANTARERO 771 BURLINGTON ST OPA-LOCKA, FL 33054
FARTHING HEIGHTS PB 87-78 LOT 2 BLK 1 LOT SIZE 53.000 X 100 OR 20956-1080 0103 1 COC 26240-2423 02 2008 1	YUNET RODRIGUEZ LOPEZ

731 BURLINGTON ST
OPA-LOCKA, FL 33054
0821210150020

ANNIEL ROMERO DEL RISCO
YUNIER RODRIGUEZ LOPEZ
731 BURLINGTON ST
OPA-LOCKA, FL 33054

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375' RADIUS MAP (N.T.S.)



SUBJECT: 141 Sharazad Boulevard, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1690

SUBJECT: 551 Fisherman Street, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2121-004-1630

SURVEYPROS INC

Surveyor's Report

TO:

Dawn Perez
Ten North Group
490 Opa-locka Blvd, Ste. 20
Opa-locka, FL 33054

PREPARED BY:

Nicolas Del Vento, P.S.M.
Survey Pros, Inc.
4348 SW 74th Avenue
Miami, Fl. 33155
Office: (305) 767-6802

RE: 141 SHARAZAD BOULEVARD,OPA-LOCKA, FL 33054 & 551 FISHERMAN STREET, OPA LOCKA, FL 33054

To whom it may concern, this letter is to inform you that the required revisions to the subject properties will be done and completed by 08/08/2023 before end of day.

Please contact our office if you have any questions about this report.

Sincerely,

Nicolas Del Vento, P.S.M.

