

CITY OF OPA-LOCKA

The City of Bright Opportunities



PLANNING & ZONING MEETING Agenda

**Tuesday, May 7, 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

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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
May 7, 2024
7:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

PZAB Minutes - March 19, 2024

5. PUBLIC HEARING:

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO ADOPT AN AMENDMENT TO THE LAND DEVELOPMENT REGULATION, ORDINANCE 15-31, ARTICLE V, SECTION 22-142, TO CREATE A NEW DEFINITION FOR INDOOR SHOOTING RANGES AND PERMIT INDOOR SHOOTING RANGES IN THE I-3 ZONING DISTRICT AS A CONDITIONAL USE AND PROVIDE GENERAL REQUIREMENTS FOR ZONING, LOCATION AND DISTANCE, SITE PLAN, LICENSURE AND NUISANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A AN EFFECTIVE DATE.
2. A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPALOCKA, FLORIDA, APPROVING THE TENTATIVE PLAT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 14301 NW 27TH AVENUE AND IDENTIFIED BY FOLIO 08-2122-000-0050 IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE
3. A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPALOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED AT NW 148TH STREET AND NW 24TH COURT AND IDENTIFIED BY FOLIO 08-2122-025-0501 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.
4. A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPALOCKA, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT FOR THE

CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED AT NW 148TH STREET AND NW 24TH COURT AND IDENTIFIED BY FOLIO 08-2122-025-0501 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

6. ADJOURNMENT:

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

DRAFT
MEETING MINUTES
CITY OF OPA-LOCKA
PLANNING AND ZONING BOARD
MARCH 19, 2024, 7:00 P.M.

CALL TO ORDER

Chair Elio Guerrero called the Planning and Zoning Board meeting to order at 7:05 p.m. on March 19, 2024.

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

ROLL CALL

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

Absent Board Members: Board Member Germane Barnes

Also in attendance were Planning and Community Development Director Gregory Gay, Zoning Official Gerald Lee, Planning and Zoning Board Clerk Diana Cheng, Board Attorney Pam Booker, and City Manager Darvin Williams.

INVOCATION

Chair Guerrero gave the Invocation.

PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

None.

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.

Planning and Community Development Director Gregory Gay stated that this Item proposes a change in land use for the subject site, which is located on the City's eastern edge. The property is currently zoned for residential use with a mixed-use overlay. The property owners hope to change its zoning at a future meeting.

City Manager Darvin Williams advised that the City Commission had recommended he attend Planning and Zoning Board meetings when available in order to provide the City's perspective on some items before they come to the Commission. He explained that the Item addresses one of the only waterfront properties in Opa-locka, which is surrounded by a town home housing development, single-family residential homes, and the Sailboat Cove community. The proposed zoning change is to industrial use for a warehouse.

City Manager Williams noted that the proposed warehouse mixed-use development would be surrounded by residential homes. In addition, some of the properties adjacent to the subject site are owned by the City, which hopes to develop those parcels for residential use.

Robert Holland, 3250 NE 1st Avenue, Miami, representing the Applicant, stated that the Application was filed in October 2023 and initially scheduled to be heard by the Planning and Zoning Board in November.

The Application proposes a land use change for the purpose of constructing a warehouse development, although Mr. Holland advised that this would not be a traditional warehouse district. The Applicant is a nationally recognized furniture store which hopes to relocate its headquarters to Opa-locka for retail and distribution. The request before the Board today is for a Comprehensive Plan amendment, to be followed by a zoning amendment, Site Plan review, and development agreement in the future.

Mr. Holland described the subject site as a "dumping ground" for several years, resulting in significant environmental issues. The current owner purchased the site and has attempted to remediate it for several years. Soil damage on the property extends to a depth of 40 ft., which means it could not be used for residential development.

A number of environmental studies have been conducted on the site and an Environmental Site Assessment Plan has been prepared on behalf of the City. The scope of work for this Plan included ground-penetrating radar, testing and observation of the soil excavation pit, advanced soil borings, and brownwater monitoring. The report identifies

the extent to which the site would need to be remediated for either residential or commercial/industrial development.

Mr. Holland recalled that the City Manager had indicated the City hoped to bring mixed-use commercial and residential development to the site; however, the contamination on the site would make it unusable for residential development.

Board Member Hibbert Smith arrived at 7:17 p.m.

Mr. Holland continued that in 2019, development of the subject property for affordable housing was considered; however, the environmental assessment of the site determined that this was not suitable. Other past proposals included development of a hotel, affordable housing by a different developer, residential homes, and a water park. In each case, environmental assessments showed the site was not appropriate for those developments.

Mr. Holland stated that the Applicant, Modani Furniture, is considering moving its headquarters from the city of Aventura to Opa-locka. They would provide commercial/retail mixed-use with a showroom and distribution centers.

Mr. Holland showed a rendering of the proposed site, stating that the front building on the site would be Modani retail and distribution facing State Road (SR) 9. The only entry point into the development is located away from the surrounding residential portions, with a required buffer and wall on the western side. He also pointed out that the City hopes to develop a waterfront parcel for residential use, which would not be inhibited by the proposed mixed-use development.

Mr. Holland also showed views of the rear of the site, which he described as recreational, possibly with indoor sports facilities or playgrounds. The Applicant would rent these spaces to the community. Modani Furniture also proposes to offer a 10% discount to all Opa-locka residents on furniture purchases, and to hire employees from the Opa-locka community.

Mr. Holland continued that another proposal would be gateway signage on SR 9 to welcome the public to Opa-locka. The Applicant has already spoken with the Florida Department of Transportation (FDOT) regarding an access point to the site from SR 9. He emphasized the Applicant's dedication to bringing jobs to the City. He concluded that the Applicant would work on the site's design with City Staff.

Chair Guerrero asked if the entrance would be from SR 9 only and would not include a service road. Director Gay clarified that the service road will continue to end at its current location. Mr. Holland noted that a residential area is buffered from any road or vehicular access. The Applicant can also create bays of varying sizes for recreational uses.

Board Member Dominguez requested clarification of the difference between environmental requirements for residential and commercial development. Mr. Holland noted that non-residential development is more likely to be capped by asphalt and would not have areas in which individuals are exposed directly to contaminated soil or grass. Buildings would be constructed of concrete with solid floors, and most activities would occur in those buildings. The Applicant would still be required to remediate environmental concerns for commercial/industrial use.

Board Member Dominguez also noted that the proposed use could create drainage issues and result in more concrete and asphalt than permitted under current zoning. It could cause more rainwater to drain into the wastewater system built to serve nearby residential uses. Mr. Holland stated that all developments of the proposed site must be approved by the Florida Department of Environmental Resources Management (DERM); in addition, all rainwater must be captured on the site. No runoff is anticipated into the wastewater system or the lake, as the site must connect to the sewer system.

Board Member Dominguez also asked a question regarding excessive traffic to and from the site near the residential areas. Mr. Holland reiterated that the site will be buffered by heavy landscaping, and pointed out that the roadway already sees significant traffic. He again emphasized that the Applicant would bring jobs to the community, resulting in increased traffic. He asserted there would be no level of service issues on the roadway.

Board Member Dominguez expressed concern regarding spot zoning, as the area is labeled for residential use. Mr. Holland replied that the site was originally zoned commercial/industrial before its zoning was changed to residential, and the commercial/industrial use had contributed to the toxic contamination on the site.

City Manager Williams stated that he wished to provide rebuttal on behalf of the City to the Applicant's presentation, including the concerns raised by Board Member Dominguez. While there are serious environmental concerns with the site, he pointed out that the property's environmental condition was first abated with the use of grant funds to clean up the site. He felt the site would not be cleaned up appropriately without the use of brownfield grant funds.

City Manager Williams continued that the subject property, while valued at \$4.5 million, was purchased for \$500,000 due to its contamination. While residential development of the site might be prohibitively expensive for a private owner, he asserted this was not the case for a city. He also noted that contaminants will still exist under the ground whether the site is zoned for residential or industrial use; the difference is that an industrial use would place a cap on top of the contaminants.

City Manager Williams also observed that the Applicant would still be required to go through DERM procedures to address the underground contaminants and ensure they

do not enter the County's stormwater system. He advised that this has not yet been addressed by the Applicant.

City Manager Williams emphasized that the proposals presented by Mr. Holland's presentation have not been provided in writing: there is no development agreement for the site, or a Site Plan, at this point.

City Manager Williams stated that he did not believe the question in this case was one of jobs, but of whether the residents in the nearby single-family homes would want to live near the proposed project.

Mr. Holland asserted that while in most cases all applications related to the subject property, including Site Plan and development agreement approval, would normally appear on the same agenda, only a single application is before the Board today, as three other applications were "left off." He stated that this was due to the City's process.

With regard to the environmental concerns on the site, Mr. Holland continued that whether plans are for residential, commercial, or industrial development, any type of development requires that these concerns be addressed before it can proceed. He continued that the Application represents the highest and best use of the property, reiterating that it has been under contract many times before now. He also noted that the jobs to be created on the site will be part of the development agreement when it comes before the Board.

Mr. Holland concluded by emphasizing again that the subject property could not be developed for residential use due to the contaminants on the site.

A question was asked regarding whether or not a wall could be constructed on the western side of the site. Mr. Holland confirmed that a wall could be added as well as landscaping, and noted that the lighting could be directional to prevent it from shining on the nearby residential properties.

It was also asked if all other possibilities of the site's highest and best use have been fully explored. City Manager Williams stated that the City offered to purchase the subject property from its owners at nine times its value; however, the agreement was rescinded and the owners chose to go in a different direction. He asserted that the City's goal is to clean up the land rather than to cap its contaminants.

Mr. Holland stated that this was not accurate, noting that the City had reached out to the property owner to explore the possibility of purchasing it. The City had not, however, provided the owner with a letter of intent.

It was asked what the City would have done if it had purchased the land. City Manager Williams replied that the City would have applied for brownfield grants to address the

contamination on the site. This process could also be undertaken by the current property owner.

Elliot Stone, 11900 Biscayne Boulevard, property owner, advised that the City and County have been aware of the environmental contamination on the site for the past 30 years, but have not taken steps to address it. The owner's business plan included cleaning the site so it could be developed. He advised that in 2016, he had spent over a year negotiating settlements with the City and County to close on the site, but had been unable to settle on fines to be paid for Code Enforcement violations.

Mr. Stone continued that an agreement was settled with the County to clean the subject property, and the City had received federal grant funds for environmental work on the site. All work on the site has been done according to federal guidelines, including fencing the site, cleanup of toxic materials, and posting that the site included contaminants. He asserted that cleaning has been underway on the site for five years and the site is now developable; however, due to the environmental concerns, no residential development has been done.

Mr. Stone continued that the drainage issue on the site has been addressed, although it has not been approved by the County because no Site Plan has been reviewed for the site thus far. He concluded that it is a misrepresentation that the City has ever had an agreement with him for the subject site, reiterating that no letter of intent has been provided by the City.

It was asked what the owner's initial intent had been for the site. Mr. Stone replied that he had wanted to clean up the site and sell it for development. He felt the proposed use would be positive for the City of Opa-locka, as the site is located on the City's boundary.

City Manager Williams stated that the owner had entered into a verbal agreement with the City to sell the property for \$4 million, but had later changed the asking price to \$4.5 million. He continued that he had informed the property owner that the purchase would have to go before the City Commission for approval, but the owner was not willing to wait until the agreement could go to the Commission. It was clarified that the current offer on the site is for \$4.7 million.

Clarification was also requested regarding the cost of cleanup of the site. Mr. Stone stated that even if the site is cleaned to a level that will permit development, contaminants will still remain in the soil. City Manager Williams characterized the amount of \$20 million for cleanup as a "guesstimate," as no such cost estimate has been presented to the City. He explained that the owner has indicated that \$2 million has already been spent on cleanup.

City Manager Williams continued that the City offered the \$4 million market rate value for the site, but declined to match the offer for \$4.7 million.

Director Gay advised that the subject property is located within the City's Community Redevelopment Agency (CRA) area, which provides additional opportunities for its cleanup. The City has been aware of the property's status as a brownfield site, and of the challenges related to its redevelopment. He pointed out that a mixed-use overlay district was applied to the site to allow for a variety of potential uses.

Director Gay continued that the City had responded positively to the idea of this type of development at the City's gateway. He added that many brownfield sites throughout the United States have residential and mixed-use development on them, citing Dania Point and Midtown Miami as nearby examples. He concluded that Staff would like to make a presentation at this time in order to move the Item forward.

Zoning Official Gerald Lee of the Planning and Community Development Department advised that the owner of the subject property has complied with DERM requirements for cleanup and has worked with the City. The City's view of the site is that although it is on the eastern edge of the City, it is proximal to residential uses on all sides, including the waterway side. The City wishes to protect the property and ensure it is compatible with existing development.

Zoning Official Lee continued that the Applicant proposes to construct a commercial and an industrial building on the site. The City's intent is not to proceed with industrial development next to residential development. He described the proposal as spot zoning, stating that the City would prefer residential/commercial development at the site.

Zoning Official Lee addressed the requested land use change, showing a rendering of the land uses proximal to the subject property, which include low-density residential, a park, and townhouses. Even if access to the proposed development would be limited to SR 9, the site's use would still be commercial mixed-use next to existing low-density residential.

Zoning Official Lee continued that the proposed development is not harmonious with the general character of the surrounding neighborhood and its uses. According to the City's Comprehensive Plan, the proposed project should be located within the City's industrial land use area. The City does not agree with changing the site's land use to industrial when it is surrounded by residential development.

Zoning Official Lee also addressed stormwater management on the site, noting that there are contaminants which have not been removed from the site and would instead be capped. The City requests complete remediation and removal of contaminants from the site. The stormwater pollution protection plan for the site must include a narrative evaluation of the appropriateness of the site's stormwater management processes, and required measures must be site-specific due to the condition of the site's swales. Even on the property's edges, waters cannot flow away from the property site. There is also a

danger of leaching of underground contaminants which have been capped rather than removed.

Zoning Official Lee explained that the City's motivation for opposing the change in use from residential to industrial is because they would like to see the Applicant deal with the underground contaminants rather than only capping them. He continued that the change in use would also be in conflict with the Opa-locka CRA Plan for the site. The CRA Plan seeks to explore other opportunities for how the subject property should be dealt with. The CRA also provides opportunities for partnerships to improve the property.

Zoning Official Lee advised that the City's Public Works Department has also reviewed plans for the site and determined that the proposed development would require resolution of the contaminants on the site. The proposed drainage plan for the site does not include any pre-treatment structures to contain the contamination. After redevelopment, the site would require ongoing treatment of the stormwater runoff.

Zoning Official Lee concluded that Staff recommends denial of the requested Comprehensive Plan change, as the City would like the contamination on the site to be addressed rather than capped.

It was asked if the Applicant would have had to go through the same processes, including Planning and Zoning Board and DERM approvals, if residential development was proposed for the site. It was also asked why the City would have been satisfied with development of a hotel on the site, but not the proposed use. City Manager Williams clarified that no hotel has been contemplated by the current City administration, recalling that it had been proposed in 2017-2018. He further clarified that the issue is compliance with the City's laws and regulations.

Mr. Holland asserted that the site differs from the other Florida brownfields mentioned above, as it would require total remediation of contamination before development could occur. He reiterated that the land cannot be residentially developed, and that commercial/industrial redevelopment is the highest and best use for the property.

It was asked if a condition could be attached to approval which would hold the Applicant responsible for clearing the contamination from the site. City Manager Williams explained that the purpose of requesting a zoning change is to bypass the requirements to clean the contamination to an extent that would allow residential development.

City Manager Williams also stated again that he did not believe any private developer alone would be able to clean the site to the extent the City would like to see. He added that his stance as a City Manager is business-friendly.

It was asked if the City would be able to address the contamination on the subject property. City Manager Williams advised that there are ways to clean contaminated properties, including brownfield grants.

At this time Chair Guerrero opened the public hearing. As there were no individuals wishing to speak on this Item, Chair Guerrero closed the public hearing and brought the discussion back to the Board.

Board Attorney Pam Booker clarified that the request before the Board is not rezoning of the property, but a land use change. If this Application goes forward to the City Commission for approval, other related applications, including rezoning, Site Plan approval, and a development agreement, would come before the Planning and Zoning Board at a later date.

Attorney Booker further explained that the Board is tasked with making a recommendation to the City Commission regarding the requested land use change. The Board's charge includes determining when it is appropriate for the Opa-locka community to make a land use change.

Motion made by Board Member Dominguez, and duly seconded, to deny the request for the land use change. In a roll call vote, the **motion** passed 3-2 (Board Members Hibbert Smith and Mata dissenting).

2. AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE APPROVAL OR DENIAL OF A 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.

Director Gay explained that the Applicant in this case is Florida Residential Solutions LLC, which possesses three properties that share an alleyway which bifurcates two of the properties. The Application requests vacation of the alleyway in order to allow the Applicant to develop their properties.

Oscar Robayna, 5723 NW 158th Street, Miami Lakes, civil engineer and land surveyor for the Applicant, stated that this Item was “skipped over” when the subject properties came before the Planning and Zoning Board. There are no utilities within the alleyway.

It was clarified that the alley is a public right-of-way which is owned by the City. Mr. Robayna advised that the closure of alleyways is not uncommon, and there are no costs or purchases associated with the request.

Zoning Official Lee explained that the proposed development includes four properties, one of which is owned by the City. The alley is located between properties on the eastern edge of the parcels. The alley must be vacated in order for the proposed development to be constructed over it.

Zoning Official Lee further clarified that there may or may not be a small charge for the vacation of the alleyway. The proposed development on the site will be 60,300 sq. ft. The Site Plan includes 193 parking spaces. He recalled that the Board has already recommended approval of the project’s Site Plan. Staff recommends approval of the Application.

City Manager Williams also stated that the City is supportive of the Application.

At this time Chair Guerrero opened the public hearing. As there were no individuals wishing to speak on this Item, Chair Guerrero closed the public hearing and brought the discussion back to the Board.

Attorney Booker advised that the City’s Code requires an appraisal of the fee for abandonment of a right-of-way.

Zoning Official Lee stated that there has not yet been appraisal of the subject property, as the vacation of the alleyway represents the first step in that process. He recalled that in the past, the assessment of the value of the vacated property has been determined and was a part of the final sale of the property.

Attorney Booker suggested that if the Board wished to include direction regarding the fee and appraisal of the property, they could make it a condition of any motion they may make.

Motion made, and duly seconded, to approve with the condition as stated by the Attorney. In a roll call vote, the **motion** passed unanimously (5-0).

ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

ORDINANCE 24-XXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO ADOPT AN AMENDMENT TO THE LAND DEVELOPMENTN REGULATION, ORDINANCE 15-31, ARTICLE V, SECTION 22-142, TO CREATE A NEW DEFINITION FOR INDOOR SHOOTING RANGES AND PERMIT INDOOR SHOOTING RANGES IN THE I-3 ZONING DISTRICT AS A CONDITIONAL USE AND PROVIDE GENERAL REQUIREMENTS FOR ZONING, LOCATION AND DISTANCE, SITE PLAN, LICENSURE AND NUISANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted House Bill 45 which took effect on October 1, 2011 and preempts the whole field of regulation of firearms and ammunition, including purchase, sale, transfer, taxation, manufacture, ownership, possession, storage and transportation to the State; and

WHEREAS, the City of Opa-locka must comply with the requirements of House Bill 45; and

WHEREAS, the City of Opa-locka recognizes the importance of responsible firearm use, training, and recreational shooting activities; and

WHEREAS, the City aims to balance the rights of gun enthusiasts with the safety and well-being of residents as permitted under F.S. 790.25 (3) and F.S. 790.33; and

WHEREAS, the City of Opa-locka ("City") recognizes the importance of permitting certain uses to be located within the City by amending the Land Development Regulations; and

WHEREAS, the City has determined that an indoor shooting range should be allowed in the Liberal Industrial (I-3) Zoning District as a Conditional Use, defined as a use not permitted by right but which may provide for an individual or community-serving need and which, subject to conditions, would not impact the integrity of the zoning district; and

WHEREAS, in accordance with the Land Development Regulations, Section 22-60, a Conditional Use request may be approved by the City Commission after recommendation from the Planning & Zoning Appeals Board after application

submittal, review of the site plan and compliance with the approval criteria provided in this section of the Land Development Regulations; and

WHEREAS, the establishment of an indoor shooting range can contribute positively to the community by promoting safety, education, and sportsmanship; and Incorporated are the following requirements: (Amendment to Ordinance 15-31)

ARTICLE V, Section 22-142 Indoor Shooting Range/Gun Club

1. Purpose and Intent:

- The purpose of this Ordinance is to permit the establishment and operation of a shooting range within the City of Opa-locka.
- The intent is to create a safe and controlled environment for firearm enthusiasts, law enforcement personnel, and responsible citizens.

2. Zoning and Land Use:

- The proposed new shooting range use is defined as follows: "Shooting Range' includes a controlled indoor facility for the recreational or educational discharge of firearms in a range-like setting by private members, law enforcement personnel, or the general public, consistent with all applicable state and federal laws. A Shooting Range may also include a private club component and other ancillary uses including but not limited to retail sales, common social areas, classrooms, conference areas, and multi-configurable training spaces. A Shooting Range may include a Gun Shop."
- The proposed shooting range shall comply with all applicable zoning regulations.
- The location must be compatible with the surrounding land uses and minimize any adverse impact on neighboring properties.
- The City is amending the Land Development Regulations to designate the I-3 Liberal Industrial District as a suitable zoning district where such facilities are allowed as a conditional use and permitted after application submission and site plan review as provided in Ordinance 15-31, Section 22-60.

3. Site Plan:

- The site plan and structure shall incorporate, at minimum, the standards for indoor shooting range construction in accordance with the Florida Building Code prior to issuance of a certificate of occupancy by the City's Building Official.
- The Indoor shooting range shall be adequately air conditioned.
- Shooting ranges shall not be allowed as accessory uses to gun stores unless shooting ranges are allowed in that district.
- Parking for shooting range customers shall be provided on-site. The parking standards for shooting ranges shall be one (1) parking space per

shooting lane, plus the requirements for retail use applied to the portions of the operation not dedicated to the shooting lanes.

- The Shooting Range will be subject to applicable license and certificate of use fees which will be listed in the City Code of Ordinance. (pending review)

4. Location and Distance:

- Indoor shooting range shall be located in a completely enclosed building and be at least one-hundred and fifty (150) feet from any adjoining residential district boundary line or another indoor or outdoor shooting range.
- The location and distance requirements shall not apply to government owned and operated shooting ranges, restricted to use by law enforcement officers.
- The applicant shall demonstrate that the location and operation of the shooting range will not pose a threat to the health and safety of the citizens in the surrounding area.

5. Safety Measures:

- The shooting range shall adhere to strict safety protocols.
- Adequate safety barriers, backstops, and noise mitigation measures must be in place.
- Regular safety inspections and training programs shall be conducted (by the Building & License Department and other State and Federal required review agencies).
- The facility shall be adequately soundproofed so that no noise from such range activity shall emanate outside the building in which it is located.
- No weapon or firearm shall be permitted upon indoor range premises or discharged upon the range which weapon or firearm does not comply with the Florida Weapons Law, F. S. 790, and the Federal Gun Control Act of 1968. Non-compliance with this section shall be grounds for revocation of the permit for such shooting range.

6. Environmental Considerations:

- The facility shall comply with all environmental regulations, including proper waste disposal and lead management.
- Any potential environmental impact shall be assessed and mitigated.

7. Hours of Operation:

- The shooting range shall operate during reasonable hours to minimize disturbance to nearby residents.
- Operating hours for other uses within the facility may vary based on security needs.

8. Security and Storage:

- The facility shall have secure storage facilities for firearms and ammunition.

- Access to the facility shall be restricted to authorized personnel only.
- 9. **Community Engagement:**
 - The facility shall actively engage with the community through educational programs, safety seminars, and outreach initiatives.
 - Collaboration with local law enforcement agencies is encouraged and required.
- 10. **Reporting and Compliance:**
 - The facility shall submit regular reports on safety, environmental compliance, and community engagement.
 - Non-compliance may result in permit revocation.
- 11. **Nuisance:**
 - Shooting ranges shall not create a nuisance, including, but not limited to, high noise levels, pollution nor other detrimental effects on the environment.
- 12. **Effective Date:**
 - This resolution shall take effect immediately upon adoption.

WHEREAS, existing state statutes provide guidance on the regulation of shooting ranges and their environmental impact.

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

SECTION 1. Recitals. The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Approval/ Denial of Amendment Request. The City Commission of the City of Opa-locka hereby approves / denies the adoption of an amendment to the City of Opa-locka Land Development Regulations, Ordinance 15-31, to create a new definition for "Shooting Range" and permit Shooting Range as a permitted use in the I-3 zoning district in accordance with the attached Exhibit A.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4.CONFLICT AND REPEALER

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

SECTION 5. LIBERAL CONSTRUCTION

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE.

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

BE IT FURTHER RESOLVED, that the City Clerk is directed to provide a copy of this resolution to all relevant departments, agencies, and interested parties.

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

F.S. 790.25(3)

(3) CONSTRUCTION.—This act shall be liberally construed to carry out the declaration of policy herein and in favor of the constitutional right to keep and bear arms for lawful purposes. This act is supplemental and additional to existing rights to bear arms now guaranteed by law and decisions of the courts of Florida, and nothing herein shall impair or diminish any of such rights. This act shall supersede any law, ordinance, or regulation in conflict herewith.

F.S. 790.33

790.33 Field of regulation of firearms and ammunition preempted.—

(1) PREEMPTION.—Except as expressly provided by the State Constitution or general law, the Legislature hereby declares that it is occupying the whole field of regulation of firearms and ammunition, including the purchase, sale, transfer, taxation, manufacture, ownership, possession, storage, and transportation thereof, to the exclusion of all existing and future county, city, town, or municipal ordinances or any administrative regulations or rules adopted by local or state government relating thereto. Any such existing ordinances, rules, or regulations are hereby declared null and void.

(2) POLICY AND INTENT.—

(a) It is the intent of this section to provide uniform firearms laws in the state; to declare all ordinances and regulations null and void which have been enacted by any jurisdictions other than state and federal, which regulate firearms, ammunition, or components thereof; to prohibit the enactment of any future ordinances or regulations relating to firearms, ammunition, or components thereof unless specifically authorized by this section or general law; and to require local jurisdictions to enforce state firearms laws.

(b) It is further the intent of this section to deter and prevent the violation of this section and the violation of rights protected under the constitution and laws of this state related to firearms, ammunition, or components thereof, by the abuse of official authority that occurs when enactments are passed in violation of state law or under color of local or state authority.

(3) PROHIBITIONS; PENALTIES.—

(a) Any person, county, agency, municipality, district, or other entity that violates the Legislature's occupation of the whole field of regulation of firearms and ammunition, as declared in subsection (1), by enacting or causing to be enforced any local ordinance or administrative rule or regulation impinging upon such exclusive occupation of the field shall be liable as set forth herein.

(b) If any county, city, town, or other local government violates this section, the court shall declare the improper ordinance, regulation, or rule invalid and issue a permanent injunction against the local government prohibiting it from enforcing such ordinance, regulation, or rule. It is no defense

that in enacting the ordinance, regulation, or rule the local government was acting in good faith or upon advice of counsel.

(c) If the court determines that a violation was knowing and willful, the court shall assess a civil fine of up to \$5,000 against the elected or appointed local government official or officials or administrative agency head under whose jurisdiction the violation occurred.

(d) Except as required by applicable law, public funds may not be used to defend or reimburse the unlawful conduct of any person found to have knowingly and willfully violated this section.

(e) A knowing and willful violation of any provision of this section by a person acting in an official capacity for any entity enacting or causing to be enforced a local ordinance or administrative rule or regulation prohibited under paragraph (a) or otherwise under color of law shall be cause for termination of employment or contract or removal from office by the Governor.

(f)1. A person or an organization whose membership is adversely affected by any ordinance, regulation, measure, directive, rule, enactment, order, or policy, whether written or unwritten, promulgated or caused to be enforced in violation of this section may file suit against any county, agency, municipality, district, or other entity in any court of this state having jurisdiction over any defendant to the suit for declaratory and injunctive relief and for actual damages, as limited herein, caused by the violation. A court shall award the prevailing plaintiff in any such suit:

a. Reasonable attorney fees and costs in accordance with the laws of this state, including a contingency fee multiplier, as authorized by law; and

b. The actual damages incurred, but not more than \$100,000.

2. If after the filing of a complaint a defendant voluntarily changes the ordinance, regulation, measure, directive, rule, enactment, order, or policy, written or unwritten, promulgated or caused to be enforced in violation of this section, with or without court action, the plaintiff is considered a prevailing plaintiff for purposes of this section.

Interest on the sums awarded pursuant to this subsection shall accrue at the legal rate from the date on which suit was filed.

(4) EXCEPTIONS.—This section does not prohibit:

(a) Zoning ordinances that encompass firearms businesses along with other businesses, except that zoning ordinances that are designed for the purpose of restricting or prohibiting the sale, purchase, transfer, or manufacture of firearms or ammunition as a method of regulating firearms or ammunition are in conflict with this subsection and are prohibited;

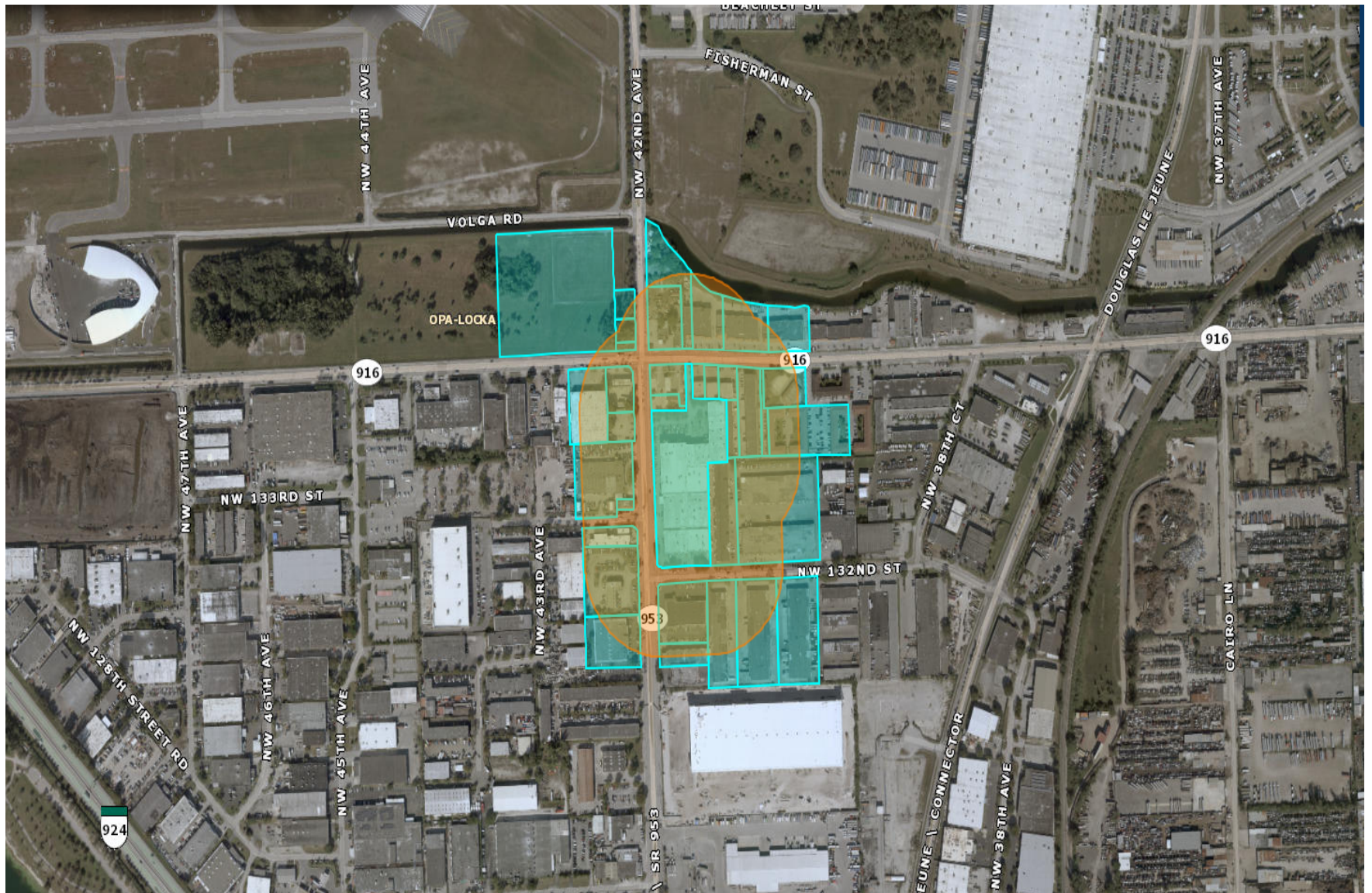
(b) A duly organized law enforcement agency from enacting and enforcing regulations pertaining to firearms, ammunition, or firearm accessories issued to or used by peace officers in the course of their official duties;

(c) Except as provided in s. 790.251, any entity subject to the prohibitions of this section from regulating or prohibiting the carrying of firearms and ammunition by an employee of the entity during and in the course of the employee's official duties;

(d) A court or administrative law judge from hearing and resolving any case or controversy or issuing any opinion or order on a matter within the jurisdiction of that court or judge; or

(e) The Florida Fish and Wildlife Conservation Commission from regulating the use of firearms or ammunition as a method of taking wildlife and regulating the shooting ranges managed by the commission.

(5) SHORT TITLE.—As created by chapter 87-23, Laws of Florida, this section may be cited as the “Joe Carlucci Uniform Firearms Act.”



No.	Folio	Address	City	Zip Code	Use Description	Lot Size	Year Built	Legal Description
1	0821290140010	13101 NW 42 AVE	Opa-locka	33054- 4435	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	73367	1981	LEJEUNE INDUSTRIAL SITES PB 135-6 LOT 1 BLK 1 LOT SIZE 73367 SQ FT OR 19487-0036-38-40-43-46 0201 6
2	0821290000085	Null	Opa-locka	33054- 0000	VACANT LAND - INDUSTRIAL : VACANT LAND	13344	0	20 29 52 41 .306 AC M/L BEG 1898.80FTW & 35FTS OF NE COR OF SEC 29 CONT W21.59FT S413.57FT E40.79FT N232FT W18.94FT N179.72FT TO POB F/A/U 08-2129- 000-0080 OR 15927-5230 0593 1
3	0821290000150	4111 NW 132 ST	Opa-locka	33054- 4510	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	208121	1977	29 52 41 PORT OF NE1/4 BEG 1750FTN & 505FTE OF CENTER OF SEC TH N457.58FT E455FT S458.28FT W455FT TO POB LOT SIZE 208121 SQ FT
4	0821290000080	4100 NW 135 ST	Opa-locka	33054- 4651	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	43502	1990	20 29 52 41 1 AC BEG 259.49FTE OF NE COR OF TR A OF PB 142-33 CONT E104.28FT S422.53FT W104.28FT N422.53FT TO POB LOT SIZE 43502 SQ FT OR 13631-2825 0388 2
5	0821290120060	13000 NW 42 AVE	Opa-locka	33054- 4405	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	69480	1990	NORTH DADE COMMERCIAL PARK PB 126-29 LOT 6-7 & 8 BLK 1 LOT SIZE 69480 SQ FT OR 13722-3600 0688 1

6	0821290000088	Null	Opa-locka	33054-0000	VACANT LAND - INDUSTRIAL : VACANT LAND	20707	0	20 29 52 41 .475 AC BEG 150.48FTS & 183.35FTE OF NE COR OF TR A OF PB 142-33 CONT E75.65FT S272.05FT W75.03FT N278.54FT TO POB LOT SIZE 20707 SQ FT F/A/U 08-2129-000-0080
7	0821200050110	4119 NW 135 ST	Opa-locka	33054-4658	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	55774	1987	S & F INDUSTRIAL SITES PB 130-7 LOTS 11 & 12 BLK 1 LOT SIZE 55774 SQ FT OR 20220-4623 0202 5 (5)
8	0821200040046	4250 NW 135 ST	Opa-locka	33054-4416	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	67769	1970	INCOME GARDENS SEC 4 PB 31-8 PT OF LOTS 21 & 22 BLK 207 DESC - E205.36FT OF W1079.08FT OF N1/2 OF N1/2 OF NE1/4 OF NW1/4 OF SEC 20-52-41 LOT SIZE 67769 SQUARE FEET OR 19721-2289 0601 2 (3)
9	0821290070020	4162 NW 132 ST	Opa-locka	33054-4511	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	72850	1974	LEJEUNE IND PARK PB 100-51 LOT 2 BLK 1 LOT SIZE 72850 SQ FT OR 19487-0036 0201 6 (3)
10	0821200040050	4200 NW 135 ST	Opa-locka	33054-4416	SERVICE STATION : RETAIL OUTLET	33337	1989	INCOME GARDENS SEC 4 PB 31-8 E40.92FT OF LOT 22 LESS S430.7FT & ALL LOTS 23 THRU 28 & N20FT OF LOT 29 & 30FT EASEMENT LYG N & ADJ THEREOF BLK 207 LOT SIZE 33337 SQUARE FEET OR 15257-874 1191 3

11	0821200040041	13350 LE JEUNE RD	Opa-locka	33054-4526	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	103385	1967	29 52 41 2.373 AC M/L INCOME GARDENS SEC 4 PB 31-8 PORT OF BLK 207 DESC BEG 159.96FTW OF SE COR OF N1/4 OF NW1/4 OF SEC CONT S 86 DEG W 229.15FT N 02 DEG W 330.77FT N 86 DEG E 339.11FT S 02 DEG E 250.84FT S 86 DEG W 109.84FT S 02 DEG W 80FT TO POB OR 18722-2808 0699 2
12	0821200040240	Null	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND	12515	0	INCOME GARDENS SEC 4 PB 31-8 LOTS 39 THUR 42 INC BLK 208 LOT SIZE 12515 SQUARE FEET
13	0821290000130	4165 NW 132 ST	Opa-locka	33054-4544	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	71003	1977	29-52-41 1.63 AC M/L BEG 1750FTN & 350 FTE OF CENTER OF SEC TH N457.33FT E155FT S457.58FT W155FT TO POB LOT SIZE 71003 SQ FT OR 19487-0036-38-40-43-46 0201 6
14	0821290070030	4160 NW 132 ST	Opa-locka	33054-4511	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	103400	1974	LEJEUNE IND PARK PB 100-51 LOT 3 BLK 1 LOT SIZE 103400 SQ FT OR 19487-0036 0201 6 (3)
15	0821290120010	13290 NW 42 AVE	Opa-locka	33054-4542	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	28368	1988	NORTH DADE COMMERCIAL PARK PB 126-29 LOT 1 BLK 1 LOT SIZE 28368 SQ FT M/L OR 18291-4820 0998 4 COC 26234-2681 11 2007 5

16	0821290000086	4120 NW 135 ST	Opa-locka	33054- 4612	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	11462	1991	20 29 52 .263 AC BEG 76.41FTE OF NE COR OF TR A OF PB 142-33 TH CONT E76.41FT S150.48FT W76.41FT N150.48FT TO POB LOT SIZE 11462 SQ FT F/A/U 08-2129-000-0080 OR 16296-4981 1293 1
17	0821290000081	Null	Opa-locka	33054- 0000	PVT PARK -REC AREA -ROADWAY : COMMON AREA	0	0	29 52 41 1.00 AC M/L BEG 168.60FTW & 35FTS OF NE COR OF SEC TH 171.79FTW N85 DEG W78.41FT S179.73FT E250FT N173FT TO POB N/A/AS REC/AREA FOR VILLA BISCAYA JARINES CONDO
18	0821290000090	4180 NW 135 ST	Opa-locka	33054- 4612	VACANT LAND - COMMERCIAL : VACANT LAND	12814	0	29 52 41 .29 AC S75FT OF N209.5FT OF W240.47FT OF NW1/4 OF NE1/4 LESS W50FT & LESS N51.89FT OF E32.05FT LOT SIZE 12814 SQ FT
19	0821290210001	Null	Opa-locka	33054- 0000	REFERENCE FOLIO	0	0	LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO LEJEUNE INDUSTRIAL SITES PB 135-6 LOT 2 BLK 1 AS DESC IN OFF REC 21777-4422 LOT SIZE 33750 SQ FT F/A/U 08-2129-014-0020
20	0821200040060	Null	Opa-locka	33054- 0000	VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING	21352	0	INCOME GARDENS SEC 4 PB 31-8 E40.92FT OF LOT 22 LESS S300.70F & LESS N171.63FT & S5FT LOT 29 & ALL LOTS 30 THRU 34 BLK 207 LOT SIZE 21352 SQ FT OR 15591-0312 0792 5

21	0821200000020	13505 LE JEUNE RD	Opa-locka	33054-3202	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE	30000	1956	20 52 41 .69 AC BEG SW COR OF SE1/4 THE ALG S/L OF SE1/4 185FT NE278FT W185FT TO W/L OF SE1/4 SW278FT TO POB LESS LEJEUNE RD & S78FT LOT SIZE 30000 SQ FT OR 14376-72 1289 3
22	0821290070040	4140 NW 132 ST	Opa-locka	33054-4511	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	103400	1974	LEJEUNE IND PARK PB 100-51 LOT 4 BLK 1 LOT SIZE 103400 SQ FT OR 19487-0036 0201 6 (3)
23	0821200040280	Null	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND	9335	0	INCOME GARDENS SEC 4 PB 31-8 LOT 43 TO 45 INC BLK 208 LOT SIZE 9335 SQUARE FEET
24	0821200050130	4147 NW 135 ST	Opa-locka	33054-4658	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	48131	1988	S & F INDUSTRIAL SITES PB 130-7 LOT 13 BLK 1 LOT SIZE 48131 SQ FT OR 20220-4623 0202 5 (5)
25	0821200050091	4097 NW 135 ST	Opa-locka	33054-4615	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	52082	1988	S & F INDUSTRIAL SITES PB 130-7 LOT 9 & 10 BLK 1 LOT SIZE 52082 SQ FT OR 20220-4623 0202 5 (5)
26	0821290000087	4130 NW 135 ST	Opa-locka	33054-4612	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	11462	1991	20 29 52 41 .26 AC BEG NE COR OF TR A OF PB 142-33 TH E76.41FT S150.48FT W76.41FT N150.48FT TO POB LOT SIZE 11462 SQ FT F/A/U 08-2129-000-0080

27	0821200040150	Null	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND	363000	0	INCOME GARDENS SEC 4 PB 31-8 LOT 19 TO 22 INC BLK 208 LOT SIZE IRREGULAR
28	0821290090001	4050 NW 135 ST	Opa-locka	33054-0000	REFERENCE FOLIO	0	0	VILLA BISCAYA JARDENES CONDO PHASE 2 - DESC 29 52 41 2.48AC M/L BEG 1413.55FT W & 440FT S OF NE COR SEC TH W466FT N232FT E466FT S232FT TO POB
29	0821290160010	13449 NW 42 AVE	Opa-locka	33054-4513	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	249163	1977	AVANTI PB 142-33 T-17646 TR A LOT SIZE 5.72 AC M/L F/A/U 08-2129- 000-0083 & 0160
30	0821290000100	4190 NW 135 ST	Opa-locka	33054-4631	SERVICE STATION : SERVICE STATION - AUTOMOTIVE	28241	1969	29 52 41 .65 AC E190.47FT OF W240.47FT OF N186.39FT OF NE1/4 LESS S51.89FT OF W208.42FT & S8FT OF E205.47FT OF W240.47FT OF SE1/4 OF SEC 20-52-41 OR 18402- 3736 1298 1
31	0821290000084	4110 NW 135 ST	Opa-locka	33054-4612	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	16002	1991	20 29 52 41 .367 AC BEG 152.82FTE OF NE COR OF TR A OF PB 142-33 TH CONT E106.67FT S150.48FT W106.67FT N150.48FT TO POB LOT SIZE 16002 SQ FT F/A/U 08-2129-000- 0080
32	0821200040180	Null	Opa-locka	33054-0000	VACANT GOVERNMENTAL : VACANT LAND	18920	0	INCOME GARDENS SEC 4 PB 31-8 LOTS 33 THRU 38 INC BLK 208 LOT SIZE 18920 SQUARE FEET

33	0821200040100	13300 LE JEUNE RD	Opa-locka	33054-4505	RESTAURANT OR CAFETERIA : RETAIL OUTLET	5490	1973	INCOME GARDENS SEC 4 PB 31-8 LOTS 45 & 46 LESS E15FT BLK 207 LOT SIZE 5490 SQ FT COC 24544- 3346 04 2006 1
34	0821200000021	4175 NW 135 ST	Opa-locka	33054-4659	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE	57064	1984	20-52-41 1.31 AC E205.47FT OF W240.47FT OF SW1/4 OF SW1/4 OF SE1/4 LYING S OF OPA LOCKA CANAL LESS W185FT OF S 278FT THEREOF LOT SIZE 96703 SQUARE FEET OR 13768-3605 0788 1
35	0821290120020	13200 NW 42 AVE	Opa-locka	33054-4542	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE	90000	1991	NORTH DADE COMMERCIAL PARK PB 126-29 LOTS 2 THRU 5 BLK 1 LOT SIZE 90000 SQ FT OR 19576- 2767 0301 1

DEVELOPMENT CITY OF OPA-LOCKA'S

ZONING MATRIX & DEVELOPMENT STANDARDS

I-1 LIGHT INDUSTRIAL

I-2 MEDIUM INDUSTRIAL

I-3 LIBERAL/PLANNED INDUSTRIAL

I-4 HEAVY INDUSTRIAL AND SALVAGE

**Article IV. Districts,
Permitted Uses and
Development Standards**

Vehicle service/minor			P	P
Vending machines, video arcade games	A	A	A	A
Veterinary clinic		SE	P	P
Watchman, manager or caretakers quarters – permanent, temporary	A	A	A	A
Wireless antenna support structures, amateur radio antennas	A	A	A	A

Sec, 22-81. Permitted Uses Table – Industrial Districts

<u>Use</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>
Adult businesses		SE	P	
Automobile or auto parts junkyards				P
Auto broker as per Ordinance 11-05	P	P	P	
Auto service station (filling station for service vehicles for a licensed business, not visible from street)	P	P	P	
Automotive wrecking yards				P
Awnings, canopies, carports, roof overhangs, balconies, architectural structures	A	A	A	
B-1 first uses	P (adjacent to			

**Article IV. Districts,
Permitted Uses and
Development Standards**

	residential)			
B-3 first uses	P	P	P	
Biomedical Research	P	P	P	
Cement and clay products		SE		P
Commercial recyclable material storage area	A	A	A	
Construction trades	P	P	P	
Construction trailer - temporary	A	A	A	
Crematory/Embalming	P	P	P	
Donation bins	A	A	A	
Dry cleaning plant		P	P	
Eco-friendly accessory structures and features (i.e. solar panels, wind turbines),	A	A	A	
Enclosed recreation area - common	A	A	A	
Farmers' Market	P			
Fleet operations		P	P	
Gatehouse, guardhouse	A	A	A	
Generators, permanent	A	A	A	
Gun shops	SE sales only		SE	
Gun/Shooting Range (Indoor)			<u>CU</u>	
I-1 first uses	P	P	P	
I-2 first uses		P		
I-3 first uses			P	
Industrial kitchen	P		P	
Industrial, light	P	P	P	
Industrial		P		

**Article IV. Districts,
Permitted Uses and
Development Standards**

Industrial and office flex space	P		P	
Live/work spaces	SE			
Maintenance building, common	A	A	A	
Manufacturing		P		
Manufacturing, light	P	P	P	
Microbrewery (must comply with federal, State and County regulations)	SE	P	P	
Motion picture studios	P	P	P	
Nightclub			P	
Outdoor storage		P		
Passenger terminals	P	P	P	
Petroleum storage tank not exceeding 30,000 gallons		P		
Public utility structures	P	P	P	P
Recording and TV/Radio/Film	P		P	
Recycling center inside a wholly enclosed building		P		
Outside Recycling Center				P
Religious Facilities	SE		SE	
Retail(of products manufactured in District, not to exceed 20% of the floor area)	P	P	P	
Rock and sand yards		P		P

**Article IV. Districts,
Permitted Uses and
Development Standards**

Saw mills		P		P
Scrap metal yards				P
Shipping Container Architecture Retail and/or Office (stacking no more than three)	SE	SE	SE	SE
Storage and wholesaling facility	P	P	P	
Storage of attached or unattached used auto parts and tires				P
Storage, warehouse	P	P	P	
Tractor Trailer Truck and/or Major Vehicle (10,000 lbs. or greater) Parking		P	P	P
Used vehicle parts sales, other than automobile or auto parts junkyards		P		
Utility sheds, storage buildings, fallout shelters	A	A	A	A
Vehicle sales in an enclosed area	P	P	P	
Vehicle service/major	P	P	P	
Wireless antenna support structures, amateur radio antennas	A	A	A	A

**Article IV. Districts,
Permitted Uses and
Development Standards**

Sec. 22-92. I-1 Light Industrial District

The Light Industrial District provides for intensive commercial developments, light industrial, and industrial and office flex space at appropriate locations.

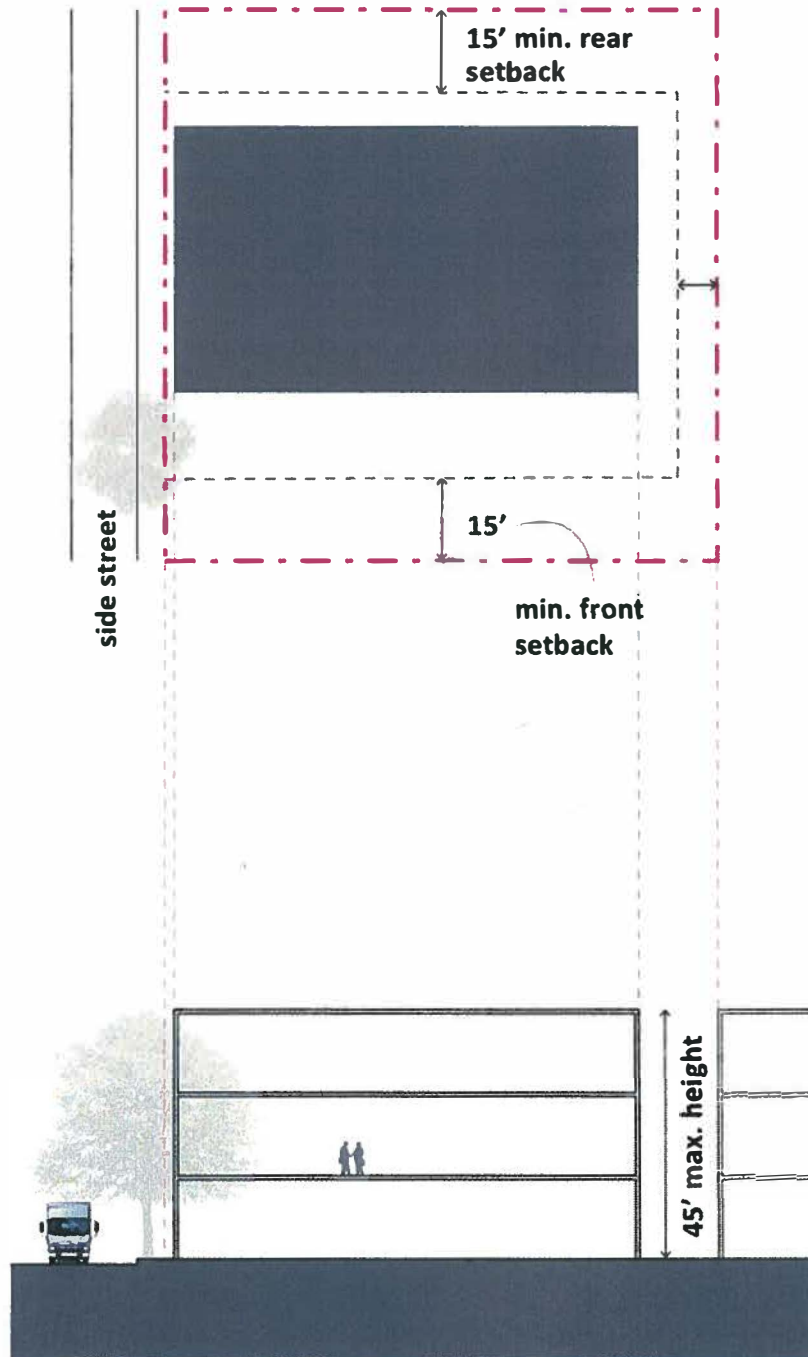
Table of Standards

<u>Standard</u>	<u>I-1</u>
Intensity	3.0 Floor Area Ratio
Minimum Site Area	10,000 s.f. For new industrial office flex space, a minimum project size of two acres.
Setbacks	Front – 15 feet Side with a public alley - 7 feet Side – 0 feet Rear – 15 feet 50 feet from any residential district, with at least a 30 foot landscaped buffer.
Maximum Height	3 stories or 45 feet, whichever is less
Bonus Provisions	Projects which achieve a minimum LEED Silver or other equivalent third party certification are eligible for up to a 10% increase in floor area; projects which achieve a minimum LEED Gold or other equivalent third party certification are eligible for up to a 15% increase in floor area; projects which achieve a minimum LEED Platinum or other equivalent third party certification are eligible for up to a 20% increase in floor area.

1.0
Per 2,500 sq ft
Parking Spaces
Required +

1 per 400 sq ft
of Office

I-1 Light Industrial District



**Article IV. Districts,
Permitted Uses and
Development Standards**

Sec. 22-95. I-2 Industrial Planned District

The Industrial Planned District is intended to provide for light industrial uses in a well-planned area.

Table of Standards

<u>Standard</u>	<u>I-2</u>
Intensity	1.0 Floor Area Ratio
Minimum Site Area	A minimum project size of two acres, which can be subdivided and sold/leased in lot sizes not less than 20,000 s.f.
Setbacks	Front and rear - 25 feet Side, street – 15 feet 50 feet from any residential district, with at least a 30 foot landscaped buffer
Maximum Height	3 stories or 45 feet, whichever is less
Maximum Impervious Area	75 percent
Bonus Provisions	<p>Projects which achieve a minimum LEED Silver or other equivalent third party certification are eligible for up to a 10% increase in floor area; projects which achieve a minimum LEED Gold or other equivalent third party certification are eligible for up to a 15% increase in floor area; projects which achieve a minimum LEED Platinum or other equivalent third party certification are eligible for up to a 20% increase in floor area.</p> <p>An additional 3% of impervious area coverage may be permitted for excellence in building design and landscaping beyond what is permitted in the Land Development Regulations. Excellence is measured by the applicant's quantitative and qualitative use of landscape and design elements such as</p>

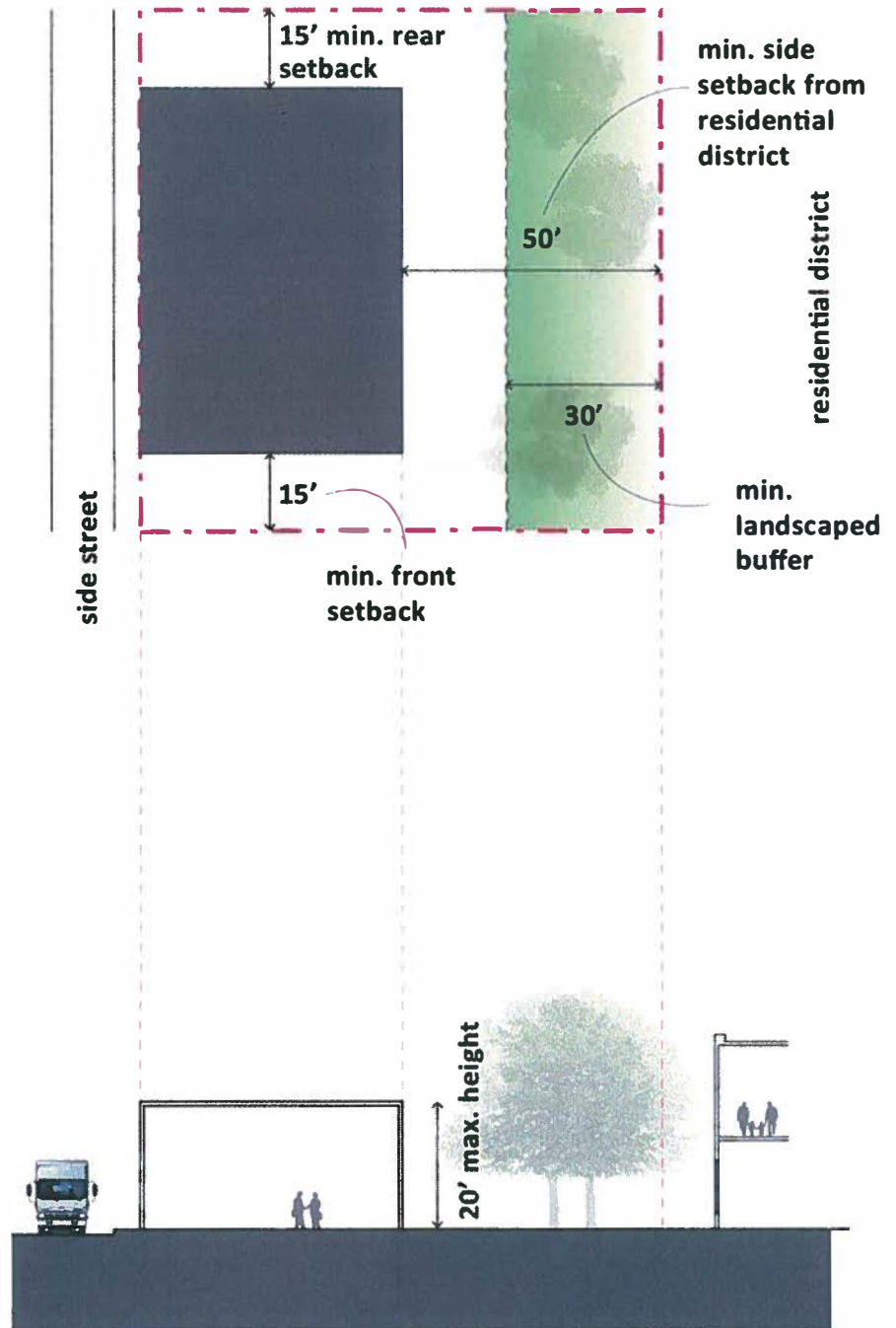
**Article IV. Districts,
Permitted Uses and
Development Standards**

	vegetation, berms, graphic identification features, grounds, artwork, site illumination and sidewalks.
--	--

1.0
Per 2,500 sq ft
Parking Spaces
Required +

1 per 400 sq ft
of Office

I-2 Liberal Industrial District



Sec. 22-93. I-3 Liberal Industrial District

The Liberal Industrial District provides for more intensive industrial operations at appropriate locations.

A. Prohibited uses

1. Animal slaughterhouse or abattoir
2. Arsenal
3. Asphalt manufacturing or refining
4. Asphalt paving plant
5. Asphalt storage, liquid or solid
6. Corrosive acid manufacture
7. Bag cleaning
8. Bone distillation
9. Blast furnace
10. Boiler works
11. Bulk storage of petroleum and petroleum products
12. Butane and propane manufacture and storage
13. Canning or compressing
14. Cement, lime, gypsum or Plaster of Paris manufacture or grinding
15. Concrete batching or transit mix plant
16. Cotton baling or compressing
17. Cotton gin or cotton oil mill
18. Creosote manufacture or treatment
19. Coke oven
20. Distillation of coal tar, petroleum, refuse, grain or wood
21. Drilling, production or refining of petroleum or inflammable liquids
22. Drop forge plant
23. Electric power plant
24. Enameling plant
25. Extraction of animal or fish fats and oils
26. Fat rendering

**Article IV. Districts,
Permitted Uses and
Development Standards**

27. Fertilizer manufacture, except cold compounding of non-odorous materials
28. Flour mill
29. Food grinding or processing
30. Foundry
31. Galvanizing plant
32. Gas holder
33. Gunpowder, fireworks or other explosives, manufacture or storage except as incidental to a permitted use
34. Garbage, offal, dead animal refuse, rancid fats, incineration, reduction or storage
35. Glue or gelatin manufacture, where the processes used include the refining or recovery of products from fish, animal refuse or offal
36. Grain elevator and storage
37. Grain mill
38. Hair factory
39. House wrecking yards, used building material yards
40. Livestock auction sales
41. Metal stamping and pressing
42. Oil compounding or barreling
43. Oil reclamation plant
44. Oil well equipment, storage, supplies
45. Paper and pulp mills
46. Paving plant
47. Potash works
48. Pyroxlin and pyroxlin product manufacture
49. Quarry or stone mill
50. Railroad roundhouse
51. Radium extraction
52. Rubber manufacture from raw materials
53. Salvage store and yard
54. Sandblasting

**Article IV. Districts,
Permitted Uses and
Development Standards**

- 55. Septic tank service
- 56. Sewage disposal plants
- 57. Shipbuilding or shipyard
- 58. Slag crushing or dump
- 59. Stone cutting, monument works
- 60. Storage of poisonous gases and insecticides
- 61. Smelting or refining of metals or ores
- 62. Steel manufacture
- 63. Stockyards or feeding pens
- 64. Sugar refining
- 65. Tire or rubber products manufacture
- 66. Vegetable oil manufacture, refining, storage
- 67. Wool pulling or scouring
- 68. Yeast plant

Table of Standards

<u>Standard</u>	<u>I-3</u>
Intensity	3.0 Floor Area Ratio
Minimum Site Area	10,000 s.f.
Setbacks	Front – 15 feet Side with a public alley - 7 feet Side – 0 feet Rear – 15 feet 50 feet from any residential district, with at least a 30 foot landscaped buffer
Maximum Height	3 stories or 45 feet, whichever is less
Bonus Provisions	Projects which achieve a minimum LEED Silver or other equivalent third party certification are eligible for up to a 10% increase in floor area; projects which achieve a minimum LEED Gold or other equivalent third party certification are eligible for up to a

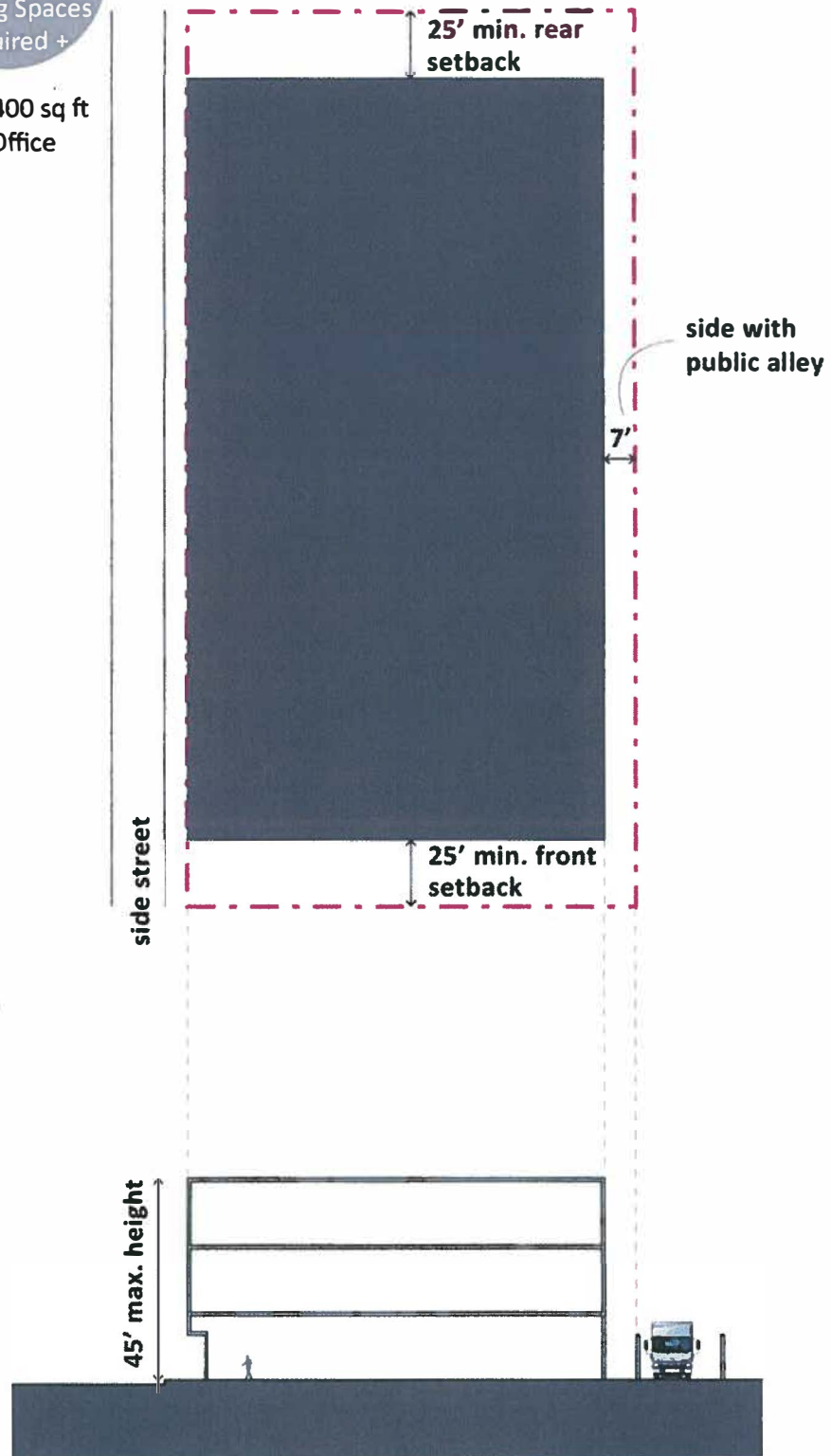
**Article IV. Districts,
Permitted Uses and
Development Standards**

	15% increase in floor area; projects which achieve a minimum LEED Platinum or other equivalent third party certification are eligible for up to a 20% increase in floor area.
--	---

I-3 Industrial Planned District

1.0
Per 2,500 sq ft
Parking Spaces
Required +

1 per 400 sq ft
of Office



**Article IV. Districts,
Permitted Uses and
Development Standards**

Sec. 22-94. I-4 Liberal Industrial District, Storage and Salvage

This Industrial District provides for the below stated uses at appropriate locations.

1. Table of Standards

<u>Standard</u>	<u>I-4</u>
Intensity	.75 Floor Area Ratio
Minimum Site Area	One acre
Setbacks	Front – 15 feet Side with a public alley - 7 feet Side – 0 feet Rear – 15 feet 50 feet from any residential district, with at least a 30 foot landscaped buffer
Maximum Height	1 story or 20 feet, whichever is less The maximum stacked height of automobiles or automobile parts shall not exceed fifteen (15) feet, and must be enclosed by a wall which is at least as high as the stacked automobiles; in no event shall automobiles or automobile parts, as stored, piled or placed, exceed the requirements herein. All material, supplies, automobiles, automobile parts, or other items shall be secured behind a wall and shall not be visible from off the property when viewed three hundred (300) feet horizontally from all directions.

ENROLLED

CS/CS/CS/HB 45, Engrossed 1

2011 Legislature

1 A bill to be entitled
 2 An act relating to the regulation of firearms and
 3 ammunition; amending s. 790.33, F.S.; clarifying and
 4 reorganizing provisions that preempt to the state the
 5 entire field of regulation of firearms; prohibiting the
 6 knowing and willful violation of the Legislature's
 7 occupation of the whole field of regulation of firearms
 8 and ammunition by the enactment or causation of
 9 enforcement of any local ordinance or administrative rule
 10 or regulation; providing additional intent of the section;
 11 eliminating provisions authorizing counties to adopt an
 12 ordinance requiring a waiting period between the purchase
 13 and delivery of a handgun; providing injunctive relief
 14 from the enforcement of an invalid ordinance, regulation,
 15 or rule; providing a civil penalty for knowing and willful
 16 violation of prohibitions; providing that public funds may
 17 not be used to defend or reimburse the unlawful conduct of
 18 any person charged with a knowing and willful violation of
 19 the act; providing for termination of employment or
 20 contract or removal from office of a person acting in an
 21 official capacity who knowingly and willfully violates any
 22 provision of the act; providing for declaratory and
 23 injunctive relief for specified persons or organizations;
 24 providing for specified damages and interest; providing
 25 exceptions to prohibitions of the section; providing an
 26 effective date.

27
 28 Be It Enacted by the Legislature of the State of Florida:

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

ENROLLED

CS/CS/CS/HB 45, Engrossed 1

2011 Legislature

29
30 Section 1. Section 790.33, Florida Statutes, is amended to
31 read:

32 790.33 Field of regulation of firearms and ammunition
33 preempted.—

34 (1) PREEMPTION.—Except as expressly provided by the State
35 Constitution or general law, the Legislature hereby declares
36 that it is occupying the whole field of regulation of firearms
37 and ammunition, including the purchase, sale, transfer,
38 taxation, manufacture, ownership, possession, storage, and
39 transportation thereof, to the exclusion of all existing and
40 future county, city, town, or municipal ordinances or any
41 administrative regulations or rules adopted by local or state
42 government relating thereto. Any such existing ordinances,
43 rules, or regulations are hereby declared null and void. ~~This~~
44 ~~subsection shall not affect zoning ordinances which encompass~~
45 ~~firearms businesses along with other businesses. Zoning~~
46 ~~ordinances which are designed for the purpose of restricting or~~
47 ~~prohibiting the sale, purchase, transfer, or manufacture of~~
48 ~~firearms or ammunition as a method of regulating firearms or~~
49 ~~ammunition are in conflict with this subsection and are~~
50 ~~prohibited.~~

51 ~~(2) LIMITED EXCEPTION; COUNTY WAITING PERIOD ORDINANCES.~~

52 ~~(a) Any county may have the option to adopt a waiting-~~
53 ~~period ordinance requiring a waiting period of up to, but not to~~
54 ~~exceed, 3 working days between the purchase and delivery of a~~
55 ~~handgun. For purposes of this subsection, "purchase" means~~
56 ~~payment of deposit, payment in full, or notification of intent~~

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2011 Legislature

57 ~~to purchase. Adoption of a waiting period ordinance, by any~~
 58 ~~county, shall require a majority vote of the county commission~~
 59 ~~on votes on waiting period ordinances. This exception is limited~~
 60 ~~solely to individual counties and is limited to the provisions~~
 61 ~~and restrictions contained in this subsection.~~

62 ~~(b) Ordinances authorized by this subsection shall apply~~
 63 ~~to all sales of handguns to individuals by a retail~~
 64 ~~establishment except those sales to individuals exempted in this~~
 65 ~~subsection. For purposes of this subsection, "retail~~
 66 ~~establishment" means a gun shop, sporting goods store, pawn~~
 67 ~~shop, hardware store, department store, discount store, bait or~~
 68 ~~tackle shop, or any other store or shop that offers handguns for~~
 69 ~~walk-in retail sale but does not include gun collectors shows or~~
 70 ~~exhibits, or gun shows.~~

71 ~~(c) Ordinances authorized by this subsection shall not~~
 72 ~~require any reporting or notification to any source outside the~~
 73 ~~retail establishment, but records of handgun sales must be~~
 74 ~~available for inspection, during normal business hours, by any~~
 75 ~~law enforcement agency as defined in s. 934.02.~~

76 ~~(d) The following shall be exempt from any waiting period:~~

77 ~~1. Individuals who are licensed to carry concealed~~
 78 ~~firearms under the provisions of s. 790.06 or who are licensed~~
 79 ~~to carry concealed firearms under any other provision of state~~
 80 ~~law and who show a valid license;~~

81 ~~2. Individuals who already lawfully own another firearm~~
 82 ~~and who show a sales receipt for another firearm; who are known~~
 83 ~~to own another firearm through a prior purchase from the retail~~
 84 ~~establishment; or who have another firearm for trade-in;~~

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2011 Legislature

85 ~~3. A law enforcement or correctional officer as defined in~~
 86 ~~s. 943.10;~~

87 ~~4. A law enforcement agency as defined in s. 934.02;~~

88 ~~5. Sales or transactions between dealers or between~~
 89 ~~distributors or between dealers and distributors who have~~
 90 ~~current federal firearms licenses; or~~

91 ~~6. Any individual who has been threatened or whose family~~
 92 ~~has been threatened with death or bodily injury, provided the~~
 93 ~~individual may lawfully possess a firearm and provided such~~
 94 ~~threat has been duly reported to local law enforcement.~~

95 (2) ~~(3)~~ POLICY AND INTENT.—

96 (a) It is the intent of this section to provide uniform
 97 firearms laws in the state; to declare all ordinances and
 98 regulations null and void which have been enacted by any
 99 jurisdictions other than state and federal, which regulate
 100 firearms, ammunition, or components thereof; to prohibit the
 101 enactment of any future ordinances or regulations relating to
 102 firearms, ammunition, or components thereof unless specifically
 103 authorized by this section or general law; and to require local
 104 jurisdictions to enforce state firearms laws.

105 (b) It is further the intent of this section to deter and
 106 prevent the violation of this section and the violation of
 107 rights protected under the constitution and laws of this state
 108 related to firearms, ammunition, or components thereof, by the
 109 abuse of official authority that occurs when enactments are
 110 passed in violation of state law or under color of local or
 111 state authority.

112 (3) PROHIBITIONS; PENALTIES.—

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2011 Legislature

113 (a) Any person, county, agency, municipality, district, or
 114 other entity that violates the Legislature's occupation of the
 115 whole field of regulation of firearms and ammunition, as
 116 declared in subsection (1), by enacting or causing to be
 117 enforced any local ordinance or administrative rule or
 118 regulation impinging upon such exclusive occupation of the field
 119 shall be liable as set forth herein.

120 (b) If any county, city, town, or other local government
 121 violates this section, the court shall declare the improper
 122 ordinance, regulation, or rule invalid and issue a permanent
 123 injunction against the local government prohibiting it from
 124 enforcing such ordinance, regulation, or rule. It is no defense
 125 that in enacting the ordinance, regulation, or rule the local
 126 government was acting in good faith or upon advice of counsel.

127 (c) If the court determines that a violation was knowing
 128 and willful, the court shall assess a civil fine of up to \$5,000
 129 against the elected or appointed local government official or
 130 officials or administrative agency head under whose jurisdiction
 131 the violation occurred.

132 (d) Except as required by applicable law, public funds may
 133 not be used to defend or reimburse the unlawful conduct of any
 134 person found to have knowingly and willfully violated this
 135 section.

136 (e) A knowing and willful violation of any provision of
 137 this section by a person acting in an official capacity for any
 138 entity enacting or causing to be enforced a local ordinance or
 139 administrative rule or regulation prohibited under paragraph (a)
 140 or otherwise under color of law shall be cause for termination

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2011 Legislature

141 of employment or contract or removal from office by the
 142 Governor.

143 (f) A person or an organization whose membership is
 144 adversely affected by any ordinance, regulation, measure,
 145 directive, rule, enactment, order, or policy promulgated or
 146 caused to be enforced in violation of this section may file suit
 147 against any county, agency, municipality, district, or other
 148 entity in any court of this state having jurisdiction over any
 149 defendant to the suit for declaratory and injunctive relief and
 150 for actual damages, as limited herein, caused by the violation.

151 A court shall award the prevailing plaintiff in any such suit:

152 1. Reasonable attorney's fees and costs in accordance with
 153 the laws of this state, including a contingency fee multiplier,
 154 as authorized by law; and

155 2. The actual damages incurred, but not more than
 156 \$100,000.

157
 158 Interest on the sums awarded pursuant to this subsection shall
 159 accrue at the legal rate from the date on which suit was filed.

160 (4) EXCEPTIONS.—This section does not prohibit:

161 (a) Zoning ordinances that encompass firearms businesses
 162 along with other businesses, except that zoning ordinances that
 163 are designed for the purpose of restricting or prohibiting the
 164 sale, purchase, transfer, or manufacture of firearms or
 165 ammunition as a method of regulating firearms or ammunition are
 166 in conflict with this subsection and are prohibited;

167 (b) A duly organized law enforcement agency from enacting
 168 and enforcing regulations pertaining to firearms, ammunition, or

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2011 Legislature

169 firearm accessories issued to or used by peace officers in the
 170 course of their official duties;

171 (c) Except as provided in s. 790.251, any entity subject
 172 to the prohibitions of this section from regulating or
 173 prohibiting the carrying of firearms and ammunition by an
 174 employee of the entity during and in the course of the
 175 employee's official duties;

176 (d) A court or administrative law judge from hearing and
 177 resolving any case or controversy or issuing any opinion or
 178 order on a matter within the jurisdiction of that court or
 179 judge; or

180 (e) The Florida Fish and Wildlife Conservation Commission
 181 from regulating the use of firearms or ammunition as a method of
 182 taking wildlife and regulating the shooting ranges managed by
 183 the commission.

184 (5) ~~(b)~~ SHORT TITLE.—As created by chapter 87-23, Laws of
 185 Florida, this section ~~shall be known and~~ may be cited as the
 186 "Joe Carlucci Uniform Firearms Act."
 187 Section 2. This act shall take effect October 1, 2011.

RESOLUTION NO. 24-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE TENTATIVE PLAT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 14301 NW 27TH AVENUE, IDENTIFIED BY FOLIOS 08-2122-000-0050 IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, desires to develop and operate a self-storage facility on a parcel of property located at 13850 NW 27th Avenue, in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, submitted requests for a tentative plat review, a final site plan review, and for development agreement review for development of the site as a self-storage facility; and

WHEREAS, the applicant now seeks to obtain Tentative Plat approval to construct a self-storage facility in accordance with the requirements of the City of Opa-Locka and the requirements of Miami-Dade County Code, Chapter 28 "Subdivisions - Plats and Platting"; and

WHEREAS, staff finds that the Tentative Plat is consistent with the City's Codes and Ordinances and therefore desires to approve/deny the Tentative Plat attached hereto as Exhibit "A" to this Resolution; and

WHEREAS, the Planning & Zoning Board considered the application for tentative plat review and recommended approval of the tentative plat application; and

WHEREAS, the City Commission for the City of Opa-Locka considered the tentative plat application and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves the Tentative Plat Application.

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. APPROVAL/DENIAL.

Approval/Denial of Tentative Plat. The City Commission for the City of Opa-Locka, Florida hereby approves /denies the Tentative Plat for the construction and operation of a self-storage facility in accordance with the requirements of the City of Opa-Locka Land Development Regulations and the requirements of Miami-Dade County Code, Chapter 28 "Subdivisions- Plats and Platting", in the B-3 Zoning District. A copy of the Tentative Plat is attached hereto as Exhibit "A".

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2024.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Williams	Yes	_____	No	_____
Commissioner Kelley	Yes	_____	No	_____
Commissioner Bass	Yes	_____	No	_____
Vice Mayor Ervin	Yes	_____	No	_____
Mayor Taylor	Yes	_____	No	_____

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 5000 DATE RECEIVED: _____

PROPERTY OWNER'S NAME: opa locka storage Property LLC

PROPERTY OWNER'S ADDRESS: 301 E Las Olas Blvd 2 Fl Ft Lauderdale, FL 33301
Number/Street City State/Zip Code

APPLICANT'S NAME: Police Land Surveyors Inc

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

PHONE NUMBER: OFFICE 954 572 1777 HOME - OTHER -

SUBJECT PROPERTY ADDRESS: 14301 NW 27 Ave
Number/Street

TAX FOLIO NUMBER: 08-2122-000-0050 PRESENT ZONING: commercial

LEGAL DESCRIPTION: see attached

Please check specific request:

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

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

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

Received:
By:
Date:

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

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

- Completed application form
- Application fee payable to the City of Opa-locka by check or money order
- Copy of property owner's and/or applicant's driver license/photo I.D.
- Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- All preliminary and final site plans, along with property survey, must be submitted on CD-Rom disc in Cad and PDF format.
- Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- Narrative concept must be submitted with application

AFFIDAVIT

I, ALEX HERNANDEZ, 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.

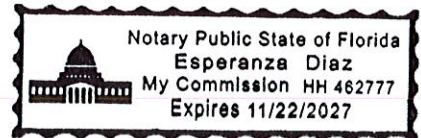
Signature [Handwritten Signature]

Date 1/12/2024

Sworn to and subscribed before me:

This 12 day of January 2024

[Handwritten Signature]
Notary Public
Attach copy of identification



My commission expires _____

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



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

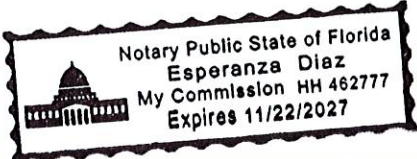
Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

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

see attached

I do give to Jane Storms Pylice Land Surveys the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Jane Storms Pylice Land Surveys 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 [Handwritten Signature]
Date 1/12/2024



Sworn to and subscribed before me:
This 12 day of January 2024
[Handwritten Signature]
Notary Public

My commission expires: _____

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

LEGAL DESCRIPTION: (DEED)

A PORTION OF SECTION 22 TOWNSHIP 52 SOUTH RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GRANTOR'S TRACKS AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE AS SHOW ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, AS RECORDED IN PLAT BOOK 46, PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE FOR 55.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE FOR 145.47 FEET; THENCE NORTH 63°20'00" EAST ALONG A LINE PARALLEL WITH AND 180.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE AFORESAID CENTERLINE OF GRANTOR'S TRACKS FOR 567.31 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 45°53'09" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2,332.49 FEET AND A CENTRAL ANGLE OF 08°34'43", FOR AN ARC DISTANCE OF 349.23 FEET (SAID LAST MENTION COURSE COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 ACCORDING TO THE AFORESAID STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP); THENCE NORTH 26°40'00" WEST FOR 40.10 FEET; THENCE SOUTH 63°20'00" WEST ALONG A LINE PARALLEL AND 50.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID CENTER LINE OF GRANTOR'S TRACKS FOR 844.77 FEET TO THE POINT OF BEGINNING,

SAID LANDS LYING AND BEING IN DADE COUNTY FLORIDA.

LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CSX RAILROAD AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE (STATE ROAD NO. 817), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENTATION MAP OF STATE ROAD NO. 9, SECTION 87240, RECORDED IN PLAT BOOK 154, PAGE 14 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 60°57'52" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 839.77 FEET; THENCE SOUTH 29°02'08" EAST 40.13 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 39°40'23" EAST, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 AS SHOWN ON SAID RIGHT OF WAY MONUMENTATION MAP; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2332.49 FEET, A CENTRAL ANGLE OF 08°34'43", FOR AN ARC DISTANCE OF 349.23 FEET; THENCE SOUTH 60°57'52" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE LYING 130 FEET SOUTH OF AND PARALLEL TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE SOUTH 60°57'52" WEST 567.97 FEET TO A POINT ON THE

AFOREMENTIONED EAST RIGHT-OF-WAY LINE; THENCE NORTH 02°21'08" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 145.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 96,747 SQUARE FEET (2.2210 ACRES), MORE OR LESS.



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

Detail by Entity Name

Florida Limited Liability Company
OPA LOCKA STORAGE PROPERTY LLC

Filing Information

Document Number L23000333109
FEI/EIN Number NONE
Date Filed 07/13/2023
State FL
Status ACTIVE
Last Event LC STMNT OF RA/RO CHG
Event Date Filed 11/17/2023
Event Effective Date NONE

Principal Address

301 E LAS OLAS BOULEVARD
 SECOND FLOOR
 FT. LAUDERDALE, FL 33301

Mailing Address

301 E LAS OLAS BOULEVARD
 SECOND FLOOR
 FT. LAUDERDALE, FL 33301

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525

Name Changed: 11/17/2023

Address Changed: 11/17/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

OPA LOCKA STORAGE HOLDINGS LLC
 301 E LAS OLAS BOULEVARD, SECOND FLOOR
 FT. LAUDERDALE, FL 33301

Annual Reports

No Annual Reports Filed

Document Images

[11/17/2023 -- CORLCRACHG](#)

[View image in PDF format](#)

[07/13/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

Nora & Angela Rotella
2650 Ali Baba Ave
Opa-locka, FL 33054

Re: Applications for "Opa Locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-Locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-Locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely

Graham Penn

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2620 Ali Baba Ave

LEGAL DESCRIPTION: see attached

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Nora / Angela Rotella PHONE: _____

ADDRESS (if different): 10020 SW 85 Ter Miami, FL 33173

Signature



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/03/2024

PROPERTY IDENTIFICATION

Folio 08-2122-000-0411
Property Address 2620 ALI BABA AVE
 OPA-LOCKA, FL 33054-3140
Owner NORA ROTELLA, ANGELA ROTELLA
Mailing Address 10020 SW 85 TER
 MIAMI, FL 33173
Primary Zone 6600 COMMERCIAL - LIBERAL
Primary Land Use 4132 LIGHT MANUFACTURING : LIGHT MFG &
 FOOD PROCESSING
Beds / Baths /Half 0 / 0 / 0
Floors 1
Living Units 0
Actual Area 15,006 Sq.Ft
Living Area 15,006 Sq.Ft
Adjusted Area 15,006 Sq.Ft
Lot Size 25,200 Sq.Ft
Year Built 1970



TAXABLE VALUE HISTORICAL DATA

Year	2023	2022	2021
Land Value	\$352,800	\$252,000	\$252,000
Building Value	\$1,331,807	\$1,120,000	\$821,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,684,607	\$1,372,000	\$1,073,000
Assessed Value	\$902,892	\$820,811	\$746,192

TAXABLE VALUE HISTORICAL DATA

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$781,715	\$551,189	\$326,808

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

SALES HISTORY

22 52 41 .58 AC
 BEG SW COR LOT 50 BLK 1 2ND ADD
 TO MAGNOLIA SUB PB 46-89 SWLY
 180FT N139.92FT NELY180FT
 S139.84FT TO POB

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$902,892	\$820,811	\$746,192
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,684,607	\$1,372,000	\$1,073,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$902,892	\$820,811	\$746,192
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$902,892	\$820,811	\$746,192

Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2005	\$0	24310-3870	Sales which are disqualified as a result of examination of the deed
12/01/1988	\$120,000	13934-3050	Sales which are qualified
04/01/1977	\$1	09667-0605	Sales which are disqualified as a result of examination of the deed
09/01/1975	\$177,000	00000-00000	Sales which are qualified

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Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2620 Al' Baba Ave.

LEGAL DESCRIPTION: see attached

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Morg Rokella PHONE: _____

ADDRESS (If different): 625 Cadagua Ave Miami, FL 33146

Signature



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/03/2024

PROPERTY INFORMATION

Folio 08-2122-000-0410
Property Address 2620 ALI BABA AVE
 OPA-LOCKA, FL 33054-3643
Owner NORA ROTELLA
Mailing Address 625 CADAGUA AVE
 MIAMI, FL 33146
Primary Zone 6600 COMMERCIAL - LIBERAL
Primary Land Use 2719 AUTOMOTIVE OR MARINE :
 AUTOMOTIVE OR MARINE
Beds / Baths /Half 0 / 0 / 0
Floors 1
Living Units 0
Actual Area 1,566 Sq.Ft
Living Area 1,566 Sq.Ft
Adjusted Area 1,436 Sq.Ft
Lot Size 16,788 Sq.Ft
Year Built 1995



ASSESSMENT HISTORY

Year	2023	2022	2021
Land Value	\$235,032	\$167,880	\$167,880
Building Value	\$80,775	\$81,966	\$73,079
Extra Feature Value	\$20,918	\$21,196	\$21,476
Market Value	\$336,725	\$271,042	\$262,435
Assessed Value	\$298,146	\$271,042	\$253,094

TAX BENEFITS

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$38,579		\$9,341

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

PROPERTY DESCRIPTION

22 52 41 .37 AC
 BEG 180FT SWLY OF SW COR LOT 50
 BLK 1 2ND ADD TO MAGNOLIA SUB PER
 PB 46-89 CONT SWLY ALG N R/W/L
 S A L 133.34FT TO E R/W/L NW 27TH

TAXABLE VALUE HISTORY

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$298,146	\$271,042	\$253,094
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$336,725	\$271,042	\$262,435
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$298,146	\$271,042	\$253,094
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$298,146	\$271,042	\$253,094

SALES HISTORY

Previous Sale	Price	OR Book-Page	Qualification Description
11/02/2007	\$100	26031-2777	Sales which are disqualified as a result of examination of the deed
11/02/2007	\$100	26031-2777	Sales which are disqualified as a result of examination of the deed
10/01/1995	\$0	16987-0447	Sales which are disqualified as a result of examination of the deed
11/01/1991	\$80,000	15285-148	Sales which are qualified

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VIA US MAIL

December 13, 2022

Nora Rotella
2620 Ali Baba Ave
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely



Graham Penn



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

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2600 Al. Baba Ave

LEGAL DESCRIPTION: see attached

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: see attached PHONE: _____

ADDRESS (If different): 431 NW 131 Ave Plantation, Fl 33325

Signature



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/03/2024

Folio 08-2122-004-0440

Property Address 2600 ALI BABA AVE
OPA-LOCKA, FL 33054-3140

Owner CLAYTON B BRASINGTON III TRS , THE
BRASINGTON REVOCABLE TRUST , DORIAN F
BRASINGTON TRS , ROBERT J BRASINGTON TRS ,
DECL TRUST ROBERT J BRASINGTON , JOHN
LLOYD BRASINGTON SR TRS , JOHN LLOYD
BRASINGTON SR , IRREVOCABLE SPECIAL CARE
TRUST

Mailing Address 431 NW 131 AVE
PLANTATION, FL 33325

Primary Zone 7100 INDUSTRIAL - LIGHT MFG

Primary Land Use 4837 WAREHOUSE TERMINAL OR STG :
WAREHOUSE OR STORAGE

Beds / Baths / Half 0 / 0 / 0

Floors 1

Living Units 0

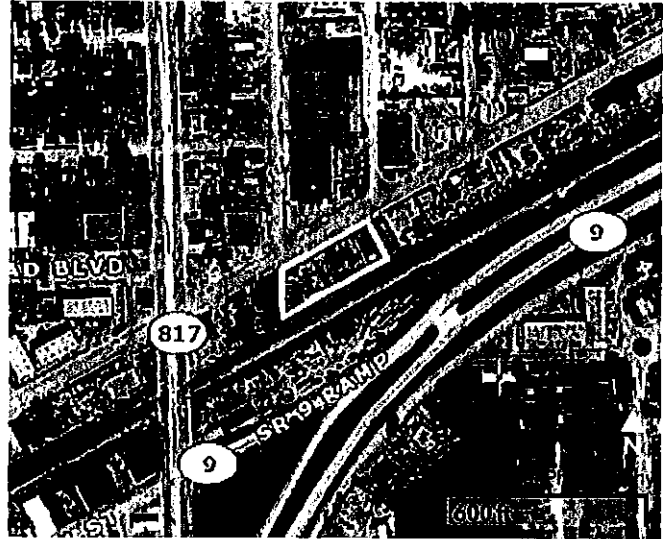
Actual Area 20,100 Sq.Ft

Living Area 20,100 Sq.Ft

Adjusted Area 20,100 Sq.Ft

Lot Size 41,426 Sq.Ft

Year Built Multiple (See Building Info.)



Year	2023	2022	2021
Land Value	\$828,520	\$497,112	\$497,112
Building Value	\$1,611,480	\$1,225,888	\$916,888
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,440,000	\$1,723,000	\$1,414,000
Assessed Value	\$973,989	\$885,445	\$804,950

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$973,989	\$885,445	\$804,950
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,440,000	\$1,723,000	\$1,414,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$973,989	\$885,445	\$804,950
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$973,989	\$885,445	\$804,950

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,466,011	\$837,555	\$609,050

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

MAGNOLIA SUB 2ND ADDN PB 46-89
LOTS 45 TO 50 INC BLK 1
LOT SIZE 41426 SQUARE FEET
OR 18074-1884 0498 5

Previous Sale	Price	OR Book-Page	Qualification Description
06/05/2020	\$100	31963-3528	Corrective, tax or QCD; min consideration
05/22/2017	\$100	30546-0657	Corrective, tax or QCD; min consideration
12/07/2012	\$100	28398-3764	Corrective, tax or QCD; min consideration
04/17/1998	\$0	18074-1884	Sales which are disqualified as a result of examination of the deed

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VIA US MAIL

December 13, 2022

Martha M Brasington
2600 Ali Baba Ave
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely



Graham Penn



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

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2530 Al' Baker Ave

LEGAL DESCRIPTION: see attached

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: BS A sheet Metal Inc PHONE: _____

ADDRESS (If different): _____

Signature



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/03/2024

PROPERTY INFORMATION

Folio 08-2122-004-0430
Property Address 2530 ALI BABA AVE
 OPA-LOCKA, FL 33054-3138
Owner B S A SHEET METAL INC
Mailing Address 2530 ALI BABA AVE
 OPA LOCKA, FL 33054-3138
Primary Zone 7100 INDUSTRIAL - LIGHT MFG
Primary Land Use 4837 WAREHOUSE TERMINAL OR STG :
 WAREHOUSE OR STORAGE
Beds / Baths /Half 0 / 0 / 0
Floors 1
Living Units 0
Actual Area 3,240 Sq.Ft
Living Area 3,240 Sq.Ft
Adjusted Area 3,240 Sq.Ft
Lot Size 6,250 Sq.Ft
Year Built Multiple (See Building Info.)



ASSESSMENT HISTORY

Year	2023	2022	2021
Land Value	\$125,000	\$75,000	\$75,000
Building Value	\$296,000	\$216,000	\$153,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$421,000	\$291,000	\$228,000
Assessed Value	\$189,195	\$171,996	\$156,360

DEDUCTIONS

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$231,805	\$119,004	\$71,640

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

RECORD INFORMATION

MAGNOLIA SUB 2ND ADDN PB 46-89
 LOT 44 BLK 1
 LOT SIZE 6250 SQUARE FEET

TAXABLE VALUE INFORMATION

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$189,195	\$171,996	\$156,360
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$421,000	\$291,000	\$228,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$189,195	\$171,996	\$156,360
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$189,195	\$171,996	\$156,360

PREVIOUS SALES

Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1973	\$65,000	00000-00000	Deeds that include more than one parcel

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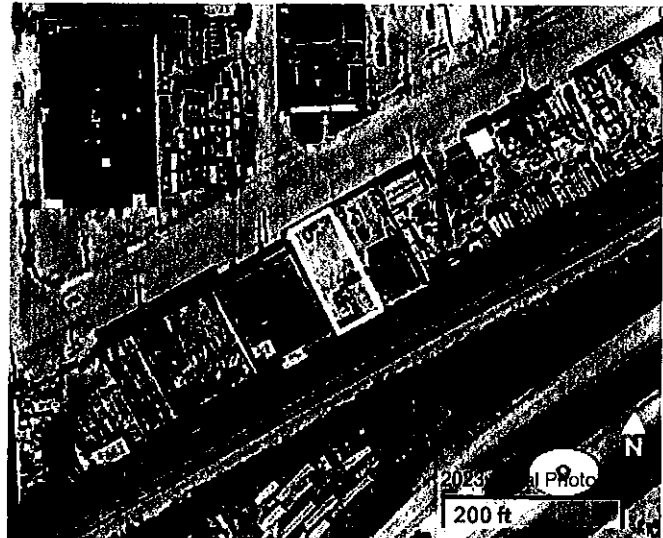


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/03/2024

Folio 08-2122-004-0420
Property Address 0, FL
Owner B S A SHEET METAL INC
Mailing Address 2530 ALI BABA AVE
 OPA LOCKA, FL 33054-3138
Primary Zone 7100 INDUSTRIAL - LIGHT MFG
Primary Land Use 4066 VACANT LAND - INDUSTRIAL : EXTRA FEA
 OTHER THAN PARKING
Beds / Baths /Half 0 / 0 / 0
Floors 0
Living Units 0
Actual Area 0 Sq.Ft
Living Area 0 Sq.Ft
Adjusted Area 0 Sq.Ft
Lot Size 6,250 Sq.Ft
Year Built 0



Year	2023	2022	2021
Land Value	\$125,000	\$75,000	\$75,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$5,587	\$5,645	\$5,702
Market Value	\$130,587	\$80,645	\$80,702
Assessed Value	\$67,910	\$61,737	\$56,125

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$62,677	\$18,908	\$24,577

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

22 52 41
 MAGNOLIA SUB 2ND ADDN PB 46-89
 LOT 43 BLK 1
 LOT SIZE 6250 SQUARE FEET
 73R 232481

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$67,910	\$61,737	\$56,125
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$130,587	\$80,645	\$80,702
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$67,910	\$61,737	\$56,125
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$67,910	\$61,737	\$56,125

Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1973	\$65,000	00000-00000	Deeds that include more than one parcel

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

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

B S A Sheet Metal Inc.
2530 Ali Baba Ave
Opa-locka, FL 33054

Re: Applications for "Opa-locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

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Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely

Graham Penn

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2530 Service Rd

LEGAL DESCRIPTION: see attached

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Beja Investment LLC PHONE: _____

ADDRESS (If different): _____

Signature

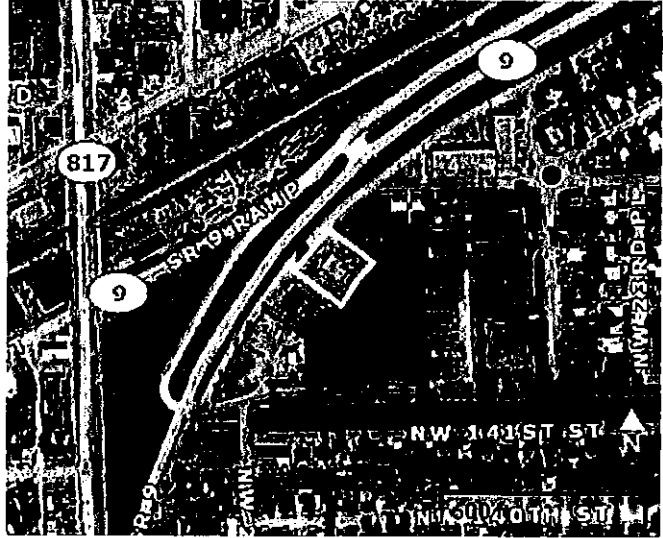


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/03/2024

Folio 08-2122-000-0080
Property Address 2530 SERVICE RD
 OPA-LOCKA, FL 33054-3758
Owner BEJA INVESTMENT LLC
Mailing Address 2530 NW SERVICE RD
 OPA LOCKA, FL 33054
Primary Zone 6600 COMMERCIAL - LIBERAL
Primary Land Use 2512 REPAIR SHOP/NON AUTOMOTIVE :
 REPAIRS - NON AUTOMOTIVE
Beds / Baths /Half 0 / 0 / 0
Floors 1
Living Units 0
Actual Area 2,870 Sq.Ft
Living Area 2,870 Sq.Ft
Adjusted Area 2,448 Sq.Ft
Lot Size 22,216 Sq.Ft
Year Built 1954



Year	2023	2022	2021
Land Value	\$311,024	\$266,592	\$222,160
Building Value	\$99,970	\$99,970	\$88,010
Extra Feature Value	\$18,346	\$18,473	\$18,599
Market Value	\$429,340	\$385,035	\$328,769
Assessed Value	\$423,538	\$385,035	\$328,769

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$5,802		

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

22 52 41 .51 AC
 COMM AT SW COR OF BLK 314 TH S 88
 DEG W 474.83FT OF E1/4 OF NW1/4
 OF NW1/4 OF SW1/4 OF SEC TH
 N 01 DEG W 214.96FT NELY AD 150FT

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$423,538	\$385,035	\$328,769
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$429,340	\$385,035	\$328,769
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$423,538	\$385,035	\$328,769
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$423,538	\$385,035	\$328,769

Previous Sale	Price	OR Book-Page	Qualification Description
03/12/2021	\$430,500	32408-1059	Corrective, tax or QCD; min consideration
03/31/2020	\$550,000	31888-3730	Qual by exam of deed
02/05/2014	\$100	29069-3092	Corrective, tax or QCD; min consideration
02/05/2014	\$100	29069-3089	Corrective, tax or QCD; min consideration

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

www.brzoninglaw.com

305.377.6229 office

305.377.6222 fax

gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

Beja Investment LLC
2530 Service Rd
Opa-locka, FL 33054

Re: Applications for "Opa-locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

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Sincerely

Graham Penn

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2695 NW 141 St
LEGAL DESCRIPTION: see attached

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: 2695 Investment LLC PHONE: _____

ADDRESS (If different): 19512 NW 71 Ct Hialeah, FL 33015

Signature

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



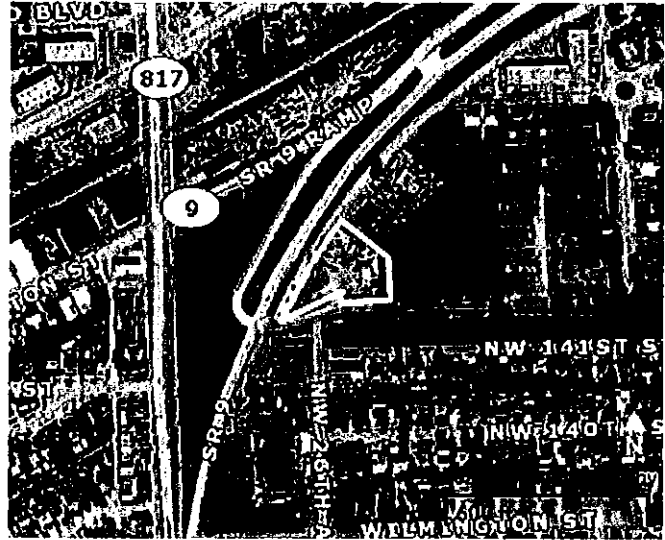
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/03/2024

PROPERTY IDENTIFICATION

Folio 08-2122-000-0120
Property Address 2695 NW 141 ST
 OPA-LOCKA, FL 33054-4051
Owner 2695 INVESTMENTS LLC
Mailing Address 19512 NW 79 CT
 HIALEAH, FL 33015
Primary Zone 6600 COMMERCIAL - LIBERAL
Primary Land Use 1066 VACANT LAND - COMMERCIAL : EXTRA
 FEA OTHER THAN PARKING
Beds / Baths /Half 0 / 0 / 0
Floors 0
Living Units 0
Actual Area 0 Sq.Ft
Living Area 0 Sq.Ft
Adjusted Area 0 Sq.Ft
Lot Size 40,119 Sq.Ft
Year Built 0



ASSESSMENT HISTORY

Year	2023	2022	2021
Land Value	\$561,666	\$401,190	\$401,190
Building Value	\$0	\$0	\$0
Extra Feature Value	\$12,269	\$12,488	\$12,708
Market Value	\$573,935	\$413,678	\$413,898
Assessed Value	\$390,991	\$355,447	\$323,134

ASSESSMENT BENEFITS

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$182,944	\$58,231	\$90,764

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

PROPERTY DESCRIPTION

22 52 41 .921 AC M/L
 BEG 357.15FTW & 1.17FT N OF
 SW COR BLK 314 PB 49-72 TH W
 143.69FT S 64 DEG W125.3FT
 W35.88FT NELY AD 317.18FT S 53

TAXABLE VALUES FOR COUNTY

Year	2023	2022	2021
Exemption Value	\$0	\$0	\$0
Taxable Value	\$390,991	\$355,447	\$323,134

SCHOOL BOARD

Year	2023	2022	2021
Exemption Value	\$0	\$0	\$0
Taxable Value	\$573,935	\$413,678	\$413,898

CITY

Year	2023	2022	2021
Exemption Value	\$0	\$0	\$0
Taxable Value	\$390,991	\$355,447	\$323,134

REGIONAL

Year	2023	2022	2021
Exemption Value	\$0	\$0	\$0
Taxable Value	\$390,991	\$355,447	\$323,134

SALES HISTORY

Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2016	\$330,000	30044-2487	Qual by exam of deed
02/01/2001	\$120,000	19514-2630	Sales which are qualified
12/01/1999	\$0	19419-0023	Sales which are disqualified as a result of examination of the deed
05/01/1995	\$25,000	16822-1735	Other disqualified

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VIA US MAIL

December 13, 2022



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

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

2695 INVESTMENTS LLC
2695 NW 141 Ct.
Opa-locka, FL 33054

Re: Applications for "Opa-locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely

Graham Penn

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 1281/1291 Burlington Street

LEGAL DESCRIPTION: see attached

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Super Stone Properties LLC PHONE: _____

ADDRESS (if different): 1281 Burlington St Opa Locka FL 33054

Signature



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/03/2024

PROPERTY INFORMATION

Folio 08-2121-007-2401
Property Address 1291 BURLINGTON ST
 OPA-LOCKA, FL 33054-3618
Owner SUPER STONE PROPERTIES LLC
Mailing Address 1251 BURLINGTON ST
 OPA LOCKA, FL 33054
Primary Zone 6600 COMMERCIAL - LIBERAL
Primary Land Use 4837 WAREHOUSE TERMINAL OR STG :
 WAREHOUSE OR STORAGE
Beds / Baths /Half 0 / 0 / 0
Floors 0
Living Units 0
Actual Area 18,000 Sq.Ft
Living Area 18,000 Sq.Ft
Adjusted Area 18,000 Sq.Ft
Lot Size 34,522 Sq.Ft
Year Built Multiple (See Building Info.)



PROPERTY VALUE HISTORY

Year	2023	2022	2021
Land Value	\$1,035,660	\$426,591	\$357,547
Building Value	\$1,305,340	\$1,140,409	\$909,453
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,341,000	\$1,567,000	\$1,267,000
Assessed Value	\$1,311,497	\$1,192,270	\$1,083,882

TAXABLE VALUE HISTORY

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,029,503	\$374,730	\$183,118

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

SALES HISTORY

21 52 41 .792 AC M/L
 OPA LOCKA PLAT NO 3 PB 31-14
 POR OF BLK 142
 BEG SELY COR OF BLK 142 TH SWLY
 243.3FT NWLY 130FT NELY 308.59FT

TAXABLE VALUE HISTORY

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,311,497	\$1,192,270	\$1,083,882
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,341,000	\$1,567,000	\$1,267,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,311,497	\$1,192,270	\$1,083,882
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,311,497	\$1,192,270	\$1,083,882

SALES HISTORY

Previous Sale	Price	OR Book-Page	Qualification Description
04/17/2008	\$100	26331-1718	Sales which are disqualified as a result of examination of the deed
12/01/1991	\$100	00000-00000	Sales which are disqualified as a result of examination of the deed
01/29/1986	\$83	12775-0153	Sales which are disqualified as a result of examination of the deed
08/15/1979	\$0	10512-1389	Sales which are disqualified as a result of examination of the deed

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Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

Super Stone Properties LLC
1251 Burlington Street
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW
27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely

Graham Penn

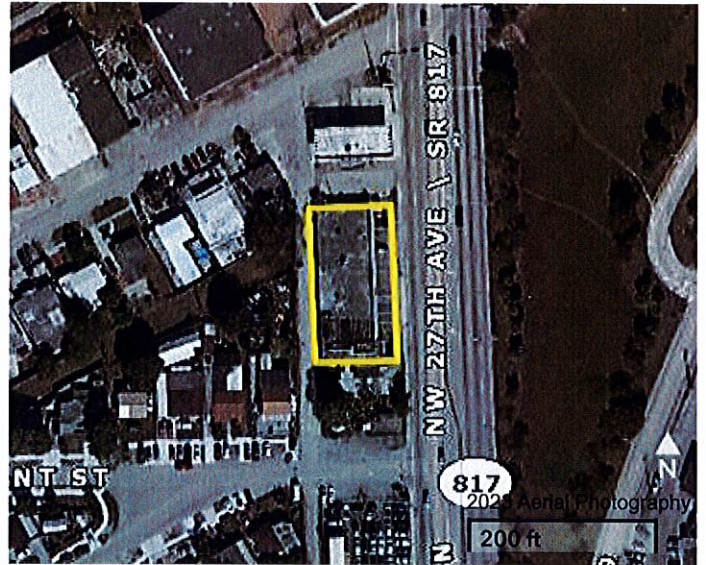


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/24/2024

PROPERTY INFORMATION	
Folio	08-2121-007-2455
Property Address	14120 NW 27 AVE OPA-LOCKA, FL 33054-3655
Owner	14120 INVESTMENTS INC
Mailing Address	13791 NW 19 AVE UNIT 1 OPA LOCKA, FL 33054
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	9,498 Sq.Ft
Living Area	9,498 Sq.Ft
Adjusted Area	9,176 Sq.Ft
Lot Size	14,805 Sq.Ft
Year Built	1966



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$444,150	\$192,465	\$162,855
Building Value	\$541,850	\$412,576	\$346,550
Extra Feature Value	\$0	\$4,080	\$4,140
Market Value	\$986,000	\$609,121	\$513,545
Assessed Value	\$621,388	\$564,899	\$513,545

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$364,612	\$44,222	

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

SHORT LEGAL DESCRIPTION
21 52 41 .34 AC
OPA LOCKA PLAT NO 3 PB 31-14
S160.92FT OF TR B LESS E8FT FOR
RD BLK 143
LOT SIZE 160.920 X 92

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$621,388	\$564,899	\$513,545
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$986,000	\$609,121	\$513,545
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$621,388	\$564,899	\$513,545
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$621,388	\$564,899	\$513,545

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/10/2016	\$660,000	30188-0189	Qual by exam of deed
12/01/1982	\$75,000	11641-1619	Sales which are disqualified as a result of examination of the deed

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VIA US MAIL

December 13, 2022

14120 Investments Inc.
14120 NW 27 Ave
Opa-locka, FL 33054

Re: Applications for "Opa-locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

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Sincerely



Graham Penn



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Suite 300, Miami, FL 33131

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gpenn@brzoninglaw.com



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/24/2024

PROPERTY INFORMATION	
Folio	08-2121-007-2453
Property Address	14116 NW 27 AVE OPA-LOCKA, FL 33054-3655
Owner	ALBERT KING
Mailing Address	14116 NW 27 AVE OPA LOCKA, FL 33054-3655
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,300 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$69,000	\$29,900	\$25,300
Building Value	\$0	\$0	\$0
Extra Feature Value	\$987	\$998	\$1,008
Market Value	\$69,987	\$30,898	\$26,308
Assessed Value	\$31,831	\$28,938	\$26,308

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$38,156	\$1,960	

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

SHORT LEGAL DESCRIPTION	
OPA LOCKA PL NO 3 PB 31-14	
LOT 35 LESS E8FT FOR RD	
BLK 143	
LOT SIZE 25.000 X 92	
OR OR 14702-3346 0990 4	

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,831	\$28,938	\$26,308
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$69,987	\$30,898	\$26,308
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,831	\$28,938	\$26,308
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,831	\$28,938	\$26,308

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/24/2024

PROPERTY INFORMATION	
Folio	08-2121-007-2454
Property Address	14116 NW 27 AVE OPA-LOCKA, FL 33054-0000
Owner	ALBERT KING
Mailing Address	14116 NW 27 AVE OPA LOCKA, FL 33054-3655
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,760 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$82,800	\$35,880	\$30,360
Building Value	\$0	\$0	\$0
Extra Feature Value	\$2,679	\$2,708	\$2,736
Market Value	\$85,479	\$38,588	\$33,096
Assessed Value	\$40,045	\$36,405	\$33,096

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$45,434	\$2,183	

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

SHORT LEGAL DESCRIPTION	
OPA LOCKA PL NO 3 PB 31-14	
LOT 36 LESS E8FT FOR RD	
BLK 143	
OR 10952-1081 1080 4	
LOT SIZE IRREGULAR	

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,045	\$36,405	\$33,096
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$85,479	\$38,588	\$33,096
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,045	\$36,405	\$33,096
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,045	\$36,405	\$33,096

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1990	\$0	14702-3346	Sales which are disqualified as a result of examination of the deed

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VIA US MAIL

December 13, 2022

Albert King
14116 NW 27 Ave
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely



Graham Penn



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Suite 300, Miami, FL 33131

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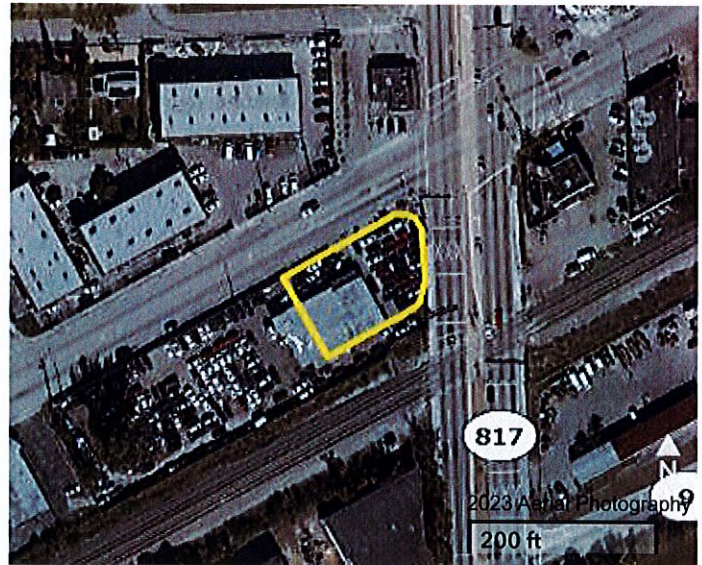


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/24/2024

PROPERTY INFORMATION	
Folio	08-2121-002-1720
Property Address	14360 NW 27 AVE OPA-LOCKA, FL 33054-3644
Owner	ZAINUL A MANIAR & W , RAHILA MANIAR
Mailing Address	335 NE 154 ST N MIAMI BEACH, FL 33162-5023
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,561 Sq.Ft
Living Area	1,561 Sq.Ft
Adjusted Area	1,086 Sq.Ft
Lot Size	11,545 Sq.Ft
Year Built	1957



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$346,350	\$150,085	\$126,995
Building Value	\$52,861	\$52,861	\$46,518
Extra Feature Value	\$10,289	\$10,339	\$10,390
Market Value	\$409,500	\$213,285	\$183,903
Assessed Value	\$222,522	\$202,293	\$183,903

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$222,522	\$202,293	\$183,903
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$409,500	\$213,285	\$183,903
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$222,522	\$202,293	\$183,903
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$222,522	\$202,293	\$183,903

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$186,978	\$10,992	

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

SHORT LEGAL DESCRIPTION
PL NO 1 OPA LOCK PB 25-44
LOTS 13 TO 17 INC BLK 9
LOT SIZE 11545 SQ FT
OR 15802-4447 1292 5
COC 22718-3458 09 2004 1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2004	\$350,000	22718-3458	Sales which are qualified
12/01/1992	\$285,000	15802-4445	Deeds that include more than one parcel
12/01/1992	\$0	15802-4447	Sales which are disqualified as a result of examination of the deed

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gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

Zainul & Rahila Maniar
14360 NW 27th Ave
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

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Sincerely

Graham Penn



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/24/2024

PROPERTY INFORMATION	
Folio	08-2121-007-2452
Property Address	14116 NW 27 AVE OPA-LOCKA, FL 33054-0000
Owner	CHRISTOPHER G KING
Mailing Address	2385 NW 155 ST OPA LOCKA, FL 33054
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,232 Sq.Ft
Living Area	1,232 Sq.Ft
Adjusted Area	999 Sq.Ft
Lot Size	2,300 Sq.Ft
Year Built	1950



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$69,000	\$29,900	\$25,300
Building Value	\$44,917	\$44,917	\$39,527
Extra Feature Value	\$5,015	\$5,054	\$5,093
Market Value	\$118,932	\$79,871	\$69,920
Assessed Value	\$84,603	\$76,912	\$69,920

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$84,603	\$76,912	\$69,920
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$118,932	\$79,871	\$69,920
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$84,603	\$76,912	\$69,920
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$84,603	\$76,912	\$69,920

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$34,329	\$2,959	

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

SHORT LEGAL DESCRIPTION
OPA LOCKA PL NO 3 PB 31-14
LOT 34 LESS E8FT FOR RD
BLK 143
OR 10952-1081 1080 4
LOT SIZE IRREGULAR

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2008	\$0	26360-3466	Sales which are disqualified as a result of examination of the deed
09/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1990	\$0	14702-3346	Sales which are disqualified as a result of examination of the deed

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VIA US MAIL

December 13, 2022

Christopher G. King
14116 NW 27 Ave
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

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Graham Penn



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

www.brzoninglaw.com

305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

930 Warehouse LLC
724 NE 79 St.
Miami, FL 33138

Re: Applications for "Opa-locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely

Graham Penn



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

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gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

Robert A. Silva
2490 Ali Baba Ave
Opa-locka, FL 33054

Re: Applications for "Opa-locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely

Graham Penn

VIA US MAIL

December 13, 2022



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Suite 300, Miami, FL 33131

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305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

City of Opa-locka
780 Fisherman St.
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely



Graham Penn



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Suite 300, Miami, FL 33131

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305.377.6229 office
305.377.6222 fax
gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

St. Andrew Missionary Baptist
Church of Opa locka Inc.
2010 Lincoln Ave
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW
27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely

Graham Penn



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Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office

305.377.6222 fax

gpenn@brzoninglaw.com

VIA US MAIL

December 13, 2022

Trinity Petro LLC
14126 NW 27 Ave
Opa-locka, FL 33054

Re: Applications for "Opa- locka Self Storage" – 14301 NW 27 Avenue (Folio 08-2122-000-0050).

Dear Sir/Madam:

We represent Hernandez Development Services, Inc., the developer of the above-referenced industrial parcel located at 14301 NW 27 Avenue in Opa-locka, Florida (the "Property"). I am writing to provide you notice that we have filed applications with the City of Opa-locka seeking to improve the Property through the development of a three story, approximately 105,000 sq. ft., self-storage facility, replacing the current open lot use of the site.

In sum, we are seeking to bring this Property up to modern standards of development for the first time. The improvements will significantly reduce the visual, dust, and noise impacts of the industrial use of the site and provide the neighboring community with brand new perimeter buffering. We hope you agree that the requested improvements will make a lot of sense for the neighborhood.

Please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com if you have any questions or concerns.

Sincerely

Graham Penn

TENTATIVE PLAT OF OPA-LOCKA SELF STORAGE

A PORTION OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST
CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA

OWNER: LEE JACKSON INC.
13850 NORTHWEST 27 AVENUE
OPA LOCKA, FLORIDA 33054
PHONE: 954-712-1011

EMAIL: GERALD.SEQUERIA@HERNANDEZGROUP.COM

LEGAL DESCRIPTION: (DEED)

A PORTION OF SECTION 22 TOWNSHIP 52 SOUTH RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GRANTOR'S TRACKS AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, AS RECORDED IN PLAT BOOK 46, PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE FOR 55.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE FOR 145.47 FEET; THENCE NORTH 63°20'00" EAST ALONG A LINE PARALLEL WITH AND 180.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE AFORESAID CENTERLINE OF GRANTOR'S TRACKS FOR 567.31 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 45°53'09" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2,332.49 FEET AND A CENTRAL ANGLE OF 08°34'43", FOR AN ARC DISTANCE OF 349.23 FEET (SAID LAST MENTIONED COURSE COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 ACCORDING TO THE AFORESAID STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP); THENCE NORTH 28°40'00" WEST FOR 40.10 FEET; THENCE SOUTH 63°20'00" WEST ALONG A LINE PARALLEL AND 50.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID CENTER LINE OF GRANTOR'S TRACKS FOR 844.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN DADE COUNTY FLORIDA.

LEGAL DESCRIPTION: (SURVEYOR)

A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CSX RAILROAD AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE (STATE ROAD NO. 817), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ADJUSTMENT MAP OF STATE ROAD NO. 9, SECTION 87240, RECORDED IN PLAT BOOK 154, PAGE 14 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 60°57'52" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 839.77 FEET; THENCE SOUTH 29°02'08" EAST 40.13 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 39°40'23" EAST, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 AS SHOWN ON SAID RIGHT OF WAY MONUMENTATION MAP; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2332.49 FEET, A CENTRAL ANGLE OF 08°34'43", FOR AN ARC DISTANCE OF 349.23 FEET; THENCE SOUTH 60°57'52" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE LYING 130 FEET SOUTH OF AND PARALLEL TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE SOUTH 60°57'52" WEST 567.97 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE; THENCE NORTH 02°21'08" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 145.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 96,747 SQUARE FEET (2.2210 ACRES), MORE OR LESS.

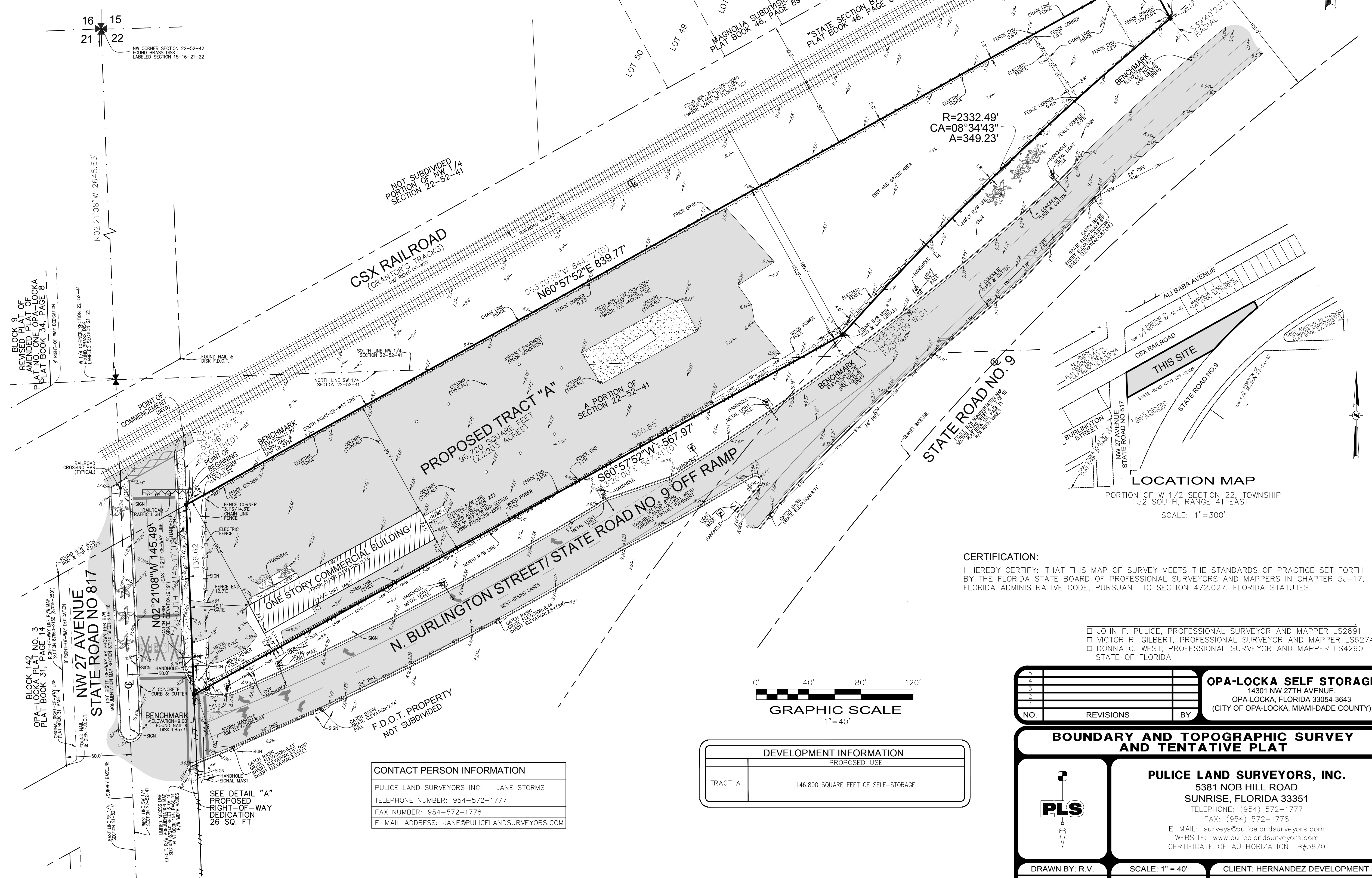
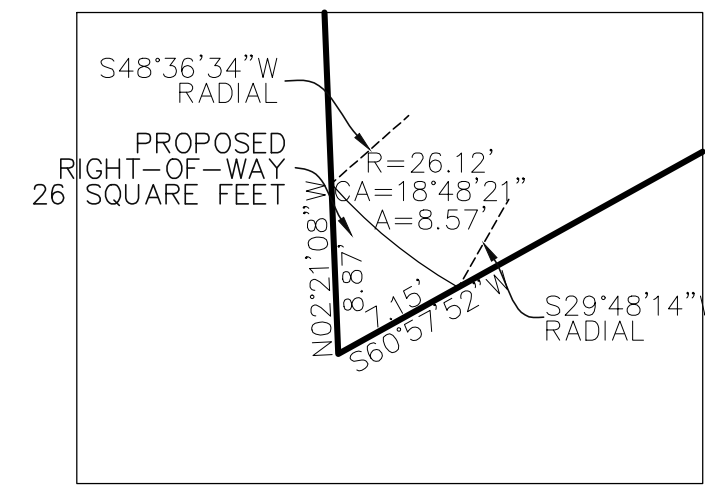
NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK N-392; ELEVATION: 9.14 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12086C0136L; COMMUNITY #120657; MAP DATE: 09/11/09.
- THIS SITE LIES IN SECTION 22, TOWNSHIP 52 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF SECTION 22 BEING N02°21'08"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS NO CLEARLY IDENTIFIABLE PARKING SPACES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- MIAMI-DADE COUNTY FLOOD CRITERIA: 5.5 FEET (NGVD) AS PER AMENDED PLAT OF FLOOD CRITERIA MAP, PLAT BOOK 120, PAGE 13, SHEET 2 OF 5.
- ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
- THIS SITE IS COMMERCIAL ZONED FOR INDUSTRIAL LAND USE & ZONED AS B-3.
- THE SURVEYOR'S LEGAL WAS CREATED TO CORRECT CLOSURE ERRORS WITHIN ORIGINAL DEED.

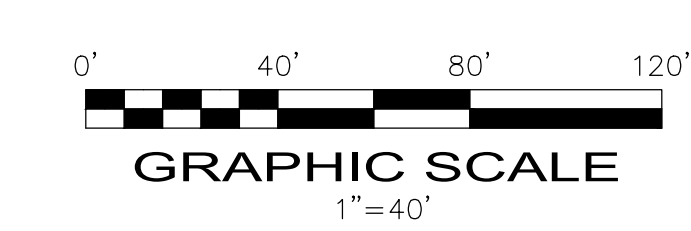
LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	LIMITED ACCESS LINE
	CENTERLINE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
(D)	DEEDED
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
R/W	RIGHT-OF-WAY
	PALM TREE
	TREE

DETAIL "A" PROPOSED RIGHT-OF-WAY



CONTACT PERSON INFORMATION
PULICE LAND SURVEYORS INC. - JANE STORMS
TELEPHONE NUMBER: 954-572-1777
FAX NUMBER: 954-572-1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM



DEVELOPMENT INFORMATION	
PROPOSED USE	
TRACT A	146,800 SQUARE FEET OF SELF-STORAGE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

NO.	REVISIONS	BY

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

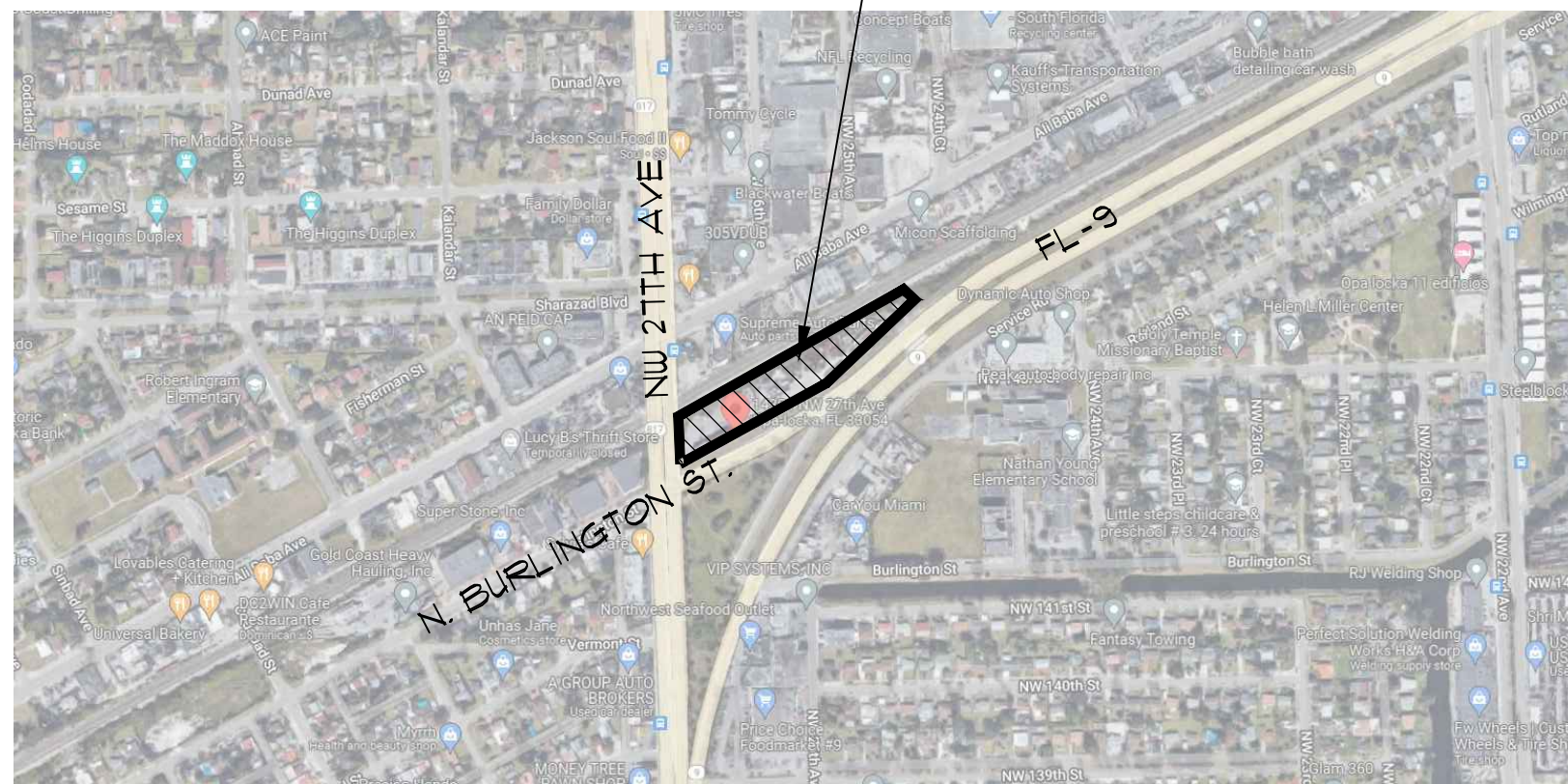
PLS

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

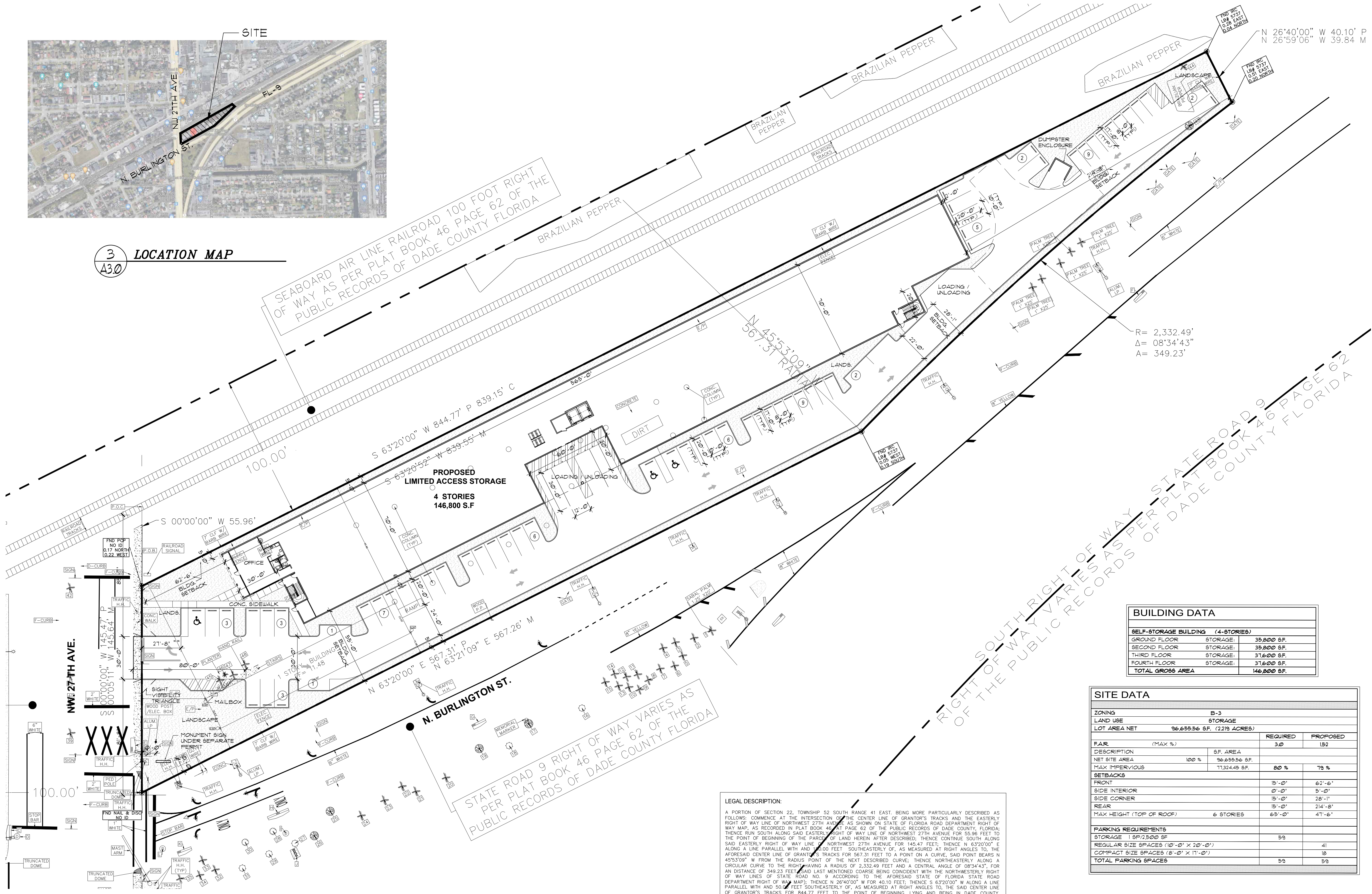
DRAWN BY: R.V.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 12-6-22

CLIENT: HERNANDEZ DEVELOPMENT
ORDER NO: 70707



3 LOCATION MAP
A3.0



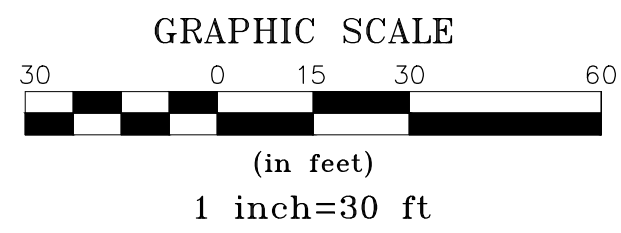
PROPOSED LIMITED ACCESS STORAGE
4 STORIES
146,800 S.F.

BUILDING DATA	
SELF-STORAGE BUILDING (4-STORIES)	
GROUND FLOOR STORAGE:	35,800 S.F.
SECOND FLOOR STORAGE:	35,800 S.F.
THIRD FLOOR STORAGE:	31,600 S.F.
FOURTH FLOOR STORAGE:	31,600 S.F.
TOTAL GROSS AREA	146,800 S.F.

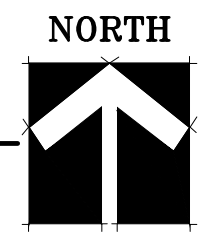
SITE DATA			
ZONING	B-3		
LAND USE	STORAGE		
LOT AREA NET	96,655.56 SF. (2.218 ACRES)		
FAR (MAX %)		REQUIRED	PROPOSED
DESCRIPTION	S.F. AREA		
NET SITE AREA	100 %	96,655.56 SF.	
MAX IMPERVIOUS		71,324.45 SF.	73 %
SETBACKS			
FRONT		15'-0"	62'-6"
SIDE INTERIOR		0'-0"	5'-0"
SIDE CORNER		15'-0"	28'-1"
REAR		15'-0"	214'-8"
MAX HEIGHT (TOP OF ROOF)		65'-0"	47'-6"
PARKING REQUIREMENTS			
STORAGE	1 SF/2,500 SF	59	
REGULAR SIZE SPACES (10'-0" X 20'-0")			41
COMPACT SIZE SPACES (8'-0" X 17'-0")			18
TOTAL PARKING SPACES		59	59

LEGAL DESCRIPTION:
A PORTION OF SECTION 22, TOWNSHIP 52 SOUTH RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF GRANTOR'S TRACKS AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE, AS SHOWN ON STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP, AS RECORDED IN PLAT BOOK 46 PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE FOR 55.96 FEET TO THE POINT OF BEGINNING OF THE PARCELS OF LAND HEREIN AFTER DESCRIBED; THENCE CONTINUE SOUTH ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTHWEST 27TH AVENUE FOR 145.47 FEET; THENCE N 63°20'00" E ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE AFORESAID CENTER LINE OF GRANTOR'S TRACKS FOR 567.31 FEET TO A POINT ON A CURVE, SAID POINT BEARS N 45°53'09" W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2,332.49 FEET AND A CENTRAL ANGLE OF 08°34'43", FOR AN DISTANCE OF 349.23 FEET SAID LAST MENTIONED CURVE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 ACCORDING TO THE AFORESAID STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP; THENCE N 26°40'00" W FOR 40.10 FEET; THENCE S 63°20'00" W ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID CENTER LINE OF GRANTOR'S TRACKS FOR 844.77 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA.

STATE ROAD 9 RIGHT OF WAY VARIES AS PER PLAT BOOK 46 PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA



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



4 LEGAL DESCRIPTION
A3.0

2 BUILDING & SITE DATA
A3.0

OPA-LOCKA SELF STORAGE
14300 NW 27th AVE
OPA-LOCKA, FLORIDA, 330654

KENNETH R. CARLSON - ARCHITECT, P.A.
1166 W. NEWPORT CENTER DR., SUITE #311
DEERFIELD BEACH, FLORIDA 33442
P.H. (954) 421 - 8848 FAX (954) 421 - 9929
e-mail: krc@krcarlson.com

Revisions:
▲
▲
▲
▲

DRAWN BY: FS
CHECKED BY: KRC
DATE: 07/10/2022
SCALE: AS NOTED
PROJECT #: 22020
CAD DWG FILE: A3.0

KENNETH R. CARLSON
AR12546

SHEET OF
A3.0
PAGE OF

PLANNING & ZONING BOARD

May 7th,

2024



Staff Report

HERNANDEZ DEVELOPMENT SERVICES, LLC SELF-STORAGE FACILITY: TENTATIVE PLAT
APPLICANT'S REQUEST:

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE TENTATIVE PLAT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 14301 NW 27TH AVENUE, IDENTIFIED BY FOLIOS 08-2122-000-0050 IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

22 52 41 2.22 AC M/L

BEG AT PT ON E/L NW 27 AVE 50FT SELY AT R/A TO C/L SAL M/L TH S145.47 FT N 63 DEG E 567.31FT
NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W 844.77FT TO POB LOT SIZE 96,657 SQ FT M/L

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



← NORTH

NW 27TH Ave

SOUTH →

Figure 1: Google Street View, dated: 2022

II. Project Details

- **Applicant’s intent**

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

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

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

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

Rear (East)	15 Feet	214' 8"	YES
Side (North) Corner	0 Feet	5' Feet	YES
Side (South) Corner	15 Feet	28' 1" Feet	YES
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	80%	79%	YES
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	96,655.58 SF(2.219 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	6 Stories or 65 Feet whichever less	47' 6" Feet / 4 Stories	YES
Structure Length	N/A	N/A	N/A
Open Space	4,177.2 SF	4,177.2 sq. ft.	YES
(Landscaping) Trees	22	22	YES
Parking Details	Self-Storage Facility: pursuant to the Land development Regulation Ordinance 15-31: Article VI, one (1) Parking per 2,500 square feet of storage area. – 59 spaces required. Regular Size Spaces 10 X 20 Compact Size Spaces 8 X 17	Self-Storage Facility. Total Parking Spaces Provided: 41 spaces 18 spaces 59 Total Spaces 2 Handicapped Spaces Provided	YES YES
Parking Details (Cont'd)			
Landscape/ Pervious Lot Coverage	20% minimum required pervious	21% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. <ul style="list-style-type: none"> - A copy of notice for advertisement titles were given to the Clerk's Office on Wednesday, January 25th, 2023. To be advertises at least 10 days prior to this Planning and Zoning Board meeting on Thursday, February 9th, 2023. - City Commission Meeting: TBD 		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable boards or agency(s).		

III.

Overall Analysis

Existing Conditions:

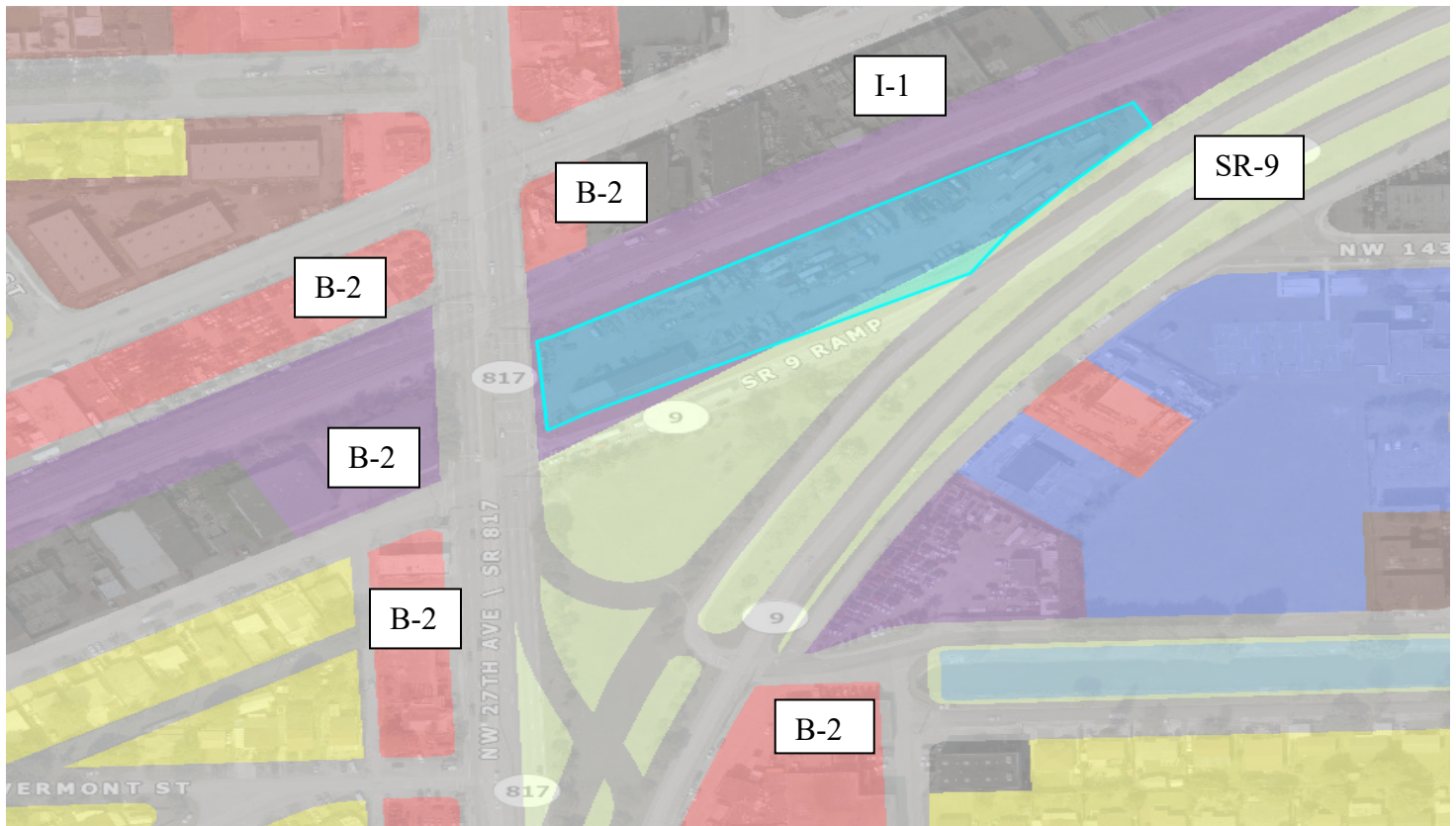
- The Subject Property is generally surrounded by industrial and commercial properties and major highways, specifically State Road 9 and NW 27th Avenue to the south for State Road #9 and to the west and north for the commercial properties and to the northeast for the industrial properties.
- Sidewalk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

Surrounding Land Use and Zoning: Table 2

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

Surrounding Zoning Designation Map

The Site is Highlighted in image



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

COMPLIES

- Findings:

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

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

COMPLIES

- **Findings:**

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

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

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

- **Findings:**

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

COMPLIES

- **Future Land Use:** Commercial

- **Findings:**

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

COMPLIES

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

- **Findings:**

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

COMPLIES

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

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

COMPLIES

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

1. Site Plan

- Application submitted for Planning & Zoning Board Meeting (last meeting) Thursday, February 9th, 2023

2. Development Agreement

- Application submitted for Planning & Zoning Board Meeting (last meeting) Thursday, February 9th, 2023

3. Tentative Plat

- Application submitted for Planning & Zoning Board Meeting (last meeting Tuesday, May 7, 2024).

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

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

VI. **Staff Recommendation:**

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

VII. **Attachments:**

- Site Plan
- Development Agreement

- Tentative Plat

Planning and Community Development Department

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

- VIII. **Staff Report Will be Updated After the Planning and Zoning Board Meeting on February 9, 2023. *Reflected Actions:***
- I. **Planning and Zoning Board Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)**

Resolution No. 2023-02-09-01,
RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: HERNANDEZ DEVELOPMENT SERVICES, LLC, FOR: TENTATIVE PLAT APPROVAL REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING: SELF-STORAGE FACILITY.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED DATE: 05-07-2024
 - 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 Service Station, Retail uses and Car Wash.



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

Detail by Entity Name

Florida Limited Liability Company
OPA LOCKA STORAGE PROPERTY LLC

Filing Information

Document Number	L23000333109
FEI/EIN Number	NONE
Date Filed	07/13/2023
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/17/2023
Event Effective Date	NONE

Principal Address

301 E LAS OLAS BOULEVARD
SECOND FLOOR
FT. LAUDERDALE, FL 33301

Mailing Address

301 E LAS OLAS BOULEVARD
SECOND FLOOR
FT. LAUDERDALE, FL 33301

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 11/17/2023

Address Changed: 11/17/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

OPA LOCKA STORAGE HOLDINGS LLC
301 E LAS OLAS BOULEVARD, SECOND FLOOR
FT. LAUDERDALE, FL 33301

Annual Reports

No Annual Reports Filed

Document Images

[11/17/2023 -- CORLCRACHG](#)

[View image in PDF format](#)

[07/13/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

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

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

14	0821220000050	14301 NW 27 AVE	Opa-locka	33054-3643	22 52 41 2.22 AC M/L BEG AT PT ON E/L NW 27 AVE 50FT SELY AT R/A TO C/L SAL M/L TH S145.47FT N 63 DEG E 567.31FT NELY AD 349.23FT N 26 DEG W 40.10FTS S 63 DEG W 844.77FT TO POB LOTSIZE 96657 SQ FT M/L
15	0821220040400	1416 10 CT	Lake Park, FL	33403	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 41 BLK 1 LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2(8) COC 25957-3402 08 2007 4
16	0821220040430	2530 ALI BABA AVE	Opa-locka	33054-3138	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 44 BLK 1 LOT SIZE 6250 SQUARE FEET
17	0821220040350	1416 10 CT	Lake Park, FL	33403	MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 36 BLK 1 LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2 (8) COC 25957-3402 08 2007 4
18	0821210021720	14360 NW 27 AVE	Opa-locka	33054-3644	PL NO 1 OPA LOCK PB 25-44 LOTS 13 TO 17 INC BLK 9 LOT SIZE 11545 SQ FT OR 15802-4447 1292 5 COC 22718-3458 09 2004 1
19	0821220020280	14475 NW 26 AVE	Opa-locka	33054-3121	OPA LOCKA CENTER PB 45-71 LOTS 7 TO 11 INC & W30FT OF LOTS 12 & 14 & LOT 15 LESS E90FT BLK 310 LOT SIZE 41282 SQUARE FEET OR 20145-2633 0102 5
20	0821220000120	2695 NW 141 ST	Opa-locka	33054-4051	22 52 41 .921 AC M/L BEG 357.15FTW & 1.17FT N OF SW COR BLK 314 PB 49-72 TH W 143.69FT S 64 DEG W125.3FT W35.88FT NELY AD 317.18FT S 53 DEG E150FT S122.1FT TO POB LOT SIZE 40119 SQ FT OR 19514-2630 0201 1
21	0821210072451	14126 NW 27 AVE	Opa-locka	33054-3655	OPA LOCKA PLAT #3 PB 31-14 TR B LESS S160.92FT & LESS E8FT FOR RD BLK 143 LOT SIZE 11346 SQ FT COC 21959-2270 12 2003 6
22	0821220040440	2600 ALI BABA AVE	Opa-locka	33054-3140	MAGNOLIA SUB 2ND ADDN PB 46-89 LOTS 45 TO 50 INC BLK 1 LOT SIZE 41426 SQUARE FEET OR 18074-1884 0498 5

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

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

RESOLUTION NO. 24-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED APPROXIMATELY AT NW 148TH STREET AND NW 24 COURT AND IDENTIFIED BY FOLIO 08-2122-025-0501 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, SF Investment, LLC c/o Star Paving Corp. intends to construct a 4,393 square foot warehouse building with 1,607 square foot office area and parking and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for final site plan review to construct this warehouse building in the Industrial Planned zoning district (I-2); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of SF Investment, LLC c/o Star Paving Corp. and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board has considered the application for site plan approval at a public meeting on May 7, 2024 and recommended approval / denial of the Final Site Plan as required for this use in the I-2 zoning district, and

WHEREAS, the City Commission for the City of Opa-Locka reviewed the recommendation from the Planning & Zoning Board; and

WHEREAS, a public hearing was held for the City Commission to consider the site plan application attached hereto and provided herein as Exhibit "A".

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. APPROVAL/DENIAL.

Approval/Denial of Site Plan Application. The City Commission for the City of Opa-Locka, Florida hereby approves/denies the Final Site Plan for the construction of a warehouse and office building with appropriate parking spaces and landscaping in accordance with the City of Opa-Locka’s Land Development Regulations on the property located at approximately NW 148 Street and NW 24 Court and identified by folios 08-2122-025-0501 in the I-2 Zoning District. A copy of the Site Plan is attached hereto as Exhibit “A”.

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2024.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Williams	Yes _____	No _____
Commissioner Kelley	Yes _____	No _____
Commissioner Bass	Yes _____	No _____
Vice Mayor Ervin	Yes _____	No _____
Mayor Taylor	Yes _____	No _____

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

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

TOTAL FEES: \$ 1,400.⁰⁰/yr 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

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: SF Investment Properties, LLC

PROPERTY OWNER'S ADDRESS: 2841 SW 142 AVE Miami, FL 33175
Number/Street City State/Zip Code

APPLICANT'S NAME: SF Investment Properties, LLC

APPLICANT'S ADDRESS: 2841 SW 142 AVE Miami, FL 33175
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-986-0067 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: _____
Number/Street

TAX FOLIO NUMBER: 08-2122-025-0501 PRESENT ZONING: I-2 Industrial Planned

LEGAL DESCRIPTION: 22 52 41 Opa Locka Industrial PK PB 77-73

Part of lot 7 Desc BEG SE Corner of Lot 7th N 01 DEG W 130ft
S 88 DEG W 200 FT S 01 DEG E 130 FT N 88

Please check specific request:

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

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- Completed application form
- Application fee payable to the City of Opa-locka by check, 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

AFFIDAVIT

I, Abel T. Mendez, 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]
Signature

2/1/24
Date

Sworn to and subscribed before me:
This 02 day of February, 2024

Notary Public
Attach copy of identification

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

My commission expires [Signature]



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.
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- _____ 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, Lucei H. Batista, 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.

Lucei H. Batista
Signature

2-1-24

Date

Sworn to and subscribed before me:

This 02 day of February 2024

Notary Public
Attach copy of identification

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

My commission expires



Received:
By:
Date:



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

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

To: City of Opa-locka
From:

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

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

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

Signature

Date

Sworn to and subscribed before me:

This _____ day of _____,

Notary Public

My commission expires: _____

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

N/A

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



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

Detail by Entity Name

Florida Limited Liability Company
SF INVESTMENT PROPERTIES,LLC

Filing Information

Document Number L21000441801
FEI/EIN Number APPLIED FOR
Date Filed 10/08/2021
Effective Date 10/01/2021
State FL
Status ACTIVE

Principal Address

2841 SW 142ND AVE
MIAMI, FL 33175 UN

Mailing Address

2841 SW 142ND AVE
MIAMI, FL 33175 UN

Registered Agent Name & Address

MENDEZ, ABEL T
2135 SW 98 AVE
MIAMI, FL 33165

Authorized Person(s) Detail

Name & Address

Title AMBR

BATISTA, LUICI M
2841 SW 142ND AVE
MIAMI, FL 33175 UN

Title Authorized Member

Mendez, Abel T
2841 SW 142ND AVE
MIAMI 33175 UN

Annual Reports

Report Year	Filed Date
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2022	02/15/2022
2023	05/12/2023

Document Images

05/12/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
10/08/2021 -- Florida Limited Liability	View image in PDF format

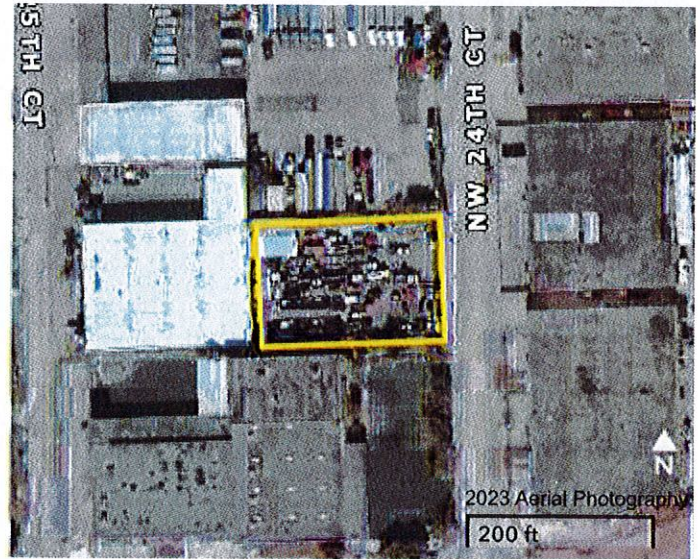


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/23/2024

PROPERTY INFORMATION	
Folio	08-2122-025-0501
Property Address	0, FL
Owner	SF INVESTMENT PROPERTIES LLC
Mailing Address	2841 SW 142 AVE MIAMI, FL 33175
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4066 VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	26,000 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$624,000	\$416,000	\$416,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$1,505	\$1,523	\$1,540
Market Value	\$625,505	\$417,523	\$417,540
Assessed Value	\$625,505	\$229,691	\$208,810

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$625,505	\$229,691	\$208,810
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$625,505	\$417,523	\$417,540
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$625,505	\$229,691	\$208,810
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$625,505	\$229,691	\$208,810

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction		\$187,832	\$208,730

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

SHORT LEGAL DESCRIPTION
22 52 41
OPA LOCKA INDUSTRIAL PK PB 77-73
PORT OF LOT 7 DESC BEG SE COR OF
LOT 7 TH N 01 DEG W 130FT S 88
DEG W 200FT S 01 DEG E 130FT N 88

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
02/16/2022	\$755,000	33073-1667	Qual by exam of deed
02/14/2022	\$100	33073-1665	Corrective, tax or QCD; min consideration
11/01/2007	\$370,000	26324-3141	Sales which are qualified
09/01/2004	\$1,475,000	22684-4067	Deeds that include more than one parcel

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

Received:
By:
Date:

Attach copy of identification



PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14735 NW 25 Court OPA-LOCKA FL 33054
LEGAL DESCRIPTION: 22 52 41 Opa locka Industrial PK PB 77-73
LOT 4 BIK LE
LOT SIZE 40000 SQUARE FEET
OR 20504-1147 0602 4

I SUPPORT THIS DEVELOPMENT REQUEST YES

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: ROLAND POWELL PHONE: 305 687 1677

ADDRESS (If different): 640 NE 211 ST MIAMI, FL 33179

[Handwritten Signature]
Signature
R

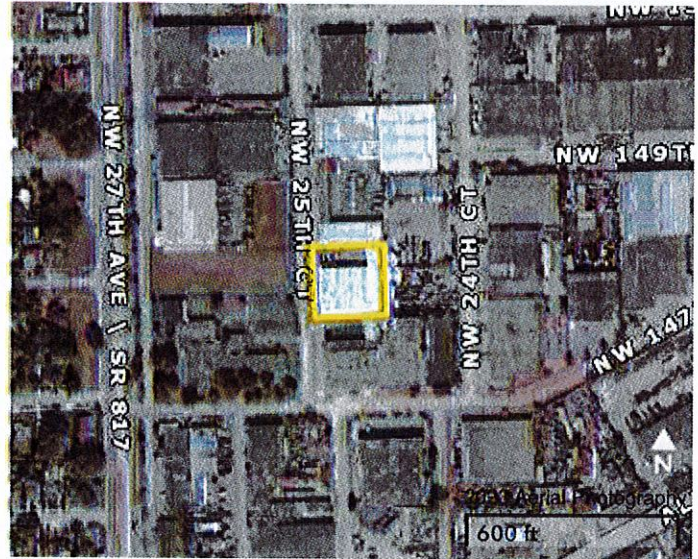


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/31/2024

PROPERTY INFORMATION	
Folio	08-2122-025-0470
Property Address	14735 NW 25 CT OPA-LOCKA, FL 33054-3115
Owner	FIVF III FL1 LLC
Mailing Address	5 MARINE VIEW PLAZA STE 402 HOBOKEN, NJ 07030
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	25,327 Sq.Ft
Living Area	25,327 Sq.Ft
Adjusted Area	24,644 Sq.Ft
Lot Size	40,000 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$870,000	\$640,000	\$640,000
Building Value	\$2,020,000	\$1,473,000	\$1,186,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,890,000	\$2,113,000	\$1,826,000
Assessed Value	\$2,890,000	\$1,284,739	\$1,167,945

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction		\$828,261	\$658,055

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

SHORT LEGAL DESCRIPTION	
22 52 41	OPA LOCKA INDUSTRIAL PK PB 77-73
LOT 4 BLK 6	LOT SIZE 40000 SQUARE FEET
OR 20504-1147 0602 4	

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,890,000	\$1,284,739	\$1,167,945
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,890,000	\$2,113,000	\$1,826,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,890,000	\$1,284,739	\$1,167,945
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,890,000	\$1,284,739	\$1,167,945

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/06/2022	\$3,400,000	33181-4306	Qual by exam of deed
06/01/2002	\$0	20504-1147	Sales which are disqualified as a result of examination of the deed
02/01/1999	\$525,000	18493-3360	Sales which are qualified

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Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 14785 NW 24th St Opa-Locka FL 33054

LEGAL DESCRIPTION: Cohn-Ager subdivision PD 76293 86-73
Lot 2 Blk 1
Lot size 49800 Square Feet
OR 25447-1867/25842-4863 03074

I SUPPORT THIS DEVELOPMENT REQUEST

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST

PROPERTY OWNER'S NAME: Tzvi Suller PHONE: 973 223-3847

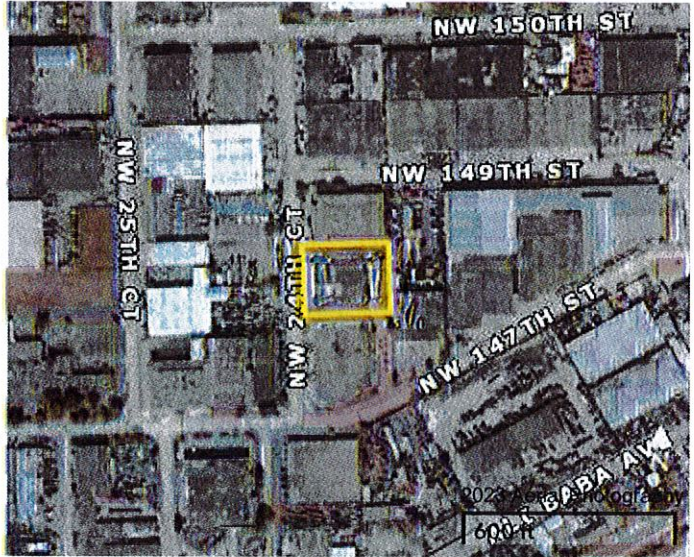
ADDRESS (if different): 7390 NW 21st St Pembroke Pines, FL 33024

Signature

Summary Report
P.O. Box 540118 Opa-Locka, FL 33054

Generated On: 01/31/2024

PROPERTY INFORMATION	
Folio	08-2122-027-0020
Property Address	14785 NW 24 CT OPA-LOCKA, FL 33054-3107
Owner	14785 NW 24TH CT LLC
Mailing Address	14785 NW 24 CT OPA LOCKA, FL 33054
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	26,834 Sq.Ft
Living Area	26,834 Sq.Ft
Adjusted Area	26,499 Sq.Ft
Lot Size	49,800 Sq.Ft
Year Built	1969



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$1,195,200	\$796,800	\$796,800
Building Value	\$2,021,800	\$1,475,200	\$865,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,217,000	\$2,272,000	\$1,661,800
Assessed Value	\$2,010,778	\$1,827,980	\$1,661,800

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,010,778	\$1,827,980	\$1,661,800
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,217,000	\$2,272,000	\$1,661,800
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,010,778	\$1,827,980	\$1,661,800
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,010,778	\$1,827,980	\$1,661,800

BENEFITS INFORMATION			
Benefit	Type	2023	2022 2021
Non-Homestead Cap	Assessment Reduction	\$1,206,222	\$444,020

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

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/27/2019	\$1,890,000	31594-3859	Qual by exam of deed
08/01/2007	\$0	25842-4863	Sales which are disqualified as a result of examination of the deed

SHORT LEGAL DESCRIPTION
COHEN-AGER SUBDIVISION PB 86-73
LOT 2 BLK 1
LOT SIZE 49800 SQUARE FEET
OR 25447-1867/25842-4863 0307 4

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Received:
By:
Date:

Attach copy of identification



PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14800 NW 24 CT

LEGAL DESCRIPTION: 82-5241

OPA Locka Industrial PK PB 71-73

Lot 7 less DEB SE COR OF LOT 7

TH N 01 DEG W 130 FT S 88 DEG W

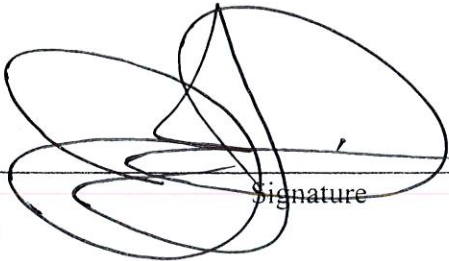
200 FT S 01 DEG 130 FT N 88 DEG E

I SUPPORT THIS DEVELOPMENT REQUEST

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST

PROPERTY OWNER'S NAME: JAVIER SIMENEZ PHONE: _____

ADDRESS (If different): 14851 SW 16 ST MIAMI, FL 33175



Signature



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/29/2024

PROPERTY INFORMATION	
Folio	08-2122-025-0500
Property Address	14800 NW 24 CT OPA-LOCKA, FL 33054-0000
Owner	LDM FLORIDA LLC
Mailing Address	520 SE 5 AVE #2512 FORT LAUDERDALE, FL 33301
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4066 VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	14,000 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$336,000	\$224,000	\$224,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$1,324	\$1,340	\$1,355
Market Value	\$337,324	\$225,340	\$225,355
Assessed Value	\$247,874	\$225,340	\$204,635

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$89,450		\$20,720

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

SHORT LEGAL DESCRIPTION
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 7 LESS BEG SE COR OF LOT 7 TH N 01 DEG W 130FT S 88 DEG W 200FT S 01 DEG E 130FT N 88 DEG E

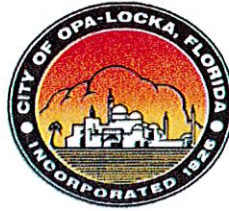
TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$247,874	\$225,340	\$204,635
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$337,324	\$225,340	\$225,355
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$247,874	\$225,340	\$204,635
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$247,874	\$225,340	\$204,635

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/07/2021	\$100	32907-3067	Corrective, tax or QCD; min consideration
02/26/2021	\$1,160,000	32387-1381	Qual on DOS, multi-parcel sale
01/11/2017	\$800,000	30385-4183	Qual on DOS, multi-parcel sale
06/03/2016	\$550,000	30114-1652	Qual on DOS, multi-parcel sale

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Received:
By:
Date:

Attach copy of identification



PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14715 NW 24 CT

LEGAL DESCRIPTION: COHEN - AGER SUBDIVISION P/B 86-73
LOT 3 P/L 1
LOT SIZE 59961 SQUARE FEET

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: BOAZ SHWARZ PHONE: 305 879 1008

ADDRESS (If different): _____

[Signature]
Signature

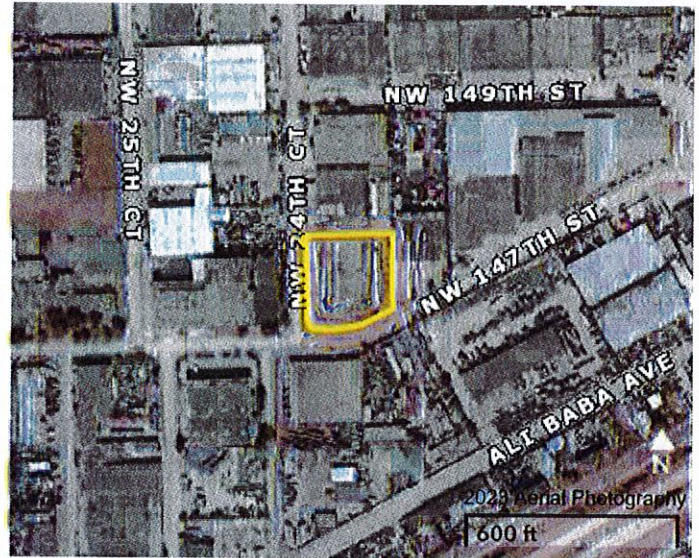


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/29/2024

PROPERTY INFORMATION	
Folio	08-2122-027-0030
Property Address	14715 NW 24 CT OPA-LOCKA, FL 33054-3107
Owner	14715 NW 24TH CT LLC
Mailing Address	14715 NW 24 CT OPA LOCKA, FL 33054
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4236 HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	33,555 Sq.Ft
Living Area	33,555 Sq.Ft
Adjusted Area	33,243 Sq.Ft
Lot Size	59,961 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$1,151,251	\$959,376	\$959,376
Building Value	\$1,695,432	\$1,339,927	\$868,989
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,846,683	\$2,299,303	\$1,828,365
Assessed Value	\$2,116,290	\$1,923,900	\$1,749,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$730,393	\$375,403	\$79,365

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

SHORT LEGAL DESCRIPTION
COHEN-AGER SUBDIVISION PB 86-73
LOT 3 BLK 1
LOT SIZE 59961 SQUARE FEET

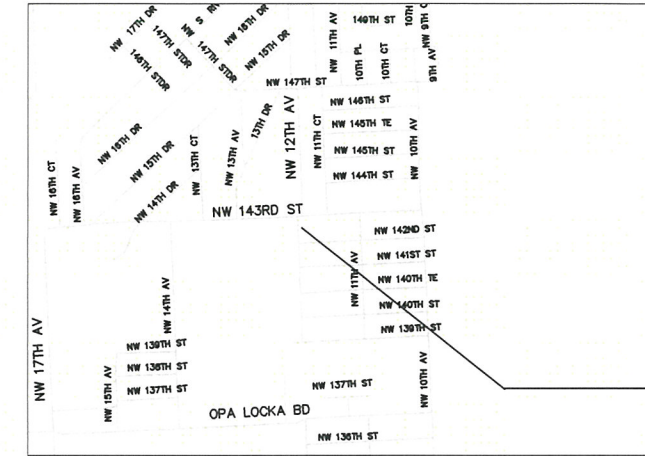
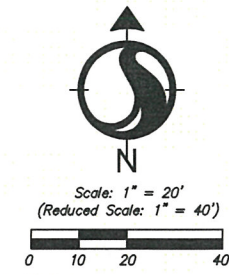
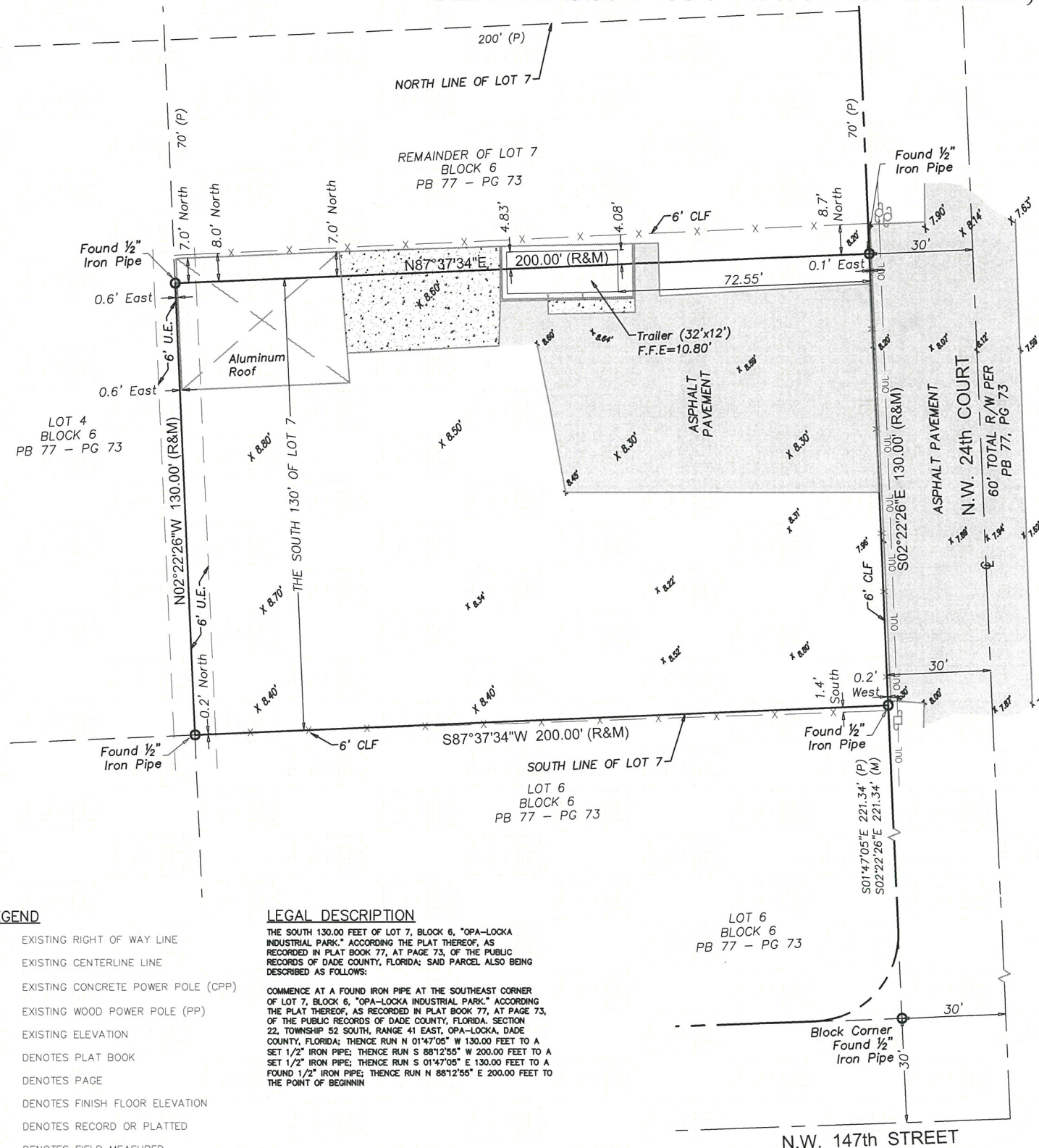
TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,116,290	\$1,923,900	\$1,749,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,846,683	\$2,299,303	\$1,828,365
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,116,290	\$1,923,900	\$1,749,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,116,290	\$1,923,900	\$1,749,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/31/2017	\$1,925,000	30405-1606	Qual by exam of deed
03/30/2015	\$0	29564-3028	Corrective, tax or QCD; min consideration
03/30/2015	\$1,550,000	29564-3024	Qual by exam of deed
10/28/2010	\$100	27496-0582	Corrective, tax or QCD; min consideration

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

BOUNDARY SURVEY

ADDRESS: 14730 N.W. 24th COURT, OPA-LOCKA, FL 33054



LOCATION MAP
SCALE: NOT TO SCALE

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- REFERENCES TO "DEED", "RECORD" OR "PLAT REFER TO DOCUMENTS AND INSTRUMENTS OF RECORD AS PART OF THE PERTINENT INFORMATION USED FOR THIS SURVEY WORK. MEASURED DISTANCES, DIRECTIONS AND ANGLES ALONG BOUNDARY LINES ARE IN CONSISTENCY WITH CORRESPONDING VALUES FROM RECORDS, UNLESS OTHERWISE SHOWN.
- THESE LANDS ARE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD THAT WERE NOT FURNISHED TO THE UNDERSIGNING REGISTERED SURVEYOR. A TITLE SEARCH HAS NOT BEEN PERFORMED BY THE SURVEYOR.
- NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ON A WELL-ESTABLISHED LINE, SAID LINE IS BEING NOTED AS BR ON THE SURVEY MAP.
- ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREIN, FOUNDATIONS, UNDERGROUND FEATURES AND UTILITIES HAVE NOT BEEN LOCATED.
- FENCE OWNERSHIP HAS NOT BEEN DETERMINED. DISTANCES FROM EXISTING FENCES TO BOUNDARY LINES ARE APPROXIMATE. FENCE/WALLS WIDTH AND CONDITIONS MUST BE CONSIDERED TO DETERMINE TRUE LOCATION. LANDS LOCATED BEYOND PERIMETER FENCES MIGHT OR MIGHT NOT BE BEING USED BY ADJOINERS. ADJOINING PARCELS HAVE NOT BEEN INVESTIGATED.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN HEREON. DATA IS EXPRESSED IN U.S. SURVEY FOOT.
- FLOODPLAIN INFORMATION: AS SCALED FROM FEDERAL INSURANCE RATE MAP (FIRM) OF COMMUNITY NO. 120657 (CITY OF OPA-LOCKA), PANEL 0136, SUFFIX L, REVISED ON SEPT 11TH, 2009, THIS REAL PROPERTY FALLS IN ZONE "X"
- HORIZONTAL ACCURACY: ACCURACY OBTAINED THRU MEASUREMENTS AND CALCULATIONS MEETS AND EXCEEDS THE MINIMUM HORIZONTAL FEATURE ACCURACY FOR A SUBURBAN AREA BEING EQUAL TO 1 FOOT IN 7, 500 FEET.
- VERTICAL CONTROL AND ACCURACY: THE ELEVATIONS AS SHOWN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929). THE CLOSURE IN FEET, AS COMPUTED, MEETS THE STANDARD OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARED ROOT OF THE LOOP DISTANCE IN MILES. ELEVATION ARE BASED ON A LEVEL LOOP FROM AND TO THE FOLLOWING OFFICIAL BENCH MARKS:
NAME: N-392 ELEVATION 9.14' (NGVD 1929)
LOCATOR: 2133S
LOCATION: SESAME ST (APPROXIMATE 146th ST) --- 27' SOUTH OF CENTERLINE
N.W. 27 AVE --- 64.2' EAST OF CENTERLINE.
- DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SLAB AT THE NW CORNER OF GAS STATION.
- THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- COORDINATES, IF ANY, ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983/11.
- LAST DATE OF FIELD WORK: 04/01/2023

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND OR/PERSONS, THAT IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE REQUIREMENTS, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH BY IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, UNDER SECTIONS 5J-17.052 AND IS A "BOUNDARY SURVEY"

CERTIFIED TO: SF INVESTMENTS PROPERTIES LLC

NOTE: THE SURVEY MAP AND NOTES AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS OR EQUIVALENT IGC DIGITAL CERTIFICATE. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHERS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGEND

- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE LINE
- EXISTING CONCRETE POWER POLE (CPP)
- EXISTING WOOD POWER POLE (PP)
- x EXISTING ELEVATION
- PB DENOTES PLAT BOOK
- PG DENOTES PAGE
- F.F.E. DENOTES FINISH FLOOR ELEVATION
- (R) OR (P) DENOTES RECORD OR PLATTED
- (M) DENOTES FIELD MEASURED
- CLF DENOTES CHAIN LINK FENCE
- U.E. DENOTES UTILITY EASEMENT

LEGAL DESCRIPTION

THE SOUTH 130.00 FEET OF LOT 7, BLOCK 6, "OPA-LOCKA INDUSTRIAL PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, AT PAGE 73, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID PARCEL ALSO BEING DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 6, "OPA-LOCKA INDUSTRIAL PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, AT PAGE 73, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST, OPA-LOCKA, DADE COUNTY, FLORIDA; THENCE RUN N 01°47'05" W 130.00 FEET TO A SET 1/2" IRON PIPE; THENCE RUN S 88°12'55" W 200.00 FEET TO A SET 1/2" IRON PIPE; THENCE RUN S 01°47'05" E 130.00 FEET TO A FOUND 1/2" IRON PIPE; THENCE RUN N 88°12'55" E 200.00 FEET TO THE POINT OF BEGINNING

C:\Program Files (x86)\AutoCAD Land Desktop 2009\Templates\Wgpl-wlncal.dwt 10/24/2012 2:09:30 PM EDT

DATE	BY	DESCRIPTION



CERTIFICATE OF AUTH. # LB-6932
1200 NW 78th Avenue, Suite 213
Doral, Florida 33126
Ph. (305) 801-0334 Ph. (786) 953-8953

NAME	DATE	ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DRAWN BY E.O.	4/08/2023			
CHECKED BY M.C.	4/12/2023			
FIELD DATE: 04/01/2023			MIAMI-DADE	N/A

BY: MICHAEL CAROZZA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, No. 6965
DATE: 1/24/24

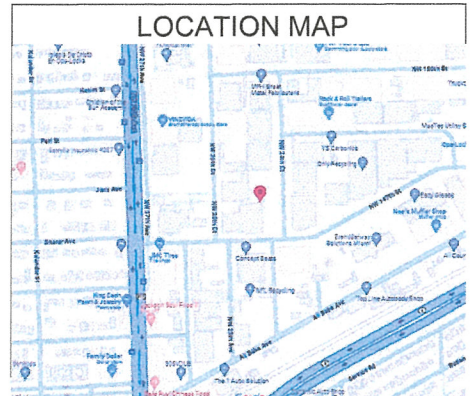
VERIFICATION NOTE
 GENERAL NOTE: FLOOR PLANS, ELEVATIONS & BUILDING SECTIONS HAVE BEEN DRAWN TO APPROXIMATION AND SHALL BE FIELD-VERIFIED BY THE CONTRACTOR BEFORE ANY WORK BEGINS AND BEFORE ORDERING ANY CONSTRUCTION MATERIALS OR FIXTURES. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THESE INACCURACIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT UPON FINDING ANY INACCURACY RELATING TO THE PLANS AND THE ACTUAL PROJECT SITE CONDITIONS. IT SHALL ADDITIONALLY BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE W/ THE OWNER BEFORE ORDERING ANY MATERIALS OR FIXTURES AS SHOWN IN THESE PLANS.

CODE INFORMATION
 THESE CONSTRUCTION DOCUMENTS WERE PREPARED USING THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH ED., HIGH VELOCITY HURRICANE ZONE, IN ADDITION TO OTHER CHAPTERS WHICH THE HVHZ DID NOT COVER. WINDOWS & DOORS SHALL BE IMPACT RATED & HAVE A CURRENT NOA APPROVAL NUMBER & SHOP DRAWING AS SUPPLIED FOR WEATHERIZATION & IMPACT RATING APPROVAL. ADJUSTED WALL SEGMENTS HAVE BEEN DESIGNED FOR COMPLIANCE W/ SHEAR RESISTANCE PER THE ASCE-7 CODE IN COMBINATION W/ AGI-530, TMS 402-13 AND IN ACCORDANCE WITH ASCE 5. WHERE APPLICABLE, THE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE IECC CODE.
 CURRENT CODES IN AFFECT INCLUDE THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 2020 FLORIDA BUILDING CODE EXISTING BUILDING, 2020 FLORIDA BUILDING CODE ENERGY CONSERVATION, 2020 FLORIDA BUILDING CODE FUEL GAS, 2020 FLORIDA BUILDING CODE PLUMBING, 2020 FLORIDA BUILDING CODE MECHANICAL, 2020 FLORIDA BUILDING CODE TEST PROTOCOLS, 2012 FLORIDA ACCESSIBILITY CODE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE TO ALL BUILDING CODES PERTAINING TO THE SCOPE OF WORK INCLUDED IN THESE DRAWINGS.

FINISH NOTES
 1 - SPACES NOTED WITHIN AREA OF WORK SHALL RECEIVE (1) LAYER OF 5/8" GYPSUM BD TO MATCH ADJACENT WALL SURFACES AS REQ. FOR REPAIR, PRIMER W/ (2) COATS MIN. OF INTERIOR LATEX PAINT BY BENJAMIN MOORE, OR APPROVED EQUAL.
 2 - ALL CEILING THAT RECEIVE NEW INSULATION, 1/2" TYPE X GYP. BD, & SHALL BE ADDITIONALLY FINISHED W/ (1) COAT OF PRIMER, AND (2) COATS OF BENJAMIN MOORE INTERIOR LATEX PAINT, COLOR TO BE "CEILING WHITE".
 3 - CONTRACTOR SHALL PROVIDE & INSTALL ALL INTERIOR WINDOW CASINGS AND MOLDINGS AS REQUIRED & COORDINATED W/ OWNER.
 4 - COORDINATE PAINT FINISHES OR STAINS TO BE APPLIED TO ALL NEW & REFINISHED DOORS WITH OWNER.
 5 - THE STYLE AND FINISH OF ALL NEW DOOR HARDWARE SHALL BE COORDINATED WITH OWNER AND OF THE LEVER HANDLE TYPE. BASE PRICE SHALL INCLUDE SCHLAGE SATIN NICKEL FINISH OR APPROVED EQUAL. WHERE A SLIDING DOOR OR BARN DOOR IS INDICATED IN THESE DRAWINGS, USE HARDWARE BY HAFELE OR APPROVED EQUAL.

BUILDING PLAN REVIEW NOTE:
 BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE AHJ & STATE OF FLORIDA AS SPECIFIED IN THE BUILDING CODE. THIS REVIEW HOWEVER DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THIS DOCUMENT:
 - IS ACCURATE.
 - CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION.
 - CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.
 - IS THE RESPONSIBILITY OF THE LICENSEE.

WINDOW & DOOR NOTES
 1. ALL NEW WINDOWS/DOORS SHALL BE PGT IMPACT SERIES, ENERGY STAR RATED, OR APPROVED EQUAL & SHALL INCLUDE INSECT SCREENS.
 2. ALL WINDOWS SHALL BE INSTALLED WITH CASINGS, & EXTENSION JAMBS (WHERE REQUIRED). FINISH TO BE COORDINATED WITH OWNER. ENSURE ALL WINDOWS ARE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & FLORIDA PRODUCT APPROVAL SHOP DRAWINGS.
 3. ALL WINDOWS SHALL INCLUDE WHITE EXTERIOR FINISH W/ BROWN INTERIOR FINISH AND NO GRILLE INSERTS (VERIFY FINISH W/ OWNER).
 4. ALL INTERIOR SWING DOORS THAT ARE SEPARATING CONDITIONED SPACES OR OTHER UNHEATED AREAS SHALL BE ALUMINUM/INSULATED.
 5. HEIGHT AND WIDTHS AS INDICATED IN PLANS.
 6. ALL DOORS SHALL HAVE ADA COMPLIANT LEVER HANDLES IN BRUSHED STEEL FINISH & MOUNTED @ THE PROPER HEIGHT.
 7. ADJOINING WINDOWS/MULLIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO COMPLY WITH MIN. 175MPH WIND ZONE.
 8. SEE PLANS & ELEVATIONS FOR OPENING FUNCTION OR HINGE.



SCOPE OF WORK
 THIS PROJECT CONSIST OF :
 -STRUCTURAL FOUNDATION FOR NEW STEEL BUILDING
 -CONSTRUCTION OF NEW PRE-FAB STEEL BUILDING
 -SITE PARKING
 MECHANICAL:
 -INSTALL NEW AC AND AHU AS SHOWN.
 ELECTRICAL:
 -INSTALL NEW ELECTRICAL SERVICE, METER AND PANEL.
 RECEPTACLES AND LIGHTING SHALL BE INSTALLED AS SHOWN.
 PLUMBING:
 THE SANITARY AND WATER SUPPLY LINES SHALL BE INSTALLED AS SHOWN.

CODE REFERENCES
 FLORIDA BUILDING CODE, 7th EDITION (2020)
 FLORIDA EXISTING CODE, 7th EDITION (2020)
 FLORIDA RESIDENTIAL CODE, 7th EDITION (2020)
 NATIONAL ELECTRIC CODE 5th EDITION (2017)

BUILDING CODE SUMMARY
 OCCUPANCY TYPE: S (Office/Storage)
 CONSTRUCTION TYPE: TYPE V-B
 CLASSIFICATION OF WORK: LEVEL 3 ALTERATION

FLOOD ZONE INFORMATION:
 FLOOD MAP: 12086C301L
 BASE FLOOD ELEVATION:
 EXISTING AND NEW FIRST FLOOR ELEVATION: X:X' NAVD

ZONING DATA

ZONE	I-2		
	REQUIRED	EXISTING	PROPOSED
FRONT	25'	N/A	25'
SIDE (SOUTH)	0'	N/A	7'-6"
SIDE (NORTH)	0'	N/A	62'-4"
REAR	25'	N/A	25'-8"
BUILDING HEIGHT	45'	N/A	25'-8"
LOT COVERAGE	-	N/A	23.3%

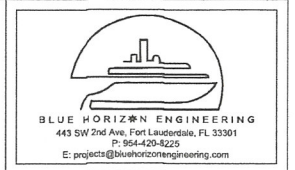
AREA TABULATION

EXISTING:	
TOTAL:	0 SQ FT
CONDITIONED:	0 SQ FT
PROPOSED:	
TOTAL:	6,080 SQ. FT.
CONDITIONED:	1,887 SQ. FT.
LOT AREA:	26,000 SQ. FT.

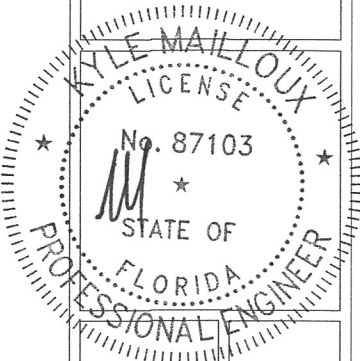
LEGAL DESCRIPTION
 THE SOUTH 130.0 FEET OF LOT 7, BLOCK 6, "OPA-LOCKA INDUSTRIAL PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, AT 73, OF THE PUBLIC RECORDS OF DADE COUNTY

DRAWING INDEX

A-0.0	PROJECT INFORMATION
A-0.1	NOTES AND ABBREVIATIONS
SP-1.0	PROPOSED SITE PLAN
SP-1.1	PROPOSED SITE PLAN WITH
A-1.0	PROPOSED FLOOR PLAN
LS-1	LIFE SAFETY PLAN



ENGINEER:
 KYLE MAILLOUX, P.E.
 License Number: 87103
 443 SW 2nd Ave, Fort Lauderdale, FL 33301
 P: 954-420-8225
 E: Kyle@bluehorzonengineering.com



PROJECT NAME: **NEW PRE-FAB STEEL BUILDING**
 PROJECT ADDRESS: **14730 NW 24TH CT, OPA-LOCKA, FL 33054**

Rev	Description	Date

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AG
 Designed by: KM
 Checked by: KM
 Project Number: 230247

A-0.0

SHEET NUMBER

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH THE STATE OF FLORIDA STATE REQUIREMENTS FOR CURRENT EDITION, THE FLORIDA BUILDING CODE 7TH EDITION 2020 (WITH ALL APPLICABLE REVISIONS), FLORIDA BUILDING CODE EXISTING 2020, FLORIDA FIRE PREVENTION CODE 2020, ALL STATE AND LOCAL ZONING CODES. PERMITS SHALL BE POSTED IN A VISIBLE PLACE AT ALL TIMES.
- ALL PERMITS, UTILITY AND METER CONNECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE NEW AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS AND OTHER SUPPORT FACILITIES.
- CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE, AS NECESSARY, ELECTRICAL, TELEPHONE, WATER, SEWER, GAS (IF APPLICABLE) OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY UNEXPECTED OR UNKNOWN FIELD CONDITIONS, ERRORS, OMISSIONS, OR DISCREPANCIES IN THE DRAWINGS, PROJECT MANUAL, OR CONTRACT DOCUMENTS. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIALS UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE A DIMENSION IS LABELED "CLEAR" IT IS TAKEN FROM THE FACE OF FINISH MATERIALS TO FACE OF FINISH MATERIALS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES, AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL THAT IS REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED CONSTRUCTION ASSEMBLY. SPECIFIC SEQUENCES OR METHODS OF ACHIEVING FIRE RATED ASSEMBLIES REQUIRED BY A "U.L. No." LISTING SHALL BE FOLLOWED WITHOUT DEVIATION, UNLESS OTHERWISE NOTED OR DETAILED.
- WHERE CMU OR TILT-UP CONCRETE WALLS ARE INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- THE USE OF FIRE RETARDANT TREATED WOOD IS PROHIBITED. PRESSURE TREATED WOOD SHALL BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR).
- CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.
- IN ADDITION TO WALL TYPES SHOWN ON PLANS THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS PRIOR TO THE START OF WORK. THE OMISSIONS OF ANY OR ALL ACCESS PANELS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS. ACCESS PANELS IN RATED ELEMENTS SHALL HAVE THE SAME FIRE RATING.
- CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS WHERE APPLICABLE.
- CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A.C. GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN AND ARCHITECT.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION AND HEIGHTS OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
- ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING OR FORM A REVEAL TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, FLOORS, CARPETS, WALLS, DOORS, EQUIPMENT, ETC.
- UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES AND REVIEWED FOR COMPLETENESS AT EACH REQUISITION REQUEST. REFER TO PROJECT MANUAL.
- CONTRACTOR SHALL PROVIDE PROPER SAFEGUARDS IN COMPLIANCE WITH THE LIFE SAFETY PLANS DURING ALL PHASES OF CONSTRUCTION.
- ALL PIPING SHALL BE SLEEVED THROUGH SLAB. CONTRACTOR SHALL FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. FIRE STOPPING MATERIAL. REFER TO SPECIFICATIONS.
- CONTRACTOR TO PROVIDE A SAFETY PLAN PRIOR TO START OF CONSTRUCTION TO CLEARLY DELINEATE AREAS FOR CONSTRUCTION, SAFETY BARRIERS, EXITS, CONSTRUCTION TRAFFIC DURING THE VARIOUS PHASES AND WHEN CONDITIONS CHANGE.
- CONTRACTOR TO PROVIDE CITY STORM WATER POLLUTION PREVENTION PLAN (SWMP) IN COMPLIANCE WITH THE FEDERAL AND STATE NPDES REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.

POOL NOTES

- FENCE ENCLOSURE AROUND POOL: When there is an in-ground pool (roof or upper-level pools excluded), a perimeter fence that rejects 4" sphere is required either around the pool itself (walls can be part of the enclosure) or around the premises, as long as outside access from neighboring properties is fenced or gated. Gates must swing out and be self-closing, with latch release at 54 min AFF, and pickets/slats must be vertical if gaps or spacing is allowed in between. FBCR 4501.17, CMB Sec. 142-1133, & MDC Sec. 33-12. -If the front property fence is independent of the pool enclosure, it can be of any height, shape or material, have any size opening, and Gates may swing in.

CONSTRUCTION NOTES

- COORDINATE WITH ELECTRICAL, AV & LOW VOLTAGE DRAWINGS PRIOR TO FORMING OR POURING CONCRETE SLABS, WALLS OR COLUMNS. PROVIDING FOR EMBEDMENT OF LIGHT FIXTURES & SPEAKERS AS PER MFR. SPECS
- TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 8" CONCRETE MASONRY UNITS WITH 5/8" GWB ON 1 5/8" GALVANIZED FLAT -STUD @ 16" O.C. ON INTERIOR - PROVIDE R-5 (0) BOARD INSULATION. PROVIDE HORIZONTAL FIREBLOCKING EVERY 8'-0" OF WALL TO COMPLY WITH SECTION 4409.7.2 OF THE F.B.C. RESIDENTIAL.
- ALL INTERIOR PARTITIONS TO BE 1 1/2" X 3 5/8" MTL. STUDS (OR 2X4 WOOD STUDS) @ 16" O.C. FACED WITH 5/8" G.W.B. PROVIDE HORIZONTAL FIREBLOCKING EVERY 8'-0" OF WALL TO COMPLY WITH SECTION 4409.7.2 OF THE F.B.C. RESIDENTIAL.
- PROVIDE FULL, THICK, BATT SOUND INSULATION AT ALL INTERIOR PARTITIONS SHOWN ON FLOOR PLANS.
- ALL INTERIOR PARTITIONS AT ALL WALL HUNG CABINET LOCATIONS PROVIDE (2) 2"x6" PR (2) 2"x4" WOOD MEMBERS BACKING TO COMPLY WITH SECTION 2318.1.15.1 F.B.C.
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES OR CABINETS SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864" AS PER FB.C. R4411.4.5.1 & SHALL HAVE HORIZONTAL MEMBER SECURED TO NOT LESS THAN TWO STUDS PER FBC R4411.4.5.1.3
- PROVIDE NON-CEMENTITIOUS TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT ALL PARTITIONS LOCATED IN WET AREAS.
- ALL DROPPED CEILINGS / SOFFITS TO BE 5/8" G.W.B. ON 1-1/2"x1-1/2" 20 GAUGE METAL STUDS @ 16" O.C. - PROVIDE FOAM OR BLANKET INSULATION AT ALL CEILINGS UNDER ROOFS. (TO PREVENT VOIDED LISTING OF MECHANICAL DUCTS (FIBERGLASS AND DUCTBOARD.) DUCTS SHALL NOT COME IN CONTACT WITH THE SPRAY FOAM INSULATION. NEITHER DURING INSULATION APPLICATION NOR AFTER DRYING.
- PROVIDE A HIGH QUALITY SMOOTH PLASTER/PAINT (WHITE) FINISH AT ALL UNDERSIDE OF FLOOR / ROOF SLABS AT CURTAIN POCKET LOCATIONS WITHOUT A DROPPED CEILING
- ALL POOL TO BE FINISH TO BE SELECTED BY OWNER
- ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO ABOVE BASE FLOOR ELEVATION OF (8'-0").
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOR ELEVATION(8'-0") NGVD MUST BE FLOOD-RESISTANT.
- CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF SLABS FOR A PERIOD OF NO LESS THAN 24 HOURS.
- ANY AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2" AS PER F.B.C. R303.5
- PROVIDE SMOKE ALARMS (DETECTORS) ON EACH SLEEPING ROOM, IMMEDIATE VICINITY OF SLEEPING AREAS, AND ON EACH ADDITIONAL STORY. THEY SHALL BE INTERCONNECTED. FBCR 314. REFER TO M.E.P. DRAWINGS.
- PROVIDE CARBON MONOXIDE ALARMS FOR BUILDINGS WITH A FIREPLACE AND ATTACHED GARAGE AND FOSSIL FUEL BURNING HEATERS, FIXTURES OR APPLIANCES, LOCATED WITHIN 10 FEET OF ALL SLEEPING AREAS. FBCR 315. REFER TO M.E.P. DRAWINGS.
- ALL BATHROOM FIXTURES SHALL BE INSTALLED PER FBCR 2017 FIGURE R307.2

FINISH NOTES

- ROOFING: INTENTIONALLY LEFT BLANK
- ALL FINISH MATERIAL BELOW BASE FLOOD ELEVATION (8'-0" NGVD) MUST BE FLOOD DAMAGE RESISTANT.
- EXTERIOR WALL FINISHES: TYP. FINISH IS HIGH QUALITY STUCCO PAINTED FINISH.
- INTERIOR PAINT FINISHES: BENJAMIN MOORE CHINA WHITE INTERIOR LATEX PAINT. ALL WALL FINISHES TO BE FLAT AND WASHABLE, ALL BASEBOARDS, DOORS, AND TRIMS TO BE SEMI-GLOSS EXCEPT FOR DOORS ON INFINITY WALL WHICH SHOULD BE A WOOD VENEER THAT MATCHES THE CASEWORK. FINISH TO BE SELECTED BY OWNER.
- FLOOR FINISHES: ALL FLOORS FINISH MATERIALS AND COLORS TO BE SELECTED BY OWNER.
- ALL EXTERIOR DOORS & WINDOWS TO MATCH EXISTING ALUMINUM FINISH COLOR.
- ALL EXTERIOR GLAZING TO BE CLEAR IMPACT RESISTANT GLASS.
- ALL EXTERIOR STEEL COLUMNS TO RECEIVE BREAK METAL CLADDING TO MATCH DOORS AND WINDOWS.
- COORDINATE / VERIFY WITH OWNER & ARCHITECT FOR ALL FINISHES
- THESE SPECIFICATIONS ARE ONLY TO BE USED AS A GUIDE FOR DETERMINING MAXIMUM ALLOWANCES. THE OWNER AND ARCHITECT SHALL BE CONSULTED PRIOR TO FINAL SELECTIONS AND ORDERING OF EACH ITEM SPECIFIED, OR ANY FINISH INVOLVED WITH THIS RESIDENCE.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C.R 302.9.1
- INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C.R. 302.10.1
- WALL INSULATIONS SHALL HAVE A MIN. R-5 VALUE. REFER TO ENGINEERS ENERGY CALCULATIONS & FBCR CHAPTER 11
- PROVIDE IMPERMEABLE MATERIAL IN ALL BATHROOM WET AREAS TO 6 FEET MINIMUM ABOVE FLOOR IN COMPLIANCE WITH FBCR 307.2
- ALL CERAMIC TILE WALL FINISH IN WET AREAS SHALL HAVE A CEMENTITIOUS PANEL BACKER BOARDS OR EQUIVALENT IN ACCORDANCE TO FBCR 702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- MOISTURE-RESISTANT GREEN GYPSUM IS ALLOWED FOR CEILING AND NON-WET AREAS IN ACCORDANCE TO FBCR 702.3.7. MOISTURE RESISTANT GWB AT WET WALLS ARE NOT ALLOWED ONLY SEMI-CONTINUOUS BOARD AT WET AREAS.
- STORAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL. FBCR 309.1

GLAZING NOTES

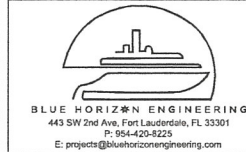
- PER F.B.C. R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN F.B.C.R308.4, SHALL BE PROVIDED WITH MANUFACTURERS LABEL DESIGNATING THE TYPE, THICKNESS OF GLASS, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES AND SHALL BE VISIBLE IN THE FINAL INSTALLATION
- PER F.B.C. 308.3.1 GLAZING SHALL COMPLY WITH TEST CRITERIA FOR CATEGORY 1 OR 2 AS INDICATED IN TABLE R308.3.1)
- GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY-GLAZING CATEGORY 1 IF LESS THAN 9 SQ. FT. PER F.B.C. R4410.2.3.1.3.1 OR CATEGORY II IF GREATER THAN 9 SQ. FT. AS PER F.B.C. R4410.2.3.1.3.2
- SWINGING OR SLIDING DOORS OF GLASS WITHOUT A CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN 3/8" IN THICKNESS PER F.B.C. R4410.2.6
- LAMINATED GLAZING SHALL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED TO SATISFY THE RESISTANCE REQUIREMENTS AS SET FORTH IN FBC R4403.7.3.6.3
- ALL GLAZING ADJACENT TO & WITHIN 48" OF A DOOR SHALL COMPLY W/ FBC R4410.2.4.3

FLOOD-RESISTANT DESIGN NOTES

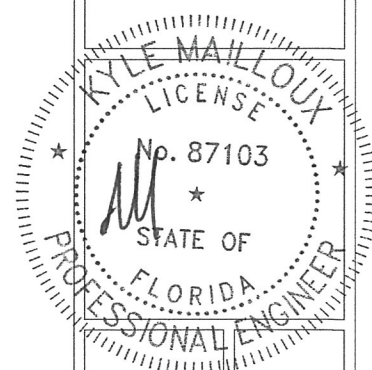
- ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE
- FLOOR OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
- ALL ELECTRICAL, MECHANICAL, PLUMBING, SWIMMING POOL, WATER HEATER AND OTHER EQUIPMENT IS TO BE INSTALLED ABOVE BASE FLOOD ELEVATION. ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

ABBREVIATIONS

ARV.	----	ABOVE	INSUL.	----	INSULATION
A.C.	----	AIR CONDITIONING	INT.	----	INTERIOR
ACOUS.	----	ACOUSTICAL	INV.	----	INVERT
A.C.T.	----	ACOUSTICAL CEILING TILE	JT.	----	JOINT
ADMIN.	----	ADMINISTRATION	KIT.	----	KITCHEN
A.DRN	----	AREA DRAIN	LAV.	----	LAVATORY
ADJ.	----	ADJACENT / ADJUSTABLE	L.F.	----	LINEAR FEET
A.F.F.	----	ABOVE FINISH FLOOR	L.P.	----	LOW POINT
AFP	----	ACOUSTICAL FINISH PLASTER	MAX.	----	MAXIMUM
A.H.U.	----	AIR HANDLING UNIT	MECH.	----	MECHANICAL
ALUM.	----	ALUMINUM	MFR.	----	MANUFACTURER
ANDD.	----	ANODIZED	MGR.	----	MANAGER
ARCH.	----	ARCHITECTURAL	MH.	----	MANHOLE
A.S.B.	----	ASBESTOS	MIN.	----	MINIMUM
ASPH.	----	ASPHALT	MISC.	----	MISCELLANEOUS
ASST.	----	ASSISTANT	M.O.	----	MASONRY OPENING
BATT.	----	BATT INSULATION	MTL.	----	METAL
BB.	----	BACKER BOARD	NA	----	NOT APPLICABLE
BD.	----	BOARD	NC	----	NON-COMBUSTIBLE
BLDG.	----	BUILDING	N.L.C.	----	NOT IN CONTRACT
BLK.	----	BLOCK / BLOCKING	NO. / NUM	----	NUMBER
BM.	----	BEAM	NOM.	----	NOMINAL
B.O.	----	BOTTOM OF	N.T.S.	----	NOT TO SCALE
CAB.	----	CABINET	O.C.	----	ON CENTER
CB	----	CATCH BASIN	O.D.	----	OUTSIDE DIAMETER
CEM.	----	CEMENT	O.F.I.C.	----	OWNER FURNISHED, CONTRACTOR INSTALLED
C.PLAS.	----	CEMENT PLASTER	OFF.	----	OFFICE
C.G.	----	CORNER GUARD	OPNG.	----	OPENING
C.HGT.	----	CEILING HEIGHT	P.L.	----	PROPERTY LINE
C.JNT.	----	CONTROL JOINT	P.LAM.	----	PLASTIC LAMINATE
CLR.	----	CLEAR (FINISH TO FINISH)	PLAS.	----	PLASTER
COLM.	----	COLUMN	PLUM.	----	PLUMBING
COMP.	----	COMPUTER	PLYWD.	----	PLYWOOD
CPT.	----	CARPET	P.O.B.	----	POINT OF BEGINNING
CT.	----	CERAMIC TILE	PR.	----	PAIR
CLG.	----	CEILING	FTD.	----	PAINTED
C.O.	----	CLOSET	R.	----	RISER
C.L.C.	----	CLEAN OUT	RAD.	----	RADIUS
CLM.	----	COLUMN	R.D.	----	ROOF DRAIN
CONC.	----	CONCRETE	REF.	----	REFERENCE
CONT.	----	CONTINUOUS	REFL.	----	REFLECTED
C.M.U.	----	CONCRETE MASONRY UNIT	REINF.	----	REINFORCED
DETL.	----	DETAIL	REQ.	----	REQUIRED
DIA.	----	DIAMETER	RM.	----	ROOM
DIR.	----	DIRECTOR	R.O.	----	ROUGH OPENING
DN.	----	DOWN	RT	----	RESILIENT TILE
D.O.	----	DOOR OPENING	SC	----	SOLID CORE
D.R.	----	DOOR	SCHD.	----	SCHEDULE
DWR.	----	DRAWER	SERV.	----	SERVICE
DWG.	----	DRAWING	SHR.	----	SHOWER
E.A.	----	EACH	SHT.	----	SHEET
ELEC.	----	ELECTRICAL	SIM.	----	SIMILAR
ELEV.	----	ELEVATION	SPEC.	----	SPECIFICATIONS
EL.	----	ELEVATOR	SQ.	----	SQUARE
E.N.C.	----	EXISTING, NO CHANGE	SL.	----	SLOPE
E.O.S.	----	EDGE OF SLAB	SLD.	----	SLIDING
EQ.	----	EQUAL	SREF 1999----	----	STATE REQ. FOR EDU. FACILITIES (1999 ED.)
EQUIP.	----	EQUIPMENT	S.S.	----	SERVICE SINK
E.W.C.	----	ELECTRIC WATER COOLER	S.STL.	----	STAINLESS STEEL
EXH.	----	EXHAUST	STL.	----	STEEL
EXST.	----	EXISTING	STOR.	----	STORAGE
EXT.	----	EXTERIOR	STRUCT.	----	STRUCTURAL
EXP.JT.	----	EXPANSION JOINT	SUSP.	----	SUSPENDED
FBC 2010	----	FLORIDA BUILDING CODE (2010)	SYM.	----	SYMMETRICAL
F.D.	----	FIRE DAMPER	T.	----	TREAD
F.F.E.	----	FINISH FLOOR ELEVATION	TEL.	----	TELEPHONE
F.F.@E	----	FIXTURES, FURNITURE, AND EQUIPMENT	TEMP.	----	TEMPERED
F.F.P.C.	----	FLORIDA FIRE PROTECTION CODE	THK.	----	THICKNESS
FXT.	----	FIXTURE	T.O.	----	TOP OF
FLASH.	----	FLASHING	TYP.	----	TYPICAL
F.L.D.	----	FLOOR DRAIN	UA	----	UNLIMITED AREA
F.O.F.	----	FACE OF FINISH	U.C.	----	UNDER COUNTER
F.R.	----	FIRE RATED	U.L.	----	UNDERWRITERS LABORATORY
GA.	----	GAUGE	U.N.O.	----	UNLESS OTHERWISE NOTED
GALV.	----	GALVANIZED	VERT.	----	VERTICAL
GEN.	----	GENERATOR	VEST.	----	VESTIBULE
GL.	----	GLASS	V.I.F.	----	VERIFY IN FIELD
G.W.B.	----	GYPSUM WALL BOARD	VWC	----	VINYL WALL COVERING
H/C	----	HANDICAP	VT.	----	VINYL TILE
HC	----	HOLLOW CORE	W.C.	----	WITH WATER CLOSET
HDWD.	----	HARDWOOD	WO.	----	WOOD
HM	----	HOLLOW METAL	W/O	----	WITHOUT
HORIZ.	----	HORIZONTAL	WP.	----	WATERPROOF
HGT.	----	HEIGHT	WT.	----	WEIGHT
H.P.	----	HIGH POINT			
IDIA.	----	INSIDE DIAMETER			



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PROJECT NAME
NEW PRE-FAB STEEL BUILDING

PROJECT ADDRESS
14730 NW 24TH CT, OPA-LOCKA, FL 33054

Rev	Description	Date

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

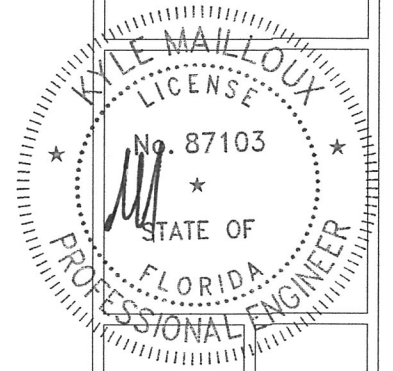
Drawn by: **AG**

Designed by: **KM**

Checked by: **KM**

Project Number: **230247**

A-0.1
 SHEET NUMBER



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 14730 NW 24TH CT, OPA-LOCKA, FL 33054

Rev	Description	Date

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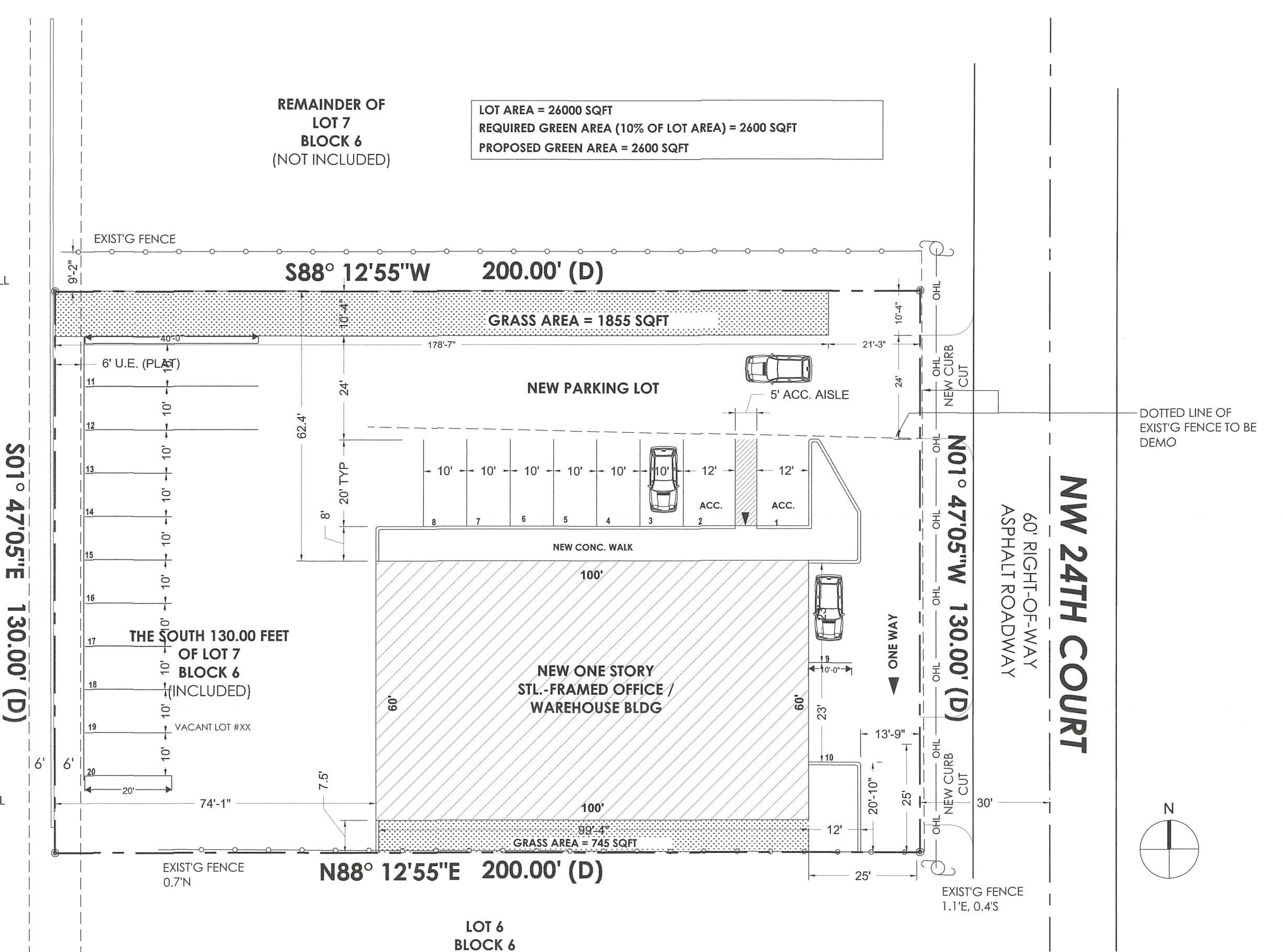
Drawn by: AG
 Designed by: KM
 Checked by: KM
 Project Number: 230247

SP-1.0

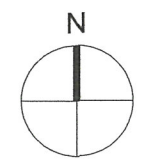
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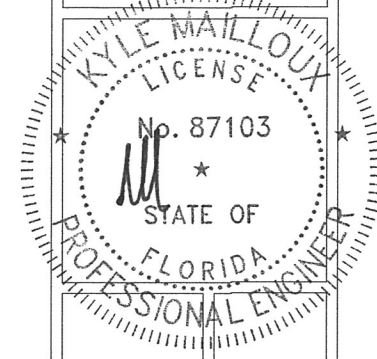
REMAINDER OF
 LOT 7
 BLOCK 6
 (NOT INCLUDED)

LOT AREA = 26000 SQFT
 REQUIRED GREEN AREA (10% OF LOT AREA) = 2600 SQFT
 PROPOSED GREEN AREA = 2600 SQFT



1 PROPOSED SITE PLAN
 3/32" = 1'-0"





PROJECT NAME: **NEW PRE-FAB STEEL BUILDING**

 PROJECT ADDRESS: **14730 NW 24TH CT, OPA-LOCKA, FL 33054**

Rev	Description	Date

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AG

 Designed by: KM

 Checked by: KM

 Project Number: 230247

SP-1.1

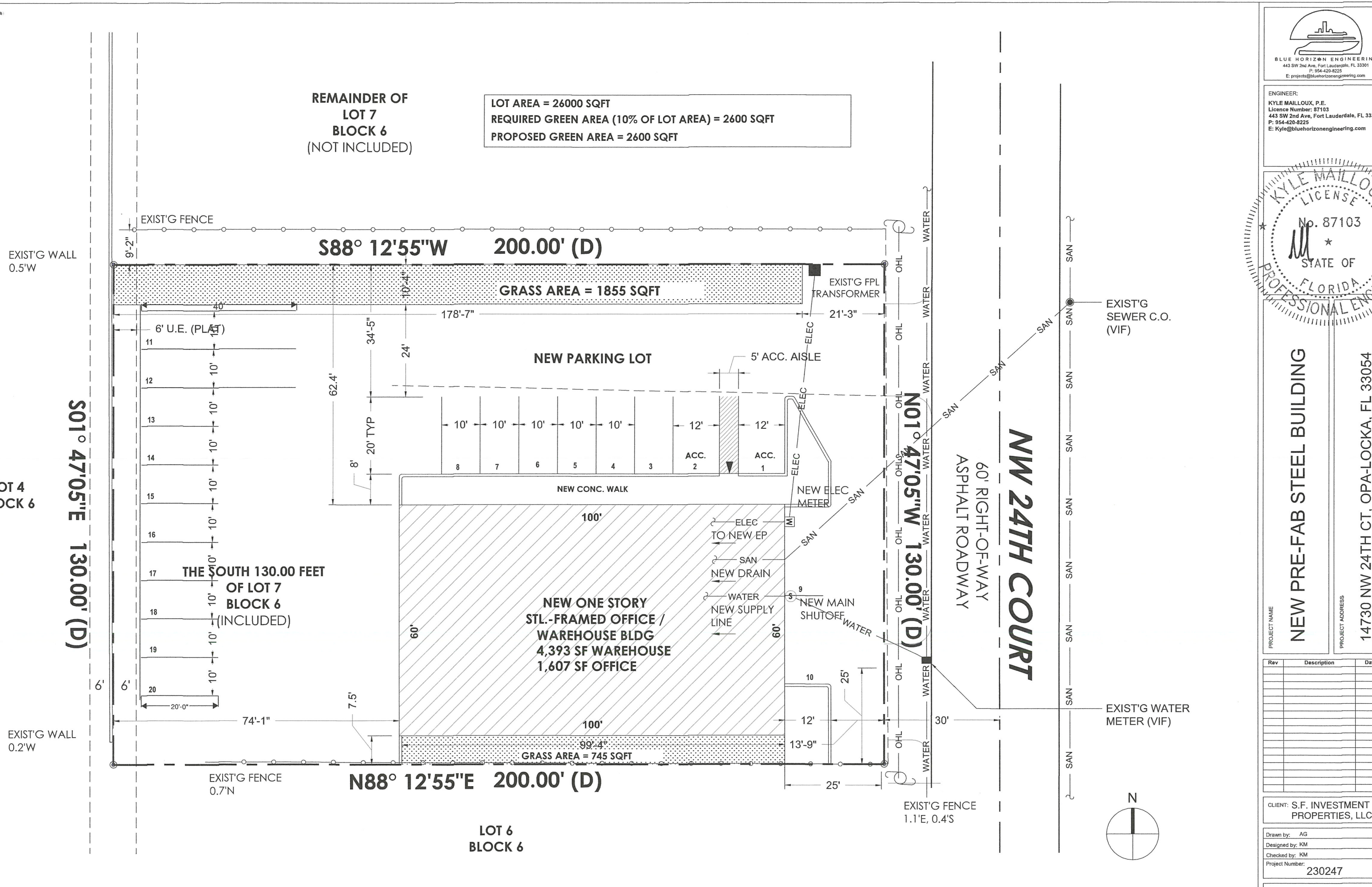
 SHEET NUMBER

REMAINDER OF LOT 7
 BLOCK 6
 (NOT INCLUDED)

LOT AREA = 26000 SQFT

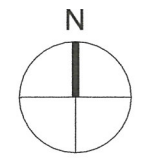
 REQUIRED GREEN AREA (10% OF LOT AREA) = 2600 SQFT

 PROPOSED GREEN AREA = 2600 SQFT



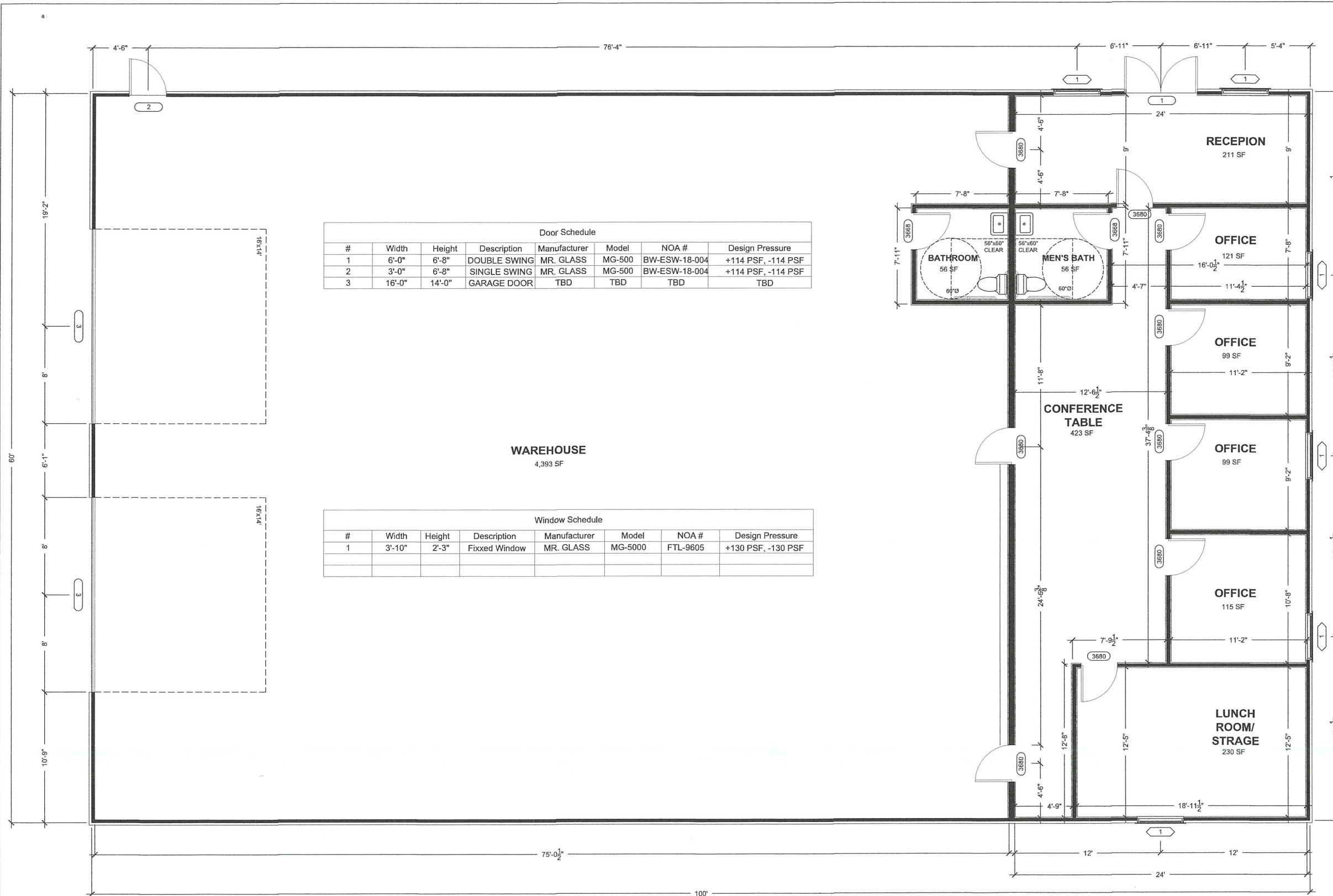
1 PROPOSED SITE PLAN - UTILITIES

 3/32" = 1'-0"



Door Schedule							
#	Width	Height	Description	Manufacturer	Model	NOA #	Design Pressure
1	6'-0"	6'-8"	DOUBLE SWING	MR. GLASS	MG-500	BW-ESW-18-004	+114 PSF, -114 PSF
2	3'-0"	6'-8"	SINGLE SWING	MR. GLASS	MG-500	BW-ESW-18-004	+114 PSF, -114 PSF
3	16'-0"	14'-0"	GARAGE DOOR	TBD	TBD	TBD	TBD

Window Schedule							
#	Width	Height	Description	Manufacturer	Model	NOA #	Design Pressure
1	3'-10"	2'-3"	Fixed Window	MR. GLASS	MG-5000	FTL-9605	+130 PSF, -130 PSF



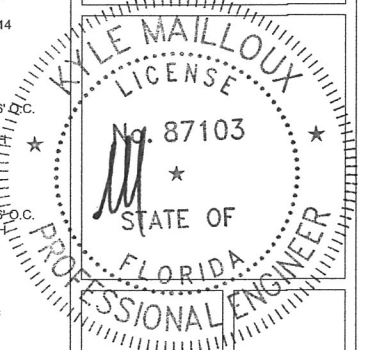
LEGEND

- NEW ±6.25" EXTERIOR STL. FRAMED WALL
 -- METAL SIDING ON 2"x3" 14 GA HSS POST @ 4' O.C.
 -- R-13 BATT + R-5 CI
 -- 5/8" FINISHED GYP (ONE SIDE)
- NEW ±5.25" EXTERIOR STL. FRAMED WALL
 -- METAL SIDING ON 2"x3" 14 GA HSS POST @ 4' O.C.
- NEW 7.5" INTERIOR WOOD PARTITION
 -- 2"x6" WOOD STUDS @ 16" O.C.
 -- R-19 BATT INSULATION
 -- 5/8" FINISHED GYP (BOTH SIDES)
- NEW 5.5" INTERIOR WOOD PARTITION
 -- 2"x4" WOOD STUDS @ 16" O.C.
 -- 5/8" FINISHED GYP (BOTH SIDES)

TOTAL GROSS SF = 6,060 SF



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PROJECT NAME
NEW PRE-FAB STEEL BUILDING

PROJECT ADDRESS
14730 NW 24TH CT, OPA-LOCKA, FL 33054

Rev	Description	Date

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

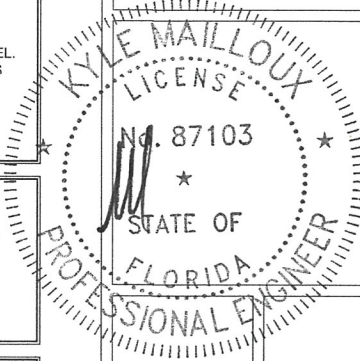
Drawn by: AG
 Designed by: KM
 Checked by: KM
 Project Number: 230247

A-1.0

SHEET NUMBER

1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"

ENGINEER:
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NEW PRE-FAB STEEL BUILDING

PROJECT ADDRESS
 14730 NW 24TH CT, OPA-LOCKA, FL 33054

Rev	Description	Date

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: AG
 Designed by: KM
 Checked by: KM
 Project Number: 230247

LS-1

SHEET NUMBER

SCOPE OF WORK:
 THIS PROJECT CONSIST OF :
 -STRUCTURAL FOUNDATION FOR NEW STEEL BUILDING
 -CONSTRUCTION OF NEW PRE-FAB STEEL BUILDING
 -SITE PARKING
 MECHANICAL:
 -INSTALL NEW AC AND AHU AS SHOWN.
 ELECTRICAL:
 -INSTALL NEW ELECTRICAL SERVICE, METER AND PANEL.
 -RECEPTACLES AND LIGHTING SHALL BE INSTALLED AS SHOWN.
 PLUMBING:
 -THE SANITARY AND WATER SUPPLY LINES SHALL BE INSTALLED AS SHOWN.

GENERAL NOTES:

1. MAINTAIN EXISTING RATING IN FIRE-RATED PARTITIONS. PATCH & MATCH AS REQUIRED FOR LIKE NEW FINISH.
2. ALIGN NEW PARTITIONS WITH ADJACENT EXISTING PARTITIONS WHERE THEY ABUT.
3. CONTRACTOR TO COORDINATE ALL WORK WITH OWNER

BUILDING CODE INFORMATION

GOVERNING CODE: FLORIDA BUILDING CODE 7th EDITION (2020) - BUILDING
 FLORIDA BUILDING CODE 7th EDITION (2020) - EXISTING BUILDING
 FLORIDA FIRE PREVENTION CODE 2020, 7th EDITION (INCLUSIVE OF NFPA 1 2018 ED. & NFPA 101 2018 ED.)
 FLORIDA ACCESSIBILITY CODE 2010, 7TH EDITION

PROPERTY ADDRESS: 14730 NW 24th COURT, MIAMI, FL 33147

CONSTRUCTION TYPE AS PER TABLE 504.4 TYPE I
 MAX. # OF STORIES PERMITTED: -
 MAX. # OF STORIES PROVIDED: -
 MAX. # AREA PERMITTED: 12,900 SF

AREA OF WORK: 6,060 SF
 EXISTING OCCUPANCY: OFFICE/STORAGE
 OCCUPANCY CALCULATION FLORIDA BUILDING CODE 2020, 7TH EDITION
 PER FBC TABLE 1004.5 & NFPA 1 FIRE CODE - 2018 ED.
 BUSINESS 1,867 S.F. @ 1/150 S.F. = 11 OCC.
 STORAGE 4,393 S.F. @ 1/500 S.F. = 9 OCC.
 TOTAL OCCUPANT LOAD: 20 OCC

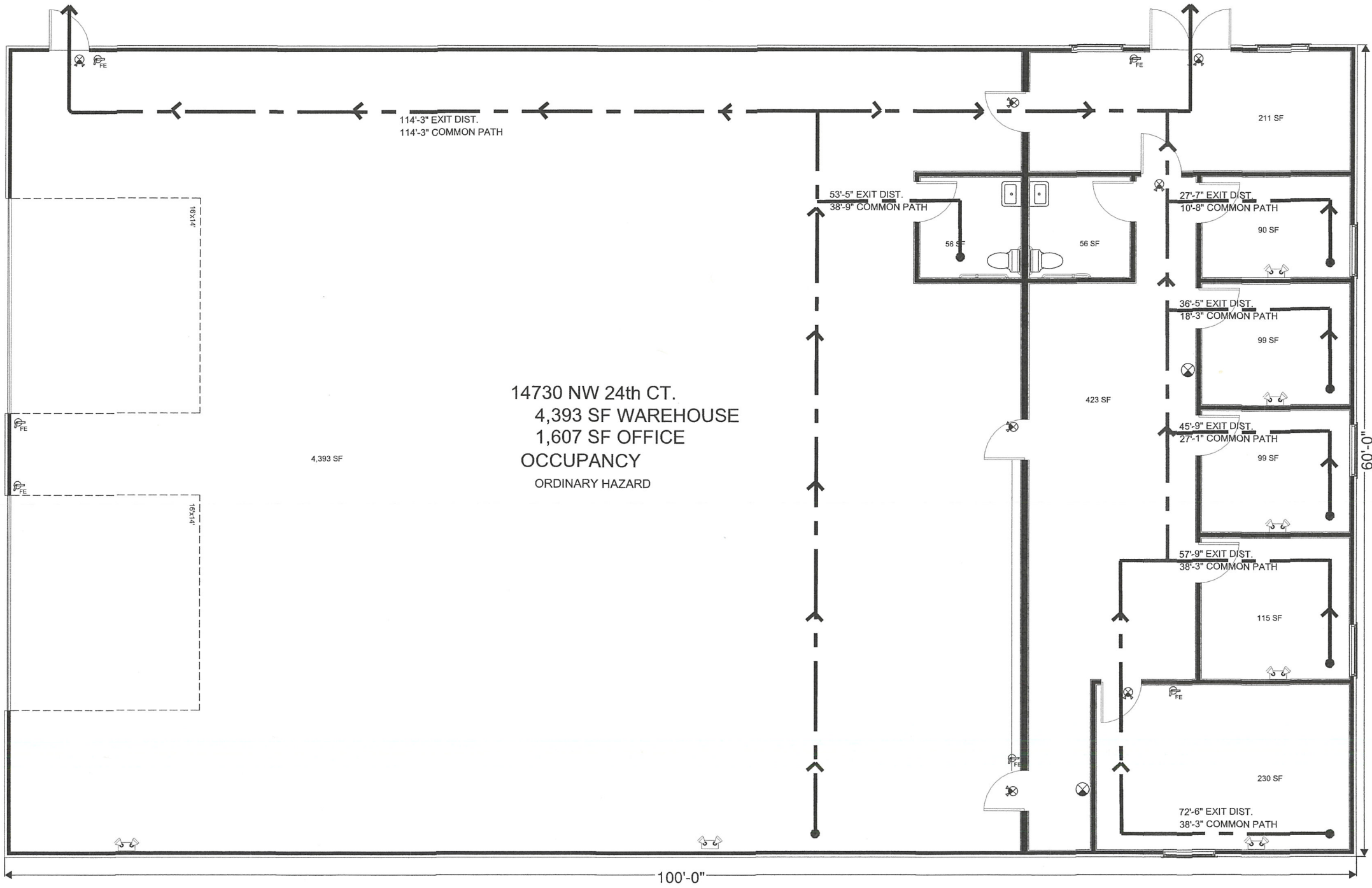
FIRE RESISTANCE RATINGS PER (FBC-B TABLE 601)

BUILDING ELEMENT	TYPE I
STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	2
INTERIOR	0
NON BEARING- EXTERIOR	0
INTERIOR PARTITIONS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0
FIRE SPRINKLERS	NO FIRE SPRINKLERS

MEANS OF EGRESS: PER F.B.C. CHAPTER 10

MAX. TRAVEL DISTANCE PERMITTED (FBC TABLE 1017.2)	200'-0" (B)
MAX. TRAVEL DISTANCE PROVIDED:	114'-3"

MIN. CORRIDOR WIDTH REQUIRED:	36"
CORRIDOR WIDTH PROVIDED:	4'-0"
EGRESS WIDTH PER PERSON	0.2' LEVEL
MINIMUM CLEAR OPENING REQUIRED	32"
EXITS REQUIRED PER FBC 1006.3.2	2
EXITS (EXISTING PER TENANT)	2
FIRE EXTINGUISHER TYPE	MPS UL RATING 2A-10B-C
TOTAL FIRE EXTINGUISHERS PROVIDED PER NFPA 10	
MAX. TRAVEL DISTANCE TO EXTINGUISHER 75'	1 PER TENANT SPACE



14730 NW 24th CT.
 4,393 SF WAREHOUSE
 1,607 SF OFFICE
 OCCUPANCY
 ORDINARY HAZARD

PLUMBING FIXTURE CALCULATIONS:
 PER FBC-PLUMBING 7th ED. (2020) TABLE 403.1
 TOTAL OCCUPANT LOAD: 20 OCC

OCCUPANCY "B"	W.C. (1 PER 500)		LAVATORIES (1 PER 750)		DRINKING FOUNTAINS (1 PER 1000)		SERVICE SINKS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
20 OCC.	1	2	1	1	1	1	1	2

GENERAL NOTE:
 AT THE TIME OF PERMIT APPLICATION NO LOW OR HIGH PILE STORAGE IS INTENDED FOR USE WITHIN THE TENANT SPACE. ANY LOW OR HIGH PILE STORAGE SYSTEMS SHALL REQUIRE A PERMIT WITH THE CITY OF OPA-LOCA.

INTERIOR FIN. NOTES

1. ALL INTERIOR FINISHES SHALL BE CLASS 'C' RATED AS PER FBC TABLE 803.5.
2. FLOOR COVERING MATERIAL IN PASSAGEWAY AND CORRIDORS SHALL NOT BE LESS THAN CLASS II MATERIAL.

LEGEND

- NEW 5.25" EXTERIOR STL. FRAMED WALL 2hr Fire Rated
- NEW 7.5" INTERIOR WOOD PARTITION 1hr Fire Rated
- NEW 5.5" EXTERIOR STL. FRAMED WALL 2hr Fire Rated
- NEW 5.5" INTERIOR WOOD PARTITION 1hr Fire Rated
- EXIT SIGN - DUAL LITE WITH LED LAMPS AND BATTERY BACKUP.
- EXIT SIGN - WITH BATTERY BACKUP.
- EMERG. LT WITH BATTERY BACK-UP
- MPS U.L. RATED 2A-10B-C FIRE EXTINGUISHER. THE EXTINGUISHER MUST BE MOUNTED WITH ITS LEADING EDGE OR BELOW 27" A.F.F., TO COMPLY WITH ADA PROJECTION GUIDELINES OF F.B.C.-ACCESSIBILITY.
- DENOTES PATH OF TRAVEL EXIT TRAVEL PATH AND COMMON PATH OF TRAVEL WITH EGRESS DISTANCE

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER/ARCHITECT.
- CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
- NOTIFY ENGINEER OR ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.
- CONTRACTOR TO NOTIFY ENGINEER OF ANY SUBSTITUTIONS OF ANY STRUCTURAL ITEMS OR MATERIALS NOTED ON THESE CONSTRUCTION DOCUMENTS. ENGINEER TO PROVIDE WRITTEN APPROVAL FOR SUBSTITUTED ITEMS PRIOR TO BEGINNING ANY WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DEVIATIONS FROM THESE CONSTRUCTION DOCUMENTS AND SHALL ONLY PROCEED ONCE WRITTEN APPROVAL IS PROVIDED BY THE ENGINEER.

DESIGN AND LOADING

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

- FLORIDA BUILDING CODE - BUILDING, SEVENTH EDITION
- (FBC - 2020)
- FLORIDA BUILDING CODE - RESIDENTIAL, SEVENTH EDITION (FRC - 2020)
- NSD - 2018, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
- ASCE 7-16, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
- WOOD TRUSSES: TPI

2. DESIGN LOADS

- LIVE LOADS:
ROOF = 20 PSF
- DEAD LOADS:
ROOF = 20 PSF
- WIND VEL. (3 SEC GUST) = 170 MPH, ULT. 132 MPH ASD,
EXPOSURE = C
RISK CATEGORY = II

FOUNDATION NOTES

1. THE FOUNDATION DESIGN OF THIS BUILDING WAS BASED ON THE FOLLOWING CRITERIA:

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 1500 PSF (ASSUMED/VERIFY).
- PROVIDE 10MIL STEGO WRAP VAPOR BARRIER BENEATH THE NEW SLAB AND INSIDE FACE OF ALL FOUNDATIONS AND FOUNDATION WALLS

2. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE AND REINFORCING:

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH, F'c = 3000 PSI (NORMAL WEIGHT)
- ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN PLACE.
- ALL WELDED WIRE FABRIC (W.W.F.) IN FLAT SHEETS ONLY AND SHALL CONFORM TO ASTM A-185.
- DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315
- CONCRETE COVERAGE:
 - CONCRETE CAST AGAINST EARTH = 3"
 - CONCRETE EXPOSED TO WEATHER = #8 OR GREATER 2", #5 OR LESS 1"
 - CONCRETE NOT EXPOSED TO WEATHER OR CONTACT WITH GROUND
 - SLABS, WALLS, AND JOISTS = #11 OR SMALLER
 - BEAMS AND COLUMNS = 1
- LAP SPLICE SHALL BE: #5 BAR = 25", #4 BAR = 20", #3 BAR 15"

STEEL REINFORCING

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

EPOXY:

ANCHORING ADHESIVE SHALL BE A TWO COMPONENT 100% SOLIDS EPOXY BASED SYSTEM SUPPLIED IN MANUFACTURERS STANDARD CARTRIDGE AND DISPENSE THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATIONS FOR TYPE I, II, IV AND V, GRADE 3, CLASS B AND C AND MUST DEVELOP A MINIMUM 12650 PSI COMPRESSIVE YIELD STRENGTH AFTER 7 DAYS CURE. EPOXY MUST HAVE A HEAT DEFLECTION TEMPERATURE OF A MINIMUM 136F (58 C)

- SIMPSON "SET-XP" HIGH STRENGTH EPOXY OR EQUIVALENT
- DRILL HOLE 3/4 DIAMETER OVER REBAR SIZE TO DEPTHS SHOWN PER DRAWINGS.
- REMOVE DUST FROM HOLE WITH OIL-FREE COMPRESSED AIR. CLEAN WITH NYLON BRUSH AND BLOW OUT REMAINING DUST.
- FILL HOLE 1/2 - 2/3 FULL, STARTING FROM THE BOTTOM OF THE HOLE TO PREVENT AIR POCKETS, WITHDRAW NOZZLE AS HOLE FILLS UP.
- REBAR TO BE CLEAN AND OIL FREE. INSERT REBAR, TURNING SLOWLY UNTIL REBAR CONTACTS BOTTOM OF HOLE, DO NOT DISTURB DURING CURE TIME.
- REFER TO MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERRECTED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL", 14TH EDITION.

2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

- ANCHOR RODS F1554, GRADE 36 U.N.O.
- HIGH STRENGTH STRUCTURAL BOLTS A325-N U.N.O.
- STRUCTURAL SHAPES (W) A992
- STRUCTURAL SHAPES (M, S, C, MC, PLATES) A36
- STRUCTURAL SHAPES (HP) A572
- STRUCTURAL TUBING (HSS) A500 GRADE B
- STRUCTURAL ANGLES A36

3. ALL WELDING ELECTRODES SHALL BE E70-XX. ALL SHOP AND FIELD WELDING SHALL BE MADE IN ACCORDANCE WITH A.W.S. D1.1 "CODE FOR WELDING IN BUILDING CONSTRUCTION" AND SHALL BE MADE BY CERTIFIED WELDERS.

SHOP DRAWINGS

- SHOP DRAWING SUBMITTALS SHALL CONSIST OF A MINIMUM OF 2 REPRODUCIBLES OF EACH DRAWING.
- SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
- DRAWINGS CREATED BY THE ENGINEER OF RECORD CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL. SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
 - CONCRETE MIX DESIGN
 - FOUNDATION REINFORCING BARS
 - PRE-ENGINEERED BUILDING STRUCTURE WITH CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.

ABBREVIATIONS

- U.N.O. UNLESS NOTED OTHERWISE
 V.I.F. VERIFY IN FIELD
 V.I.G.

CONTRACTORS

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING AND/OR ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ENGINEER.
- CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
- THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NO BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
- IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
- ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
- CONTRACTOR SHALL BE THE ONLY PARTY RESPONSIBLE OF THE DESIGN, INSTALLATION AND DISMANTLING OF TEMPORARY SHORING.

TERMITE PROTECTION STATEMENT

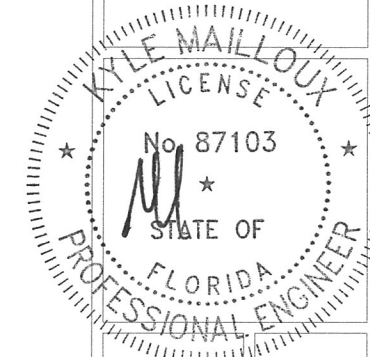
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" IN COMPLIANCE WITH FBC 2020 R318.



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PROJECT NAME

PROJECT ADDRESS

14730 NW 24TH CT, Opa-Locka, FL 33054

DRAWING INDEX

- S-0.0 NOTES AND LEGENDS
- S-1.0 FOUNDATION PLAN
- S-2.0 SECTIONS AND DETAILS

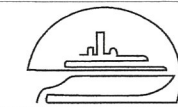
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REV	DESCRIPTION	DATE

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: NM
Designed by: NM
Checked by: JV
Project Number: 230247

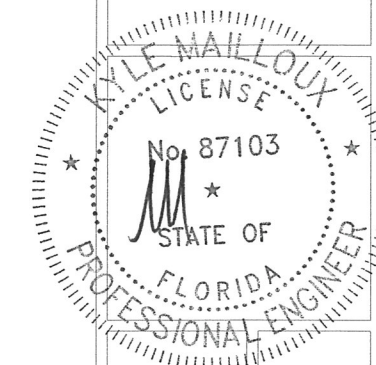
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SHEET NUMBER



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PROJECT ADDRESS
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PROJECT NAME
1

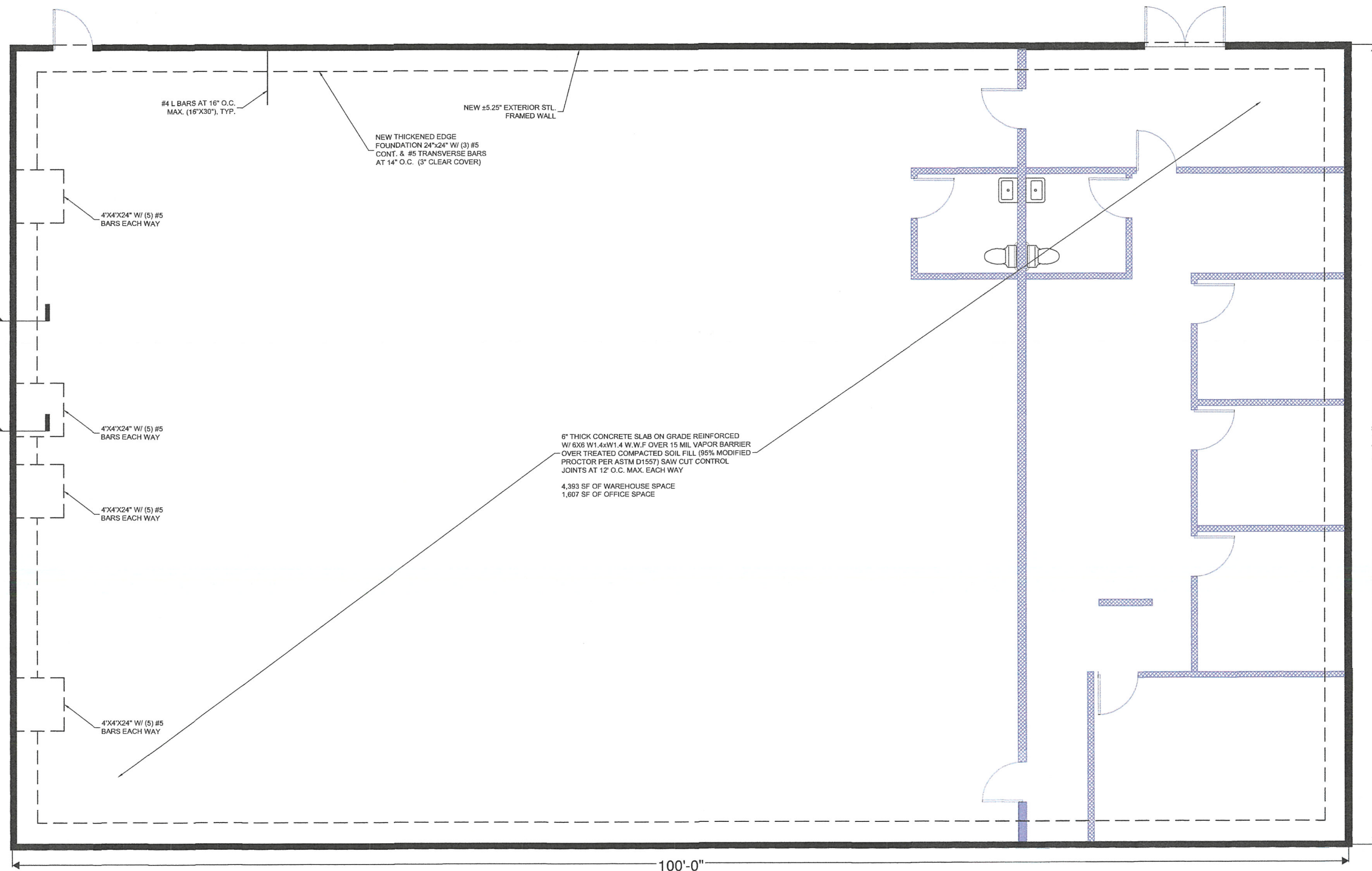
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REV	DESCRIPTION	DATE

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Drawn by: NM
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Project Number: 230247

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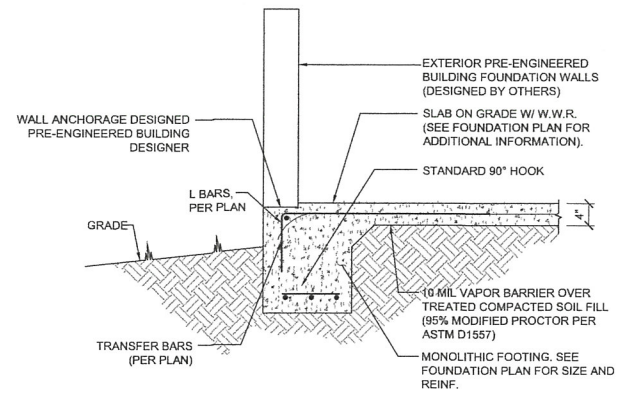
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WALL LEGEND

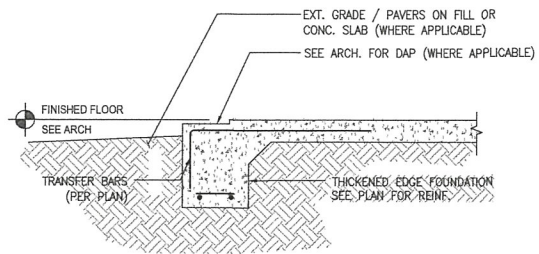
- OUTLINE OF EXTERIOR PRE-ENGINEERED BUILDING WALLS (TO BE DESIGNED BY OTHERS)
- INTERIOR PARTITION WALLS

1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



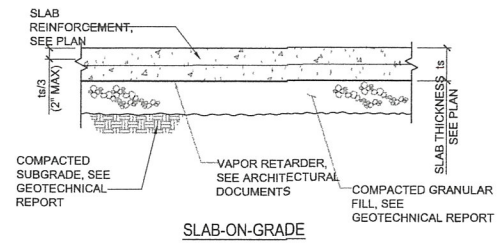
1 TYPICAL SPREAD FOUNDATION DETAIL @ EXTERIOR MASONRY WALL

SCALE: 3/4"=1'-0"



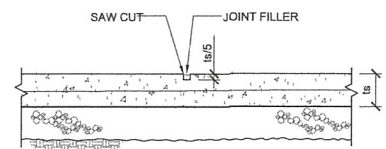
2 TYPICAL SPREAD FOUNDATION @ OPENING

SCALE: 3/4"=1'-0"



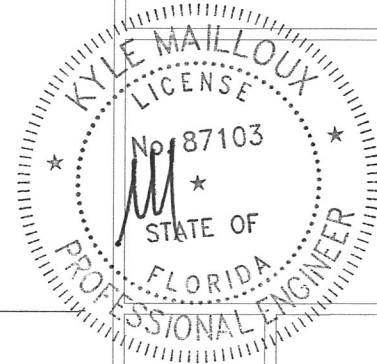
3 TYPICAL SLAB ON GRADE WITH WELDED WIRE REINFORCEMENT

SCALE: 3/4"=1'-0"



4 CONCRETE FOUNDATION INTERSECTION DETAIL

SCALE: N.T.S.



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PROJECT NAME
 1

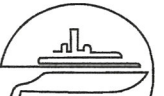
PROJECT ADDRESS
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Rev	Description	Date
REV	DESCRIPTION	DATE

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

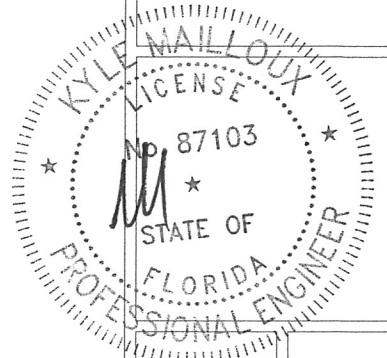
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 Checked by: JV
 Project Number: 230247

S-2.0
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OFFICE/WAREHOUSE BLDG

PROJECT NAME

PROJECT ADDRESS
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Rev	Description	Date
0	INITIAL SUBMISSION	01/08/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

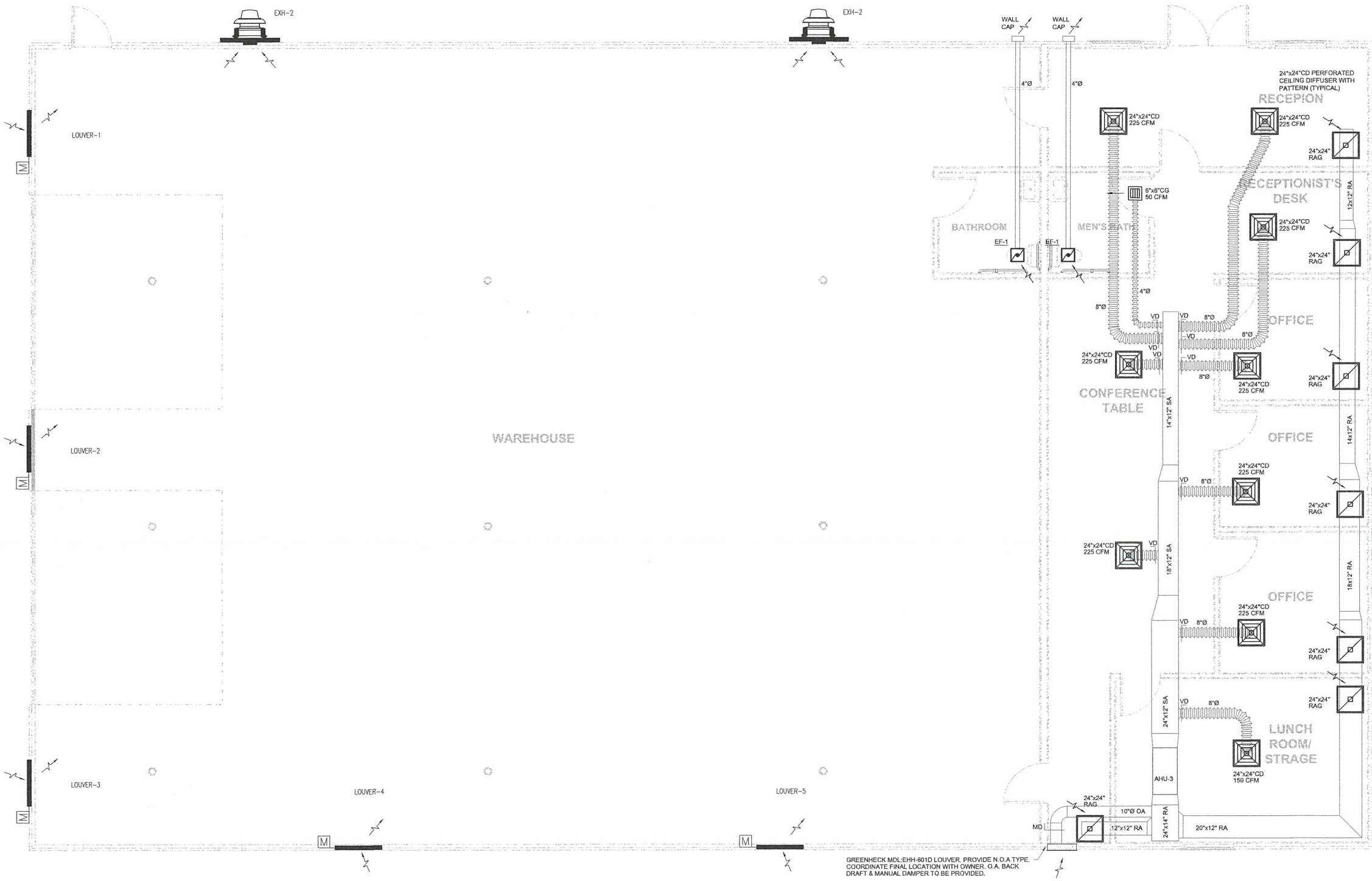
Drawn by: DA

Designed by: KM

Checked by: KM

SCALE: **AS NOTED**

M1



1 MECHANICAL FLOOR PLAN
 M-1 SCALE: 1/4" = 1'-0"

GREENHECK MDL-EHH-801D LOUVER. PROVIDE N.O.A TYPE. COORDINATE FINAL LOCATION WITH OWNER. O.A. BACK DRAFT & MANUAL DAMPER TO BE PROVIDED.

MINIMUM VENTILATION CALCULATIONS

SPACE DESCRIPTION	(2) POPULATION #	AREA (SQFT)	(1) CEILING HEIGHT (FT)	(1) TOTAL AIR CHANGE RATE	(1) OUTDOOR AIR CHANGE RATE	(2) PEOPLE OUTDOOR AIRFLOW RATE (CFM / PERSON)	(2) AREA OUTDOOR AIRFLOW RATE (CFM / SQFT)	VENTILATION REQUIRED (CFM)	VENTILATION PROVIDED (CFM)	EXHAUST PROVIDED (CFM)
WAREHOUSE	-	4,393	20	N/A	2	5.0	0.06	3,193	3,200	3,250
TOTAL FOR EXHAUST FAN		4,393							3,200	3,250

TOTAL	3,200	3,250
DIFFERENCE	-50	POSITIVE

- NOTES:
 1. VALUES ARE BASED ON ASHRAE 170-2017, TABLE 7.1 DESIGN PARAMETERS.
 2. VALUES ARE BASED ON FBC (2023) MECHANICAL, CHAPTER 4, TABLE 403.3.1.1 MINIMUM VENTILATION RATES.
 3. FACILITY OPERATES LESS THAN 8,000 HOURS PER YEAR AND PERCENT (%) OUTDOOR AIR AT FULL DESIGN AIRFLOW RATE COMPLIES WITH 2018 IBC (2018) ENERGY CONSERVATION, TABLE C403.2.7(1).

MOTORIZED DAMPER SCHEDULE

LABEL	AREA SERVED	MANUFACTURER & MODEL NUMBER	CFM	BLADE	BLADE SEALS	BEARINGS	SIZE	VELOCITY UP TO	AIR FLOW	POWER	ELECTRIC
MO-1	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120
MO-2	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120
MO-3	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120
MO-4	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120
MO-5	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120

EXHAUST FAN SCHEDULE

LABEL	AREA SERVED	MANUFACTURER & MODEL NUMBER	CFM	SP	MOUNTING ARRANGEMENT	WATT/HP	RPM	VOLTAGE	NOTES
EF-1	BATHROOM #1	GREENHECK SPA0511W	50	0.25	CABINET - CEILING	11/-	820	115V, 1P	①③
EXH-2	WAREHOUSE	GREENHECK CUBE-140-10	1600		WALL	-/1.02	1708	208V, 3P	⑧⑩

① THERMOSTAT CONTROLLED ② SWITCH W/ LIGHTS ③ W/ BACK DRAFT DAMPER. ④ CONTINUOUS. ⑤ BELT DRIVEN ⑥ SPEED CONTROLLER
 ⑦ INTERLOCK W/ AC ⑧ MOTORIZED DAMPER ⑨ INTERLOCK W/ FIRE SUPPRESSION SYSTEM ⑩ CO SENSOR ⑪ NO2 SENSOR

AIR DISTRIBUTION SCHEDULE

AIR DISTRIBUTION DEVICE DETAIL	SYMBOL	SIZE (INxIN)		MANUF.	MODEL SERIES	SYSTEM	MOUNTING	VOLUME DAMPER
		FACE	NECK					
	CD	24x24	SEE PLAN	PRICE	AMD-36-B12	SUPPLY	T-BAR	VCR 7
	RAG	24x24	22x22	PRICE	635-TB-L-B12	RETURN	T-BAR	---

- NOTES:
 1. REFER TO PLAN FOR QUANTITY, LOCATION AND AIR THROW PATTERN.
 2. FLEXIBLE DUCT CONNECTION BETWEEN DUCT BRANCH AND DIFFUSER SHALL BE THE SAME SIZE AS THE DIFFUSER NECK DIAMETER.
 3. SPECIFIED MANUFACTURERS AND MODELS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL PROVIDE CUT SHEET FOR PROPOSED NEW AIR DISTRIBUTION DEVICES. APPROVED MANUFACTURERS ARE: TITUS, METALAIRE AND PRICE.

BUILDING AIR FLOW RECAPITULATION SCHEDULE

A/C EQUIP. TAG No.	SPACE CATEGORY	AREA SERVED NET SQ. FT.	AIR CLASS	PEOPLE	OUTSIDE AIR RATES		TOTAL OUTSIDE AIR		AIR EXHAUSTED OR TRANSFER	EXH. EQUIP. TAG No.	
					CFM/PERSON	CFM/SQ.FT.	REQUIRED	USED			
AHU-1	BUSINESS	1500	1	14	7.5	0.12	285	285	-50	EF-1	
							SUB-TOTALS		+285	-50	
							BUILDING PRESSURIZATION		+ 235 CFM		

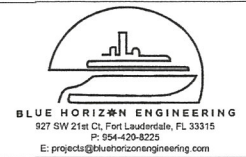
- NOTES:
 1. OUTDOOR AIR PROVISIONS FOR VENTILATION SHALL SATISFY THE MINIMUM REQUIREMENTS FOR ACCEPTABLE INDOOR AIR QUALITY AS PER ASHRAE 62.1, VENTILATION RATE PROCEDURE.
 2. OUTSIDE AIR RATES R_p AND R_a AS PER 2020 F.B.C. (M) TABLE 403.3.

1. GENERAL NOTES
 A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (MECHANICAL 2023) AND WITH ALL APPLICABLE REGULATIONS.
 B. DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE HVAC WORK.
 C. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS.
 D. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
 E. GUARANTEED: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR. ALL COMPRESSORS SHALL BE GUARANTEED FOR 5 YEARS MINIMUM.
 2. DUCT AND ENVELOPE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE, ENERGY, 7TH EDITION SECTIONS R402.4.1.2 AND R403.3.3
 3. DESIGN PARAMETERS:
 A. INDOOR DESIGN TEMPERATURE (SUMMER): 72F DB
 B. INDOOR DESIGN TEMPERATURE (WINTER): 72F DB
 4. ALL THERMOSTATS SHALL HAVE HEATING MODE MAXIMUM SETTING OF 75 F. AND COOLING MODE MINIMUM SETTING OF 70 F. THE THERMOSTAT SHALL BE ARRANGED TO PREVENT THE SIMULTANEOUS OPERATION OF HEATING AND COOLING.
 5. ELECTRICAL CONTROLS AND POWER WIRING: UNDER ELECTRICAL CONTRACT.
 6. EQUIPMENT SPECIFIED BY MANUFACTURER'S NUMBER SHALL INCLUDE ALL ACCESSORIES, CONTROLS, ETC., LISTED IN THE CATALOG AS STANDARD WITH THE EQUIPMENT. OPTIONAL OR ADDITIONAL ACCESSORIES SHALL BE FURNISHED AS SPECIFIED.
 7. MATERIALS:
 A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
 B. INSULATION: REFRIGERANT SUCTION PIPING AND CONDENSATE PIPES SHALL BE INSULATED WITH 3/4" THICK FOAMED PLASTIC INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GREY TAPE.
 C. DUCTWORK:
 A. ALL SUPPLY AIR DUCTWORK SHALL BE 1-1/2" THICK FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA "FIBROUS GLASS DUCT MANUAL", R-6.0 MIN.
 B. ALL OUTDOOR AND EXHAUST AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL OR ALUMINUM DUCT NOT LIGHTER THAN 24 GAUGE.
 C. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
 D. FLEXIBLE INSULATED DUCTWORK WITH 1-1/2" THICK FIBERGLASS INSULATION WITH FRK VAPOR BARRIER, R-6.0 MIN.
 8. CONTROLS: AIR CONDITIONING UNITS SHALL BE STARTED AND STOPPED THRU INDIVIDUAL PROGRAMMABLE THERMOSTAT. INDIVIDUAL THERMOSTATS SHALL START/STOP FANS AND ACTIVATE COOLING/HEATING SYSTEMS AS SELECTED.
 9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS OF CONSTRUCTION, CONTRACTOR SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO OWNER.

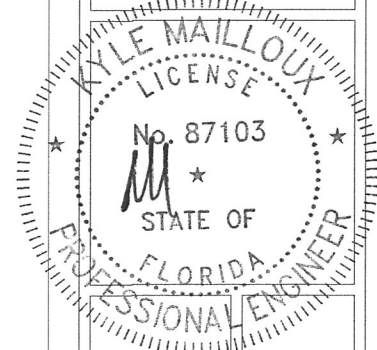
SPLIT HVAC EQUIPMENT SCHEDULE

UNIT DESIGNATION	AHU-1
AREA SERVED	-
UNIT MANUFACTURER	RHEEM
MODEL NUMBER	RHSL-HM6021JA
NOMINAL TONS	5.0
SYSTEM EER/SEER2	--/13.5
TOTAL AIR SUPPLY	CFM 2000
OUTSIDE AIR	CFM 285 EACH
RETURN AIR	CFM 1715 EACH
EXTERNAL STATIC PRESSURE	I.W.G. 0.4
FAN SIZE	HP 3/4
FAN MOTOR FLA	AMP 5.2
ENTERING AIR TEMPERATURE (DB/WB) F	80 / 67
LEAVING AIR TEMPERATURE (DB/WB) F	55.0 / 53.5
TOTAL COOLING COIL CAPACITY	MBH 60.0
TOTAL SENSIBLE HEAT	MBH 43.3
TOTAL HEATING CAPACITY	MBH 34.5
ELECTRIC HEATER SIZE (208 V)	Kw 10.0
MCA/MOCP	AMP 50 / 60
ELECTRICAL CHARACTERISTICS	V/Ø/Hz 208/1/60
DIMENSIONS (HxWxD)	in. 50.5x22x22
WEIGHT	lbs. 186
UNIT DESIGNATION	CU-1
UNIT MANUFACTURER	RHEEM
MODEL NUMBER	13AJ608A
LOCATION	SEE PLANS
AMBIENT TEMPERATURE	* F 95
REFRIGERANT	R 410A
COMPRESSOR MOTOR FLA	AMP 36
FAN MOTOR SIZE	HP 1/6
FAN MOTOR FLA	AMP 1.2
MCA/MOCP	AMP 45 / 60
ELECTRICAL CHARACTERISTICS	V/Ø/Hz 208/1/60
DIMENSIONS (HxWxD)	in. 28x32x32
WEIGHT	lbs. 186

- NOTES:
 1. SIZE REFRIGERATION PIPING AS PER MANUFACTURER RECOMMENDATIONS. OVERSIZE LINES AS REQUIRED TO COMPENSATE FOR LINE LOSS WITH MINIMUM CAPACITY REDUCTION. SUBMIT SHOP DRAWINGS.
 2. AIR HANDLING UNIT SHALL CONTAIN SOLID STATE INTERLOCK BOARD WITH BUILT IN FUSE AND TIME DELAY RELAY.
 3. PROVIDE 5 YEAR WARRANTY ON ALL REFRIGERATION COMPONENTS.
 4. PROVIDE ALL RELAYS, TRANSFORMERS, ETC. AS REQUIRED FOR COMPLETE OPERATING SYSTEM.
 5. UNITS SHALL BE PROVIDED WITH A SYNTHETIC MINIPLATE FILTER. UNIT CONSTRUCTION AND INSTALLATION SHALL GUARANTEE AN EASY ACCESS TO FILTER SECTION FOR PROPER FILTER INSPECTION AND REPLACEMENT.
 6. UNIT INSULATION AND ADHESIVE SHALL COMPLY WITH NFPA 90A REQUIREMENTS FOR FLAME SPREAD AND SMOKE GENERATION. INSULATION SHALL CONTAIN AN EPA REGISTERED IMMobilIZED ANTI-MICROBIAL AGENT TO EFFECTIVELY RESIST THE GROWTH OF BACTERIA AND FUNGI IN ACCORDANCE WITH ASTM STANDARDS G21 AND G22.
 7. FAN MOTOR SHALL BE HIGH EFFICIENCY TYPE.
 8. FAN AND MOTORS SHALL BE PROVIDED WITH CIRCUIT PROTECTION.
 9. CONDENSATE DRAIN PANS SHALL BE INSULATED AND SLOPED TO OUTLET. PANS SHALL HAVE STAINLESS STEEL LINERS. PROVIDE AN OVERFLOW DETECTION SYSTEM CAPABLE OF SHUTTING DOWN THE UNIT UPON DETECTION OF HIGH LEVELS CONDENSATE DRAIN SUPPORT UNIT HIGH ENOUGH ABOVE CEILING TO ACCOMMODATE CONDENSATE DRAIN TRAPS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 11. THE FAN DRIVE SHALL BE SELECTED FOR 125% OF THE MOTOR RATED HORSEPOWER.
 12. CONTRACTOR SHALL GUARANTEE ADEQUATE CLEARANCE ALL AROUND THE UNIT FOR MAINTENANCE ACCESS.
 13. CONDENSING UNIT SHALL BE INSTALLED TO WITHSTAND WIND PRESSURE FROM ANY DIRECTION AS PER THE "HVHZ" REQUIREMENTS OF THE F.B.C.
 14. ALL UNITS SHALL BE PROVIDED WITH INSULATION LINERS TO PREVENT SURFACE CONDENSATION UNDER ALL CONDITIONS.
 15. CONDENSER COILS SHALL BE PROVIDED WITH A PROTECTIVE GUARD.
 16. UNIT SHALL BE PROVIDED WITH A PROGRAMMABLE DIGITAL THERMOSTAT AS RECOMMENDED BY UNITS MANUFACTURER AND SHALL BE CAPABLE OF PROVIDING AFTER HOURS SET BACK FOR ENERGY EFFICIENCY PURPOSES. TIED TO B.A.S.



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OFFICE/WAREHOUSE BLDG

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PROJECT NAME

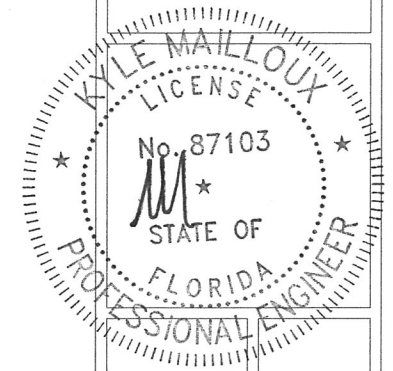
PROJECT ADDRESS

Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: DA
 Designed by: KM
 Checked by: KM
 SCALE: AS NOTED

M2



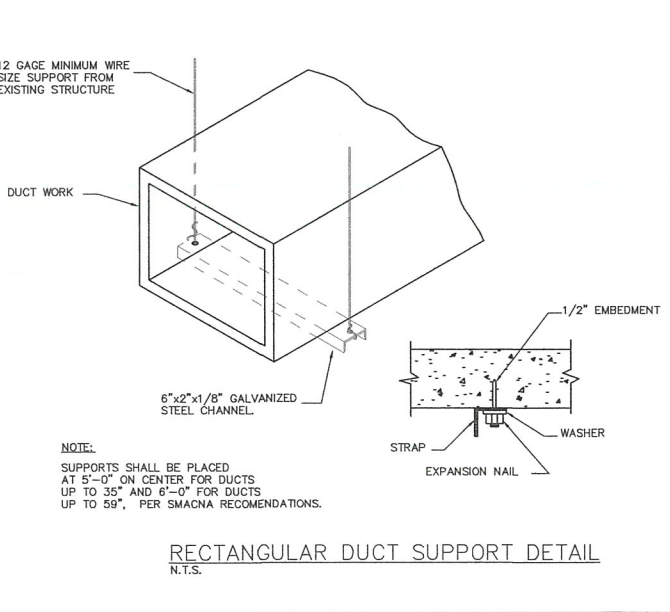
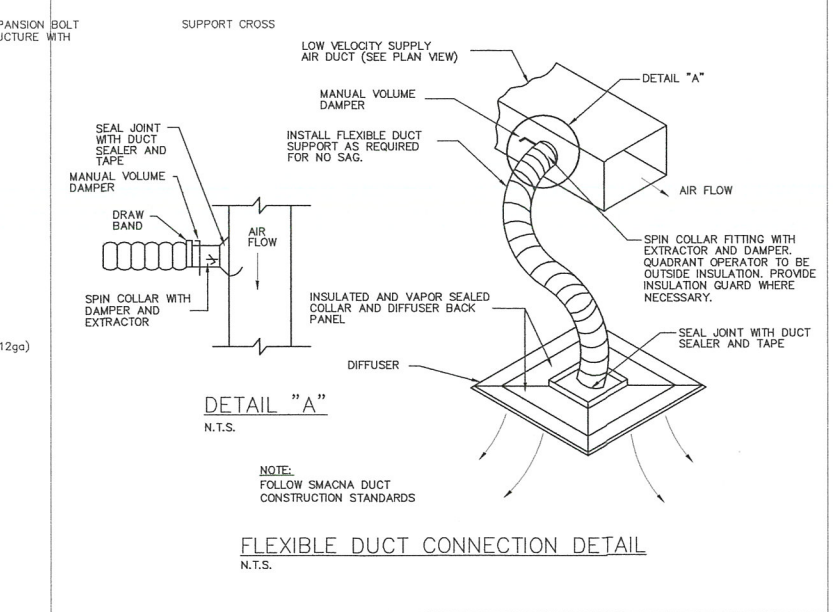
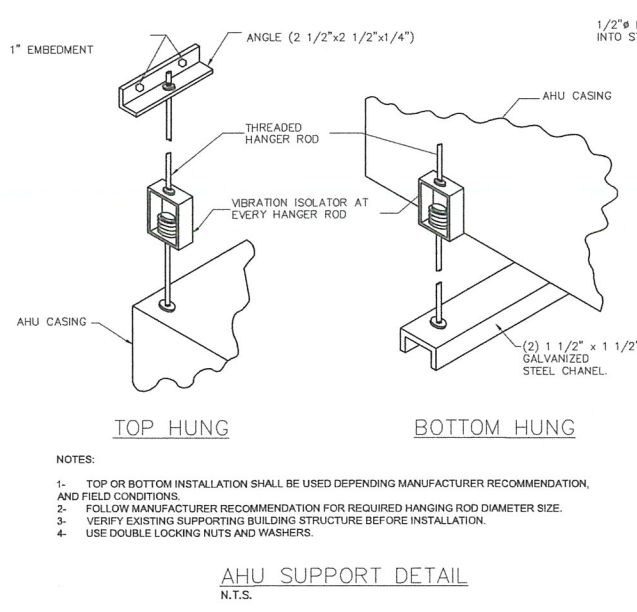
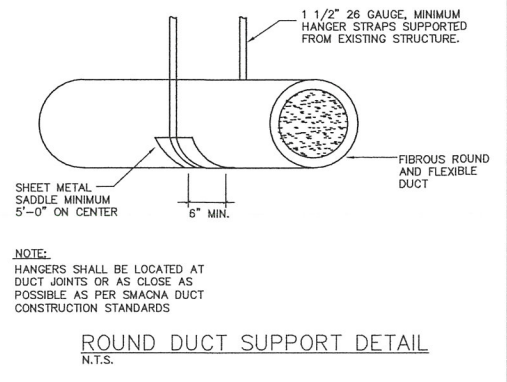
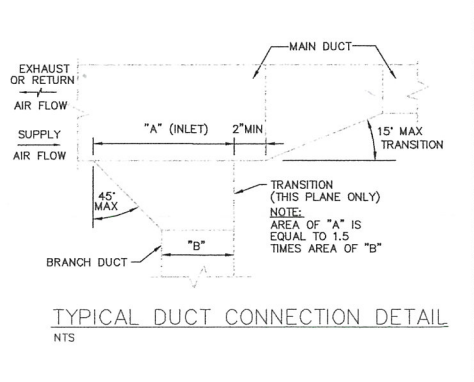
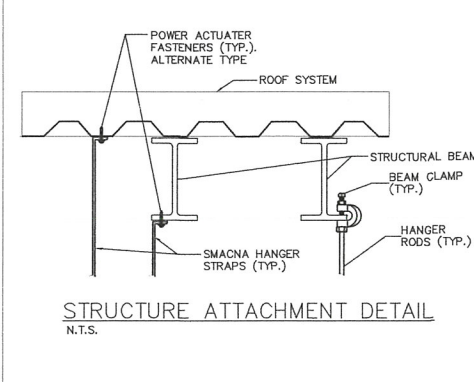
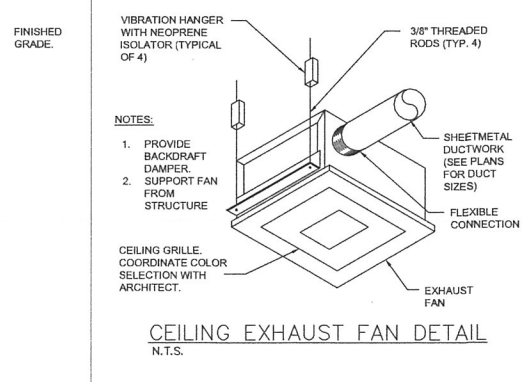
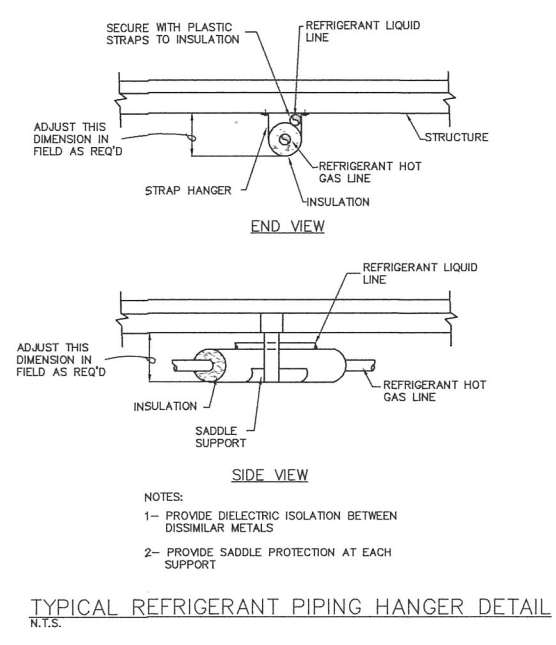
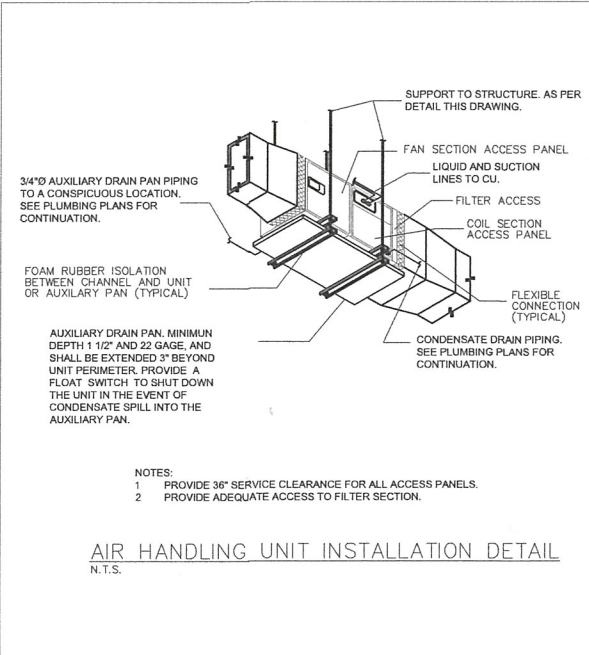
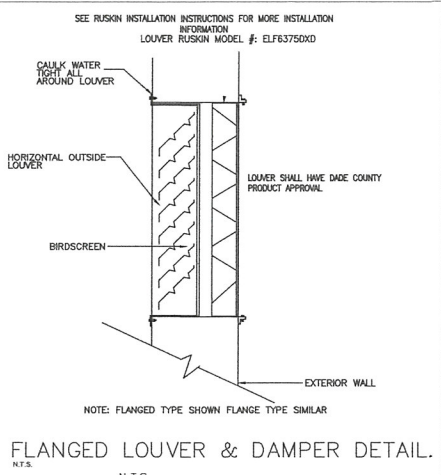
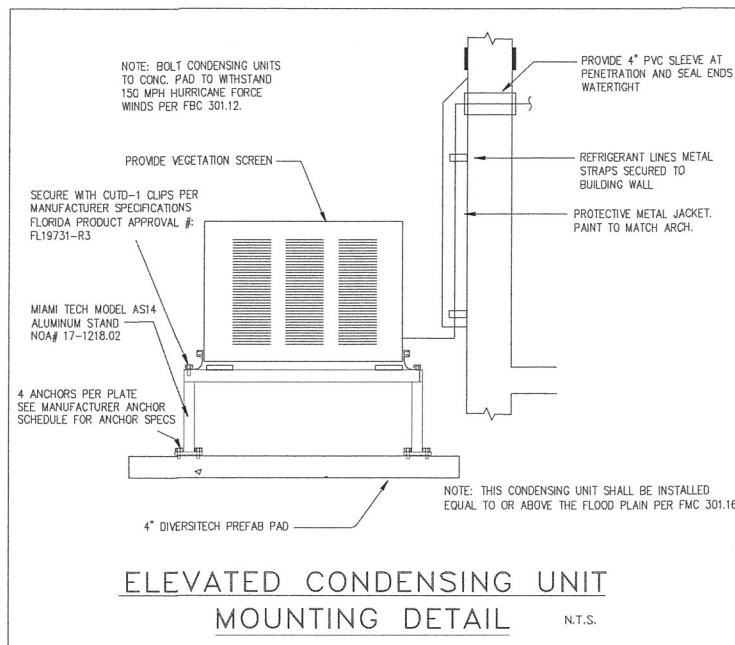
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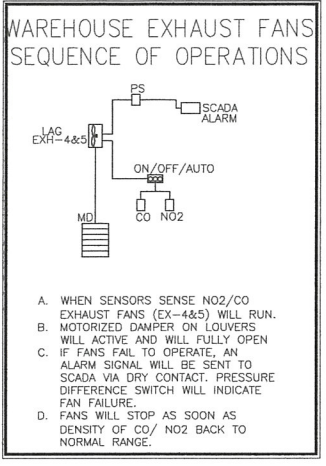
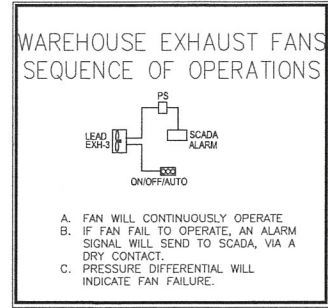
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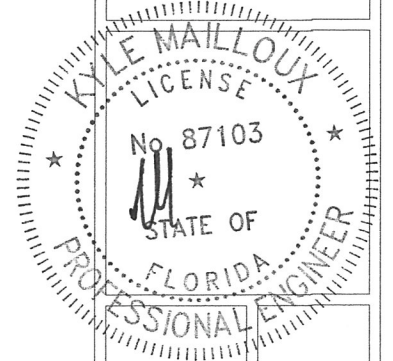
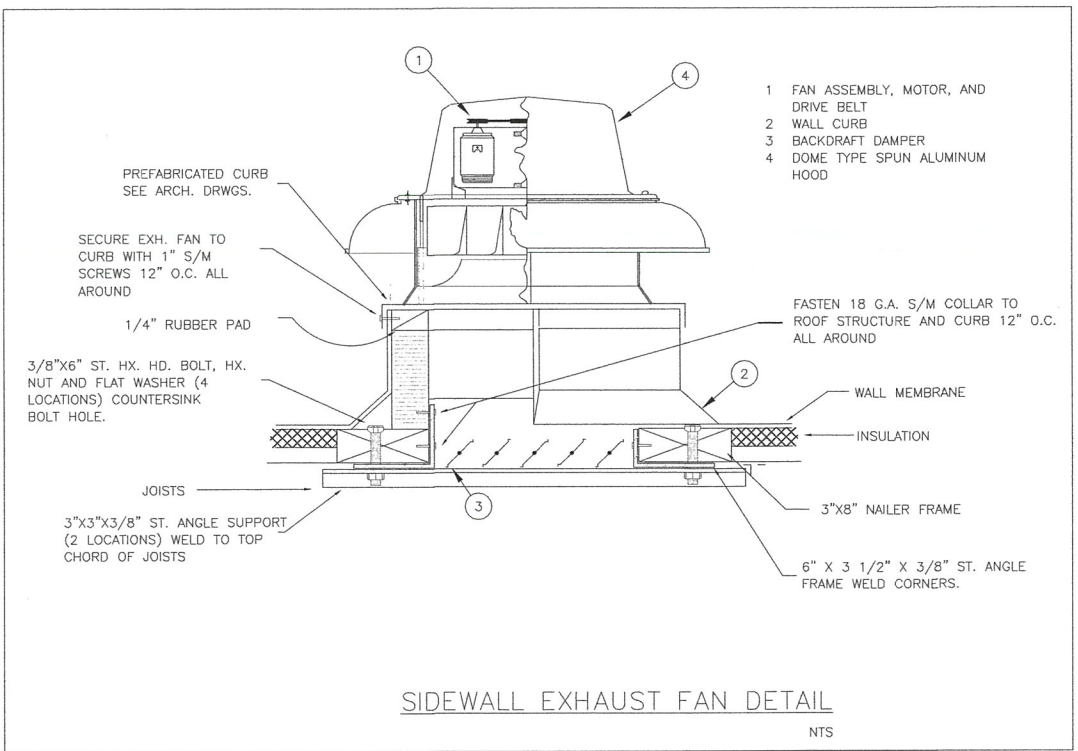
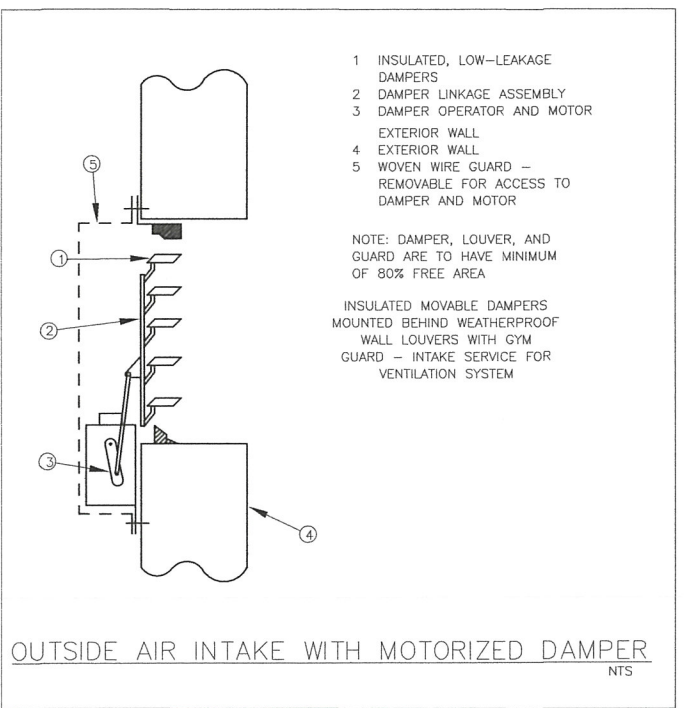
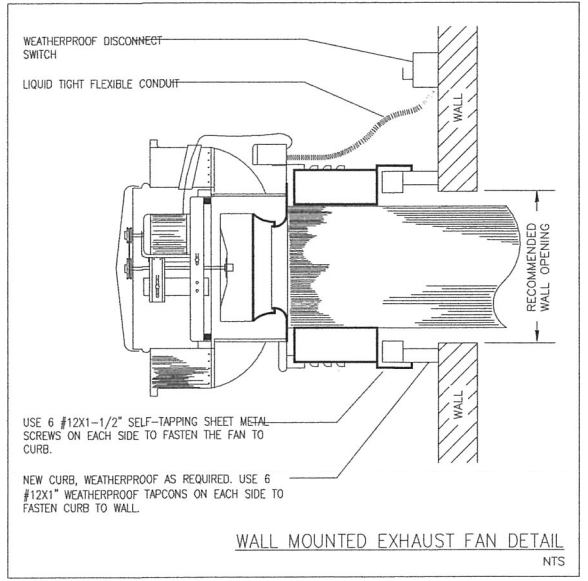
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Designed by: KM
Checked by: KM
SCALE: **AS NOTED**

M3





- ### KEY NOTES
1. INTERCONNECT THE EXHAUST FAN WITH SUPPLY FAN AND THE THERMOSTAT LOCATED IN THE SAME ROOM. PROVIDE GRAVITY RELIEF DAMPER.
 2. 2" (TWO INCH) EXHAUST PIPE CONNECTED TO VACUUM PUMP. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER. SEE PLUMBING PLANS.
 3. 2" (TWO INCH) INTAKE PIPE CONNECTED TO VACUUM PUMP. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER. SEE PLUMBING PLAN.
 4. 2" (TWO INCH) INTAKE PIPE CONNECTED TO COMPRESSOR. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER. USE REMOTE AIR INTAKE KIT BY THE MANUFACTURER.
 5. PROVIDE AND INSTALL NEW CONDENSATE DRYWELL AS SHOWN.
- NOTE:
 ALL INTAKE AND EXHAUST TERMINATION POINTS SHALL BE MINIMUM TEN FEET APART.



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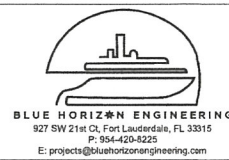
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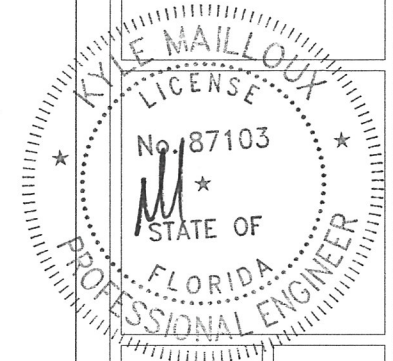
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M4



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Checked by: KM
SCALE: AS NOTED

E0

- ### ELECTRICAL NOTES
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2020, FLORIDA BUILDING CODE 2023 AND/OR ANY LOCAL CODES AND ORDINANCES.
 - THE ELECTRICAL CONTRACTOR SHALL PAY ANY FEES, TAXES AND PERMIT FEES PERTAINING TO THE ELECTRICAL WORK.
 - THE ELECTRICAL CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR LOCATION OF ALL EQUIPMENT. CONTRACTOR SHALL NOT SCALE PLANS.
 - IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY AND ALL DETAILS OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AS TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION WITH ALL EQUIPMENT IN PROPER WORKING ORDER.
 - THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE OWNER/BUILDER AND ALL OTHER SUB-CONTRACTORS.
 - IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE SO BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER.
 - ALL ELECTRICAL WORK AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF CERTIFICATE OF OCCUPANCY AND AS BY CONTRACT W/ OWNER.
 - ALL POWER AND CONTROL WIRING SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
 - ALL INTERIOR CIRCUITS SHALL BE IN CONDUIT. ALL WIRES SHALL BE THW/THHN TYPE. OBTAIN APPROVAL OR LOCAL ELECTRICAL INSPECTOR FOR USE OF MC CABLE.
 - ALL EXTERIOR CIRCUITS SHALL BE IN PVC CONDUIT PROVIDED WITH A GREEN GROUND WIRE.
 - ALL DISCONNECT SWITCHES SHALL BE FUSED WITH CURRENT LIMITING FUSES. VERIFY FUSE SIZE WITH EQUIPMENT'S NAME PLATE WHERE APPLICABLE.
 - ALL PANELS SHALL HAVE TYPED WRITTEN DIRECTORIES INDICATING ALL CIRCUITS.
 - THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PLUGS AND CORDS AT ALL APPLIANCES INDICATED ON PLANS AND SCHEDULES.
 - ALL CONTRACTORS RESPONSIBLE FOR GENERATOR POWER.
 - ALL WIRES AND CABLES SHALL BE COPPER EXCEPT AS INDICATED.
 - CONTRACTOR SHALL PROVIDE LIGHTING FIXTURES AND AS PER OWNER REQUIREMENTS.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE CONTROL WIRES BETWEEN A.H.U. AND C.U. DISCONNECT SWITCH, N.E.M.A. 3R TYPE AT CONDENSING UNITS
 - ALL WIRE SIZES INDICATED ARE BASED THE USE OF COPPER CONDUCTORS. AT THE DEVELOPER'S OPTION ALUMINUM CONDUCTORS MAY BE USED FOR FEEDERS AND SERVICES WHERE THE FOLLOWING CONDITIONS ARE ADHERED TO:
 A. MINIMUM SIZE OF ALUMINUM SHALL BE #1 AWG (100A).
 B. ALL TERMINATIONS SHALL BE MADE WITH COMPRESSION TYPE FITTINGS.
 C. CONDUIT SIZES SHALL BE INCREASED ACCORDINGLY IN ORDER TO ACCOMMODATE THE USE OF LARGER CONDUCTOR.
 D. GROUND CONDUCTORS SHALL NOT BE ALUMINUM.
 E. ALUMINUM CONDUCTORS SHALL NOT BE USED FOR BRANCH CIRCUIT WIRING.
 - TIME SWITCHES SHALL BE 120V, 24 HOUR ASTRONOMIC DIAL AS APPROVED BY OWNER.
 - CONTRACTOR SHALL COORDINATE FUSE AND CKT. BREAKER SIZE AS PER EQUIPMENT NAME PLATE PRIOR TO ROUGH-IN CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR SHOPDRAWINGS.
 - DRYER AND RANGE RECEPTACLES SHALL BE 120/240V, MIN 10-4 WIRE TYPE. (PER NEC 250-140)
 - LIGHT SWITCHES, OUTLETS, THERMOSTATS IN ACCESSIBLE LOCATIONS. NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FINISH FLOOR AND 44" WHERE BASE CABINETS.
 - EQUIPMENT GROUNDING CONDUCTOR IN WET LOCATIONS SHALL BE COPPER.
 - RUN ALL C.U. LOW VOLTAGE WIRES FROM A.H.U. TO C.U. IN 1/2" CONDUIT (USE 3 PAIR WIRE)
 - ALL SMOKE DETECTORS SHOULD BE INTERCONNECTED. IN COMMON AREAS & SMOKE DETECTORS SHALL BE A COMBINATION IONIZATION / PHOTO ELECTRIC TYPE.
 - ALL BRANCH CIRCUITS THAT SUPPLY 120V, 10, 15AMP & 20AMP OUTLETS SHALL BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS PER NEC 2011 210-12(B).
 - ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT (NEC 2011 406.11); IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, DEN, SUNROOM, BEDROOM, BATHROOM, LAUNDRY AND OUTDOOR AREA.
 - ALL SMALL APPLIANCE RECEPTACLES DEDICATED TO SERVE COUNTERTOP SURFACES IN KITCHEN SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 2011 210-8(A)(6). OUTLET SPACING FOR THE COUNTER-TOP SURFACES SHALL COMPLY WITH (2011 NEC) 210.52(B)(C)
 - SINGLE STATION 110V SMOKE DETECTORS WITH A SOUNDER BASE AND BATTERY BACK-UP. SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT OPERATION OF ANY SMOKE DETECTOR SHALL ACTIVATE ALL SMOKE ALARMS WITHIN THE DWELLING UNIT. CONNECT TO LIVING ROOM LIGHTING CIRCUIT. AFCI TYPE CIRCUIT. LOCATE ALL SMOKE DETECTORS A MINIMUM OF 3'-0" FROM ALL RETURN AIR AND SUPPLY AIR GRILLES AND DIFFUSERS. ALL STATIONS SHOWN OUTSIDE THE SLEEPING ROOMS SHALL BE AC WIRE-IN COMBINATION CARBON MONOXIDE & SMOKE ALARM WITH BATTERY BACKUP AND INDEPENDENT CO AND SMOKE SENSORS. LOCATE ALL COMBINATION CARBON MONOXIDE & SMOKE ALARM WITHIN 10'-0" OF EACH SLEEPING ROOM.

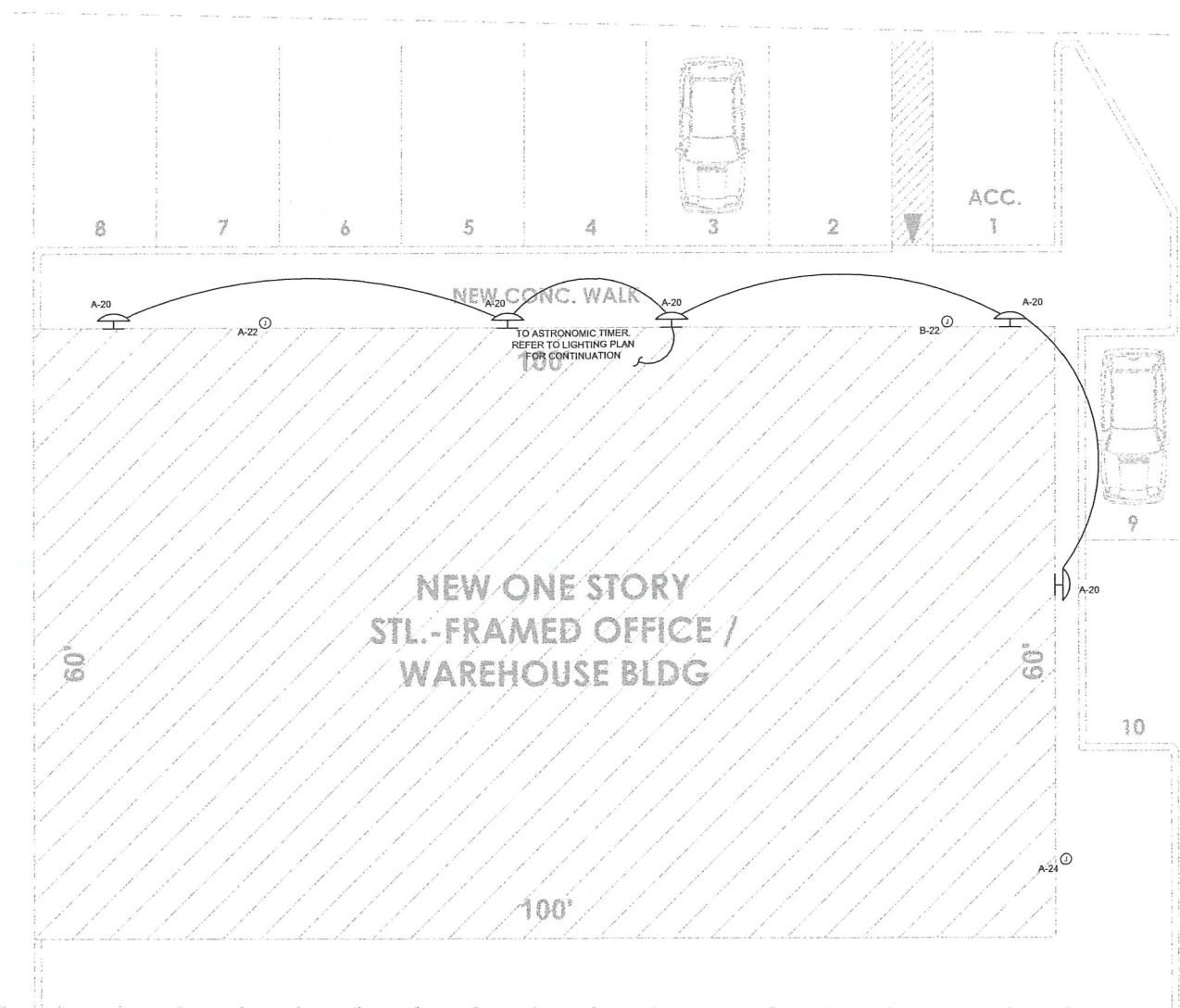
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NEW CURB CUT

N01 $\circ 47'05''W$ 130.00' (D)

NEW CURB CUT

ONE WAY

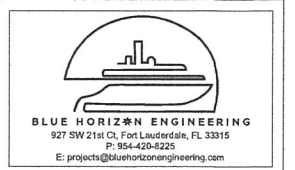


$\backslash 88^\circ 12'55''E$ 200.00' (D)

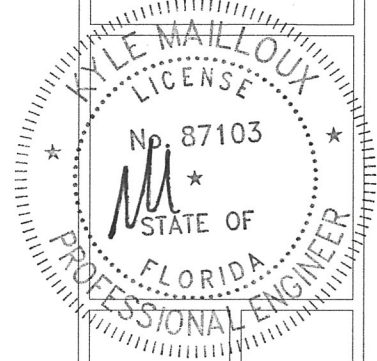
1 ELECTRICAL SITE PLAN
 E-0 SCALE: 1/8" = 1'-0"

GENERAL ELECTRICAL NOTE

1. FIXTURE, EQUIPMENT, RECEPTACLE IS NEW UNLESS NOTED OTHERWISE.



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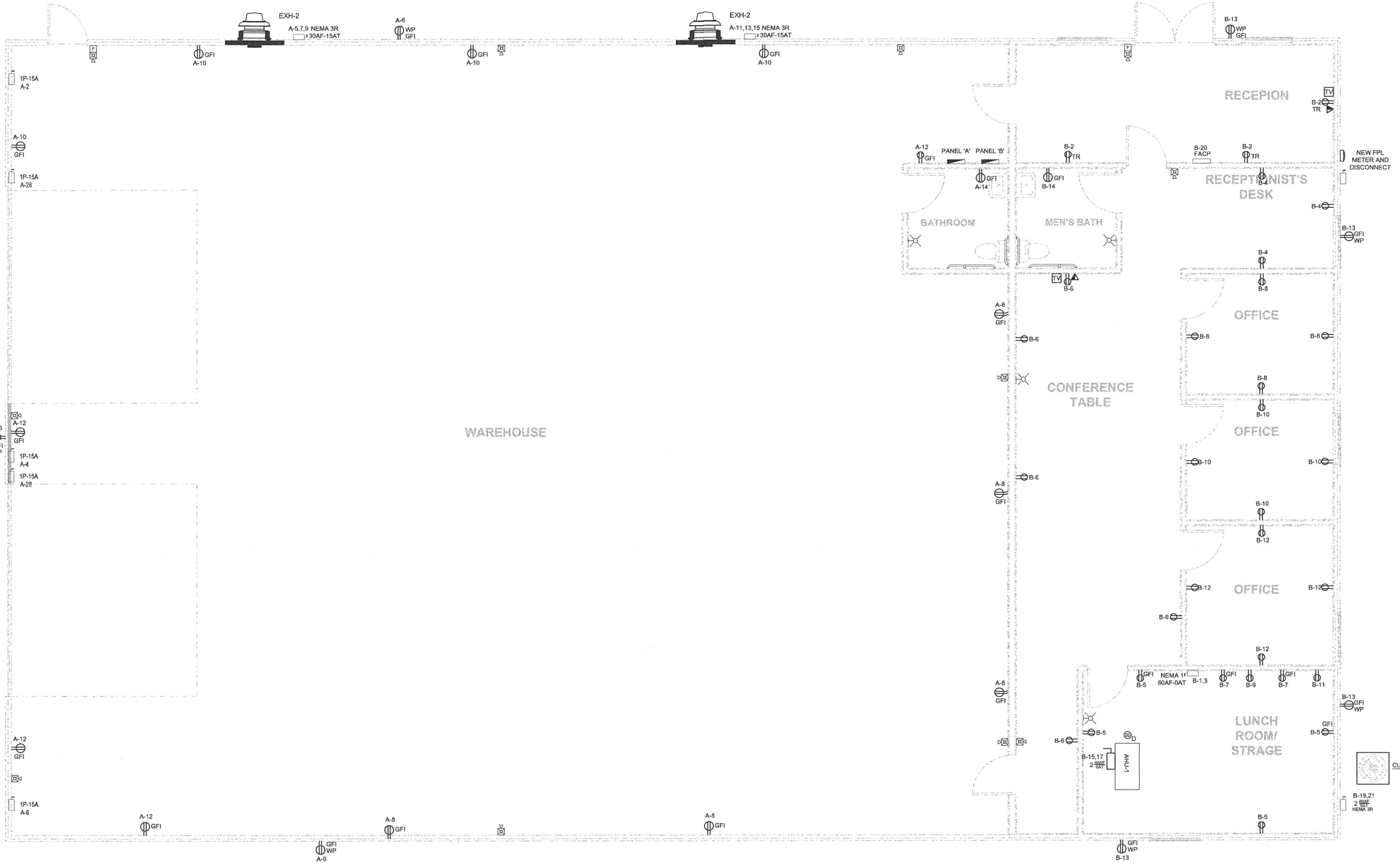
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1	INITIAL SUBMISSION	01/09/22

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 Checked by: KM
 SCALE: AS NOTED

E1



1 POWER AND SYSTEMS FLOOR PLAN
 E-1 SCALE: 1/4" = 1'-0"

GENERAL LIGHTING NOTE

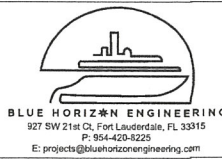
1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.

GENERAL ELECTRICAL NOTE

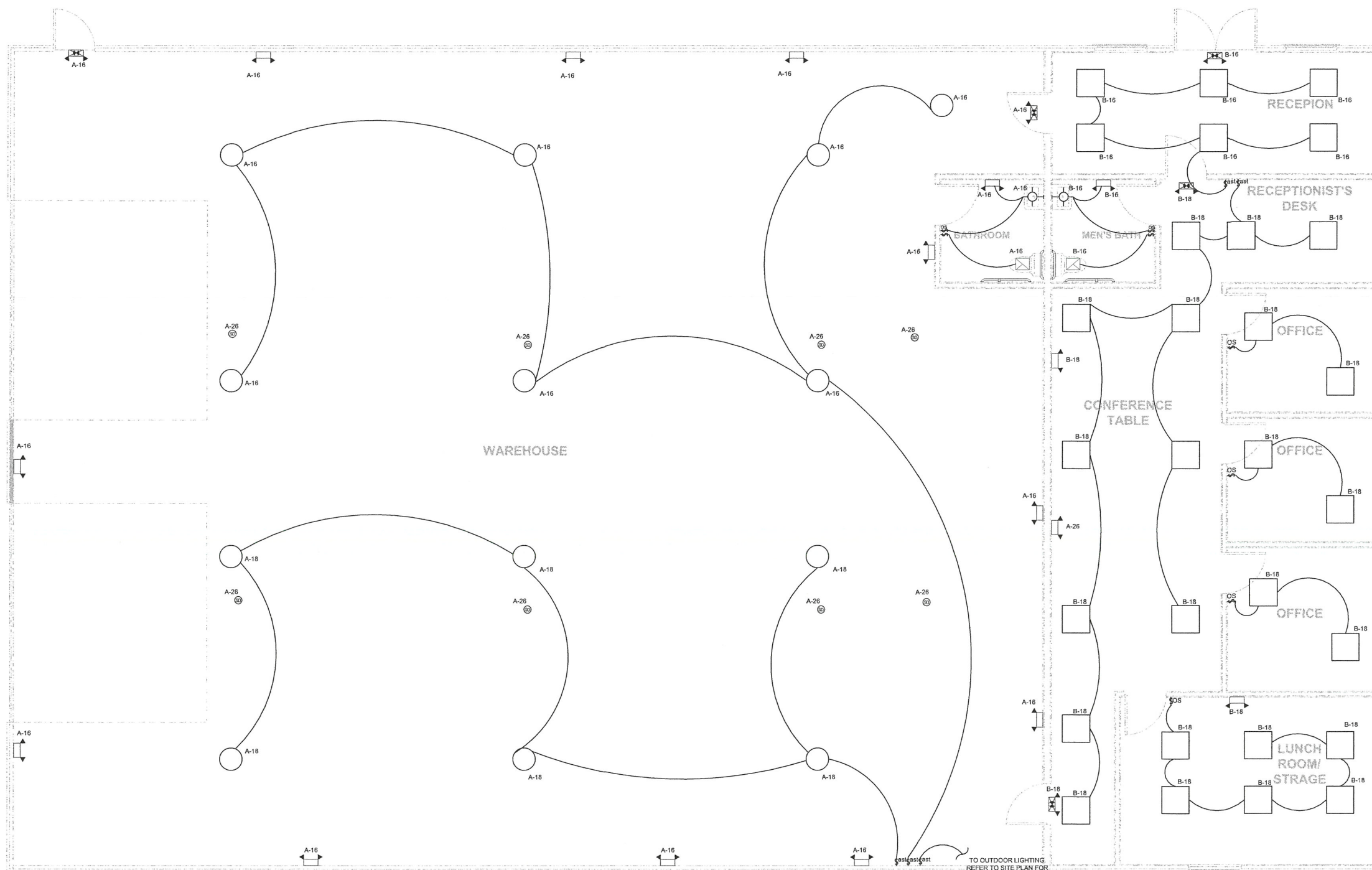
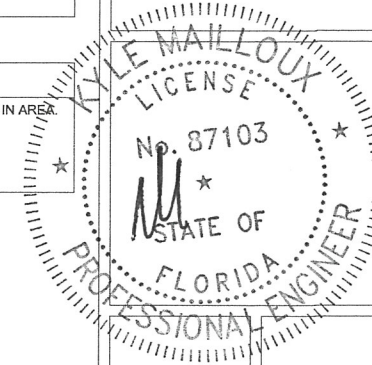
1. FIXTURE, EQUIPMENT, RECEPTACLE IS NEW UNLESS NOTED OTHERWISE.

LIGHTING CIRCUIT NOTES

1. EMERGENCY LIGHTS AHEAD OF SWITCH IN SAME CIRCUIT AS IN AREA NEC 700.12. (TYPICAL)



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 Checked by: KM
 SCALE: AS NOTED

E2

1 LIGHTING FLOOR PLAN
 E-2 SCALE: 1/4" = 1'-0"

ELECTRICAL PANEL SCHEDULE											
NEW PANEL 'A': 200 AMPS, 208/120,3P,MCB											
NOTES	KVA	WIRE	TRIP POLE	CIRCUIT DESCRIPTION	CCT#	CCT#	CIRCUIT DESCRIPTION	TRIP POLE	WIRE	KVA	NOTES
				SPACE	1	2	MOTORIZED DAMPER	15-1	12	0.80	3
				SPACE	3	4	MOTORIZED DAMPER	15-1	12	0.80	3
				SPACE	5	6	OUTDOOR RECEPT	20-1	12	0.54	2
3	1.50	#12	15-3	EF-2	7	8	GENERAL RECEPTACLE	20-1	12	0.72	3
					9	10	GENERAL RECEPTACLE	20-1	12	0.72	3
					11	12	GENERAL RECEPTACLE	20-1	12	0.72	3
					13	14	BATHROOM GFCI	20-1	12	1.50	3
				15	16	INDOOR LIGHTING	20-1	12	0.60	1,2	
				17	18	INDOOR LIGHTING	20-1	12	0.60	1,2	
				19	20	OUTDOOR LIGHTING	20-1	12	0.60	1,2	
				21	22	STORE SIGN	20-1	12	1.50	2,3	
				23	24	STORE SIGN	20-1	12	1.50	2,3	
				25	26	GARAGE DOORS	15-1	12	0.80	3	
				27	28	GARAGE DOORS	15-1	12	0.80	3	
				29	30	MOTORIZED DAMPER	15-1	12	0.80	3	
				31	32	SPACE					
				33	34	SPACE					
				35	36	SPACE					
				37	38	SPACE					
				39	40	SPACE					
				41	42	SPACE					
	3.00									13.00	

NOTES:
1. AFCI PROTECTED
2. GFCI PROTECTED
3. HACR BREAKER

PANEL CONNECTED LOAD	16.00	44.44	AMPS
LARGEST MOTOR @125%	1.875	5.21	AMPS
LIGHTING @125%	4.80	13.33	AMPS
PANEL DEMAND LOAD	19.71	54.7	AMPS

DEMAND LOAD CALCULATED IN ACCORDANCE WITH NEC 2020 220.82

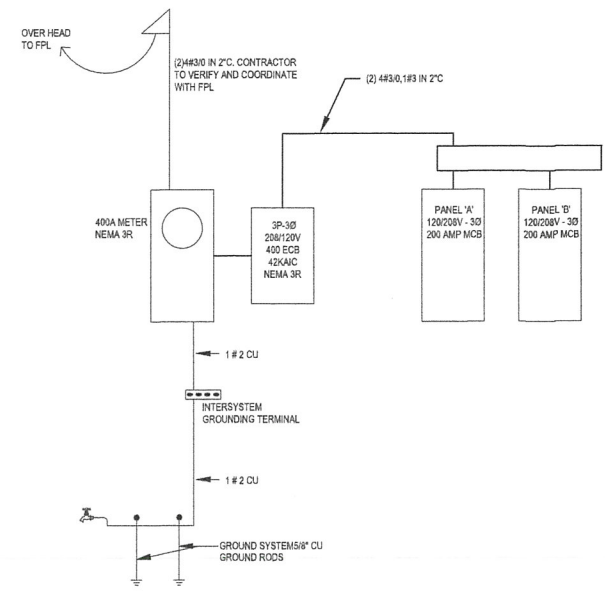
ELECTRICAL PANEL SCHEDULE											
NEW PANEL 'B': 200 AMPS, 208/120,3P,MCB											
NOTES	KVA	WIRE	TRIP POLE	CIRCUIT DESCRIPTION	CCT#	CCT#	CIRCUIT DESCRIPTION	TRIP POLE	WIRE	KVA	NOTES
3	11.80	#6	60-2	EW-1	1	2	RECEPTION	20-1	12	0.54	1
				RECEPTION DESK	3	4	RECEPTION DESK	20-1	12	0.54	1
1	0.54	#12	20-1	LUNCH ROOM	5	6	CONFERENCE	20-1	12	0.72	1
1	1.50	#12	20-1	SMALL APPLIANCE	7	8	OFFICE	20-1	12	0.72	1
1,2	0.60	#12	20-1	DISPOSAL	9	10	OFFICE	20-1	12	0.72	1
1,2	1.00	#12	20-1	REFRIGERATOR	11	12	OFFICE	20-1	12	0.72	1
1,2	0.54	#12	20-1	OUTDOOR RECEPT	13	14	BATHROOM GFCI	20-1	12	1.50	3
3	10.00	#6	60-2	AHU-1	15	16	INDOOR LIGHTING	20-1	12	0.60	1
				INDOOR LIGHTING	17	18	INDOOR LIGHTING	20-1	12	0.60	1
3	7.00	#6	60-2	CJ-1	19	20	FIRE ALARM CONTROL	20-1	12	1.00	1
				STORE SIGN	21	22	STORE SIGN	20-1	12	1.50	2,3
				SPACE	23	24	SPACE				
				SPACE	25	26	SPACE				
				SPACE	27	28	SPACE				
				SPACE	29	30	SPACE				
				SPACE	31	32	SPACE				
				SPACE	33	34	SPACE				
				SPACE	35	36	SPACE				
				SPACE	37	38	SPACE				
				SPACE	39	40	SPACE				
				SPACE	41	42	SPACE				
	25.98									9.16	

NOTES:
1. AFCI PROTECTED
2. GFCI PROTECTED
3. HACR BREAKER

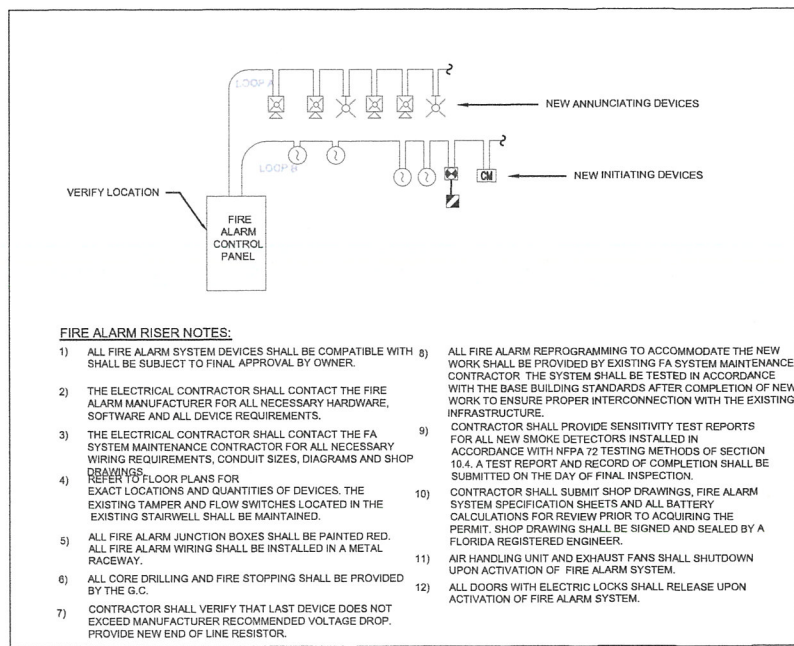
PANEL CONNECTED LOAD	35.14	97.61	AMPS
LARGEST MOTOR @125%	12.5	34.72	AMPS
LIGHTING @125%	3.70	10.28	AMPS
PANEL DEMAND LOAD	44.14	122.6	AMPS

DEMAND LOAD CALCULATED IN ACCORDANCE WITH NEC 2020 220.82

SERVICE LOAD CALCULATION	
PANEL A	16.00 kVA
PANEL B	35.14 kVA
TOTAL CONNECTED LOAD:	51.14 kVA
LARGEST MOTOR @125%	1.88 kVA
LIGHTING @125%	8.50 kVA
TOTAL DEMAND LOAD:	113 kVA
TOTAL DEMAND AMPS @ 208VOLTS - 3PH.	312.9 AMPS



1 NEW ELECTRICAL RISER DIAGRAM
E-3 SCALE: NTS

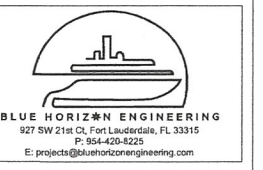


- FIRE ALARM RISER NOTES:**
- ALL FIRE ALARM SYSTEM DEVICES SHALL BE COMPATIBLE WITH 8) SHALL BE SUBJECT TO FINAL APPROVAL BY OWNER.
 - THE ELECTRICAL CONTRACTOR SHALL CONTACT THE FIRE ALARM MANUFACTURER FOR ALL NECESSARY HARDWARE, SOFTWARE AND ALL DEVICE REQUIREMENTS.
 - THE ELECTRICAL CONTRACTOR SHALL CONTACT THE FA SYSTEM MAINTENANCE CONTRACTOR FOR ALL NECESSARY WIRING REQUIREMENTS, CONDUIT SIZES, DIAGRAMS AND SHOP DRAWINGS.
 - REFER TO FLOOR PLANS FOR EXACT LOCATIONS AND QUANTITIES OF DEVICES. THE EXISTING TAMPER AND FLOW SWITCHES LOCATED IN THE EXISTING STAIRWELL SHALL BE MAINTAINED.
 - ALL FIRE ALARM JUNCTION BOXES SHALL BE PAINTED RED. ALL FIRE ALARM WIRING SHALL BE INSTALLED IN A METAL RACEWAY.
 - ALL CORE DRILLING AND FIRE STOPPING SHALL BE PROVIDED BY THE G.C.
 - CONTRACTOR SHALL VERIFY THAT LAST DEVICE DOES NOT EXCEED MANUFACTURER RECOMMENDED VOLTAGE DROP. PROVIDE NEW END OF LINE RESISTOR.
 - ALL FIRE ALARM REPROGRAMMING TO ACCOMMODATE THE NEW WORK SHALL BE PROVIDED BY EXISTING FA SYSTEM MAINTENANCE CONTRACTOR. THE SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE BASE BUILDING STANDARDS AFTER COMPLETION OF NEW WORK TO ENSURE PROPER INTERCONNECTION WITH THE EXISTING INFRASTRUCTURE.
 - CONTRACTOR SHALL PROVIDE SENSITIVITY TEST REPORTS FOR ALL NEW SMOKE DETECTORS INSTALLED IN ACCORDANCE WITH NFPA 72 TESTING METHODS OF SECTION 10.4. A TEST REPORT AND RECORD OF COMPLETION SHALL BE SUBMITTED ON THE DAY OF FINAL INSPECTION.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, FIRE ALARM SYSTEM SPECIFICATION SHEETS AND ALL BATTERY CALCULATIONS FOR REVIEW PRIOR TO ACQUIRING THE PERMIT. SHOP DRAWING SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.
 - AIR HANDLING UNIT AND EXHAUST FANS SHALL SHUTDOWN UPON ACTIVATION OF FIRE ALARM SYSTEM.
 - ALL DOORS WITH ELECTRIC LOCKS SHALL RELEASE UPON ACTIVATION OF FIRE ALARM SYSTEM.

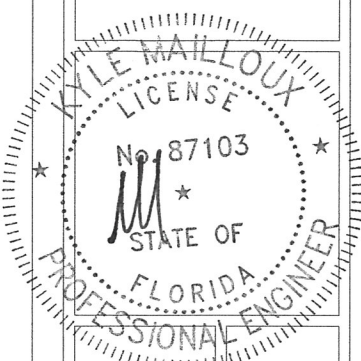
FIRE ALARM RISER DIAGRAM
SCALE: N.T.S.

ELECTRICAL LEGEND

- RECESSED MOUNTED CEILING LIGHT FIXTURE
- INTERIOR WALL MOUNTED LIGHT FIXTURE, MOUNTING HEIGHT AS INDICATED
- EXTERIOR WALL MOUNTED LIGHT FIXTURE, MOUNTING HEIGHT AS INDICATED
- SWITCHES - CIRCUIT BASE
- SWITCHES- DIMMER - MOUNTED AT 48" AFF.
- SWITCHES- DOOR - MOUNTED AT 48" AFF.
- SWITCHES- FOUR WAY- MOUNTED AT 48" AFF.
- SWITCHES- POLE - MOUNTED AT 48" AFF.
- SWITCHES- THREE WAY
- SWITCHES- TIMER
- RECESSED OR SURFACE MOUNTED ELECTRICAL PANEL
- SINGLE RECEPTACLE -120 VOLT, 1 PHASE, 3 WIRE WALL MOUNTED AT 18" AFF
- DUPLEX RECEPTACLE -120 VOLT, 1 PHASE, 3 WIRE WALL MOUNTED AT 18" AFF
- DUPLEX RECEPTACLE -120 VOLT, 1 PHASE, 3 WIRE CEILING MOUNTED
- SINGLE RECEPTACLE -240 VOLT, 1 PHASE, 4 WIRE WALL, MOUNTED AT 18" AFF
- DUPLEX RECEPTACLE - GROUND FAULT -120 VOLT, 1 PHASE, 3 WIRE WALL MOUNTED AT 18" AFF
- DUPLEX RECEPTACLE - WATER PROOF -120 VOLT, 1 PHASE, 3 WIRE WALL MOUNTED AT 18" AFF
- SMOKE DETECTOR, CO DETECTOR COMBO
- CEILING MOUNTED OCCUPANCY SENSOR
- FIRE ALARM SPEAKER
- EXHAUST FAN
- JUNCTION BOX /
- (E) EXISTING TO REMAIN
- (ER) EXISTING TO BE RELOCATED
- (N) NEW



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PROJECT NAME
OFFICE/WAREHOUSE BLDG

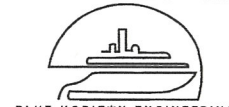
PROJECT ADDRESS
14730 NW 24TH CT, Opa-Locka, FL 33054

Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

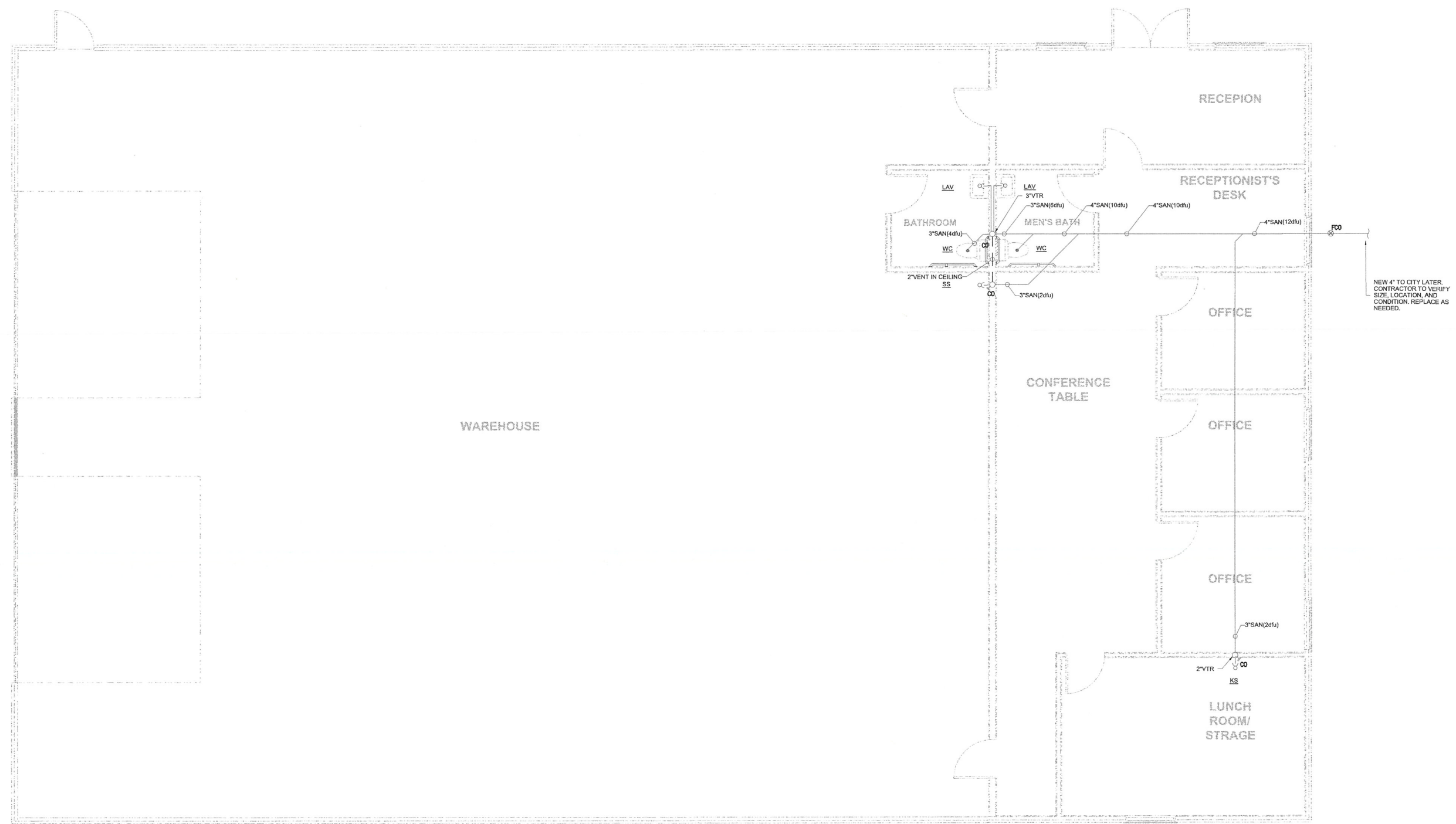
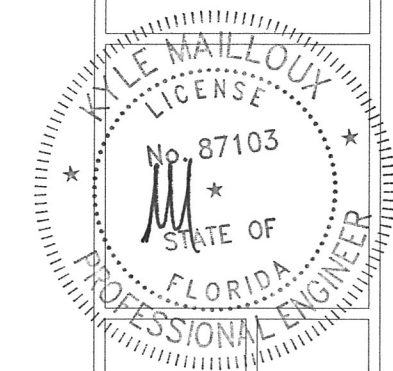
Drawn by: DA
Designed by: KM
Checked by: KM
SCALE: **AS NOTED**

E3



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 14730 NW 24TH CT, Opa-Locka, FL 33054

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0	INITIAL SUBMISSION	01/09/22

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Drawn by: DA
 Designed by: KM
 Checked by: KM
 SCALE: AS NOTED

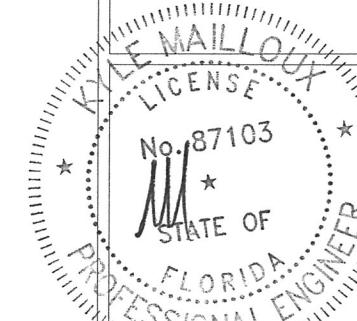
1 DRAINAGE FLOOR PLAN
 P1 SCALE: 1/4" = 1'-0"

P1



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PROJECT NAME

PROJECT ADDRESS

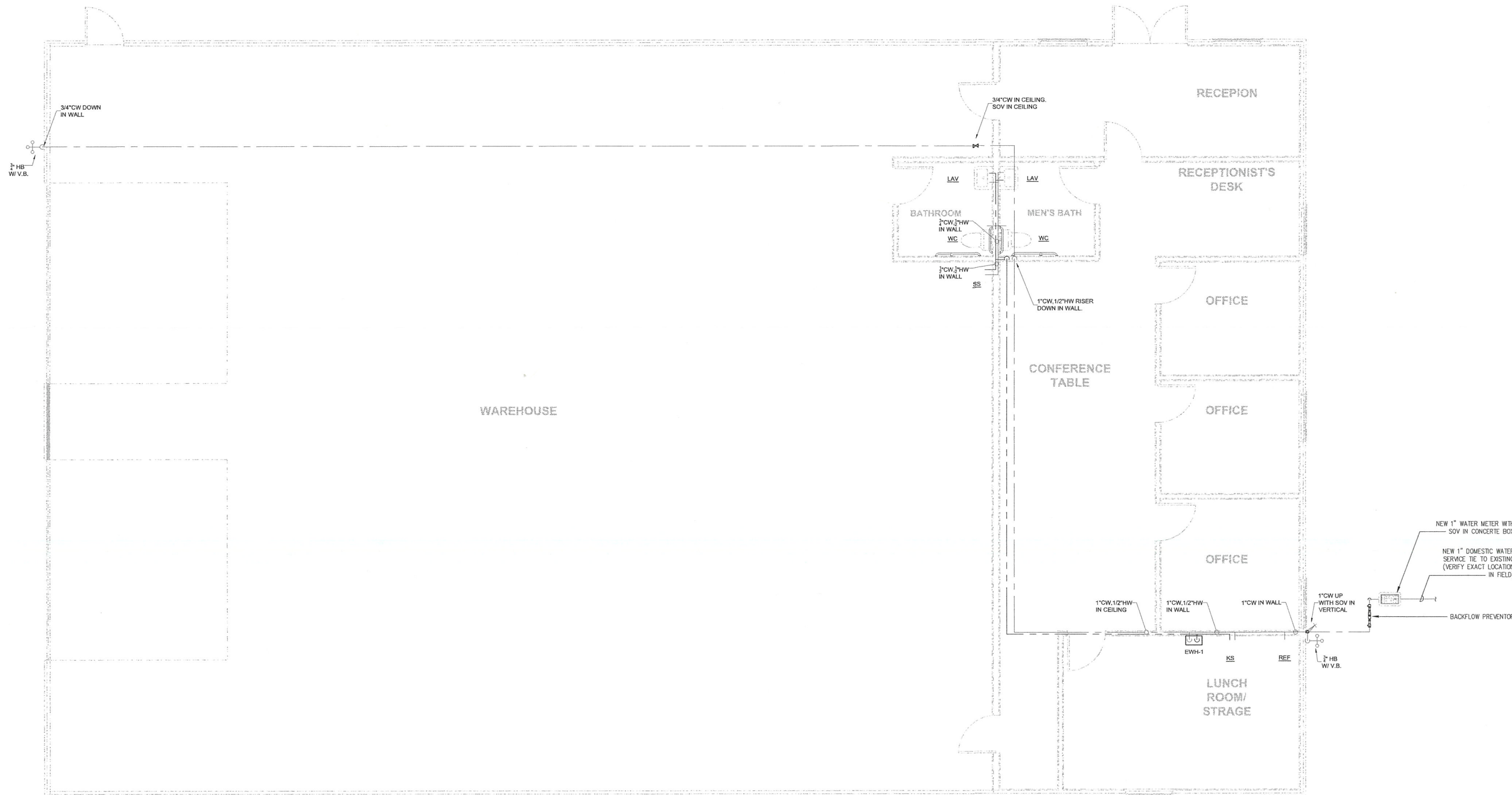
Rev	Description	Date
0	INITIAL SUBMISSION	01/06/22

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: DA
Designed by: KM
Checked by: KM

SCALE: AS NOTED

P2



NEW 1" WATER METER WITH SOV IN CONCRETE BOX
NEW 1" DOMESTIC WATER SERVICE TIE TO EXISTING (VERIFY EXACT LOCATION IN FIELD)
BACKFLOW PREVENTOR

1" CW UP WITH SOV IN VERTICAL
1" HB W/V.B.

1" CW IN WALL

1" CW, 1/2" HW IN WALL

1" CW, 1/2" HW IN CEILING

CONFERENCE TABLE

OFFICE

OFFICE

OFFICE

LUNCH ROOM/STRAGE

RECEPTIONIST'S DESK

RECEPTION

MEN'S BATH

BATHROOM

WC

WC

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WC

3/4" CW DOWN IN WALL
1" HB W/V.B.

3/4" CW IN CEILING, SOV IN CEILING

LAV

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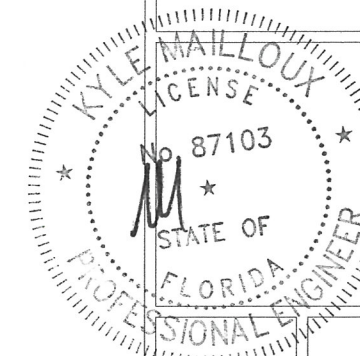
LAV

1 DOMESTIC WATER FLOOR PLAN
P2 SCALE: 1/4" = 1'-0"



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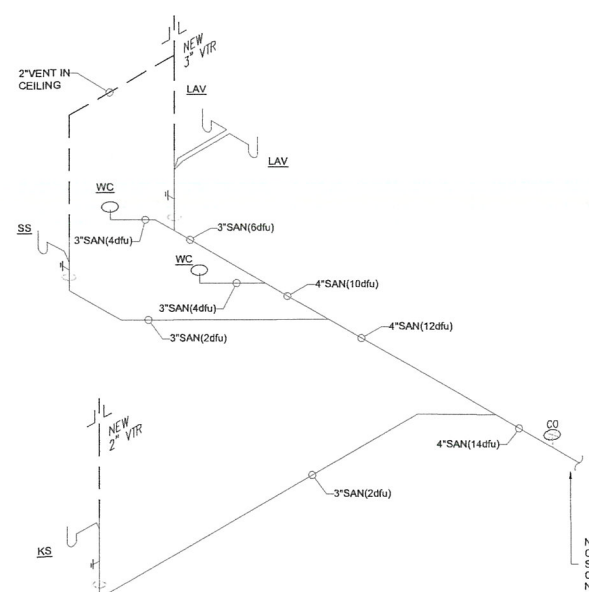
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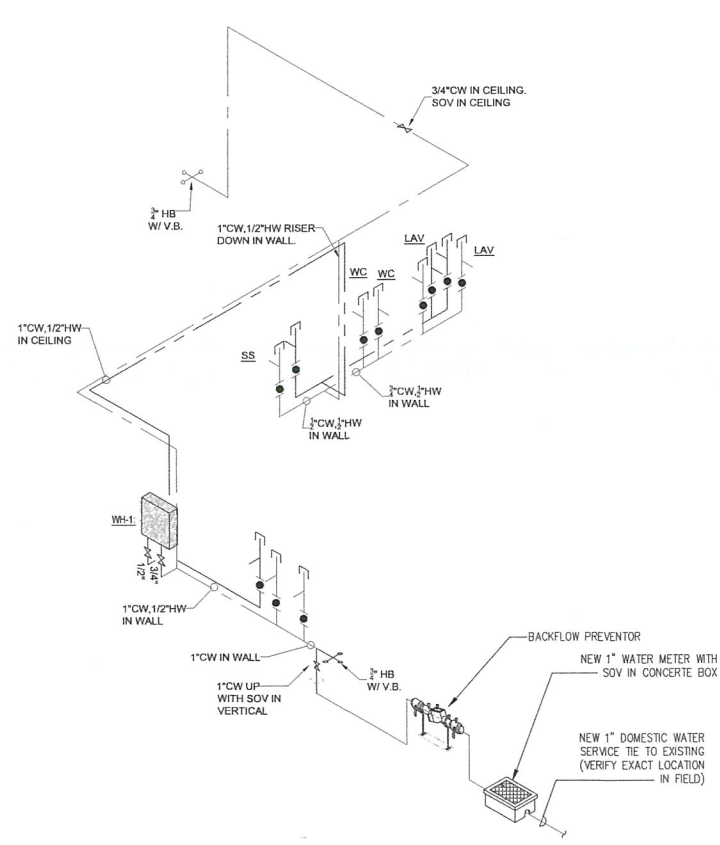
CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: DA
 Designed by: KM
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 SCALE: **AS NOTED**

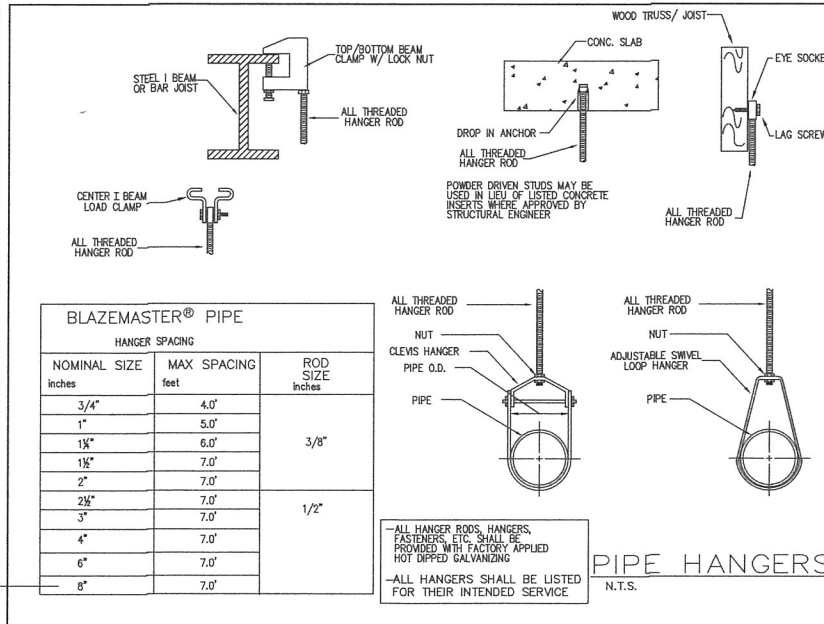
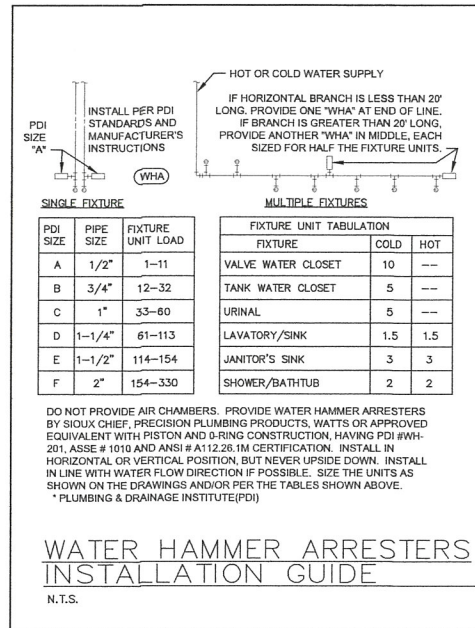
P3



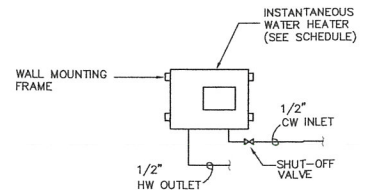
1 SANITARY RISER DIAGRAM
 P3 SCALE: NTS



2 DOMESTIC WATER RISER DIAGRAM
 P3 SCALE: NTS



- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FBC (PLUMBING 2023 8TH ED.) AND WITH ALL APPLICABLE REGULATIONS.
 - DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK.
 - ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
 - GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.
 - HORIZONTAL SANITARY PIPING SHALL SLOPE AT 1/8 INCH PER FOOT MINIMUM FOR 3" AND LARGER AND AT 1/4" SLOPE FOR 2" PIPES AND SMALLER.
 - NOT USED.
 - PLUMBING FIXTURES: FIXTURES SHALL BE AS SELECTED BY OWNER AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH THE SFCB WATER SAVING STANDARDS.
 - MATERIALS:**
 - PIPE:
 - STORM, SOIL, WASTE AND VENT: SANITARY PIPE, PVC, DWV, SCHEDULE 40.
 - DOMESTIC WATER: COPPER PIPE, TYPE L WITH SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE FLOW GUARD CPVC IS AN ACCEPTABLE SUBSTITUTION ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL.
 - DOMESTIC WATER SUPPLY ASSEMBLY: STAINLESS STEEL BRAIDED SUPPLY LINE WITH ANGLE SHUT OFF VALVES.
 - INSULATION: INSULATE ALL HOT WATER HEATER WITH 1" THICK FIBERGLASS INSULATION.
 - INSULATE ALL STORM PIPING WITHIN UNITS WITH 1" RIGID FIBERGLASS INSULATION.
 - ALL AUTOMATIC ELECTRIC WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE.
 - PIPING TEST AND DISINFECTIONS:
 - TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - DISINFECTION: ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORIDE AND AS PER AWWA STANDARDS.
 - VALVES: DOMESTIC WATER VALVES SHALL BE OF BRONZE BODY, SWEAT ENDS.
 - HOSE BIBBS: SHALL BE 1/2 INCH. ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.
 - ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.
 - CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.



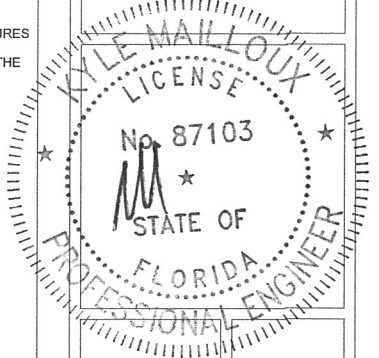
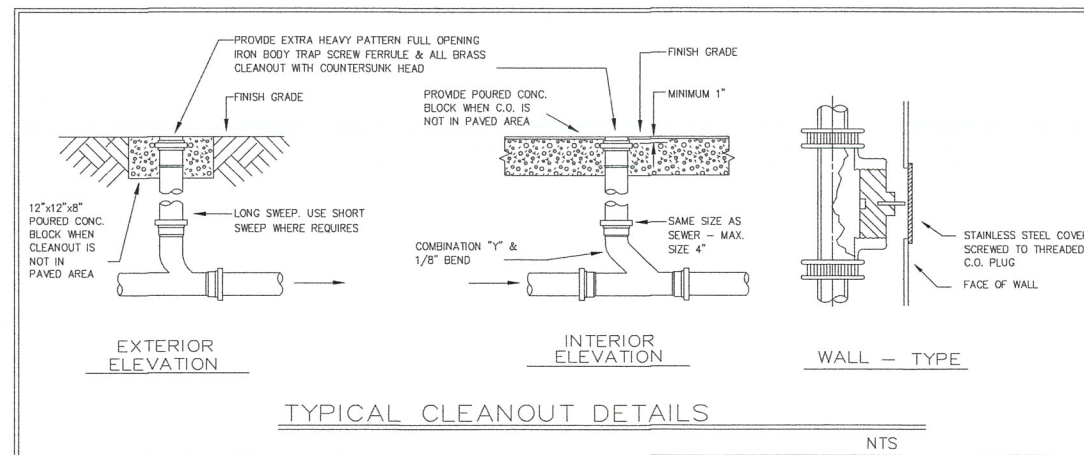
NOTE: 1. PIPING ARRANGEMENT SHOWN IS SCHEMATIC ADJUST TO SUIT FIELD CONDITIONS. SET WATER HEATERS AT 110 DEGREES MAXIMUM.
INSTANTANEOUS WATER HEATER DETAIL
N.T.S.

ELECTRIC WATER HEATER SCHEDULE						
MARK	CAP. GAL.	HEATING SOURCE	ELEMENTS	KW OR BTUH	VOLTAGE	MANUFACTUR AND MODEL No.
EWH-1	-	ELEC.	1	11.8KW	208/1/60	TITAN N120 TANKLESS 11.8KW

PLUMBING FIXTURE SCHEDULE								
MARK	FIXTURE	TRAP (IN.)	SOIL/ WASTE (IN.)	VENT (IN.)	COLD WATER (IN.)	HOT WATER (IN.)	MANUFACTURER MODEL No.	DESCRIPTION
WC	TANK TYPE FLOOR MOUNTED WATER CLOSET (ADA COMPLIANT) NEW	---	3	2	1/2	---	AMERICAN STANDARD "CADET 3 FLOWISE" 2835.128 (OR EQUAL)	---METREOUS CHINA, AN ELONGATED RIGHT HEIGHT BOWL. FITS IN THE SAME SPACE AS A ROUND FRONT TOILET, WATER SEWER OF 1.28 GPF, TOP OF SEAT FOR HANDICAP UNIT IS 16 1/2", AND PLASTIC TOILET SEAT WITH COVER, HINGES AND EVERCLEAN SURFACE.
LAV	LAVATORY - NEW (ADA COMPLIANT)	1 1/4	2	2	1/2	---	AMERICAN STANDARD No. 0355-012 AMERICAN STANDARD 2385.006 (OR EQUAL) PLUMBEREX No. HANDY SHIELD	---METREOUS CHINA, ANTI-SPLASH RIM, WALL HUNG, PUNCH FOR CENTERSET FITTING. ---SINGLE LEVER HANDLER, WASHERLESS CERAMIC DISC VALVE CARTRIDGE, PROVIDE 4" SPOUT, AERATOR OF 0.5 GPM, AND HOT LIMIT SAFETY STOP. ---PROVIDE ANGLE STOP SUPPLIES WITH TUBES AND ESCUTCHEONS. ---INSULATE TRAP AND HW AND CW LINES. ---CLEARANCE BETWEEN APRON AND FLOOR SHALL BE 29".
KS	KITCHEN SINK	1 1/2	2	2	1/2	1/2	ELKAY No. LRADQ-1720 FAUCET KOHLER No. K-7779-K (OR EQUAL)	---17" X W20" X D6 1/2" SINK, COUNTERTOP, SINGLE COMPARTMENT No. 304 STAINLESS STEEL WITH DROP LEDGE, THREE HOLE PUNCH. ---DECK MOUNT SINGLE-LEVER KITCHEN FAUCET WITH 1.0 GPM RESTRICTED AERATOR, AND ADA COMPLIANT. ---DRAIN WITH STOP AND SUPPLIES.
SS	SERVICE SINK	1 1/2	3	2	1/2	1/2	EXISTING TO BE RELOCATED	

NOTES:

- PLUMBING FIXTURES SHALL COMPLY WITH REQUIREMENTS OF F.P.C. CHAPTER 4, TABLES 604.5, 709.1, AND MIAMI DADE COUNTY ORDINANCE 08-14
- WALL HUNG FIXTURES SHALL BE SUPPORTED AS PER FBC 2517.5.1.1. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILS.
- COORDINATE FINAL FIXTURE LAYOUT AND SPECIFICATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCEMENT OF JOB.
- ICE MAKERS, REFRIGERATORS & DRINKING FOUNTAINS TO BE IN LINE BACKFLOW DEVICE & FILTER.
- BATHROOM WALL AND FLOOR SHALL HAVE A SMOOTH, HARD, NONABSORBENT AS PER SECTION 1210.1F.B.C. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILS.



OFFICE/WAREHOUSE BLDG

14730 NW 24TH CT, Opa-Locka, FL 33054

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0	INITIAL SUBMISSION	01/09/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: DA
Designed by: KM
Checked by: KM
SCALE: **AS NOTED**

P4

GENERAL NOTES:

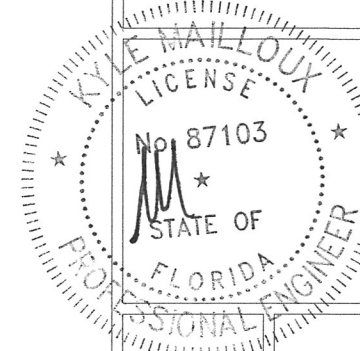
1. EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM A BOUNDARY SURVEY GIVEN BY MPG TECHNICAL GROUP CORP ON APRIL 12, 2022.
2. ELEVATIONS SHOWN ON THE DRAWINGS ARE IN FEET BASED ON NGVD29 DATUM.
3. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE SODDED.
4. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 12086C0311L, MAP REVISED SEPTEMBER 11, 2009; THIS PROPERTY IS LOCATED IN "ZONE X".
5. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION, ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ARCHITECT/ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
6. 48 HOURS PRIOR TO DIGGING CONTRACTOR SHALL COORDINATE WITH ALL UNDERGROUND UTILITY SERVICE COMPANIES TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, ADDITIONALLY, CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO ASSURE THAT ALL UTILITIES HAVE BEEN IDENTIFIED.
7. ANY EXISTING BUILDING, PAVEMENT OR OTHER EXISTING IMPROVEMENTS NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY DAMAGED, EXPOSED OR IN ANY WAY DISTURBED BY CONSTRUCTION PERFORMED UNDER THIS CONTRACT, SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT".
9. THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF THE EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION OF NEW SEWER LATERAL, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
10. FOR CONTINUATION OF WATER SUPPLY SYSTEM AND SEWER SYSTEM FROM APPROXIMATELY 5 FEET OUTSIDE THE BUILDING SEE PLUMBING DRAWINGS.
11. ALL DRAINAGE CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
12. CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO NEW STORM DRAINAGE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
13. FOR RELOCATION AND REMOVAL OF EXISTING LIGHT POLES, ELECTRICAL BOXES AND OTHER ELECTRICAL OR COMMUNICATIONS IMPROVEMENTS, SEE ELECTRICAL DRAWINGS.
14. DIMENSIONS IN PAVED AREAS ARE TO THE EDGE OF THE ASPHALT.
15. ALL UNSUITABLE MATERIAL UNDER THE NEW PAVEMENT SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS BEFORE PROCEEDING WITH CONSTRUCTION.
16. CONTRACTOR SHALL COORDINATE AND INSTALL ALL DRAINAGE PIPES AND STRUCTURES; AND ELECTRICAL LINES AND/OR CONDUITS PRIOR TO BEGINNING SUBGRADE CONSTRUCTION.
17. ALL MUCK AND ORGANIC MATERIALS FOUND WITHIN THE PARKING AREA SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL IN 6 INCH LIFTS COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-180.
18. CONTRACTOR SHALL ADJUST ALL EXISTING VALVES BOXES, CATCH BASINS GRATES, MANHOLES COVERS, ETC. TO MEET NEW GRADES WHERE APPLICABLE.
19. PROVIDE A SMOOTH TRANSITION WHERE NEW PAVEMENT, SIDEWALK, OR CURB MEETS EXISTING GRASS AREAS.
20. WHERE NEW PAVEMENT MEETS EXISTING CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT. SAW CUT AT EXISTING PAVEMENT JOINT MATCHING TO NEW PAVEMENT.
21. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MIAMI-DADE PUBLIC WORKS MANUAL AND THE SOUTH FLORIDA BUILDING CODE, IF ANY ITEM OF WORK IS NOT COVERED IN EITHER OF THE SPECIFICATIONS, IT SHALL BE CONSTRUCTED PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
22. FOR SPECIFICATIONS REGARDING WATER AND SANITARY SEWER OF THIS PROJECT, PLEASE REFER TO MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARD SPECIFICATIONS.
23. ALL SEWER SYSTEM CONSTRUCTION (PRIVATE & PUBLIC) SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT.
24. PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING TREES, IF REQUIRED, THE CONTRACTOR MUST OBTAIN APPROVAL FROM DERM.
25. CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
26. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONFLICTS BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED.
27. ALL EXCAVATION SHALL BE BACKFILLED. THEREFORE ORIGINAL GRADE SHALL BE RESTORED UPON COMPLETION OF COMPACTION, SODDING OR SEEDING AND MULCHING.
28. BACKFILLING PAVEMENT CUTS AND EXCAVATION WITHIN 2 FEET OF PAVEMENT EDGE SHALL MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:
A. COMPACTED TO A DENSITY NOT LESS THAN 98% (ASTM D-1557-70)
B. DENSITY TESTS SHALL BE CONDUCTED EVERY 12" OF UNCOMPACTED DEPTH OR AS DIRECTED BY THE ENGINEER.
29. THE CONTRACTOR SHALL PROVIDE ALL WARNING LIGHTS, SIGNALS, SIGNS AND FLAGPERSONS AS REQUIRED BY THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS.
30. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
31. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, SIGNS, AND OTHER IMPROVEMENTS, WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION AS DIRECTED BY THE ENGINEER.
32. PAVEMENT REPAIRS SHALL BE "TYPE I" UNLESS OTHERWISE NOTED. CONCRETE CURB AND GUTTERS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER CITY OF MIAMI PUBLIC WORKS (STANDARD DETAIL: R14-d).
33. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT OPENING SHALL NOT EXCEED 50% OF THE MANUFACTURER'S RECOMMENDED OPENING.
34. ALL PUBLIC LAND CORNERS, BENCH MARKS, MONUMENTS AND REFERENCED POINTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED BY THE CONTRACTOR AS FOLLOWS: CORNERS, BENCH MARKS, MONUMENTS AND REFERENCED POINTS IN CONFLICT WITH THE WORK AND IN DANGER OF BEING DAMAGED, DESTROYED OR COVERED HAVE TO BE PROPERLY REFERENCED BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PRIOR TO BEGINNING WORK AT THAT SITE. THE CONTRACTOR SHALL RETAIN THE LAND SURVEYOR TO REFERENCE, AND RESTORE UPON COMPLETION OF THE WORK, ALL SUCH CORNERS AND MONUMENTS AND SHALL FURNISH TO THE ENGINEER A SIGNED AND SEALED COPY OF THE LAND SURVEYOR'S REFERENCE DRAWING.
35. THE CONTRACTOR SHALL NOTIFY IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWING AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.
36. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES, AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE.
37. CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
38. NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS/ ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.
39. PROPOSED BERM IS REQUIRED TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION

PAVING AND DRAINAGE NOTES:

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DETERIUS MATERIALS WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENT SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLON PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTION 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
3. PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE, AND BASE AND ANY SUBSEQUENT CHANGE IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVES ANALYSIS, AND DENSITIES REQUIRED BY THE CONTRACTOR DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTER IN THE STATE OF FLORIDA.
4. AS-BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO ENGINEERING OF RECORD TO SHOW FINISH GRADE OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS.
5. ALL FILL IMPORTED/ BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE AND ORGANIC MATERIAL AND SHALL MEET THE FDOT STANDARDS FOR BORROWED FILL.



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PROJECT NAME
OFFICE/WAREHOUSE BLDG

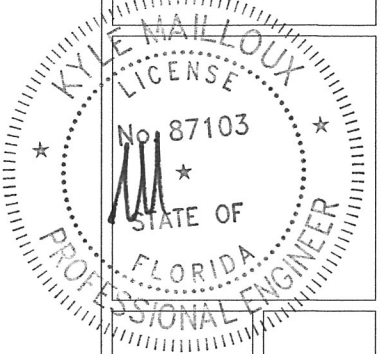
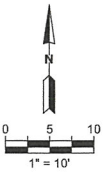
PROJECT ADDRESS
14730 NW 24TH CT, MIAMI, FL 33147

Rev	Description	Date
0	INITIAL SUBMISSION	01/08/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: **AB**
 Designed by: **KM**
 Checked by: **KM**
 SCALE: **AS NOTED**

C-1



OFFICE/WAREHOUSE BLDG

14730 NW 24TH CT, MIAMI, FL 33147

PROJECT NAME

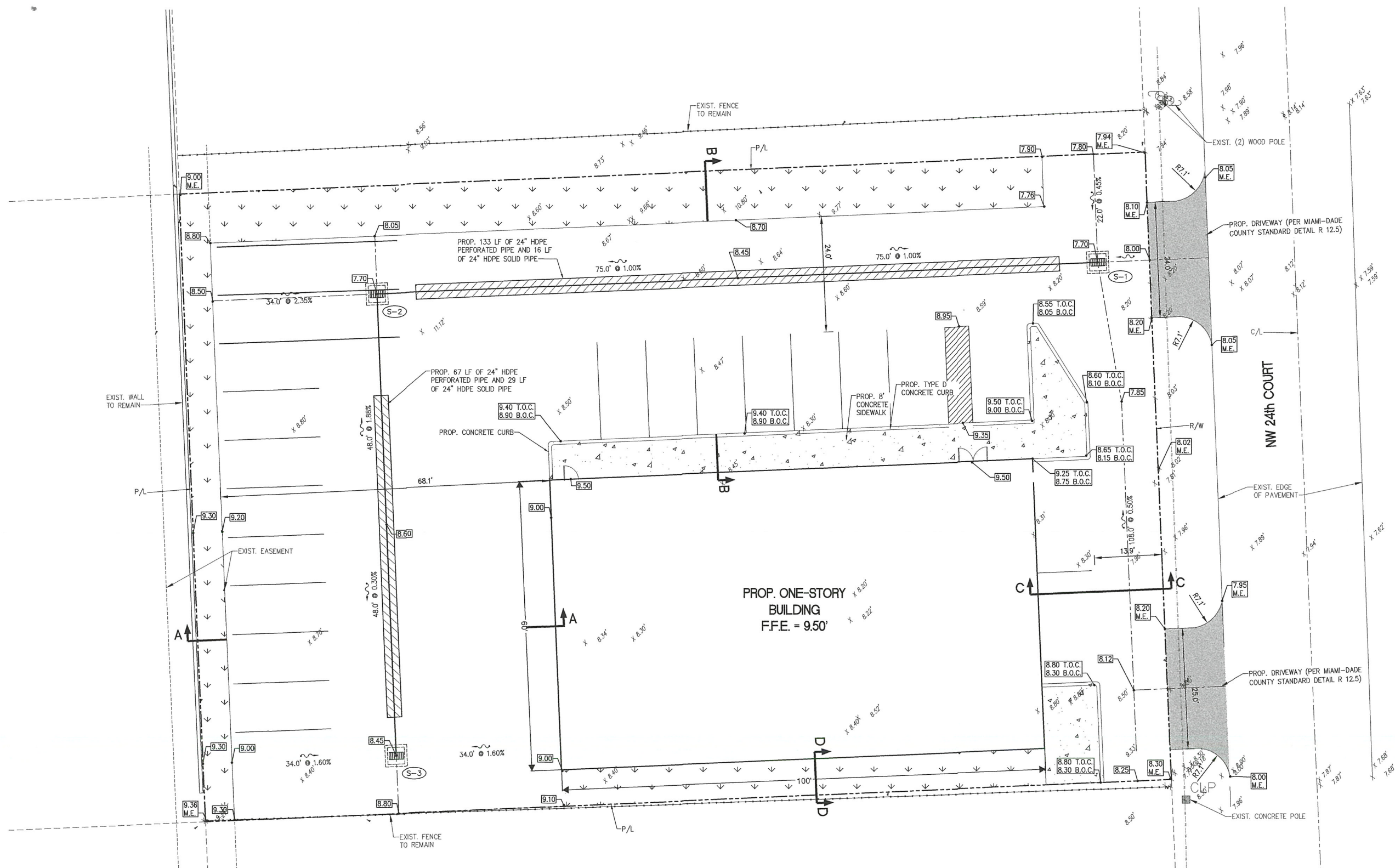
PROJECT ADDRESS

Rev	Description	Date
0	INITIAL SUBMISSION	01/06/22

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AB
 Designed by: KM
 Checked by: KM
 SCALE: AS NOTED

C-2



PROP. ONE-STORY BUILDING
 F.F.E. = 9.50'

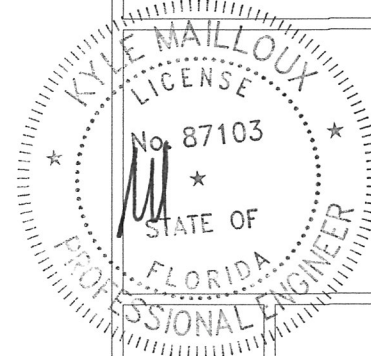
DRAINAGE STRUCTURE SCHEDULE					
STRUCTURE No.	STRUCTURE TYPE	FRAME AND GRATE	RIM ELEVATION	BOTTOM ELEVATION	PIPE INVERT ELEVATION
S-1	4' CIRCULAR INLET TYPE P	H-20	7.70	(-).80	2.70 (W)*
S-2	4' CIRCULAR INLET TYPE P	H-20	7.70	(-).80	2.70 (E&S)*
S-3	4' CIRCULAR INLET TYPE P	H-20	7.70	(-).80	2.70 (N)*

NOTES: * BAFFLES REQUIRED.

GENERAL NOTE:
 REFER TO C-7 FOR STRIPING DETAILS

- LEGEND:**
- PROP. CONCRETE AREA
 - PROP. GREEN AREA
 - PROP. ASPHALT PAVEMENT AREA
 - PROP. ELEVATION
 - EXIST. ELEVATION
 - PROP. DRAINAGE STRUCTURE

ENGINEER:
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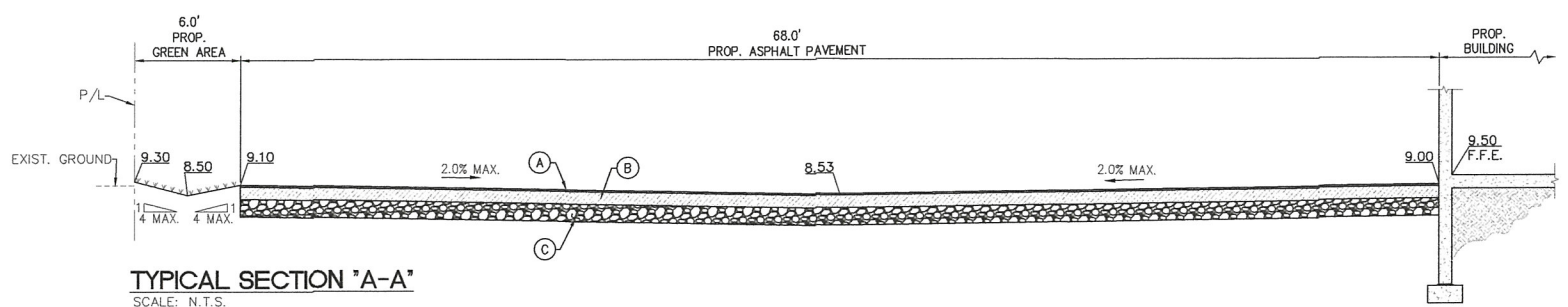
14730 NW 24TH CT, MIAMI, FL 33147

Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

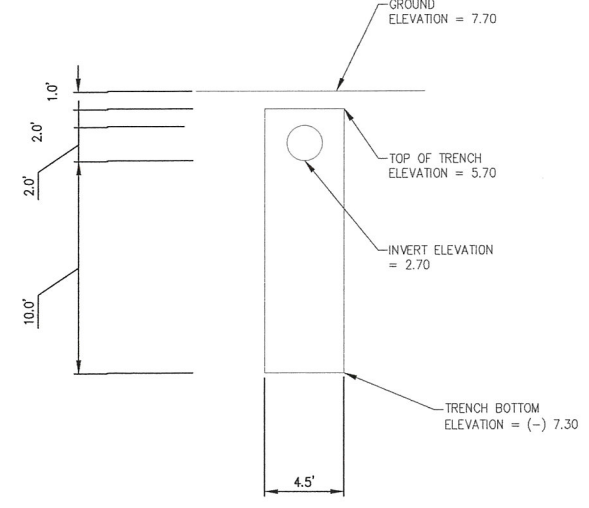
CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: **AB**
 Designed by: **KM**
 Checked by: **KM**
 SCALE: **AS NOTED**

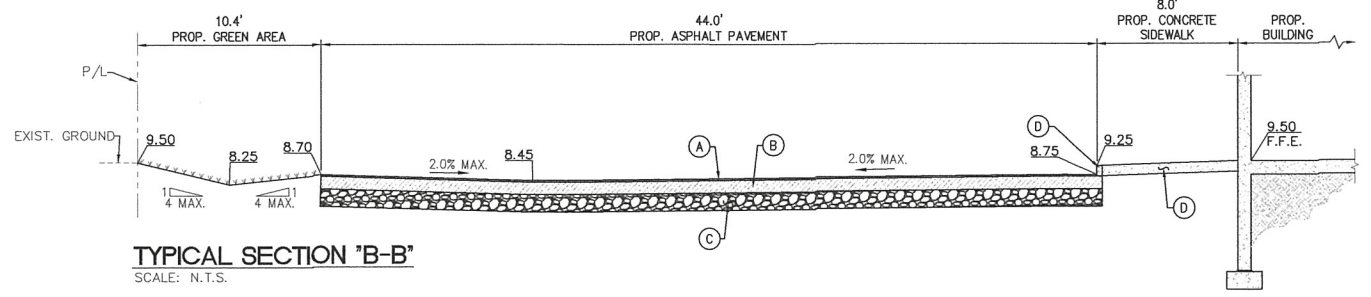
C-3



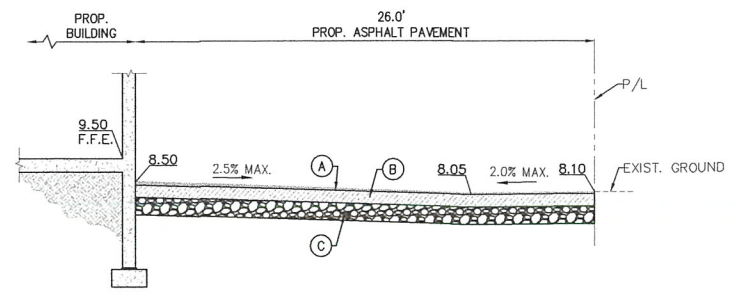
TYPICAL SECTION 'A-A'
 SCALE: N.T.S.



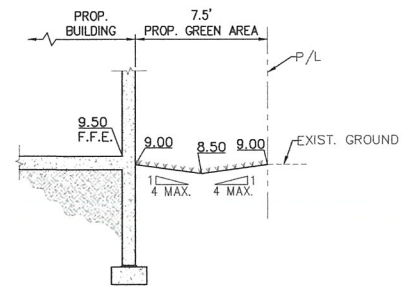
EXFILTRATION TRENCH DETAIL (TYPICAL)
 N.T.S.



TYPICAL SECTION 'B-B'
 SCALE: N.T.S.

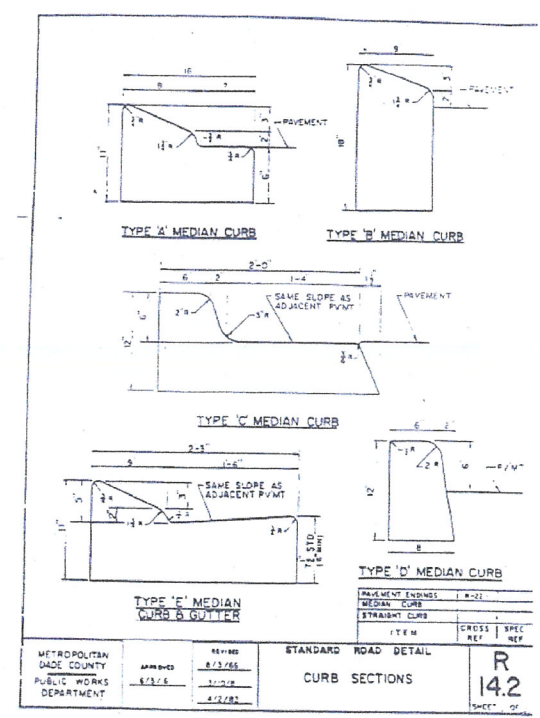
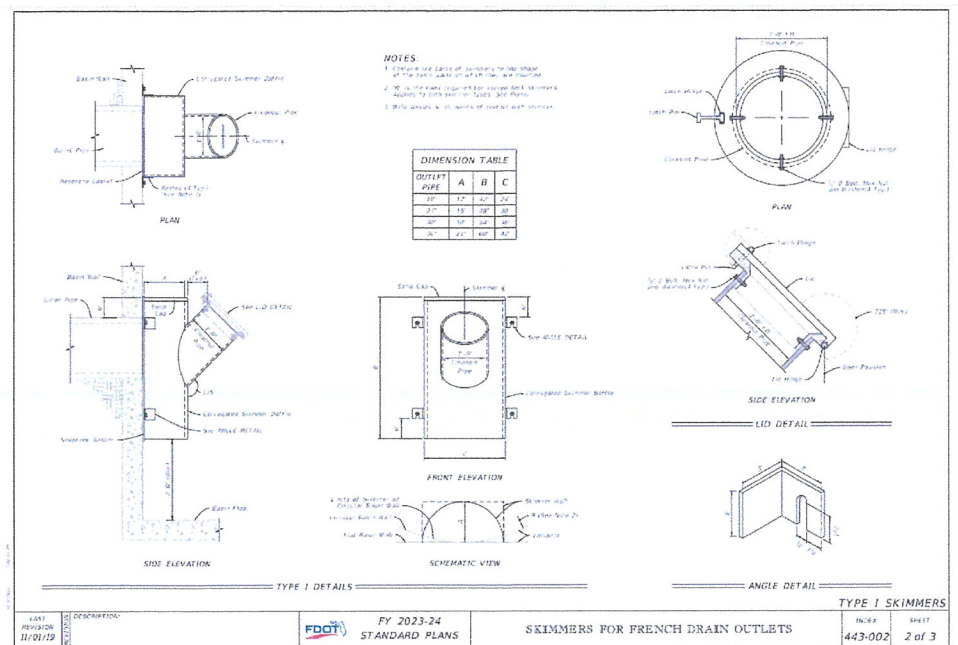
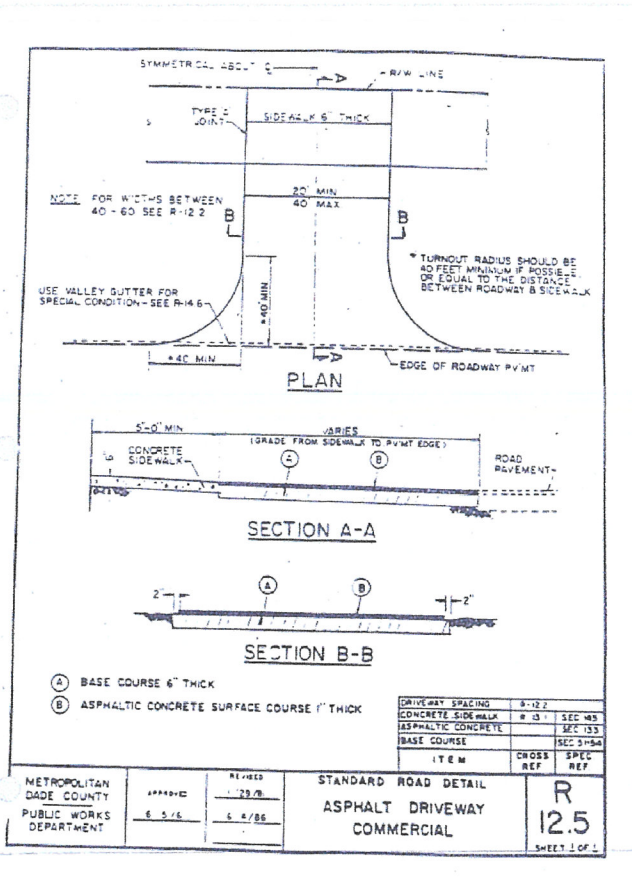
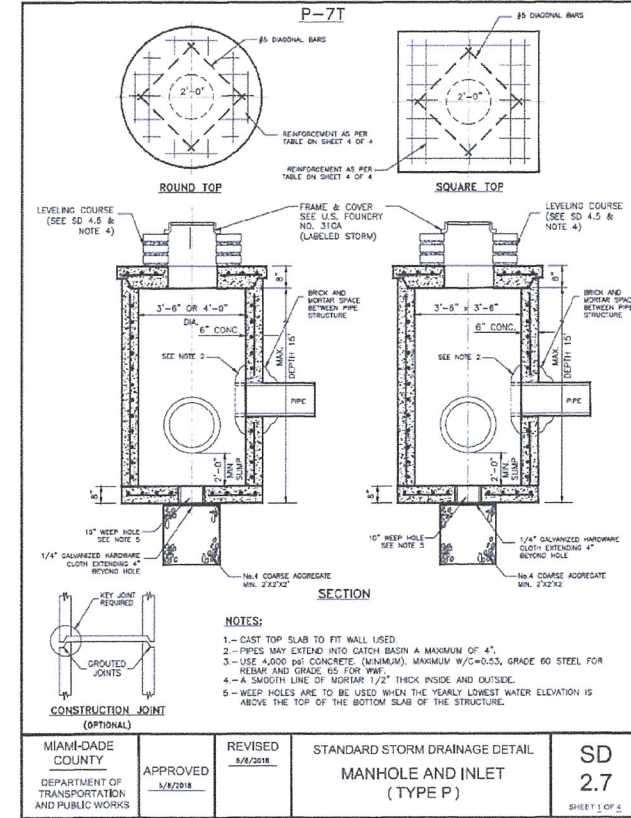
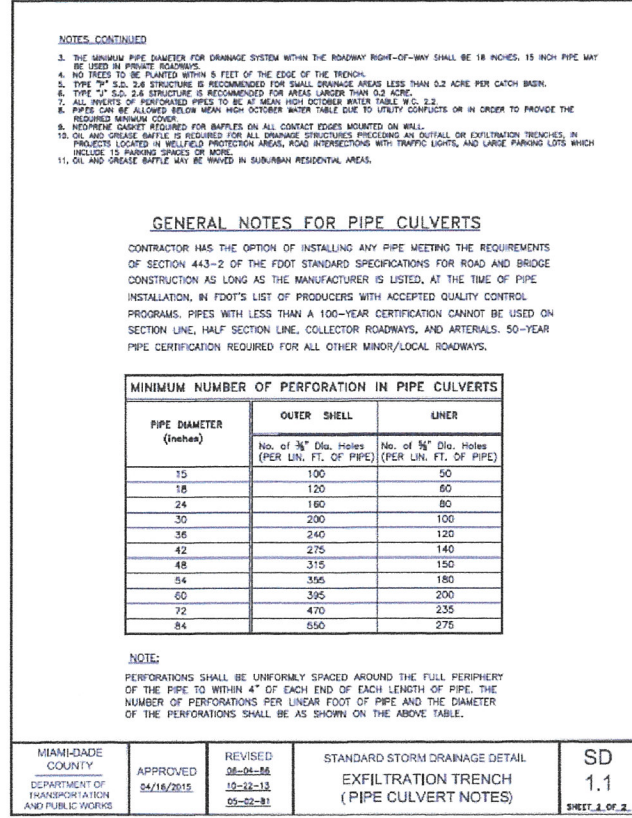
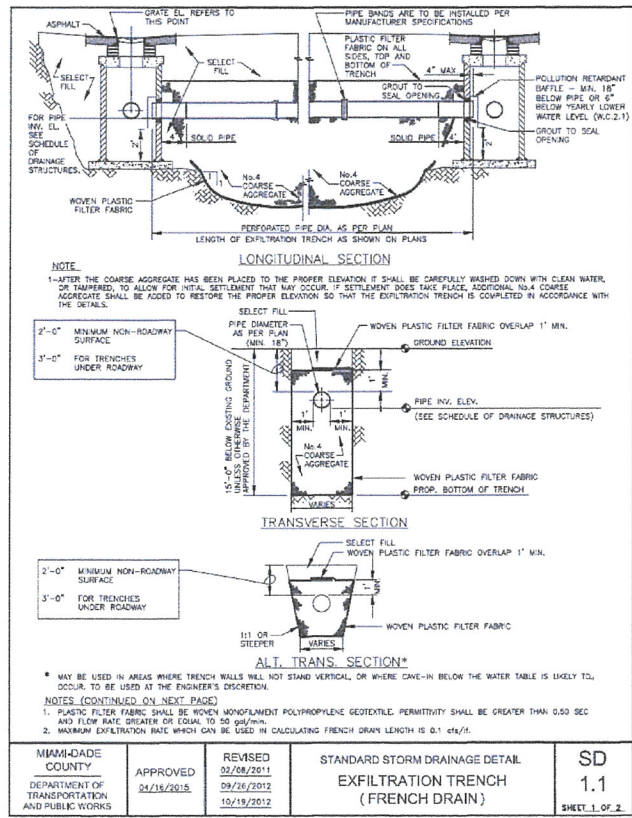


TYPICAL SECTION 'C-C'
 SCALE: N.T.S.



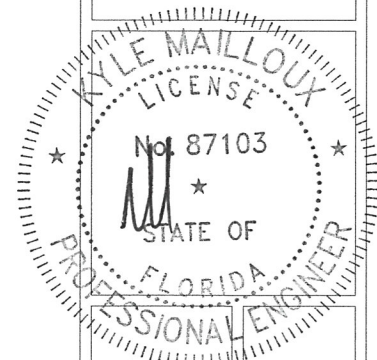
TYPICAL SECTION 'D-D'
 SCALE: N.T.S.

- LEGEND:**
- (A) 1.5" TYPE S-1 ASPHALT PAVEMENT
 - (B) 8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% (MODIFIED PROCTOR) MIN. LBR=100 PER AASHTO T-180
 - (C) 12" STABILIZED SUBBASE, COMPACTED TO MIN. 98% MIN. LBR=40, PER AASHTO T-180.
 - (D) CONCRETE CURB TYPE D



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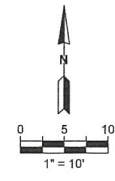
PROJECT ADDRESS: 14730 NW 24TH CT, MIAMI, FL 33147

Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

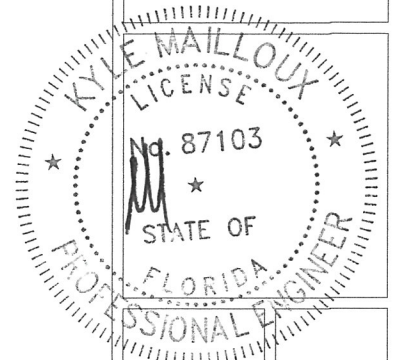
CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AB
 Designed by: KM
 Checked by: KM
 SCALE: AS NOTED

C-4



ENGINEER:
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OFFICE/WAREHOUSE BLDG

PROJECT ADDRESS
 14730 NW 24TH CT, MIAMI, FL 33147

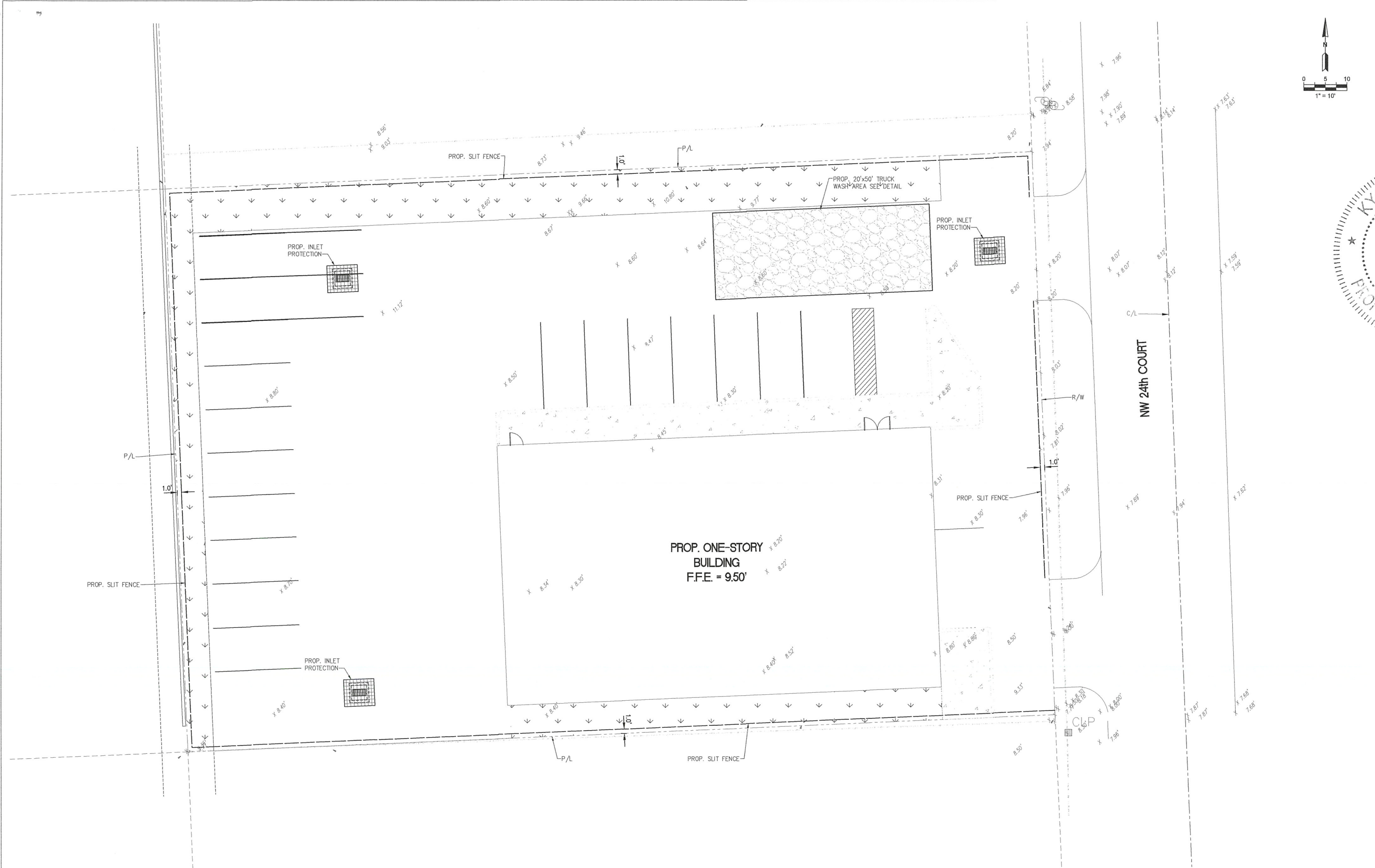
PROJECT NAME

Rev	Description	Date
0	INITIAL SUBMISSION	01/06/22

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

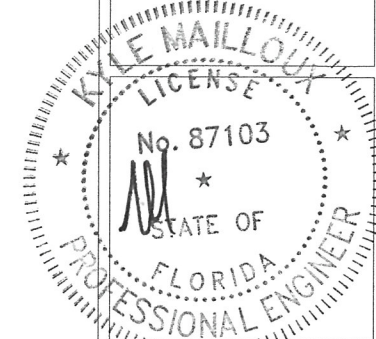
Drawn by: AB
 Designed by: KM
 Checked by: KM
 SCALE: AS NOTED

C-5



TEMPORARY EROSION CONTROL LEGEND:

	PROP. SILT FENCE, FDOT TYPE III
	PROP. TRUCK WASH AREA
	PROP. INLET PROTECTION

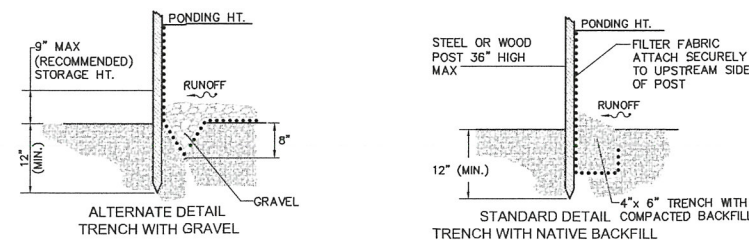
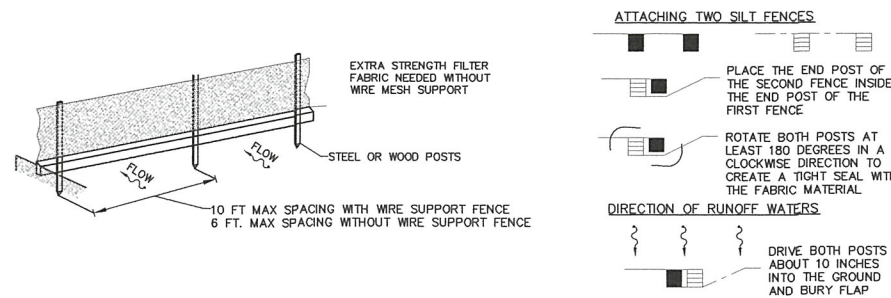


OFFICE/WAREHOUSE BLDG

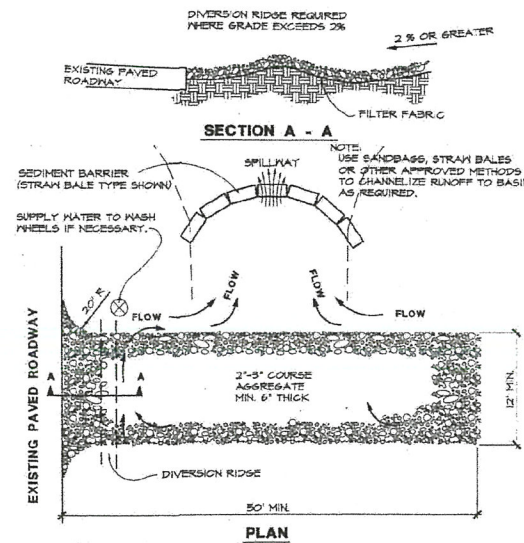
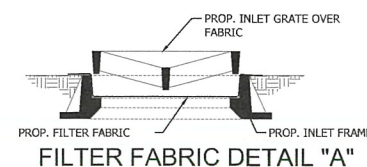
14730 NW 24TH CT, MIAMI, FL 33147

GENERAL NOTES:

1. TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY.
2. SYNTHETIC BALES AND SILT FENCES SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS AS INDICATED ON PLANS. SYNTHETIC BALES AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
3. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
5. SILT FENCES SHALL BE INSTALLED AS INDICATED ON PLANS.
6. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT ALL NEW INLETS DURING CONSTRUCTION.
7. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT EXISTING INLETS LOCATED IN SWALE AREA.
8. SILT FENCES SHALL BE PROVIDED ON EXIST INLETS LOCATED IN C&G, OR VALLEY GUTTER.
9. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
10. THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND REMOVE SEDIMENT WHEN NECESSARY.
12. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
13. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



TEMPORARY EROSION AND TURBIDITY CONTROL DETAILS



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOPING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TRUCK WASH AREA DETAIL
N.T.S.

PROJECT NAME: OFFICE/WAREHOUSE BLDG
 PROJECT ADDRESS: 14730 NW 24TH CT, MIAMI, FL 33147

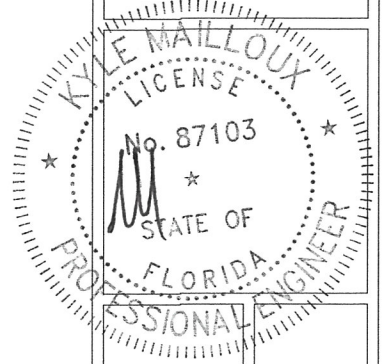
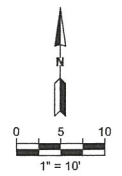
Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AB
 Designed by: KM
 Checked by: KM

SCALE: AS NOTED

C-6



PROJECT NAME
OFFICE/WAREHOUSE BLDG

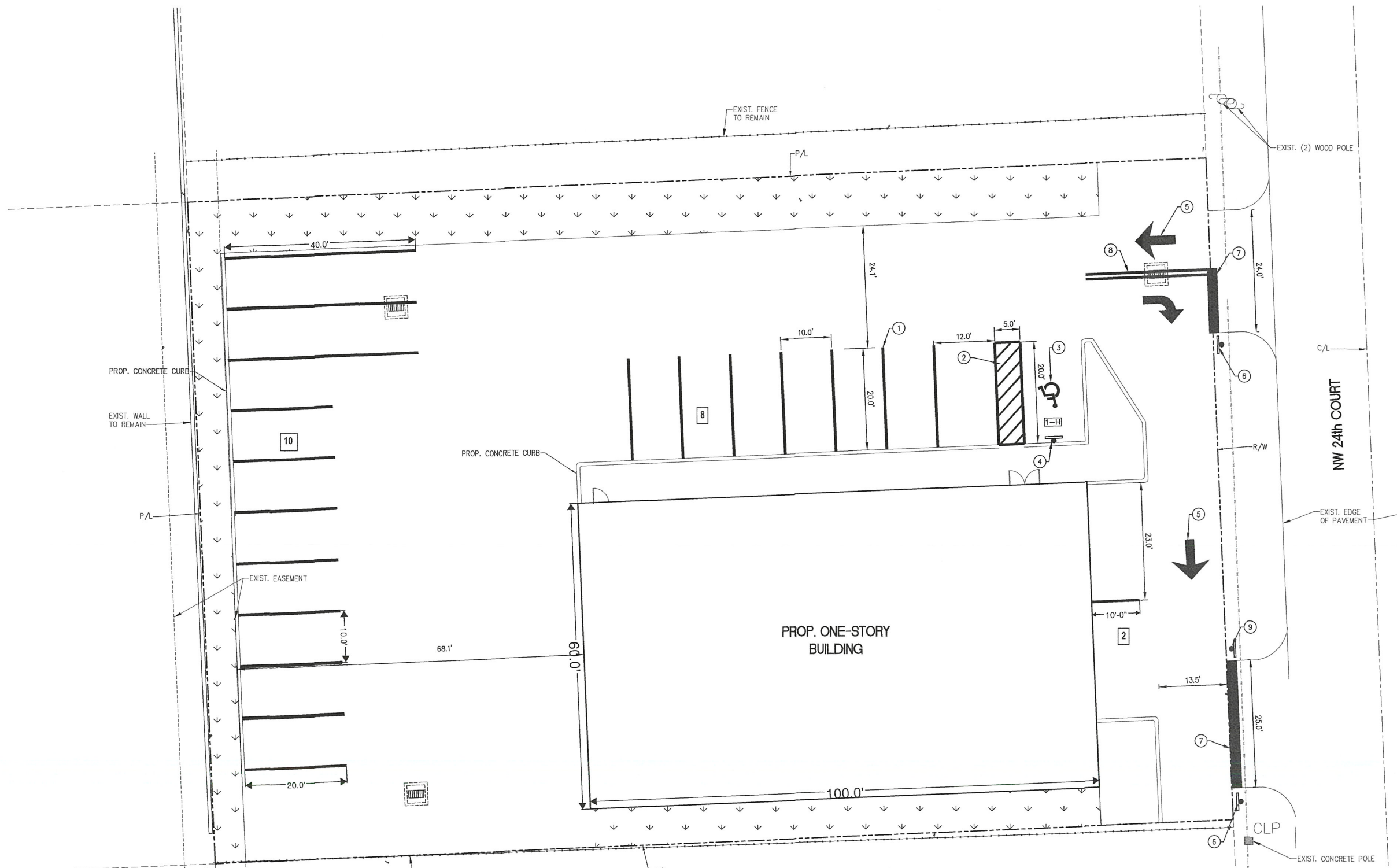
PROJECT ADDRESS
14730 NW 24TH CT, MIAMI, FL 33147

Rev	Description	Date
0	INITIAL SUBMISSION	01/05/22

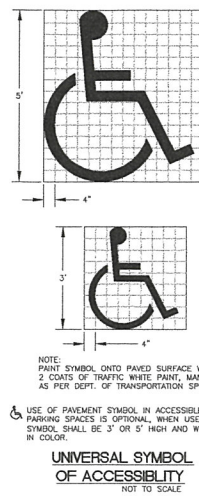
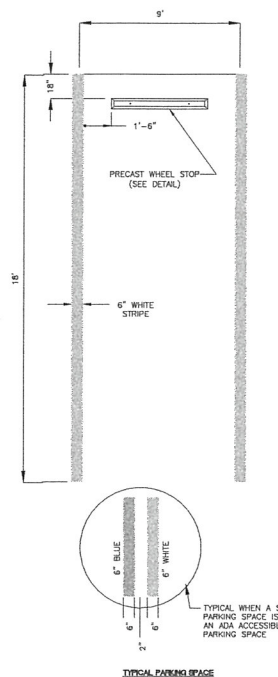
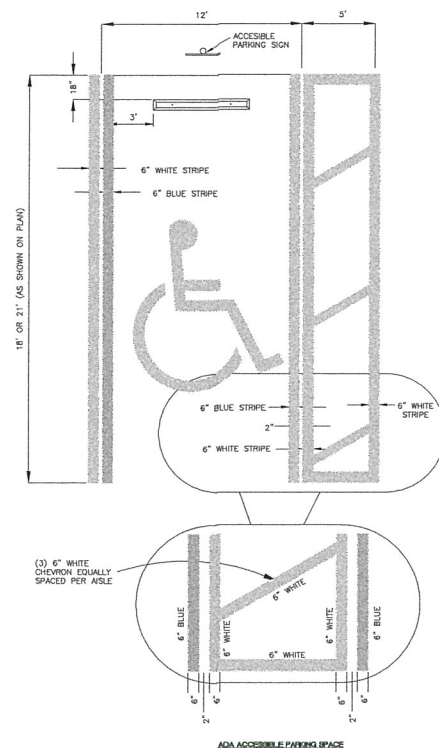
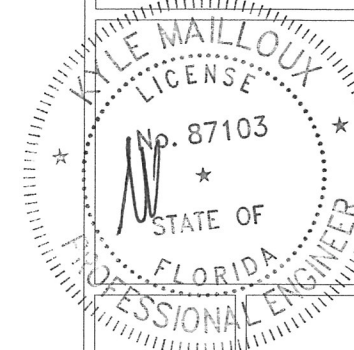
CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AB
Designed by: KM
Checked by: KM
SCALE: AS NOTED

C-7



- LEGEND:**
- [9] NUMBER OF STANDARD PARKING SPACES 10
 - [1-H] NUMBER OF ACCESSIBLE PARKING SPACES 1
 - TOTAL PARKING SPACES 11
 - ① STRIPE STANDARD PARKING SPACES SEE DETAIL ON NEXT SHEET
 - ② STRIPE ACCESSIBLE PARKING SPACE SEE DETAIL ON NEXT SHEET
 - ③ PAINT ACCESSIBLE PARKING SYMBOL SEE DETAIL ON NEXT SHEET
 - ④ INSTALL ACCESSIBLE PARKING SIGN (TYP.) SEE DETAIL ON NEXT SHEET
 - ⑤ THROUGH LANE USE ARROW (FOOT INDEX 711-000)
 - ⑥ INSTALL "STOP" SIGN SEE DETAIL ON NEXT SHEET
 - ⑦ PAINT 24" WIDE WHITE STOP BAR
 - ⑧ PAINT 6" DOUBLE YELLOW (LENGTH 25 FT)
 - ⑨ INSTALL "DO NOT ENTER" SIGN



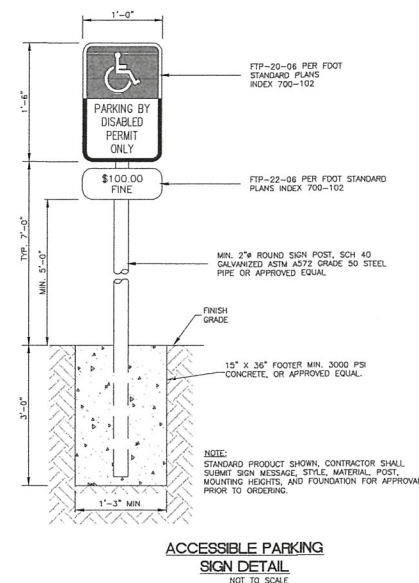
NOTE: PAINT SYMBOL ONTO PAVED SURFACE WITH 2 COATS OF TRAFFIC WHITE PAINT. MANUF. AS PER DEPT. OF TRANSPORTATION SPEC.

USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS OPTIONAL. WHEN USED THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

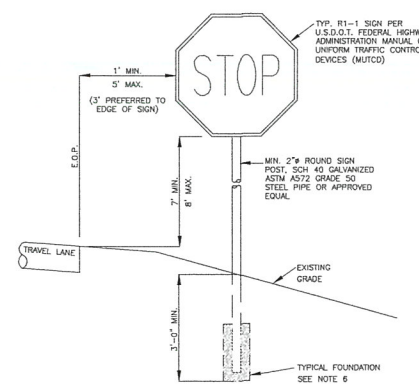
UNIVERSAL SYMBOL OF ACCESSIBILITY
NOT TO SCALE

MARKINGS SHALL COMPLY WITH FOOT STANDARD PLANS INDEX 711-001, CURRENT VERSION.

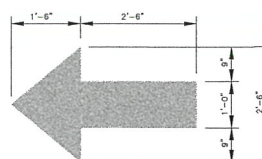
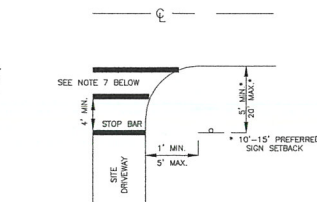
ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE FLORIDA BUILDING CODE, ACCESSIBILITY.



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



TYPICAL STOP SIGN INSTALLATION DETAIL
NOT TO SCALE



NOTE: MARKING SHALL BE PAINTED TRAFFIC YELLOW (OR WHITE) WITH MIN. 1/8\"/>

TYPICAL TRAFFIC ARROW DETAIL
NOT TO SCALE

- NOTES:
- CONTRACTOR SHALL SUBMIT SIGN DETAILS, MOUNTING HEIGHTS, AND FOUNDATION DESIGN TO THE ENGINEER FOR REVIEW, PRIOR TO ORDERING ANY SIGNS.
 - LOCATION OF STOP BAR AT OR NEAR SIGN IS PREFERRED, EXCEPT AT CROSSWALKS WHERE THE STOP BAR SHALL BE INSTALLED BEFORE SAID CROSSWALK MARKINGS WHILE THE SIGN IS AFTER. (FOR PLAN)
 - STANDARD STOP BAR WIDTH IS 24\".
 - CLEAR VISIBILITY AT EACH INTERSECTION IS IMPORTANT AND THE SETBACKS MAY BE VARIED BETWEEN THE MINIMUM AND THE MAXIMUM TO PROVIDE THE OPTIMUM LOCATION.
 - SIGN SHALL NOT OBSTRUCT ADJACENT TRAVEL LANE. NO SIGN SHALL BE INSTALLED WITHIN ANY EXFILTRATION TRENCH AREA.
 - EACH SIGN REQUIRES SUFFICIENT FOUNDATION TO ACHIEVE STRUCTURAL INTEGRITY. CONTRACTOR SHALL INCLUDE FOUNDATION CONSTRUCTION IN THEIR BID PRICE, SIGN FOUNDATIONS SHALL NOT BE PAID FOR SEPARATELY.
 - CROSS WALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND FOOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).

PROJECT NAME
OFFICE/WAREHOUSE BLDG

PROJECT ADDRESS
 14730 NW 24TH CT, MIAMI, FL 33147

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0	INITIAL SUBMISSION	01/09/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: **AB**
 Designed by: **KM**

Checked by: **KM**

SCALE: **AS NOTED**

C-8

JANUARY, 2024
Landscape set

14730 NW 24th Ct
Industrial
14730 NW 24th Ct, Opa-locka, FL 33054

DRAWING INDEX

Sheet No.	Sheet Title
L-101	LANDSCAPE PLAN
L-102	LANDSCAPE DETAILS AND NOTES
L-103	PLANT MATERIAL

PARAMETRIKA LAND & DESIGN
Gabriela Alborno
Theresa Wyrmer LA 6667363



14730 NW 24th Ct
14730 NW 24th Ct
Opa-locka, FL 33054

SHEET TITLE
Cover sheet

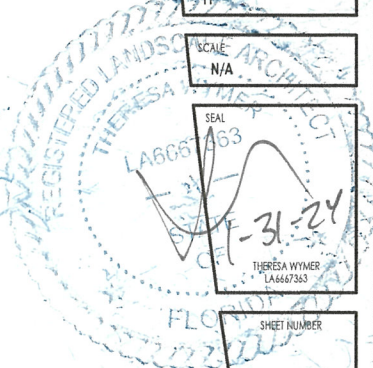
ISSUE DATE
01/16/2024

REVISION
Jan 2024

DESIGN
GA

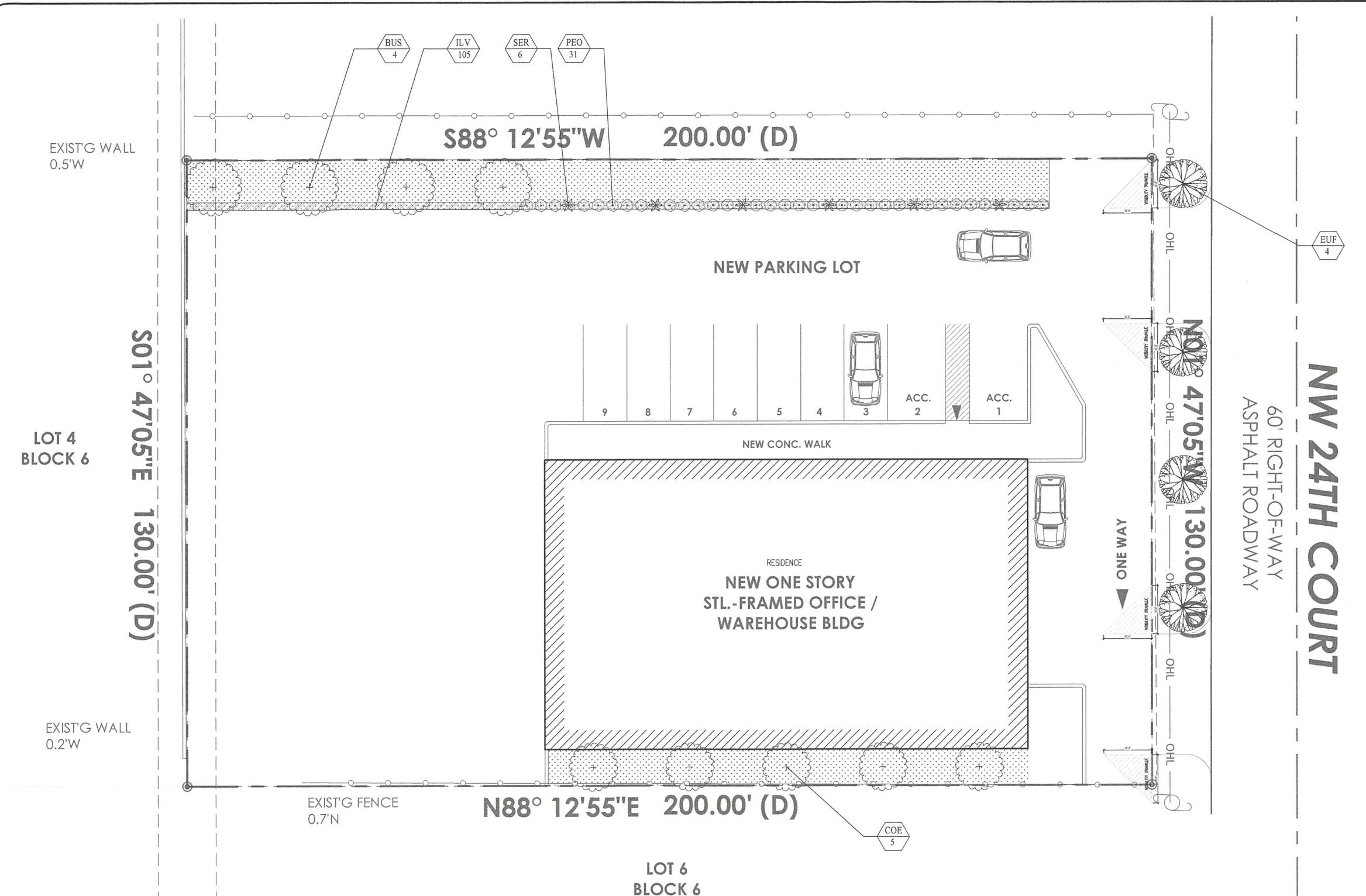
DRAWN
TW

SCALE
N/A



SEAL
146051463
THERESA WYMER
LA 6667363

SHEET NUMBER



PARAMETRIKA LAND & DESIGN
 Gabriela Albornoz
 Theresa Wymer LA6667363



14730 NW 24th Ct
 14730 NW 24th Ct
 Opa-locka, FL 33054

SHEET TITLE	Landscape Plan
ISSUE DATE	01/16/2024
REVISION	Jan 2024
DESIGN	GA
DRAWN	JY

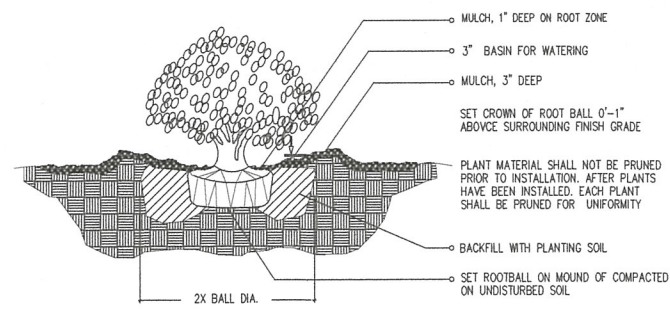
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SEAL
 LA6667363
 STATE OF FLORIDA
 ARCHITECT
 THERESA WYMER
 LA6667363

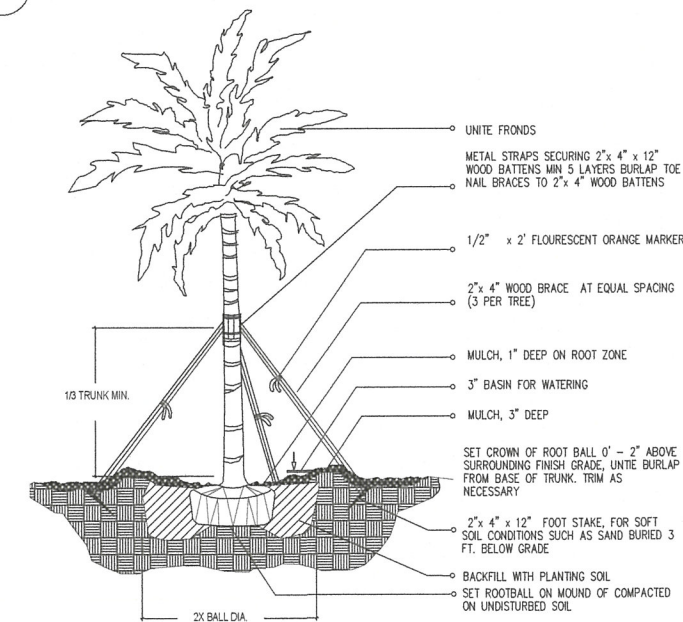
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L-101



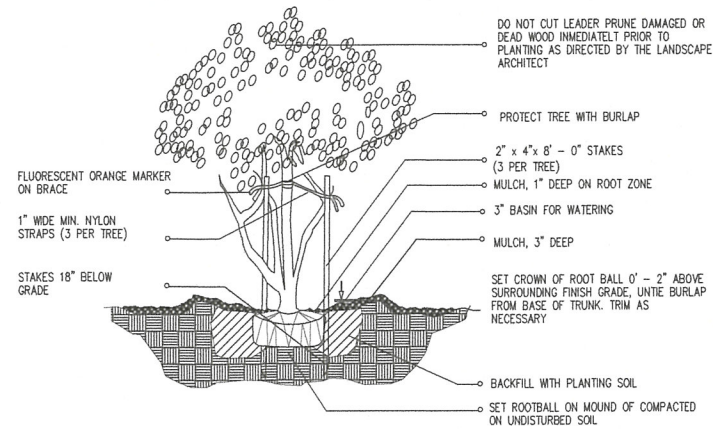
PLANT LIST							
Qty.	Label	Botanical Name	Common name	Size	Native	Drought tolerance	Specifications
TREES							
4	BUS	Buseria simaruba	Gumbo Limbo	14'	YES	Tolerant	Florida #1 or better
5	COE	Conocarpus erectus	Green buttonwood	12'	YES	Tolerant	Florida #1 or better
4	EUJ	Eugenia foetida	Spanish Stopper	10'	YES	Tolerant	Florida #1 or better
SHRUBS							
105	ILV	Ilex vomitoria	Yaupon Holly	3 gal	YES	Tolerant	Florida #1 or better
31	PEO	Pennisetum orientale	White fountain grass	3 gal	NO	Tolerant	Florida #1 or better
6	SER	Serenoa repens	Saw Palmetto	3'	YES	Tolerant	Florida #1 or better



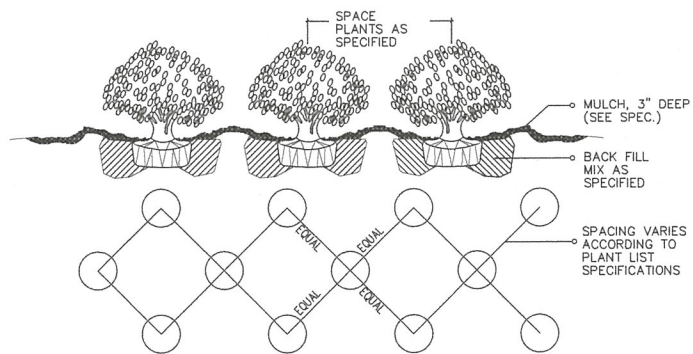
1-1 SHRUB / PLANTING DETAIL



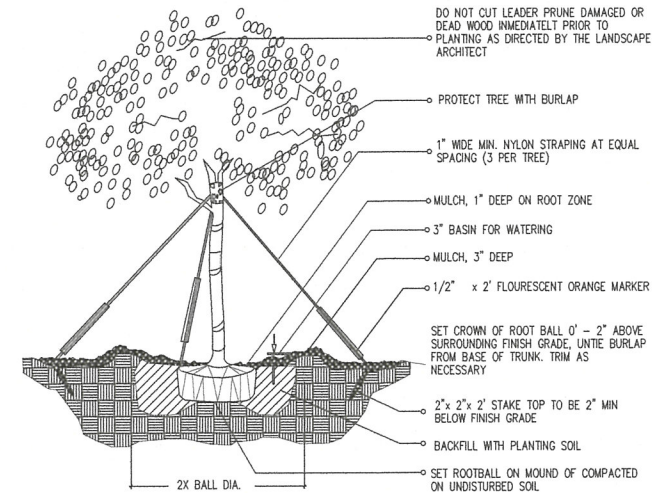
1-4 LARGE PALM / PLANTING DETAIL



1-2 MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



1-6 SHRUB / GROUND COVER SPACING PLANTING DETAIL



1-3 (2" cal. and over) LARGE TREE / PLANTING DETAIL

- LANDSCAPE NOTES**
- Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
 - All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
 - All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pool's edge, etc. *Vara Vera* *Cardi* and *Raphiolepis indica* to be planted 36" from edge of walks.
 - All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces or shown in the planting detail, or the wire and hardsuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
 - All palms except for species such as *Coccothrinax*, *Raphis*, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
 - All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
 - Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
 - Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
 - All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance 96-13, and any other municipal landscape ordinance in effect at the project's location, including streets/trees.
 - Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
 - Landscape material shall not be allowed to grow in such a manner as to impede sightline/triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
 - Landscape Contractor shall call Sunshine State Call Center of Florida at 1-800-432-4770 (Toll free) 48 hours before digging.
 - Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
 - Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
 - Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recycling and removal of trees in sheet 1-1 (Existing Trees).
 - One year warranty.

LANDSCAPE LEGEND		
Zoning District: S	Net Lot Area: 26,000 SQ FT (0.60 Acre)	
	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area: 26,000 SF x 10% = SF		
C. Total square feet of landscaped open space required by Chapter 33 = A+B	2,600	20,000
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =		
OPEN SPACE		
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces x square feet per parking space =	n/a	n/a
B. Maximum lawn area (St. Augustine sod) permitted = .50 % square feet of 26,000 SF=	13,000 SF	2,433 SF
TREES		
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements (minus)	9 0 9	9
B. 30% palm trees allowed (two palms = one tree) Palms provided =	3	0
C. Percentage of native trees required = the number of trees provided x 30% =	3	9
D. Street trees (max. average spacing of 35' o.c.): 130' linear feet along street /35' o.c. = Palms as street trees (max. average spacing 25' o.c.): linear feet along street /25'=	4 N/A	4 N/A
E. Street trees located directly beneath power lines (max. average spacing of 25' o.c.): 90' linear feet along street /25' =	N/A	N/A
F. Total number of trees provided =	13	13
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	90	142
B. The number of shrubs required X 30 % = the number of native shrubs required	43	111
IRRIGATION PLAN		
Required by Chapter 33. Auto Irrigation ___ or hose bib X ___ provided.		

PARAMETRIKA LAND & DESIGN
Gabriela Albomoz
Theresa Wymer LA 6667363



14730 NW 24th Ct
14730 NW 24th Ct
Opa-locka, FL 33054

SHEET TITLE
Landscape details and notes

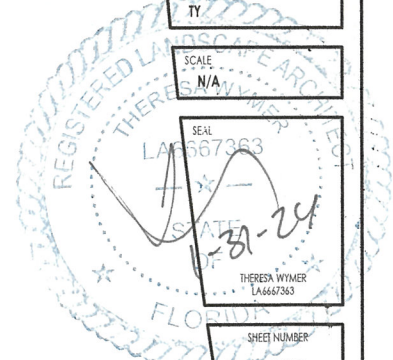
ISSUE DATE
01/16/2024

REVISION
Jan 2024

DESIGN
GA

DRAWN
TY

SCALE
N/A



SHEET NUMBER
L-102



Bursera simaruba



Conocarpus erectus



Eugenia foetida



Ilex vomitoria



Pennisetum orientale



Serenoa repens

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymer LA6667363



14730 NW 24th Ct
14730 NW 24th Ct
Opa-locka, FL 33054

SHEET TITLE
Plant material

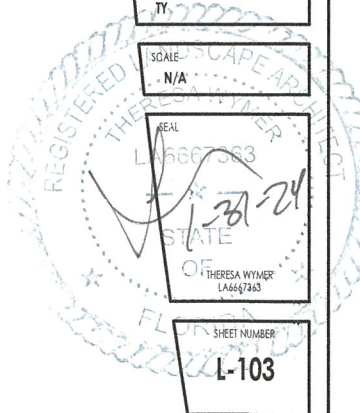
ISSUE DATE
01/16/2024

REVISION
Jan 2024

DESIGN
GA

DRAWN
TY

SCALE
N/A



SHEET NUMBER
L-103

PLANNING & ZONING BOARD

MAY 7TH,

2024

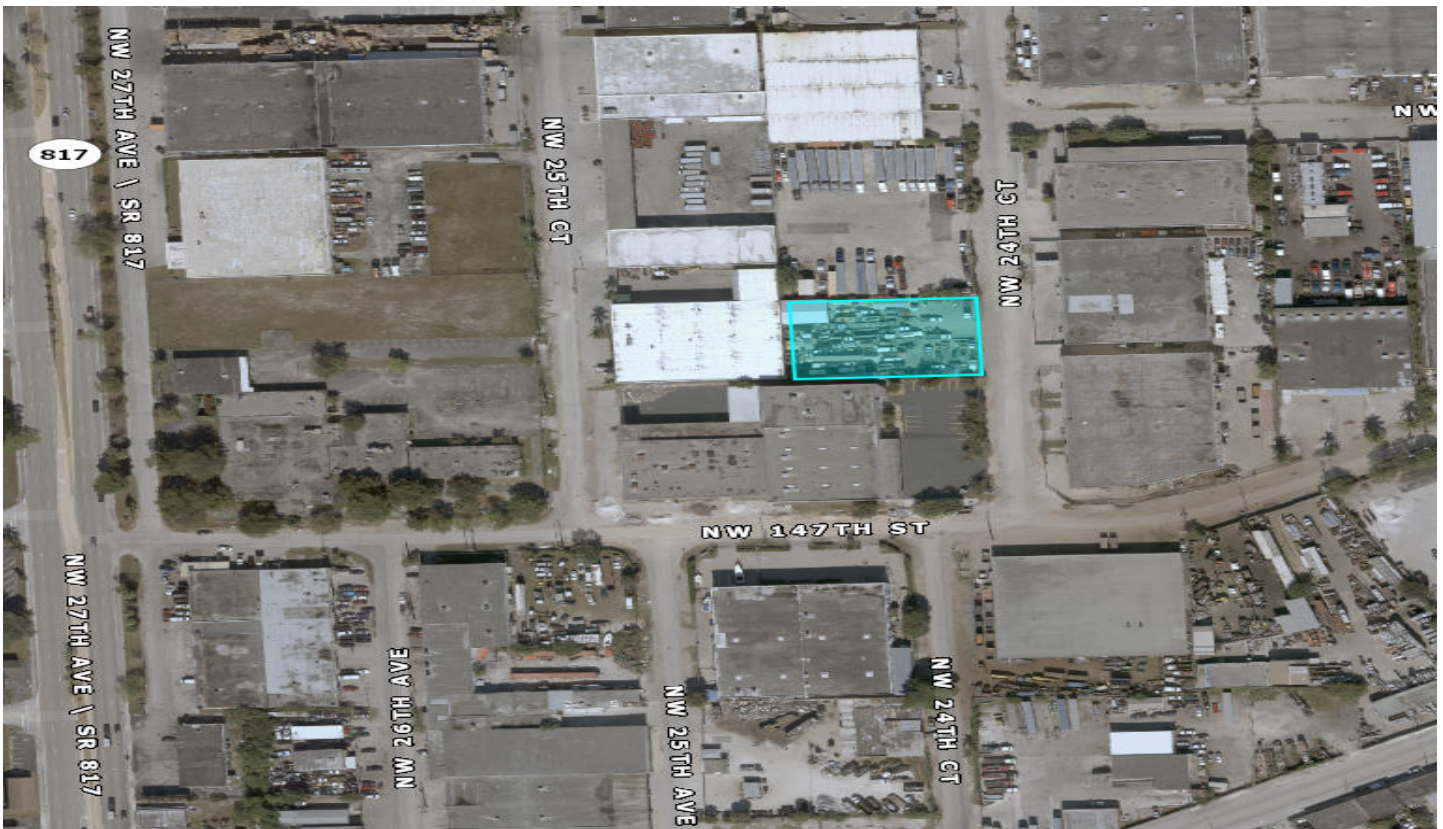


CONSTRUCTION/OPERATION: Site Plan

Staff Report

APPLICANT'S REQUEST:

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED APPROXIMATELY AT NW 148TH STREET AND NW 24 COURT AND IDENTIFIED BY FOLIO 08-2122-025-0501 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

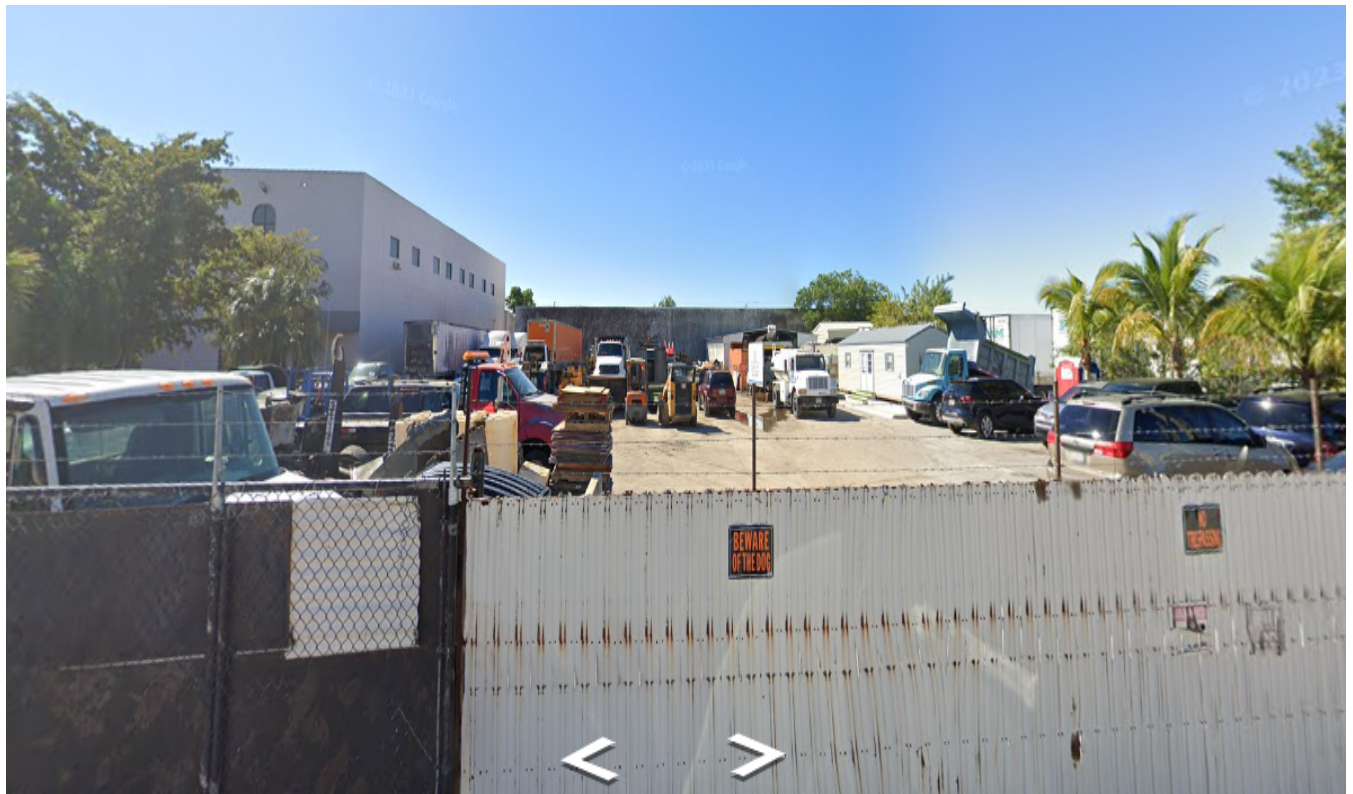


I. Site Background

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

22 52 41
OPA LOCKA INDUSTRIAL PK PB 77-73
PORT OF LOT 7 DESC BEG SE COR OF
LOT 7 TH N 01 DEG W 130FT S 88
DEG W 200FT S 01 DEG E 130FT N 88
DEG E 200FT TO POB BLK 6
LOT SIZE 26000 SQ FT
OR 17719-4591 0797 2 (2)
COC 26324-3141 11 2007 1

- The subject property is currently owned by SF Investment Properties, LLC., according to the Miami-Dade County Property appraiser’s website. The subject Property was used for the construction operation and storage of company and employee vehicles for this business. This operation was being carried out without licensure and approvals from the City or Miami Dade County. This parcel has never been developed and is classified as a vacant lot and is identified by its folio number, 08-2122-025-0501. This parcel is zoned Industrial Planned (I-2 Zoning District) and is approximately 26,000 square feet and ingress and egress is through NW 24th Court.
- The property owner proposes to develop this parcel through site plan and development agreement review to build a 1,607 square foot warehouse/office space, provide parking and landscaping in accordance with the City’s Land Development Regulations to legalize the paving and construction company business at this location.
- The owner/applicant has submitted the following application requests: (1) Final Site Plan; (2) Development.



Google Street View, dated: 2024.



II. Project Details

- **Applicant's intent**

The applicant intends to develop and improve the property for an industrial use that incorporates the 1,607 square foot office / warehouse space, provides the required parking spaces for this business and provides landscaping in accordance with the Land Development Regulations.

The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Industrial" which allows for an industrial use, including the operation of an office and a paving and construction company operation on this site. The improvements indicated on the site plan represents the minimum required to develop this property site.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	SF INVESTMENT PROPERTIES, LLC.	
Folio Number (s)	Opa-locka: 08-2122-025-0501;	
Address Location	Approximately NW 24 th Court & NW 148 th Street; (No Address Assigned)	
Building (s) Footprint	Total Site Area – .596 Acres or 26,000 SF Office Bldg. & Warehouse - 1,607 SF Parking Area – Provides 20 parking spaces Square Feet of Green Space (open space) Area – 1,855 SF	
Floor Area	Total 1,607 SF	
Zoning	I-2 – Industrial Planned	
Zoning Code Consistency	The proposed use of this property for an office and warehouse for storage and repair of their company vehicles inside a wholly enclosed building is consistent with the I-2 Zoning Code.	
Existing Land Use	Industrial	
Future Land Use Designation	Industrial	
Comprehensive Plan Consistency	- The proposed use for an office and warehouse for storage and repair of company vehicles is consistent with the Comprehensive Plan and with the zoning designation of I-2.	
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations	
SET BACKS/ YARD	REQUIRED	PROPOSED
Front (North)	25 Feet	86'-5"
Rear (South)	25 Feet	286'
Street Side/Side (East)	15 Feet	126'-5" 7.68 Feet
Street Side/Side (West)	15 Feet	117'-7"
Lot Coverage	75%	9.6% (3,967 SF)
Lot Density	N/A	N/A
Lot Size	20,000 SF (0.46 Acres)	1,233,619 SF (28.32 Acres)
Lot Width	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Office Building: 1 Stories/ Feet
		COMPLIANCE
		YES
		YES
		YES
		YES
		YES
		N/A
		YES
		N/A
		YES

Structure Length Other Vehicular Use Area Landscaping Parking Details	N/A	N/A	N/A
	N/A		
	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 building: One (1) Parking per 2,500 square feet - <u>spaces required</u>	Office /Warehouse Bldg. 1,607 SF Parking Lot: Total Space Provided: 20 Total Spaces	YES
Landscape/ Pervious Lot Coverage Notification Requirement	10% minimum required pervious	10% provided	YES
	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. <ul style="list-style-type: none"> - A copy of notice for advertisement titles were given to the Clerk's Office on Tuesday, April 24th, 2024. To be advertised at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, May 7th, 2024. - City Commission Meeting: TBD 		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

● **Overall Analysis**

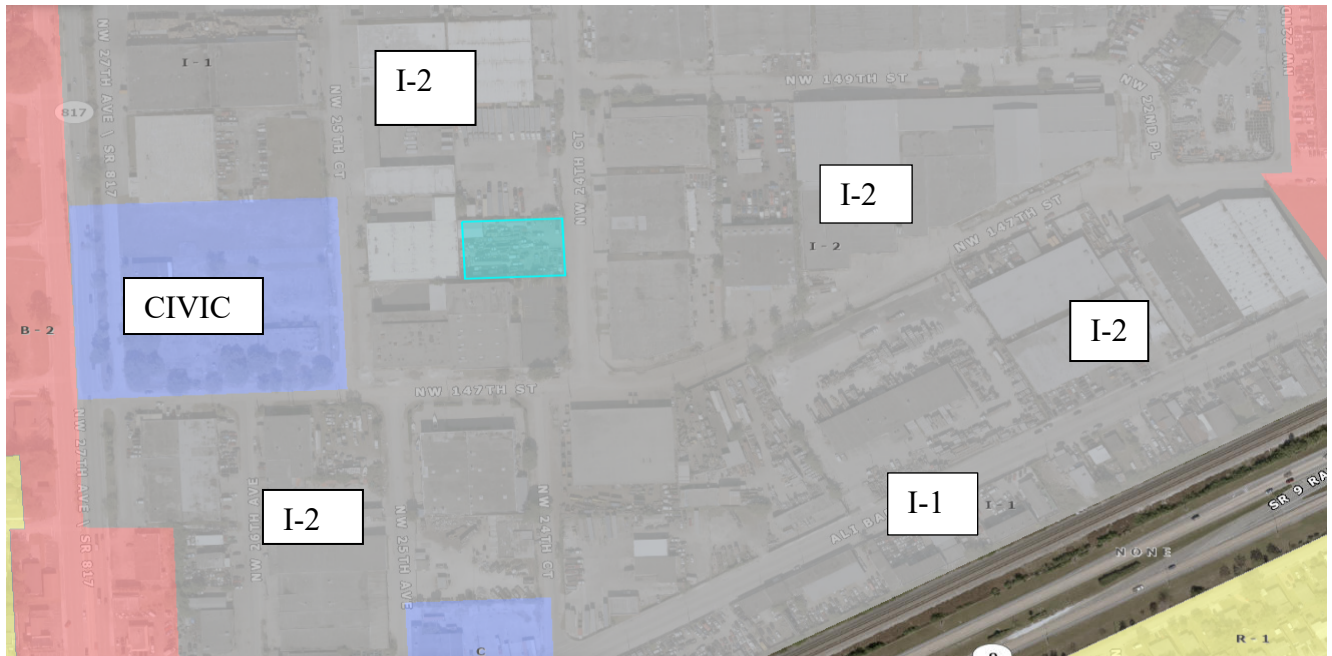
Existing Conditions:

- The Subject Property is bordered on the North by industrial use, bordered on the East and South by industrial uses and bordered on the West by industrial uses.
- There are currently no sidewalks that border this property
- The property identified by folio 08-2122-025-0501 was being used for this business without any approvals from the City of Opa-locka.

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Low Density Residential	Low Density Residential	R-1 (Single Family Residential)
South	Industrial	Industrial	I-2 Industrial Planned
East	Industrial	Industrial	I-2 Industrial Planned
West	Low Density Residential / Industrial	Low Density Residential / Industrial	R-1 / I-2

Surrounding Zoning Designation Map
 The Site is Highlighted in image



- **General Character / Neighborhood Compatibility:** The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions? **COMPLIES**

- **Findings:**
 - The proposed development use ‘Office and warehouse use’ 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 in accordance with the LDR. *(Please see attached Landscape Plan for Trees detailed information).*

- **Fence:** All fences constructed on property perimeters shall comply with the requirements of the City Land Development Regulations. 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.

- **Findings:**
 - The Applicant is not required to have fencing however the applicant has provided through the site plan that he intends to install perimeter fencing.

- **Future Land Use:** Industrial (Industrial Land Use Category).

- **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. **COMPLIES**

- **I-2 (Industrial Planned) Permitted Uses:** Project Specific: *Office and warehousing for storage and maintenance of company vehicles.*

COMPLIES

- **Findings:**
 - According to the City’s Land Development Regulation/ Zoning Code I-2 (Industrial Planned) allows for an Office and warehousing and storage for the maintenance of company vehicles is permitted in this zoning district. It will also include employee vehicle parking. The applicant has submitted requests for Site Plan approval and Development Agreement Approval.

- **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 not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. Project Need Assessment / other Required Approvals

1. Site Plan Review
2. Development Agreement
 - Application submitted for Planning Council Meeting (this meeting) Tuesday, May 7th, 2024

IV. Development Review Committee (DRC): *Meeting Review Comments Pending*

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

V. Staff Recommendation:

- Staff recommend approval of this Site Plan including the following:
 - All signage shall comply with the City’s Sign Code Ordinance no. 14-16/Ordinance 15/31 Article X;

- All landscaping and parking areas must be provided and maintained as shown in the Site Plan;
- Trees to be planted uniformly placed. (avg. oc.).
- Agree to provide employment opportunities for City residents through the City Work Force Office and any area educational/vocational training facilities as provided in the Development Agreement.
- Maintain 100% the use, and function as shown on the site plan.
- All trash & garbage containers shall comply with the City dumpster enclosure requirements, including proper screening.
- Must comply with Miami-Dade County’s input/recommendations as appropriate.
- Requirements of the City LDR and Comprehensive Plan
- Follow any conditions recommended by the Planning & Zoning Board for the development of this industrial development.

- VI. **Attachments:**
- Site Plan

Planning and Community Development Department

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

- VII. **Staff Report Updated After the City Commission Meeting on (Pending). *Reflected Actions:***
- I. **Planning and Zoning Board Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)**

Resolution No. 2024-05-7-03,

A RESOLUTION OF THE PLANNING & ZONING BOARD FOR THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED APPROXIMATELY AT NW 148TH STREET AND NW 24 COURT AND IDENTIFIED BY FOLIO 08-2122-025-0501 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

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

a. APPROVED DATE: 05-7-2024

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 Recommendation of this request was 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 18th day of January, 2022.

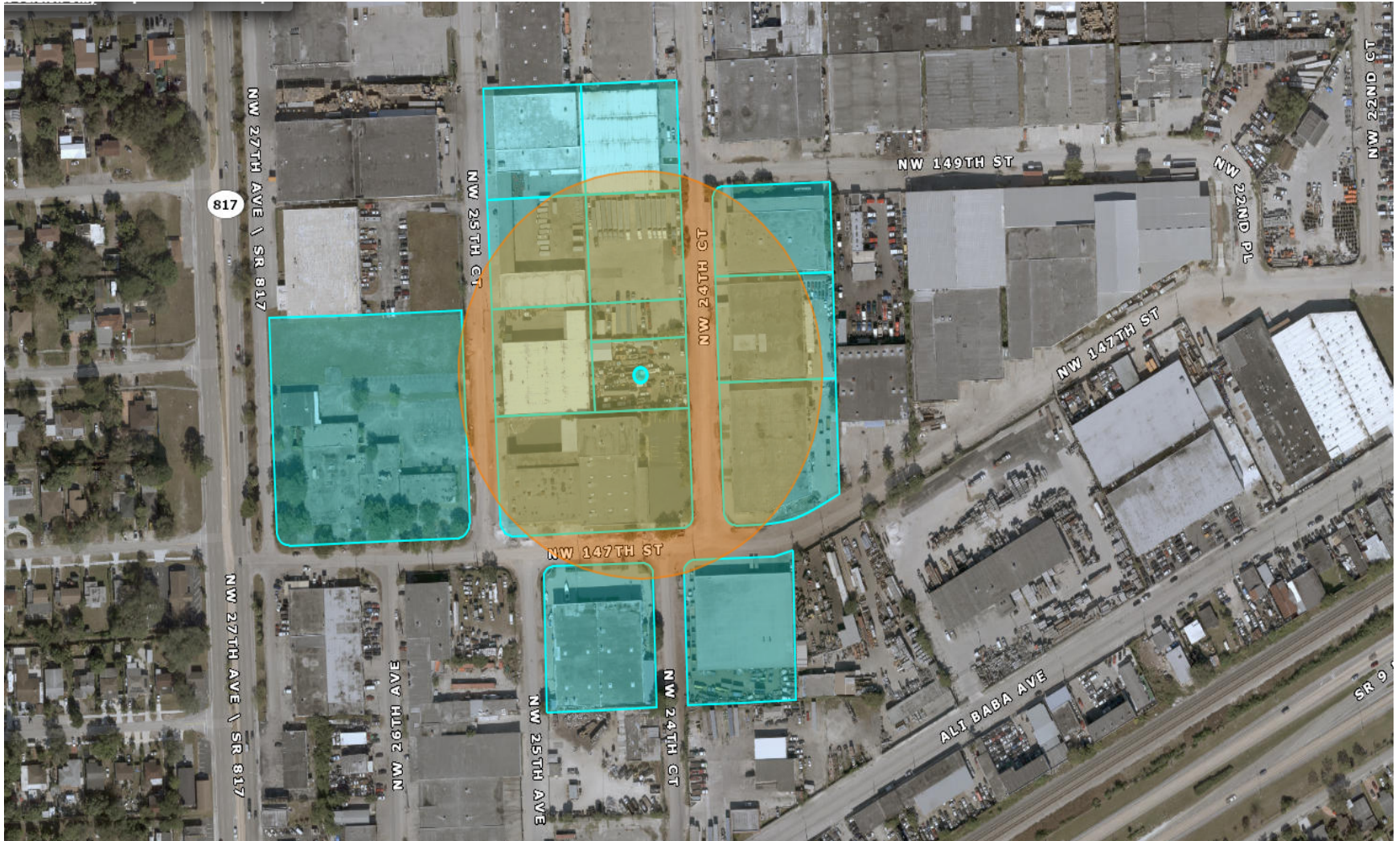
Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed expansion and renovation of the office, ROW dedications, and landscaping improvements.

No.	Folio	Address	City	Zip Code	Use Description	Lot Size	Year Built	Legal Description
1	0821220260030	2390 NW 147 ST	Opa-locka	33054- 3128	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	60674	1967	22 52 41 ALUMINUM INDUSTRIAL PK PB 78-50 LOT 1 BLK 2 LOT SIZE 60674 SQUARE FEET OR 18039-2289 0398 1
2	0821220250470	14735 NW 25 CT	Opa-locka	33054- 3115	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000	1967	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 4 BLK 6 LOT SIZE 40000 SQUARE FEET OR 20504-1147 0602 4
3	0821220270010	2390 NW 149 ST	Opa-locka	33054- 3132	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	41500	1968	COHEN-AGER SUBDIVISION PB 86-73 LOT 1 BLK 1 LOT SIZE 41500 SQUARE FEET OR 21824- 2260 112003 5(3)
4	0821220250501	Null	Opa-locka	33054- 3136	VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING	26000	0	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 PORT OF LOT 7 DESC BEG SE COR OF LOT 7 TH N 01 DEG W 130FT S 88 DEG W 200FT S 01 DEG E 130FT N 88 DEG E 200FT TO POB BLK 6 LOT SIZE 26000 SQ FT OR 17719-4591 0797 2 (2) COC 26324-3141 11 2007 1
5	0821220250480	14705 NW 25 CT	Opa-locka	33054- 3115	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	87976	1966	OPA LOCKA INDUSTRIAL PK PB 77-73 LOTS 5 & 6 BLK 6 LOT SIZE 87976 SQ FT OR 17719- 4591 0797 2 (2) COC 22684-4067 09 2004 2

6	0821220270020	14785 NW 24 CT	Opa-locka	33054- 3107	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	49800	1969	COHEN-AGER SUBDIVISION PB 86-73 LOT 2 BLK 1 LOT SIZE 49800 SQUARE FEET OR 25447- 1867/25842-4863 0307 4
7	0821220250450	14945 NW 25 CT	Opa-locka	33054- 3119	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000	1967	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 2 BLK 6 LOT SIZE 40000 SQUARE FEET COC 25544-0525 04 2007 6
8	0821220260070	2400 NW 147 ST	Opa-locka	33054- 3130	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	59677	1972	22 52 41 1.37 AC M/L ALUMINUM INDUSTRIAL PK PB 78-50 TRACT C LOT SIZE 59677 SQUARE FEET OR 20935- 3053 1202 1
9	0821220250510	14800 NW 24 CT	Opa-locka	33054- 3110	VACANT LAND - INDUSTRIAL : VACANT LAND	40000	0	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 8 BLK 6 LOT SIZE 40000 SQ FT OR 12952-2660 0786 2
10	0821220260010	14701 NW 27 AVE	Opa-locka	33054- 3350	COUNTY : DADE COUNTY	164822	1968	ALUMINUM INDUSTRIAL PARK PB 78-50 LOTS 1 & 2 BLK 1 & LOTS 5 & 10 BLK 7 OPA LOCKA INDUSTRIAL PK PB 77- 73 LOT SIZE 164822 SQ FT M/L OR 12594-2522 0885 5

11	0821220250500	14800 NW 24 CT	Opa-locka	33054- 0000	VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING	14000	0	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 7 LESS BEG SE COR OF LOT 7 TH N 01 DEG W 130FT S 88 DEG W 200FT S 01 DEG E 130FT N 88 DEG E 200FT TO POB BLK 6 LOT SIZE 14000 SQ FT OR 17543- 3898 0297 4
12	0821220270030	14715 NW 24 CT	Opa-locka	33054- 3107	HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD	59961	1969	COHEN-AGER SUBDIVISION PB 86-73 LOT 3 BLK 1 LOT SIZE 59961 SQUARE FEET
13	0821220250460	14945 NW 25 CT	Opa-locka	33054- 0000	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000	1983	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 3 BLK 6 LOT SIZE 40000 SQUARE FEET OR 19643-3657 04 2001 5 (2) COC 25544-0525 04 2007 6
14	0821220250520	14900 NW 24 CT	Opa-locka	33054- 3112	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000	1970	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 9 BLK 6 LOT SIZE 40000 SQUARE FEET OR 10560-246 1079 5 COC 24782-2950 06 2006 1



RESOLUTION NO. 24-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED APPROXIMATELY AT NW 148TH STREET AND NW 24 COURT AND IDENTIFIED BY FOLIO 08-2122-025-0501 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, SF Investment, LLC c/o Star Paving Corp. intends to construct a 4,393 square foot warehouse building with 1,607 square foot office area and parking and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for development agreement review to construct this warehouse building in the Industrial Planned zoning district (I-2); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of SF Investment, LLC c/o Star Paving Corp. and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board having considered the application at its' meeting on May 7, 2024, recommended approval/denial of the Development Agreement request as required for this use in the I-2 zoning district, and

WHEREAS, the City Commission having reviewed the Development Agreement and the recommendation of the Planning & Zoning Board, hereby approves the Development Agreement.

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Development Agreement . The City Commission for the City of Opa-Locka, Florida hereby approves/denies the Development Agreement for the Construction of a warehouse and office building with appropriate parking spaces and landscaping in accordance with the City of Opa-Locka’s Land Development Regulations on the property located at approximately NW 148 Street and NW 24 Court and identified by folios 08-2122-025-0501 in the I-2 Zoning District. A copy of the Development Agreement is attached hereto as Exhibit “A”.

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2024.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Williams	Yes	_____	No	_____
Commissioner Kelley	Yes	_____	No	_____
Commissioner Bass	Yes	_____	No	_____
Vice Mayor Ervin	Yes	_____	No	_____
Mayor Taylor	Yes	_____	No	_____

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

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

TOTAL FEES: \$ 3,500.⁰⁰ 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

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: SF Investment Properties, LLC

PROPERTY OWNER'S ADDRESS: 2841 SW 142 Ave Miami, FL 33175
Number/Street City State/Zip Code

APPLICANT'S NAME: SF Investment Properties, LLC

APPLICANT'S ADDRESS: 2841 SW 142 Ave Miami, FL 33175
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-986-0067 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: _____
Number/Street

TAX FOLIO NUMBER: 08-2122-025-0501 PRESENT ZONING: I-2 Industrial Planned

LEGAL DESCRIPTION: 22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73

Port of lot 7 Desc. BEG SE CORNER OF LOT 7 TH N 01 DEG 130FT
S 88 DEG W 200FT S 01 DEG E 130FT N 88

Please check specific request:

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

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

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

Received:
By:
Date:

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

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

- Completed application form
- Application fee payable to the City of Opa-locka by check, 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

AFFIDAVIT

I, Abel T. mendez, 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]
Signature

1-29-24
Date

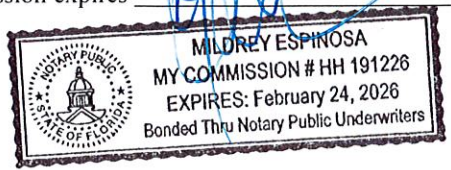
Sworn to and subscribed before me:

This 02 day of February 2024

Notary Public
Attach copy of identification

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

My commission expires [Signature]



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

AFFIDAVIT

I, Luci M. Batista, 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.

Luci M. Batista
Signature

2-1-24
Date

Sworn to and subscribed before me:

This 02 day of February 2024

Notary Public
Attach copy of identification

My commission expires



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

Received:
By:
Date:



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

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

To: City of Opa-locka
From:

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

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

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

Signature

Date

N/A

Sworn to and subscribed before me:

This _____ day of _____,

Notary Public

My commission expires: _____

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

Received: By: Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____

Signature

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

Peckar & Abramson, P.C.
One SE Third Avenue, Ste. 2000
Miami, Florida 33131

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA,
FLORIDA AND S.F. Investment Properties, LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this ___ day of _____ 2024 ("Execution Date") by and between S.F. Investment Properties, LLC (the "Owner"), a Florida limited liability company with the mailing address of 2841 S.W. 142 Avenue, Miami, FL 33175 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately .5968 acres of land located at approximately NW 148th Street & NW 24th Court within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos. 08-2122-025-0501, (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number _____, approving a Site Plan, for the Proposed Development which includes the construction of a 6,000 sq ft Building, that includes adequate parking and provides 20 parking spaces for office/employee/customer parking, as well as the planting 13 trees and 111 shrubs through-out the property in accordance with the approved site plan; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

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

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

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

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

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. Definitions.
 - a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
 - d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, S. F. Investment Properties., (the "Owner"), a Florida limited liability company, with the mailing address of 2841 SW 142nd Avenue, Miami, FL 33175 and/or any of its respective successors, assigns, or heirs thereof.
 - f. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

- g. "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,
- i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein
- j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the S.F. Investment Properties, LLC., Site Plan, at approximately NW 148th Street and NW 24th Court, and identified by folio 08-2122-025-0501 and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.
- l. "Final Site Plan" means the S.F. Investment Properties, LLC., Site Plan, at approximately NW 148 Street and NW 24th Court and identified by folio 08-2122-025-0501, "Final Site Plan" approved by the City Commission via Resolution No. _____ for the Proposed Development which includes the construction of a 6,000 sq ft office/warehouse building that includes 20 parking spaces, as well as planting 13 trees and 111 shrubs through-out the property in accordance with the S.F. Investment Properties, LLC approved site plan as may be amended from time to time.
- m. "Governing Body" means the City of Opa-Locka's City Commission.
- n. "Initial Term" is thirty (30) years commencing on the Effective Date.
- o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.
- p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.
- q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.
- r. "Parties" means the City and the Owner, S.F. Investment Properties, LLC.
- s. "Project" shall mean the construction and development of the Property in accordance with the Final Site Plan for the Proposed Development, which has been deemed consistent with Industrial Planned (I-2) zoning district regulations for this property and all applicable laws.

- t. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.
- u. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.
- v. "Resolution" shall mean City of Opa-Locka Resolution Number _____ and _____ approving the Project and this Agreement.

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

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

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

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

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of

termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

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

- a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.
- b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- c. All signage shall comply with all city sign code ordinance requirements.
- d. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:
 - 1) Design of all physical structures, water bodies, private and public improvements and
 - 2) The color and dimensional characteristics of all building materials
 - 3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan
- e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be

determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until April 2052.

- f. At the request of the City, Owner shall submit an annual report and shall provide additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".
- g. The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.
- h. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- i. Owner agrees to use commercially reasonable efforts to:
 - 1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2024; and
 - 2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:
 - a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.
 - b) Host or require its general contractor(s) to host a Local Job Fair and provide a list of construction job openings to the

City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

- j. All trash and garbage containers shall comply with all city dumpster enclosure requirements.
- k. The following timelines shall be complied with by Owner, S.F. Investment Properties, LLC Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
 - 1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
 - 2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
 - 3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

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

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in

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

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

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

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

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

- a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.
- b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

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

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

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

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

If to the Developer at: S.F. Investment Properties, LLC
2841 SW 142nd Avenue,
Miami, FL 33175

And

With a copy to: Law Office of
Peckar & Abramson, PC.
One S.E. Third Avenue, Suite 2000
Miami, FL 33131

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____ day of _____, 2024.

Approved for form and legal sufficiency:

City Attorney: _____

S.F. Investment Properties, LLC,
a Florida limited liability company

WITNESS:

Signature

By: _____
Owner/Agent

Title: Manager
Lucy Batista

Abel T. Mendez

Print Name

Signature

Print Name

STATE OF FLORIDA)
:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of __physical presence
or __ online notarization, on this _____ day of _____, 2024 by Guillermo Fernandez as
Manager of S.F. Investment Properties, LLC, a Florida limited liability company. He is:
__ personally known to me, or
__ produced identification. Type of identification produced _____.

Notary Public, State of Florida at Large

Print Name

My Commission Expires:

EXHIBIT A
Legal Description

EXHIBIT B
CITY'S ANNUAL REPORT FORM

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

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No. _____, passed and adopted on _____, 2024.
2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and S.F. Investment Properties, LLC Incorporated as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2024 (the "Development Agreement").
3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.
4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.

5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.
6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section 17 of the Development Agreement.

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH THE STATE OF FLORIDA STATE REQUIREMENTS FOR CURRENT EDITION, THE FLORIDA BUILDING CODE 7TH EDITION 2020 (WITH ALL APPLICABLE REVISIONS), FLORIDA BUILDING CODE EXISTING 2020, FLORIDA FIRE PREVENTION CODE 2020, ALL STATE AND LOCAL ZONING CODES. PERMITS SHALL BE POSTED IN A VISIBLE PLACE AT ALL TIMES.
- ALL PERMITS, UTILITY AND METER CONNECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE NEW AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS AND OTHER SUPPORT FACILITIES.
- CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE, AS NECESSARY, ELECTRICAL, TELEPHONE, WATER, SEWER, GAS (IF APPLICABLE) OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY UNEXPECTED OR UNKNOWN FIELD CONDITIONS, ERRORS, OMISSIONS, OR DISCREPANCIES IN THE DRAWINGS, PROJECT MANUAL, OR CONTRACT DOCUMENTS. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIALS UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE A DIMENSION IS LABELED "CLEAR" IT IS TAKEN FROM THE FACE OF FINISH MATERIALS TO FACE OF FINISH MATERIALS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES, AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL THAT IS REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED CONSTRUCTION ASSEMBLY. SPECIFIC SEQUENCES OR METHODS OF ACHIEVING FIRE RATED ASSEMBLIES REQUIRED BY A "U.L. No." LISTING SHALL BE FOLLOWED WITHOUT DEVIATION, UNLESS OTHERWISE NOTED OR DETAILED.
- WHERE CMU OR TILT-UP CONCRETE WALLS ARE INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- THE USE OF FIRE RETARDANT TREATED WOOD IS PROHIBITED. PRESSURE TREATED WOOD SHALL BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR).
- CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.
- IN ADDITION TO WALL TYPES SHOWN ON PLANS THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY, MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS PRIOR TO THE START OF WORK. THE OMISSIONS OF ANY OR ALL ACCESS PANELS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS. ACCESS PANELS IN RATED ELEMENTS SHALL HAVE THE SAME FIRE RATING.
- CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS WHERE APPLICABLE.
- CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A.C. GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN AND ARCHITECT.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION AND HEIGHTS OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
- ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING OR FORM A REVEAL TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, FLOORS, CARPETS, WALLS, DOORS, EQUIPMENT, ETC.
- UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES AND REVIEWED FOR COMPLETENESS AT EACH REQUISITION REQUEST. REFER TO PROJECT MANUAL.
- CONTRACTOR SHALL PROVIDE PROPER SAFEGUARDS IN COMPLIANCE WITH THE LIFE SAFETY PLANS DURING ALL PHASES OF CONSTRUCTION.
- ALL PIPING SHALL BE SLEEVED THROUGH SLAB. CONTRACTOR SHALL FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. FIRE STOPPING MATERIAL. REFER TO SPECIFICATIONS.
- CONTRACTOR TO PROVIDE A SAFETY PLAN PRIOR TO START OF CONSTRUCTION TO CLEARLY DELINEATE AREAS FOR CONSTRUCTION, SAFETY BARRIERS, EXITS, CONSTRUCTION TRAFFIC DURING THE VARIOUS PHASES AND WHEN CONDITIONS CHANGE.
- CONTRACTOR TO PROVIDE CITY STORM WATER POLLUTION PREVENTION PLAN (SWMP) IN COMPLIANCE WITH THE FEDERAL AND STATE NPDES REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.

POOL NOTES

- FENCE ENCLOSURE AROUND POOL: When there is an In-ground pool (roof or upper-level pools excluded), a perimeter fence that rejects 4' sphere is required either around the pool itself (walls can be part of the enclosure) or around the premises, as long as outside access from neighboring properties is fenced or gated. Gates must swing out and be self-closing, with latch release at 54 min AFF, and pickets/slats must be vertical if gaps or spacing is allowed in between. FBC 4501.17, CMB Sec. 142-1133, & MDC Sec. 33-12. -If the front property fence is independent of the pool enclosure, it can be of any height, shape or material, have any size opening, and Gates may swing in.

CONSTRUCTION NOTES

- COORDINATE WITH ELECTRICAL, AV & LOW VOLTAGE DRAWINGS PRIOR TO FORMING OR POURING CONCRETE SLABS, WALLS OR COLUMNS. PROVIDING FOR EMBEDMENT OF LIGHT FIXTURES & SPEAKERS AS PER MFR. SPECS
- TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 8" CONCRETE MASONRY UNITS WITH 5/8" GWB ON 1 5/8" GALVANIZED FLAT STUD @ 16" O.C. ON INTERIOR - PROVIDE R-5 (0) BOARD INSULATION. PROVIDE HORIZONTAL FIREBLOCKING EVERY 8'-0" OF WALL TO COMPLY WITH SECTION 4409.7.2 OF THE F.B.C. RESIDENTIAL
- ALL INTERIOR PARTITIONS TO BE 1 1/2" X 3 5/8" MTL. STUDS (OR 2X4 WOOD STUDS) @ 16" O.C. FACED WITH 5/8" G.W.B. PROVIDE HORIZONTAL FIREBLOCKING EVERY 8'-0" OF WALL TO COMPLY WITH SECTION 4409.7.2 OF THE F.B.C. RESIDENTIAL
- PROVIDE FULL, THICK, BATT SOUND INSULATION AT ALL INTERIOR PARTITIONS SHOWN ON FLOOR PLANS.
- ALL INTERIOR PARTITIONS AT ALL WALL HUNG CABINET LOCATIONS PROVIDE (2) 2"x6" PR (2) 2"x4" WOOD MEMBERS BACKING TO COMPLY WITH SECTION 2318.1.15.1 F.B.C.
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES OR CABINETS SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864" AS PER FB.C. R4411.4.5.1 & SHALL HAVE HORIZONTAL MEMBER SECURED TO NOT LESS THAN TWO STUDS PER FBC R4411.4.5.1.3
- PROVIDE NON-CEMENTITIOUS TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT ALL PARTITIONS LOCATED IN WET AREAS.
- ALL DROPPED CEILING / SOFFITS TO BE 5/8" G.W.B. ON 1-1/2"X1-1/2" 20 GAUGE METAL STUDS @ 16" O.C. - PROVIDE FOAM OR BLANKET INSULATION AT ALL CEILING UNDER ROOFS. (TO PREVENT VOIDED LISTING OF MECHANICAL DUCTS (FIBERGLASS AND DUCTBOARD) DUCTS SHALL NOT COME IN CONTACT WITH THE SPRAY FOAM INSULATION, NEITHER DURING INSULATION APPLICATION NOR AFTER DRYING.
- PROVIDE A HIGH QUALITY SMOOTH PLASTER/PAINT (WHITE) FINISH AT ALL UNDERSIDE OF FLOOR / ROOF SLABS AT CURTAIN POCKET LOCATIONS WITHOUT A DROPPED CEILING
- ALL POOL TO BE FINISH TO BE SELECTED BY OWNER
- ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO ABOVE BASE FLOOR ELEVATION OF (8'-0").
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOR ELEVATION (8'-0") NGVD MUST BE FLOOD-RESISTANT.
- CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF SLABS FOR A PERIOD OF NO LESS THAN 24 HOURS.
- ANY AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2" AS PER F.B.C. R303.5
- PROVIDE SMOKE ALARMS (DETECTORS) ON EACH SLEEPING ROOM, IMMEDIATE VICINITY OF SLEEPING AREAS, AND ON EACH ADDITIONAL STORY. THEY SHALL BE INTERCONNECTED. FBC 314. REFER TO M.E.P. DRAWINGS.
- PROVIDE CARBON MONOXIDE ALARMS FOR BUILDINGS WITH A FIREPLACE AND ATTACHED GARAGE AND FOSSIL FUEL BURNING HEATERS, FIXTURES OR APPLIANCES, LOCATED WITHIN 10 FEET OF ALL SLEEPING AREAS. FBC 315. REFER TO M.E.P. DRAWINGS.
- ALL BATHROOM FIXTURES SHALL BE INSTALLED PER FBC 2017 FIGURE R307.2

FINISH NOTES

- ROOFING: INTENTIONALLY LEFT BLANK
- ALL FINISH MATERIAL BELOW BASE FLOOD ELEVATION (8'-0") NGVD MUST BE FLOOD DAMAGE RESISTANT.
- EXTERIOR WALL FINISHES: TYP. FINISH IS HIGH QUALITY STUCCO PAINTED FINISH.
- INTERIOR PAINT FINISHES: BENGAMIN MOORE CHINA WHITE INTERIOR LATEX PAINT. ALL WALL FINISHES TO BE FLAT AND WASHABLE, ALL BASEBOARDS, DOORS, AND TRIMS TO BE SEMI-GLOSS EXCEPT FOR DOORS ON INFINITY WALL WHICH SHOULD BE A WOOD VENEER THAT MATCHES THE CASEWORK. FINISH TO BE SELECTED BY OWNER.
- FLOOR FINISHES: ALL FLOORS FINISH MATERIALS AND COLORS TO BE SELECTED BY OWNER.
- ALL EXTERIOR DOORS & WINDOWS TO MATCH EXISTING ALUMINUM FINISH COLOR.
- ALL EXTERIOR GLAZING TO BE CLEAR IMPACT RESISTANT GLASS.
- ALL EXTERIOR STEEL COLUMNS TO RECEIVE BREAK METAL CLADDING TO MATCH DOORS AND WINDOWS.
- COORDINATE / VERIFY WITH OWNER & ARCHITECT FOR ALL FINISHES
- THESE SPECIFICATIONS ARE ONLY TO BE USED AS A GUIDE FOR DETERMINING MAXIMUM ALLOWANCES. THE OWNER AND ARCHITECT SHALL BE CONSULTED PRIOR TO FINAL SELECTIONS AND ORDERING OF EACH ITEM SPECIFIED, OR ANY FINISH INVOLVED WITH THIS RESIDENCE.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C.R 302.9.1
- INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C.R. 302.10.1
- WALL INSULATIONS SHALL HAVE A MIN. R-5 VALUE. REFER TO ENGINEERS ENERGY CALCULATIONS & FBCR CHAPTER 11
- PROVIDE IMPERMEABLE MATERIAL IN ALL BATHROOM WET AREAS TO 6 FEET MINIMUM ABOVE FLOOR IN COMPLIANCE WITH FBCR 307.2
- ALL CERAMIC TILE WALL FINISH IN WET AREAS SHALL HAVE A CEMENTITIOUS PANEL BACKER BOARDS OR EQUIVALENT IN ACCORDANCE TO FBCR 702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- MOISTURE-RESISTANT GREEN GYPSUM IS ALLOWED FOR CEILING AND NON-WET AREAS IN ACCORDANCE TO FBCR 702.3.7. MOISTURE RESISTANT GWB AT WET WALLS ARE NOT ALLOWED ONLY SEMI-CONTINUOUS BOARD AT WET AREAS.
- STORAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL. FBCR 309.1

GLAZING NOTES

- PER F.B.C. R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN F.B.C.R308.4, SHALL BE PROVIDED WITH MANUFACTURERS LABEL DESIGNATING THE TYPE, THICKNESS OF GLASS, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES AND SHALL BE VISIBLE IN THE FINAL INSTALLATION
- PER F.B.C. 308.3.1 GLAZING SHALL COMPLY WITH TEST CRITERIA FOR CATEGORY 1 OR 2 AS INDICATED IN TABLE R308.3.1)
- GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY-GLAZING CATEGORY 1 IF LESS THAN 9 SQ. FT. PER F.B.C. R4410.2.3.1.3.1 OR CATEGORY II IF GREATER THAN 9 SQ. FT. AS PER F.B.C. R4410.2.3.1.3.2
- SWINGING OR SLIDING DOORS OF GLASS WITHOUT A CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN 3/8" IN THICKNESS PER F.B.C. R4410.2.6
- LAMINATED GLAZING SHALL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED TO SATISFY THE RESISTANCE REQUIREMENTS AS SET FORTH IN FBC R4403.7.3.6.3
- ALL GLAZING ADJACENT TO & WITHIN 48" OF A DOOR SHALL COMPLY W/ FBC R4410.2.4.3

FLOOD-RESISTANT DESIGN NOTES

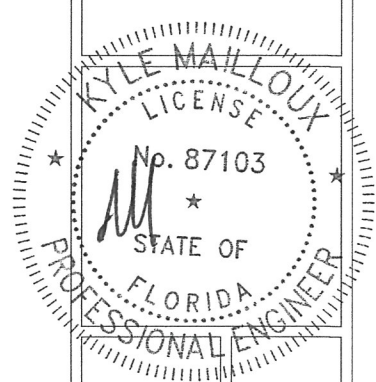
- ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE
- FLOOR OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
- ALL ELECTRICAL, MECHANICAL, PLUMBING, SWIMMING POOL, WATER HEATER AND OTHER EQUIPMENT IS TO BE INSTALLED ABOVE BASE FLOOD ELEVATION. ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

ABBREVIATIONS

ABV.	---	ABOVE	INSUL.	---	INSULATION
A.C.	---	AIR CONDITIONING	INT.	---	INTERIOR
ACOUS.	---	ACOUSTICAL	INV.	---	INVERT
A.C.T.	---	ACOUSTICAL CEILING TILE	JT.	---	JOINT
ADMIN.	---	ADMINISTRATION	KIT.	---	KITCHEN
A.DRN	---	AREA DRAIN	LAV.	---	LAVATORY
ADJ.	---	ADJACENT / ADJUSTABLE	L.F.	---	LINEAR FEET
A.F.F.	---	ABOVE FINISH FLOOR	L.P.	---	LOW POINT
AFP	---	ACOUSTICAL FINISH PLASTER	MAX.	---	MAXIMUM
A.H.U.	---	AIR HANDLING UNIT	MECH.	---	MECHANICAL
ALUM.	---	ALUMINIUM	MFR.	---	MANUFACTURER
ANDD.	---	ANDODIZED	MGR.	---	MANAGER
ARCH.	---	ARCHITECTURAL	MH.	---	MANHOLE
A.S.B.	---	ASBESTOS	MIN.	---	MINIMUM
ASPH.	---	ASPHALT	MISC.	---	MISCELLANEOUS
ASST.	---	ASSISTANT	M.O.	---	MASONRY OPENING
BATT.	---	BATT INSULATION	MTL.	---	METAL
BB.	---	BACKER BOARD	NA	---	NOT APPLICABLE
BD.	---	BOARD	NC	---	NON-COMBUSTIBLE
BLDG.	---	BUILDING	N.L.C.	---	NOT IN CONTRACT
BLK.	---	BLOCK / BLOCKING	NO. / NUM	---	NUMBER
BM.	---	BEAM	NOM.	---	NOMINAL
B.O.	---	BOTTOM OF	N.T.S.	---	NOT TO SCALE
CAB.	---	CABINET	O.C.	---	ON CENTER
CB	---	CATCH BASIN	O.D.	---	OUTSIDE DIAMETER
CEM.	---	CEMENT	O.F.I.C.	---	OWNER FURNISHED, CONTRACTOR INSTALLED
C.PLAS.	---	CEMENT PLASTER	OFF.	---	OFFICE
C.G.	---	CORNER GUARD	OPNG.	---	OPENING
C.HGT.	---	CEILING HEIGHT	P.L.	---	PROPERTY LINE
C.INT.	---	CONTROL JOINT	P.LAM.	---	PLASTIC LAMINATE
CLR.	---	CLEAR (FINISH TO FINISH)	PLAS.	---	PLASTER
COLM.	---	COLUMN	PLUM.	---	PLUMBING
COMP.	---	COMPUTER	PLYWD.	---	PLYWOOD
CPT.	---	CARPET	P.O.B.	---	POINT OF BEGINNING
CT.	---	CERAMIC TILE	PR.	---	PAIR
CLG.	---	CEILING	FTD.	---	PAINTED
C.O.	---	CLOSET	R.	---	RISER
C.L.O.	---	CLEAN OUT	RAD.	---	RADIUS
CLM.	---	COLUMN	R.D.	---	ROOF DRAIN
CONC.	---	CONCRETE	REF.	---	REFERENCE
CONT.	---	CONTINUOUS	REFL.	---	REFLECTED
C.M.U.	---	CONCRETE MASONRY UNIT	REINF.	---	REINFORCED
DETL.	---	DETAIL	REQ.	---	REQUIRED
DIA.	---	DIAMETER	RM.	---	ROOM
DIR.	---	DIRECTOR	R.O.	---	ROUGH OPENING
DN.	---	DOWN	RT	---	RESILIENT TILE
D.O.	---	DOOR OPENING	SC	---	SOLID CORE
DR.	---	DOOR	SCHD.	---	SCHEDULE
DWR.	---	DRAWER	SERV.	---	SERVICE
DWG.	---	DRAWING	SHR.	---	SHOWER
E.A.	---	EACH	SHT.	---	SHEET
ELEC.	---	ELECTRICAL	SIM.	---	SIMILAR
ELEV.	---	ELEVATION	SPECS.	---	SPECIFICATIONS
EL.	---	ELEVATOR	SQ.	---	SQUARE
E.N.C.	---	EXISTING, NO CHANGE	SL.	---	SLOPE
E.O.S.	---	EDGE OF SLAB	SLD.	---	SLIDING
EQ.	---	EQUAL	SREF 1999	---	STATE REQ. FOR EDU. FACILITIES (1999 ED.)
EQUIP.	---	EQUIPMENT	S.S.	---	SERVICE SINK
E.W.C.	---	ELECTRIC WATER COOLER	S.STL.	---	STAINLESS STEEL
EXH.	---	EXHAUST	STL.	---	STEEL
EXST.	---	EXISTING	STOR.	---	STORAGE
EXT.	---	EXTERIOR	STRUCT.	---	STRUCTURAL
EXP.JT.	---	EXPANSION JOINT	SUSP.	---	SUSPENDED
FBC 2010	---	FLORIDA BUILDING CODE (2010)	SYM.	---	SYMMETRICAL
F.D.	---	FIRE DAMPER	T.	---	TREAD
F.F.E.	---	FINISH FLOOR ELEVATION	TEL.	---	TELEPHONE
F.F.@E	---	FIXTURES, FURNITURE, AND EQUIPMENT	TEMP.	---	TEMPERED
F.F.P.C.	---	FLORIDA FIRE PROTECTION CODE	THK.	---	THICKNESS
FXT.	---	FIXTURE	T.O.	---	TOP OF
FLASH.	---	FLASHING	TYP.	---	TYPICAL
F.L.D.	---	FLOOR DRAIN	UA	---	UNLIMITED AREA
F.O.F.	---	FACE OF FINISH	U.C.	---	UNDER COUNTER
F.R.	---	FIRE RATED	U.L.	---	UNDERWRITERS LABORATORY
GA.	---	GAUGE	U.N.O.	---	UNLESS OTHERWISE NOTED
GALV.	---	GALVANIZED	VERT.	---	VERTICAL
GEN.	---	GENERATOR	VEST.	---	VESTIBULE
GL.	---	GLASS	V.I.F.	---	VERIFY IN FIELD
G.W.B.	---	GYPSUM WALL BOARD	VWC.	---	VINYL WALL COVERING
H/C	---	HANDICAP	VT.	---	VINYL TILE
HC	---	HOLLOW CORE	W.C.	---	WITH WATER CLOSET
HDWD.	---	HARDWOOD	WD.	---	WOOD
HM	---	HOLLOW METAL	W/O	---	WITH/OUT
HORIZ.	---	HORIZONTAL	WP.	---	WATERPROOF
HGT.	---	HEIGHT	WT.	---	WEIGHT
H.P.	---	HIGH POINT			
IDIA.	---	INSIDE DIAMETER			



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PROJECT NAME
NEW PRE-FAB STEEL BUILDING

PROJECT ADDRESS
14730 NW 24TH CT, OPA-LOCKA, FL 33054

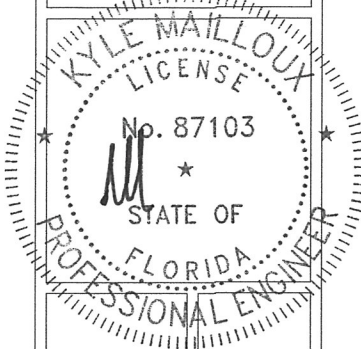
Rev	Description	Date

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: AG
 Designed by: KM
 Checked by: KM
 Project Number: **230247**

A-0.1

SHEET NUMBER



PROJECT NAME
NEW PRE-FAB STEEL BUILDING

PROJECT ADDRESS
 14730 NW 24TH CT, OPA-LOCKA, FL 33054

Rev	Description	Date

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AG
 Designed by: KM
 Checked by: KM
 Project Number: 230247

SP-1.1

SHEET NUMBER

REMAINDER OF LOT 7 BLOCK 6 (NOT INCLUDED)

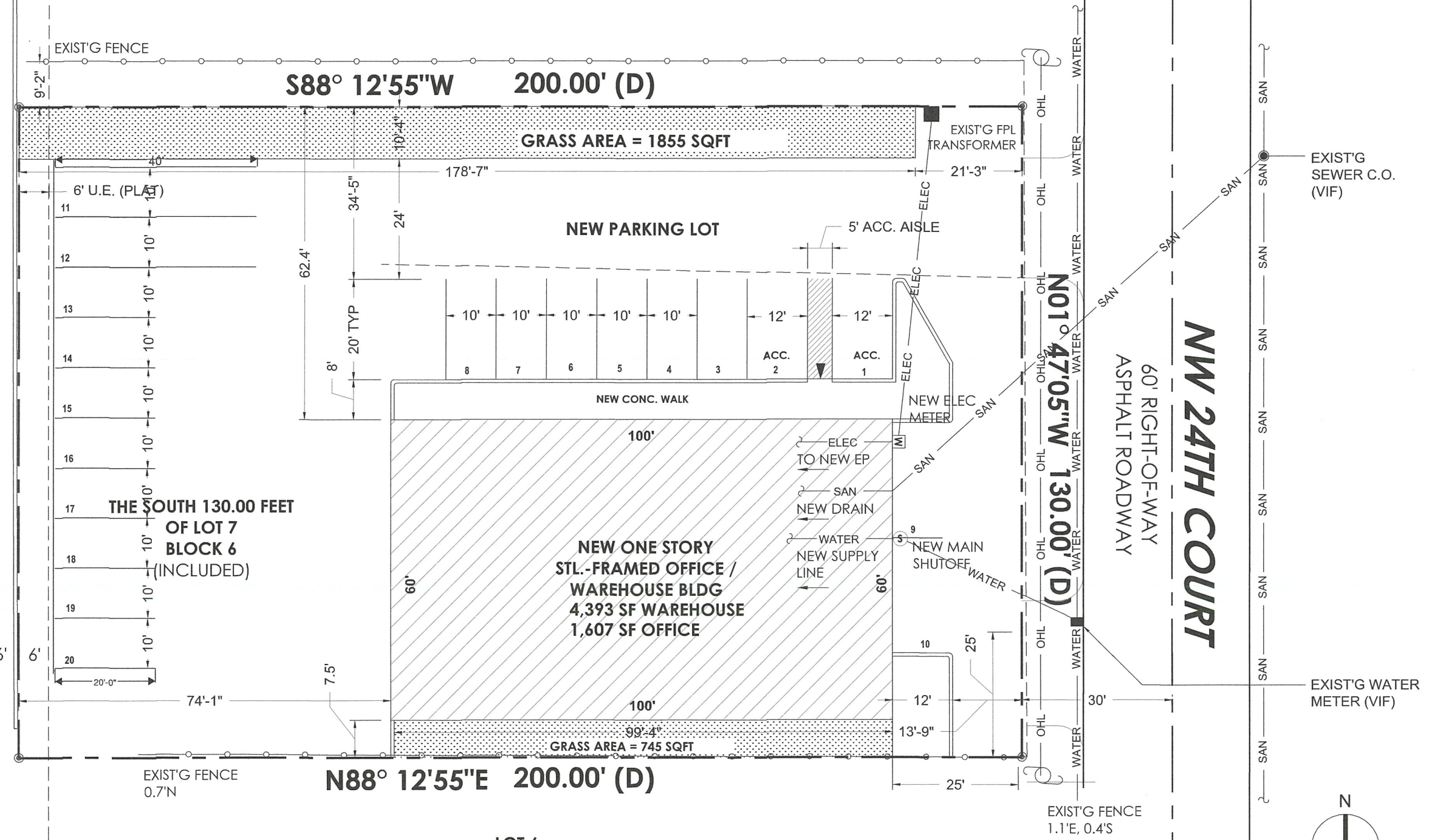
LOT AREA = 26000 SQFT
 REQUIRED GREEN AREA (10% OF LOT AREA) = 2600 SQFT
 PROPOSED GREEN AREA = 2600 SQFT

EXIST'G WALL 0.5'W

LOT 4 BLOCK 6

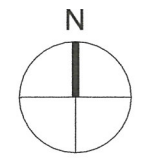
EXIST'G WALL 0.2'W

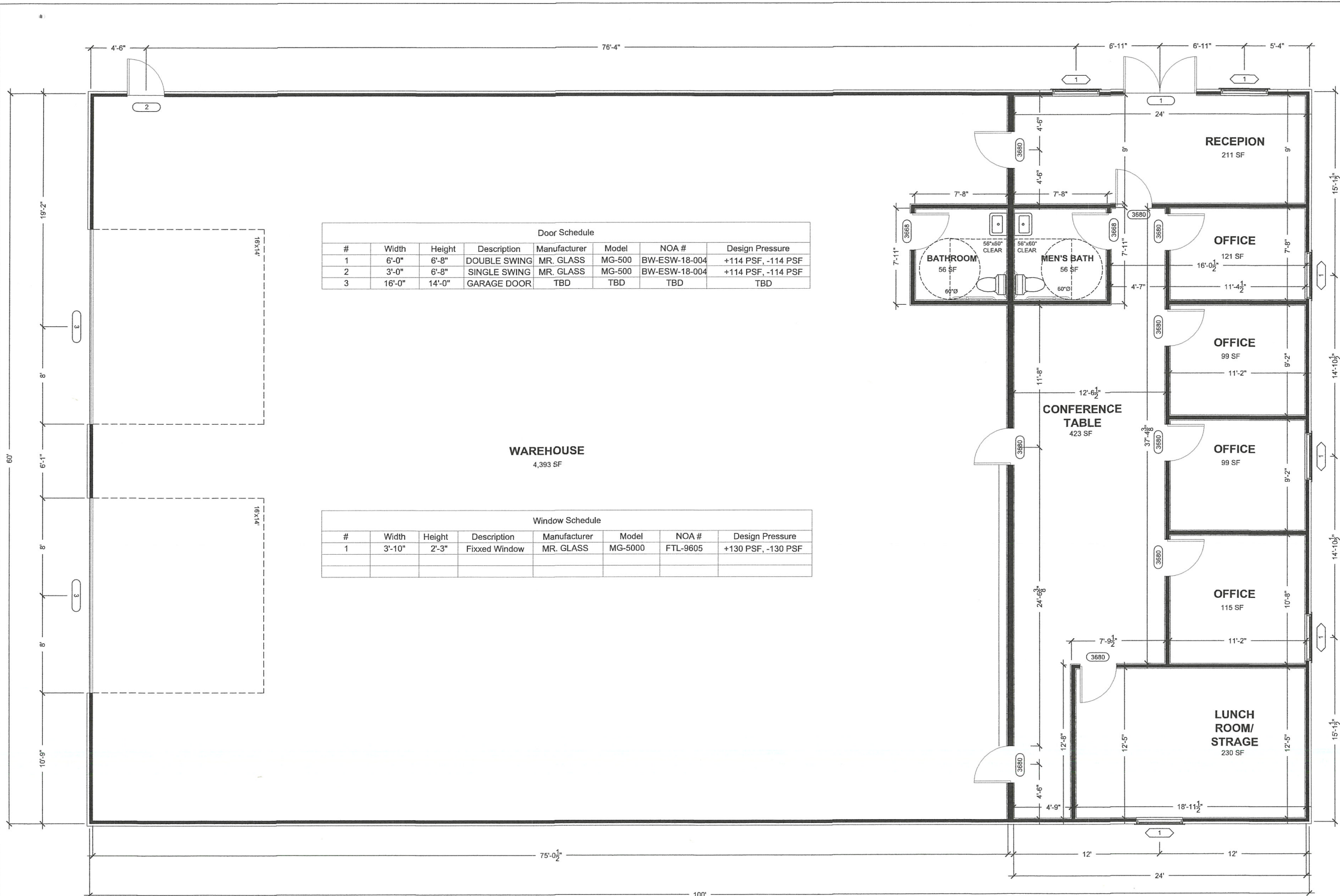
S01° 47'05"E 130.00' (D)



1 PROPOSED SITE PLAN - UTILITIES
 3/32" = 1'-0"

LOT 6 BLOCK 6





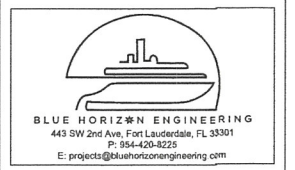
Door Schedule							
#	Width	Height	Description	Manufacturer	Model	NOA #	Design Pressure
1	6'-0"	6'-8"	DOUBLE SWING	MR. GLASS	MG-500	BW-ESW-18-004	+114 PSF, -114 PSF
2	3'-0"	6'-8"	SINGLE SWING	MR. GLASS	MG-500	BW-ESW-18-004	+114 PSF, -114 PSF
3	16'-0"	14'-0"	GARAGE DOOR	TBD	TBD	TBD	TBD

Window Schedule							
#	Width	Height	Description	Manufacturer	Model	NOA #	Design Pressure
1	3'-10"	2'-3"	Fixed Window	MR. GLASS	MG-5000	FTL-9605	+130 PSF, -130 PSF

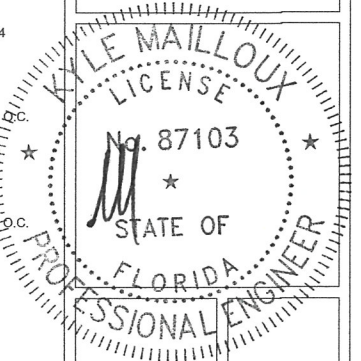
LEGEND

- NEW ±6.25" EXTERIOR STL. FRAMED WALL
-- METAL SIDING ON 2"x3" 14 GA HSS POST @ 4' O.C.
-- R-13 BATT + R-5 CI
-- 5/8" FINISHED GYP (ONE SIDE)
- NEW ±5.25" EXTERIOR STL. FRAMED WALL
-- METAL SIDING ON 2"x3" 14 GA HSS POST @ 4' O.C.
- NEW 7.5" INTERIOR WOOD PARTITION
-- 2"x6" WOOD STUDS @ 16" O.C.
-- R-19 BATT INSULATION
-- 5/8" FINISHED GYP (BOTH SIDES)
- NEW 5.5" INTERIOR WOOD PARTITION
-- 2"x4" WOOD STUDS @ 16" O.C.
-- 5/8" FINISHED GYP (BOTH SIDES)

TOTAL GROSS SF = 6,060 SF



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PROJECT NAME
NEW PRE-FAB STEEL BUILDING

PROJECT ADDRESS
14730 NW 24TH CT, OPA-LOCKA, FL 33054

Rev	Description	Date

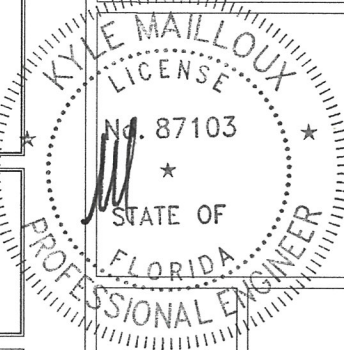
CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AG
Designed by: KM
Checked by: KM
Project Number: 230247

A-1.0
SHEET NUMBER

1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

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SCOPE OF WORK:
 THIS PROJECT CONSIST OF :
 -STRUCTURAL FOUNDATION FOR NEW STEEL BUILDING
 -CONSTRUCTION OF NEW PRE-FAB STEEL BUILDING
 -SITE PARKING
 MECHANICAL:
 -INSTALL NEW AC AND AHU AS SHOWN.
 ELECTRICAL:
 -INSTALL NEW ELECTRICAL SERVICE, METER AND PANEL.
 -RECEPTACLES AND LIGHTING SHALL BE INSTALLED AS SHOWN.
 PLUMBING:
 -THE SANITARY AND WATER SUPPLY LINES SHALL BE INSTALLED AS SHOWN.

GENERAL NOTES:
 1. MAINTAIN EXISTING RATING IN FIRE-RATED PARTITIONS. PATCH & MATCH AS REQUIRED FOR LIKE NEW FINISH.
 2. ALIGN NEW PARTITIONS WITH ADJACENT EXISTING PARTITIONS WHERE THEY ABUT.
 3. CONTRACTOR TO COORDINATE ALL WORK WITH OWNER

BUILDING CODE INFORMATION
 GOVERNING CODE: FLORIDA BUILDING CODE 7th EDITION (2020) - BUILDING
 FLORIDA BUILDING CODE 7th EDITION (2020) - EXISTING BUILDING
 FLORIDA FIRE PREVENTION CODE 2018, 7th EDITION (INCLUSIVE OF
 NFPA 1 2018 ED. & NFPA 101 2018 ED.)
 FLORIDA ACCESSIBILITY CODE 2010, 7TH EDITION

PROPERTY ADDRESS: 14733 NW 24th COURT, MIAMI, FL 33147
 CONSTRUCTION TYPE AS PER TABLE 504.4 TYPE I
 MAX. # OF STORIES PERMITTED: -
 MAX. # OF STORIES PROVIDED: -
 MAX. # AREA PERMITTED: 12,900 SF
 AREA OF WORK: 6,060 SF
 EXISTING OCCUPANCY: OFFICE/STORAGE
 OCCUPANCY CALCULATION FLORIDA BUILDING CODE 2020, 7TH EDITION
 PER: FBC TABLE 1004.5 & NFPA 1 FIRE CODE - 2018 ED.
 BUSINESS 1,667 S.F. @ 1/150 S.F. = 11 OCC.
 STORAGE 4,393 S.F. @ 1/500 S.F. = 9 OCC.
 TOTAL OCCUPANT LOAD: 20 OCC

FIRE RESISTANCE RATINGS PER (FBC-B TABLE 601)	
BUILDING ELEMENT	TYPE I
STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	2
INTERIOR	0
NON BEARING- EXTERIOR	0
INTERIOR PARTITIONS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0
FIRE SPRINKLERS	NO FIRE SPRINKLERS

MEANS OF EGRESS: PER F.B.C. CHAPTER 10

MAX. TRAVEL DISTANCE PERMITTED (FBC TABLE 1017.2)	200'-0" (B)
MAX. TRAVEL DISTANCE PROVIDED:	114'-3"

MIN. CORRIDOR WIDTH REQUIRED:	36"
CORRIDOR WIDTH PROVIDED:	4'-0"
EGRESS WIDTH PER PERSON:	0.2' LEVEL
MINIMUM CLEAR OPENING REQUIRED:	32"
EXITS REQUIRED PER FBC 1006.3.2:	2
EXITS (EXISTING PER TENANT):	2
FIRE EXTINGUISHER TYPE:	MPS UL RATING 2A-10B-C
TOTAL FIRE EXTINGUISHERS PROVIDED PER NFPA 10:	1 PER TENANT SPACE

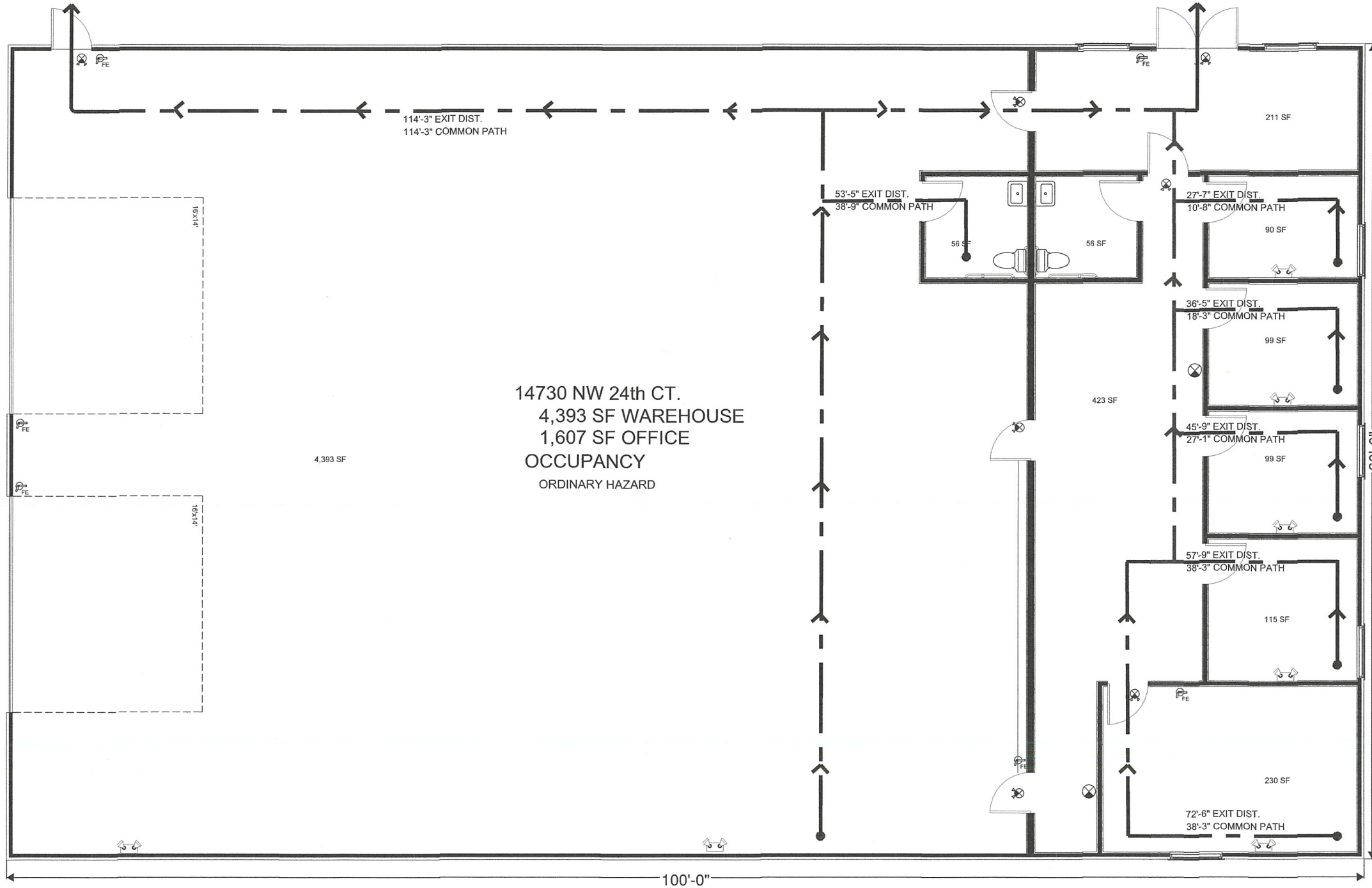
PROJECT NAME: **NEW PRE-FAB STEEL BUILDING**
 PROJECT ADDRESS: **14730 NW 24TH CT, OPA-LOCKA, FL 33054**

Rev	Description	Date

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: AG
 Designed by: KM
 Checked by: KM
 Project Number: 230247

LS-1
 SHEET NUMBER



14730 NW 24th CT.
 4,393 SF WAREHOUSE
 1,607 SF OFFICE
 OCCUPANCY
 ORDINARY HAZARD

PLUMBING FIXTURE CALCULATIONS: PER FBC-PLUMBING 7th ED. (2020) TABLE 403.1
 TOTAL OCCUPANT LOAD: 20 OCC

OCCUPANCY "B"	W.C. (1 PER 500)		LAVATORIES (1 PER 750)		DRINKING FOUNTAINS (1 PER 1000)		SERVICE SINKS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
20 OCC.	1	2	1	1	1	1	1	2

GENERAL NOTE:
 AT THE TIME OF PERMIT APPLICATION NO LOW OR HIGH PILE STORAGE IS INTENDED FOR USE WITHIN THE TENANT SPACE. ANY LOW OR HIGH PILE STORAGE SYSTEMS SHALL REQUIRE A PERMIT WITH THE CITY OF OPA-LOCA.

INTERIOR FIN. NOTES
 1. ALL INTERIOR FINISHES SHALL BE CLASS 'C' RATED AS PER FBC TABLE 803.5.
 2. FLOOR COVERING MATERIAL IN PASSAGEWAY AND CORRIDORS SHALL NOT BE LESS THAN CLASS II MATERIAL.

LEGEND

- NEW 5.25\"/>

GENERAL NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER/ARCHITECT.
2. CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
4. NOTIFY ENGINEER OR ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.
5. CONTRACTOR TO NOTIFY ENGINEER OF ANY SUBSTITUTIONS OF ANY STRUCTURAL ITEMS OR MATERIALS NOTED ON THESE CONSTRUCTION DOCUMENTS. ENGINEER TO PROVIDE WRITTEN APPROVAL FOR SUBSTITUTED ITEMS PRIOR TO BEGINNING ANY WORK.
6. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DEVIATIONS FROM THESE CONSTRUCTION DOCUMENTS AND SHALL ONLY PROCEED ONCE WRITTEN APPROVAL IS PROVIDED BY THE ENGINEER.

DESIGN AND LOADING

- 1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:
1.1. FLORIDA BUILDING CODE - BUILDING, SEVENTH EDITION
1.2. (FBC - 2020)
1.3. FLORIDA BUILDING CODE - RESIDENTIAL, SEVENTH EDITION (FRC - 2020)
1.4. NSD - 2018, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
1.5. ASCE 7-16, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
1.6. WOOD TRUSSES: TPI
2. DESIGN LOADS
A. LIVE LOADS: ROOF = 20 PSF
B. DEAD LOADS: ROOF = 20 PSF
C. WIND VEL. (3 SEC GUST) = 170 MPH, ULT. 132 MPH ASD, EXPOSURE = C, RISK CATEGORY = II

FOUNDATION NOTES

- 1. THE FOUNDATION DESIGN OF THIS BUILDING WAS BASED ON THE FOLLOWING CRITERIA:
A. MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 1500 PSF (ASSUMED/VERIFY).
B. PROVIDE 10MIL STEGO WRAP VAPOR BARRIER BENEATH THE NEW SLAB AND INSIDE FACE OF ALL FOUNDATIONS AND FOUNDATION WALLS
2. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE AND REINFORCING:

- 1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
2. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH, F'c = 3000 PSI (NORMAL WEIGHT)
3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN PLACE.
4. ALL WELDED WIRE FABRIC (W.W.F.) IN FLAT SHEETS ONLY AND SHALL CONFORM TO ASTM A-185.
5. DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315
6. CONCRETE COVERAGE:
6.1. CONCRETE CAST AGAINST EARTH = 3"
6.2. CONCRETE EXPOSED TO WEATHER = #8 OR GREATER 2", #5 OR LESS 1"
6.3. CONCRETE NOT EXPOSED TO WEATHER OR CONTACT WITH GROUND
6.4. SLABS, WALLS, AND JOISTS = #11 OR SMALLER
6.5. BEAMS AND COLUMNS = 1
7. LAP SPLICE SHALL BE: #5 BAR = 25", #4 BAR = 20", #3 BAR 15"

STEEL REINFORCING

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

EPOXY:

ANCHORING ADHESIVE SHALL BE A TWO COMPONENT 100% SOLIDS EPOXY BASED SYSTEM SUPPLIED IN MANUFACTURERS STANDARD CARTRIDGE AND DISPENSE THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATIONS FOR TYPE I, II, IV AND V, GRADE 3, CLASS B AND C AND MUST DEVELOP A MINIMUM 12650 PSI COMPRESSIVE YIELD STRENGTH AFTER 7 DAYS CURE. EPOXY MUST HAVE A HEAT DEFLECTION TEMPERATURE OF A MINIMUM 136F (58 C)

- A. SIMPSON "SET-XP" HIGH STRENGTH EPOXY OR EQUIVALENT
B. DRILL HOLE 1/8" DIAMETER OVER REBAR SIZE TO DEPTHS SHOWN PER DRAWINGS.
C. REMOVE DUST FROM HOLE WITH OIL-FREE COMPRESSED AIR. CLEAN WITH NYLON BRUSH AND BLOW OUT REMAINING DUST.
D. FILL HOLE 1/2 - 2/3 FULL, STARTING FROM THE BOTTOM OF THE HOLE TO PREVENT AIR POCKETS, WITHDRAW NOZZLE AS HOLE FILLS UP.
E. REBAR TO BE CLEAN AND OIL FREE. INSERT REBAR, TURNING SLOWLY UNTIL REBAR CONTACTS BOTTOM OF HOLE, DO NOT DISTURB DURING CURE TIME.
F. REFER TO MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERRECTED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL", 14TH EDITION.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
A. ANCHOR RODS F1554, GRADE 36 U.N.O.
B. HIGH STRENGTH STRUCTURAL BOLTS A325-N U.N.O.
C. STRUCTURAL SHAPES (W) A992
D. STRUCTURAL SHAPES (M, S, C, MC, PLATES) A36
E. STRUCTURAL SHAPES (HP) A572
F. STRUCTURAL TUBING (HSS) A500 GRADE B
G. STRUCTURAL ANGLES A36
3. ALL WELDING ELECTRODES SHALL BE E70-XX. ALL SHOP AND FIELD WELDING SHALL BE MADE IN ACCORDANCE WITH A.W.S. D1.1 "CODE FOR WELDING IN BUILDING CONSTRUCTION" AND SHALL BE MADE BY CERTIFIED WELDERS.

SHOP DRAWINGS

- 1. SHOP DRAWING SUBMITTALS SHALL CONSIST OF A MINIMUM OF 2 REPRODUCIBLES OF EACH DRAWING.
2. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
3. DRAWINGS CREATED BY THE ENGINEER OF RECORD CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL. SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
A. CONCRETE MIX DESIGN
B. FOUNDATION REINFORCING BARS
C. PRE-ENGINEERED BUILDING STRUCTURE WITH CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.

ABREVIATIONS

U.N.O UNLESS NOTED OTHERWISE
V.I.F. VERIFY IN FIELD
V.I.G.

CONTRACTORS

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING AND/OR ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ENGINEER.
3. CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
4. EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
5. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NO BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
6. IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
7. ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
8. CONTRACTOR SHALL BE THE ONLY PARTY RESPONSIBLE OF THE DESIGN, INSTALLATION AND DISMANTLING OF TEMPORARY SHORING.

TERMITE PROTECTION STATEMENT

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" IN COMPLIANCE WITH FBC 2020 R318.

DRAWING INDEX

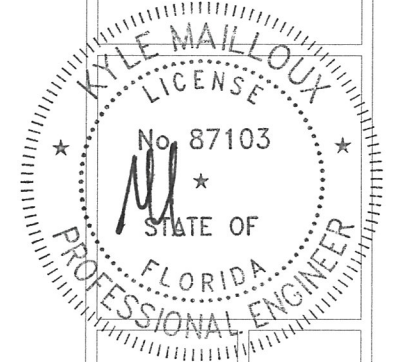
- S-0.0 NOTES AND LEGENDS
S-1.0 FOUNDATION PLAN
S-2.0 SECTIONS AND DETAILS



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PROJECT NAME

PROJECT ADDRESS

14730 NW 24TH CT, Opa-Locka, FL 33054

Table with 3 columns: Rev, Description, Date. It contains a header row and several empty rows for revisions.

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

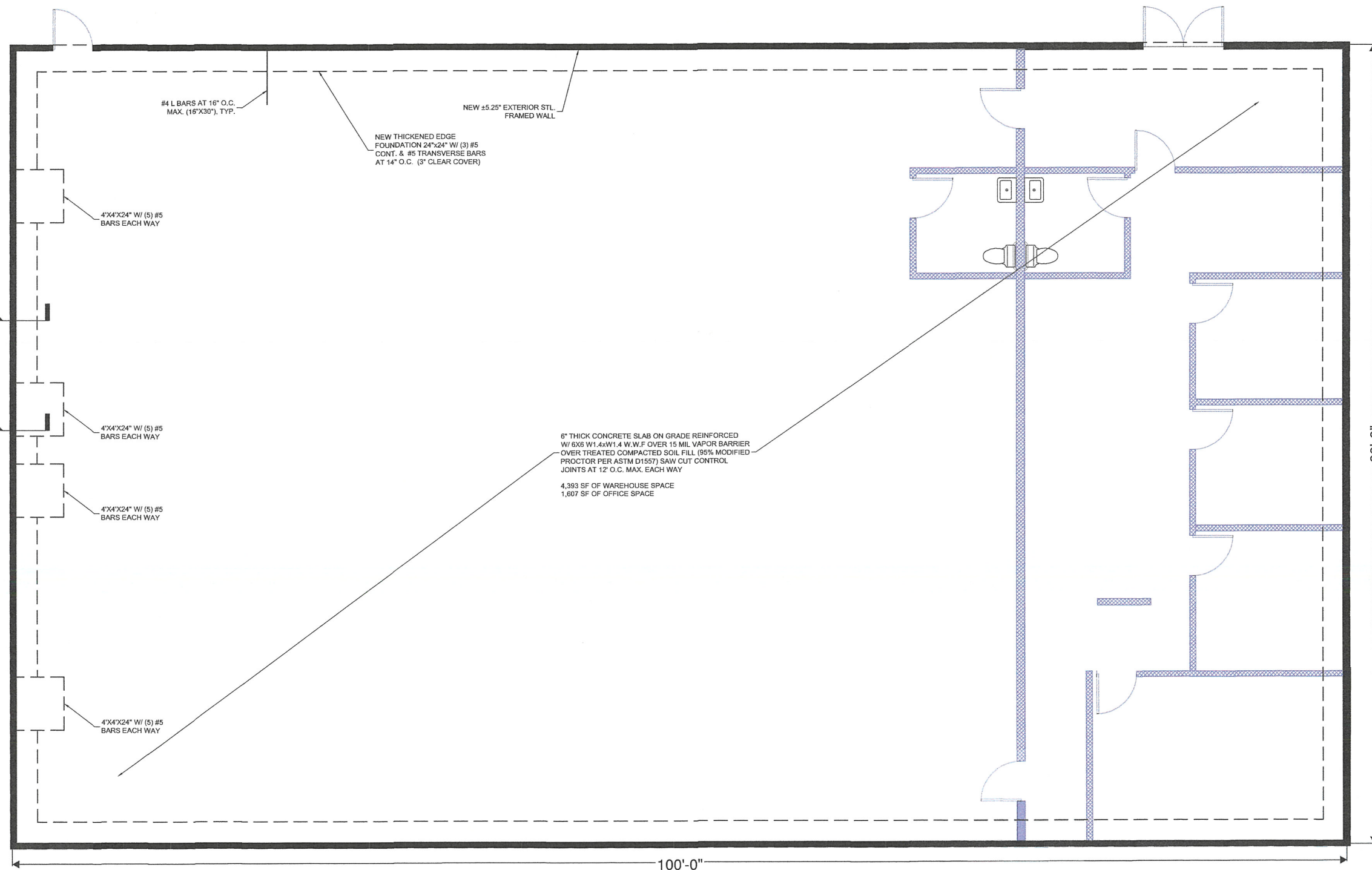
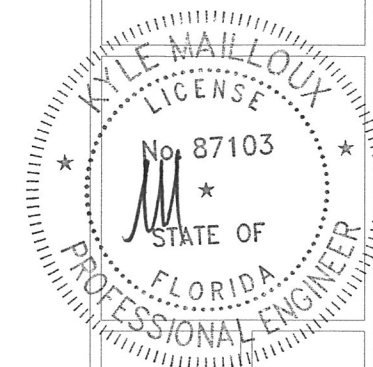
Drawn by: NM
Designed by: NM
Checked by: JV
Project Number: 230247

S-0.0
SHEET NUMBER



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WALL LEGEND

- OUTLINE OF EXTERIOR PRE-ENGINEERED BUILDING WALLS (TO BE DESIGNED BY OTHERS)
- INTERIOR PARTITION WALLS

PROJECT NAME

PROJECT ADDRESS

14730 NW 24TH CT, Opa-Locka, FL 33054

Rev	Description	Date
REV	DESCRIPTION	DATE

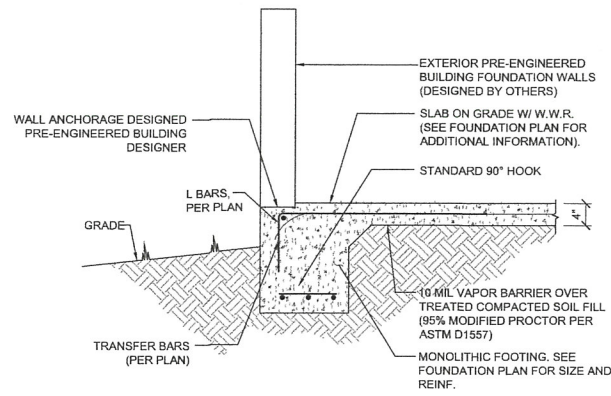
CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: NM
 Designed by: NM
 Checked by: JV
 Project Number: 230247

S-1.0

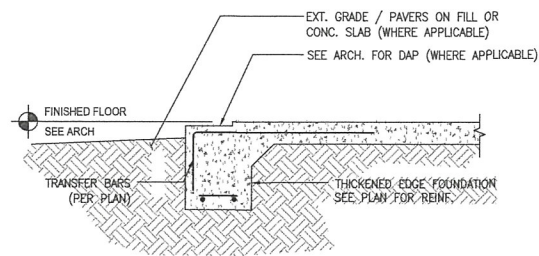
SHEET NUMBER

1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



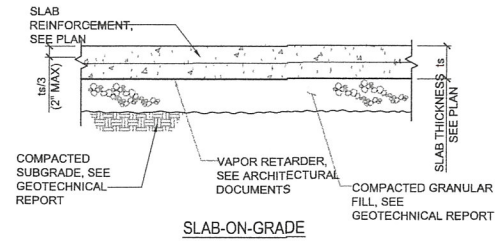
1 TYPICAL SPREAD FOUNDATION
DETAIL @ EXTERIOR MASONRY WALL

SCALE: 3/4"=1'-0"



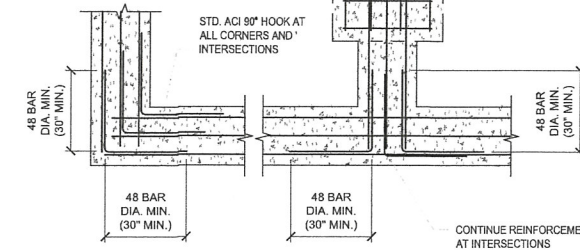
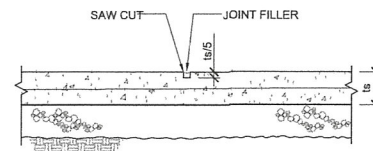
2 TYPICAL SPREAD
FOUNDATION @ OPENING

SCALE: 3/4"=1'-0"



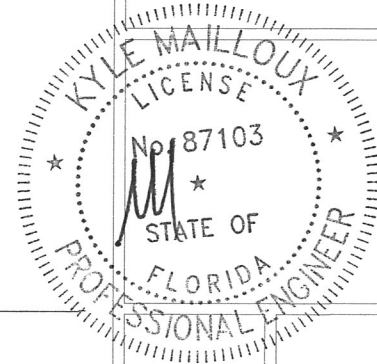
3 TYPICAL SLAB ON GRADE
WITH WELDED WIRE REINFORCEMENT

SCALE: 3/4"=1'-0"



4 CONC. FOUNDATION INTERSECTION DETAIL

SCALE: N.T.S.



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PROJECT NAME
1

PROJECT ADDRESS
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Rev	Description	Date
REV	DESCRIPTION	DATE

CLIENT: S.F. INVESTMENT PROPERTIES, LLC

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Project Number: 230247

S-2.0
SHEET NUMBER

MINIMUM VENTILATION CALCULATIONS

SPACE DESCRIPTION	(2) POPULATION #	AREA (SQFT)	(1) CEILING HEIGHT (FT)	(1) TOTAL AIR CHANGE RATE	(1) OUTDOOR AIR CHANGE RATE	(2) PEOPLE OUTDOOR AIRFLOW RATE (CFM / PERSON)	(2) AREA OUTDOOR AIRFLOW RATE (CFM / SQFT)	VENTILATION REQUIRED (CFM)	VENTILATION PROVIDED (CFM)	EXHAUST PROVIDED (CFM)
WAREHOUSE	-	4,393	20	N/A	2	5.0	0.06	3,193	3,200	3,250
TOTAL FOR EXHAUST FAN		4,393							3,200	3,250

NOTES:

- VALUES ARE BASED ON ASHRAE 170-2017, TABLE 7.1 DESIGN PARAMETERS.
- VALUES ARE BASED ON FBC (2023) MECHANICAL, CHAPTER 4, TABLE 403.3.1.1 MINIMUM VENTILATION RATES.
- FACILITY OPERATES LESS THAN 8,000 HOURS PER YEAR AND PERCENT (%) OUTDOOR AIR AT FULL DESIGN AIRFLOW RATE COMPLIES WITH 2018 IBC (2018) ENERGY CONSERVATION, TABLE C403.2.7(1).

TOTAL	3,200	3,250
DIFFERENCE	-50	POSITIVE

MOTORIZED DAMPER SCHEDULE


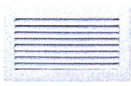
LABEL	AREA SERVED	MANUFACTURER & MODEL NUMBER	CFM	BLADE	BLADE SEALS	BEARINGS	SIZE	VELOCITY UP TO	AIR FLOW	POWER	ELECTRIC
MO-1	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120
MO-2	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120
MO-3	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120
MO-4	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120
MO-5	WAREHOUSE	GREENHECK CD50GS	650	6"	SANTOPRENE MECHANICALLY FASTENED	LEXAN	24 X 24	4000 FPM	BOTH DIRECTION	1/8 HP	1PH/120

EXHAUST FAN SCHEDULE

LABEL	AREA SERVED	MANUFACTURER & MODEL NUMBER	CFM	SP	MOUNTING ARRANGEMENT	WATT/ HP	RPM	VOLTAGE	NOTES
EF-1	BATHROOM #1	GREENHECK SPA0511W	50	0.25	CABINET - CEILING	11/-	820	115V,1P	③⑤
EXH-2	WAREHOUSE	GREENHECK CUBE-140-10	1600		WALL	-/1.02	1708	208V,3P	③⑩

① THERMOSTAT CONTROLLED ② SWITCH W/ LIGHTS ③ W/ BACK DRAFT DAMPER ④ CONTINUOUS ⑤ BELT DRIVEN ⑥ SPEED CONTROLLER
 ⑦ INTERLOCK W/ AC ⑧ MOTORIZED DAMPER ⑨ INTERLOCK W/ FIRE SUPPRESSION SYSTEM ⑩ CO SENSOR ⑪ NO2 SENSOR

AIR DISTRIBUTION SCHEDULE

AIR DISTRIBUTION DEVICE DETAIL	SYMBOL	SIZE (INxIN)		MANUF.	MODEL SERIES	SYSTEM	MOUNTING	VOLUME DAMPER
		FACE	NECK					
	CD	24x24	SEE PLAN	PRICE	AMD-35-B12	SUPPLY	T-BAR	VCR 7
	RAG	24x24	22x22	PRICE	635-TB-L-B12	RETURN	T-BAR	---

NOTES:

- REFER TO PLAN FOR QUANTITY, LOCATION AND AIR THROW PATTERN.
- FLEXIBLE DUCT CONNECTION BETWEEN DUCT BRANCH AND DIFFUSER SHALL BE THE SAME SIZE AS THE DIFFUSER NECK DIAMETER.
- SPECIFIED MANUFACTURERS AND MODELS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL PROVIDE CUT SHEET FOR PROPOSED NEW AIR DISTRIBUTION DEVICES. APPROVED MANUFACTURERS ARE: TITUS, METALAIR AND PRICE.

BUILDING AIR FLOW RECAPITULATION SCHEDULE

A/C EQUIP. TAG No.	AREA SERVED SPACE CATEGORY	AIR CLASS	PEOPLE	OUTSIDE AIR RATES CFM/PERSON	TOTAL OUTSIDE AIR		AIR EXHAUSTED OR TRANSFER	EXH. EQUIP. TAG No.		
					REQUIRED	USED				
AHU-1	BUSINESS	1500	1	14	7.5	0.12	285	285	-50	EF-1
SUB-TOTALS							+285	-50		
BUILDING PRESSURIZATION							+ 235 CFM			

NOTES:

- OUTDOOR AIR PROVISIONS FOR VENTILATION SHALL SATISFY THE MINIMUM REQUIREMENTS FOR ACCEPTABLE INDOOR AIR QUALITY AS PER ASHRAE 62.1, VENTILATION RATE PROCEDURE.
- OUTSIDE AIR RATES R_p AND R_a AS PER 2020 F.B.C. (M) TABLE 403.3.

1. GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (MECHANICAL 2023) AND WITH ALL APPLICABLE REGULATIONS.
 - DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE HVAC WORK.
 - ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
 - GUARANTEED: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR. ALL COMPRESSORS SHALL BE GUARANTEED FOR 5 YEARS MINIMUM.
- DUCT AND ENVELOPE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE, ENERGY, 7TH EDITION SECTIONS R402.4.1.2 AND R403.3.3
- DESIGN PARAMETERS:
 - INDOOR DESIGN TEMPERATURE (SUMMER): 72F DB
 - INDOOR DESIGN TEMPERATURE (WINTER): 72F DB
 - ALL THERMOSTATS SHALL HAVE HEATING MODE MAXIMUM SETTING OF 75 F. AND COOLING MODE MINIMUM SETTING OF 70 F. THE THERMOSTAT SHALL BE ARRANGED TO PREVENT THE SIMULTANEOUS OPERATION OF HEATING AND COOLING.
 - ELECTRICAL CONTROLS AND POWER WIRING: UNDER ELECTRICAL CONTRACT.
 - EQUIPMENT SPECIFIED BY MANUFACTURER'S NUMBER SHALL INCLUDE ALL ACCESSORIES, CONTROLS, ETC., LISTED IN THE CATALOG AS STANDARD WITH THE EQUIPMENT. OPTIONAL OR ADDITIONAL ACCESSORIES SHALL BE FURNISHED AS SPECIFIED.
 - MATERIALS:
 - REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
 - INSULATION: REFRIGERANT SUCTION PIPING AND CONDENSATE PIPES SHALL BE INSULATED WITH 3/4" THICK FOAMED PLASTIC INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GREY TAPE.
 - DUCTWORK:
 - ALL SUPPLY AIR DUCTWORK SHALL BE 1-1/2" THICK FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA "FIBROUS GLASS DUCT MANUAL", R-6.0 MIN.
 - ALL OUTDOOR AND EXHAUST AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL OR ALUMINUM DUCT NOT LIGHTER THAN 24 GAUGE.
 - ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
 - FLEXIBLE INSULATED DUCTWORK WITH 1-1/2" THICK FIBERGLASS INSULATION WITH FRK VAPOR BARRIER. R-6.0 MIN.
 - CONTROLS: AIR CONDITIONING UNITS SHALL BE STARTED AND STOPPED THRU INDIVIDUAL PROGRAMMABLE THERMOSTAT. INDIVIDUAL THERMOSTATS SHALL START/STOP FANS AND ACTIVATE COOLING/HEATING SYSTEMS AS SELECTED.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO OWNER.

SPLIT HVAC EQUIPMENT SCHEDULE

UNIT DESIGNATION	AHU-1
AREA SERVED	-
UNIT MANUFACTURER	RHEEM
MODEL NUMBER	RHSL-HM6021JA
NOMINAL TONS	5.0
SYSTEM EER/SEER2	--/13.5
TOTAL AIR SUPPLY	CFM 2000
OUTSIDE AIR	CFM 285 EACH
RETURN AIR	CFM 1715 EACH
EXTERNAL STATIC PRESSURE	I.W.G. 0.4
FAN SIZE	HP 3/4
FAN MOTOR FLA	AMP 5.2
ENTERING AIR TEMPERATURE (DB/WB)° F	80 / 67
LEAVING AIR TEMPERATURE (DB/WB)° F	55.0 / 53.5
TOTAL COOLING COIL CAPACITY	MBH 60.0
TOTAL SENSIBLE HEAT	MBH 43.3
TOTAL HEATING CAPACITY	MBH 34.5
ELECTRIC HEATER SIZE (208 V)	Kw 10.0
MCA / MOCP	AMP 50 / 60
ELECTRICAL CHARACTERISTICS	V/Ø/Hz 208/1/60
DIMENSIONS (HxWxD)	in. 50.5x22x22
WEIGHT	lbs. 186
UNIT DESIGNATION	CU-1
UNIT MANUFACTURER	RHEEM
MODEL NUMBER	13AJ608A
LOCATION	SEE PLANS
AMBIENT TEMPERATURE	° F 95
REFRIGERANT	R 410A
COMPRESSOR MOTOR FLA	AMP 36
FAN MOTOR SIZE	HP 1/6
FAN MOTOR FLA	AMP 1.2
MCA / MOCP	AMP 45 / 60
ELECTRICAL CHARACTERISTICS	V/Ø/Hz 208/1/60
DIMENSIONS (HxWxD)	in. 28x32x32
WEIGHT	lbs. 186

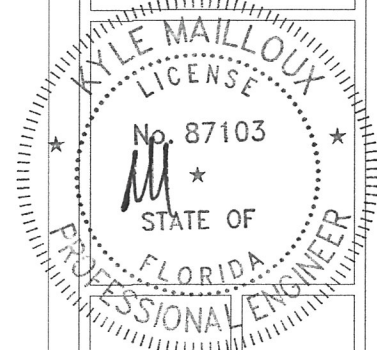
NOTES:

- SIZE REFRIGERATION PIPING AS PER MANUFACTURER RECOMMENDATIONS. OVSERIZE LINES AS REQUIRED TO COMPENSATE FOR LINE LOSS WITH MINIMUM CAPACITY REDUCTION. SUBMIT SHOP DRAWINGS.
- AIR HANDLING UNIT SHALL CONTAIN SOLID STATE INTERLOCK BOARD WITH BUILT IN FUSE AND TIME DELAY RELAY.
- PROVIDE 5 YEAR WARRANTY ON ALL REFRIGERATION COMPONENTS.
- PROVIDE ALL RELAYS, TRANSFORMERS, ETC. AS REQUIRED FOR COMPLETE OPERATING SYSTEM.
- UNITS SHALL BE PROVIDED WITH A SYNTHETIC MINI-PLEAT FILTER. UNIT CONSTRUCTION AND INSTALLATION SHALL GUARANTEE AN EASY ACCESS TO FILTER SECTION FOR PROPER FILTER INSPECTION AND REPLACEMENT.
- UNIT INSULATION AND ADHESIVE SHALL COMPLY WITH NFPA 90A REQUIREMENTS FOR FLAME SPREAD AND SMOKE GENERATION. INSULATION SHALL CONTAIN AN EPA REGISTERED IMMobilIZED ANTI-MICROBIAL AGENT TO EFFECTIVELY RESIST THE GROWTH OF BACTERIA AND FUNGI IN ACCORDANCE WITH ASTM STANDARDS G21 AND G22.
- FAN MOTOR SHALL BE HIGH EFFICIENCY TYPE.
- FAN AND MOTORS SHALL BE PROVIDED WITH CIRCUIT PROTECTION.
- CONDENSATE DRAIN PANS SHALL BE INSULATED AND SLOPED TO OUTLET. PANS SHALL HAVE STAINLESS STEEL LINERS. PROVIDE AN OVERFLOW DETECTION SYSTEM CAPABLE OF SHUTTING THE UNIT UPON DETECTION OF HIGH LEVELS CONDENSATE DRAIN. SUPPORT UNIT HIGH ENOUGH ABOVE CEILING TO ACCOMMODATE CONDENSATE DRAIN TRAPS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE FAN DRIVE SHALL BE SELECTED FOR 125% OF THE MOTOR RATED HORSEPOWER.
- CONTRACTOR SHALL GUARANTEE ADEQUATE CLEARANCE ALL AROUND THE UNIT FOR MAINTENANCE ACCESS.
- CONDENSING UNIT SHALL BE INSTALLED TO WITHSTAND WIND PRESSURE FROM ANY DIRECTION AS PER THE "HVHZ" REQUIREMENTS OF THE F.B.C.
- ALL UNITS SHALL BE PROVIDED WITH INSULATION LINERS TO PREVENT SURFACE CONDENSATION UNDER ALL CONDITIONS.
- CONDENSER COILS SHALL BE PROVIDED WITH A PROTECTIVE GUARD.
- UNIT SHALL BE PROVIDED WITH A PROGRAMMABLE DIGITAL THERMOSTAT AS RECOMMENDED BY UNITS MANUFACTURER AND SHALL BE CAPABLE OF PROVIDING AFTER HOURS SET BACK FOR ENERGY EFFICIENCY PURPOSES. TIED TO B.A.S.



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OFFICE/WAREHOUSE BLDG

14730 NW 24TH CT, Opa-Locka, FL 33054

PROJECT NAME

PROJECT ADDRESS

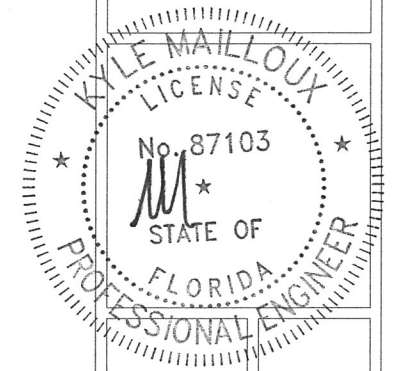
Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: DA
 Designed by: KM
 Checked by: KM

SCALE: **AS NOTED**

M2



OFFICE/WAREHOUSE BLDG

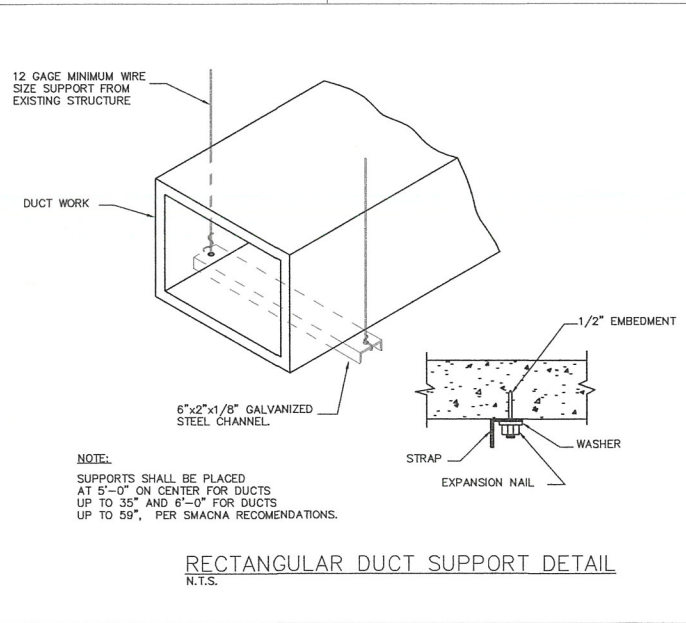
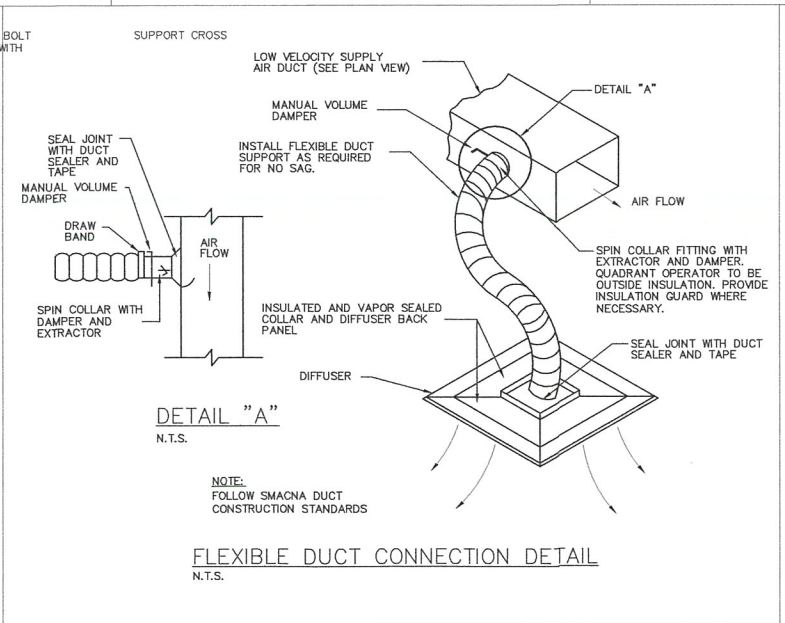
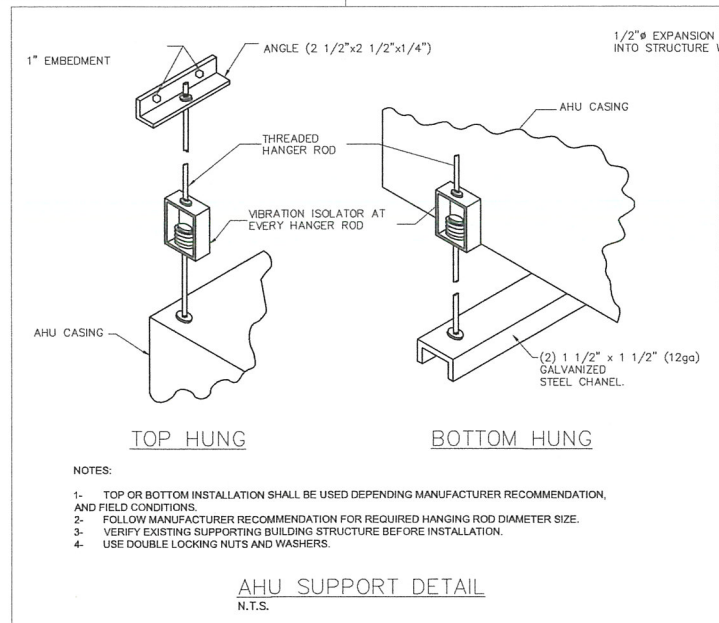
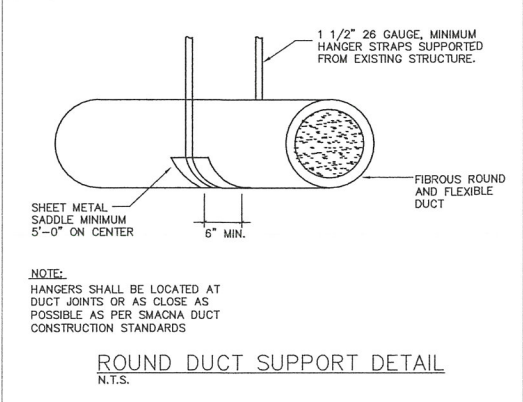
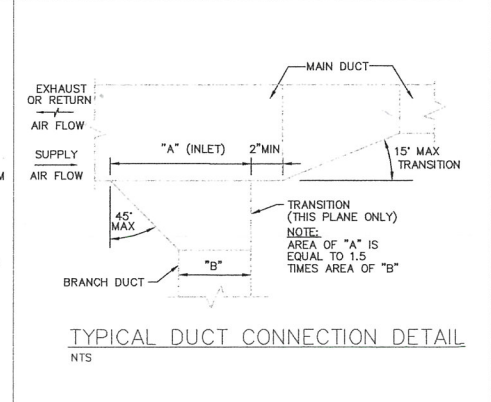
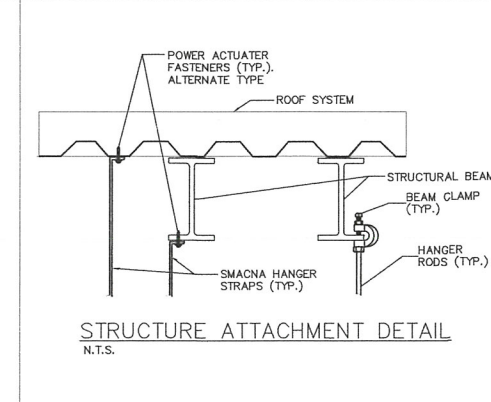
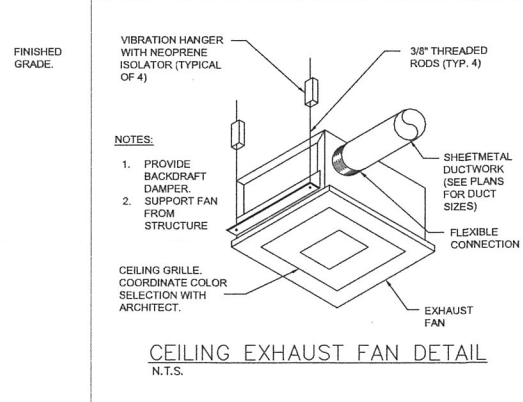
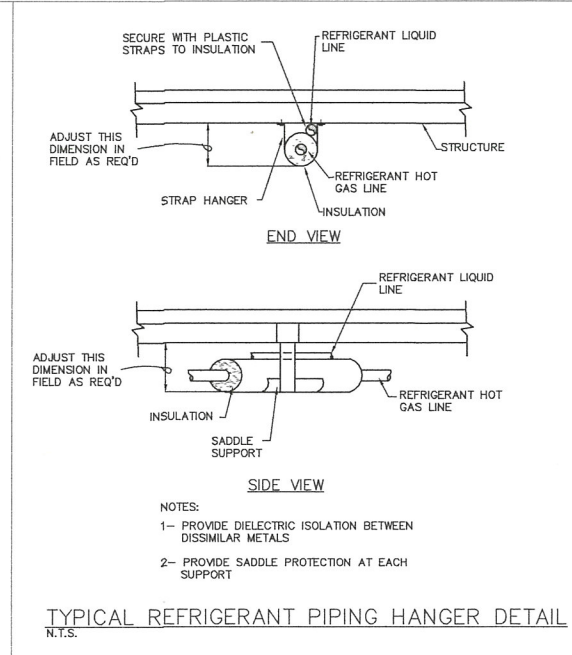
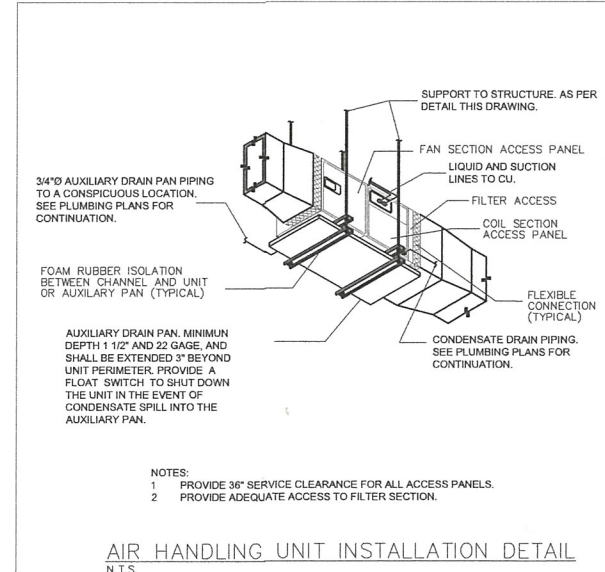
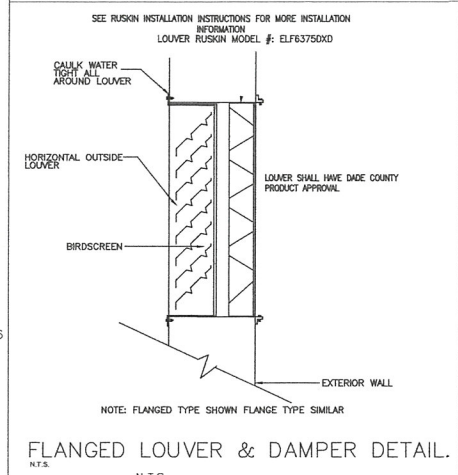
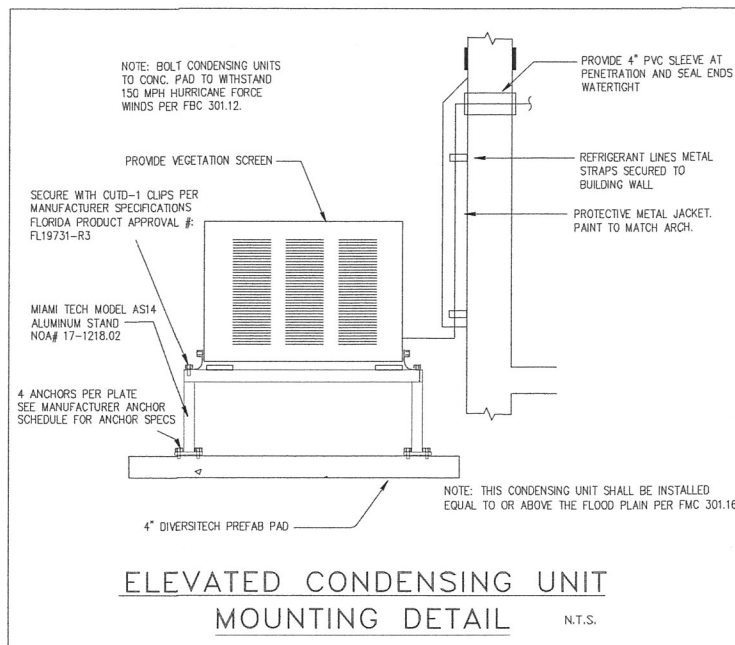
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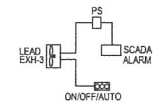
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SCALE: AS NOTED

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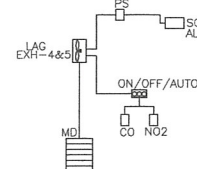


WAREHOUSE EXHAUST FANS SEQUENCE OF OPERATIONS



- A. FAN WILL CONTINUOUSLY OPERATE
- B. IF FAN FAIL TO OPERATE, AN ALARM SIGNAL WILL SEND TO SCADA, VIA A DRY CONTACT.
- C. PRESSURE DIFFERENTIAL WILL INDICATE FAN FAILURE.

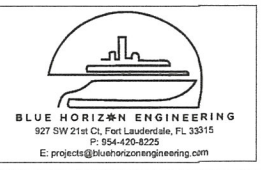
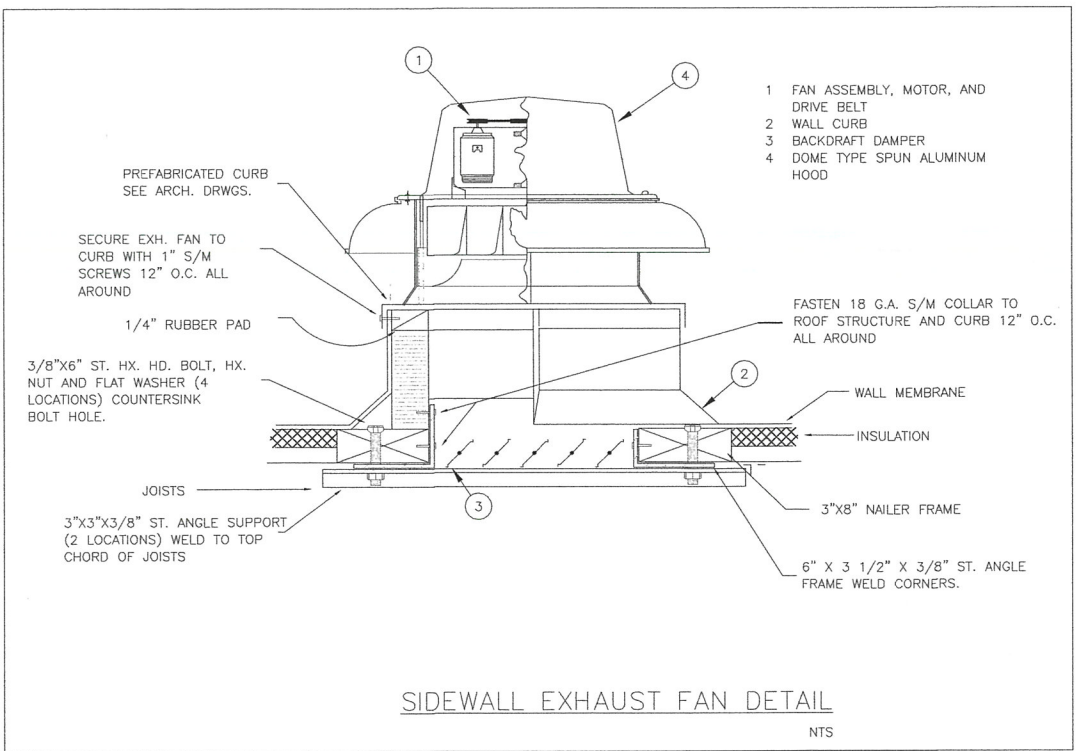
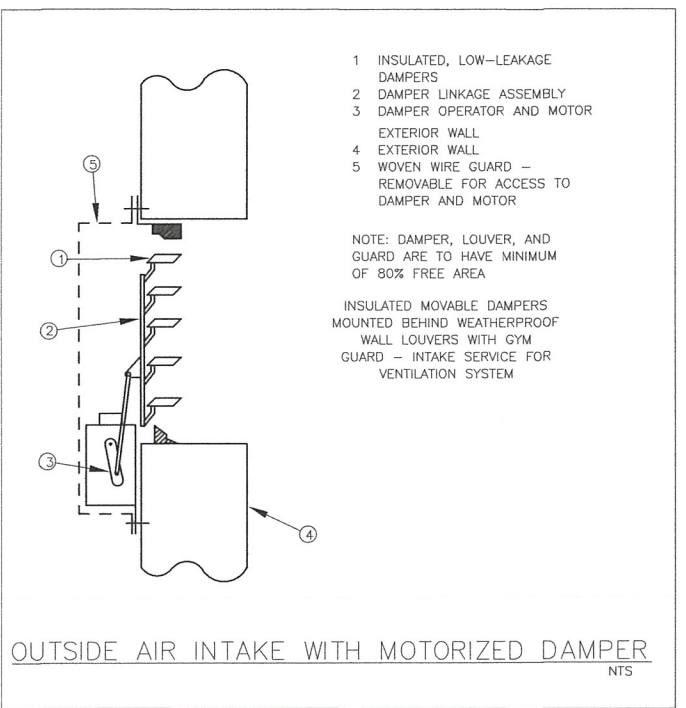
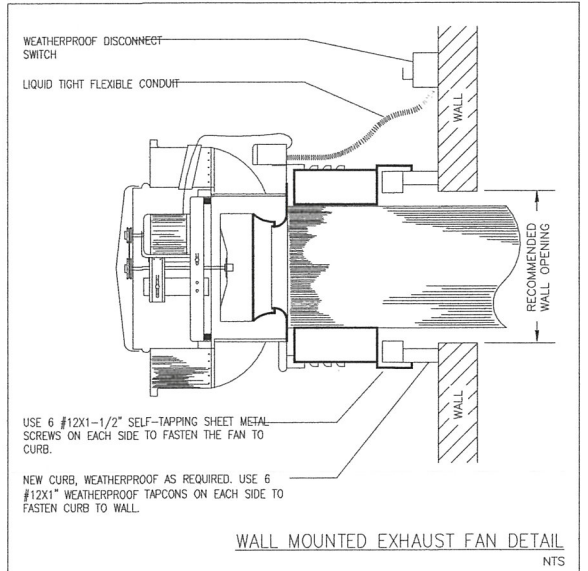
WAREHOUSE EXHAUST FANS SEQUENCE OF OPERATIONS



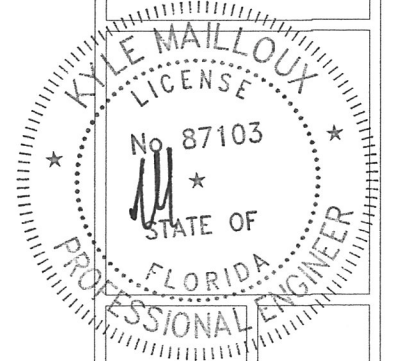
- A. WHEN SENSORS SENSE NO2/CO EXHAUST FANS (EX-4&5) WILL RUN.
- B. MOTORIZED DAMPER ON LOUVERS WILL ACTIVE AND FULLY OPEN
- C. IF FANS FAIL TO OPERATE, AN ALARM SIGNAL WILL BE SENT TO SCADA VIA DRY CONTACT. PRESSURE DIFFERENCE SWITCH WILL INDICATE FAN FAILURE.
- D. FANS WILL STOP AS SOON AS DENSITY OF CO/ NO2 BACK TO NORMAL RANGE.

KEY NOTES

- 1. INTERCONNECT THE EXHAUST FAN WITH SUPPLY FAN AND THE THERMOSTAT LOCATED IN THE SAME ROOM. PROVIDE GRAVITY RELIEF DAMPER.
 - 2. 2" (TWO INCH) EXHAUST PIPE CONNECTED TO VACUUM PUMP. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER. SEE PLUMBING PLANS.
 - 3. 2" (TWO INCH) INTAKE PIPE CONNECTED TO VACUUM PUMP. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER. SEE PLUMBING PLAN.
 - 4. 2" (TWO INCH) INTAKE PIPE CONNECTED TO COMPRESSOR. VERIFY EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER. USE REMOTE AIR INTAKE KIT BY THE MANUFACTURER.
 - 5. PROVIDE AND INSTALL NEW CONDENSATE DRYWELL AS SHOWN.
- NOTE:
ALL INTAKE AND EXHAUST TERMINATION POINTS SHALL BE MINIMUM TEN FEET APART.



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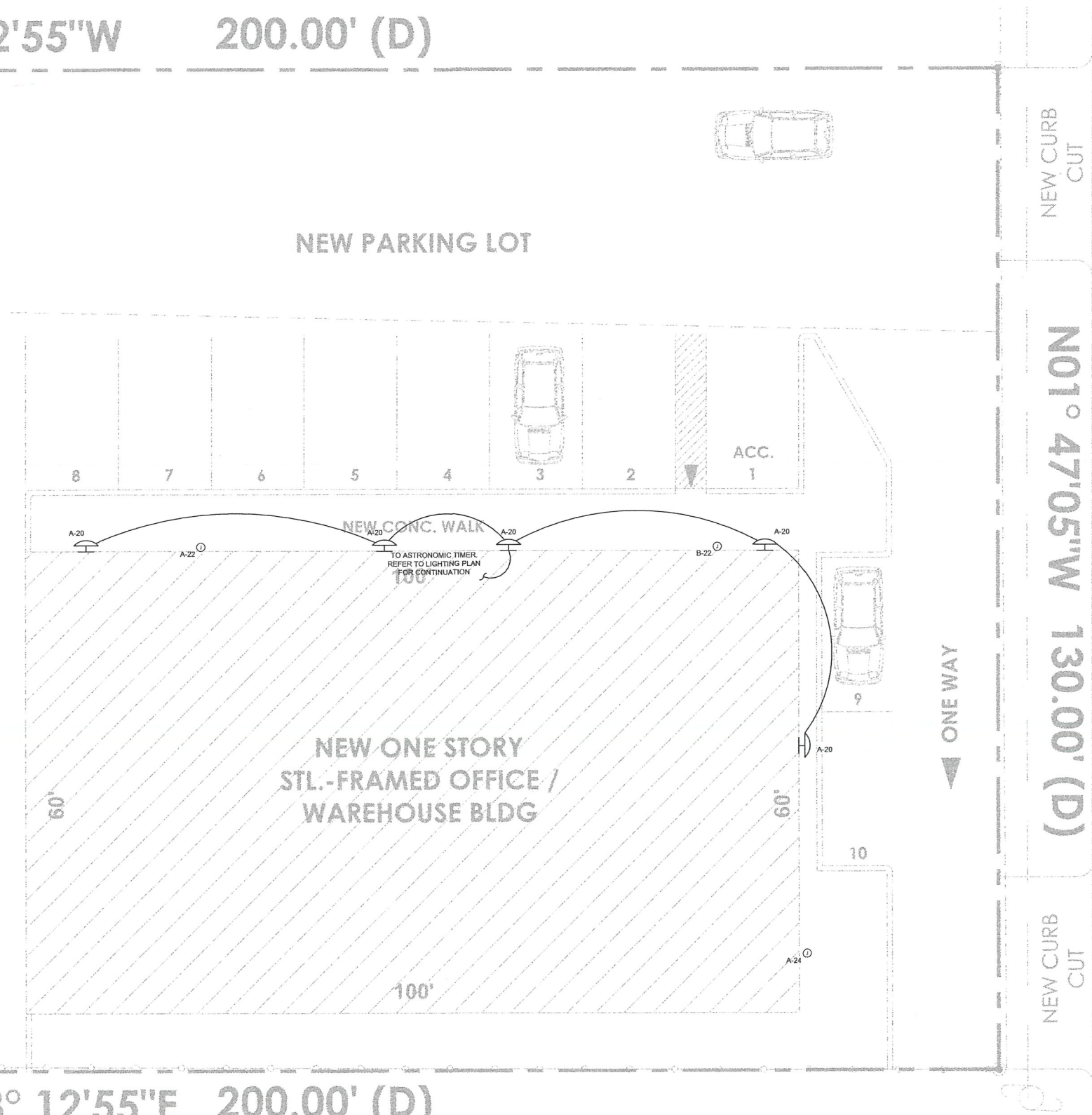
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SCALE: AS NOTED

M4

° 12'55"W 200.00' (D)



N88° 12'55"E 200.00' (D)

1 ELECTRICAL SITE PLAN
E-0 SCALE: 1/8" = 1'-0"

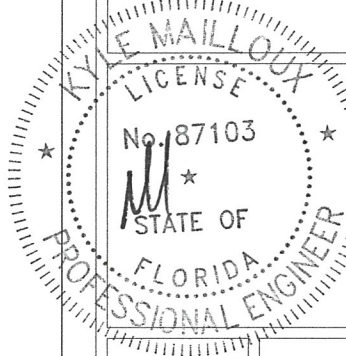
ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2020, FLORIDA BUILDING CODE 2023 AND/OR ANY LOCAL CODES AND ORDINANCES.
2. THE ELECTRICAL CONTRACTOR SHALL PAY ANY FEES, TAXES AND PERMIT FEES PERTAINING TO THE ELECTRICAL WORK.
3. THE ELECTRICAL CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR LOCATION OF ALL EQUIPMENT. CONTRACTOR SHALL NOT SCALE PLANS.
4. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY AND ALL DETAILS OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AS TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION WITH ALL EQUIPMENT IN PROPER WORKING ORDER.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE OWNER/BUILDER AND ALL OTHER SUB-CONTRACTORS.
6. IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE SO BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER.
7. ALL ELECTRICAL WORK AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF CERTIFICATE OF OCCUPANCY AND AS BY CONTRACT W/ OWNER.
8. ALL POWER AND CONTROL WIRING SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
9. ALL INTERIOR CIRCUITS SHALL BE IN CONDUIT. ALL WIRES SHALL BE THW/NTHN TYPE. OBTAIN APPROVAL OR LOCAL ELECTRICAL INSPECTOR FOR USE OF MC CABLE.
10. ALL EXTERIOR CIRCUITS SHALL BE IN PVC CONDUIT PROVIDED WITH A GREEN GROUND WIRE.
11. ALL DISCONNECT SWITCHES SHALL BE FUSED WITH CURRENT LIMITING FUSES. VERIFY FUSE SIZE WITH EQUIPMENT'S NAME PLATE WHERE APPLICABLE.
12. ALL PANELS SHALL HAVE TYPED WRITTEN DIRECTORIES INDICATING ALL CIRCUITS.
13. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PLUGS AND CORDS AT ALL APPLIANCES INDICATED ON PLANS AND SCHEDULES.
14. ALL CONTRACTORS RESPONSIBLE FOR GENERATOR POWER.
15. ALL WIRES AND CABLES SHALL BE COPPER EXCEPT AS INDICATED.
16. CONTRACTOR SHALL PROVIDE LIGHTING FIXTURES AND AS PER OWNER REQUIREMENTS.
17. ELECTRICAL CONTRACTOR SHALL PROVIDE CONTROL WIRES BETWEEN A.H.U. AND C.U. DISCONNECT SWITCH, N.E.M.A. 3R TYPE AT CONDENSING UNITS.
18. ALL WIRE SIZES INDICATED ARE BASED THE USE OF COPPER CONDUCTORS. AT THE DEVELOPER'S OPTION ALUMINUM CONDUCTORS MAY BE USED FOR FEEDERS AND SERVICES WHERE THE FOLLOWING CONDITIONS ARE ADHERED TO:
A. MINIMUM SIZE OF ALUMINUM SHALL BE #1 AWG (100A).
B. ALL TERMINATIONS SHALL BE MADE WITH COMPRESSION TYPE FITTINGS.
C. CONDUIT SIZES SHALL BE INCREASED ACCORDINGLY IN ORDER TO ACCOMMODATE THE USE OF LARGER CONDUCTOR.
D. GROUND CONDUCTORS SHALL NOT BE ALUMINUM.
E. ALUMINUM CONDUCTORS SHALL NOT BE USED FOR BRANCH CIRCUIT WIRING.
19. TIME SWITCHES SHALL BE 120V, 24 HOUR ASTRONOMIC DIAL AS APPROVED BY OWNER.
20. CONTRACTOR SHALL COORDINATE FUSE AND CKT. BREAKER SIZE AS PER EQUIPMENT NAME PLATE PRIOR TO ROUGH-IN CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR SHOPDRAWINGS.
21. DRYER AND RANGE RECEPTACLES SHALL BE 120/240V, MIN 10-4 WIRE TYPE. (PER NEC 250-140)
22. LIGHT SWITCHES, OUTLETS, THERMOSTATS IN ACCESSIBLE LOCATIONS. NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FINISH FLOOR AND 44" WHERE BASE CABINETS.
23. EQUIPMENT GROUNDING CONDUCTOR IN WET LOCATIONS SHALL BE COPPER.
24. RUN ALL C.U. LOW VOLTAGE WIRES FROM A.H.U. TO C.U. IN 1/2" CONDUIT(USE 3 PAIR WIRE)
25. ALL SMOKE DETECTORS SHOULD BE INTERCONNECTED. IN COMMON AREAS & SMOKE DETECTORS SHALL BE A COMBINATION IONIZATION / PHOTO ELECTRIC TYPE.
26. ALL BRANCH CIRCUITS THAT SUPPLY 120V, 10, 15AMP & 20AMP OUTLETS SHALL BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS PER NEC 2011 210-12(B).
27. ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT (NEC 2011 406.11); IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, DEN, SUNROOM, BEDROOM, BATHROOM, LAUNDRY AND OUTDOOR AREA.
28. ALL SMALL APPLIANCE RECEPTACLES DEDICATED TO SERVE COUNTERTOP SURFACES IN KITCHEN SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 2011 210-8(A)(6). OUTLET SPACING FOR THE COUNTER-TOP SURFACES SHALL COMPLY WITH (2011 NEC) 210.52(B)(C)
29. SINGLE STATION 110V SMOKE DETECTORS WITH A SOUNDER BASE AND BATTERY BACK-UP. SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT OPERATION OF ANY SMOKE DETECTOR SHALL ACTIVATE ALL SMOKE ALARMS WITHIN THE DWELLING UNIT. CONNECT TO LIVING ROOM LIGHTING CIRCUIT. AFCI TYPE CIRCUIT. LOCATE ALL SMOKE DETECTORS A MINIMUM OF 3'-0" FROM ALL RETURN AIR AND SUPPLY AIR GRILLES AND DIFFUSERS. ALL STATIONS SHOWN OUTSIDE THE SLEEPING ROOMS SHALL BE AC WIRE-IN COMBINATION CARBON MONOXIDE & SMOKE ALARM WITH BATTERY BACKUP AND INDEPENDENT CO AND SMOKE SENSORS. LOCATE ALL COMBINATION CARBON MONOXIDE & SMOKE ALARM WITHIN 10'-0" OF EACH SLEEPING ROOM.



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PROJECT NAME
OFFICE/WAREHOUSE BLDG

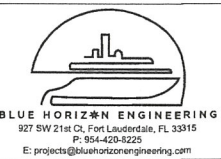
PROJECT ADDRESS
14730 NW 24TH CT, Opa-locka, FL 33054

Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

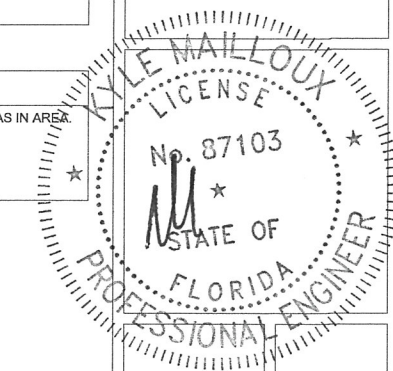
CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: DA
Designed by: KM
Checked by: KM
SCALE AS NOTED

E0



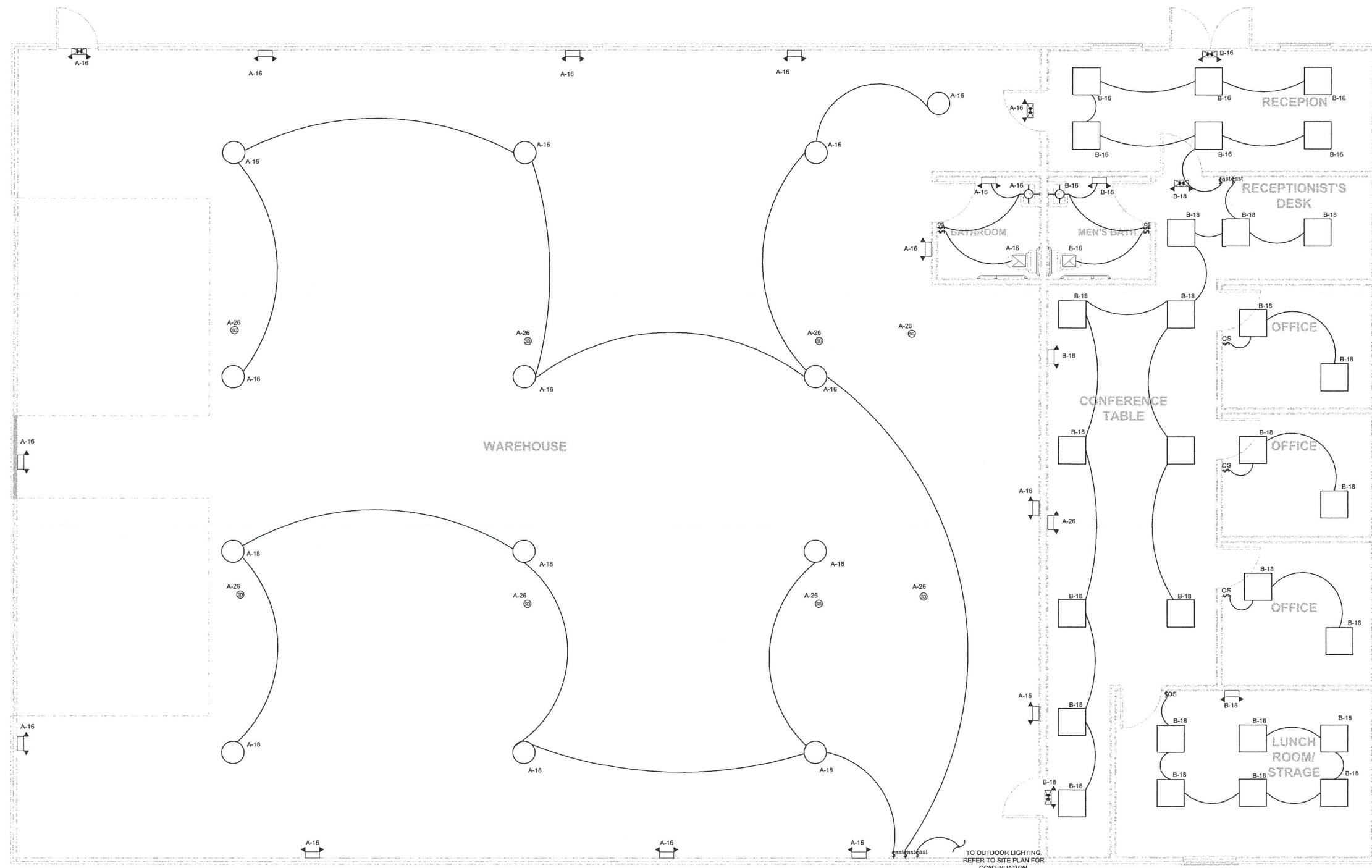
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GENERAL LIGHTING NOTE
1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.

GENERAL ELECTRICAL NOTE
1. FIXTURE, EQUIPMENT, RECEPTACLE IS NEW UNLESS NOTED OTHERWISE.

LIGHTING CIRCUIT NOTES
1. EMERGENCY LIGHTS AHEAD OF SWITCH IN SAME CIRCUIT AS IN AREA NEC 700.12. (TYPICAL)



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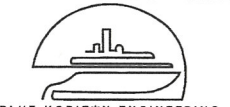
Rev	Description	Date
0	INITIAL SUBMISSION	01/06/22

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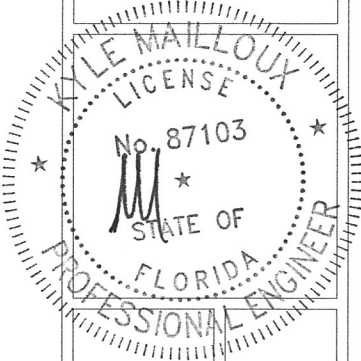
E2

1 LIGHTING FLOOR PLAN
E-2 SCALE: 1/4" = 1'-0"



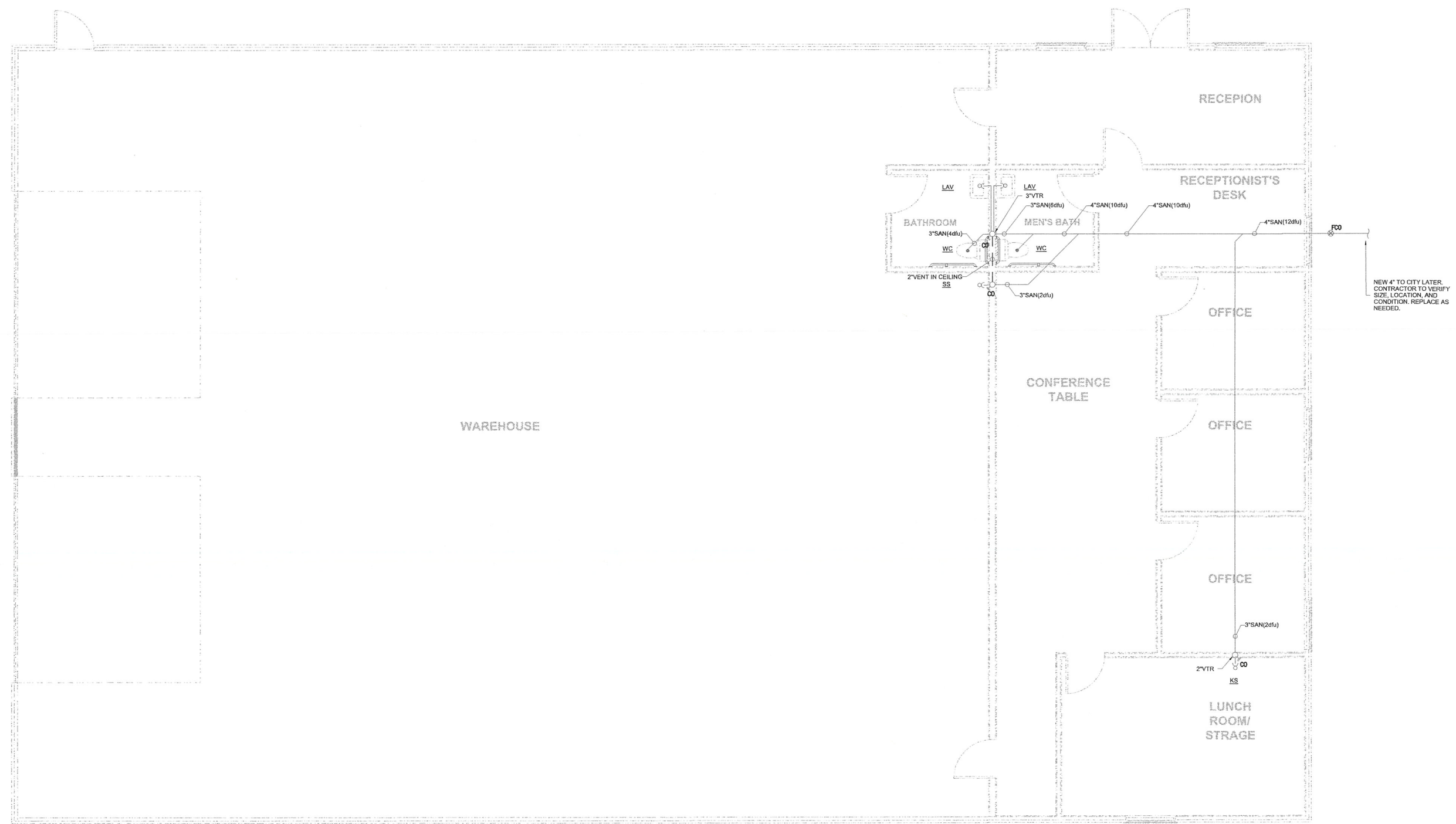
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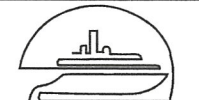
1 DRAINAGE FLOOR PLAN
 P1 SCALE: 1/4" = 1'-0"

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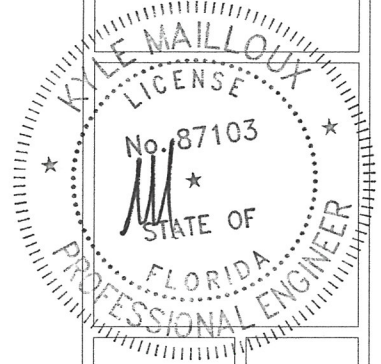
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 SCALE AS NOTED

P1



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PROJECT NAME

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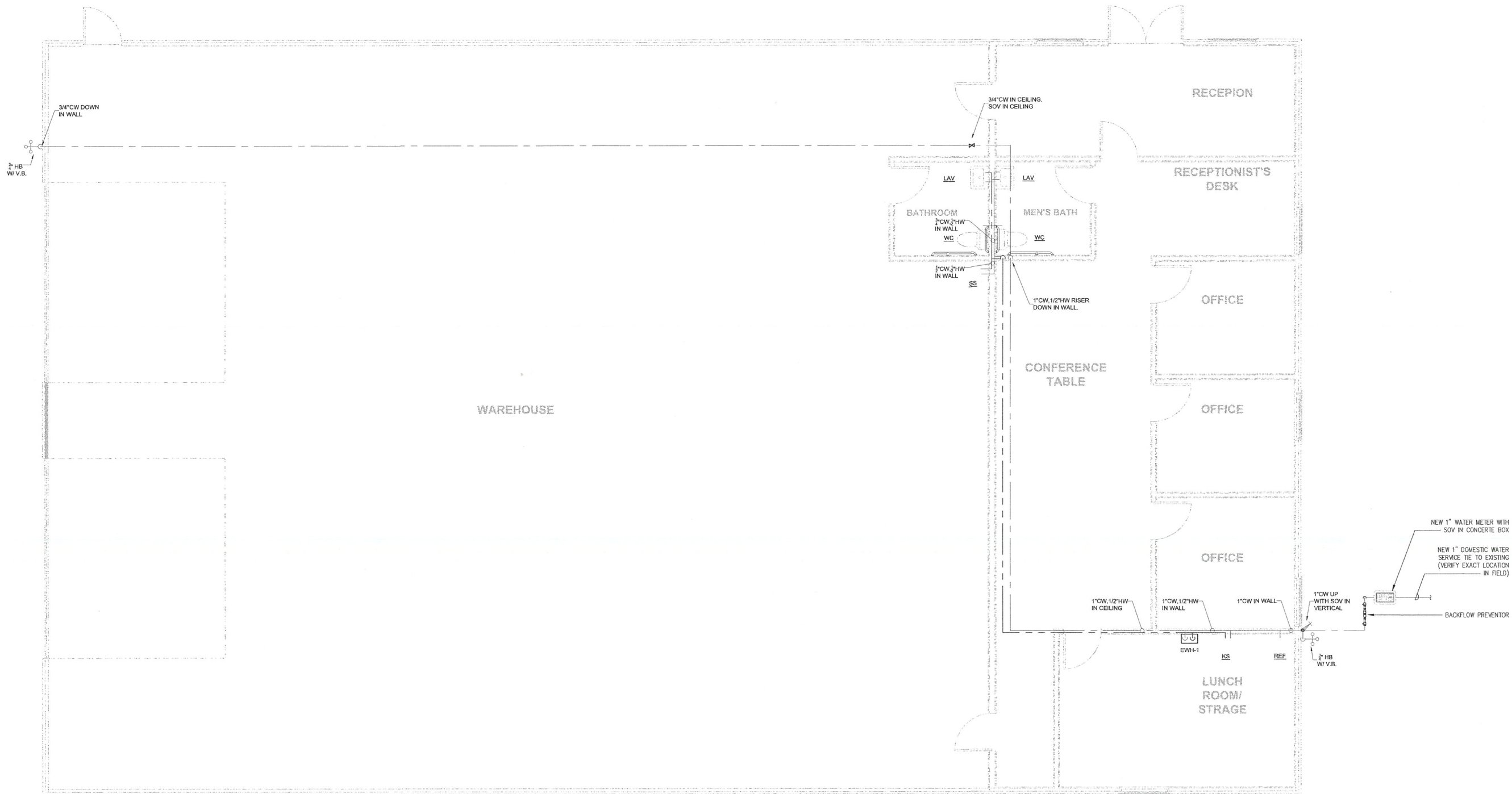
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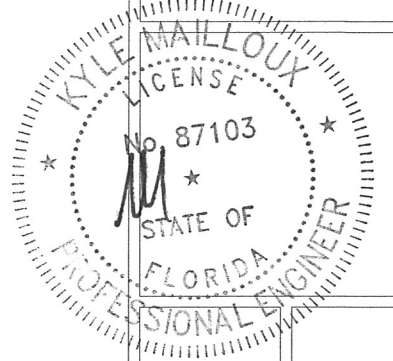
SCALE: **AS NOTED**

P2



1 DOMESTIC WATER FLOOR PLAN
P2 SCALE: 1/4" = 1'-0"

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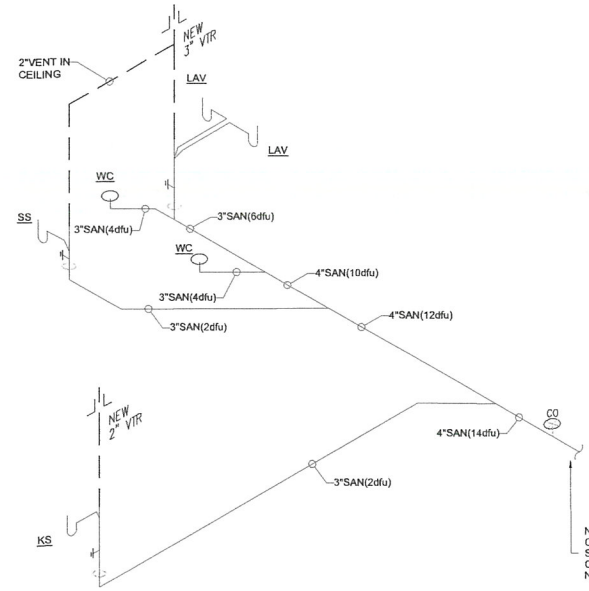
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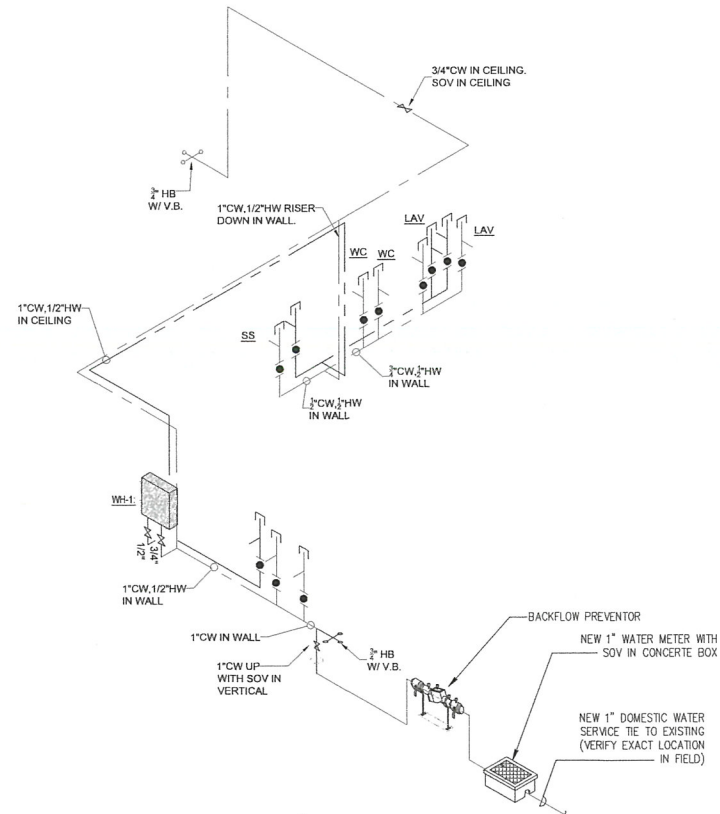
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 Designed by: KM
 Checked by: KM
 SCALE: AS NOTED

P3



1 SANITARY RISER DIAGRAM
 P3 SCALE: NTS



2 DOMESTIC WATER RISER DIAGRAM
 P3 SCALE: NTS

NEW 4\"/>

NEW 1\"/>

WATER HAMMER ARRESTERS INSTALLATION GUIDE

DO NOT PROVIDE AIR CHAMBERS. PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE # 1010 AND ANSI # A112.28.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.
* PLUMBING & DRAINAGE INSTITUTE (PDI)

SINGLE FIXTURE

PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	154-330

MULTIPLE FIXTURES

FIXTURE UNIT TABULATION	COLD	HOT
VALVE WATER CLOSET	10	---
TANK WATER CLOSET	5	---
URINAL	5	---
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	2

INSTALL PER PDI STANDARDS AND MANUFACTURER'S INSTRUCTIONS

IF HORIZONTAL BRANCH IS LESS THAN 20' LONG, PROVIDE ONE "WHA" AT END OF LINE. IF BRANCH IS GREATER THAN 20' LONG, PROVIDE ANOTHER "WHA" IN MIDDLE, EACH SIZED FOR HALF THE FIXTURE UNITS.

HOT OR COLD WATER SUPPLY

STEEL I BEAM OR BAR JOIST

TOP/BOTTOM BEAM CLAMP W/ LOCK NUT

ALL THREADED HANGER ROD

CONC. SLAB

EYE SOCKET

LAG SCREW

DROP IN ANCHOR

ALL THREADED HANGER ROD

POWDER DRIVEN STUDS MAY BE USED IN LEU OF LISTED CONCRETE INSERTS WHERE APPROVED BY STRUCTURAL ENGINEER

CENTER I BEAM LOAD CLAMP

ALL THREADED HANGER ROD

WOOD TRUSS/ JOIST

ALL THREADED HANGER ROD

ALL THREADED HANGER ROD

NUT

CLEVIS HANGER PIPE O.D.

PIPE

ALL THREADED HANGER ROD

NUT

ADJUSTABLE SWIVEL LOOP HANGER

PIPE

ALL HANGER RODS, HANGERS, FASTENERS, ETC. SHALL BE PROVIDED WITH FACTORY APPLIED HOT DIPPED GALVANIZING

ALL HANGERS SHALL BE LISTED FOR THEIR INTENDED SERVICE

BLAZEMASTER® PIPE

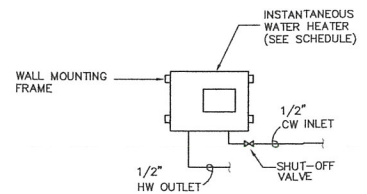
HANGER SPACING		ROD SIZE inches
NOMINAL SIZE inches	MAX SPACING feet	
3/4"	4.0'	3/8"
1"	5.0'	
1 1/4"	6.0'	
1 1/2"	7.0'	
2"	7.0'	
2 1/2"	7.0'	1/2"
3"	7.0'	
4"	7.0'	
6"	7.0'	
8"	7.0'	

PIPE HANGERS

N.T.S.

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FBC (PLUMBING 2023 8TH ED.) AND WITH ALL APPLICABLE REGULATIONS.
- DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK.
- ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
- GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.
- HORIZONTAL SANITARY PIPING SHALL SLOPE AT 1/8 INCH PER FOOT MINIMUM FOR 3" AND LARGER AND AT 1/4" SLOPE FOR 2" PIPES AND SMALLER.
- NOT USED.
- PLUMBING FIXTURES: FIXTURES SHALL BE AS SELECTED BY OWNER AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH THE SFCB WATER SAVING STANDARDS.
- MATERIALS:
 - STORM, SOIL, WASTE AND VENT: SANITARY PIPE, PVC, DWV, SCHEDULE 40.
 - DOMESTIC WATER: COPPER PIPE, TYPE L WITH SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE FLOW GUARD CPVC IS AN ACCEPTABLE SUBSTITUTION ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL.
 - DOMESTIC WATER SUPPLY ASSEMBLY: STAINLESS STEEL BRAIDED SUPPLY LINE WITH ANGLE SHUT OFF VALVES.
 - INSULATION: INSULATE ALL HOT WATER HEATER WITH 1" THICK FIBERGLASS INSULATION.
 - INSULATE ALL STORM PIPING WITHIN UNITS WITH 1" RIGID FIBERGLASS INSULATION.
- ALL AUTOMATIC ELECTRIC WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE.
- PIPING TEST AND DISINFECTIONS:
 - TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - DISINFECTION: ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORIDE AND AS PER AWWA STANDARDS.
- VALVES: DOMESTIC WATER VALVES SHALL BE OF BRONZE BODY, SWEAT ENDS.
- HOSE BIBBS: SHALL BE 1/2 INCH. ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.
- ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.
- CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.



NOTE:
1. PIPING ARRANGEMENT SHOWN IS SCHEMATIC ADJUST TO SUIT FIELD CONDITIONS. SET WATER HEATERS AT 110 DEGREES MAXIMUM.

INSTANTANEOUS WATER HEATER DETAIL

N.T.S.

PLUMBING FIXTURE SCHEDULE

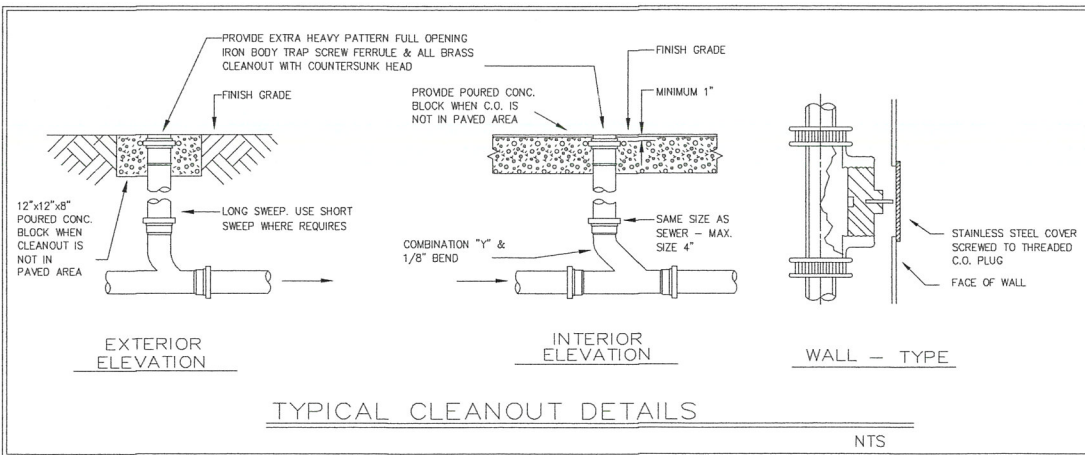
MARK	FIXTURE	TRAP (IN.)	SOIL/WASTE (IN.)	VENT (IN.)	COLD WATER (IN.)	HOT WATER (IN.)	MANUFACTURER MODEL No.	DESCRIPTION
WC	TANK TYPE FLOOR MOUNTED WATER CLOSET (ADA COMPLIANT) NEW	---	3	2	1/2	---	AMERICAN STANDARD "CADET 3 FLOWISE" 2835.128 (OR EQUAL)	-WITREOUS CHINA, AN ELONGATED RIGHT HEIGHT BOWL. FITS IN THE SAME SPACE AS A ROUND FRONT TOILET, WATER SEVER OF 1.28 GPF, TOP OF SEAT FOR HANDICAP UNIT IS 16 1/2", AND PLASTIC TOILET SEAT WITH COVER, HINGES AND EVERCLEAN SURFACE.
LAV	LAVATORY - NEW (ADA COMPLIANT)	1 1/4	2	2	1/2	---	AMERICAN STANDARD No. 0355-012 AMERICAN STANDARD 2385.006 (OR EQUAL) PLUMBEREX No. HANDY SHIELD	-WITREOUS CHINA, ANTI-SPLASH RIM, WALL HUNG, PUNCH FOR CENTERSET FITTING. -SINGLE LEVER HANDLER, WASHERLESS CERAMIC DISC VALVE CARTRIDGE, PROVIDE 4" SPOUT, AERATOR OF 0.5 GPM, AND HOT LIMIT SAFETY STOP. -PROVIDE ANGLE STOP SUPPLIES WITH TUBES AND ESCUTCHEONS. -INSULATE TRAP AND HW AND CW LINES. -CLEARANCE BETWEEN APRON AND FLOOR SHALL BE 29".
KS	KITCHEN SINK	1 1/2	2	2	1/2	1/2	ELKAY No. LRADQ-1720 FAUCET KOHLER No. K-7779-K (OR EQUAL)	-17" X W20" X D6 1/2" SINK, COUNTERTOP, SINGLE COMPARTMENT No. 304 STAINLESS STEEL WITH DROP LEDGE, THREE HOLE PUNCH. -DECK MOUNT SINGLE-LEVER KITCHEN FAUCET WITH 1.0 GPM RESTRICTED AERATOR, AND ADA COMPLIANT. -DRAIN WITH STOP AND SUPPLIES.
SS	SERVICE SINK	1 1/2	3	2	1/2	1/2	EXISTING TO BE RELOCATED	

NOTES:

- PLUMBING FIXTURES SHALL COMPLY WITH REQUIREMENTS OF F.P.C. CHAPTER 4, TABLES 604.5, 709.1, AND MIAMI DADE COUNTY ORDINANCE 08-14
- WALL HUNG FIXTURES SHALL BE SUPPORTED AS PER FBC 2517.5.1.1. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILS.
- COORDINATE FINAL FIXTURE LAYOUT AND SPECIFICATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCEMENT OF JOB.
- ICE MAKERS, REFRIGERATORS & DRINKING FOUNTAINS TO BE IN LINE BACKFLOW DEVICE & FILTER.
- BATHROOM WALL AND FLOOR SHALL HAVE A SMOOTH, HARD, NONABSORBENT AS PER SECTION 1210.1F.B.C. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILS.

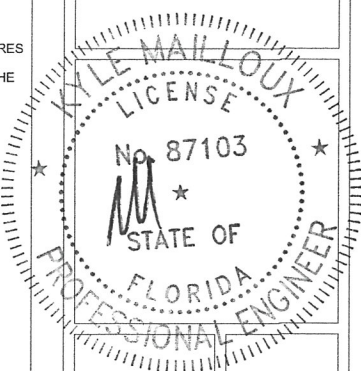
ELECTRIC WATER HEATER SCHEDULE

MARK	CAP. GAL.	HEATING SOURCE	ELEMENTS	KW. OR BTUH	VOLTAGE	MANUFACTUR AND MODEL No.
EW-1	-	ELEC.	1	11.8KW	208/1/60	TITAN N120 TANKLESS 11.8KW



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PROJECT ADDRESS: **14730 NW 24TH CT, Opa-Locka, FL 33054**

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0	INITIAL SUBMISSION	01/09/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: DA
Designed by: KM
Checked by: KM
SCALE: **AS NOTED**

P4

GENERAL NOTES:

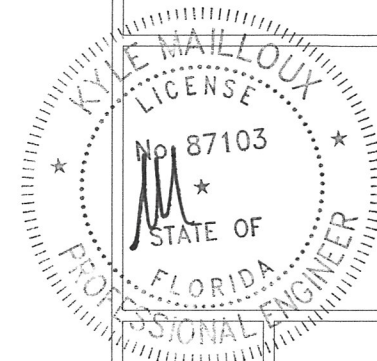
1. EXISTING TOPOGRAPHIC AND TREE LOCATION INFORMATION HAS BEEN OBTAINED FROM A BOUNDARY SURVEY GIVEN BY MPG TECHNICAL GROUP CORP ON APRIL 12, 2022.
2. ELEVATIONS SHOWN ON THE DRAWINGS ARE IN FEET BASED ON NGVD29I DATUM.
3. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE SODDED.
4. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 12086C0311L, MAP REVISED SEPTEMBER 11, 2009; THIS PROPERTY IS LOCATED IN "ZONE X".
5. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION, ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ARCHITECT/ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
6. 48 HOURS PRIOR TO DIGGING CONTRACTOR SHALL COORDINATE WITH ALL UNDERGROUND UTILITY SERVICE COMPANIES TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, ADDITIONALLY, CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO ASSURE THAT ALL UTILITIES HAVE BEEN IDENTIFIED.
7. ANY EXISTING BUILDING, PAVEMENT OR OTHER EXISTING IMPROVEMENTS NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY DAMAGED, EXPOSED OR IN ANY WAY DISTURBED BY CONSTRUCTION PERFORMED UNDER THIS CONTRACT, SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT".
9. THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF THE EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION OF NEW SEWER LATERAL, AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
10. FOR CONTINUATION OF WATER SUPPLY SYSTEM AND SEWER SYSTEM FROM APPROXIMATELY 5 FEET OUTSIDE THE BUILDING SEE PLUMBING DRAWINGS.
11. ALL DRAINAGE CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
12. CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO NEW STORM DRAINAGE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
13. FOR RELOCATION AND REMOVAL OF EXISTING LIGHT POLES, ELECTRICAL BOXES AND OTHER ELECTRICAL OR COMMUNICATIONS IMPROVEMENTS, SEE ELECTRICAL DRAWINGS.
14. DIMENSIONS IN PAVED AREAS ARE TO THE EDGE OF THE ASPHALT.
15. ALL UNSUITABLE MATERIAL UNDER THE NEW PAVEMENT SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS BEFORE PROCEEDING WITH CONSTRUCTION.
16. CONTRACTOR SHALL COORDINATE AND INSTALL ALL DRAINAGE PIPES AND STRUCTURES; AND ELECTRICAL LINES AND/OR CONDUITS PRIOR TO BEGINNING SUBGRADE CONSTRUCTION.
17. ALL MUCK AND ORGANIC MATERIALS FOUND WITHIN THE PARKING AREA SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL IN 6 INCH LIFTS COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-180.
18. CONTRACTOR SHALL ADJUST ALL EXISTING VALVES BOXES, CATCH BASINS GRATES, MANHOLES COVERS, ETC. TO MEET NEW GRADES WHERE APPLICABLE.
19. PROVIDE A SMOOTH TRANSITION WHERE NEW PAVEMENT, SIDEWALK, OR CURB MEETS EXISTING GRASS AREAS.
20. WHERE NEW PAVEMENT MEETS EXISTING CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT. SAW CUT AT EXISTING PAVEMENT JOINT MATCHING TO NEW PAVEMENT.
21. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE MIAMI-DADE PUBLIC WORKS MANUAL AND THE SOUTH FLORIDA BUILDING CODE, IF ANY ITEM OF WORK IS NOT COVERED IN EITHER OF THE SPECIFICATIONS, IT SHALL BE CONSTRUCTED PER THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
22. FOR SPECIFICATIONS REGARDING WATER AND SANITARY SEWER OF THIS PROJECT, PLEASE REFER TO MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARD SPECIFICATIONS.
23. ALL SEWER SYSTEM CONSTRUCTION (PRIVATE & PUBLIC) SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT.
24. PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING TREES, IF REQUIRED, THE CONTRACTOR MUST OBTAIN APPROVAL FROM DERM.
25. CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
26. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONFLICTS BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED.
27. ALL EXCAVATION SHALL BE BACKFILLED. THEREFORE ORIGINAL GRADE SHALL BE RESTORED UPON COMPLETION OF COMPACTION, SODDING OR SEEDING AND MULCHING.
28. BACKFILLING PAVEMENT CUTS AND EXCAVATION WITHIN 2 FEET OF PAVEMENT EDGE SHALL MEET THE FOLLOWING ADDITIONAL REQUIREMENTS:
A. COMPACTED TO A DENSITY NOT LESS THAN 98% (ASTM D-1557-70)
B. DENSITY TESTS SHALL BE CONDUCTED EVERY 12" OF UNCOMPACTED DEPTH OR AS DIRECTED BY THE ENGINEER.
29. THE CONTRACTOR SHALL PROVIDE ALL WARNING LIGHTS, SIGNALS, SIGNS AND FLAGPERSONS AS REQUIRED BY THE MIAMI-DADE COUNTY DEPARTMENT OF PUBLIC WORKS.
30. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
31. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, SIGNS, AND OTHER IMPROVEMENTS, WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION AS DIRECTED BY THE ENGINEER.
32. PAVEMENT REPAIRS SHALL BE "TYPE I" UNLESS OTHERWISE NOTED. CONCRETE CURB AND GUTTERS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER CITY OF MIAMI PUBLIC WORKS (STANDARD DETAIL: R14-a).
33. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT OPENING SHALL NOT EXCEED 50% OF THE MANUFACTURER'S RECOMMENDED OPENING.
34. ALL PUBLIC LAND CORNERS, BENCH MARKS, MONUMENTS AND REFERENCED POINTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED BY THE CONTRACTOR AS FOLLOWS: CORNERS, BENCH MARKS, MONUMENTS AND REFERENCED POINTS IN CONFLICT WITH THE WORK AND IN DANGER OF BEING DAMAGED, DESTROYED OR COVERED HAVE TO BE PROPERLY REFERENCED BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PRIOR TO BEGINNING WORK AT THAT SITE. THE CONTRACTOR SHALL RETAIN THE LAND SURVEYOR TO REFERENCE, AND RESTORE UPON COMPLETION OF THE WORK, ALL SUCH CORNERS AND MONUMENTS AND SHALL FURNISH TO THE ENGINEER A SIGNED AND SEALED COPY OF THE LAND SURVEYOR'S REFERENCE DRAWING.
35. THE CONTRACTOR SHALL NOTIFY IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWING AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.
36. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES, AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE.
37. CONTRACTOR SHALL HAVE A SET OF PLANS WITH CURRENT FIELD CHANGES MARKED THERE-ON AND SHALL DELIVER THESE PLANS TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
38. NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS/ ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.
39. PROPOSED BERM IS REQUIRED TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION

PAVING AND DRAINAGE NOTES:

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DETERIUS MATERIALS WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENT SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLON PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTION 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
3. PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE, AND BASE AND ANY SUBSEQUENT CHANGE IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVES ANALYSIS, AND DENSITIES REQUIRED BY THE CONTRACTOR DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTER IN THE STATE OF FLORIDA.
4. AS-BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO ENGINEERING OF RECORD TO SHOW FINISH GRADE OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS.
5. ALL FILL IMPORTED/ BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE AND ORGANIC MATERIAL AND SHALL MEET THE FDOT STANDARDS FOR BORROWED FILL.



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PROJECT NAME
OFFICE/WAREHOUSE BLDG

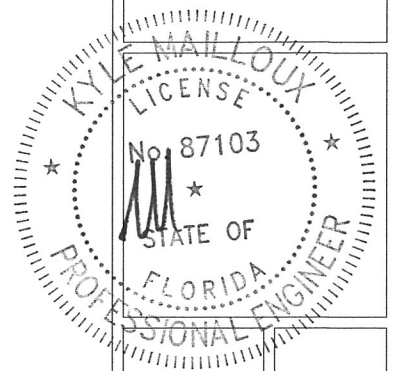
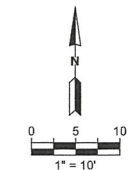
PROJECT ADDRESS
14730 NW 24TH CT, MIAMI, FL 33147

Rev	Description	Date
0	INITIAL SUBMISSION	01/06/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: **AB**
 Designed by: **KM**
 Checked by: **KM**
 SCALE: **AS NOTED**

C-1



OFFICE/WAREHOUSE BLDG

PROJECT ADDRESS
14730 NW 24TH CT, MIAMI, FL 33147

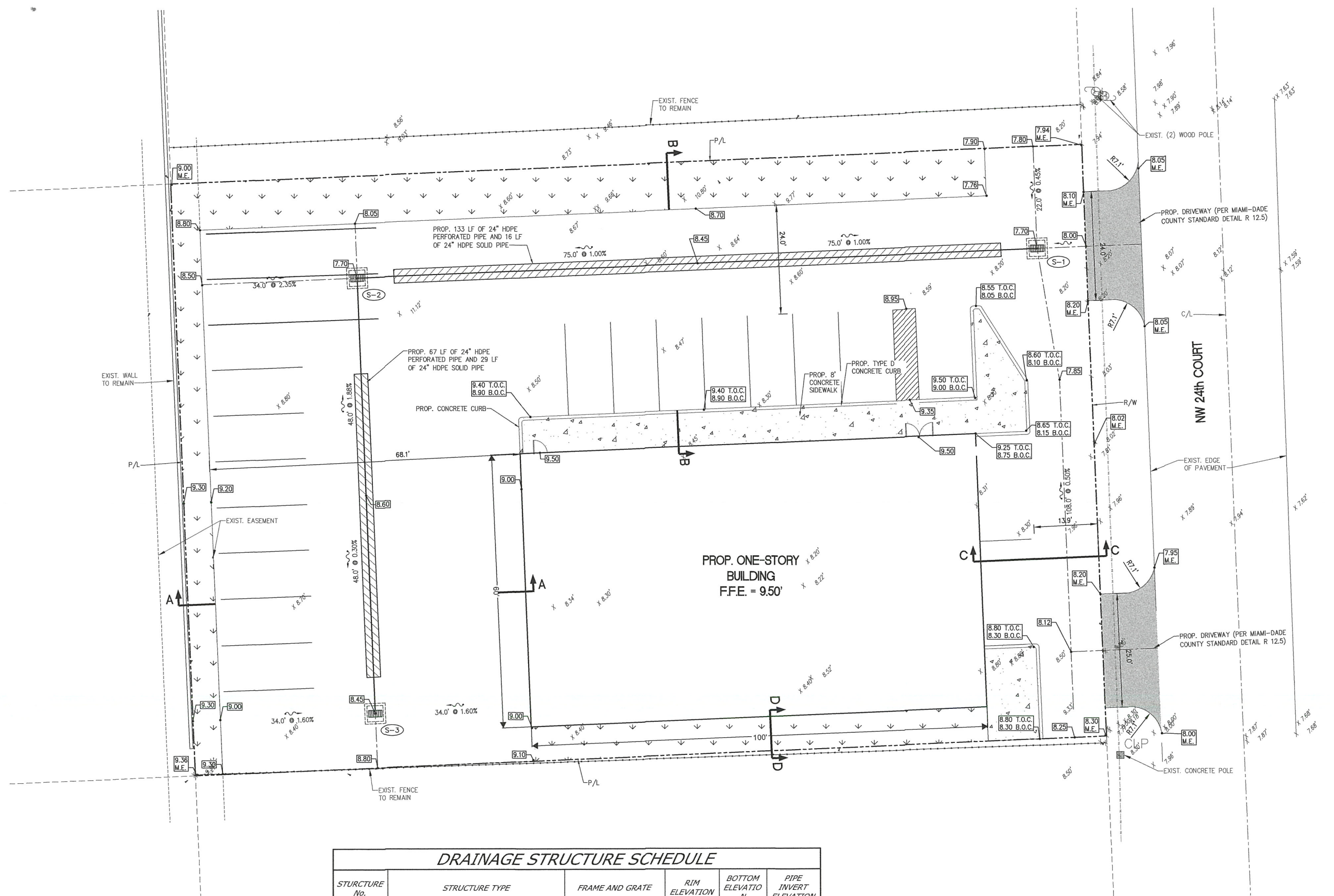
PROJECT NAME

Rev	Description	Date
0	INITIAL SUBMISSION	01/06/22

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Drawn by: **AB**
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C-2



DRAINAGE STRUCTURE SCHEDULE

STRUCTURE No.	STRUCTURE TYPE	FRAME AND GRATE	RIM ELEVATION	BOTTOM ELEVATION	PIPE INVERT ELEVATION
S-1	4' CIRCULAR INLET TYPE P	H-20	7.70	(-).80	2.70 (W)*
S-2	4' CIRCULAR INLET TYPE P	H-20	7.70	(-).80	2.70 (E&S)*
S-3	4' CIRCULAR INLET TYPE P	H-20	7.70	(-).80	2.70 (N)*

NOTES: * BAFFLES REQUIRED.

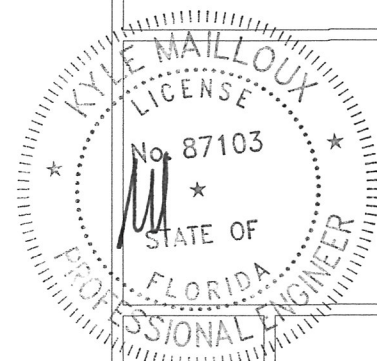
GENERAL NOTE:
 REFER TO C-7 FOR STRIPING DETAILS

- LEGEND:**
- PROP. CONCRETE AREA
 - PROP. GREEN AREA
 - PROP. ASPHALT PAVEMENT AREA
 - PROP. ELEVATION
 - EXIST. ELEVATION
 - PROP. DRAINAGE STRUCTURE



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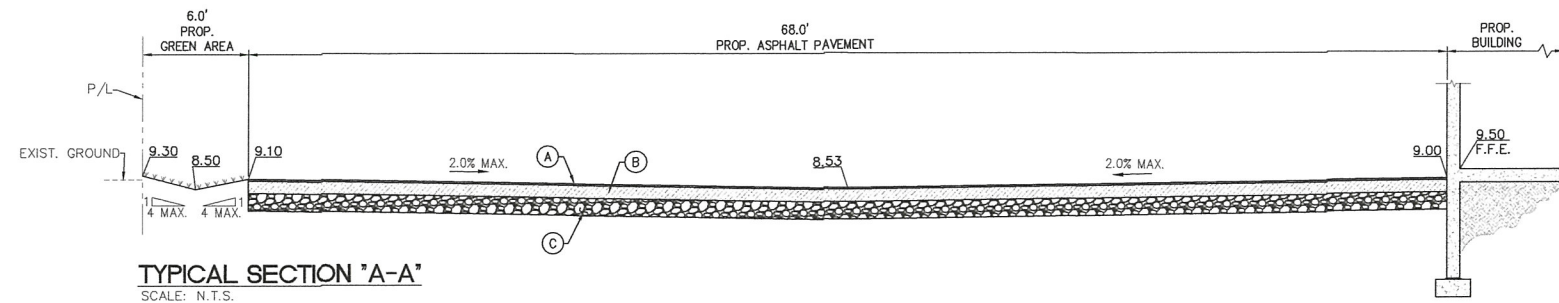


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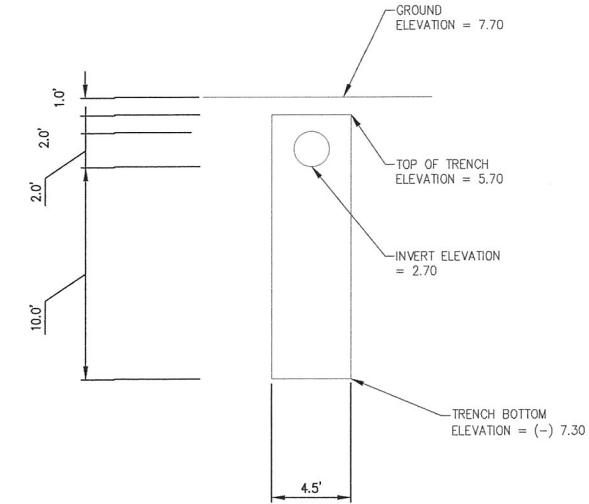
Rev	Description	Date
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 Designed by: KM
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 SCALE: AS NOTED

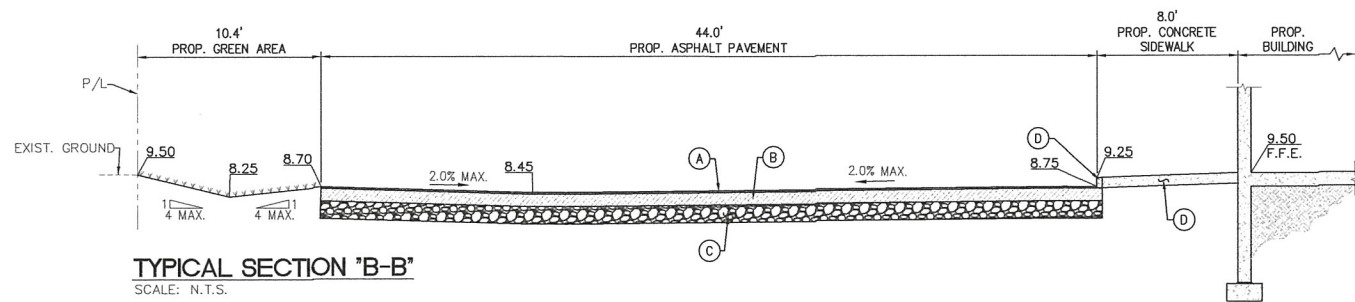
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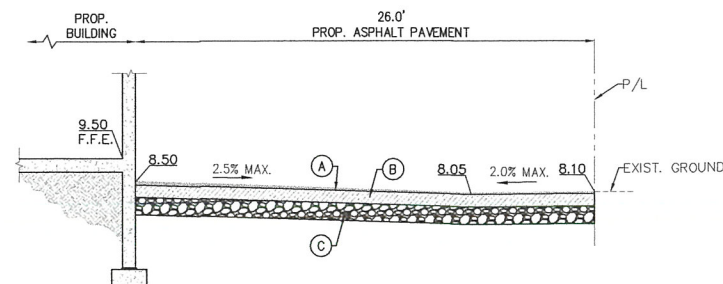
TYPICAL SECTION "A-A"
 SCALE: N.T.S.



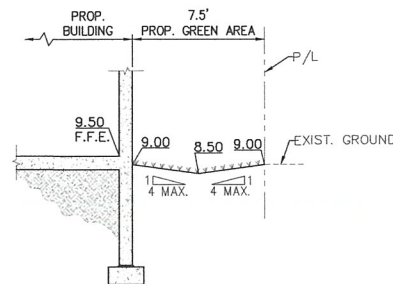
EXFILTRATION TRENCH DETAIL (TYPICAL)
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TYPICAL SECTION "B-B"
 SCALE: N.T.S.

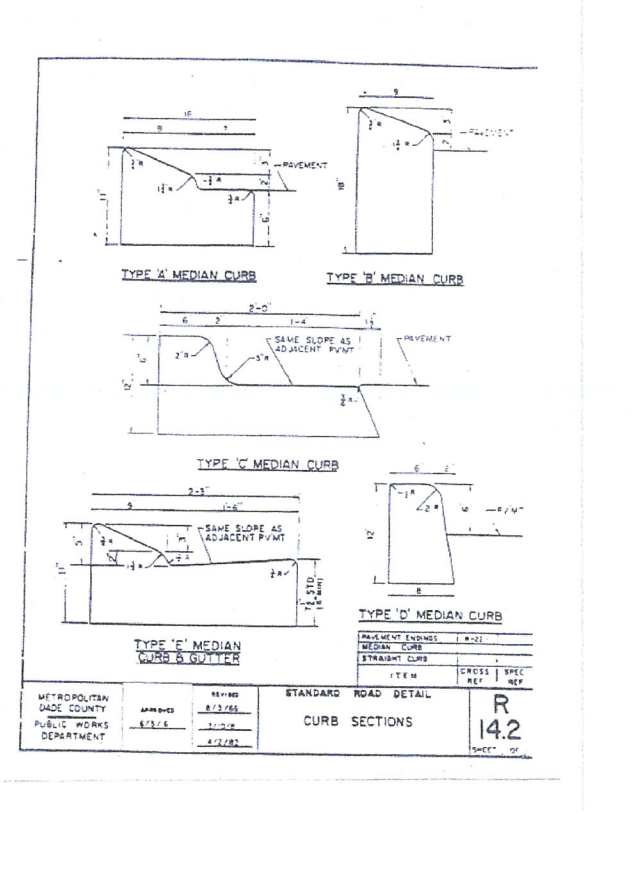
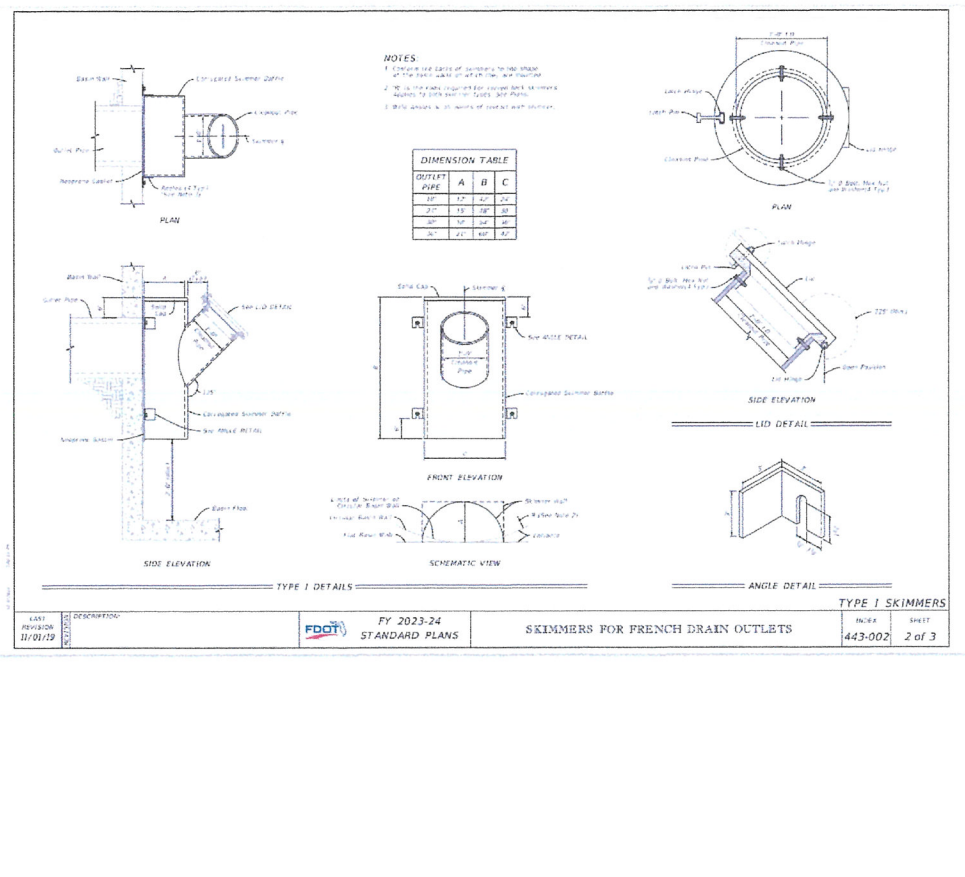
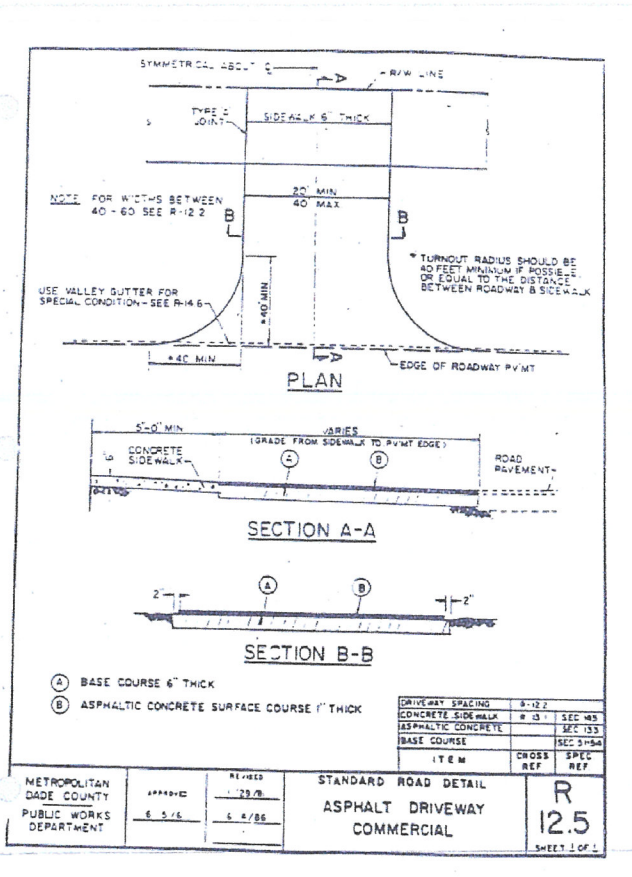
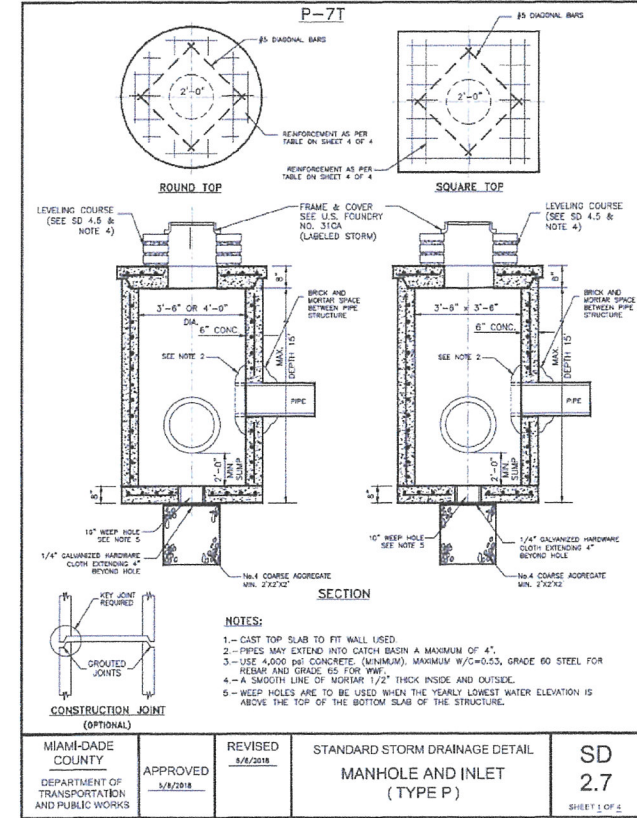
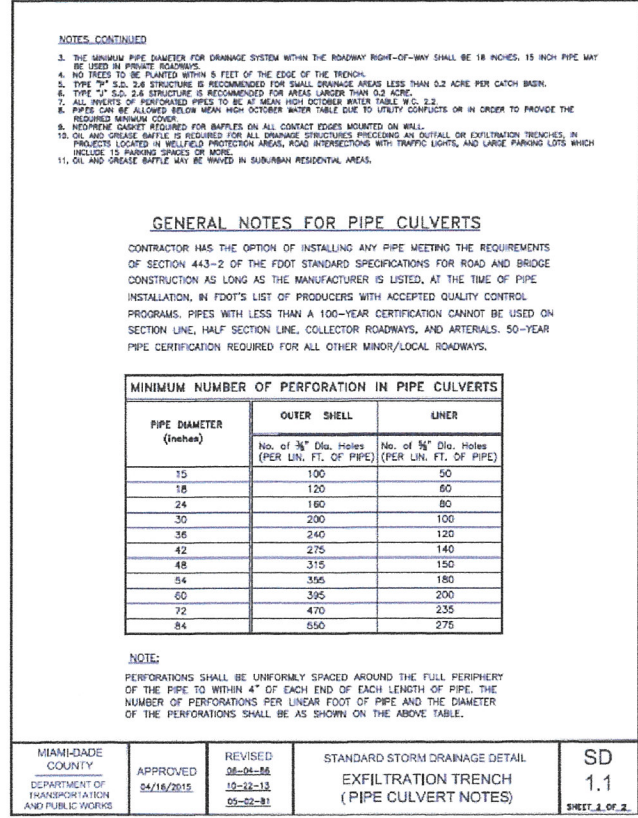
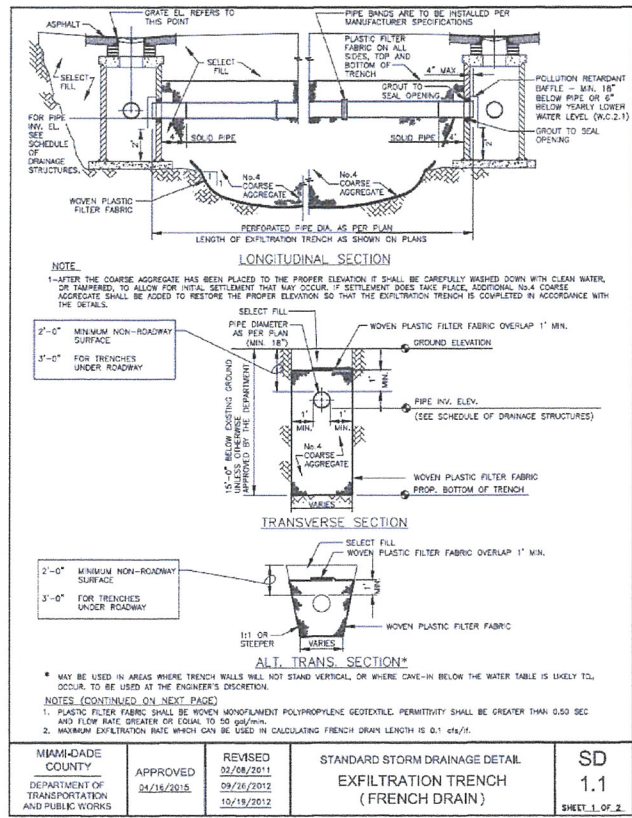


TYPICAL SECTION "C-C"
 SCALE: N.T.S.



TYPICAL SECTION "D-D"
 SCALE: N.T.S.

- LEGEND:**
- (A) 1.5" TYPE S-1 ASPHALT PAVEMENT
 - (B) 8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% (MODIFIED PROCTOR) MIN. LBR=100 PER AASHTO T-180
 - (C) 12" STABILIZED SUBBASE, COMPACTED TO MIN. 98% MIN. LBR=40, PER AASHTO T-180.
 - (D) CONCRETE CURB TYPE D



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KYLE MAILLOUX LICENSE No. 87103 STATE OF FLORIDA PROFESSIONAL ENGINEER

OFFICE/WAREHOUSE BLDG

PROJECT ADDRESS
14730 NW 24TH CT, MIAMI, FL 33147

Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

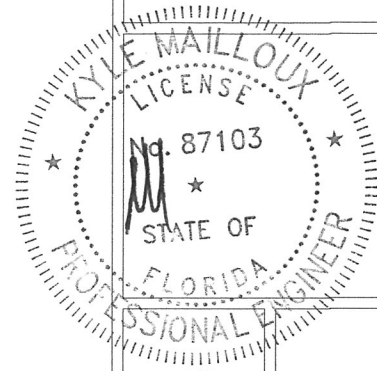
CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

Drawn by: AB
 Designed by: KM
 Checked by: KM
 SCALE: **AS NOTED**

C-4



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PROJECT NAME

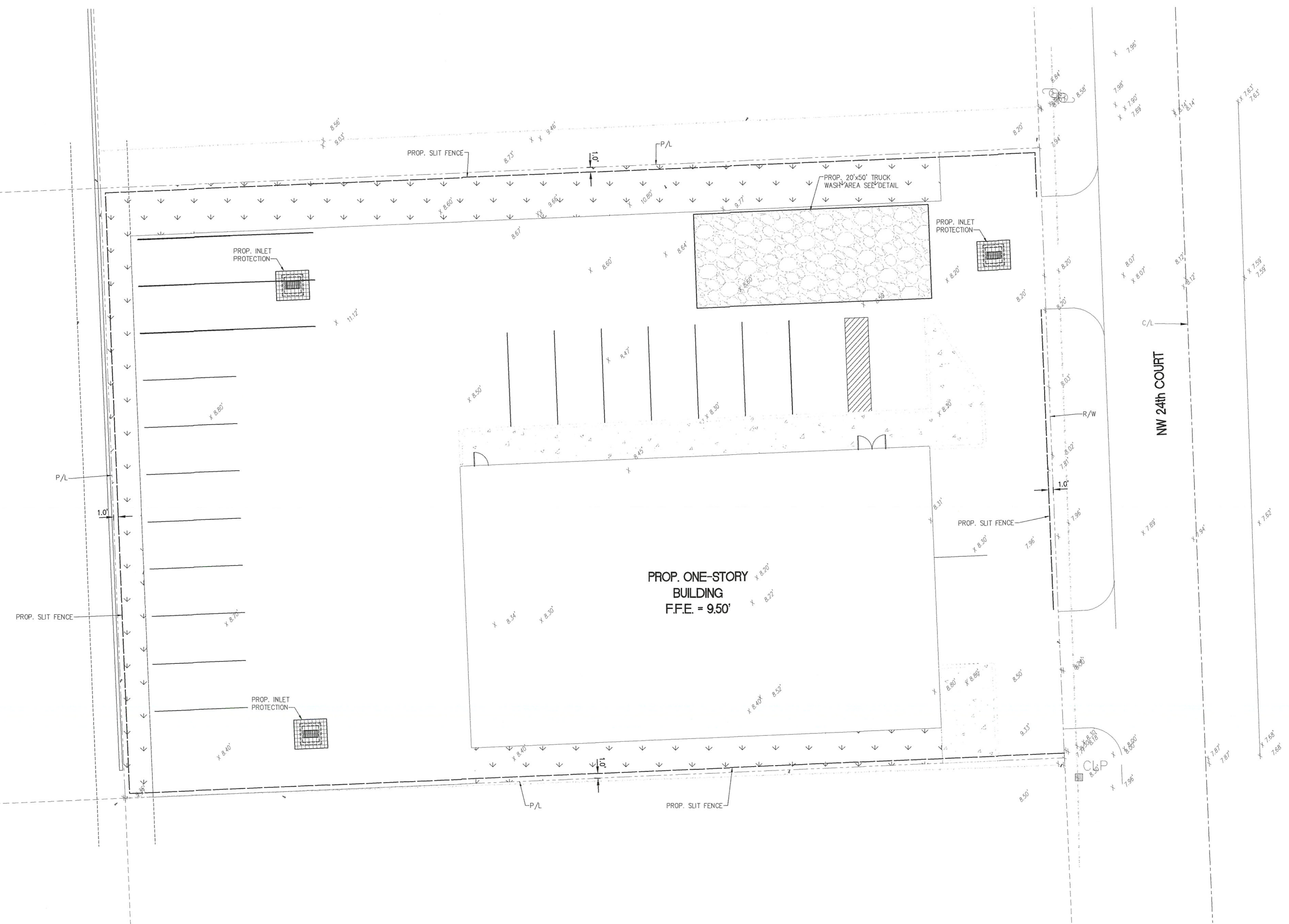
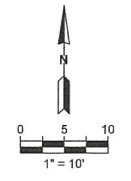
PROJECT ADDRESS

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0	INITIAL SUBMISSION	01/09/22

CLIENT: **S.F. INVESTMENT PROPERTIES, LLC**

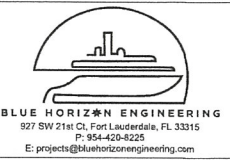
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 Checked by: KM
 SCALE: **AS NOTED**

C-5

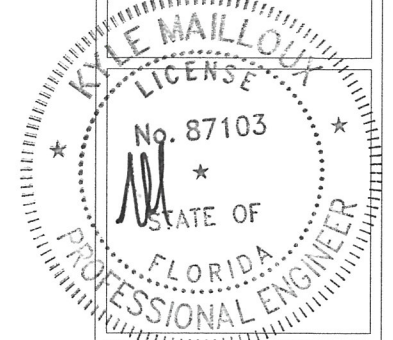


TEMPORARY EROSION CONTROL LEGEND:

	PROP. SILT FENCE, FDOT TYPE III
	PROP. TRUCK WASH AREA
	PROP. INLET PROTECTION

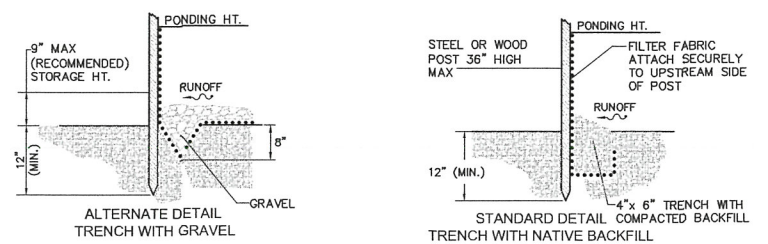
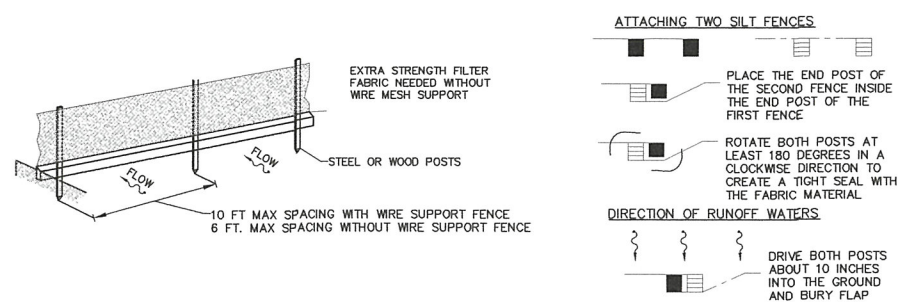


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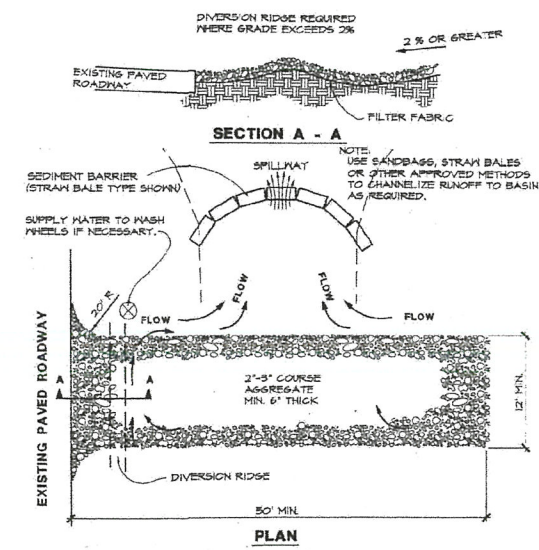


GENERAL NOTES:

- 1. TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY.
- 2. SYNTHETIC BALES AND SILT FENCES SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS AS INDICATED ON PLANS. SYNTHETIC BALES AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
- 3. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
- 4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
- 5. SILT FENCES SHALL BE INSTALLED AS INDICATED ON PLANS.
- 6. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT ALL NEW INLETS DURING CONSTRUCTION.
- 7. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT EXISTING INLETS LOCATED IN SWALE AREA.
- 8. SILT FENCES SHALL BE PROVIDED ON EXIST INLETS LOCATED IN C&G, OR VALLEY GUTTER.
- 9. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
- 10. THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- 11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND REMOVE SEDIMENT WHEN NECESSARY.
- 12. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- 13. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

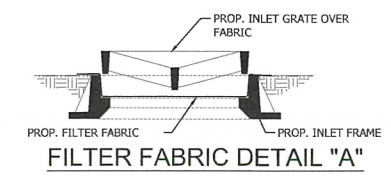


TEMPORARY EROSION AND TURBIDITY CONTROL DETAILS



- 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOPING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TRUCK WASH AREA DETAIL
N.T.S.



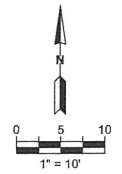
PROJECT NAME: OFFICE/WAREHOUSE BLDG
PROJECT ADDRESS: 14730 NW 24TH CT, MIAMI, FL 33147

Rev	Description	Date
0	INITIAL SUBMISSION	01/09/22

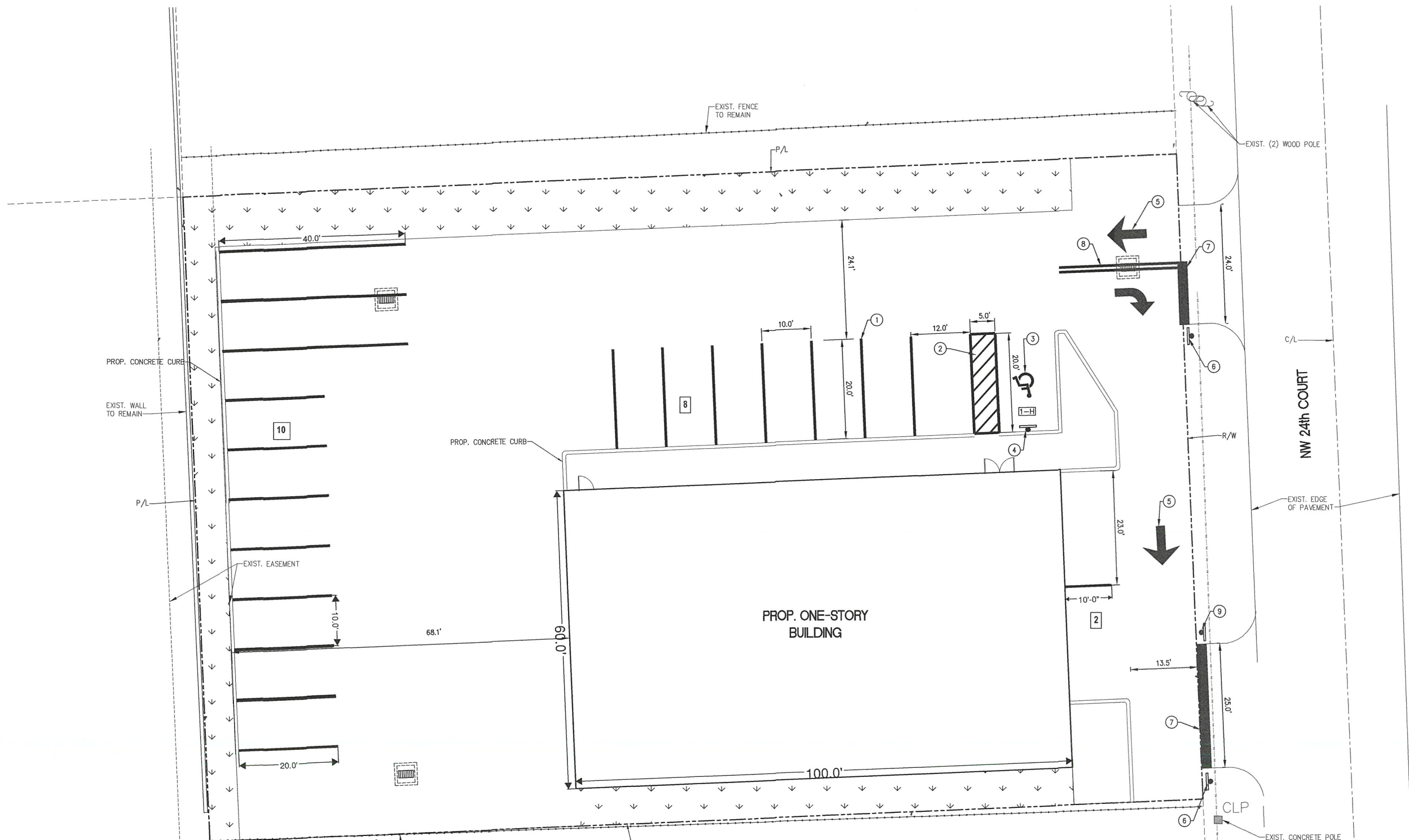
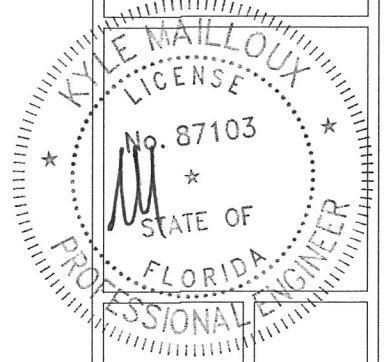
CLIENT: S.F. INVESTMENT PROPERTIES, LLC

Drawn by: AB
Designed by: KM
Checked by: KM
SCALE: AS NOTED

C-6



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OFFICE/WAREHOUSE BLDG

PROJECT ADDRESS
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- LEGEND:**
- [9] NUMBER OF STANDARD PARKING SPACES 10
 - [1-H] NUMBER OF ACCESSIBLE PARKING SPACES 1
 - TOTAL PARKING SPACES 11
 - ① STRIPE STANDARD PARKING SPACES SEE DETAIL ON NEXT SHEET
 - ② STRIPE ACCESSIBLE PARKING SPACE SEE DETAIL ON NEXT SHEET
 - ③ PAINT ACCESSIBLE PARKING SYMBOL SEE DETAIL ON NEXT SHEET
 - ④ INSTALL ACCESSIBLE PARKING SIGN (TYP.) SEE DETAIL ON NEXT SHEET
 - ⑤ THROUGH LANE USE ARROW (FDOT INDEX 711-000)
 - ⑥ INSTALL "STOP" SIGN SEE DETAIL ON NEXT SHEET
 - ⑦ PAINT 24" WIDE WHITE STOP BAR
 - ⑧ PAINT 6" DOUBLE YELLOW (LENGTH 25 FT)
 - ⑨ INSTALL "DO NOT ENTER" SIGN

Rev	Description	Date
0	INITIAL SUBMISSION	01/05/22

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Drawn by: AB
 Designed by: KM
 Checked by: KM
 SCALE: **AS NOTED**

C-7

No.	Folio	Address	City	Zip Code	Use Description	Lot Size	Year Built	Legal Description
1	0821220260030	2390 NW 147 ST	Opa-locka	33054- 3128	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	60674	1967	22 52 41 ALUMINUM INDUSTRIAL PK PB 78-50 LOT 1 BLK 2 LOT SIZE 60674 SQUARE FEET OR 18039-2289 0398 1
2	0821220250470	14735 NW 25 CT	Opa-locka	33054- 3115	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000	1967	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 4 BLK 6 LOT SIZE 40000 SQUARE FEET OR 20504-1147 0602 4
3	0821220270010	2390 NW 149 ST	Opa-locka	33054- 3132	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	41500	1968	COHEN-AGER SUBDIVISION PB 86-73 LOT 1 BLK 1 LOT SIZE 41500 SQUARE FEET OR 21824- 2260 112003 5(3)
4	0821220250501	Null	Opa-locka	33054- 3136	VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING	26000	0	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 PORT OF LOT 7 DESC BEG SE COR OF LOT 7 TH N 01 DEG W 130FT S 88 DEG W 200FT S 01 DEG E 130FT N 88 DEG E 200FT TO POB BLK 6 LOT SIZE 26000 SQ FT OR 17719-4591 0797 2 (2) COC 26324-3141 11 2007 1
5	0821220250480	14705 NW 25 CT	Opa-locka	33054- 3115	LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	87976	1966	OPA LOCKA INDUSTRIAL PK PB 77-73 LOTS 5 & 6 BLK 6 LOT SIZE 87976 SQ FT OR 17719- 4591 0797 2 (2) COC 22684-4067 09 2004 2

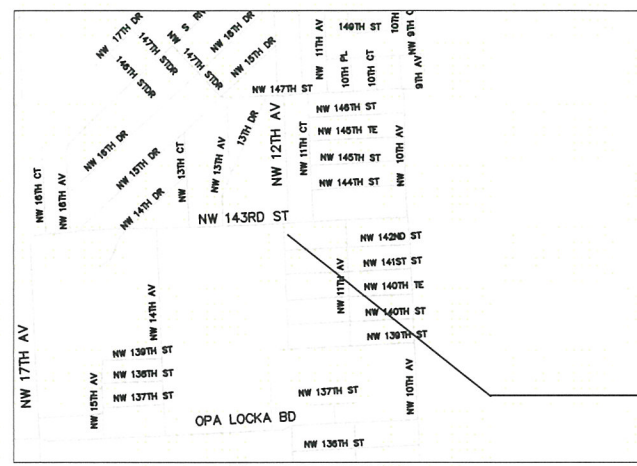
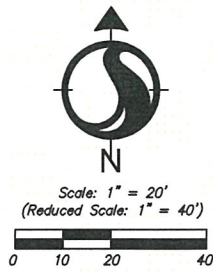
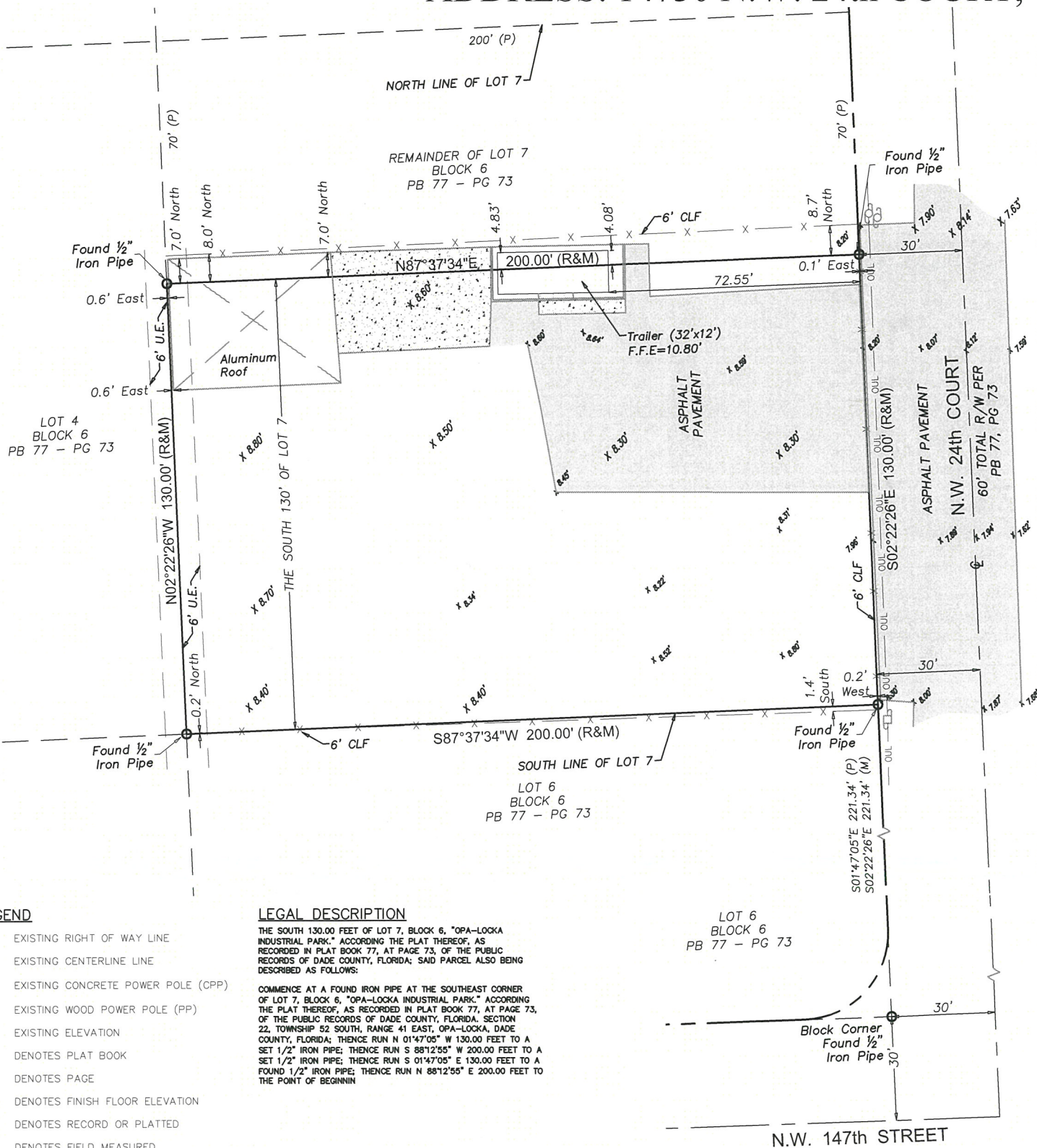
6	0821220270020	14785 NW 24 CT	Opa-locka	33054- 3107	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	49800	1969	COHEN-AGER SUBDIVISION PB 86-73 LOT 2 BLK 1 LOT SIZE 49800 SQUARE FEET OR 25447- 1867/25842-4863 0307 4
7	0821220250450	14945 NW 25 CT	Opa-locka	33054- 3119	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000	1967	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 2 BLK 6 LOT SIZE 40000 SQUARE FEET COC 25544-0525 04 2007 6
8	0821220260070	2400 NW 147 ST	Opa-locka	33054- 3130	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	59677	1972	22 52 41 1.37 AC M/L ALUMINUM INDUSTRIAL PK PB 78-50 TRACT C LOT SIZE 59677 SQUARE FEET OR 20935- 3053 1202 1
9	0821220250510	14800 NW 24 CT	Opa-locka	33054- 3110	VACANT LAND - INDUSTRIAL : VACANT LAND	40000	0	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 8 BLK 6 LOT SIZE 40000 SQ FT OR 12952-2660 0786 2
10	0821220260010	14701 NW 27 AVE	Opa-locka	33054- 3350	COUNTY : DADE COUNTY	164822	1968	ALUMINUM INDUSTRIAL PARK PB 78-50 LOTS 1 & 2 BLK 1 & LOTS 5 & 10 BLK 7 OPA LOCKA INDUSTRIAL PK PB 77- 73 LOT SIZE 164822 SQ FT M/L OR 12594-2522 0885 5

11	0821220250500	14800 NW 24 CT	Opa-locka	33054- 0000	VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING	14000	0	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 7 LESS BEG SE COR OF LOT 7 TH N 01 DEG W 130FT S 88 DEG W 200FT S 01 DEG E 130FT N 88 DEG E 200FT TO POB BLK 6 LOT SIZE 14000 SQ FT OR 17543- 3898 0297 4
12	0821220270030	14715 NW 24 CT	Opa-locka	33054- 3107	HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD	59961	1969	COHEN-AGER SUBDIVISION PB 86-73 LOT 3 BLK 1 LOT SIZE 59961 SQUARE FEET
13	0821220250460	14945 NW 25 CT	Opa-locka	33054- 0000	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000	1983	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 3 BLK 6 LOT SIZE 40000 SQUARE FEET OR 19643-3657 04 2001 5 (2) COC 25544-0525 04 2007 6
14	0821220250520	14900 NW 24 CT	Opa-locka	33054- 3112	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000	1970	22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 9 BLK 6 LOT SIZE 40000 SQUARE FEET OR 10560-246 1079 5 COC 24782-2950 06 2006 1



BOUNDARY SURVEY

ADDRESS: 14730 N.W. 24th COURT, OPA-LOCKA, FL 33054



LOCATION MAP
SCALE: NOT TO SCALE

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. REFERENCES TO "DEED", "RECORD" OR "PLAT" REFER TO DOCUMENTS AND INSTRUMENTS OF RECORD AS PART OF THE PERTINENT INFORMATION USED FOR THIS SURVEY WORK. MEASURED DISTANCES, DIRECTIONS AND ANGLES ALONG BOUNDARY LINES ARE IN CONSISTENCY WITH CORRESPONDING VALUES FROM RECORDS, UNLESS OTHERWISE SHOWN.
3. THESE LANDS ARE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD THAT WERE NOT FURNISHED TO THE UNDERSIGNING REGISTERED SURVEYOR. A TITLE SEARCH HAS NOT BEEN PERFORMED BY THE SURVEYOR.
4. NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ON A WELL-ESTABLISHED LINE, SAID LINE IS BEING NOTED AS BR ON THE SURVEY MAP.
5. ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREIN, FOUNDATIONS, UNDERGROUND FEATURES AND UTILITIES HAVE NOT BEEN LOCATED.
6. FENCE OWNERSHIP HAS NOT BEEN DETERMINED. DISTANCES FROM EXISTING FENCES TO BOUNDARY LINES ARE APPROXIMATE. FENCE/WALLS WIDTH AND CONDITIONS MUST BE CONSIDERED TO DETERMINE TRUE LOCATION. LANDS LOCATED BEYOND PERIMETER FENCES MIGHT OR MIGHT NOT BE BEING USED BY ADJOINERS. ADJOINING PARCELS HAVE NOT BEEN INVESTIGATED.
7. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN HEREON. DATA IS EXPRESSED IN U.S. SURVEY FOOT.
8. FLOODPLAIN INFORMATION: AS SCALED FROM FEDERAL INSURANCE RATE MAP (FIRM) OF COMMUNITY NO. 120657 (CITY OF OPA-LOCKA), PANEL 0136, SUFFIX L, REVISED ON SEPT 11TH, 2009, THIS REAL PROPERTY FALLS IN ZONE "X"
9. HORIZONTAL ACCURACY: ACCURACY OBTAINED THRU MEASUREMENTS AND CALCULATIONS MEETS AND EXCEEDS THE MINIMUM HORIZONTAL FEATURE ACCURACY FOR A SUBURBAN AREA BEING EQUAL TO 1 FOOT IN 7, 500 FEET.
10. VERTICAL CONTROL AND ACCURACY: THE ELEVATIONS AS SHOWN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929). THE CLOSURE IN FEET, AS COMPUTED, MEETS THE STANDARD OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARED ROOT OF THE LOOP DISTANCE IN MILES. ELEVATION ARE BASED ON A LEVEL LOOP FROM AND TO THE FOLLOWING OFFICIAL BENCH MARKS:
NAME: N-392 ELEVATION 9.14' (NGVD 1929)
LOCATOR: 2133S
LOCATION: SESAME ST (APPROXIMATE 146th ST) --- 27' SOUTH OF CENTERLINE
N.W. 27 AVE --- 64.2' EAST OF CENTERLINE.
- DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SLAB AT THE NW CORNER OF GAS STATION.
11. THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
12. COORDINATES, IF ANY, ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983/11.
13. LAST DATE OF FIELD WORK: 04/01/2023

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND OR/PERSONS, THAT IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE REQUIREMENTS, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH BY IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, UNDER SECTIONS 5J-17.052 AND IS A "BOUNDARY SURVEY"

CERTIFIED TO: SF INVESTMENTS PROPERTIES LLC

NOTE: THE SURVEY MAP AND NOTES AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS OR EQUIVALENT IGC DIGITAL CERTIFICATE. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHERS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

[Signature]
BY: MICHAEL CAROZZA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, No. 6965
DATE: 1/24/24

LEGEND

- EXISTING RIGHT OF WAY LINE
- - - - EXISTING CENTERLINE LINE
- EXISTING CONCRETE POWER POLE (CPP)
- EXISTING WOOD POWER POLE (PP)
- x 8.40' EXISTING ELEVATION
- PB DENOTES PLAT BOOK
- PG DENOTES PAGE
- F.F.E. DENOTES FINISH FLOOR ELEVATION
- (R) OR (P) DENOTES RECORD OR PLATTED
- (M) DENOTES FIELD MEASURED
- CLF DENOTES CHAIN LINK FENCE
- U.E. DENOTES UTILITY EASEMENT

LEGAL DESCRIPTION

THE SOUTH 130.00 FEET OF LOT 7, BLOCK 6, "OPA-LOCKA INDUSTRIAL PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, AT PAGE 73, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID PARCEL ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 6, "OPA-LOCKA INDUSTRIAL PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, AT PAGE 73, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST, OPA-LOCKA, DADE COUNTY, FLORIDA; THENCE RUN N 01°47'05" W 130.00 FEET TO A SET 1/2" IRON PIPE; THENCE RUN S 88°12'55" W 200.00 FEET TO A SET 1/2" IRON PIPE; THENCE RUN S 01°47'05" E 130.00 FEET TO A FOUND 1/2" IRON PIPE; THENCE RUN N 88°12'55" E 200.00 FEET TO THE POINT OF BEGINNING

DATE	BY	DESCRIPTION



CERTIFICATE OF AUTH. # LB-6932
1200 NW 78th Avenue, Suite 213
Doral, Florida 33126
Ph. (305) 801-0334 Ph. (786) 953-8953

NAME	DATE	ROAD NO.	COUNTY	FINANCIAL PROJECT ID
DRAWN BY: E.O.	4/08/2023			
CHECKED BY: M.C.	4/12/2023			
FIELD DATE: 04/01/2023			MIAMI-DADE	N/A