

CITY OF OPA-LOCKA

The City of Bright Opportunities



PLANNING & ZONING MEETING Agenda

**Tuesday, March 19, 2024
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
March 19, 2024
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, PROVIDING FOR THE APPROVAL OR DENIAL OF 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 LOW MODERATE DENSITY RESIDENTIAL TO AN INDUSTRIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

2. AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE APPROVAL OR DENIAL OF THE REQUEST TO CLOSE, VACATE AND ABANDON THE ALLEYWAY BETWEEN THE TWO PROPERTIES TO THE NORTH IDENTIFIED BY FOLIOS 08-2121-005-0320 AND 08-2121-016-0060 AND THE TWO PROPERTIES TO THE SOUTH IDENTIFIED BY FOLIOS 08-2121-004-1300 AND 08-2121-004-1290, FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR APPROVAL; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

6. **ADJOURNMENT:**

For further information, please contact the Planning & Zoning Board Clerk, Mrs. Diana Cheng by email at dcheng@opalockafl.gov or by telephone at (305) 953-2868 Ext 1504.

ORDINANCE NO. 23-XXXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OR DENIAL OF 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 LOW MODERATE DENSITY RESIDENTIAL 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 February 6, 2024, and the Planning & Zoning Board, sitting as the Local Planning Agency has made a recommendation to approve or deny the amendment to the City's Comprehensive Plan Future Land Use Map to change the designation from Low Moderate Density Residential to Industrial; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on February 6, 2024 and recommended approval / denial of this request for comprehensive plan amendment, small scale to change of the Future Land Use designation from Low Moderate Density Residential (LMDR) to Industrial(I); and

WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 163.3184, of the Florida Statutes, the City Commission has determined that it is necessary and desirable to amend or not to amend the City's Comprehensive Plan Future Land Use Map so that the property for comprehensive planning purposes is changed from the Low

Moderate Density Residential (LMDR) designation to the Industrial (I) 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 or not amending the City's Comprehensive Plan Future Land Use Map is appropriate or is not appropriate; the approval or denial of this 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 February 6, 2024, and made a recommendation to amend or not 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 Low Moderate Density Residential Designation to Industrial (I) Designation.

SECTION 3. CITY COMMISSION.

The City Commission for the City of Opa-Locka has determined that the Comprehensive Plan designation of Low Moderate Density Residential (LMDR) or Industrial (I) 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 ____ 2024.

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



**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.

Received:
By:
Date:

" THE GREAT CITY "



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

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

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

Date Application Found Sufficient

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

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

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

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 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
- ☐ 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

Page 3 of 5

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, 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.

E. Stone
Signature

10/4/2023

Date

Sworn to and subscribed before me:

This 4 day of October 2023
M. Stigliano
Notary Public
Attach copy of identification



MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded thru Budget Notary Services

My commission expires _____

Page 4 of 5

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 GONS CONSOL PB 50-5 PT of BIKS 346 # 347
DEQ AT NW CORNER OF BIK 346 5559.40FT SECY ALG S/L BIK 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 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.

Developed by
ELIOT
Signature

10/4/2023

Date

Sworn to and subscribed before me:

This 4 day of October, 2023

Notary Public



MAURICE J. STIGLIANO
Commission # HH 105062
Expires July 9, 2025
Bonded Thru Budget Notary Services

My commission expires:

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

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 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
S559.48FT SELY ALG S/L BLK 346
FOR 152.25FT NELY 399.88FT IN
640.43FT NWLY 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

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 52 417.68 AC
MAGNOLIA GDNS CONSOL PB 50-5
PT OF BLKS 346 &
347-BEG AT NWCOR OF BLK 346
S659.48FT SELY ALG S/L BLK 346
FOR 152.25FT NELY 399.88FT N
640.43FT NELY 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: 305-9863761

ADDRESS (If different): 1841 Rutland STREET

Russell Ryals
Signature



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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](#)

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[03/15/2022 -- ANNUAL REPORT](#)

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[03/02/2021 -- ANNUAL REPORT](#)

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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

PLANNING & ZONING BOARD

February 6

2024



Request for Small Scale Comprehensive Plan Amendment

Staff Report

APPLICANT'S REQUEST:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER 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 LOW MODERATE DENSITY RESIDENTIAL TO AN INDUSTRIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:
22 52 41 7.58 AC or 330,184.8 SQ FT. MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346
S 559.46 FT SELY ALG S/L BLK 346 FOR 152.25 FT NELY 399.88 FT N 640.43 FT NWLY ARC DIST 52.49 FT TH SWLY TO POB. LOT SIZE IRREGULAR OR 20964-4155 1202 3
- The proposed project site is a vacant 7.58 acre overgrown property that has been documented as a brownfield contaminated site. The current owner has complied with the requirements of Miami-Dade County to begin to restore use of this site. The site is zoned Residential Townhouse and has a land use designation of Low-Moderate Density. This site is also within the Corridor Mixed Use Overlay District. With the current residential zoning, residential land use, and Corridor Mixed Use Overlay, this site would be used for the mixture of residential uses and commercial retail uses.



← NORTH

NW 18th Ave

SOUTH →



Figure 1: Google Street View: North View from State Road 9



Figure 3: Google Street View: North View from State Road 9

II. Project Details

- **Applicant's intent**

The Applicant, Castle Opa, LLC. intends to construct two commercial and industrial buildings that will be used for a showroom, office space, product retail, product manufacture and assembly and storage area.

They also intend to provide appropriate parking and landscaping in accordance with the City of Opa-locka's Land Development Regulations.

The applicant has submitted four application requests for the development of this site:

1. To change the land use from residential to industrial
2. To change the zoning designation from residential Townhouse to Light Industrial (I-1).
3. To review and approve the site plan to build two commercial buildings for this furniture business.
4. To review and approve the development agreement concerning the long-term maintenance of the site.

To accommodate the new intended uses for this site will require the review and recommendation of the Planning & Zoning Appeals Board and the review and approval of the City Commission concerning these four requests.

Site Computations & Land Development Regulation / Zoning Code			Table 1
Applicant	Castle Opa, LLC		
Folio Number (s)	Opa-locka: 08-2122-005-2170;		
Address Location	1700 Service Road, Opa-locka, FL 33054		
Building (s) Footprint	<u>Building Footprint/Building Coverage</u> Building 1 62,381 SF; <u>Building Footprint/Building Coverage</u> Building 2 60,608 SF Greenspace/Landscape Area – 49,076 SF		
Floor Area Ratio	<1.0 FAR .023		
Zoning	R-TH – Residential Townhouse		
Zoning Code Consistency	The proposed use for a Commercial Retail Showroom and Business Office and for a Furniture manufacture and assembly warehouse facility and warehouse storage area is not consistent with the R-TH Zoning District permitted uses.		
Existing Land Use	Vacant Land		
Future Land Use Designation	Low-Moderate Density Residential		
Comprehensive Plan Consistency	- The proposed use for a Commercial Showroom and Retail facility and a Business Office and warehouse manufacture / assembly and storage facility is not consistent with the Comprehensive Plan for residential use.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-86, Article 22-99, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Bldg. 1 Front	15 Feet	76 Feet	YES
Bldg. 2 Front	15 Feet	15 Feet	YES
Bldg. 1 Rear	15 Feet	26 Feet	Yes
Bldg. 2 Rear	15 Feet	25 Feet	Yes
Side Interior	0 Feet	54 Feet	YES
Side Street	15 Feet (50 feet from any residential district, with at least a 30-foot landscaped buffer)	26 Feet (Does not have a 30-foot landscape buffer from residential)	Yes
Corner Lots/ Other	N/A	N/A	N/A

Lot Coverage (Max Impervious Area)	75% (247,638.6 SQ FT)	263,508.8 (79.8% IMPER) 66,676 PERVIOUS	No
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	330,184.8 SF or 7.58 Acres	YES
Lot Width	N/A	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Office, Warehouse, Retail, Storage Building: 3 Stories/ 45 Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	N/A	N/A	No
Landscaping	Total Landscaping Area	49,076 sq. ft.	
Parking Details	Office buildings: pursuant to the Land Development Regulation Ordinance 15-31: Article VI, section 22-91. One (1) Parking per 400 square feet of office area. Warehouse: 1/2500 SF	Office Spaces Req 17 Bldg 1 16 Bldg 2 Warehouse Pk Space Req 22 Bldg 1 22 Bldg 2 Total Provided 106 1 Handicapped Spaces	YES
Landscape/ Pervious Lot Coverage	10% minimum required pervious	17% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Tuesday, November 21 st , 2023. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, February 6th, 2024. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval or approval with conditions after it is reviewed by the Planning and Zoning Appeals Board and any other applicable board or agency.		

• Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by residential properties to the west and vacant land outside the City of Opa-locka to the east. And residential uses north of State Road 9.
- No Sidewalk alongside the west edge of the Property on NW 18th Avenue, or the north edge on Service Road
- Property is currently vacant and overgrown.

PZAB Rezoning Review Criteria

1. The proposed change is contrary to the established land use pattern.
The proposed use for the site, "Retail Furniture Showroom with a Furniture Manufacture/Assembly Warehouse and Storage Facility and Business Office" conflicts with the adjacent residential neighborhood just across NW 18th Avenue, as well as the residential neighborhood across S.R. 9.
2. The proposed change would create "spot zoning".
Rezoning the site from Residential Townhouse to Light Industrial will result in this single site having that zoning. A single site does not constitute a zoning district.
3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.
Specifically, the Furniture Manufacture/Assembly Warehouse and Storage Facility uses would generate tractor trailer traffic, which should be restricted to arterial streets and would disrupt the tranquility of the residential neighborhood just across NW 18th Avenue.
4. The proposed zoning district boundaries would become more illogically drawn.
According to the rules of proper zoning, a zoning district is made up of multiple parcels. A single parcel with a light industrial zoning designation surrounded by residentially zoned districts is therefore illogical according to these rules.
5. The proposed change would be in conflict with all or portions of the City's Comprehensive Plan.
The City's Comprehensive Plan, which reconciles zoning districts with such things as utilities capacity, service delivery and school capacity contemplates this as a residentially zoned parcel. Changing to light industrial would compromise the balancing of the zoning district with its needs.
6. There is an additional need for uses permitted within the proposed zoning district.
Opa-locka and Miami-Dade County are faced with a severe housing shortage, changing the use from residential to light industrial would lessen the amount of land available to build housing.

7. The proposed change will adversely affect living conditions in the neighborhood, if applicable.

Tractor trailers driving through would make the neighborhood a less desirable place to live.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Truck traffic through the neighborhood would increase traffic significantly, both in the amount of traffic and the size of the vehicles.

9. The proposed change will create a drainage problem.

The proposed use will result in more concrete and asphalt than what the current zoning permits. This will result in greater run-off of rainwater into a wastewater system built to serve residential use.

10. The proposed change will reduce light and air to adjacent areas.

The bulk and massing of the proposed buildings will reduce prevailing easterly (ocean) breezes through the site reducing the benefit such air circulation provides to the residential neighborhood across 18th Avenue.

11. The proposed change will adversely affect property values.

The proposed use will make it less likely to sell/buy a house in the adjacent neighborhood, this will reduce property values.

12. The proposed change will be a deterrent to the improvement or development of adjacent property.

Homeowners will be less likely to make significant improvements to their property. Demolition of existing housing and replacement with new housing will be less likely to occur.

13. The proposed change will constitute a grant of special privilege.

Spot-zoning goes against the rules of proper zoning practice.

14. There are no substantial reasons why the property cannot be used in accordance

with the existing zoning.

More than half of the City of Opa-locka is zoned industrial or with zoning compatible to industrial. There is no need to spot zone this parcel from residential to industrial.

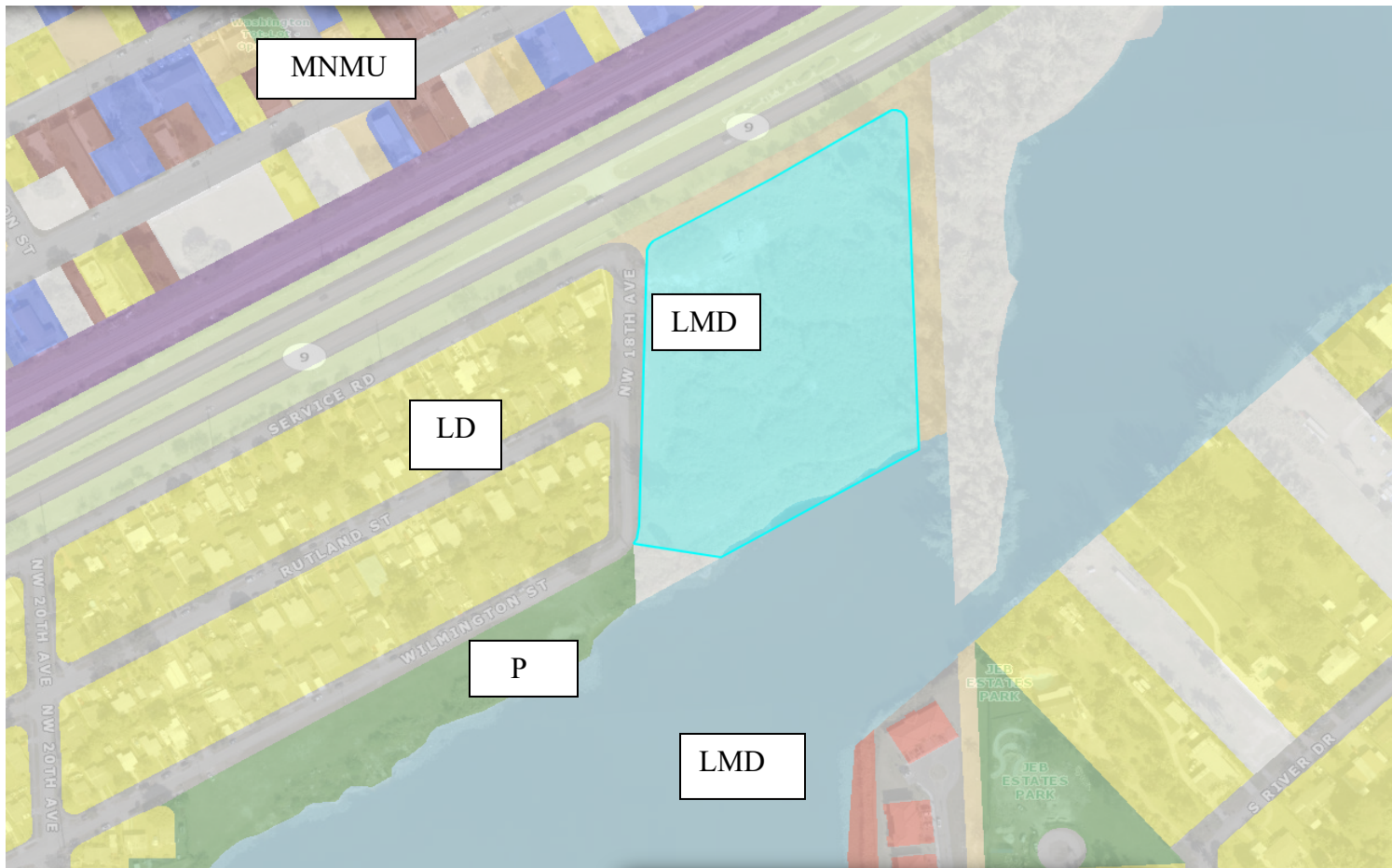
15. Whether the change suggested is out of scale with the surrounding neighborhood.

The two warehouse buildings proposed are out of scale with the single-family homes in the neighborhood across 18th Avenue.

16. It is possible to find other sites already zoned permitting the uses(s) requested.
More than half of the City of Opa-locka is zoned industrial or with zoning compatible to industrial.

17. The proposed rezoning would meet all other regulations.

Surrounding Land Use Designation Map The Site is highlighted in image.



Legend

 Low Density Residential [0-9 DU/AC]	 Parks and Recreation
 Low-Medium Density Residential [9-18 DU/AC]	 Public Buildings/Facilities
 Moderate Density Residential [18-30 DU/AC]	 Semi Public
 Commercial	 Utilities
 Industrial	 Streets
 Airport	 Water
	 Transit Oriented Development Overlay

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Commercial/Residential	Commercial/Residential	B-O to B-2/ R-1 R-2
South	Residential	Residential	R-TH
East	N/A	N/A	N/A

West	Residential	Residential	R-1
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- **General Character / Neighborhood Compatibility:** The proposed development use will not be in harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?

**DOES NOT
COMPLY**

- **Findings:**

- The proposed development use "Retail Furniture Showroom with a Furniture Manufacture/Assembly Warehouse and Storage Facility and Business Office" is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses

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

COMPLIES

- **Findings:**

- The Applicant is proposing to include landscaping at 21,215 square feet. *(Please see attached Landscape Plan for Trees detailed information).*

- **Fence:** All fences constructed on property perimeters shall be in accordance with the requirements of the Land Development Regulation Section 22-134., however if additional walls, fences or hedges are installed they shall also comply with the requirements of this Section.

- **Findings:**

- The Applicant may install a fence or a wall in accordance with the LDR.

- **Future Land Use:** Industrial (Communications, water and sewer facilities, electrical as needed).

- **Findings:**

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

**DOES NOT
COMPLY**

- **I-1 (Light Industrial) Permitted Uses:** Project Specific: *Construction of a Commercial, Retail, Manufacturing & Assembly Warehouse with Storage and Office Facilities*

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code I-1 (Liberal Industrial) zoning district would permit this use, however this change is not compatible with the zoning of the proximal zoning district. This request is for Land Use Change from Residential to Industrial; Zoning Change from R-TH to I-1.

**DOES NOT
COMPLY**

- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community Development Department that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition.

- **Findings:** The Planning and community Development Department has received two signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

C. **Project Need Assessment / other Required Approvals**

1. Small Scale Comprehensive Plan Amendment Request 2. Rezoning Request 3. Site Plan Review
4. Development Agreement
 - Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, February 6, 2024

D. **Development Review Committee (DRC): *Meeting Review Comments***

1. **Capital Improvement Project (CIP):**

- Stormwater Best Management Practices need to be incorporated according to EPA Industrial Standards
- No Tree Planting on the ground to avoid water infiltration.
- The Stormwater Pollution Protection Plan must contain a narrative evaluation of the appropriateness of stormwater management practices that divert, reuse, or otherwise manage stormwater runoff to reduce the discharge of pollutants into the lake.
- The required measures will need to be highly site-specific due to the conditions of the area. Vegetative swales are not an option, collection, and reuse of stormwater, inlet controls, and wet retention measures that incorporate treatment like granular activated carbon and nutrient separating baffle box for each outfall could be used.

2. **Building:**

- N/A

3. **Police:**

- N/A

4. **Community Redevelopment Agency (CRA):**

- Rezoning of the parcel from Residential Townhouse to Light Industrial and the construction of two buildings to house showroom, office space, product retail, product manufacture and assembly and storage uses would conflict with the Opa-locka Community Redevelopment Plan goal for the site.

The Community Redevelopment Plan seeks to explore mixed use redevelopment of the property. In concert, the City has expressed an interest in developing town homes and providing a public boardwalk along the lake. A hotel, lakefront restaurant, public plaza, and town homes are envisioned for the property.

The Opa-locka Community Redevelopment Agency would work with the property owner and City to evaluate site readiness needs and increased level-of-service demands on Magnolia Garden's streets that will occur from redevelopment. Brownfield remediation funds and other financing solutions will likely need to be organized if the property will be fully redeveloped as envisioned by the City.

5. **City Manager's Office (CMO):**

- N/A

6. Code Enforcement:

- Landscape plants should be low maintenance “Florida Friendly” species.
- Landscape plants should be installed at the appropriate time in the site build out process. Planted too early may risk lack of maintenance/watering and possibly jeopardize the growth of the plants.

7. City Attorney’s Office:

- Development Agreement under review

8. Public works:

- Proposed development requires encapsulation or remediation.
- The project does not demonstrate total encapsulation, with adequate mitigating controls, of the known contaminants at the site.
- No pervious surface should be allowed on site. Drainage plan does not demonstrate any pretreatment structures for the treatment of outfall discharge.
- Water and sewer conveyance should be in an impervious trench to eliminate the risk of contamination during maintenance or repair.
- A retaining should be built such that treated run off flows to Lake Ingram, and thereby to Biscayne Bay.
- Green spaces are pervious, this will contribute to further contamination of the adjacent body of water, greenery should only be allowed in individual pots or impervious concrete vaults that are connected to a conveyance stormwater management system to provide adequate drainage. This includes plant materials proposed to be in the public right of way.
- After redevelopment, the site will require on-going treatment of stormwater runoff.

9. Inter-jurisdictional Review:

- N/A

E. Staff Recommendation:

Staff recommends denial of this Comprehensive Plan Amendment to the Future Land Use Map because the proposed use of the site is not in harmony with the residential neighborhood.

F. Attachments:

- Ordinance, Application, Neighborhood Petitions, Applicant's Narrative

Planning and Community Development Department

Project Planner	Name and Title	Initials
	Randall Robinson, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Economic Development	Solomon Bankole, Manager	
Approved by	Gregory D. Gay, Director Planning and Community Development	

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

Resolution No. 2024012-06-03-06,

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OR DENIAL OR APPROVAL WITH CONDITIONS OF 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 LOW MODERATE DENSITY RESIDENTIAL TO AN INDUSTRIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐ DATE: February 6, 2024

b. DENIED ☐ DATE: February 6, 2024

c. NOT DETERMINED ☐ until additional consideration at the regular meeting to be held on ___ / ___ / ___

- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

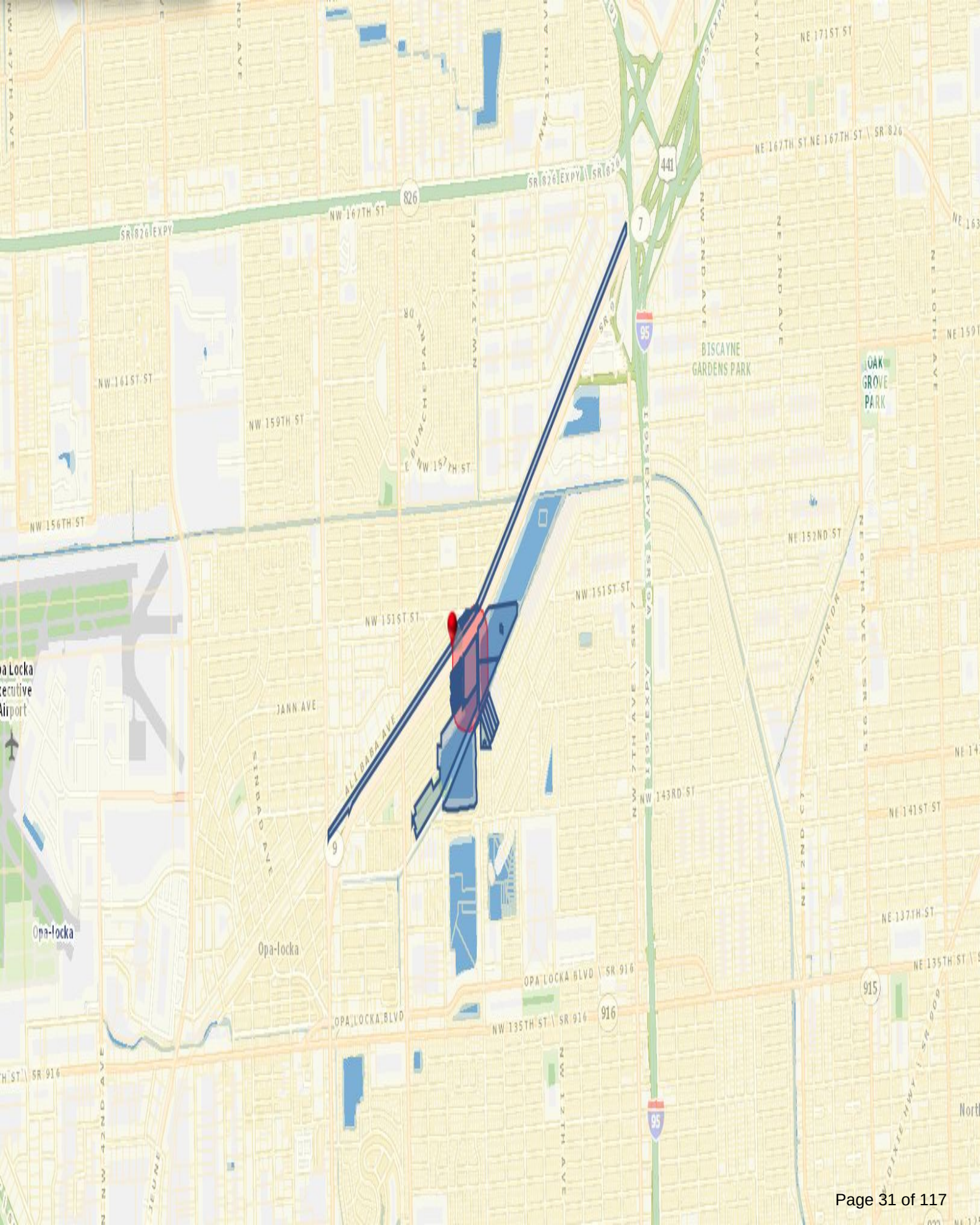
a.

b.

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

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

Chairperson or Designee



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 CONSOLIDATED 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 RUTLAND 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

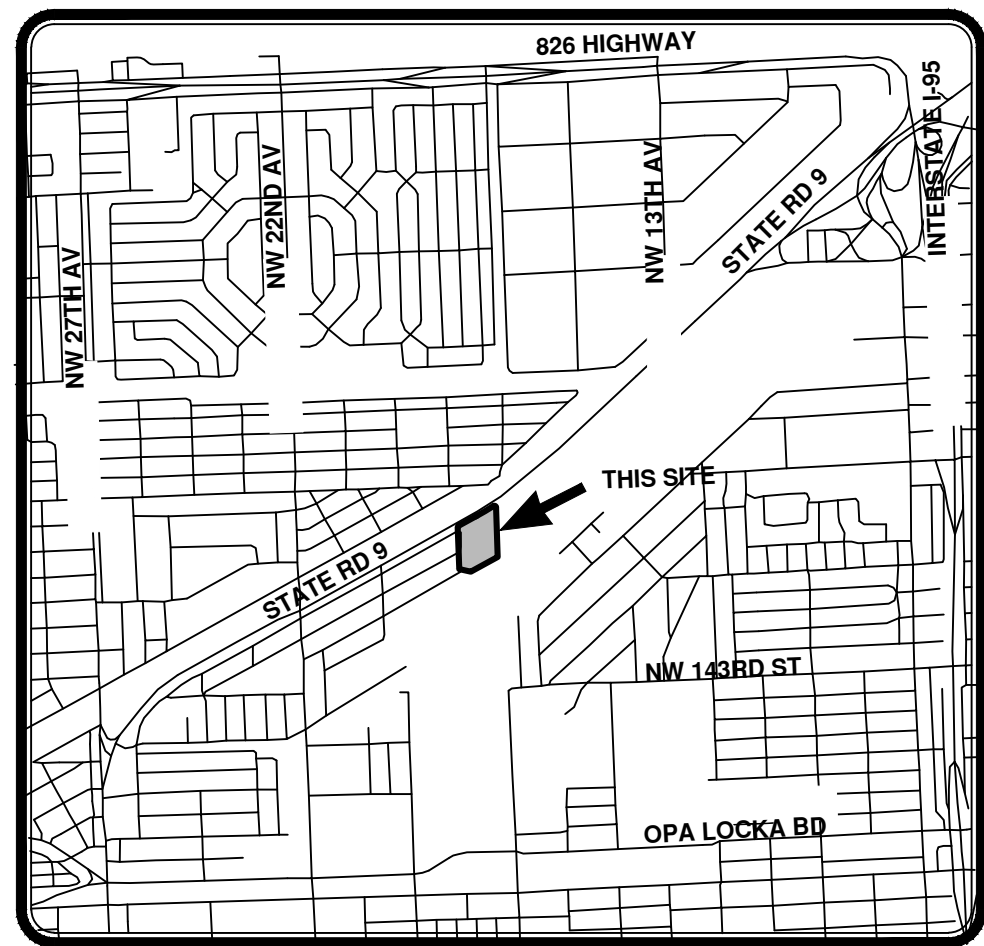
08-2122-006-0640	INNOVA ASSET HOLDINGS LLC	1820 RUTLAND ST	Opa-locka	33054-3739	PO BOX 310686	MIAMI, FL	33231	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 20 BLK 338 LOT SIZE 50.000 X 100 OR 17913-0589 1297 1
08-2122-006-0650	MARCUS J BRAXTON	1810 RUTLAND ST	Opa-locka	33054-3739	7900 NW 3 ST APT 14-201	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

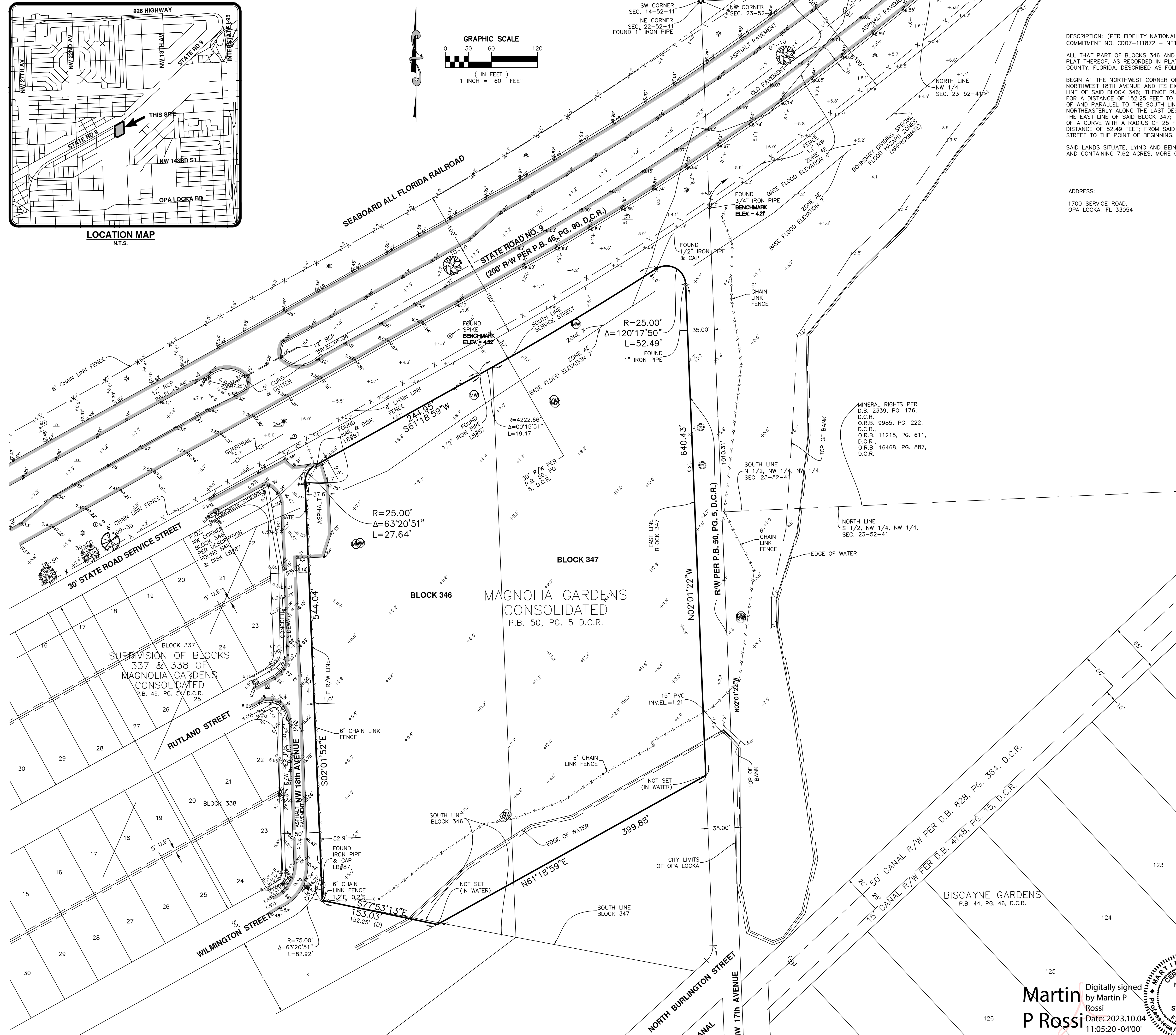
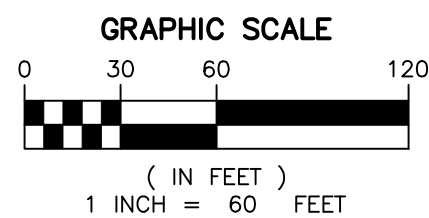
30-2114-000-0090	STATE OF FLORIDA	Not Available	Miami	33169-0000	1000 NW 111 AVE	MIAMI, FL	33172	14 52 41 15.35 AC 100FT SAL R/W THRU SEC FORMERLY SEABOARD COASTLINE RR CO COMPTROLLER DOT PER 13675-3540 0588 3
30-2123-000-0040	SKIRAQUI LLC	Not Available	Miami	33167-0000	335 S BISCAYNE BLVD #1709	MIAMI, 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

V:\PROJECTS\2023\23-00293 - 1700 SERVICE ROAD-STATE RD 9 OPA LOCKA SURVEY\DRAWINGS\23-00293-TS.DWG by LPDOLSK 9/14/2023 8:11:15 PM



LOCATION MAP
N.T.S.



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
C = CENTER LINE
RCP = REINFORCED CONCRETE PIPE
INVEL. = 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
(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.

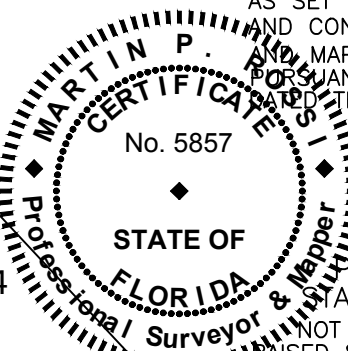
BURIED FOUNDATIONS AND UNDERGROUND UTILITIES, IF ANY, NOT LOCATED.

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 = 151.6'

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 53-17, FLORIDA ADMINISTRATIVE CODE,
AND IS IN ACCORDANCE WITH SECTION 472.027, FLORIDA STATUTES.
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'

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

1700 SERVICE ROAD SURVEY

CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-436-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION		
LB6680		
DES	DRWN	CHK
DES	DRWN	CHK
PROJECT / FILE NO.		
23-00293		
DRAWING NO.		
BTS-1		
DATE DRAWN:		
9/14/23		

ORDINANCE NO. 24-XXXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OR DENIAL OF THE REQUEST TO CLOSE, VACATE AND ABANDON THE ALLEYWAY BETWEEN THE TWO PROPERTIES TO THE NORTH IDENTIFIED BY FOLIOS 08-2121-005-0320 AND 08-2121-016-0060 AND THE TWO PROPERTIES TO THE SOUTH IDENTIFIED BY FOLIOS 08-2121-004-1300 AND 08-2121-004-1290, FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR APROVAL; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article 1 and Article 2 of the City of Opa-locka City Code of Ordinance, the City Commission of the City of Opa-locka ("City Commission") has the power to approve and adopt plats; and

WHEREAS, the City of Opa-locka ("City") desires to close, abandon and vacate the alleyway located between the two parcels to the North identified by folios 08-2121-005-0320 and 08-2121-016-0060 and the two parcels to the South identified by folios 08-2121-004-1300 and 08-2121-004-1290, which is approximately 1,140 square feet according to a survey of the alleyway property; and

WHEREAS, this City-owned property is within the area proposed for the development of a seven story, 89 unit multi-family, mixed-use apartment building on this four vacant parcel site; and

WHEREAS, when an alleyway vacation is granted, the City's Land Development Regulations permit the same zoning as provided in the City's LDR which would permit mixed-use commercial/residential development on this parcel; and

WHEREAS, in accordance with Ordinance 14-02, the property was posted with notice 30 days prior to this public hearing and the adjacent property owners were notified as required by the Ordinance; and

WHEREAS, the City Commission desires to approve or deny the closure, vacation and abandonment of the alleyway located between the two parcels to the North identified by folios 08-2121-005-0320 and 08-2121-016-0060 and the two parcels to the South identified by folios 08-2121-004-1300 and 08-2121-004-1290, which is approximately 1,140 square feet parcel in the B-2 zoning district and within the Historic Downtown Opa-locka District.

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

Section 1. **Recitals.**

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

Section 2. **Approval of the Plat**

The request for alleyway vacation for the Opa locka 2nd Revised Plat No 2 Subdivision property, as legally described on the survey, attached hereto as Exhibit "A".

Section 3. **Conditions.**

1. The applicant shall comply with all requirements of Section 28 of the Miami Dade County Code.
2. The applicant shall comply with all requirements and obtain approvals from the Miami-Dade County Department of Public Works, Platting Division as applicable.
3. Applicant shall be responsible for the relocation of the utilities according to the development requirements.

Section 4. **Authorization.**

Subject to review by the City Attorney, City Manager, the City Clerk and Planning Community Development Department Director, the proper officials are authorized to sign the final plat and to execute any other needed documents consistent with the intent of this Ordinance.

Section 5.. **Conflict & Repealer.**

All ordinances, part of ordinances or code provisions in conflict herewith ordinance are hereby repealed.

Section 6.. **Severability.**

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2023-2024

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

FY 2023-2024 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 3, 2023
November 7, 2023
December 5, 2023
January 2, 2024
February 6, 2024
March 5, 2024
April 2, 2024
May 7, 2024
June 4, 2024
July 2, 2024
August 6, 2024
September 3, 2024

August 18, 2023
September 15, 2023
October 13, 2023
November 17, 2023
December 15, 2023
January 12, 2024
February 16, 2024
March 15, 2024
April 12, 2024
May 17, 2024
June 14, 2024
July 19, 2024

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

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

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: NGE Key West, LLC

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

APPLICANT'S NAME: FI Residential Solutions, LLC

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

PHONE NUMBER: OFFICE 954-926-3638 HOME _____ OTHER 954-471-4512

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

TAX FOLIO NUMBER: 08-2121-004-1290 PRESENT ZONING: Business/Commercial

LEGAL DESCRIPTION: Refer to Survey for legal description

Please check specific request:

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check, cashier's check or money order
- ☒ Copy of property owner's and/or applicant's photo not including a driver's license also provide 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

David Horowitz, Manager

AFFIDAVIT

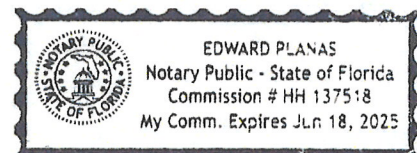
I, of NGE Key West, LLC, being first duly sworn, depose and say that I am the OWNER of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

David Horowitz
Dec 25/2023

Date

*Miami-Dade County
State of Florida*



Sworn to and subscribed before me:

This 20 day of December, 2023

Edward Planas

Notary Public

Attach copy of identification

My commission expires June 18, 2025

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From: FI Residential Solutions, LLC

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

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

100, 103 & 111 Perviz Avenue, Opa-locka, FL 33054

I do give to Bernie Kopel, COO of FI Residential Solutions, LLC the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Bernie Kopel to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

Dec 20/2023

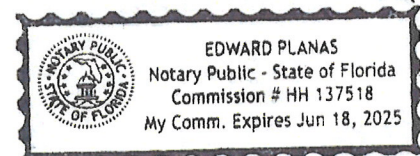
Date

Sworn to and subscribed before me; by means of physical presence.

This 20 day of December, 2023

Edward Planas
Notary Public

My commission expires: June 18, 2025



Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____

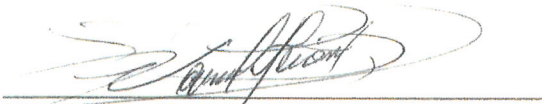
Signature

This page is provided in support of the application for Vacation of the Alleyway between 08-2121-005-0320 and 08-2121-004-1290 as per Section 3 subsection (d) of ordinance 14-02.

The petitioner, NGE Key West, LLC, and applicant, FI Residential Services, LLC, herein waive, renounce, relinquish, absolve and discharge the City from any claim for damages of any nature and kind whatsoever that such petitioner and applicant may have or claim or demand, now or in the future, by reason for the vacating, closing, discontinuing and abandoning of the public street, road, alleyway, place or highway or any part or portion thereof.

Petitioner and Property Owner

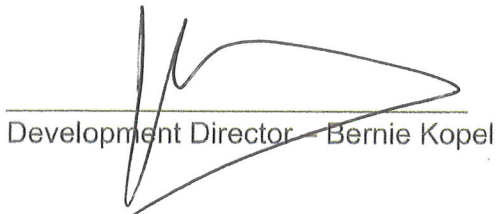
NGE Key West, LLC



Manager - David Horowitz

Applicant

FI Residential Solutions, LLC



Development Director - Bernie Kopel

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

December 22, 2023

Gregory Gay
Community Development Director
City of Opa-locka
780 Fisherman, St
Opa-locka, FL 33054

Re: Letter of Intent – Vacation of Alley
Property Address: 103 & 111 Perviz Avenue
08-2121-004-0320 & 08-2121-005-1290

Dear Mr. Gay,

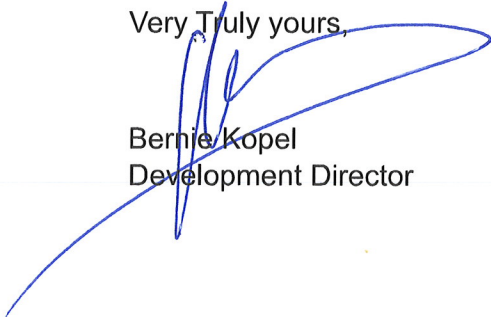
This shall constitute our Letter of Intent, as the Applicant for the vacation of an alley between the folio numbers 08-2121-004-0320 & 08-2121-005-1290 for the development of an apartment building. The alley is located within Block 86 of Plat No. Two Opa-locka and the Second Revised Plat No. Two Opa-locka. Please refer to the Sketch and Legal Description prepared by Robayna and Assocaites, Inc. which describes the alley way to be vacated. Additionally, a survey of the lands associated with the development for City View is also included which provides a view of the southern and eastern portions of Block 86 where the alley is located.

The alley has a total area of 1,140 square feet, approximately 0.026 acres, and it only abutting properties owned by the NGE Key West, LLC. Another alley exists to the west which separates it from other property owners. The vacation of this alley will not negatively affect access to existing utilities located west of the proposed alley vacation, and there are no existing utilities within the alley which we are requesting to vacate. Additionally, the alley has never been paved nor does it provide accessibility for vehicles as Perviz Avenue is a curbed roadway.

We respectfully request the City's support on the vacation of the alley to support the development of City View which was previously approved at b the Planning Council.

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

Very Truly yours,



Bernie Kopel
Development Director

PARCEL 1:

PROPERTY OWNER: NGE Key West, LLC

FOLIO NUMBER: 08-2121-005-0320

LOT 13, BLOCK 86, OF PLAT NO. TWO, OPA-LOCKA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

FOLIO NUMBER: 08-2121-004-1290

PROPERTY OWNER: NGE Key West, LLC

ALL THAT PORTION OF TRACT "D", BLOCK 86, OPA- LOCKA, PLAT NO. TWO, ACCORDING TO THE SECOND REVISED PLAT RECORDED IN PLAT BOOK 34, PAGE 76, IDENTICAL WITH AND FORMERLY KNOWN AS LOT 14, BLOCK 86, OPA-LOCKA NO. TWO, ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



CFN 2014R0373890
 OR Bk 29164 Pgs 1963 - 1964 (2pgs)
 RECORDED 05/23/2014 12:30:59
 DEED DOC TAX 0.60
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 David Horowitz
 2891 SW 69 Ct.
 Miami, FL 33155

Parcel identification number:
 08-2121-004-1290
 08-2121-004-1300
 08-2121-005-0320

Quit Claim Deed

THIS QUIT CLAIM DEED made this 16th day of May, 2014, between AMERICAN-UNION PETROLEUM & ENERGY CORPORATION, a dissolved Florida corporation, whose address is 1871 NE 167th Street, North Miami Beach, FL 33162, GRANTOR, to NGE Key West LLC, a Florida limited liability company, whose address is 2891 S.W. 69 Court, Miami, Florida 33155, GRANTEE:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situated, lying and being in Miami-Dade County, Florida to-wit:

FOLIO NUMBER: 08-2121-005-0320

LOT 13, BLOCK 86, OF PLAT NO. TWO, OPA-LOCKA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 08-2121-004-1290

ALL THAT PORTION OF TRACT "D", BLOCK 86, OPA- LOCKA, PLAT NO. TWO, ACCORDING TO THE SECOND REVISED PLAT RECORDED IN PLAT BOOK 34, PAGE 76, IDENTICAL WITH AND FORMERLY KNOWN AS LOT 14, BLOCK 86, OPA-LOCKA NO. TWO, ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

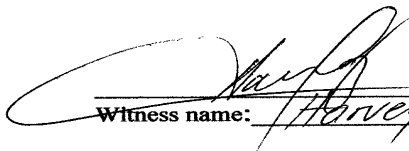
FOLIO NUMBER: 08-2121-004-1300

THAT PORTION OF D OF BLOCK 86 OF OPA- LOCKA NO. TWO, SECOND REVISED PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 76 OF THE PUBLIC RECORDS OF MAIMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOTS 15 & 16 IN BLOCK 86 OF REVISED PLAT NO. TWO OF OPA LOCKA, ACCORDING TO THE PLAT THERE RECORDED IN PLAT BOOK 34, PAGE 76, OF THE PUBLIC RECORDS OF MAIMI-DADE COUNTY, FLORIDA.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

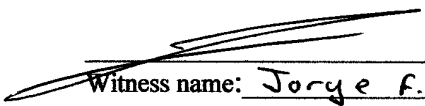
Signed, sealed, and delivered in our presence:


 Witness name: Harvey Butrago

AMERICAN-UNION PETROLEUM & ENERGY CORPORATION, a dissolved Florida Corporation


 RAYMOND JEAN-PHILIPPE, President
 Grantor
 Yadiria Garibay
 State of Florida

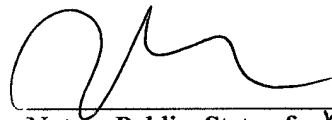
1st of 2
 My Commission Expires 09/26/2017
 Commission No. FF 58264


Witness name: Jorge F. Alvarez

STATE OF FLORIDA)
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me this 23 day of May, 2014, by
JEAN-PHILIPPE RAYMOND, President AMERICAN-UNION PETROLEUM & ENERGY
CORPORATION, a dissolved Florida corporation who is personally known or who has produced
FIDL as identification, and did take an oath.

J 514-720-53-2020
EX: 06-02-2020


Notary Public, State of Florida
(Seal)



Yadira Garibay
State of Florida
My Commission Expires 09/26/2017
Commission No. FF 58264

Date: December 22, 2023

RE: Results of Subsurface Utility Scan at City View
Property Address: 103 & 111 Perviz Avenue
08-2121-004-0320 & 08-2121-005-1290

To whom it may concern,

Robayna and Associates, Inc. performed a subsurface utility scan during the period where the survey of the property was performed to locate any existing underground utilities. A combination of ground penetrating radar and electromagnetic prospecting techniques were utilized following ASCE 38-02 standards and the subject property and abutting right of way of Perviz Avenue, Shahrazad and Bagdad Avenue were scanned.

All utilities located are depicted upon the survey prepared by Robayna and Associates, Inc. No public or private utilities were found within the proposed Alleyway Closure.

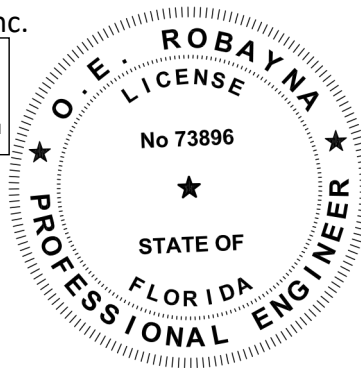
12/22/2023

Robayna and Associates, Inc.

This item has been digitally signed and sealed by Oscar E. Robayna, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Oscar E. Robayna, P.E.
President



Received:
By:
Date:

“ THE GREAT CITY “



PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2023-2024

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

FY 2023-2024 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 3, 2023
November 7, 2023
December 5, 2023
January 2, 2024
February 6, 2024
March 5, 2024
April 2, 2024
May 7, 2024
June 4, 2024
July 2, 2024
August 6, 2024
September 3, 2024

August 18, 2023
September 15, 2023
October 13, 2023
November 17, 2023
December 15, 2023
January 12, 2024
February 16, 2024
March 15, 2024
April 12, 2024
May 17, 2024
June 14, 2024
July 19, 2024

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

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

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: NGE Key West, LLC

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

APPLICANT'S NAME: FI Residential Solutions, LLC

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

PHONE NUMBER: OFFICE 954-926-3638 HOME _____ OTHER 954-471-4512

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

TAX FOLIO NUMBER: 08-2121-004-1290 PRESENT ZONING: Business/Commercial

LEGAL DESCRIPTION: Refer to Survey for legal description

Please check specific request:

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check, cashier's check or money order
- ☒ Copy of property owner's and/or applicant's photo not including a driver's license also provide 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

David Horowitz, Manager

AFFIDAVIT

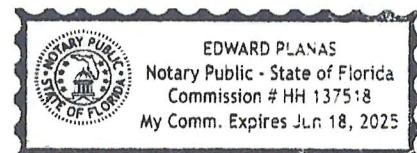
I, of NGE Key West, LLC, being first duly sworn, depose and say that I am the OWNER of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

Dec 25/2023

Date

*Miami-Dade County
State of Florida*



Sworn to and subscribed before me:

This 20 day of December, 2023

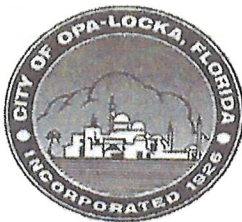
Edward Planas

Notary Public

Attach copy of identification

My commission expires June 18, 2025

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From: FI Residential Solutions, LLC

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

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

100,103 & 111 Perviz Avenue, Opa-locka, FL 33054

I do give to Bernie Kopel, COO of FI Residential Solutions, LLC the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Bernie Kopel to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

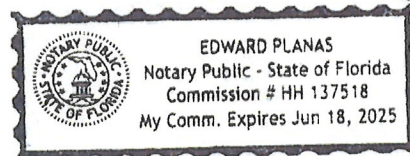
Dec 20/2023

Date

Sworn to and subscribed before me; by means of physical presence.

This 20 day of December, 2023

Notary Public



My commission expires: June 18, 2025

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____

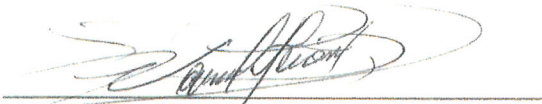
Signature

This page is provided in support of the application for Vacation of the Alleyway between 08-2121-005-0320 and 08-2121-004-1290 as per Section 3 subsection (d) of ordinance 14-02.

The petitioner, NGE Key West, LLC, and applicant, FI Residential Services, LLC, herein waive, renounce, relinquish, absolve and discharge the City from any claim for damages of any nature and kind whatsoever that such petitioner and applicant may have or claim or demand, now or in the future, by reason for the vacating, closing, discontinuing and abandoning of the public street, road, alleyway, place or highway or any part or portion thereof.

Petitioner and Property Owner

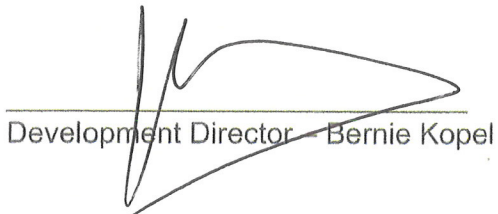
NGE Key West, LLC



Manager - David Horowitz

Applicant

FI Residential Solutions, LLC



Development Director - Bernie Kopel

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

December 22, 2023

Gregory Gay
Community Development Director
City of Opa-locka
780 Fisherman, St
Opa-locka, FL 33054

Re: Letter of Intent – Vacation of Alley
Property Address: 103 & 111 Perviz Avenue
08-2121-004-0320 & 08-2121-005-1290

Dear Mr. Gay,

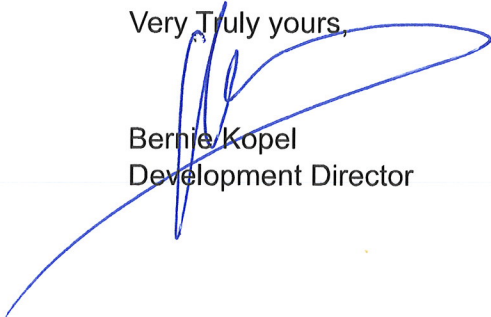
This shall constitute our Letter of Intent, as the Applicant for the vacation of an alley between the folio numbers 08-2121-004-0320 & 08-2121-005-1290 for the development of an apartment building. The alley is located within Block 86 of Plat No. Two Opa-locka and the Second Revised Plat No. Two Opa-locka. Please refer to the Sketch and Legal Description prepared by Robayna and Assocaites, Inc. which describes the alley way to be vacated. Additionally, a survey of the lands associated with the development for City View is also included which provides a view of the southern and eastern portions of Block 86 where the alley is located.

The alley has a total area of 1,140 square feet, approximately 0.026 acres, and it only abutting properties owned by the NGE Key West, LLC. Another alley exists to the west which separates it from other property owners. The vacation of this alley will not negatively affect access to existing utilities located west of the proposed alley vacation, and there are no existing utilities within the alley which we are requesting to vacate. Additionally, the alley has never been paved nor does it provide accessibility for vehicles as Perviz Avenue is a curbed roadway.

We respectfully request the City's support on the vacation of the alley to support the development of City View which was previously approved at b the Planning Council.

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

Very Truly yours,

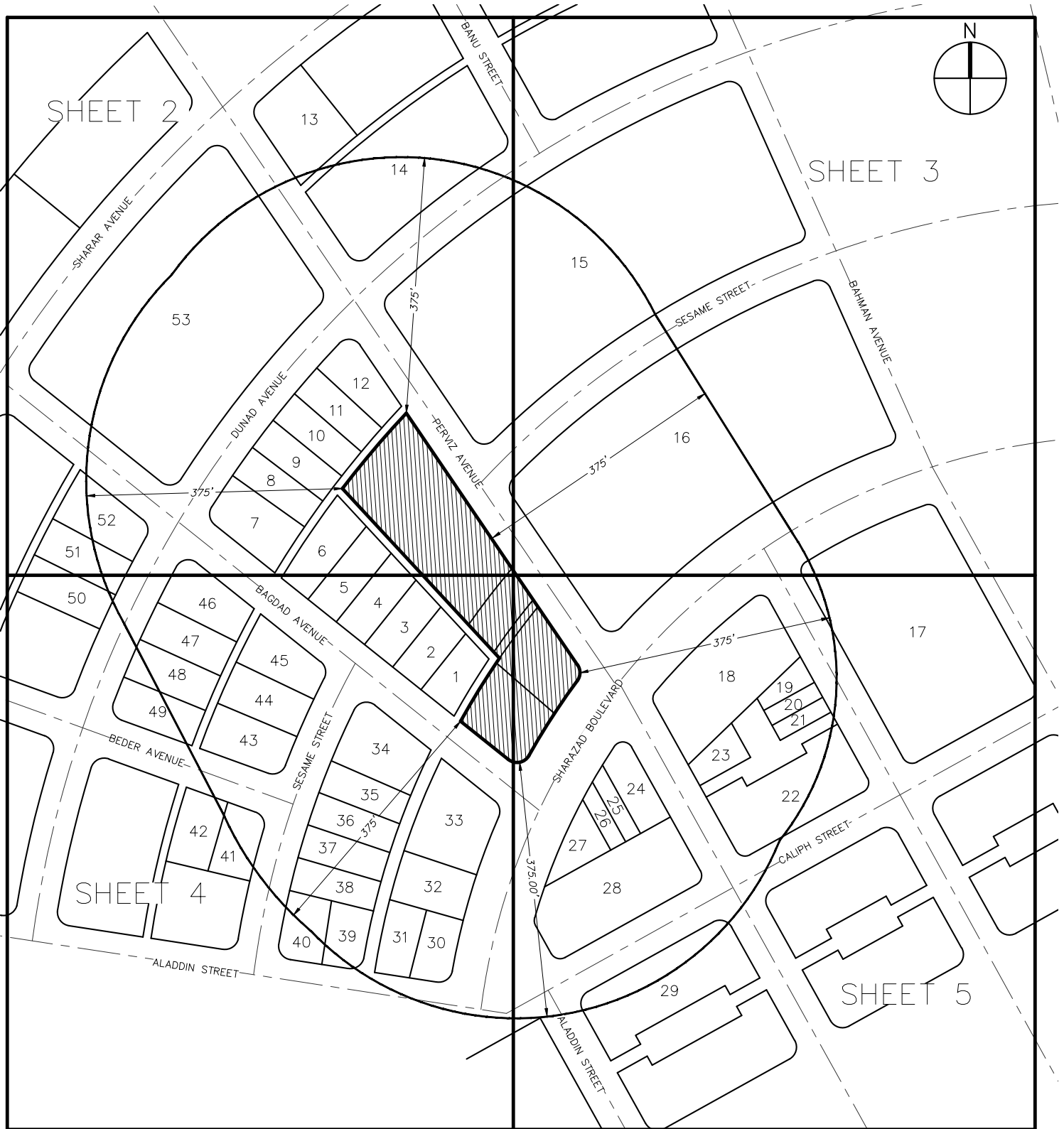


Bernie Kopel
Development Director

375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

SKETCH - RADIUS MAP



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

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

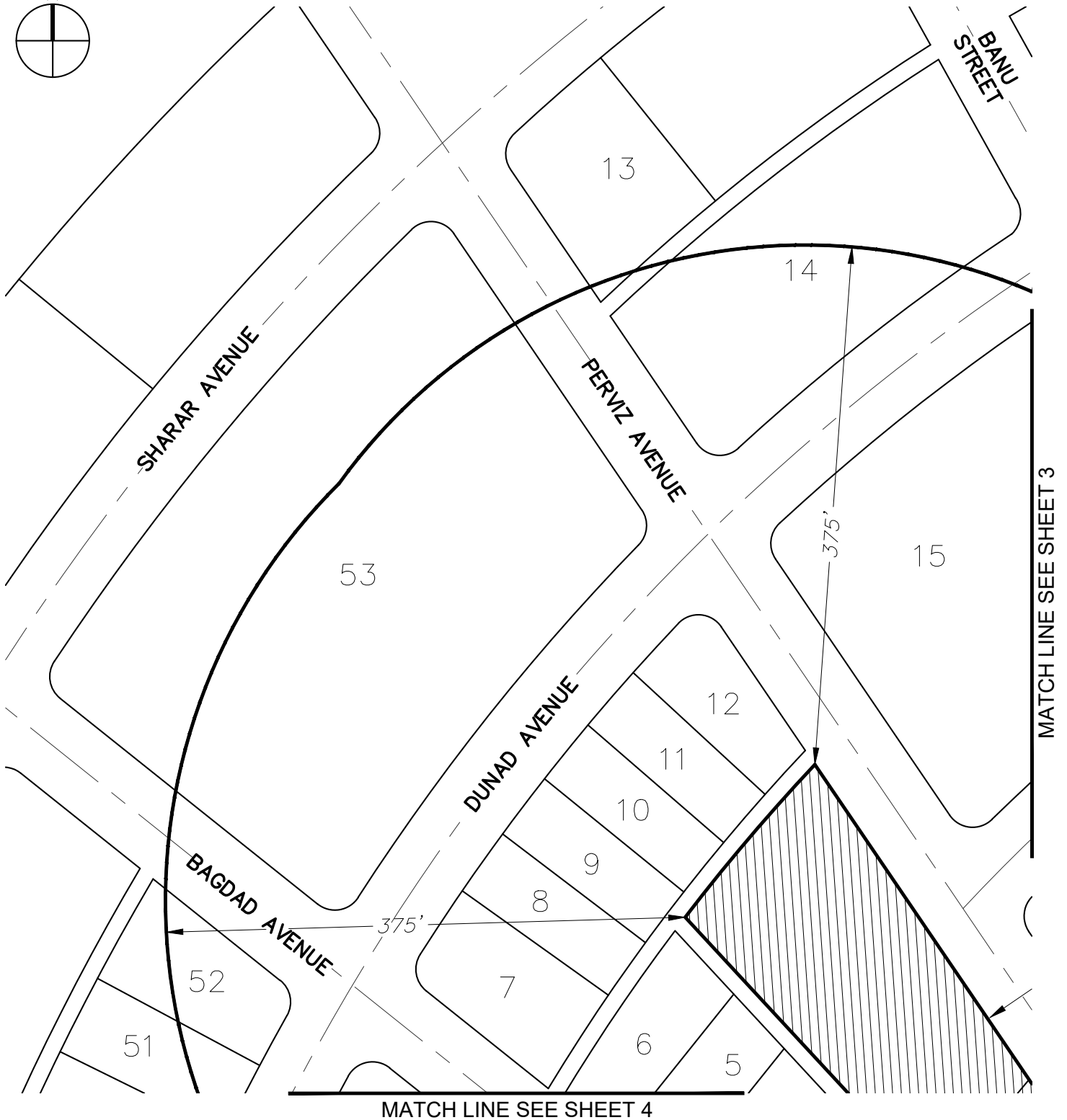
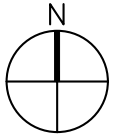
JOB No.230030
DATE: 06-19-2023
SKETCH TO ACCOMPANY LIST OF RADIUS MAP
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST

SHEET 1 OF 9

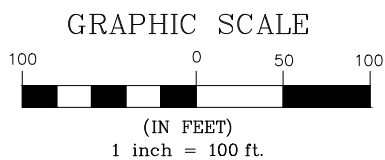
375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

SKETCH - RADIUS MAP



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



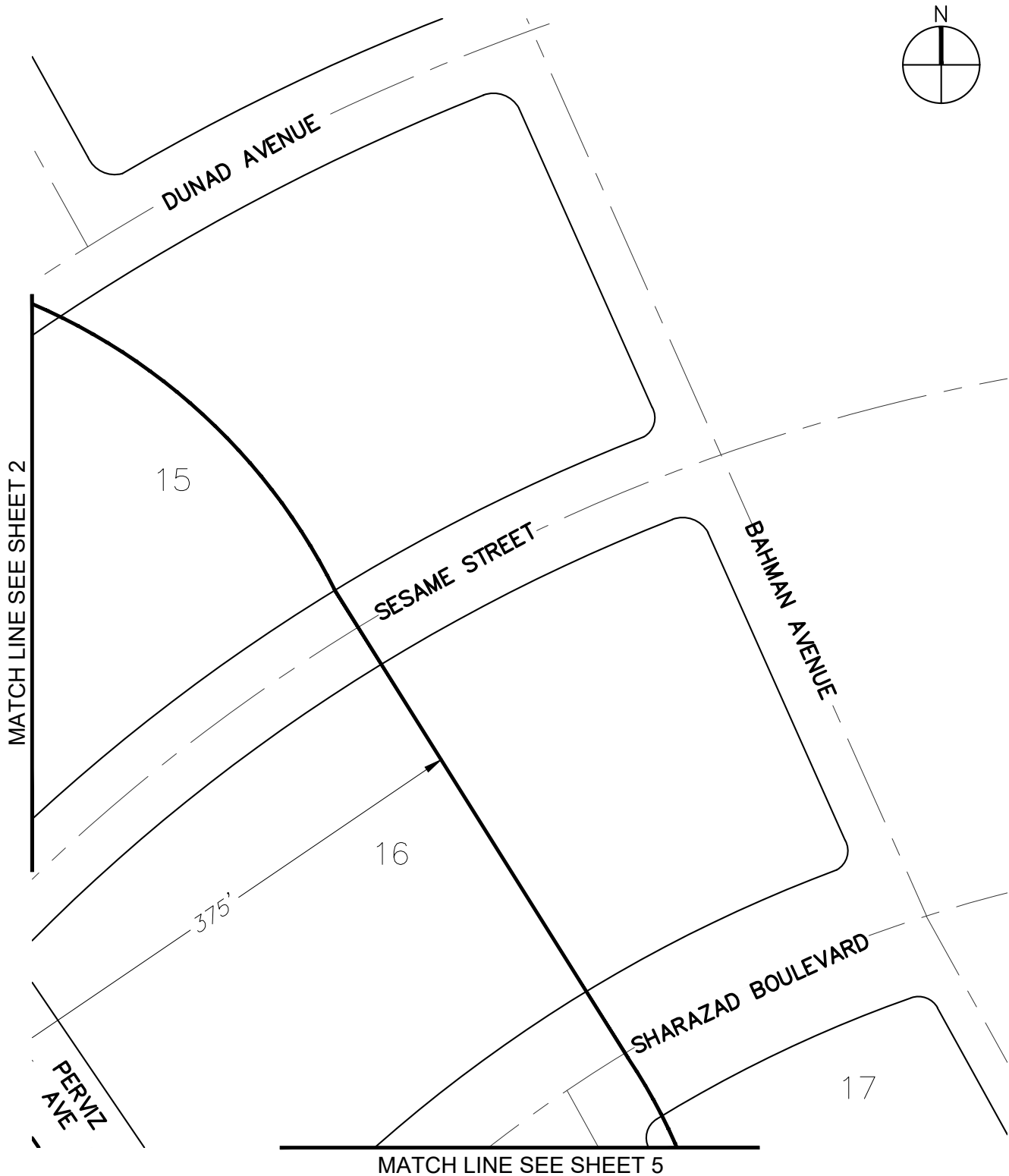
JOB No.230030
DATE: 06-19-2023
SKETCH TO ACCOMPANY LIST OF RADIUS MAP
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST

SHEET 2 OF 9

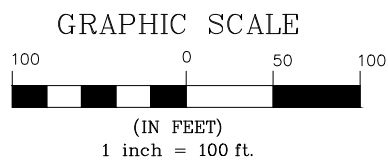
375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

SKETCH - RADIUS MAP



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



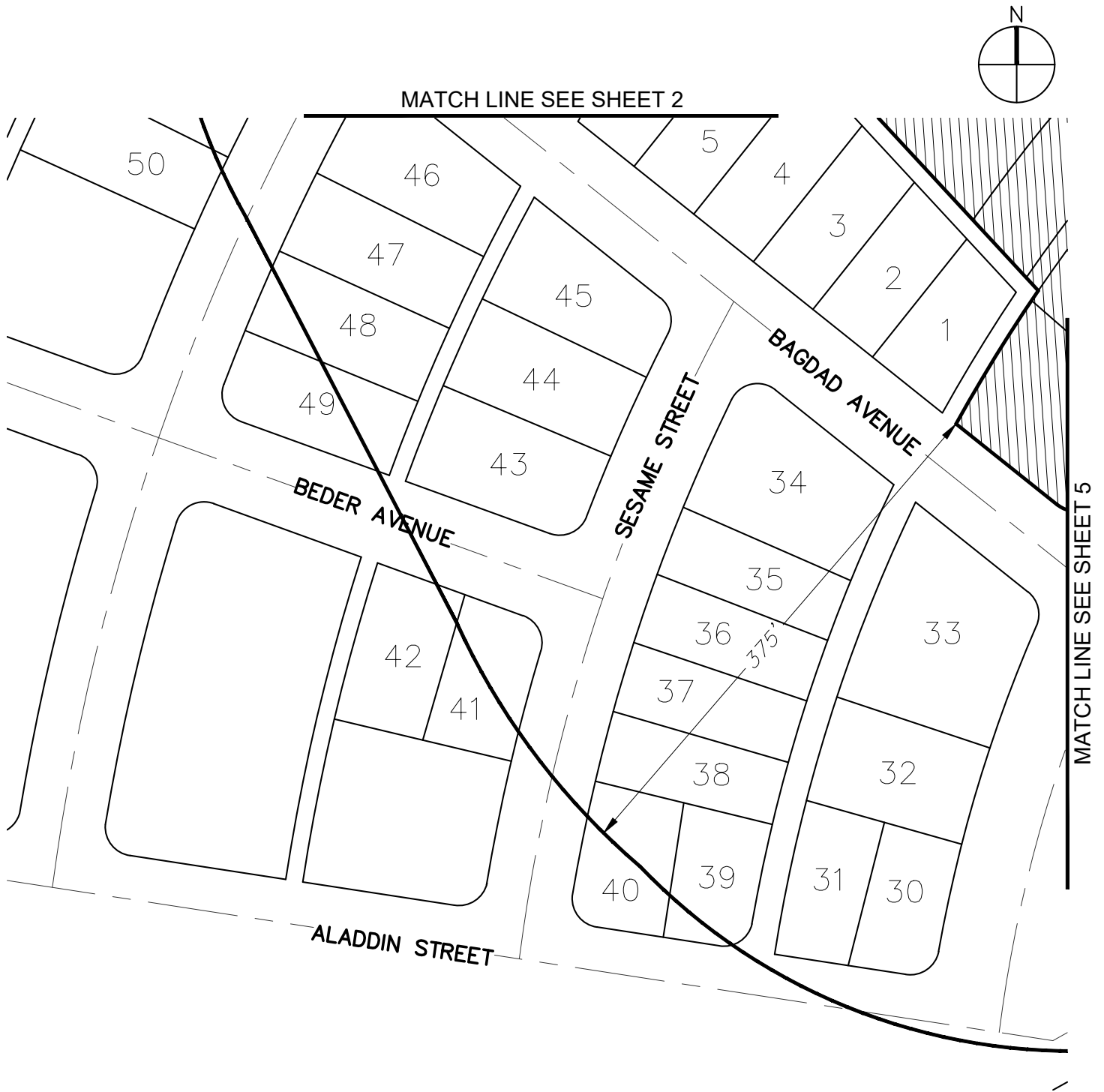
JOB No.230030
DATE: 06-19-2023
SKETCH TO ACCOMPANY LIST OF RADIUS MAP
SECTION 21, TOWNSHIP 52 SOUTH, RANGE 41 EAST

SHEET 3 OF 9

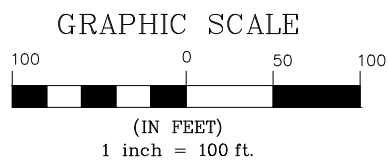
375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

SKETCH - RADIUS MAP



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



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

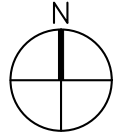
SHEET 4 OF 9

375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

SKETCH - RADIUS MAP

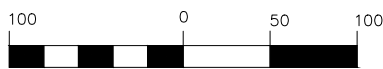
MATCH LINE SEE SHEET 3



ROBAYNA
AND ASSOCIATES INC.

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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

JOB No.230030

DATE: 06-19-2023

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

SHEET 5 OF 9

Page 71 of 117

375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

PROPERTY LIST OF RADIUS MAP

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

375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

PROPERTY LIST OF RADIUS MAP

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

375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

PROPERTY LIST OF RADIUS MAP

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

375' RADIUS MAP FOR "CITY VIEW"

PERVIZ-SHARAZAD DEVELOPMENT

PROPERTY LIST OF RADIUS MAP

Map ID	Folio Number	Owners Name	Site Address	Legal Description
47	08-2121-004-1570	ELIO GUERRERO	560 DUNAD AVE, OPA-LOCKA, 33054-3441	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 BEG 26.72FT NE OF SW COR LOT 3 PB 28-72 CONT NEL Y61.5FT SE 130.52FT SWLY 55FT NW 130.27FT TO POB LOT SIZE 58.250 X 130 OR 20213-1035 0202 6 COC 24181-2647 01 2006 4
48	08-2121-004-1562	YCN INVESTMENTS CORP	520 DUNAD AVE, OPA-LOCKA, 33054	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 BEG 70FT NE OF SW COR TR A CONT NEL Y61.72FT, SEL Y130.27FT SWLY 55FT NWLY 130FT TO POB LOT SIZE 58.360 X 130 OR 12784-1750 1085 4
49	08-2121-004-1561	NORTH MIAMI INVEST PROPERTIES INC	301 BEDER ST, OPA-LOCKA, 33054	OPA LOCKA 2ND REV PL NO 2 PB 34-76 BEG AT SE COR NE ALG SE BDRY TR A 55.49FT NW 130FT SW ALG SW BDRY TR A FOR 70FT SE 129.78FT TO POB AKA PT LOT 4 & ALL LOT 5 BLK 91 LOT SIZE 62.730 X 130 OR 20159-0973 0102 1
50	08-2121-004-0820	METROPOLITAN HOMES LLC	531 DUNAD AVE, OPA-LOCKA, 33054	21 52 41 .17 AC PB 34-76 OPA LOCKA 2ND REV PL NO 2 THAT PT TR B AKA LOT 9 LESS S43FT & LOT 10 LESS NE 10FT BLK 90 LOT SIZE 58.580 X 130 OR 20815-4057 1102 1 COC 24783-4195 07 2006 1
51	08-2121-004-1540	ROSE GONZALEZ	551 DUNAD AVE, OPA-LOCKA, 33054-3440	21 52 41 .20 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 THAT PT TR B AKA NE 10FT LOT 10 & ALL LOT 11 PB 34-67 BLK 90 LOT SIZE 67.170 X 130
52	08-2121-004-1550	MAYRA AVILA	561 DUNAD AVE, OPA-LOCKA, 33054-3440	21 54 41 .13 AC OPA LOCKA 2ND PL NO 2 PB 34-76 THAT PART TR B KNOWN AS LOT 12 PER PB 34-67 BLK 90 LOT SIZE 70.160 X 130 OR 21220-2832 0403 1 OR 21478-4538 082003 5
53	08-2121-004-1310	OPA LOCKA UNITED METH CHURCH	600 SHARAR AVE, OPA-LOCKA, 33054-6581	OPA LOCKA 2ND REV PLAT NO 2 PB 34-76 TR A & TR B F/K/A LOTS 10 TO 16 OF PB 28-72 BLK 87 LOT SIZE SITE VALUE

E:\01-PROJECTFILES\BERNE KOPEL\220020- ALTA SURVEY FOR 3 LOTS IN OPA-LOCKA\11-DRAWINGS\02-SURVEY\220020110208- BOUNDARY AND TOPOGRAPHIC SURVEY (UPDATE LEGAL DESCRIPTION).DWG 6/20/2023 1:16 PM

BOUNDARY AND TOPOGRAPHIC SURVEY

OPA-LOCKA

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

SURVEYOR'S NOTES:

- 1) The above captioned property was surveyed and described based on the legal description furnished by client.
- 2) 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.
- 3) There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) Ownership subject to OPINION OF TITLE.
- 5) Type of Survey: BOUNDARY AND TOPOGRAPHIC SURVEY
- 6) Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
- 7) This BOUNDARY AND TOPOGRAPHIC SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- 8) All dimensions are in substantial agreement unless otherwise noted.
- 9) Bearings shown are assumed and are based on the Centerline of Bagdad Avenue being N51°21'36"W.
- 10) All elevations are referred to the National Geodetic Vertical Datum 1929
- 11) The horizontal datum is based on the North American Datum (NAD) 1983/2011 adjustment.
- 12) Horizontal accuracy statement: The horizontal accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(2)(b) Florida Administrative Code for Commercial/High Risk Linear: 1 foot in 10,000 feet.
- 13) Vertical accuracy statement: Elevations as shown are based on a closed level loop to the benchmarks noted, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(2)(a), of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles for vertical accuracy.
- 14) Bench Mark information:

Bench Mark #1: N-392

Elevation: 9.14' NGVD 1929
Location : Sesame St--- 27.0' South of Centerline
NW 27 Ave --- 64.2' East of Centerline
Description: PK Nail and brass washer in concrete slab at the NW corner of gas station

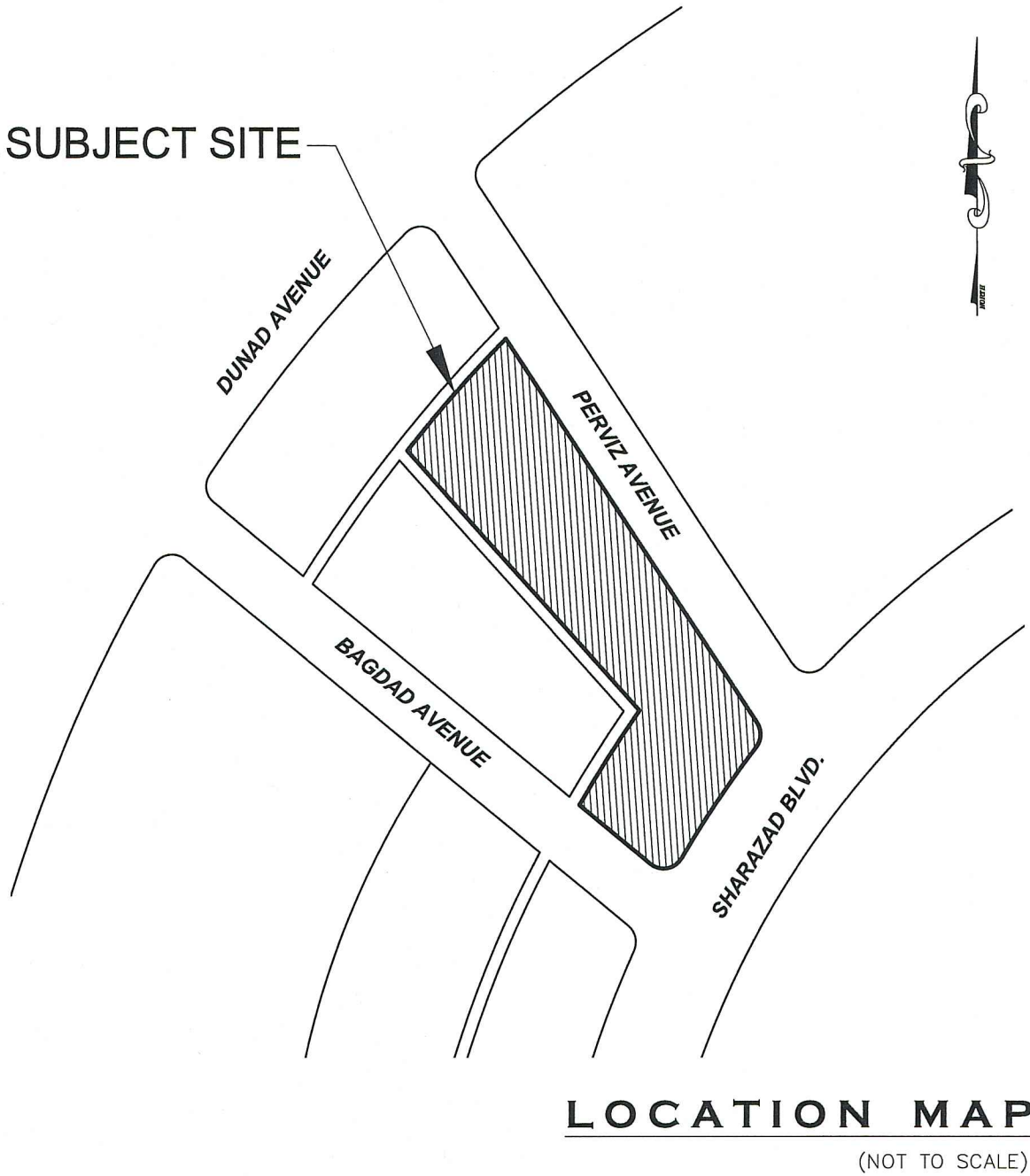
Bench Mark #2: N-563

Elevation: 10.79' NGVD 1929
Location: NW 155 St --- on Centerline of canal
NW 37 Ave --- 29' East of Centerline
Description: PK Nail & brass washer in concrete curb & gutter
- 15) Regarding the "COMMON NAME" of trees, as shown on this survey, the undersigned has no expertise in the identification of tree species and therefore strongly urges the client to seek the expertise of an arborist licensed in the state of Florida, solely regarding tree species. Said information is being provided, as requested by client.

NATIONAL FLOOD INSURANCE PROGRAM:

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

FLOOD INSURANCE RATE MAP NUMBER: 12086C0119L



LEGAL DESCRIPTION:

LOTS 13, 14, 15 & 16 OF BLOCK 86, OF "OPA-LOCKA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND
TRACT "B" IN BLOCK 86, OF "SECOND REVISED PLAT NO. 2 OF OPA-LOCKA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 76, WHICH IS IDENTICAL WITH LOTS 8, 9, 10, 11 AND 12 IN BLOCK 86 OF "REVISED PLAT NO. 2 OF OPA-LOCKA" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

SURVEYORS CERTIFICATE:

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

CERTIFIED TO:

TO: AFFORDABLE RESIDENTIAL, LLC

THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
SCOTT J. PERKINS, FSR ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES ON THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

CERTIFICATION
Digitally signed by
Scott J Perkins
Date: 2023.12.19
19

FIELD BOOK:
2205-2303
DRAWN:
AA-ER

ROBAYNA

DRAWING NAME:
BOUNDARY AND TOPOGRAPHIC SURVEY
PROJECT:
SHEET:
OF 2
DATE: 11/
DWG: 11/
DATE: 11/
F.W. 11/
PROJ. No: 2

BOUNDARY AND TOPOGRAPHIC SURVEY

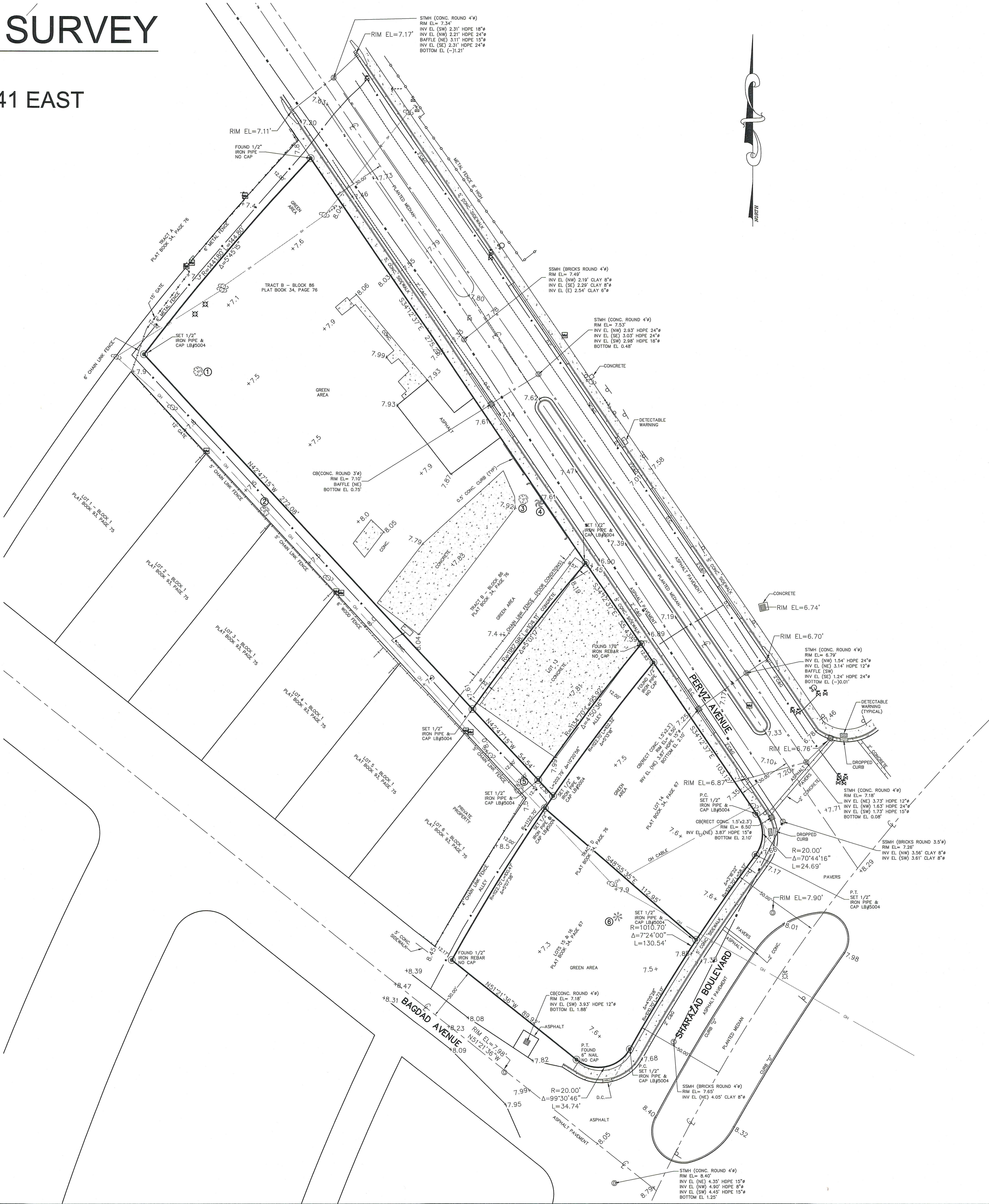
OPA-LOCKA

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

LEGEND AND ABBREVIATIONS:

- C&G = CURB AND GUTTER
CB = CATCH BASIN
CONC. = CONCRETE
Δ = DELTA = CENTRAL ANGLE
Ø = DIAMETER
D.C. = DROPPED CURB
EL = ELEVATION
HDPE = HIGH DENSITY POLYETHYLENE
INV = INVERT
L = LENGTH
LB = LICENSED BUSINESS
NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
OH = OVERHEAD
P.C. = POINT OF CURVATURE
PK NAIL = PARKER-KALON NAIL
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.T. = POINT OF TANGENCY
R = RADIUS
RECT = RECTANGULAR
SSMH = SANITARY SEWER MANHOLE
= CATCH BASIN
CLP = CONCRETE LIGHT POLE
E = ELECTRIC BOX
= FIRE HYDRANT
= GUYWIRE & ANCHOR
= INLET P6
= METAL POST
= PRESSURE BRAKE VALVE
= SANITARY SEWER MANHOLE
= SEWER VALVE
= STORM MANHOLE
= TRAFFIC SIGN
= STREET SIGN
WM = WATER METER
= WATER VALVE
= WOOD UTILITY POLE
= TREE
= PALM
- FM ————— FORCE MAIN
OH ————— OVERHEAD CABLE
SS ————— SEWER MAIN
ST ————— STORM MAIN
————— UNKNOWN LINE
W ————— WATER MAIN

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



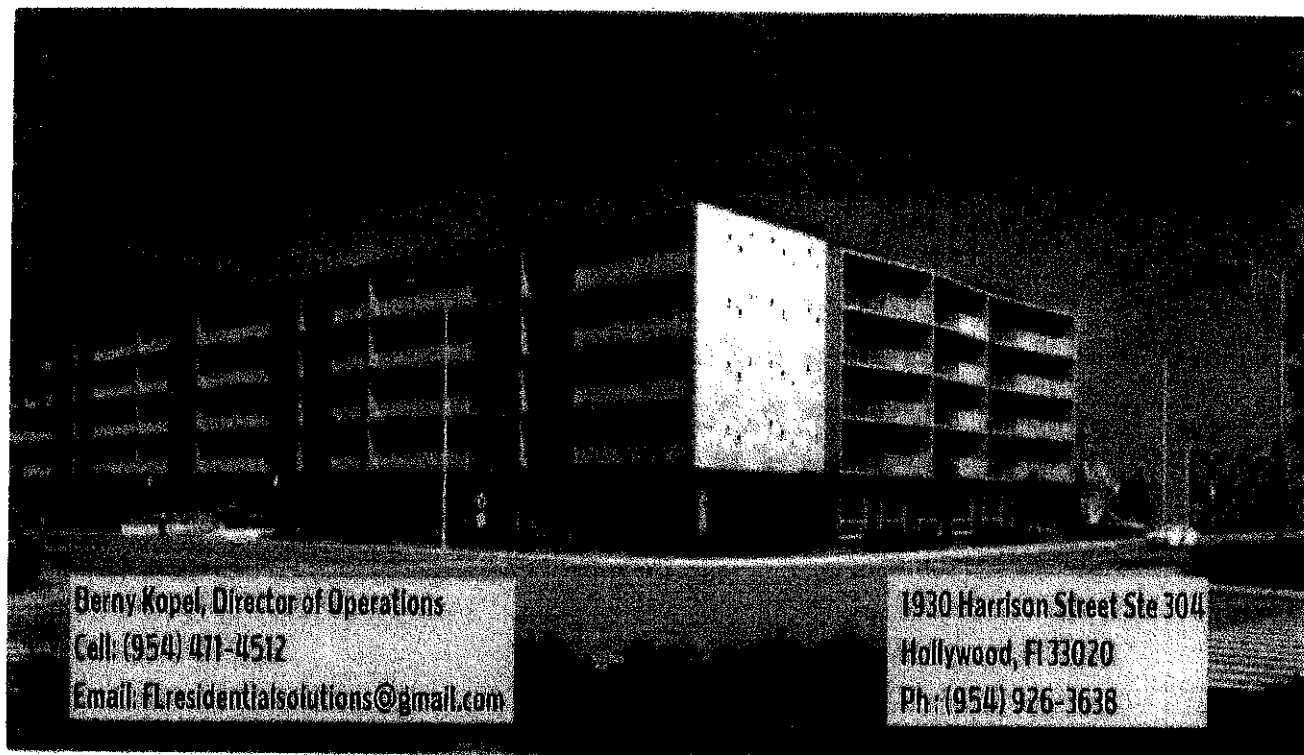
THESE ITEMS HAVE BEEN DIGITALLY SIGNED AND SEALED BY
SCOTT J. PERKINS, PSM ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

12-19-2023
Digitally signed by
Scott J Perkins
Date: 2023.12.19 10:10:00
Pro

FIELD BOOK:
2205-2303
DRAWN:
AA-ER

BOBAYNA

BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET:
OF 2
DATE: 11/
DWG: 11/
DATE: 11/
F.W.: 11/
PROJ. No: 2



Berny Kopel, Director of Operations
Cell: (954) 471-4512
Email: FLresidentialolutions@gmail.com

1930 Harrison Street Ste 304
Hollywood, FL 33020
Ph: (954) 926-3638

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L15000011253
FILED 8:00 AM
January 20, 2015
Sec. Of State
jdharris

Article I

The name of the Limited Liability Company is:

FL RESIDENTIAL SOLUTIONS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

19950 WEST COUNTRY CLUB DRIVE

904

AVENTURA, FL. 33180

The mailing address of the Limited Liability Company is:

19950 WEST COUNTRY CLUB DRIVE

904

AVENTURA, FL. 33180

Article III

Other provisions, if any:

ANY AND ALL LAWFUL BUSINESS

Article IV

The name and Florida street address of the registered agent is:

RONNY ACKERMANN

19950 WEST COUNTRY CLUB DRIVE

904

AVENTURA, FL. 33180

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

Registered Agent Signature: R. ACKERMANN

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
RONNY ACKERMANN
19950 W. COUNTRY CLUB DRIVE, STE#904
AVENTURA, FL. 33180

Title: MGR
JANET KOPEL
19950 W. COUNTRY CLUB DRIVE, STE #904
AVENTURA, FL. 33180

L15000011253
FILED 8:00 AM
January 20, 2015
Sec. Of State
jdharris

Article VI

The effective date for this Limited Liability Company shall be:

02/01/2015

Signature of member or an authorized representative

Electronic Signature: R. ACKERMANN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L15000011253

Entity Name: FL RESIDENTIAL SOLUTIONS, LLC

Current Principal Place of Business:

1930 HARRISON ST SUITE 304
HOLLYWOOD, FL 33020

Current Mailing Address:

1930 HARRISON ST SUITE 304
HOLLYWOOD, FL 33020 US

FEI Number: APPLIED FOR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ACKERMANN, RONNY
1930 HARRISON ST SUITE 304
HOLLYWOOD, FL 33020 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name ACKERMANN, RONNY
Address 1930 HARRISON ST SUITE 304
City-State-Zip: HOLLYWOOD FL 33020

Title MGR
Name JANET, KOPEL
Address 1930 HARRISON ST SUITE 304
City-State-Zip: HOLLYWOOD FL 33020

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RONNY ACKERMANN

MANAGER

03/21/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

PLANNING & ZONING BOARD

March 19,
2024



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

Staff Report

AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE APPROVAL OR DENIAL OF THE REQUEST TO CLOSE, VACATE AND ABANDON THE ALLEYWAY BETWEEN THE TWO PROPERTIES TO THE NORTH IDENTIFIED BY FOLIOS 08-2121-005-0320 AND 08-2121-016-0060 AND THE TWO PROPERTIES TO THE SOUTH IDENTIFIED BY FOLIOS 08-2121-004-1300 AND 08-2121-004-1290, FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR APROVAL; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.



• Site Background

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

PARCEL ONE 100 PERVIZ AVE FOLIO: 08-2121-004-1300

21 52 41 .27 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TR D LESS BEG AT MOST NLY COR RUN SW ALG NW BDRY LINE 102.32FT SE112FT TO SE BDRY LINE NE ALG SE BDRY 58.37FT TO MOST ELY COR NW ALG NE BDRY 117.43FT TO POB BLK 86 LOT SIZE 12512 SQUARE FEET CF 20531-4486 0602 1 COC 25820-4209 07 2007 2

PARCEL TWO 103 PERVIZ AVE FOLIO: 08-2121-004-1290

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

PARCEL THREE 111 PERVIZ AVE FOLIO: 08-2121-005-0320

21 52 41 OPA LOCKA NO 2 PB 28-72 LOT 13 BLK 86 LOT SIZE 5702 SQUARE FEET OR 13796-3113 0788 1 COC 25820-4209 07 2007 2

PARCEL FOUR 125 PERVIZ AVE FOLIO: 08-2121-004-1260

21 52 41 .78 AC PB 34-76 OPA LOCKA 2ND REV PLAT NO 2 TRACT B BLK 86 LOT SIZE 33977 SQ FT M/L OR 17032-0112 1295 3

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



← WEST (Sharazad Blvd & Perviz Ave) EAST →



← SOUTH

Perviz Avenue

NORTH →

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

Project Details

- **Applicant's intent**

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

The applicant, in accordance with the requirements of the City Land Development Regulations, has submitted two separate applications requesting (1) Site Plan Review approval and requesting (2) Development Agreement approval. The use proposed, a seven story, 89-unit, multi-family, mixed-use apartment building is a permitted use for Historic Downtown Opa-locka District and is compatible with the surrounding uses. The applicant has submitted a draft Development Agreement and has agreed to maintain and not deviate from the development in accordance with what has been presented in the site plan, especially for materials, configurations, heights, setbacks, landscaping type and quantity, etc. The applicant has also agreed to the development conditions, development timelines, and construction phasing, and to providing annual reports and to good faith efforts for economic development through the resources named and others to provide vocational and technical training programs for city residents to be employed from construction through the operation of the self-storage business as provided in the Development Agreement.

The City of Opa-locka's Comprehensive Plan, Future Land Use map provides that the property has a future land use designation of "Downtown Mixed Use" and the zoning map provides that the property is zoned Commercial Intensive and is within the "Historic Downtown Opa-locka District". This use, Multi-family Mixed Use Commercial Development is permitted in the B-2/Civic/Historic Downtown Opa-locka District after review by the PZAB and review and approval by the City Commission. This proposed development is adjacent to City owned property where Historic City Hall stands and adjacent to Sherbondy Park and the Sherbondy Village Multipurpose Auditorium. This site is just north of the commercial uses and south and east of residential single-family uses. This property is within the HDOD and adjacent to single-family zoned properties. The site will have only multiple points of ingress and egress to accommodate the residential uses on this site.

Site Computations & Land Development Regulation / Zoning Code Table 1

Applicant	FL Residential Solutions, LLC
Folio Number (s)	Opa-locka: 08-2121-004-1300, 08-2121-004-1290, 08-2121-005-0320

Address Location	and 08-2121-004-1260		
	100 Perviz Avenue, 103 Perviz Avenue, 111 Perviz Avenue and 125 Perviz Avenue		
Building (s) Footprint	Total Site Area – 60,348 SF or 1.38 Acres		
	Building Area --- 109,956 sq ft		
Floor Area	Total 109,956 SF		
Zoning	B-2 –Commercial Intensive/ Civic / Historic Downtown Opa-locka District		
Zoning Code Consistency	The proposed use for a Multi-Family Mixed Use Apartment Development is consistent with the B-2/Civic/HDOD Zoning after Site Plan review approval.		
Existing Land Use	Downtown Mixed Use		
Future Land Use Designation	Downtown Mixed Use		
Comprehensive Plan Consistency	The proposed use for a Multi-Family Mixed Use Development is consistent with the Comprehensive Plan.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-80, Sec. 22-90; Article V 22-112, Article VII, VIII and X		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front (East)	10 Feet	10' Feet	YES
Rear (West)	10 Feet	37' Feet 7"	YES
Side North	0 Feet	12' Feet 5"	YES
Side South	0 Feet	10' Feet	YES
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	80%	70%	YES
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	109,956 SF(2.52 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	7 Stories or 75 Feet whichever less	75 Feet / 7 Stories	YES
Structure Length	N/A	N/A	N/A
Open Space	4,177.2 SF	10,774 sq. ft.	YES
(Landscaping) Trees	20	21	YES
Parking Details	Multi-Family Mixed Use: pursuant to the Land development Regulation Ordinance 15-31: Article VI,	Multi-Family Mixed Use. Total Parking Spaces Provided:	YES
Parking Details (Cont'd)	143 Parking spaces required	193 Parking Spaces provided 4 Handicapped Spaces Provided	YES
Landscape/ Pervious Lot Coverage	20% minimum required pervious	21% provided	YES

Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office.
Local Government Action Required	- A copy of notice for advertisement titles were given to the Clerk's Office on Wednesday, March 6, 2024. To be advertised at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, March 19, 2024. - City Commission Meeting: TBD The City Commission must review this request for alleyway vacation and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable boards or agency(s).

Overall Analysis

Existing Conditions:

- The Subject Alleyway is generally surrounded by commercial and residential properties in the Downtown Area,.
- One Single-Family zoned property abuts the Alleyway on the North-West edge of this Alleyway.
- The Alleyway is does not contain any infrastructure for gas, electric, water, sewer, or any other utility according to the applicant. See attached.

Surrounding Land Use and Zoning: Table 2

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

Surrounding Zoning Designation Map

The Site is Highlighted in image



General Character / Neighborhood Compatibility: The proposed development use is permitted if approved after site plan review. This site is surrounded by commercial and residential uses and would be compatible with those uses. This development proposed to buffer the site with landscaped open space. This proposed use is in Harmony

with the general character of the surrounding neighborhood uses considering population density, design, scale, bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and is in agreement with the Historic Downtown Opa-locka District standards. **COMPLIES**

- **Findings:**

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

- **Tree Preservation:** Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE 15-31, Article VII Landscaping and Tree Preservation Ordinance.

COMPLIES

- **Findings:**

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

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

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

- **Findings:**

- The Applicant is not required to have fencing as the property is a mixed use residential commercial development pursuant to the City Land development Regulation/Zoning Code 15-31, B-2 Commercial District and the HDOD.

COMPLIES

- **Future Land Use:** Commercial

- **Findings:**

- According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's DownTown Mixed Use designation category location.

COMPLIES

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

- **Findings:**

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

COMPLIES

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

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

COMPLIES

- **Project Need Assessment / other Required Approvals**

1. Site Plan
 - Application submitted for Planning & Zoning Board Meeting (last meeting)
 2. Development Agreement
 - Application submitted for Planning & Zoning Board Meeting (last meeting)
- **Development Review Committee (DRC): *Meeting Review Comments***
 1. **Capital Improvement Project (CIP):**
 - No issues reported for the proposed Site Plan
 2. **Building:**
 - No issues reported for the proposed Site Plan
 3. **Police:**
 - N/A
 4. **Community Redevelopment Agency (CRA):**
 - No issues reported for the proposed Site Plan
 5. **City Manager's Office (CMO):**
 - N/A
 6. **Code Enforcement:**
 - No issues reported for the proposed Site Plan
 7. **City Attorney's Office:**
 - Development Agreement under review
 8. **Public works:**
 - No issues reported for the proposed Site Plan
 9. **Inter-jurisdictional Review:**
 - N/A
 - **Staff Recommendation:**
 - Staff recommend approval of this Site Plan. Approval of this site plan should include the following other approvals:
 - A Development Agreement must be submitted along with this Multi-Family Mixed Use Development pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: and F.S. Section 163.3220-163.3243;
 - Traffic Statement was provided.
 - All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;
 - All landscaping and parking areas must be provided and maintained as shown in the Site Plan;
 - Trees to be planted in accordance with the City LDR – Provided a Tree Resource Evaluation concerning the development site.
 - Adequate landscape buffer around parking area;
 - Extend employment and educational opportunities to City residents through local employment centers, and collaboration with The Meek Group, Miami-Dade Chamber of Commerce and local higher learning centers. M-D College, Florida Memorial University, & St. Thomas University ;
 - Maintain any recommendation the Planning and Zoning Board deem necessary for the development of this site to ensure compliance with the requirements of the city's land development code pertaining to the site.
 - All trash & garbage containers shall comply with the City dumpster enclosure requirements;
 - The Development Agreement (D.A.) shall specifically address the site plan, the daily operation, business, behaviors, the development timeline, vocational training, employment

opportunities, and the requirements set forth by the City's Land Development Code, the recommendations of the Planning and Zoning Board and the City Commission.

- Address all Miami-Dade County's input/recommendations as appropriate.

- **Attachments:**

- Site Plan
- Development Agreement

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Randall Robinson, City Planner	
Zoning Official	Gerald J. Lee, Zoning Official	
Economic Development	Solomon Bankole	
Approved by	Gregory D. Gay, Director Planning and Community Development	

- **Staff Report Will be Updated After the Planning and Zoning Board Meeting on March 19, 2024. *Reflected Actions:***
- I. **Planning and Zoning Board Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)**

Resolution No. 2024-03-19-02,

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

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 03-19-2024
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / __
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

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

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

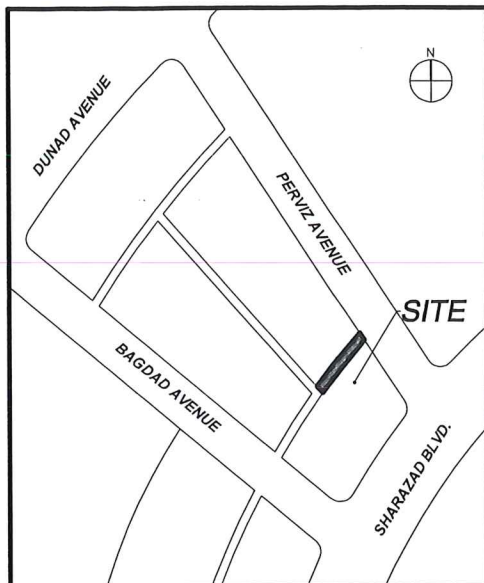
Chairperson or Designee

The Following changes/recommendations will reflect recommendations from the Planning and Zoning Board discussions in regard to the proposed alleyway vacation request to construct this mixed-use multifamily development.

SKETCH AND LEGAL DESCRIPTION

(NOT A BOUNDARY SURVEY)

EXHIBIT "A"



LOCATION MAP

N.T.S.

DESCRIPTION:

A PORTION OF REVISED PLAT NO. TWO OPA-LOCKA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 67 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 13 OF BLOCK 86 OF REVISED PLAT NO. TWO OPA-LOCKA, PLAT BOOK 34, PAGE 67; THENCE, S34°12'37"E 55.43 FEET ALONG THE EAST LINE OF LOT 13 TO THE POINT OF BEGINNING; THENCE, S34°12'37"E 12.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY SAID CURVE HAS A RADIUS OF 1122.70 FEET TO WHICH A RADIAL LINE BEARS N50°46'19"W THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°48'02" FOR AN ARC LENGTH OF 94.07 FEET TO A POINT; THENCE N42°47'15"W 12.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY SAID CURVE HAS A RADIUS OF 1134.70 FEET TO WHICH A RADIAL LINE BEARS N55°26'07"W THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°50'36" FOR AN ARC LENGTH OF 95.92 FEET TO THE POINT OF BEGINNING.

ALL LANDS DESCRIBED BASED ON AN ASSUMED BEARING OF S34°12'37"E ALONG THE CENTERLINE OF PERVIZ AVENUE, AND CONTAINING 1,140 SQUARE FEET (0.026 ACRES), MORE OR LESS. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT A BOUNDARY SURVEY.
- 2) SKETCH AND LEGAL OF DEDICATION.
- 3) THIS STRIP OF ALLEYWAY FORMS A CLOSED GEOMETRIC FIGURE.
- 4) ALL DIMENSIONS SHOWN HEREON ARE IN THE UNITED STATES SURVEY FOOT.
- 5) THIS DESCRIPTION AND THE ACCOMPANYING SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION, AND THAT THE SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH IN CHAPTER 5J-17.051 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

LEGEND AND ABBREVIATIONS:

POB= POINT OF BEGINNING
POC= POINT OF COMMENCEMENT
M = MONUMENT LINE
CL = CENTERLINE

BY  12-15-2023 FOR THE FIRM
SCOTT J. PERKINS
PROFESSIONAL SURVEYOR AND MAPPER No. 5686
STATE OF FLORIDA

SHEET 1 OF 2

JOB No. 220020.

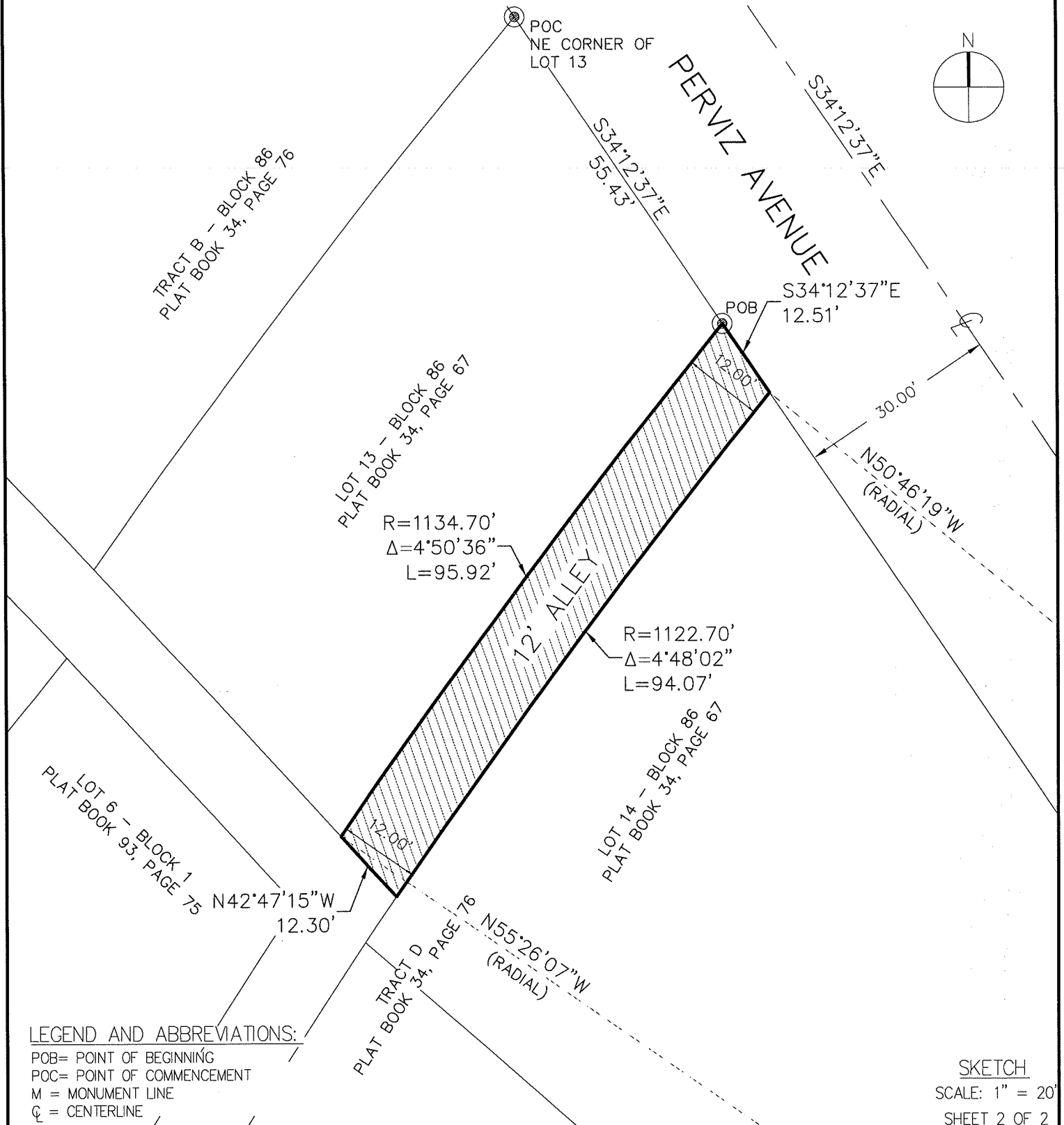
DATE: 12-15-23

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SECTION 21, TOWNSHIP 52S, RANGE 41E

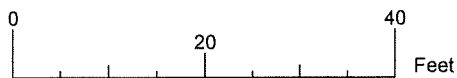
SHEET 1 IS NOT VALID
WITHOUT SHEET 2

ROBAYNA
AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5723 NW 158th STREET
MIAMI LAKES, FL 33014
PH.(305) 823-9316 E.B. # 5004

EXHIBIT "A"
SKETCH FOR ALLEY CLOSURE



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



SKETCH
 SCALE: 1" = 20'
 SHEET 2 OF 2
 JOB No. 220020.
 DATE: 12-15-23
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 SECTION 21, TOWNSHIP 52S, RANGE 41E

SHEET 2 IS NOT VALID
WITHOUT SHEET 1

Tree Resource Evaluation for 100 Perviz Avenue, Opa-Locka

Prepared for:

City View Apartments

C/O FL Residential Solutions, LLC

1930 Harrison Street, Ste 304

Hollywood, FL 33020

Prepared by:

Jeff Shimonski

President, Tropical Designs of Florida

Member, American Society of Consulting Arborists

ISA Certified Arborist FL-1052AM

ISA Tree Risk Assessment Qualification

LIAF Florida Certified Landscape Inspector 2016-0175

305-773-9406 Jeff@TropicalArboriculture.com

February 26, 2024

Summary

I performed a tree resource evaluation at 100 Perviz Avenue, Opa-Locka on February 26, 2024. The approximate locations of these trees and palms can be found on the schematic in Appendix B.

The evaluation in Appendix A includes measurements, condition rating and recommended radius of the tree protection zone (TPZ) for each tree and palm.

I rate trees and palms in accordance with ANSI A300 (Part 5) – 2005, Annex A, Management Report Information. Trees and palms are rated Good, Moderate or Poor, see Appendix C. I recommend the removal of trees or palms that I rate as Poor.

I also followed the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9- 2017: Levels of tree risk assessment; Level 1 limited visual tree risk assessment, Level 2 basic tree risk assessment, and Level 3 advanced tree risk assessment. The scope of this report/evaluation was limited to a Level 2 Assessment for all trees onsite.

To perform all measurements, I used a forestry diameter measuring tape and a measuring wheel. I rounded-off to the nearest inch when measuring trunk diameter; heights and canopy diameters are approximate.

Appendix D contains the ANSI A300 definitions of Tree Protection Zone (TPZ) and Critical Root Zone (CRZ). The TPZs that I have assigned to the trees on this site are sufficient to maintain CRZs as well as the TPZs.

It is important to note that when structures are next to, or had previously been next to trees, there may be no roots, or no roots of significance, from that tree underneath the footprint of the structure and therefore the CRZ can change. This includes adjacent curbs, sidewalks, and asphalt pavement.

Appendix F contains information on Root Management, and the potential amount of roots that can be removed, from the special companion publication

to the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management-Standard Practices (Root Management).

Appendix G contains quotes from ANSI A-300 Standards and Best Management Practices and another palm resource addressing damage to the trunks of palms and their susceptibility to the fungal pathogen *Thielaviopsis paradoxa*.

Any arboricultural work done on trees that extend into the powerlines or are within 10 feet of an electrical conductor measured radially, the arborist performing the work must be an Incidental Line Clearance Arborist as identified by American National Standard ANSI Z133-2017.

Photos below

The color and brightness on some photos has been adjusted to provide contrast and clarity to the subject matter. This follows the Basic section on Enhancement Techniques found in Section 11, Best Practices for Documenting Image Enhancement in a document produced by SWGIT Scientific Working Group Imaging Technology, www.SWGIT.org.



Photo 1 above is trees 1 & 3.



Photo 2 above is trees 1 & 2 both invasive species.



Photo 3 above is a closer view of the trunk of tree 3.



Photo 4 above is trees 2 & 3.



Photo 5 above is tree 4 an invasive species.



Photo 6 above is tree 5.



Photo 7 above is tree 5 & palm 6 viewed from the west. The arrow indicates the edge of the root plate/CRZ of tree 5 & palm 6.



Photo 8 above is tree 5 & palm 6 viewed from the east. The arrow indicates the edge of the root plate/CRZ of tree 5 & palm 6.



Photo 9 above is tree 7 an invasive species.



Photo 10 above is tree 7a underneath the powerlines. The arrow indicates where this tree had been previously topped.



Photo 11 above is tree 8.

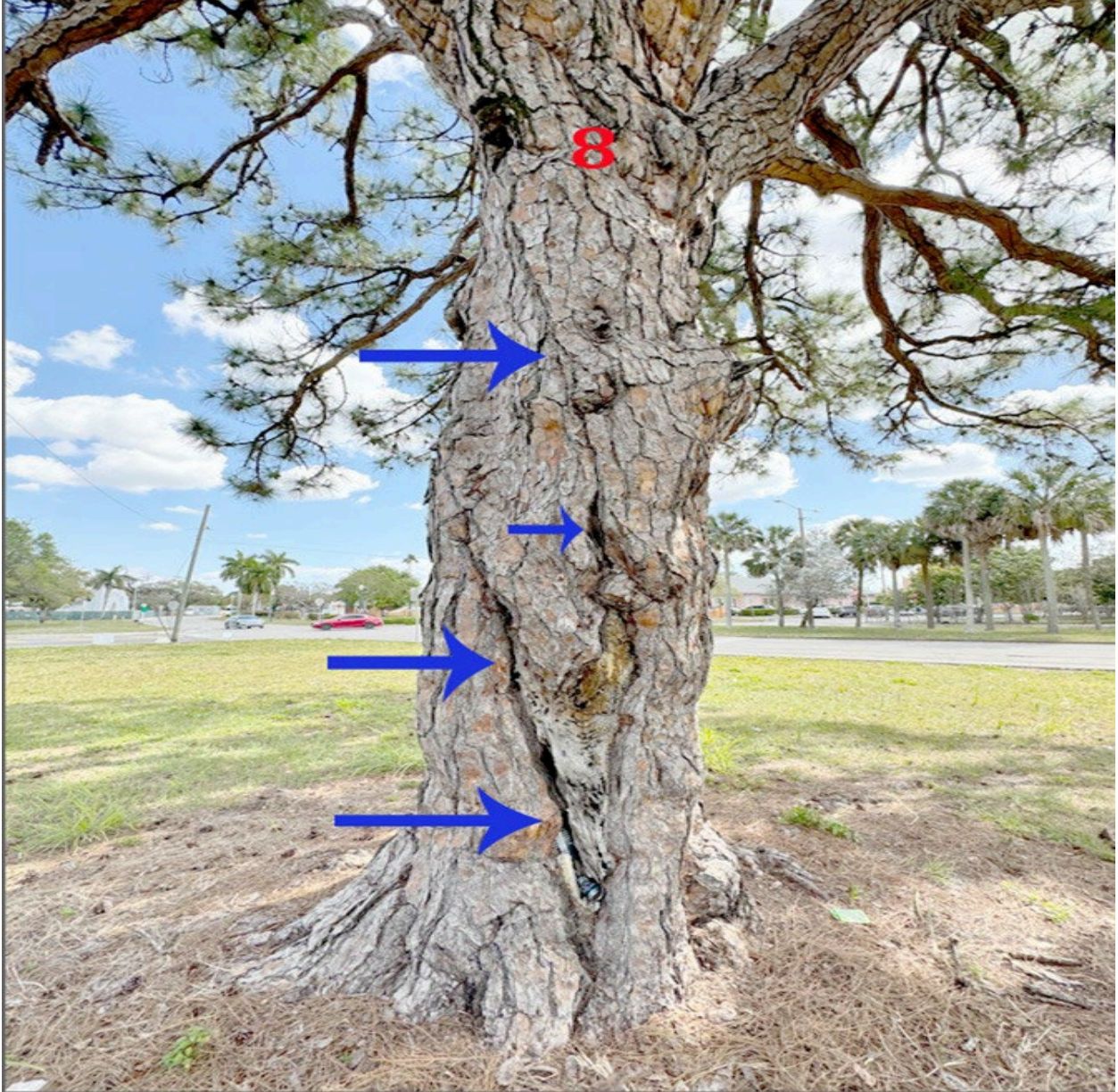


Photo 12 above is tree 8 with the arrows indicating an old lightning strike with no outward signs of decay.



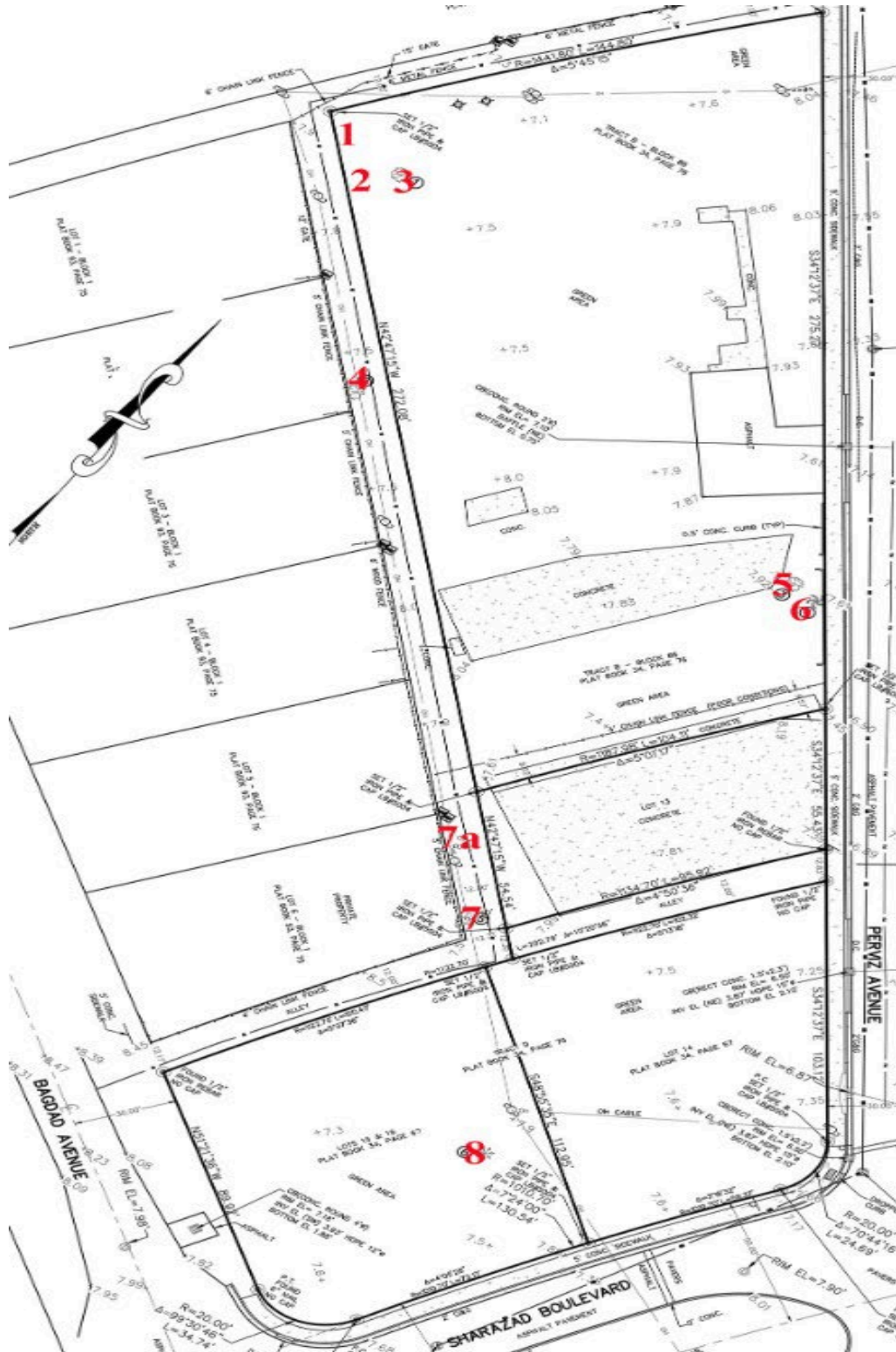
Photo 13 above is tree 8 with a large branch removal cut. This is an old cut with some woundwood on the top of the cut.

Appendix – A – Measurements and condition rating

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ	Spec
1	Schinus terebinthifolius	Brazilian pepper	18"	28'	32'	Invasive	6'	No
2	Schinus terebinthifolius	Brazilian pepper	32"	35'	28'	Invasive	6'	No
3	Quercus virginiana	Live oak	21"	30'	32'	Good	10'	Yes
4	Schinus terebinthifolius	Brazilian pepper	80"	28'	40'	Invasive	8'	No
5	Ficus aurea	Strangler fig	44"	40'	80'	Good	14'	Yes
6	Sabal palmetto	Sabal palm	14"	10'	16'	Good	4'	
7	Schinus terebinthifolius	Brazilian pepper	38"	26'	40'	Invasive	8'	No
7a	Quercus virginiana	Live oak	8"	15'	12'	Poor	5'	
8	Pinus elliottii	Slash pine	42"	70'	70'	Good	14'	Yes

- **TPZ is the radius of tree protection. The measurement is from the outside of the trunk. The TPZ is equal to the CRZ. If there are curbs, roadway, or other structures adjacent to the root plate, the CRZ will likely end at that structure or curb.**
- **Canopy diameter is approximate and measured in one direction.**
- **H/Ct is approximate overall height of trees and approximate overall height of clear trunk on palms.**
- **DBH is measured at 4.5 feet above grade & rounded-off to the nearest inch.**
- **I recommend the removal of trees and palms that I have rated to be in poor condition.**
- **The column “Spec” denotes specimen-sized trees with at least a single trunk/branch measuring 18 inches or more at 4.5 feet above grade as required by Miami-Dade County Derm.**

Appendix – B – Approximate tree and palm locations



Appendix – C - ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter life-spans than those in the “good” category.

Poor: Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

Appendix – D – Critical Root Zone and Tree Protection Zone

ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

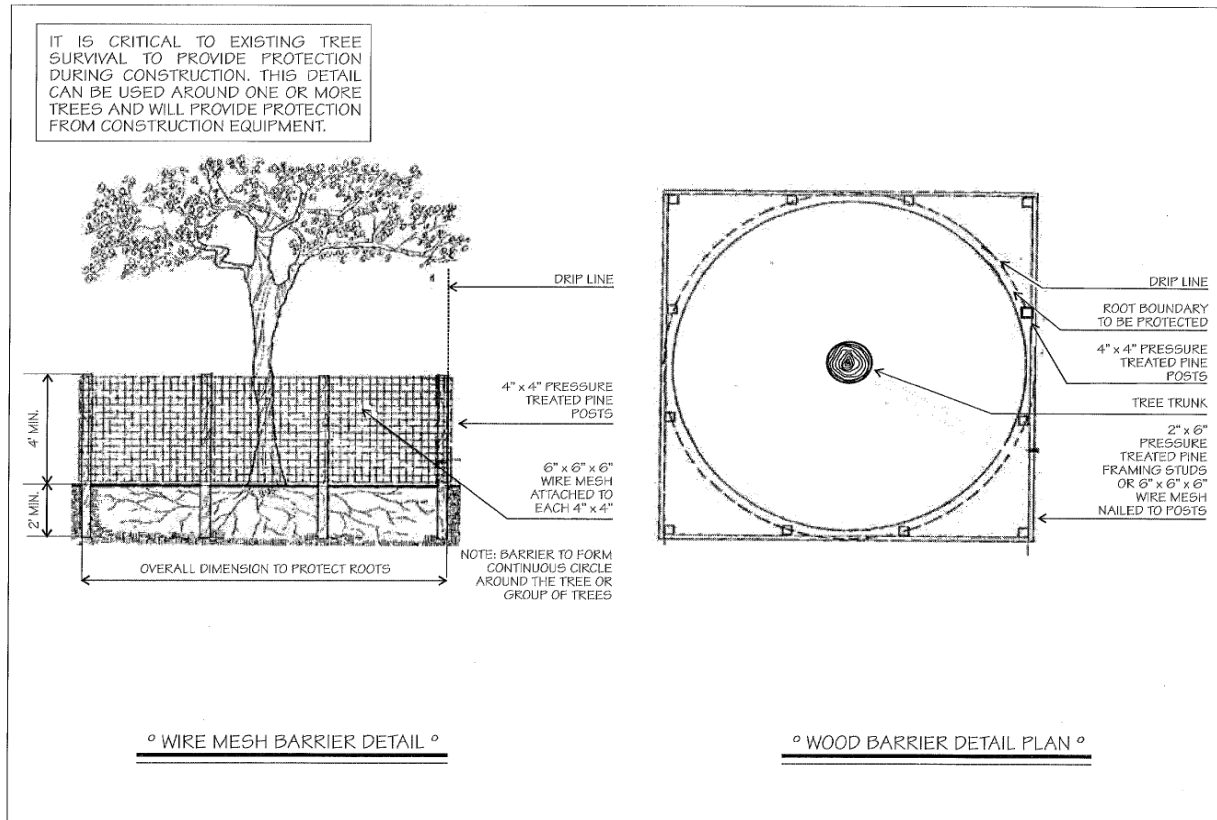
ANSI A300 (Part 5) – 2012 54.7

A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project.

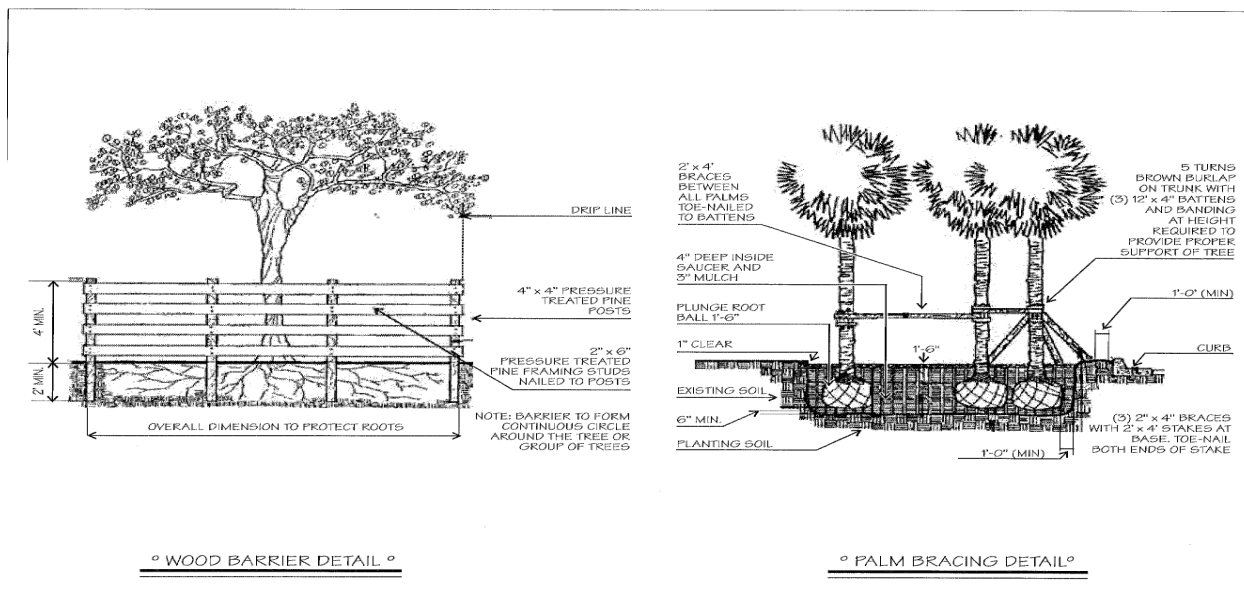
- **54.7.1** The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth, and soil conditions.

Appendix – E – Schematic for tree protection during construction

TREE PROTECTION AND SUPPORT



TREE PROTECTION AND SUPPORT



Appendix – F – Root Management – Special companion publication to the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management-Standard Practices (Root Management)

Consequences of Root Pruning on Tree Stability

Root loss can affect tree health and stability. Cutting roots at a distance greater than six times the trunk diameter (dbh) minimizes the likelihood of affecting both health and stability. At this distance, approximately 25% of the root system would be lost. Cutting root any closer to the tree is more likely to compromise stability.

Linear cuts on one side of a tree can reduce stability when the cut is made at a distance from the trunk that is less than three times the trunk diameter. Severe loss of stability is common when cuts are made at a distance that is less than 1 to 1.5 times the trunk diameter. If a linear cut is made at the trunk, nearly all species will have a reduction in stability.

Appendix – G – Standards and other palm resources addressing damage to the trunks of palms.

ANSI 300 (Part 1)- 2017 Pruning Tree, Shrub, and Other Woody Plant Management – Standard Practices (Pruning)

9 - Pruning palms and similar plants

9.2 Healthy fronds should not be removed other than to provide clearance.

9.8.1 Climbing spurs should not be used to climb live palms.

**Pruning Third Edition, Best Management Practices Companion
publication to the ANSI A300 Part1: Tree, Shrub, and Other Woody
Plant Maintenance – Standard Practices, Pruning**

Palms: Climbing spikes should not be used to ascend palms for pruning.

**Ornamental Palm Horticulture, The University of Florida Press Second
Edition 2017 Timothy K. Broschat, Alan W. Meerow, and Monica L.
Elliott**

Pruning Palms

Any trunk wounds caused by careless pruning, climbing spikes, or pulling off old leaves before they completely abscise or rot off can result in unsightly scars and provide entry sites for *thielaviopsis* trunk rot.

Diseases of Field-Grown Palms

Thielaviopsis trunk or bud rot is increasing in frequency on palms in Florida. This soil-borne fungus generally enters the palm through wounds and causes the disintegration of the trunk. This disease can be largely prevented by using care when removing leaves or handling dug palms. When removing leaves, always keep the pruning tool oriented parallel to the trunk and not perpendicular to it, and do not attempt to pull off leaves that are rigidly attached. Wounds caused by these practices are readily colonized by *Thielaviopsis paradoxa*.

Climbing Palms for Maintenance Work

When climbing palms for canopy maintenance, the use of climbing spikes is not recommended. “Spiking” is a prescription for future problems. The holes left by these devices will never heal and *Thielaviopsis paradoxa* has been known to colonize such wounds. Only lift vehicles, ladders, or pulley/sling systems should be used with palms.

Appendix – H – Assumptions and Limiting Conditions

Tropical Designs of Florida, Inc. Arboricultural and Horticultural Consulting Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation Tropical Designs of Florida, Inc. as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Appendix – I - Certification of Performance

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting

I, Jeff Shimonski, certify:

- That I have personally inspected the trees and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist FL-1052AM, am ISA Tree Risk Assessment Qualified and have been involved in the practice of arboriculture and the study of trees for almost 50 years.

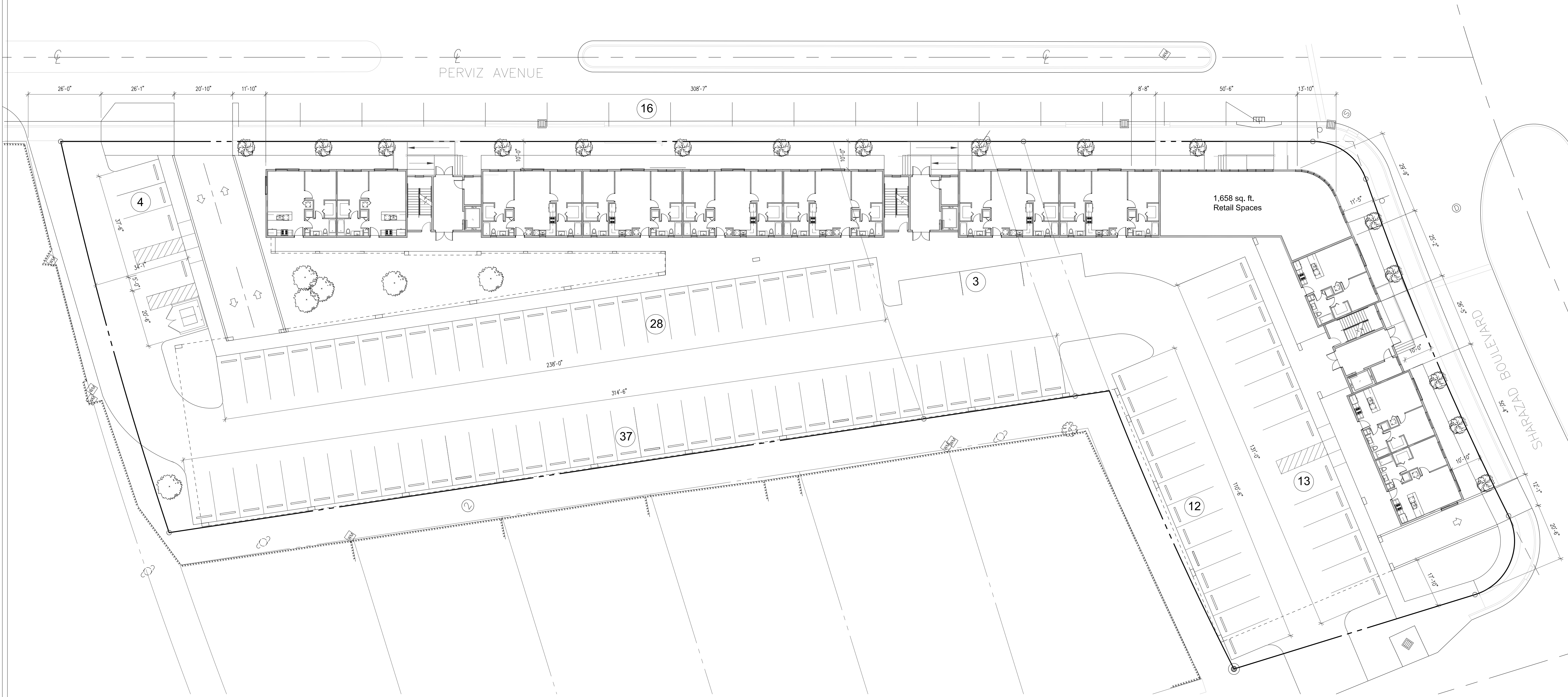
Signed: 

ISA Certification number: FL-1052AM

Dated: February 26, 2024



SITE SUMMARY	
LOCATION	100 Perviz Avenue, 103 Perviz Avenue, 111 Perviz Avenue and 125 Perviz Avenue - Opa Locka Florida 33054
FOLIO NOs.	08-2121-004-1260; 08- 2121-005-0320; 08-2121-004-1290; 08-2121-004-1300
ZONING (EXISTING)	B-2 -Commercial Intensive/ Civic / Historic Downtown Opa-locka District
TOTAL NET LOT AREA	60,348 SQ. FT. (1.38 ACRES)
VACATED R/W EASEMENTS	7,295 SQ. FT.
TOTAL PROJECT AREA	67,643 SQ. FT.
EXISTING ROW	28,634 SQ. FT.
TOTAL PROJECT GROSS AREA	96,277 SQ. FT.
SETBACKS:	
FRONT - NORTH (PERVIZ AVE.)	10'-0"
FRONT - EAST (SHARAZAD ST.)	10'-0"
SIDE - WEST	37'-7"
REAR - SOUTH (BAGDAD AVE)	12'-5"
SUMMARY OF OVERALL LOT COVERAGE - PROPOSED DEVELOPMENT:	
TOTAL PROPOSED LOT COVERAGE (BUILDING: 15,708 S.F. + PARKING GARAGE: 31,578 S.F.)	47,286 SQ. FT. 70.0 %
PROPOSED ASPHALT PAVED AREA	3,361 SQ. FT. 4.8 %
PROPOSED SIDEWALKS	5,556 SQ. FT. 8.2 %
LANDSCAPE AREAS (PLANTERS: 5,370 S.F. + PORTION OF VACATED EASEMENT: 6070 S.F.)	11,440 SQ. FT. 17.0 %
TOTAL PROJECT AREA =	100.0 %
	67,643 SQ. FT.
PROPOSED BUILDING:	
A. SEVEN STORY 89 UNIT BUILDING	
FIRST FLOOR:	15,708 SF
SECOND FLOOR:	15,708 SF
THIRD FLOOR:	15,708 SF
FOURTH FLOOR:	15,708 SF
FIFTH FLOOR:	15,708 SF
SIXTH FLOOR:	15,708 SF
SEVENTH FLOOR:	15,708 SF
TOTAL BUILDING:	109,956 SF
PARKING REQUIRED:	
- 1 BEDROOM UNITS	41 UNITS X 1.5 SPACES PER UNIT = 62 SPACES
- 2 BEDROOM UNITS	48 UNITS X 1.5 SPACES PER UNIT = 72 SPACES
- RETAIL SPACE	1,658 SQ. FT. /200 = 9 SPACES
TOTAL PARKING REQUIRED	143 SPACES
PARKING PROVIDED:	
- STANDARD	8.5' X 18' = 189 SPACES
- HANDICAP	12.0' X 18' = 4 SPACES
TOTAL PARKING PROVIDED	193 SPACES



PROPOSED APARTMENT BUILDING

1/16" = 1'-0"

REVISIONS:									

PROPOSED 7 STORY MULTI-USE BUILDING

FOR:

OPA-LOCKA RESIDENTIAL DEVELOPMENT

100 Perviz Ave., 103 Perviz Ave., 111 Perviz Ave. and 125 Perviz Ave.

CITY OF OPA LOCKA, FLORIDA

Seal:

Javier F. Acebal

25.07.2023 10:43

Digitally Signed By: Javier Acebal

I attest to the accuracy and integrity of this document.

Javier F. Acebal - AR17697

Acebal Huembes Fontana

Design Studio LLC.

7344 SW 48th STREET, SUITE 201 - MIAMI, FLORIDA 33155

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

ARCHITECT: Javier F. Acebal AR17697

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

AHF

DESIGN STUDIO LLC

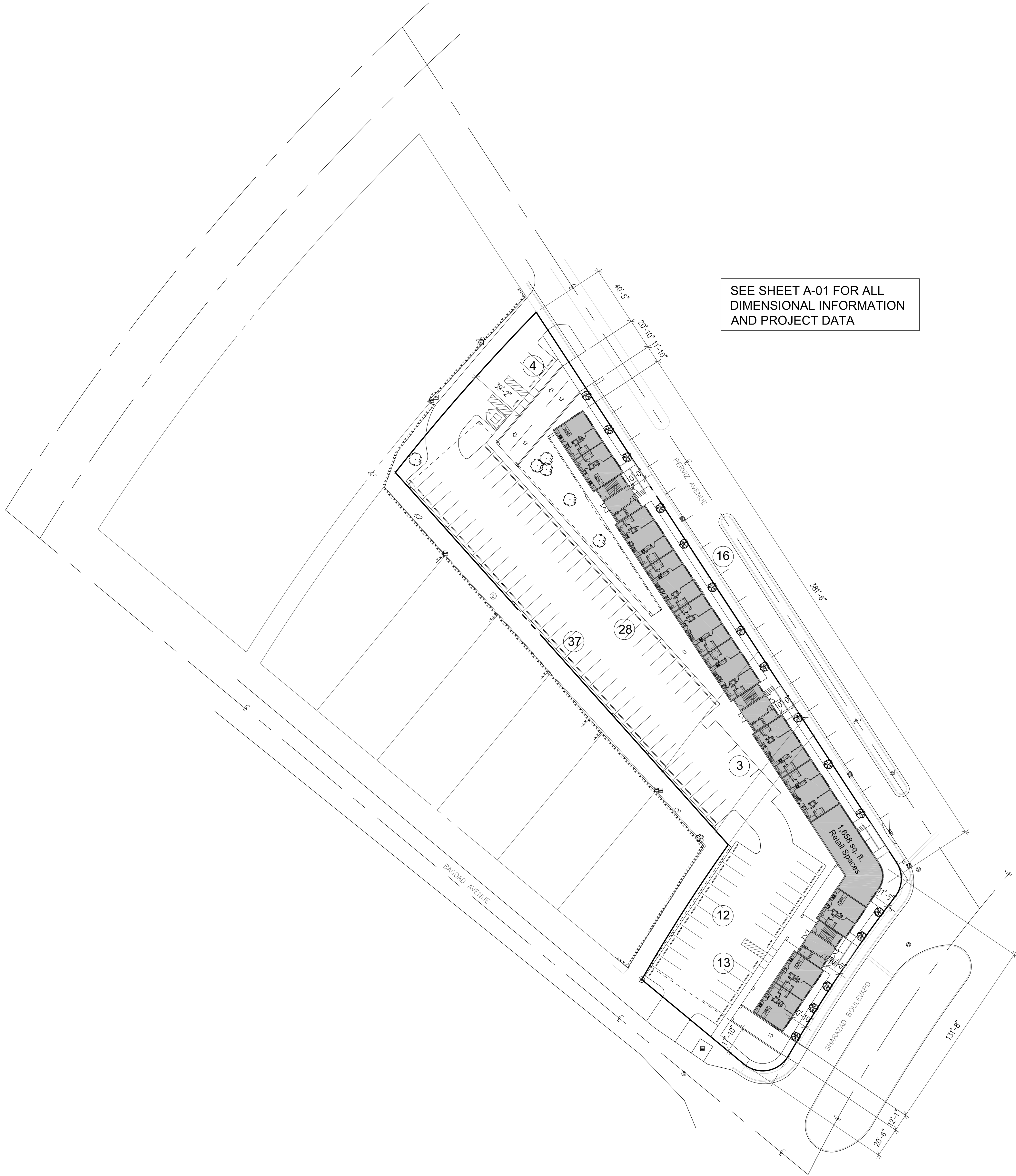
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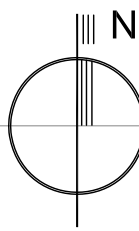
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A-01

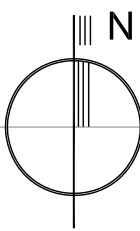
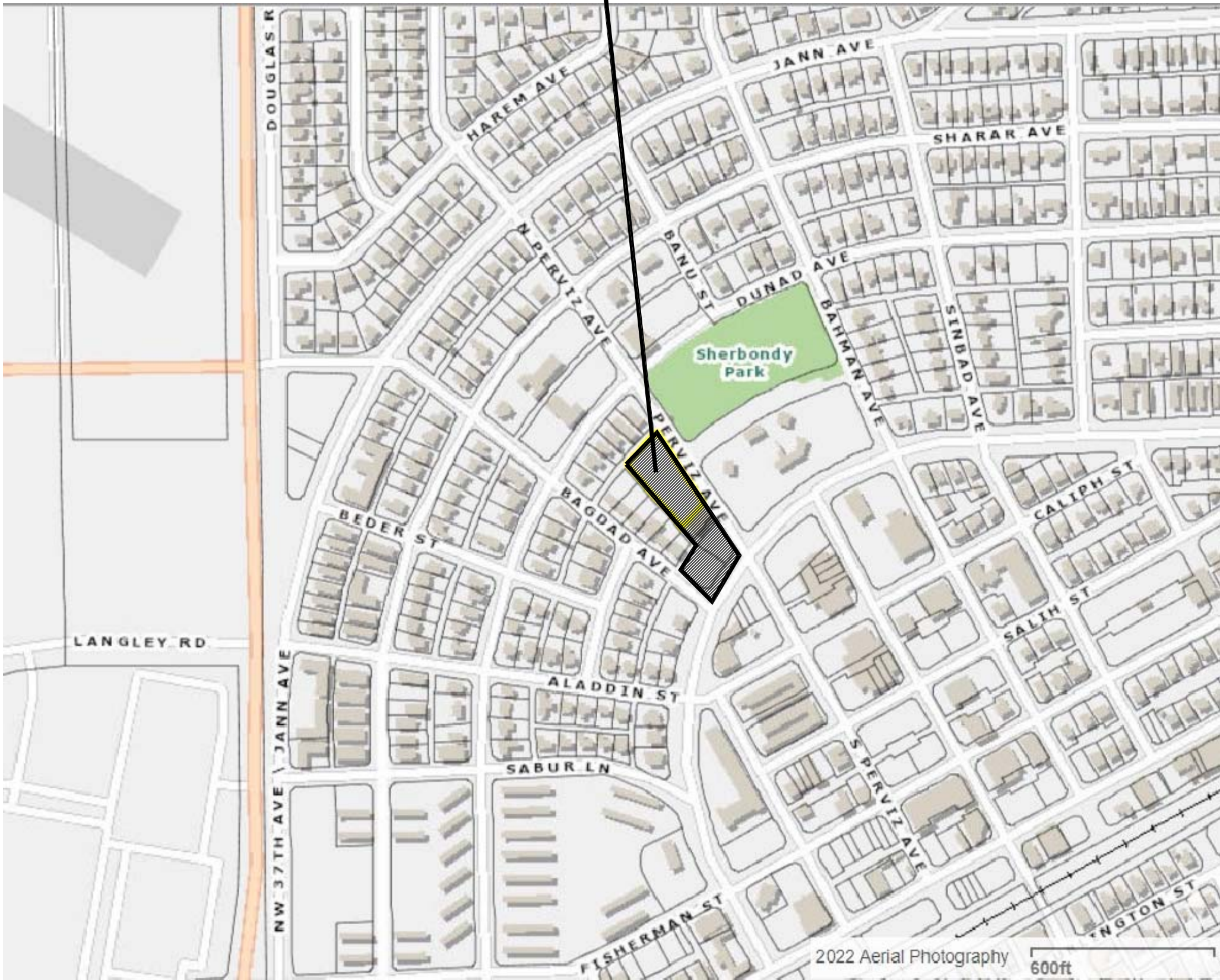


SEE SHEET A-01 FOR ALL
DIMENSIONAL INFORMATION
AND PROJECT DATA



OVERALL SITE PLAN

SCALE: 1" = 500'



LOCATION MAP

NTS

SITE SUMMARY

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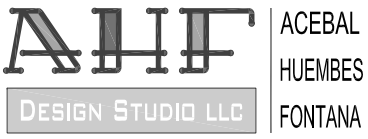
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7344 SW 48th Street, Suite 201, Miami, Florida 33155

AR17697



DATE: 07-24-23

SCALE:

DRAWING NO: PRELIMINARY SITE STUDY

SP-01

PROPOSED 7 STORY MULTI-USE BUILDING
FOR:
OPA-LOCKA RESIDENTIAL DEVELOPMENT
100 Perviz Ave., 103 Perviz Ave., 111 Perviz Ave. and 125 Perviz Ave.
CITY OF OPA LOCKA, FLORIDA

Seal: 25.07.2023 10:43
Digitally Signed
By: Javier Acebal -
I attest to the
accuracy and
integrity of this
document.

Javier F. Acebal - AR17697

REVISIONS:									