

CITY OF OPA-LOCKA

The City of Bright Opportunities



PLANNING & ZONING MEETING Agenda

**Tuesday, June 4, 2024
7:00 PM**

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

Planning and Zoning Board

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

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

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

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

AGENDA
PLANNING & ZONING MEETING
June 4, 2024
7:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

Meeting Minutes - May 7, 2024

5. PUBLIC HEARING:

- 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING APPROVAL OF THE CONDITIONAL USE REQUEST TO OPERATE AN INDOOR SHOOTING RANGE OR ARMORY ON THE PROPERTY LOCATED AT 13449 NW 42ND AVENUE AND IDENTIFIED BY FOLIO 08-2129-016-0010 IN THE LIBERAL INDUSTRIAL (I-3) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**
- 2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING APPROVAL OF THE SPECIAL EXCEPTION REQUEST TO OPERATE A CAR DEALERSHIP ON THE PROPERTY LOCATED AT 2695 NW 141ST STREET, AND IDENTIFIED BY FOLIOS 08-2122-000-0120 IN THE COMMERCIAL LIBERAL (B-2) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**
- 3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CREATING A NEW ARTICLE XI OF THE CITY CODE OF ORDINANCES; RENUMBERING THE FOLLOWING SECTIONS; SPECIFICALLY ADOPTING CERTAIN PROVISIONS OF SENATE BILL 102, THE “LIVE LOCAL ACT” RELATING TO AFFORDABLE HOUSING; PROVIDING FOR THE ADMINISTRATIVE APPROVAL OF CERTAIN QUALIFIED PROJECTS CONTAINING AFFORDABLE HOUSING UNITS; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING**

FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

6. ADJOURNMENT:

For further information, please contact the Planning and Community Development Department Board Clerk 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
MAY 7, 2024, 7:00 P.M.

CALL TO ORDER

Board Member Audrey Dominguez called the Planning and Zoning Board meeting to order at 7:40 p.m. on May 7, 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.

1. ROLL CALL

The following members of the Planning and Zoning Board were present: Board Member Germane Barnes, Board Member Audrey Dominguez, Board Member Aldo Mata, and Board Member Claudienne Hibbert Smith.

Absent Board Members: Chair Elio Guerrero and Board Member Dawn Mangham.

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

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – March 19, 2024**

Motion made by Board Member Mata, seconded by Board Member Barnes, to approve the meeting from March 19, 2024. In a roll call vote, the **motion** passed unanimously (4-0).

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 AN EFFECTIVE DATE.

At this time the public hearing was opened.

Kenneth Ottley, Chief of Police for Opa-locka, introduced Lieutenant Commander Kaj Larsen, who serves the southern region of the Florida State Guard. This unit was commissioned in 2024 as a stand-alone component of the National Guard, and its special operations company supports law enforcement missions in Florida using combat experience. He is one of the founders of the proposed project, which is known as the Armory.

Lt. Comm. Larsen advised that there are currently no nearby training facilities to help veterans and law enforcement with some types of training. A facility such as the Armory would help the Guard more effectively assist law enforcement. It also helps the Florida State Guard amplify some of their philanthropic efforts in the local community.

The Armory would serve as the headquarters of the Southern Division of the Special Missions Unit of the Guard, as well as providing a home for the Guard's other community causes. He concluded that tonight's Application is the first step toward changing policy language and allowing the Armory project to move forward.

Wes Hevia, representing the Armory, showed slides of what the project will entail, which includes an advanced shooting range, advanced simulators, locker rooms, virtual trainers, and tactical rooms which allow for a range of training scenarios. The purpose of today's Application is to create a use within Code. The Armory will come back at a later time with a site-specific application including a floor plan and providing more details on the controls within the proposed facility.

It was asked whether the facility would be open to the public or restricted to law enforcement. Chief Ottley replied that the project will be a members-only multi-use law enforcement facility.

Planning and Community Development Director Gregory Gay advised that this Item specifically addresses legislation that would allow the requested use. The use is not currently allowed within City Code.

Zoning Official Gerald Lee stated that the City's current land development regulations currently do not allow this type of operation within Opa-locka. If Code is amended to

permit shooting ranges and armories, the best location for that use would be within the I-3 zoning district. The proposed legislation is consistent with Florida Senate Bill (SB) 45, as well as certain other areas of Florida Statutes which address gun regulations and safety.

The proposed amendment would be included in City Zoning Code Section 22-142. Zoning Official Lee noted that an entire section of the Ordinance, which is included in the Board members' backup materials, would be added to Zoning Code. It would provide for distance requirements from other uses, as well as requirements for sound absorption, protections, parking, environmental considerations, and land use.

Once the Ordinance is passed, any entity wishing to establish the proposed use would have to go through conditional use review. This means they would have to come back before the Planning and Zoning Board (PZB) to request approval, based on the standards provided at today's meeting. Staff recommends approval of the Application.

A question was asked regarding current zoning. Zoning Official Lee replied that Staff has recommended allowing the proposed use in the I-3 zoning district. Director Gay further clarified that the I-3 zoning district is located in the western portion of the City, near the airport.

Board Attorney Pam Pettis noted corrections which will need to be made to the proposed Ordinance before it advances to the City Commission, and any motions of approval should be made with the corrections as stated:

- Typographical errors in the title
- Portion of Section 12 referring to the effective date for the Resolution should be deleted, as it is not a Resolution but an Ordinance
- Section directing the City Clerk to provide a copy to all relevant departments, agencies, and interested parties should be deleted, as it is not applicable

Motion made by Board Member Barnes, seconded by Board Member Mata, to adopt the amendment in Item 1 to create a new definition for indoor shooting ranges, dependent upon the alteration as described by the City Attorney within the document. In a roll call vote, the **motion** passed unanimously (4-0).

2. 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 AND IDENTIFIED BY FOLIO 08-2122-000-0050 IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

At this time the public hearing was opened.

Jane Storms, representing the Applicant, advised that the plat has been submitted following Site Plan approval, which occurred in 2023.

Zoning Official Lee stated that this Item is the last step in the approval process for a project that previously received Site Plan and Development Agreement approval. It is for self-storage use on 27th Avenue, bordering State Road (SR) 9. Demolition on the site is expected soon.

Part of the development process is a tentative plat, as required by Miami-Dade County. The Applicant requests approval from the PZB, to be followed by approval from the City Commission. The tentative plat will be brought back following County review and a final plat will be prepared.

It was noted that the Board voted on the Item in 2023 and it was subsequently passed by the City Commission. Zoning Official Lee explained that in 2023, the Applicant received Site Plan and Development Agreement approval; however, Miami-Dade County's development standards include a platting process. This is related to review of the surveyor's final determination of points of ingress/egress, the allocation of property edges, and what will be part of the actual site. Following the County's platting process, all improvements that are planned for the subject property are recorded.

Director Gay further clarified that what the Board previously approved was the project that will be built on the site as well as its Development Agreement. Miami-Dade County has additional requirements for modifications, including pre-platting. The Applicant is already going through the permitting process for the site. He reiterated that the County, not the City, requires the site to go through the tentative platting process to ensure the site is properly sound and can be developed.

It was also asked why the Application information in the Board members' backup materials include a different address. Zoning Official Lee replied that this was an error, and the correct property address is 14301 NW 27th Avenue. It was noted that a motion will be required to address this mistake before the Board votes on the Item.

Attorney Pettis advised that the Board's motion should change the address listed in the first "Whereas" clause to the correct address, 14301 NW 27th Avenue. She confirmed that this change will be made before the Application advances to the Commission.

Motion made by Board Member Barnes, seconded by Board Member Hibbert Smith, to approve Item 2, provided that the address be updated per the document to the correct address of 14301 NW 27th Avenue. In a roll call vote, the **motion** passed unanimously (4-0).

3. 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 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.

At this time the public hearing was opened.

Lucy Batista, property owner, requested approval for the project's Site Plan and Development Agreement. The proposal is for construction of an office/warehouse for a paving company.

Zoning Official Lee advised that the request is for final Site Plan approval for an office and warehouse. The Applicant owns the subject property, which has never been developed. The Site Plan follows the City's land development regulations and provides parking, landscaping, and lot coverage. Staff recommends approval of the request.

Zoning Official Lee continued that the property is currently being used by its owner, but the owner did not have the appropriate approvals from the City for Site Plan review. They are now complying with the City's requirements.

Motion made by Board Member Barnes, seconded by Board Member Hibbert Smith, to approve Item 3. In a roll call vote, the **motion** passed unanimously (4-0).

4. A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, 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.

Director Gay advised that this Application also applies to the property discussed in Item 3. It is the Development Agreement for the subject site. Because the project is new construction, certain aspects of that agreement are required, including construction timelines and opportunities for hiring local residents. The Applicant has followed the required processes for the Development Agreement. Staff recommends approval of the Application.

Board Member Barnes asked if Development Agreements are ever updated by Staff to reflect components such as adequate shading and tree coverage. Zoning Official Lee explained that Development Agreements are based on the City's land development regulations.

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

6. ADJOURNMENT

The meeting was adjourned at 8:19 p.m.

RESOLUTION NO. 24-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING APPROVAL OF THE CONDITIONAL USE REQUEST TO OPERATE AN INDOOR SHOOTING RANGE OR ARMORY ON THE PROPERTY LOCATED AT 13449 NW 42ND AVENUE AND IDENTIFIED BY FOLIO 08-2129-016-0010 IN THE LIBERAL INDUSTRIAL (I-3) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, THE ARMORY I, LLC, desires to make interior renovations to the building to an indoor shooting range or armory and gun shop on the property at 13449 NW 42nd Avenue and identified by folio 08-2129-016-0010 in the Liberal Industrial (I-3) Zoning District and within the Corridor Mixed Use Overlay; and

WHEREAS, in accordance with the City of Opa-Locka's Land Development Regulations ("City LDR"), Ordinance 15-31, Section 22-81 requires conditional use review approval to permit the operation of an indoor shooting range or armory in the I-3 zoning district; and

WHEREAS, the Applicant, has submitted a request for conditional use review and provided documentation to meet the approval criteria as required by City LDR Section 22-60, to consider the conditional use review; and

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

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on June 4, 2024 and recommended approval of this request for conditional use review by a __ – __ vote and a copy of the site plan is provided herein as Exhibit "A".

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Conditional Use Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies this request for Conditional Use review approval for the operation of an Indoor Shooting Range or Armory and Gun Shop on the property at 13449 NW 42nd Avenue and identified by folio 08-2129-016-0010 in the Liberal Industrial (I-3) Zoning District and within the Corridor Mixed Use Overlay as shown on the site plan as Exhibit “A” attached herein.

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 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 Kelley _____

Commissioner Williams _____

Commissioner Bass _____

Vice-Mayor Irvin _____

Mayor John Taylor _____

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
 Florida

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

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

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

Date Application Found Sufficient

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

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

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

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

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: RND HEADQUARTERS, LLC

PROPERTY OWNER'S ADDRESS: 13449 NW 42 Ave Opa-Locka Florida 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: THE ARMORY I LLC

APPLICANT'S ADDRESS: 4250 Biscayne Blvd Miami Florida 33137
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE _____ HOME _____ OTHER 305-610-9923

SUBJECT PROPERTY ADDRESS: 13449 NW 42 Ave
Number/Street

TAX FOLIO NUMBER: 08-2129-016-0010 PRESENT ZONING: I-3 Liberal/Planned Industrial

LEGAL DESCRIPTION: TRACT A, OF "AVANTI", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 33, OF THE PUBLIC RECORDS OF CITY OF OPA-LOCKA LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA

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

Daniel S. Whitebook on behalf
I, of RND HEADQUARTERS, LLC, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

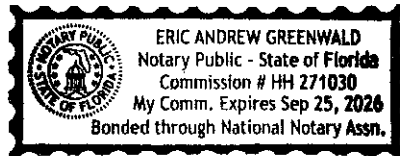
Daniel S. Whitebook
Signature

05/02/2024
Date

Sworn to and subscribed before me:

This 2nd day of May 2024
Eric Conner

Notary Public
Attach copy of identification



My commission expires 9/25/26

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

Received:
By:
Date:

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

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- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, Eric Greenwald
on behalf of THE ARMORY LLC, being first duly sworn, depose and say that I am the **APPLICANT** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Eric Greenwald
Signature

5/2/24
Date

Sworn to and subscribed before me:

This 2 day of MAY, 2024
Lizbeth Bueno

Notary Public
Attach copy of identification



My commission expires 12/12/26

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

Received:
By:
Date:



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

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

To: City of Opa-locka
From:

Daniel S. Whitebook on behalf of RND HEADQUARTERS, LLC

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

I Daniel S. Whitebook on behalf of RND HEADQUARTERS, LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

TRACT A, OF "AVANTI", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 33, OF THE PUBLIC RECORDS OF CITY OF OPA-LOCKA LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA

I do give to THE ARMORY I LLC, and its authorized representatives 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 THE ARMORY I LLC, and its authorized representatives 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.

Daniel S. Whitebook

Signature

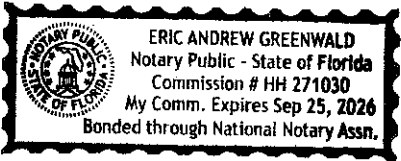
05/02/2024

Date

Sworn to and subscribed before me:

This 2nd day of May 2024
Eric Greenwald

Notary Public



My commission expires: 9/25/26

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

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142, PAGE 33, OF THE PUBLIC RECORDS OF CITY OF OPA-LOCKA LYING AND BEING IN
MIAMI-DADE COUNTY FLORIDA

I do give to Tracy Slavens Esq. and Wesley Hevia Esq. 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 Tracy Slavens Esq. and Wesley Hevia Esq. 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.

Daniel S. Whitebook

Signature

05/02/2024

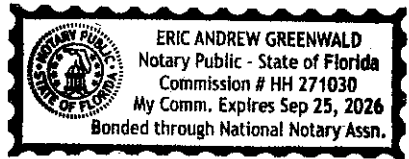
Date

Sworn to and subscribed before me:

This 2nd day of May 2024

Eric Greenwald

Notary Public



My commission expires: 9/25/26

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

Received:
By:
Date:



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

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

To: City of Opa-locka
From:

Eric Greenwald on behalf of THE ARMORY I LLC

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

I Eric Greenwald on behalf of THE ARMORY I LLC, being first duly sworn, depose and say that I am the applicant of the property legally described as:

TRACT A, OF "AVANTI", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 33, OF THE PUBLIC RECORDS OF CITY OF OPA-LOCKA LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA

I do give to Tracy Slavens Esq. and Wesley Hevia Esq. 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 Tracy Slavens Esq. and Wesley Hevia Esq. 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.

Eric Greenwald
Signature

5/2/24
Date

Sworn to and subscribed before me:

This 2 day of MAY 2024
[Signature]
Notary Public



My commission expires: 12/12/26

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

May 10, 2024

VIA ELECTRONIC DELIVERYMr. Gregory D. Gay AIA-NAM
Director Planning & Community Development
City of Opa-locka
780 Fisherman Street, Fourth Floor
Opa-Locka, Florida 33054**Re: THE ARMORY I LLC - Letter of Intent
Indoor Shooting Range (Conditional Use) and Gun Shop (Special Exception)
13449 NW 42 AVE (Folio 08-2129-016-0010)**

Dear Mr. Gay:

Please accept this letter of intent on behalf of THE ARMORY I LLC (the “Applicant”) for a Conditional Use and Special Exception approval (the “Application”) to allow an Indoor Shooting Range and Gun Shop at the property located at 13449 NW 42 Avenue as further identified by Folio 08-2129-016-0010 (the “Property”).

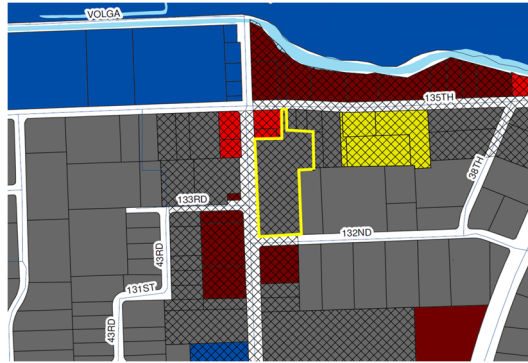


[Figure 1: Aerial (Property Outlined in Yellow)]

Specifically, the Application seeks approval to renovate a portion of the existing building located at the Property to construct a multifunctional indoor tactical training facility including a state-of-the-art shooting range with an accessory Gun Shop (the “Facility”). The Facility will limit access to pre-approved members, as well as federal, state, and local law enforcement. Importantly, the Facility has been thoughtfully designed to serve specific tactical and educational training objectives of City of Opa-Locka Police personnel.

I. ZONING AND FUTURE LAND USE

The Property is zoned I-3 Liberal/Planned Industrial, is within the Corridor Mixed Use Overlay, and has a future land use designation of Industrial. Accordingly, a variety of industrial, manufacturing, retail, and other higher-intensity uses are permitted at the Property and the surrounding area.



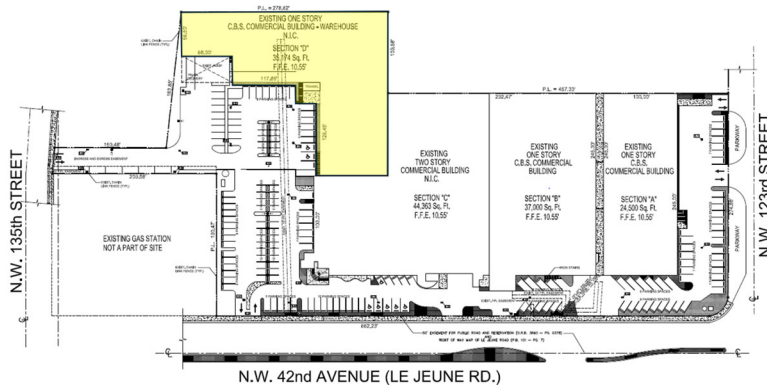
[Figure 2: Current Zoning (Property Outlined in Yellow)]

The area surrounding the Property is likewise primarily zoned I-3 Liberal/Planned Industrial and Corridor Mixed Use Overlay, and is therefore proximate to multiple commercial and light industrial uses, including warehouses, retail, and a gas station. The Property is also just south of Opa-Locka Executive Airport.

Gun Shops are permitted by Special Exception in I-3 zoning. However, the City is currently processing a legislative text amendment (the “Text Amendment”) to allow Indoor Shooting Ranges such as the proposed Facility as a Conditional Use in I-3 zoning districts. Therefore, approval of the Application is contingent upon the City Commission’s approval of the Text Amendment.

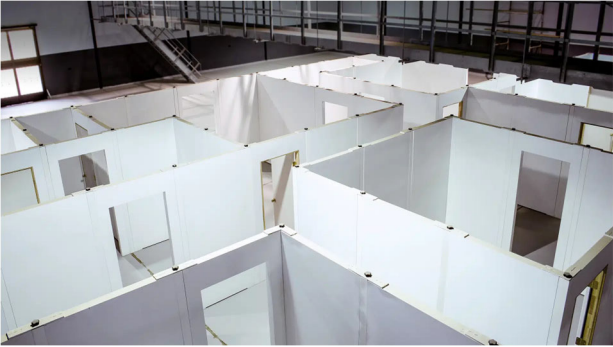
II. PROJECT

The Facility will occupy approximately 40,478 square feet of the existing +/-170,700 square foot building located at the Property, generally as follows:



[Figure 3: Location Within Building (Facility Highlighted in Yellow)]

As set forth in greater detail in the plans prepared by TM Design Associates, P.A. included with this Application, the Facility will contain a state-of-the-art indoor shooting range, a dynamic/tactical training area, a combat simulator room, health and training facilities, classrooms, secured storage areas, multi-purpose areas, recreational areas, social gathering areas, retail areas, and various other supporting and back-of-house areas.



[Figure 4: Multi-Configurable Training Example]



[Figure 5: Shooting Range Example]

The Facility is anticipated to operate on a private membership basis. Specifically, the Facility will limit access to pre-approved members, as well as federal, state, and local law enforcement. Additionally, the Facility is anticipated to serve as the headquarters for the 2nd Division, Southern Command of the Florida State Guard, Special Operations Company (FSG SOC). This unique state asset comprises former Special Operations Forces personnel operating under Florida Department of Law Enforcement jurisdiction. The Applicant understands that the FSG SOC is committed to enhancing the training capabilities of the Opa-Locka Police Department by sharing expertise, resources, and tactical knowledge with their fellow law enforcement and civilian counterparts.

Importantly, the Facility has also been thoughtfully designed to meet the unique tactical and educational training objectives and standards of the City of Opa-Locka Police Department. Applicant is also committed to providing regular support to Opa-Locka police by leveraging the Facility to host fundraisers and equipment donation/acquisition initiatives. Applicant is also committed to providing periodic complimentary access to Opa-Locka law enforcement personnel. These commitments underscore Applicant's dedication to fostering a safer and more secure environment in partnership with the Opa-Locka community.

The Facility is designed as a fully enclosed, securitized, climate-controlled building that is meticulously engineered to meet and exceed rigorous industry standard sound damping standards such that no loud sounds originating from within the Facility will disturb other units within the building or outside of the building. To ensure that the Facility is of the highest high level of quality in all respects, the Applicant will partner with a recognized industry leader renowned for providing cutting-edge sound attenuation solutions. Specifically, that partner will provide comprehensive engineering assessments and simulated Sound Transmission Class (STC) ratings to ensure optimal noise control measures are in place.

The construction of the Facility's range walls will also feature 2-inch thick ballistic rubber, or the functional equivalent thereof, which will be installed on the interior solid concrete side walls. This innovative design has been proven to effectively diminish noise levels within the range and prevent sound transmission from escaping into the neighboring areas. Such ballistic rubber boasts impressive performance metrics, achieving a Noise Reduction Coefficient (NRC) of .65 and a Sound Transmission Classification (STC) rating of 29, as verified by independent third-party testing. The range walls will be constructed using 8-inch reinforced concrete-filled blocks, or the functional equivalent thereof.¹

Additionally, the Facility's outward character aligns seamlessly with the character and objectives of the I-3 and Corridor Mixed Use Overlay districts. Notably, the building will retain its overall existing discreet and secure industrial warehouse appearance and the front facade will continue to feature its main tenant, the Opa Locka Indoor Flea Market.

III. CONCLUSION

Applicant is excited to partner with the City of Opa-Locka to establish what it believes will be the State's premier indoor tactical facility with a focus on law enforcement training. The Property is the appropriate location for the proposed use both in terms of zoning and actual surrounding land uses. Similarly, the existing building provides a uniquely discreet and secure "warehouse-like" setting for the proposed use and the build-out of the Facility will be engineered utilizing the latest noise attenuation technology such that the Facility will result in no disturbance to neighbors. Accordingly, Applicant respectfully requests your favorable review of this submittal.

Should you have any further questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

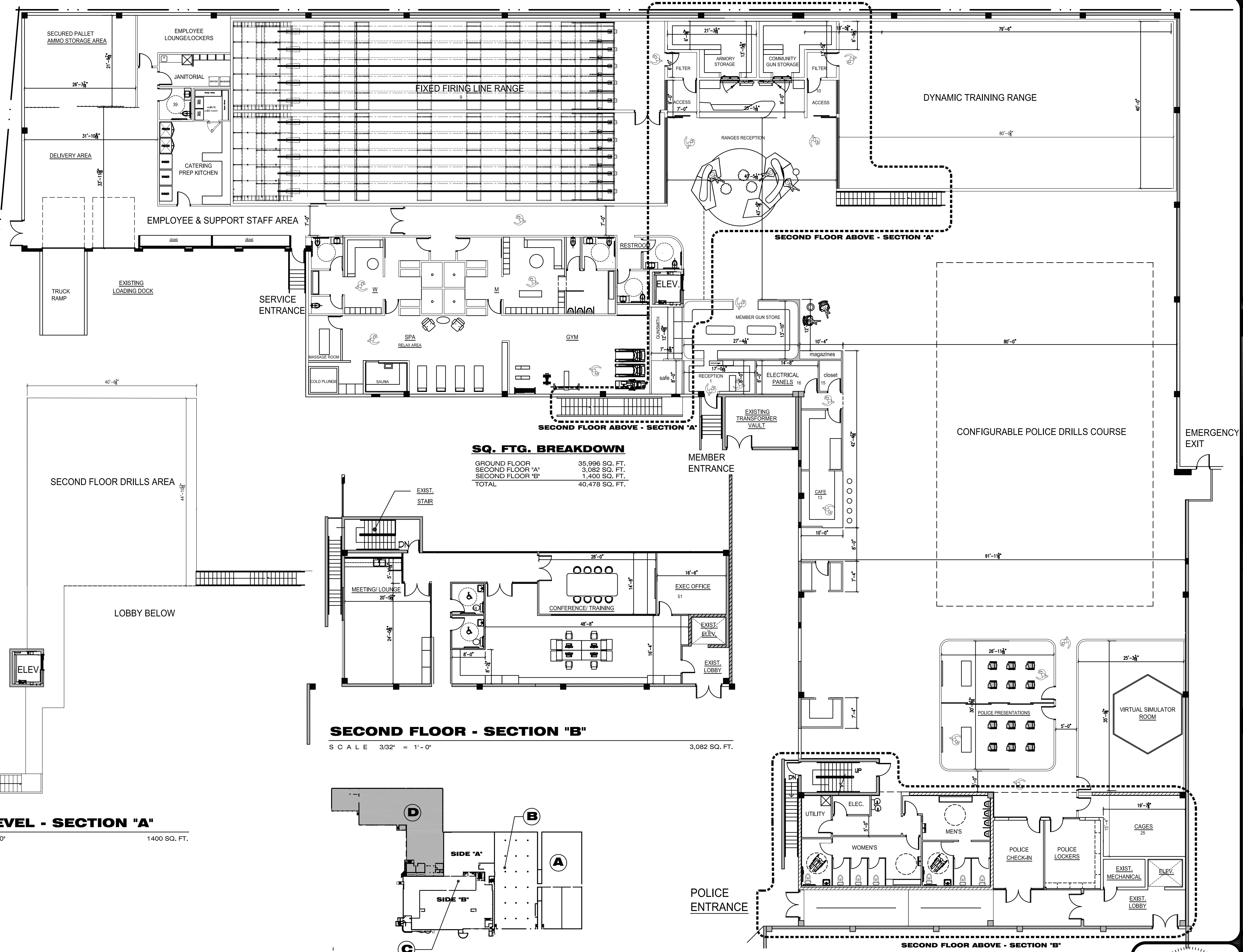
LSN Law, P.A.



Tracy R. Slavens, Esq.

Cc: Wesley Hevia, Esq.

¹ The Facility is anticipated to meet or exceed the noise performance described in the following video, which demonstrates range acoustic performance within a multi-tenant office building proximate to nearby residential buildings:
<https://www.youtube.com/watch?v=wUz2tw05-IA>.

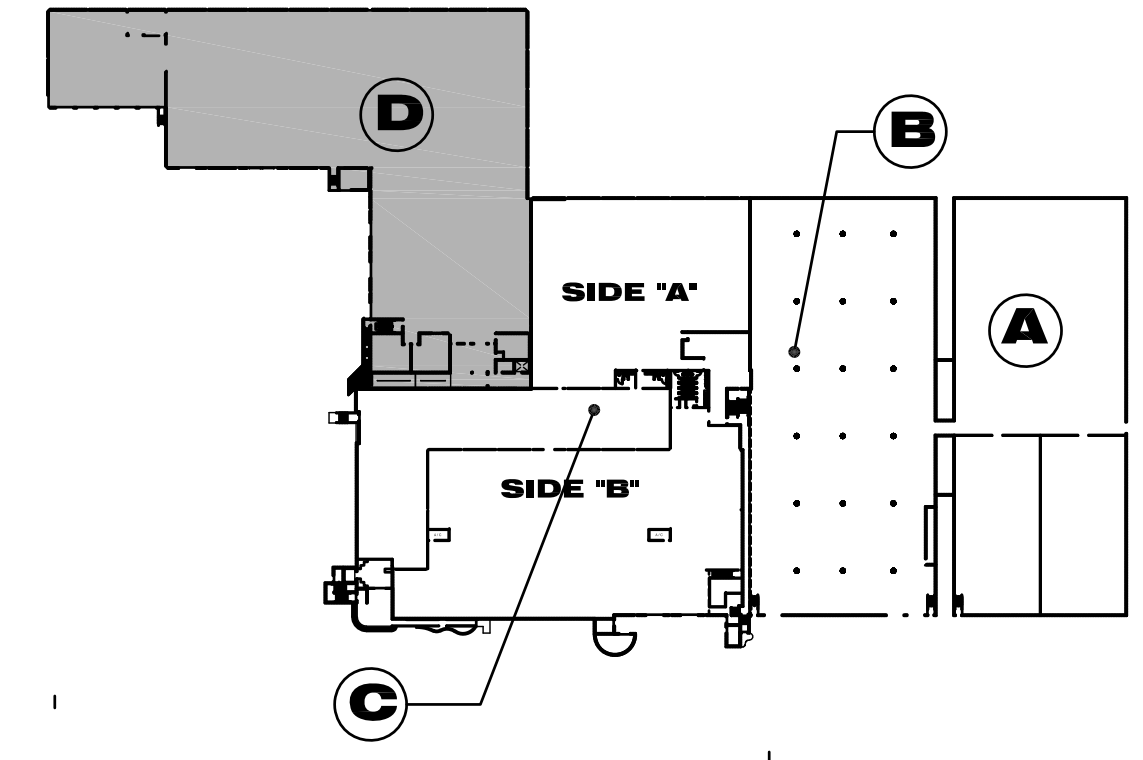


SQ. FTG. BREAKDOWN

GROUND FLOOR	35,996 SQ. FT.
SECOND FLOOR "A"	3,082 SQ. FT.
SECOND FLOOR "B"	1,400 SQ. FT.
TOTAL	40,478 SQ. FT.

SECOND LEVEL - SECTION "A"
SCALE 3/32" = 1'-0" 1400 SQ. FT.

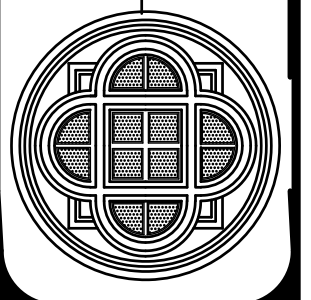
SECOND FLOOR - SECTION "B"
SCALE 3/32" = 1'-0" 3,082 SQ. FT.



KEY PLAN
N.T.S.

PROPOSED FLOOR PLAN - SECTION "D"
SCALE 3/32" = 1'-0" 35,996 SQ. FT.

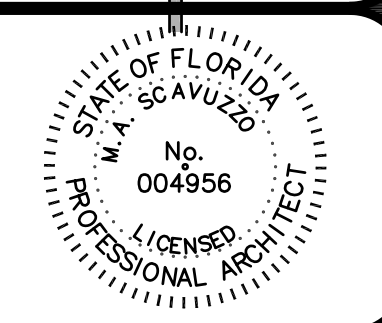
TM DESIGN ASSOCIATES P.A.
ARCHITECTURE ♦ CONSTRUCTION ♦ MANAGEMENT
7600 WEST 30th AVENUE, SUITE #419 • PHONE (850) 897-3400 • MIAMI, FLORIDA 33166
A/C CONTRACTORS INC. (MEMBER)



THIS SET AND EACH SHEET HEREIN IS THE PROPERTY OF TM DESIGN ASSOCIATES P.A. AND IS NOT TO BE REPRODUCED, COPIED OR PUBLISHED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF TM DESIGN ASSOCIATES P.A. ANY UNAUTHORIZED REPRODUCTION OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN SHALL BE SUBJECT TO PENALTIES AND DAMAGES.
OWNER/CONTRACTOR SHALL SUBMIT THREE (3) COPIES OF ALL DETAILED SHOP DRAWINGS TO THIS OFFICE FOR REVIEW ONLY. NO ALTERATIONS TO BE MADE FROM THESE PLANS WITHOUT ARCHITECT'S WRITTEN PERMISSION.

PROJECT NAME:
**PROPOSED INTERIOR REMODELING FOR:
THE ARMORY LLC
13449 NW 42 AVENUE
OPA LOCKA, FL**

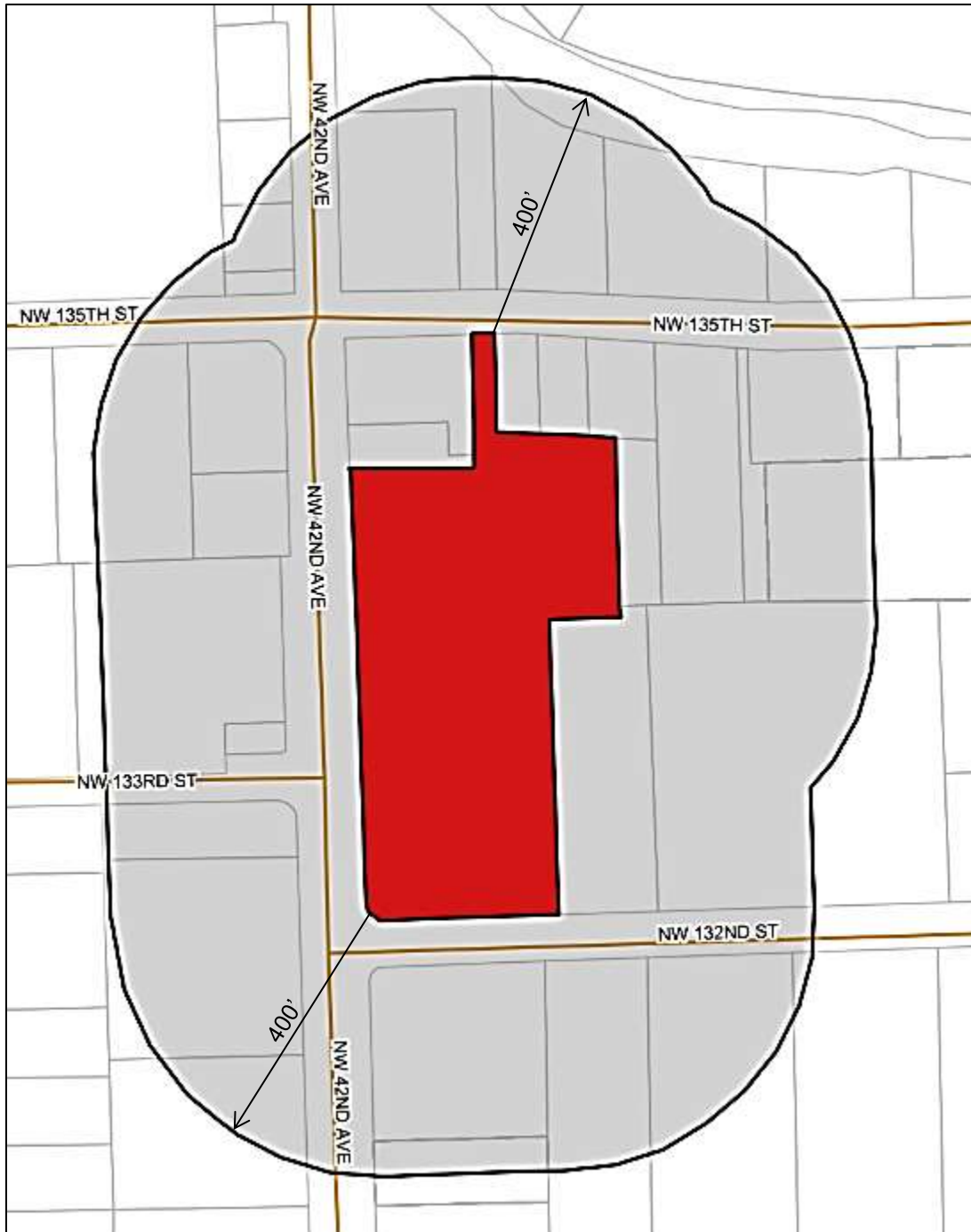
REVISIONS:
DRAWN BY:
DATE:
CONTACT EMAIL: TMDC@TMDASOCIATES.COM



Sheet No.
A-2.0
COMMISSION NUMBER
E-06-21



400' RADIUS MAP (N.T.S.)



SUBJECT: 13449 NW 42 Avenue, Opa-Locka, FL 33054
FOLIO NUMBER: 08-2129-016-0010

L08000073133

Florida Department of State
Division of Corporations
Public Access System

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Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H08000184346 3)))



H080001843463ABC1

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)617-6383

From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305)634-3694
Fax Number : (305)633-9696

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
08 JUL 30 AM 9:52

FLORIDA/FOREIGN LIMITED LIABILITY CO.

rnd headquarters, ll

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

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G. MCLEOD

JUL 31 2008

EXAMINER

H08000184346

**ARTICLES OF ORGANIZATION
FOR
RND HEADQUARTERS, LLC
(A Florida limited liability company)**

ARTICLE I - NAME

The name of this limited liability company shall be: **RND HEADQUARTERS, LLC**

ARTICLE II - DURATION

The period of duration for the limited liability company shall commence on the date on which these Articles of Organization are filed with the Department of State of the State of Florida, and shall be perpetual.

ARTICLE III - PURPOSE

The limited liability company is formed to engage in any lawful act or activity for which limited liability companies may be organized under the Florida Limited Liability Act (Section 608.401, et seq., Florida Statutes).

ARTICLE IV - MAILING ADDRESS

The mailing address of the principal office of this limited liability company shall be 4700 N.W. 132nd Street, Miami, Florida 33054.

ARTICLE V - MANAGEMENT

The management of this limited liability company is reserved to the managing member. The managing member of this limited liability company is:

Daniel S. Whitebook, MGMB
4700 N.W. 132nd Street
Miami, Florida 33054

ARTICLE VI - REGISTERED AGENT

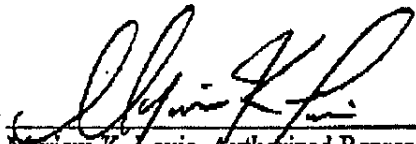
The Registered Agent for service of process on this limited liability company shall be Myriam K. Louis, Esquire, Smoler, Lerman, Bente & Whitebook, P.A., 2611 Hollywood Boulevard, Hollywood, Florida 33020.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
08 JUN 30 AM 9:50

H08000184346

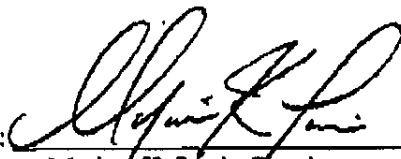
H08000184346

IN WITNESS WHEREOF, in accordance with section 608.408(3), Florida Statutes, the undersigned hereby affirms that the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true and have executed this instrument as of this 30th day of July, 2008.


Myriam K. Louis, Authorized Representative
of Managing Member

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

By: 
Myriam K. Louis, Esquire
Registered Agent

H08000184346



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

Detail by Entity Name

Florida Limited Liability Company
RND HEADQUARTERS, LLC

Filing Information

Document Number L08000073133
FEI/EIN Number 26-3160194
Date Filed 07/30/2008
State FL
Status ACTIVE

Principal Address

13449 N. W. 42ND AVENUE
OPA LOCKA, FL 33054

Changed: 01/11/2010

Mailing Address

13449 N. W. 42ND AVENUE
OPA LOCKA, FL 33054

Changed: 01/11/2010

Registered Agent Name & Address

LOUIS, MYRIAM KESQ
2611 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGRM

WHITEBOOK, DANIEL S
13449 N. W. 42ND AVENUE
OPA LOCKA, FL 33054

Annual Reports

Report Year	Filed Date
2022	03/18/2022
2023	03/30/2023
2024	04/17/2024

Document Images

04/17/2024 -- ANNUAL REPORT	View image in PDF format
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02/09/2009 -- ANNUAL REPORT	View image in PDF format
07/30/2008 -- Florida Limited Liability	View image in PDF format

Sec. 22-60. Conditional Use and Special Exception Applications

The purpose of a conditional use is to allow uses not permitted by right but which may provide for an individual or community-serving need and which, subject to conditions, would not negatively impact the integrity of the zoning district. Special Exception uses are permitted in a zoning district but only after public hearing. Conditional Uses and Special Exceptions may be approved by the City Commission after recommendation from the Planning Council as further provided for in this Article.

- A. General Criteria. Applications for a Conditional Use or Special Exception may require the submission of a site plan in accordance with the provisions of this Chapter. No certificate(s) of occupancy shall be issued for any use unless said use has been approved by the Department. An application for a Conditional Use or Special Exception shall be made to the Department prior to an application for a building permit and will only be accepted if all other ordinances and provisions of the City have been complied with. Except as may otherwise be required by law or administrative procedures, all required county, regional, state, or federal agency approvals shall be obtained prior to the approval of an application.

- B. Approval Criteria. The Planning Council and City Commission shall use the following criteria in making their decision regarding approval or disapproval of a Conditional Use or Special Exception application:
 - 1. Compliance with the City's Comprehensive Plan.
 - 2. Consistent with the "character and purpose" of the zoning district.
 - 3. The size, shape and character of the property are suited for the proposed use.
 - 4. Compatibility with the existing uses near the property.
 - 5. Will not adversely affect the development of the general neighborhood or district.
 - 6. Will not generate vehicular traffic or create vehicular circulation or ingress/egress problems or parking demands that have an unfavorable impact on surrounding properties when compared with uses permitted by right in the same district.

7. Potential for fire and/or other equally or greater dangerous hazards.
8. Create an unfavorable environment impacts on surrounding uses (e.g. noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisance).
9. Consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.
10. Site is adequately served by essential public services and facilities not requiring additional public expense in infrastructure improvements.
11. Will not adversely affect any site or feature of historical, cultural, natural or scenic importance.
12. Will not be contrary to the public health, safety, and welfare, provided that a denial based exclusively on this language shall include explicitly findings regarding the way in which granting the special exception would be contrary to the public health, safety and welfare.

C. Application. Any application for a Conditional Use or Special Exception shall include the following information, if determined by the Director to be applicable:

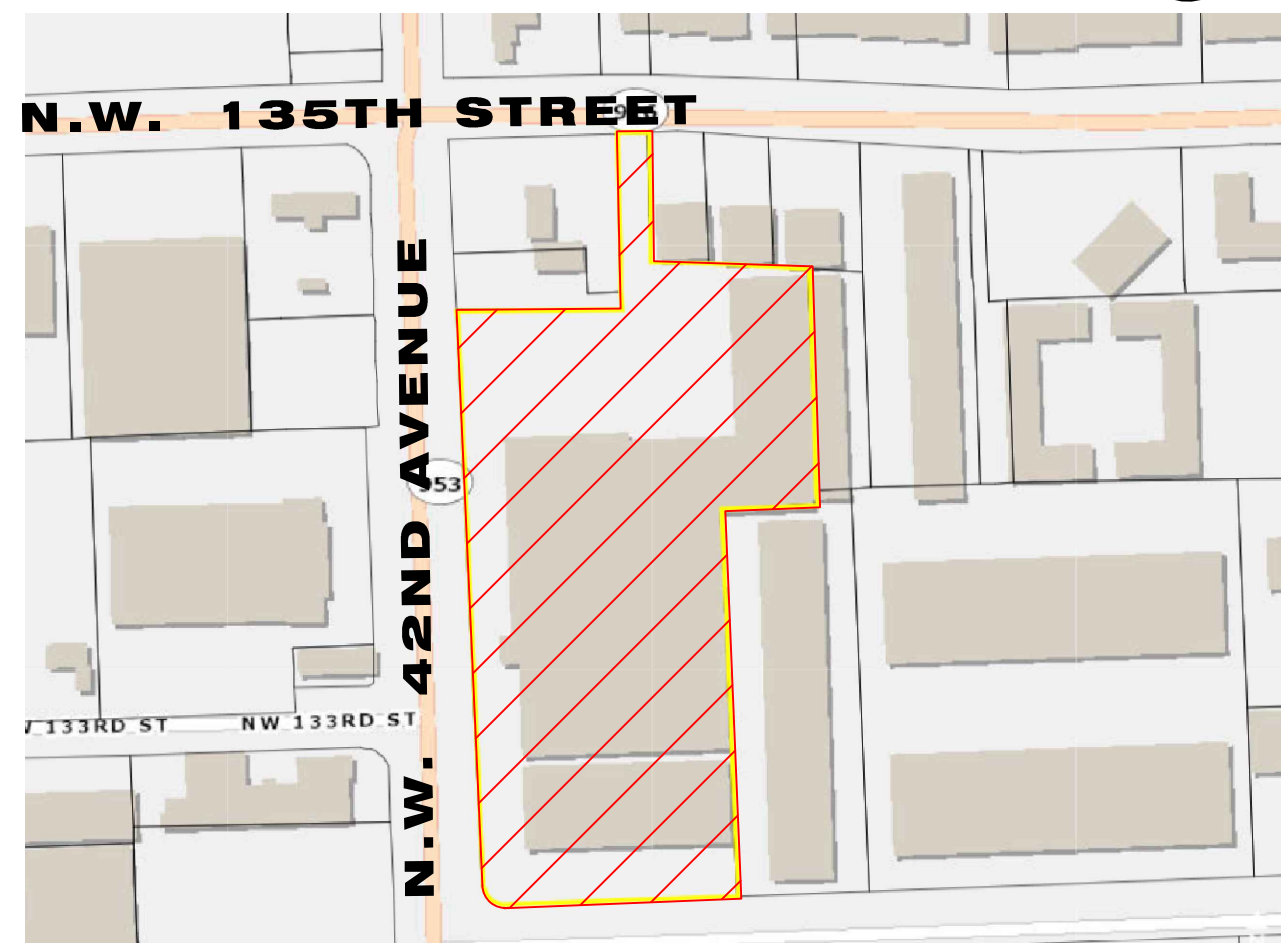
1. The location and size of the site, including its legal description and a current certified survey.
2. The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.
3. The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures.
4. The density or intensity of land use to be allocated, all parts of the site to be developed, together with tabulations by acreage and percentage thereof.

5. The location, size, and character of any open space, common or otherwise.
6. The use and the number of stories and height, bulk, and location of all buildings and other structures.
7. The requirements as set forth in this Chapter and other Chapters, including the necessary documentation for providing required improvements such as streets, water supply, storm drainage, parking, landscaping, and sewage collection as well as the provisions for all other appropriate public and private services such as police or security protection, fire protection, and refuse collection.
8. The substance of covenants, grants of easements, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities.
9. Any additional data, plans, or specifications which the applicant believes is pertinent and will assist in clarifying his application.
10. A demonstration that the proposed conditional use does not degrade adopted levels of service in the City.

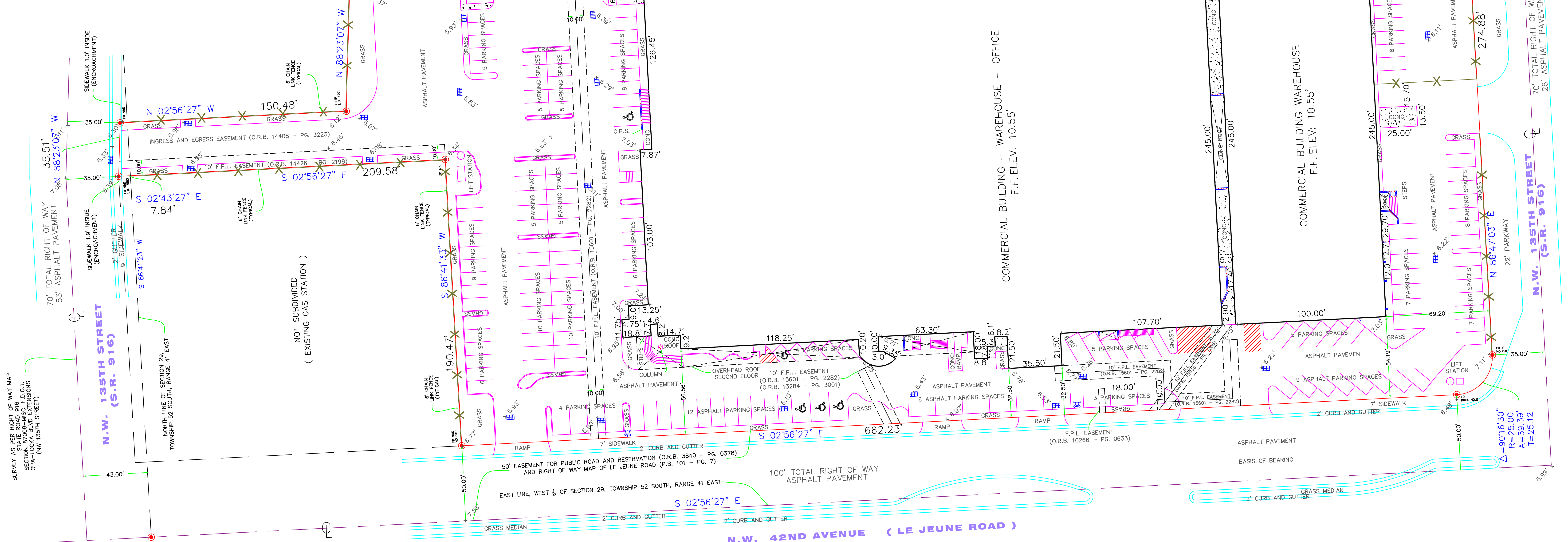
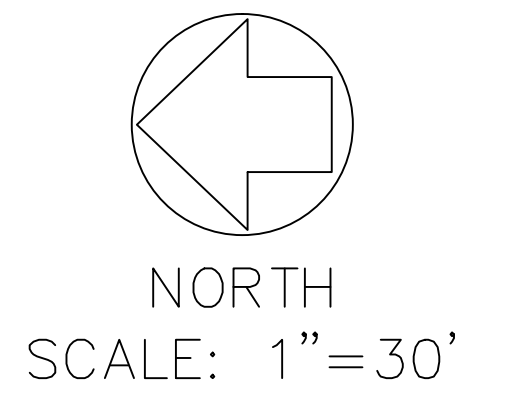
D. Planning Council Recommendation. The Department's written recommendations shall be transmitted to the Planning Council and a public hearing shall be conducted. The Planning Council shall make a recommendation to the City Commission for approval, denial or approval subject to conditions.

E. City Commission Approval. The Department's written recommendations along with the recommendations of the Planning Council shall be transmitted to the City Commission and a public hearing shall be conducted before the Commission, who shall deny; approve; or approve the use subject to conditions. Violation of the conditions and safeguards, when made a part of the terms under which the Conditional Use is granted, shall be deemed a violation of this Chapter.

LOCATION SKETCH:
NOT TO SCALE



BOUNDARY SURVEY



SURVEY AS PER RIGHT OF WAY MAP
SECTION 87008-MISC. F.D.O.T.
OPA-LOCKA BLVD EXTENSIONS
(NW 135TH STREET)

BENCHMARK REFERENCE:
NAME: N-560
ELEV(NGVD29): 6.17
LOCATION: NW 135 ST --- 640' NORTH OF C/L
LOCATION2: NW 42 AVE --- 34.2' EAST OF C/L
LOCATION3: OPA-LOCKA CANAL --- 21.5' NORTH OF C/L OF CANAL
DESCRIPTION: PK NAIL AND BRASS WASHER IN FLOW LINE OF CONC CURB AND GUTTER.

FLOOD ZONE INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE **AE** BASE FLOOD ELEVATION **8'** COMMUNITY NAME & NUMBER **CITY OF OPA-LOCKA 12065Z** MAP & PANEL NUMBER **12086C0119** SUFFIX **L**

PROPERTY ADDRESS:
13449 NW 42ND AVENUE OPA-LOCKA, FL, 33054
FOLIO # 08-2129-016-0010
LEGAL DESCRIPTION:
TRACK A, OF "AVANTI", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 33, OF THE PUBLIC RECORDS OF CITY OF OPA-LOCKA LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LEGEND ABBREVIATIONS:
A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCHMARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
CHB = CHORD BEARING
C/G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
D/E = DRAINAGE EASEMENT
DME = DRAINAGE & MAINTENANCE EASEMENT
DW = DRIVE-WAY
EB = ELECTRIC BOX
ENC = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
P/C = PALM BEACH COUNTY
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAELOW (SURVEY NAIL)
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIIUS DISTANCE
(R) = RECORD
RW = RIGHT OF WAY
RES = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL

SYMBOLS:
[Symbol] = HAND HOLE
[Symbol] = ELECTRIC BOX
[Symbol] = TELEPHONE RISER
[Symbol] = CABLE TV RISER
[Symbol] = WATER METER
[Symbol] = WATER VALVE
[Symbol] = CURB INLET
[Symbol] = FIRE HYDRANT
[Symbol] = LIGHT POLE
[Symbol] = DRAIN
[Symbol] = VALVE
[Symbol] = GAS VALVE
[Symbol] = OVERHEAD UTILITY WIRE
[Symbol] = LIMITED ACCESS RIGHT-OF-WAY LINE
[Symbol] = BOUNDARY LINE
[Symbol] = ELEVATION
UB = UTILITY BOX
UE = UTILITY EASEMENT
W/F = WOOD FENCE
WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SURFACE:
[Symbol] = ASPHALT
[Symbol] = CONCRETE
[Symbol] = PAVERS
[Symbol] = BUILDING
[Symbol] = TILES
[Symbol] = WOOD
[Symbol] = COVER
---NN--- = BACKFLOW PREVENTER
---(BT)--- = BOLLARDS
---Δ--- = ORIGINAL LOT DISTANCE
---△--- = CENTRAL ANGLE
---|--- = CENTER LINE
---[Symbol]--- = CATCH BASIN
---[Symbol]--- = UTILITY POLE
---[Symbol]--- = CONC. POLE
---[Symbol]--- = DRAINAGE MANHOLE
---[Symbol]--- = SEWER MANHOLE
---[Symbol]--- = COMMUNICATION MANHOLE
---[Symbol]--- = FPL MANHOLE
---[Symbol]--- = SIGN
---[Symbol]--- = ANCHOR
---[Symbol]--- = GUARD RAIL
---[Symbol]--- = POST & WIRE FENCE
---[Symbol]--- = CHAIN LINK FENCE

DATE OF SURVEY: 03/09/2023
CERTIFIED TO:
RND HEADQUARTERS LLC
JOB NUMBER: # 23266

SURVEYOR'S NOTES:
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(ES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. THIS SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON MIAMI-DADE TOWNSHIP MAP, THE CENTERLINE OF 22nd AVENUE(EAST LINE OF SW 1/4 OF SEC. 32-56-38) BEARS N 01°03'44" W.

VIZCAYA SURVEYING & MAPPING, INC.
13217 S.W. 46th LANE MIAMI, FLORIDA 33175
PHONE: (305) 223-6060
E-Mail: RVIZCAYA.13@GMAIL.COM LB.# 8000

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.051 AND SJ-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
ARTURO R. TOIRAC P.L.S. 03/08/2023
PROFESSIONAL SURVEYOR AND MAPPER # 3102
SURVEYOR'S SEAL
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LISTENED SURVEYOR AND MAPPER.

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

L24000166232
FILED 8:00 AM
April 08, 2024
Sec. Of State
labrown

Article I

The name of the Limited Liability Company is:

THE ARMORY I LLC

Article II

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

4250 BISCAYNE BLVD
705
MIAMI, FL. 33137

The mailing address of the Limited Liability Company is:

4250 BISCAYNE BLVD
705
MIAMI, FL. 33137

Article III

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

ERIC GREENWALD
5313 LAGORCE DR
MIAMI BEACH, FL. 33140

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

Registered Agent Signature: ERIC GREENWALD

Article IV

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

Title: MGR
RIGI HOLDINGS, LLC
4250 BISCAYNE BLVD #705
MIAMI, FL. 33137 US

Title: MGR
ERIC GREENWALD
5313 LAGORCE DR
MIAMI BEACH, FL. 33140 US

L24000166232
FILED 8:00 AM
April 08, 2024
Sec. Of State
labrown

Article V

The effective date for this Limited Liability Company shall be:

04/01/2024

Signature of member or an authorized representative

Electronic Signature: ERIC GREENWALD

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



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

Detail by Entity Name

Florida Limited Liability Company
THE ARMORY I LLC

Filing Information

Document Number L24000166232
FEI/EIN Number 99-2589316
Date Filed 04/08/2024
Effective Date 04/01/2024
State FL
Status ACTIVE

Principal Address

4250 BISCAYNE BLVD
705
MIAMI, FL 33137

Mailing Address

4250 BISCAYNE BLVD
705
MIAMI, FL 33137

Registered Agent Name & Address

GREENWALD, ERIC
5313 LAGORCE DR
MIAMI BEACH, FL 33140

Authorized Person(s) Detail

Name & Address

Title MGR

RIGI HOLDINGS, LLC
4250 BISCAYNE BLVD #705
MIAMI, FL 33137

Title MGR

GREENWALD, ERIC
5313 LAGORCE DR
MIAMI BEACH, FL 33140

Annual Reports

No Annual Reports Filed

Document Images

[04/08/2024 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations

LIST OF PROPERTY OWNERS WITHIN 400' RADIUS OF THE SUBJECT PROPERTY (Subject property is shown in BOLD)

LEGAL DESCRIPTION, SITE ADDRESS, FOLIO NUMBER

NAME, MAILING ADDRESS

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 14 BLDG 10 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 14-10
OPA LOCKA, FL 33054
0821290090370

CARLA VALERO
TEODORA LAMADRID 36 30 3A
BARCELONA, SPAIN

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 8 BLDG 10 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 8-10
OPA LOCKA, FL 33054
0821290090320

4050 LLC
12595 SW 137 AVE STE 204
MIAMI, FL 33186 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 18 BLDG 9 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 18-9
OPA LOCKA, FL 33054
0821290090170

4050 NW 135 ST LLC
924 W 64 ST
HIALEAH, FL 33012 USA

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
4110 NW 135TH ST
OPA LOCKA, FL 33054
0821290000084

AFFAR ENTERPRISES INC
4137 NW 135 ST
OPA LOCKA, FL 33054 USA

20 29 52 41 .475 AC BEG 150.48FTE & 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
UNAVAILABLE
OPA LOCKA, FL 33054
0821290000088

AFFAR ENTERPRISES INC
4137 NW 135 ST
OPA LOCKA, FL 33054 USA

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
4100 NW 135TH ST
OPA LOCKA, FL 33054
0821290000080

AFFAR ENTERPRISES INC
4137 NW 135 ST
OPA LOCKA, FL 33054-4658 USA

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 6 UNDIV 8.43% INT IN COMMON ELEMENTS OFF REC 21777-4422
13065 NW 42ND AVE 6
OPA LOCKA, FL 33054
0821290210060

AMADO VENEGAS
MARTHA VENEGAS
13065 NW 42 AVE 6
OPA LOCKA, FL 33054 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 9 BLDG 10 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 9-10
OPA LOCKA, FL 33054
0821290090330

AMALIA & MARTA RIVAS
4050 NW 135 ST UNIT 9 BLDG 10
OPA LOCKA, FL 33054-4640 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 15 BLDG 11 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 15-11
OPA LOCKA, FL 33054
0821290090620

ANDRES MORALES
85 NW 45 AVE
MIAMI, FL 33126 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 17 BLDG 11 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 17-11
OPA LOCKA, FL 33054
0821290090640

ANDRES MORALES
85 NW 45 AVE
MIAMI, FL 33126 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 10 BLDG 11 UNDIV 1.693% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 10-11
OPA LOCKA, FL 33054
0821290090580

ANDRES VERONA
REM JOSE LUIS VERONA
4050 NW 135 ST BLDG 11 #10
OPA LOCKA, FL 33054 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 7 BLDG 10 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 7-10
OPA LOCKA, FL 33054
0821290090310

ANGEL PENA
4050 NW 135 ST #7-10
OPA LOCKA, FL 33054-4622 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 15 BLDG 10 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R225755
4050 NW 135TH ST 15-10
OPA LOCKA, FL 33054
0821290090380

AQUILES A MALENO &W ANA M
10365 SW 23 CT
MIRAMAR, FL 33025 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 4 BLDG 9 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 4-9
OPA LOCKA, FL 33054
0821290090040

AQUILES A MALENO &W ANA M
10365 SW 23 CT
MIRAMAR, FL 33025-1770 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 25 BLDG 9 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 25-9
OPA LOCKA, FL 33054
0821290090240

ARTURO T GONZALEZ
4050 NW 135 ST 25 9
OPA LOCKA, FL 33054 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 6 BLDG 9 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 6-9
OPA LOCKA, FL 33054
0821290090060

BASILIO VALDES
4050 NW 135 ST #6-9
OPA LOCKA, FL 33054-4622 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 11 BLDG 11 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 11-11
OPA LOCKA, FL 33054
0821290090590

BERNALDO ORO &W DELFINA
4050 NW 135 ST #11-11
OPA LOCKA, FL 33054-4646 USA

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
13350 LE JEUNE RD
OPA LOCKA, FL 33054
0821200040041

CALICO SUNSHINE 163 LLC
CORAL COASTAL LLC
DCM LIFESTYLE LLC
13350 NW 42 AVE
OPA LOCKA, FL 33054 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 22 BLDG 11 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-

CANDIDO R ACEVEDO

225755
4050 NW 135TH ST 22-11
OPA LOCKA, FL 33054
0821290090690

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 1 BLDG 9 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 1-9
OPA LOCKA, FL 33054
0821290090010

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 20 BLDG 11 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 20-11
OPA LOCKA, FL 33054
0821290090670

S & F INDUSTRIAL SITES PB 130-7 LOT 9 & 10 BLK 1 LOT SIZE 52082 SQ FT OR 20220-4623 0202 5 (5)
4097 NW 135TH ST
OPA LOCKA, FL 33054
0821200050091

S & F INDUSTRIAL SITES PB 130-7 LOTS 11 & 12 BLK 1 LOT SIZE 55774 SQ FT OR 20220-4623 0202 5 (5)
4119 NW 135TH ST
OPA LOCKA, FL 33054
0821200050110

S & F INDUSTRIAL SITES PB 130-7 LOT 13 BLK 1 LOT SIZE 48131 SQ FT OR 20220-4623 0202 5 (5)
4147 NW 135TH ST
OPA LOCKA, FL 33054
0821200050130

NORTH DADE COMMERCIAL PARK PB 126-29 LOTS 2 THRU 5 BLK 1 LOT SIZE 90000 SQ FT OR 19576-2767 0301 1
13200 NW 42ND AVE
OPA LOCKA, FL 33054
0821290120020

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 17 BLDG 10 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 17-10
OPA LOCKA, FL 33054
0821290090400

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 1 BLDG 10 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 1-10
OPA LOCKA, FL 33054
0821290090250

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 3 BLDG 10 UNDIV 1.693% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 3-10
OPA LOCKA, FL 33054
0821290090270

6548 NW 171 ST
HIALEAH, FL 33015 USA

CARLOS MARTINEZ &W CARMEN
4050 NW 135 ST #1-9
OPA LOCKA, FL 33054-0000 USA

CARLOS MONTESINO
KEILA NUNEZ
1431 NW 87 WAY
PEMBROKE PINES, FL 33024 USA

CARMELA RAFFA (TR)
% TMC COMMERCIAL CENTER
4137 NW 135 ST
OPA LOCKA, FL 33054-4658 USA

CARMELA RAFFA (TR)
% TMC COMMERCIAL CENTER
4137 NW 135 ST
OPA LOCKA, FL 33054-4658 USA

CARMELA RAFFA (TR)
% TMC COMMERCIAL CENTER
4137 NW 135 ST
OPA LOCKA, FL 33054-4658 USA

CMCC VENTURES LTD
9050 NW 27 AVE
MIAMI, FL 33147 USA

DANIEL R DIAZ
4050 NW 135 ST #17-10
OPA LOCKA, FL 33054-4622 USA

DANIEL RIOS DIAZ
4050 NW 135 ST #1-10
OPA LOCKA, FL 33054-4634 USA

DAVID TORRADO &W CONCEPCION
6521 W 8 AVE
HIALEAH, FL 33012 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 10 BLDG 10 UNDIV 1.693% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 10-10
OPA LOCKA, FL 33054
0821290090340

DAYLIN FARINAS
EDUARDO M AGUILILLA JR
4050 NW 135 ST UNIT 10 BLDG 10
OPA LOCKA, FL 33054 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 12 BLDG 11 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 11
OPA LOCKA, FL 33054
0821290090600

DOUGLAS GUTIERREZ
4050 NW 135 ST #12-11
OPA LOCKA, FL 33054-4622 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 16 BLDG 11 UNDIV 1.693% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 16-11
OPA LOCKA, FL 33054
0821290090630

DOUGLAS VIDEA &W LISETH
4050 NW 135 ST #16-11
OPA LOCKA, FL 33054-4622 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 2 BLDG 9 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 2-9
OPA LOCKA, FL 33054
0821290090020

EDUARDO JOSE GUTIERREZ
4050 NW 135 ST UNIT #2-9
OPA LOCKA, FL 33054-4637 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 23 BLDG 9 UNDIV 1.694% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 23-9
OPA LOCKA, FL 33054
0821290090220

ELISEA CRESPO LE
REM GRETTTER FERNANDEZ
4050 NW 135 ST #23-9
OPA LOCKA, FL 33054 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 18 BLDG 11 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 18-11
OPA LOCKA, FL 33054
0821290090650

ENGRACIA NUNEZ
KEILA NUNEZ
1431 NW 87 WAY
PEMBROKE PINES, FL 33024 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 11 BLDG 9 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 11-9
OPA LOCKA, FL 33054
0821290090110

ESTEBAN ISRAEL HERNANDEZ
MIRIAM MELBA HERNANDEZ
4050 NW 135 ST 11-9
OPA LOCKA, FL 33054 USA

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
4250 NW 135TH ST
OPA LOCKA, FL 33054
0821200040046

EWE WAREHOUSE INVEST XII LTD
10165 NW 19 ST
MIAMI, FL 33172-2529 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 14 BLDG 9 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 14-9
OPA LOCKA, FL 33054
0821290090130

FATIMA GARCIA
4050 NW 135 ST #14-9
OPA LOCKA, FL 33054-0000 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 4 BLDG 10 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-

FELIPA CORRECHET TRS

225755
4050 NW 135TH ST 4-10
OPA LOCKA, FL 33054
0821290090280

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 21 BLDG 10 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 21-10
OPA LOCKA, FL 33054
0821290090440

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 1 UNDIV 6.98% INT IN COMMON ELEMENTS OFF REC 21777-4422
13055 NW 42ND AVE 1
OPA LOCKA, FL 33054
0821290210010

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 2 UNDIV 8.43% INT IN COMMON ELEMENTS OFF REC 21777-4422
13057 NW 42ND AVE 2
OPA LOCKA, FL 33054
0821290210020

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 2 BLDG 10 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 2-10
OPA LOCKA, FL 33054
0821290090260

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 23 BLDG 10 UNDIV 1.693% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 23-10
OPA LOCKA, FL 33054
0821290090460

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 21 BLDG 9 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 21-9
OPA LOCKA, FL 33054
0821290090200

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 3 BLDG 11 UNDIV 1.693% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 3-11
OPA LOCKA, FL 33054
0821290090510

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 5 BLDG 9 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 5-9
OPA LOCKA, FL 33054
0821290090050

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 2 BLDG 11 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755

16 MCKINLEY AVE
LEHIGH ACRES, FL 33936 USA

FRANK RUIZ
18145 NW 89 CT
HIALEAH, FL 33018 USA

GABRIELA MARIN
GILMAR WILFREDO DE LEON PASCUAL
13055 NW 42 AVE
OPA LOCKA, FL 33054 USA

GAVACOM INVESTMENTS LLC
4700 NW 128 ST
OPA LOCKA, FL 33054 USA

GILBERTO DIAZ &W
MARILYN DIAZ
PO BOX 523
EL CAMPO, TX 77437 USA

HALOGEN DESIGN LLC
748 SAND CREEK CIR
WESTON, FL 33327 USA

ISAURA GOMEZ RAMIREZ
4050 NW 135 ST #21-9
OPA LOCKA, FL 33054-4638 USA

JOEL RODRIGUEZ
NOEMI GUERRA RIVERO
285 SEAMAN AVE
OPA LOCKA, FL 33054 USA

JORGE BRITO
MARIA BRITO
4050 NW 135 ST #5-9
OPA LOCKA, FL 33054-4622 USA

JORGE QUINTANA
4050 NW 135 ST UNIT #2 BLDG #11

4050 NW 135TH ST 2-11
OPA LOCKA, FL 33054
0821290090500

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 8 UNDIV 8.43% INT IN COMMON ELEMENTS OFF REC
21777-4422
13069 NW 42ND AVE 8
OPA LOCKA, FL 33054
0821290210080

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 9 UNDIV 8.43% INT IN COMMON ELEMENTS OFF REC
21777-4422
13071 NW 42ND AVE 9
OPA LOCKA, FL 33054
0821290210090

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 10 UNDIV 25.58% INT IN COMMON ELEMENTS OFF REC
21777-4422
13073 NW 42ND AVE 10
OPA LOCKA, FL 33054
0821290210100

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 25 BLDG 11 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 25-11
OPA LOCKA, FL 33054
0821290090720

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 7 BLDG 9 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 7-9
OPA LOCKA, FL 33054
0821290090070

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 24 BLDG 9 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 24-9
OPA LOCKA, FL 33054
0821290090230

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 24 BLDG 11 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 24-11
OPA LOCKA, FL 33054
0821290090710

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 16 BLDG 9 UNDIV 1.694% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 16-9
OPA LOCKA, FL 33054
0821290090150

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 5 BLDG 11 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 5-11

OPA LOCKA, FL 33054-4637 USA

JOSE GOMEZ & EULALIA O GOMEZ TRS
1221 E 9 CT
HIALEAH, FL 33010-3723 USA

JOSE GOMEZ & EULALIA O GOMEZ TRS
1221 E 9 CT
HIALEAH, FL 33010-3723 USA

JOSE GOMEZ TRS
JOSE GOMEZ AND EULALIA O GOMEZ
REVOCABLE TRUST
10490 NW 134 ST
HIALEAH GARDENS, FL 33018 USA

JOSE LUIS VERONA
12915 NW 10 AVE
MIAMI, FL 33168 USA

JUAN A INFANTE
210 FONTAINEBLEAU BLVD 510
MIAMI, FL 33172 USA

JUAN JURADO & W YIDAH
233 WHISTLE WAY
LOCUST GROVE, GA 30248 USA

KADIR HOWARD MONTEAGUDO
LISET CASTRO RODRIGUEZ
4050 NW 135 ST 24-11
OPA LOCKA, FL 33054 USA

LAURA E MEJIA
4050 NW 135 ST #16-9
OPA LOCKA, FL 33054-4622 USA

LAZARO VITOS JR
7610 STIRLING RD F202
DAVIE, FL 33024 USA

OPA LOCKA, FL 33054
0821290090530

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
4190 NW 135TH ST
OPA LOCKA, FL 33054
0821290000100

LE JEUNE GAS & FOOD INC
4190 NW 135 ST
OPA LOCKA, FL 33054 USA

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
4180 NW 135TH ST
OPA LOCKA, FL 33054
0821290000090

LE JEUNE GAS & FOOD INC
4190 NW 135 ST
OPA LOCKA, FL 33054 USA

LEJEUNE INDUSTRIAL SITES PB 135-6 LOT 1 BLK 1 LOT SIZE 73367 SQ FT OR 19487-0036-38-40-43-46 0201 6
13101 NW 42ND AVE
OPA LOCKA, FL 33054
0821290140010

LEJEUNE-DOUGLAS INDUSTRIAL PK LLC
13105 NW 42 AVE
OPA LOCKA, FL 33054-4435 USA

LEJEUNE IND PARK PB 100-51 LOT 4 BLK 1 LOT SIZE 103400 SQ FT OR 19487-0036 0201 6 (3)
4140 NW 132ND ST
OPA LOCKA, FL 33054
0821290070040

LEJEUNE-DOUGLAS INDUSTRIAL PK LLC
13105 NW 42 AVE
OPA LOCKA, FL 33054-4435 USA

LEJEUNE IND PARK PB 100-51 LOT 3 BLK 1 LOT SIZE 103400 SQ FT OR 19487-0036 0201 6 (3)
4160 NW 132ND ST
OPA LOCKA, FL 33054
0821290070030

LEJEUNE-DOUGLAS INDUSTRIAL PK LLC
13105 NW 42 AVE
OPA LOCKA, FL 33054-4435 USA

LEJEUNE IND PARK PB 100-51 LOT 2 BLK 1 LOT SIZE 72850 SQ FT OR 19487-0036 0201 6 (3)
4162 NW 132ND ST
OPA LOCKA, FL 33054
0821290070020

LEJEUNE-DOUGLAS INDUSTRIAL PK LLC
13105 NW 42 AVE
OPA LOCKA, FL 33054-4435 USA

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
4165 NW 132ND ST
OPA LOCKA, FL 33054
0821290000130

LEJEUNE-DOUGLAS INDUSTRIAL PK LLC
13105 NW 42 AVE
OPA LOCKA, FL 33054-4435 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 3 BLDG 9 UNDIV 1.694% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 3-9
OPA LOCKA, FL 33054
0821290090030

LEONARDO YERO &W MARIA G
4050 NW 135 ST #3
OPA LOCKA, FL 33054-4622 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 7 BLDG 11 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 7-11
OPA LOCKA, FL 33054
0821290090550

LOIDA NAVARRO &H VLADIMIR MENDOZA
4050 NW 135 ST #7-11
OPA LOCKA, FL 33054-4622 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 6 BLDG 11 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755

LUIS MANUEL NICOLA
LEOPOLDINA NICOLA

4050 NW 135TH ST 6-11
OPA LOCKA, FL 33054
0821290090540

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 14 BLDG 11 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 14-11
OPA LOCKA, FL 33054
0821290090610

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 20 BLDG 10 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 20-10
OPA LOCKA, FL 33054
0821290090430

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 6 BLDG 10 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 6-10
OPA LOCKA, FL 33054
0821290090300

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 12 BLDG 10 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 12-10
OPA LOCKA, FL 33054
0821290090360

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 19 BLDG 10 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 19-10
OPA LOCKA, FL 33054
0821290090420

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 25 BLDG 10 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R225755
4050 NW 135TH ST 25-10
OPA LOCKA, FL 33054
0821290090480

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 12 BLDG 9 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 12-9
OPA LOCKA, FL 33054
0821290090120

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 23 BLDG 11 UNDIV 1.693% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 23-11
OPA LOCKA, FL 33054
0821290090700

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
4130 NW 135TH ST

7310 NW 5 ST
MIAMI, FL 33126 USA

MANUEL EMILIO CASTILLO
MARTA V CASTILLO
OBED CASTILLO
4050 NW 135 ST 14 11
OPA LOCKA, FL 33054 USA

MANUEL VARGAS EST OF
4050 NW 135 ST #20-10
OPA LOCKA, FL 33054-4622 USA

MARIA GANNON
610 W LAS OLAS BLVD 1412
FORT LAUDERDALE, FL 33312 USA

MARIA I MORERA
4050 NW 135 ST #12-10
OPA LOCKA, FL 33054-4622 USA

MARIA J TORRALBAS
4050 NW 135 ST UNIT 19-10
OPA LOCKA, FL 33054-4622 USA

MARIA NIEVES LUGO
4050 NW 135 ST BLDG 10 UNIT 25
OPA LOCKA, FL 33054 USA

MARVELIS RODRIGUEZ
4050 NW 135 ST #12-9
OPA LOCKA, FL 33054-4622 USA

MASTER EMPIRE LLC
PO BOX 155
DANIA, FL 33004 USA

MAYA CENTER INC
4137 NW 135 ST
OPA LOCKA, FL 33054 USA

OPA LOCKA, FL 33054
0821290000087

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
4120 NW 135TH ST
OPA LOCKA, FL 33054
0821290000086

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 11 BLDG 10 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 11-10
OPA LOCKA, FL 33054
0821290090350

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 20 BLDG 9 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 20-9
OPA LOCKA, FL 33054
0821290090190

NORTH DADE COMMERCIAL PARK PB 126-29 LOT 6-7 & 8 BLK 1 LOT SIZE 69480 SQ FT OR 13722-3600 0688 1
13000 NW 42ND AVE
OPA LOCKA, FL 33054
0821290120060

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
13300 LE JEUNE RD
OPA LOCKA, FL 33054
0821200040100

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
4111 NW 132ND ST
OPA LOCKA, FL 33054
0821290000150

INCOME GARDENS SEC 4 PB 31-8 LOT 19 TO 22 INC BLK 208 LOT SIZE IRREGULAR
UNAVAILABLE
OPA LOCKA, FL 33054
0821200040150

INCOME GARDENS SEC 4 PB 31-8 LOT 43 TO 45 INC BLK 208 LOT SIZE 9335 SQUARE FEET
UNAVAILABLE
OPA LOCKA, FL 33054
0821200040280

INCOME GARDENS SEC 4 PB 31-8 LOTS 33 THRU 38 INC BLK 208 LOT SIZE 18920 SQUARE FEET
UNAVAILABLE
OPA LOCKA, FL 33054
0821200040180

INCOME GARDENS SEC 4 PB 31-8 LOTS 39 THRU 42 INC BLK 208 LOT SIZE 12515 SQUARE FEET
UNAVAILABLE
OPA LOCKA, FL 33054

MAYA CENTER INC
4137 NW 135 ST
OPA LOCKA, FL 33054-4658 USA

MAYLEN LEYVA
4050 NW 135 ST BLDG 10 UNIT 11
OPA LOCKA, FL 33054 USA

MAYRE RODRIGUEZ
5430 W 7 CT
HIALEAH, FL 33012 USA

MENDEZ BROTHERS LLC
13000 NW 42 AVE
OPA LOCKA, FL 33054 USA

MERJENVAL LLC
841 E 18 ST
HIALEAH, FL 33013 USA

MIAMI CENTRAL TRADE PARK LLC
13449 NW 42 AVE
OPA LOCKA, FL 33054 USA

MIAMI-DADE COUNTY
AVIATION DEPARTMENT - FINANCE
PO BOX 526624
MIAMI, FL 33152 USA

MIAMI-DADE COUNTY
AVIATION DEPARTMENT - FINANCE
PO BOX 526624
MIAMI, FL 33152 USA

MIAMI-DADE COUNTY
AVIATION DEPARTMENT - FINANCE
PO BOX 526624
MIAMI, FL 33152 USA

MIAMI-DADE COUNTY
AVIATION DEPARTMENT - FINANCE
PO BOX 526624

0821200040240

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 24 BLDG 10 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 24-10
OPA LOCKA, FL 33054
0821290090470

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 5 BLDG 10 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 5-10
OPA LOCKA, FL 33054
0821290090290

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 22 BLDG 9 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 22-9
OPA LOCKA, FL 33054
0821290090210

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 1 BLDG 11 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 1-11
OPA LOCKA, FL 33054
0821290090490

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 22 BLDG 10 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 22-10
OPA LOCKA, FL 33054
0821290090450

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 21 BLDG 11 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 21-11
OPA LOCKA, FL 33054
0821290090680

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 9 BLDG 11 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 9-11
OPA LOCKA, FL 33054
0821290090570

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 19 BLDG 9 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-225755
4050 NW 135TH ST 19-9
OPA LOCKA, FL 33054
0821290090180

20 52 41 .69 AC BEG SW COR OF SE1/4 TH E 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
13505 LE JEUNE RD
OPA LOCKA, FL 33054
0821200000020

MIAMI, FL 33152 USA

MICHAEL LUGO
4050 NW 135 ST 25 10
OPA LOCKA, FL 33054 USA

MIGUEL MARTINEZ GOMEZ
4050 NW 135 ST UNIT 5-10
OPA LOCKA, FL 33054-4622 USA

MIRTILA TABORA
4050 NW 135 ST #22-9
OPA LOCKA, FL 33054-4622 USA

MOISES VIDAL & W AURORA I
4050 NW 135 ST #1-11
OPA LOCKA, FL 33054-4634 USA

NANCY ALBERNIS
4050 NW 135 ST UNIT 22-10
OPA LOCKA, FL 33054-4622 USA

NESTOR F CHAVIANO
4050 NW 135 ST #21-11
OPA LOCKA, FL 33054-4622 USA

OBED ARIAS
CRISTINA SANCHEZ
4050 NW 135 ST #9 11
OPA LOCKA, FL 33054 USA

OBED ARIAS
CHRISTINA SANCHEZ
4050 NW 135 ST 19 9
OPA LOCKA, FL 33054 USA

OPA LOCKA CORP
4591 NW 9 ST STE 32A
MIAMI, FL 33126-2324 USA

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
4175 NW 135TH ST
OPA LOCKA, FL 33054
0821200000021

OPA LOCKA CORP
4591 NW 9 ST STE 32A
MIAMI, FL 33126-2324 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 18 BLDG 10 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 18-10
OPA LOCKA, FL 33054
0821290090410

ORQUIDEA LARA
4050 NW 135 ST 18 10
OPA LOCKA, FL 33054 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 17 BLDG 9 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 17-9
OPA LOCKA, FL 33054
0821290090160

RAFAEL RODRIGUEZ
1301 NW 174 ST
MIAMI, FL 33169 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 16 BLDG 10 UNDIV 1.693% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 16-10
OPA LOCKA, FL 33054
0821290090390

RAMONA CASTILLO
4050 NW 135 ST #16-10
OPA LOCKA, FL 33054-4622 USA

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 7 UNDIV 8.43% INT IN COMMON ELEMENTS OFF REC
21777-4422
13067 NW 42ND AVE 7
OPA LOCKA, FL 33054
0821290210070

RENE J LEONARD II
10788 SW 75 TER
MIAMI, FL 33173 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 15 BLDG 9 UNDIV 1.520% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 15-9
OPA LOCKA, FL 33054
0821290090140

RICARDO MOISES VALDES PEREZ LE
REM NOEL HERNANDEZ
4050 NW 135 ST BLDG 9 APT 15
OPA LOCKA, FL 33054 USA

**AVANTI PB 142-33 T-17646 TR A LOT SIZE 5.72 AC M/L F/A/U 08-2129-000-0083 & 0160
13449 NW 42ND AVE
OPA LOCKA, FL 33054
0821290160010**

**RND HEADQUARTERS LLC
13449 NW 42 AVE
OPA LOCKA, FL 33054 USA**

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
UNAVAILABLE
OPA LOCKA, FL 33054
0821200040060

RND HEADQUARTERS LLC
13449 NW 42 AVE
OPA LOCKA, FL 33054 USA

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 10 BLDG 9 UNDIV 1.694% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 10-9
OPA LOCKA, FL 33054
0821290090100

ROSHAN DAMODARAN
SAFIN KASTURI
5709 WILMINGTON CT
RICHARDSON, TX 75082 USA

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 3 UNDIV 8.43% INT IN COMMON ELEMENTS OFF REC

ROYAL SECURITY ARMORED RENT CORP

21777-4422
13059 NW 42ND AVE 3
OPA LOCKA, FL 33054
0821290210030

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 4 UNDIV 8.43% INT IN COMMON ELEMENTS OFF REC
21777-4422
13061 NW 42ND AVE 4
OPA LOCKA, FL 33054
0821290210040

LE JEUNE INDUSTRIAL SITES CONDO WAREHOUSES CONDO UNIT 5 UNDIV 8.43% INT IN COMMON ELEMENTS OFF REC
21777-4422
13063 NW 42ND AVE 5
OPA LOCKA, FL 33054
0821290210050

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 4 BLDG 11 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 4-11
OPA LOCKA, FL 33054
0821290090520

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
4200 NW 135TH ST
OPA LOCKA, FL 33054
0821200040050

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
13290 NW 42ND AVE
OPA LOCKA, FL 33054
0821290120010

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 8 BLDG 11 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 8-11
OPA LOCKA, FL 33054
0821290090560

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 8 BLDG 9 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE
74R225755
4050 NW 135TH ST 8-9
OPA LOCKA, FL 33054
0821290090080

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
UNAVAILABLE
OPA LOCKA, FL 33054
0821290000081

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

16192 COASTAL HWY
LEWES, DE 19958 USA

ROYAL SECURITY ARMORED RENT CORP
16192 COASTAL HWY
LEWES, DE 19958 USA

ROYAL SECURITY ARMORED RENT CORP
16192 COASTAL HWY
LEWES, DE 19958 USA

RY 1 INVESTMENTS LLC
4050 NW 135 ST 4-11
OPA LOCKA, FL 33054 USA

SUNSHINE REAL ESTATE
HOLDINGS LLLP
1650 NW 87 AVE
MIAMI, FL 33172 USA

TCCI OPA LOCKA LLC
4300 BISCAYNE BLVD 207
MIAMI, FL 33137 USA

TERESA HIRLAND
4050 NW 135 ST #8-11
OPA LOCKA, FL 33054-4622 USA

VICTORIA H ENGLISH
4050 NW 135 ST #8-9
OPA LOCKA, FL 33054-4622 USA

VILLA BISCAYA JARDINES CONDO
PHASE 2 INC
1431 NW 87 WAY
PEMBROKE PINES, FL 33024 USA

VILLA BISCAYA JARDINES CONDO PH
II INC

UNAVAILABLE
OPA LOCKA, FL 33054
082129000085

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 9 BLDG 9 UNDIV 1.300% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 9-9
OPA LOCKA, FL 33054
0821290090090

VILLA BISCAYA JARDINES CONDO PHASE 2 UNIT 19 BLDG 11 UNDIV 1.000% INT IN COMMON ELEMENTS CLERKS FILE 74R-
225755
4050 NW 135TH ST 19-11
OPA LOCKA, FL 33054
0821290090660

1431 NW 87 WAY
PEMBROKE PINES, FL 33024 USA

VIRGENMINA CRUZ
4050 NW 135 ST #9-9
OPA LOCKA, FL 33054-4640 USA

YAMILE PEREZ
JULIO ROMEU
4050 NW 135 ST 19 11
OPA LOCKA, FL 33054 USA

RESOLUTION NO. 24-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING APPROVAL OF THE SPECIAL EXCEPTION REQUEST TO OPERATE A CAR DEALERSHIP ON THE PROPERTY LOCATED AT 2695 NW 141ST STREET, AND IDENTIFIED BY FOLIO 08-2122-000-0120 IN THE COMMERCIAL LIBERAL (B-2) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Tulia Rallo desires to operate a Car Dealership on the property located at 2695 NW 141st Street, and identified by Folio 08-2122-000-0120; and

WHEREAS, in accordance with the City of Opa-Locka’s Land Development Regulations (“City LDR”), Ordinance 15-31, Section 22-80 requires a special exception to permit the operation of a Car Dealership in the B-2 zoning district; and

WHEREAS, the applicant, has submitted a request for special exception review and provided documentation to meet the approval criteria as required by City LDR Section 22-60, for Conditional Use and Special Exception Applications; and

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

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on June 4, 2024 and recommended approval or denial of this request for special exception review by a __ – __ vote and a copy of the site plan is provided herein as Exhibit “A”.

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of Special Exception Review. The City Commission of the City of Opa-Locka, Florida hereby approves the request for Special Exception for the operation of a

Car Dealership on the property located at 2695 NW 141st Street, and identified by Folio 08-2122-000-0120 in the B-2 Zoning District and within the Corridor Mixed Use Overlay and the site plan is listed as Exhibit “A” and attached herein.

Section 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the 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 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 Kelley _____

Commissioner Williams _____

Commissioner Bass _____

Vice-Mayor Irvin _____

Mayor John Taylor _____

Received:
By:
Date:

“ THE GREAT CITY ”



City of
OPA-LOCKA
Florida

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

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

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

Date Application Found Sufficient

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

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

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

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

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:

GABY PUJOL 19512 N.W. 79th Miami FL 33015

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

I GABY PUJOL being first duly sworn, depose and say that I am the owner of the property legally described as:
22 52 41.921 AC ML DEG 257.15 FT W / 15 FT W / 1.17 FT N OF SW COR BLK 314 PD 49-12 TH W 143.69 FT 5.64 DEG W 125.3 FT W 35.88 FT NELY AD 317.18 FT S 53 DEG ET S 122.1 FT TO POB LOT SIZE 40119 SQ FT OR 19514-2650 0201

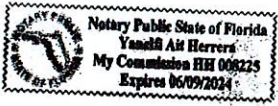
I do give to TULIA ZALLO the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize _____ to negotiate and commit to the City Commission and City Administration in my behalf. I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

Signature [Handwritten Signature]
Date 3/20/24

Sworn to and subscribed before me:
This 3rd day of MARCH
[Handwritten Signature]
Notary Public

My commission expires: 06/09/24

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, GADY Pujol, 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

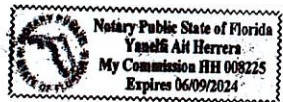
3/20/2024
Date

Sworn to and subscribed before me:
This 20th day of MARCH 24

[Signature]
Notary Public
Attach copy of identification

My commission expires 06/09/24

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: 2695 INVESTMENTS LLC

PROPERTY OWNER'S ADDRESS: 19512 NW 79 CT, HIALEAH, FL 33015
Number/Street City State/Zip Code

APPLICANT'S NAME: GABY PUJOL

APPLICANT'S ADDRESS: 19512 NW 79TH CT, HIALEAH, FL FL 33015.
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE _____ HOME _____ OTHER 786-298-0262

SUBJECT PROPERTY ADDRESS: 2695 NW 141ST STREET, OPA LOCKA, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-000-0120 PRESENT ZONING: B2

LEGAL 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 W 125.3FT W 35.88FT NELY AD 317.18FT S 53DEG E 150FT S 122.1FT TO POB LOT SIZE 40119 SQ FT OR 19514-2630 0201 1

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:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 2695 NW 141 St Opa-Locka FL 33054

LEGAL DESCRIPTION: Folio 0821220000120 Zoning B-3
22 52 41.921 AC ML Bld 357.15 FT W & 11 FT
N OF SW BLK 314 PB 49-71 TH W 143.69 FT S
64 DEG W 125.3 FT W 35.48 FT NELY AD 217.18 FT
S 53 DEG E 150 FT S 122.1 FT TO PDBLOTSIZE 4014954

I SUPPORT THIS DEVELOPMENT REQUEST ✓ OR 1954-2630 02011

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____ (305)

PROPERTY OWNER'S NAME: S.S.V Corp. PHONE: 549-8372

ADDRESS (if different): 2530 NW Service Rd.
Opa-Locka, FL 33054

[Signature]
Signature

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



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

Detail by Entity Name

Florida Limited Liability Company
2695 INVESTMENTS LLC

Filing Information

Document Number L16000011415
FE/EIN Number 81-1232692
Date Filed 01/15/2016
Effective Date 01/15/2016
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/09/2023

Principal Address

2695 NW 141th ST
OPALOCKA, FL 33054

Changed: 07/11/2017

Mailing Address

2695 NW 141th ST
OPALOCKA, FL 33054

Changed: 07/11/2017

Registered Agent Name & Address

PUJOL, GABY M
2695 NW 141th ST
OPALOCKA, FL 33054

Name Changed: 05/01/2018

Address Changed: 05/01/2018

Authorized Person(s) Detail

Name & Address

Title MGR



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 03/11/2024

PROPERTY INFORMATION	
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 INFORMATION			
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

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$390,991	\$355,447	\$323,134
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$573,935	\$413,678	\$413,898
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$390,991	\$355,447	\$323,134
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$390,991	\$355,447	\$323,134

BENEFITS INFORMATION				
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).

SHORT LEGAL 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 W 125.3FT	
W 35.88FT NELY AD 317.18FT S 53	

SALES INFORMATION			
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	19514-2830	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

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: 2695 NW 141 ST
LEGAL DESCRIPTION: 22 52 41 .921 AC M/L BEG 357.15FTW & 1.17FT N OF SW COR
DLK 314 PB 49 72 TH W
143.69FT S 64 DEG W125.3FT W35.88FT NELY AD 317.18FT S
53DEG E150FT S122.1FT TO POB LOT SIZE 40119 SQ FT OR
19514-2630 0201 1

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: GABY PUJOL PHONE: 786-298-0262

ADDRESS (If different): 9512 NW 79TH CT, HIALEAH, FL FL 33015.


Signature

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

Sec. 22-60. Conditional Use and Special Exception Applications

The purpose of a conditional use is to allow uses not permitted by right but which may provide for an individual or community-serving need and which, subject to conditions, would not negatively impact the integrity of the zoning district. Special Exception uses are permitted in a zoning district but only after public hearing. Conditional Uses and Special Exceptions may be approved by the City Commission after recommendation from the Planning Council as further provided for in this Article.

- A. General Criteria. Applications for a Conditional Use or Special Exception may require the submission of a site plan in accordance with the provisions of this Chapter. No certificate(s) of occupancy shall be issued for any use unless said use has been approved by the Department. An application for a Conditional Use or Special Exception shall be made to the Department prior to an application for a building permit and will only be accepted if all other ordinances and provisions of the City have been complied with. Except as may otherwise be required by law or administrative procedures, all required county, regional, state, or federal agency approvals shall be obtained prior to the approval of an application.

- B. Approval Criteria. The Planning Council and City Commission shall use the following criteria in making their decision regarding approval or disapproval of a Conditional Use or Special Exception application:
 - 1. Compliance with the City's Comprehensive Plan.
 - 2. Consistent with the "character and purpose" of the zoning district.
 - 3. The size, shape and character of the property are suited for the proposed use.
 - 4. Compatibility with the existing uses near the property.
 - 5. Will not adversely affect the development of the general neighborhood or district.
 - 6. Will not generate vehicular traffic or create vehicular circulation or ingress/egress problems or parking demands that have an unfavorable impact on surrounding properties when compared with uses permitted by right in the same district.

7. Potential for fire and/or other equally or greater dangerous hazards.
8. Create an unfavorable environment impacts on surrounding uses (e.g. noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisance).
9. Consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.
10. Site is adequately served by essential public services and facilities not requiring additional public expense in infrastructure improvements.
11. Will not adversely affect any site or feature of historical, cultural, natural or scenic importance.
12. Will not be contrary to the public health, safety, and welfare, provided that a denial based exclusively on this language shall include explicitly findings regarding the way in which granting the special exception would be contrary to the public health, safety and welfare.

C. Application. Any application for a Conditional Use or Special Exception shall include the following information, if determined by the Director to be applicable:

1. The location and size of the site, including its legal description and a current certified survey.
2. The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.
3. The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures.
4. The density or intensity of land use to be allocated, all parts of the site to be developed, together with tabulations by acreage and percentage thereof.

5. The location, size, and character of any open space, common or otherwise.
6. The use and the number of stories and height, bulk, and location of all buildings and other structures.
7. The requirements as set forth in this Chapter and other Chapters, including the necessary documentation for providing required improvements such as streets, water supply, storm drainage, parking, landscaping, and sewage collection as well as the provisions for all other appropriate public and private services such as police or security protection, fire protection, and refuse collection.
8. The substance of covenants, grants of easements, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities.
9. Any additional data, plans, or specifications which the applicant believes is pertinent and will assist in clarifying his application.
10. A demonstration that the proposed conditional use does not degrade adopted levels of service in the City.

D. Planning Council Recommendation. The Department's written recommendations shall be transmitted to the Planning Council and a public hearing shall be conducted. The Planning Council shall make a recommendation to the City Commission for approval, denial or approval subject to conditions.

E. City Commission Approval. The Department's written recommendations along with the recommendations of the Planning Council shall be transmitted to the City Commission and a public hearing shall be conducted before the Commission, who shall deny; approve; or approve the use subject to conditions. Violation of the conditions and safeguards, when made a part of the terms under which the Conditional Use is granted, shall be deemed a violation of this Chapter.

GENERAL BUILDING CODE : FLORIDA BUILDING CODE 2020, 7th EDITION

LEED®

The most recent version of the Leadership in Energy and Environmental Design® Rating System which is a third party certification system designed for rating various building types as developed by the U.S. Green Building Council.

Sec. 22-90. B-2 Commercial Liberal Business District

The Commercial Liberal Business District provides for commercial centers that offer a wide range of retail or service facilities.

Table of Standards

Standard	B-2
Intensity	2.4 Floor Area Ratio
Minimum Site Area	5,000 s.f. for existing subdivisions, 10,000 s.f. for re-plat or new plat
Setbacks	Front – 10 feet Side, interior lot – 0 feet, or 10 feet if abutting residential Side, corner – 15 feet, or 0 feet when abutting a canal right of way Rear – 15 feet, or 0 feet when backing onto a canal right of way or alley
Maximum Height	4 stories or 55 feet, whichever is less

Maximum Impervious Area	80 percent of site.
Accessory Structure Height	20 feet
Accessory Structure Setbacks	Front – Not permitted in front Side – 10 feet Side, street – 10 feet Rear – 10 feet, 25 feet when abutting or adjacent to residential

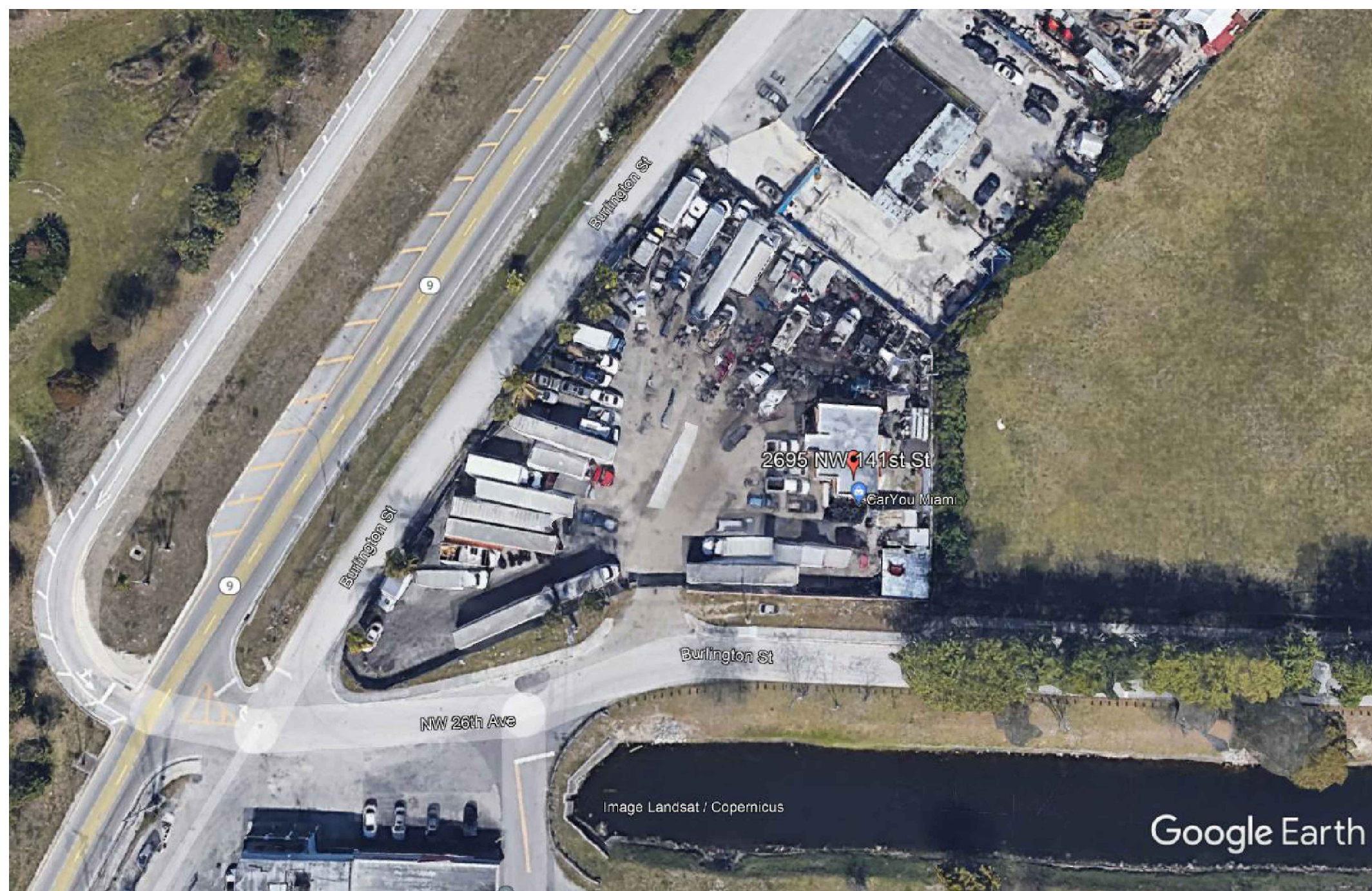
Bonus Provisions

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.

Projects which substantially contribute architecturally to the City's Moorish Architecture goals, as outlined in the "Arabian Motif Architectural Style Guide", as it may be updated from time to time, are eligible for a 20% increase in floor area.

Projects that demonstrate design excellence, as defined in this Article, are eligible for up to a 20% increase in floor area.

The maximum floor area increase that can be achieved through a combination of development bonuses shall not exceed 20%.



**2695 NW 141st STREET
WORK AREA
UNDER THIS APPLICATION**

AREA OF WORK

PLOT PLAN
N.T.S.

PROPERTY INFO:

FOLIO# 08-2122-000-0120
PA Primary Zone B-2
6500 COMMERCIAL – CLASSIFIED
Primary Land Use
1066 VACANT LAND – COMMERCIAL : EXTRA FEA
OTHER THAN PARKING

Lot Size
40,119 Sq.Ft

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

ZONING: B-3

SCOPE OF WORK:

NEW PARKING FOR DEALER AND OFFICE BUILDING.

PROJECT NAME: AUTO DEALER PARKING LOT

2695 NW 141st STREET

PROPERTY CONTROL NUMBER: 08-2122-000-0120

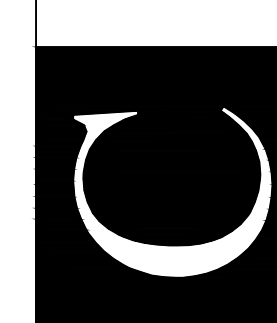
ZONING DISTRICT.....B2

SUBDIVISION:.....OPA-LOCKA

REVISION NO.	DATE

JOB NO. _____
ISSUE DATE 04/05/20

RAMON J. COLLADO – ARCHITECT
ARCHITECTURE PLANNING INTERIORS
9734 NORTHWEST 31 STREET DORAL, FLORIDA 33172 (786) 395-4795



NEW PARKING FOR AUTO DEALER & OFFICE BUILDING
2695 NW 141st STREET
MIAMI, FL 33012

SEAL
RAMON J. COLLADO
FLA. REG. ARCHITECT
LIC. AR0013254

SHEET NO.:
A-1

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 314, OF GERALD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 39' 18" WEST ALONG THE SOUTH LINE EXTENDED OF SAID BLOCK 314 FOR 474.83 FEET MORE OR LESS, TO A POINT THAT IS 25.00 FEET EAST OF THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 01 DEGREES 59' 41" WEST, PARALLEL TO AND 25.00 FEET EAST OF SAID WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR 1.55 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET, AS RECORDED IN DEED BOOK 2715, AT PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 88 DEGREES 50' 28" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET FOR 117.68 FEET TO A POINT, SAID POINT BEING 1.17 FEET NORTH OF THE SOUTH LINE EXTENDED OF SAID BLOCK 314, OF GERALD ESTATES; THENCE NORTH 01 DEGREES 59' 41" WEST PARALLEL TO AND 142.67 FEET EAST OF SAID WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR 122.10 FEET; THENCE NORTH 53 DEGREES 40' 08" WEST RADIAL TO THE NEXT DESCRIBED CURVE FOR 150 FEET; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, BEING 30.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9, HAVING A RADIUS OF 2061.75 FEET AND A CENTRAL ANGLE OF 8 DEGREES 48' 52", FOR AN ARC DISTANCE OF 317.18 FEET TO A POINT ON THE AFOREDESCRIBED NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET; THENCE NORTH 87 DEGREES 59' 44" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET FOR 35.88 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 64 DEGREES 31' 44" EAST FOR 125.30 FEET, THENCE NORTH 88 DEGREES 50' 28" EAST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET FOR 1.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE CONTINUE NORTH 88 DEGREES 50' 28" EAST ALONG THE LAST MENTIONED COURSE FOR 25.0 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

2695 NE 141 STREET
MIAMI, FL 33054

INVOICE NUMBER: 71426-SE
DATE OF FIELD WORK: 02/17/2016

CERTIFIED TO
LAWYERS LAND TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY
STEVE MOSCOVITCH & DORA MOSCOVITCH

FLOOD ZONE: X
FLOOD MAP: 12086C
PANEL: 0138
SUFFIX: L
PANEL DATE: 09/11/2009
COMMUNITY NUMBER: 120657

General Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED L3 (LICENSED SURVEYOR) # 5839.

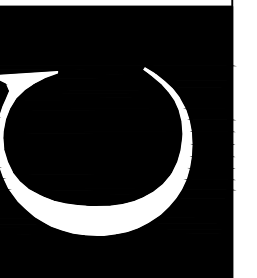
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL

LENDER CERTIFICATION NOTE:

REVISION NO.	DATE

JOB NO. _____
ISSUE DATE 04/06/20

RAMON J. COLLADO – ARCHITECT
ARCHITECTURE PLANNING INTERIORS
9734 NORTHWEST 31 STREET DORAL, FLORIDA 33172 (786) 395-4795



NEW PARKING FOR AUTO DEALER & OFFICE BUILDING
2695 NW 14th STREET
MIAMI, FL 33012

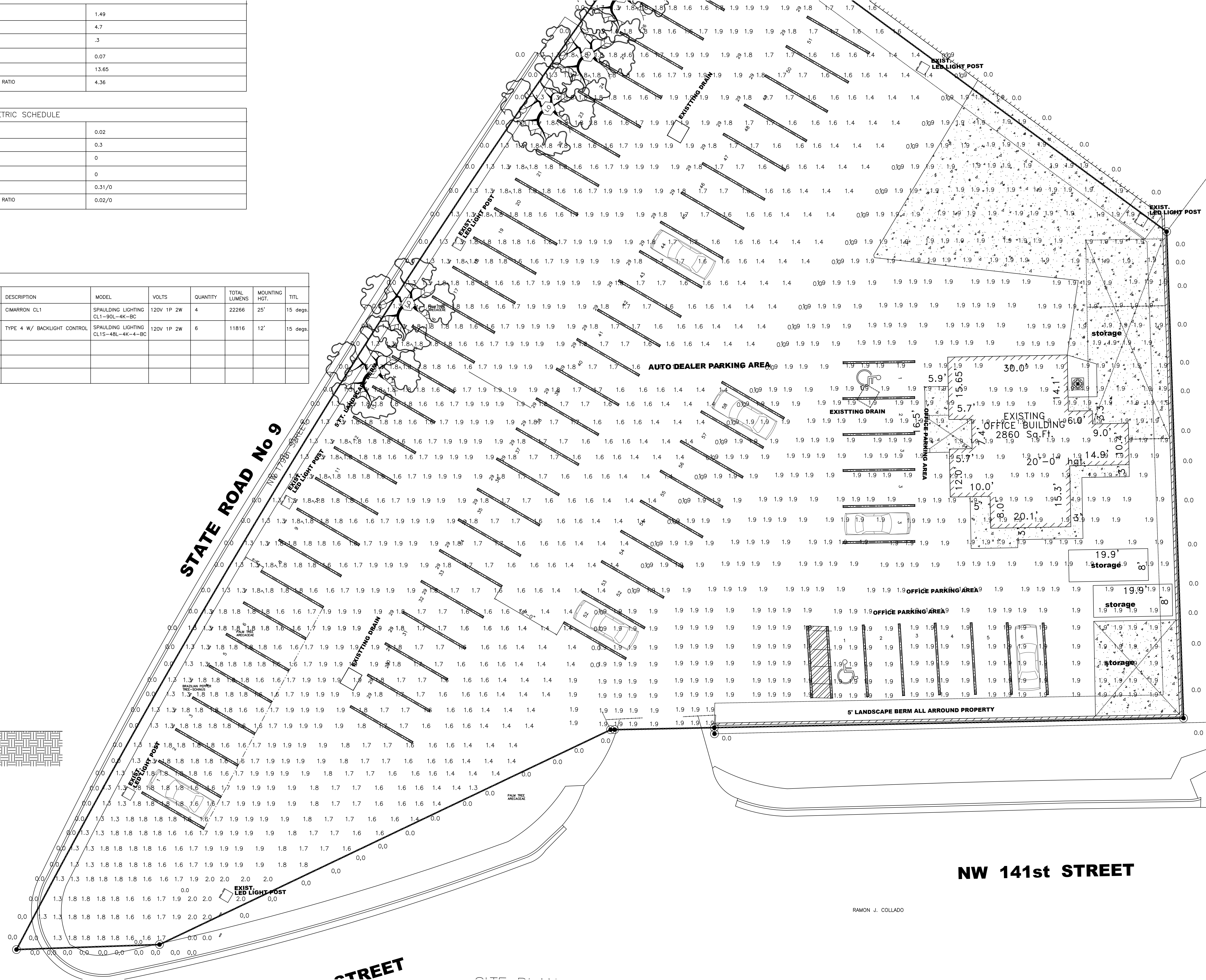
SEAL
RAMON J. COLLADO
FLA. REG. ARCHITECT
LIC. AR0013254

SHEET NO.:
A-2

AVERAGE FOOT-CANDLES	1.49
MAXIMUM FOOT-CANDLES	4.7
MINIMUM FOOT-CANDLES	.3
MAX. TO MIN. FC RATIO	0.07
MIN. TO MIN. FC RATIO	13.65
AVERAGE TO MINIMUM FC RATIO	4.36

OFFSITE PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.02
MAXIMUM FOOT-CANDLES	0.3
MINIMUM FOOT-CANDLES	0
MAX. TO MIN. FC RATIO	0
MIN. TO MIN. FC RATIO	0.31/0
AVERAGE TO MINIMUM FC RATIO	0.02/0

LUMINAIRE SCHEDULE									
CALL OUT	SYMBOL	LAMP	DESCRIPTION	MODEL	VOLTS	QUANTITY	TOTAL LUMENS	MOUNTING HGT.	TILT
SA	SA	(1) 90 LED's 4000k - 70 CRI	CIMARRON CL1	SPAULDING LIGHTING CL1-90L-4K-BC	120V 1P 2W	4	22266	25'	15 degs.
SC	SC	(1) 90 LED's 4000k - 70 CRI	TYPE 4 W/ BACKLIGHT CONTROL	SPAULDING LIGHTING CL1S-48L-4K-4-BC	120V 1P 2W	6	11816	12'	15 degs.



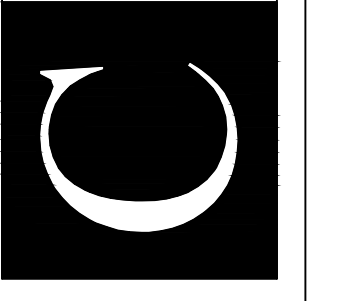
STATE ROAD No 9

NW 141st STREET

REVISION NO.	DATE

JOB NO.
ISSUE DATE
04/05/20

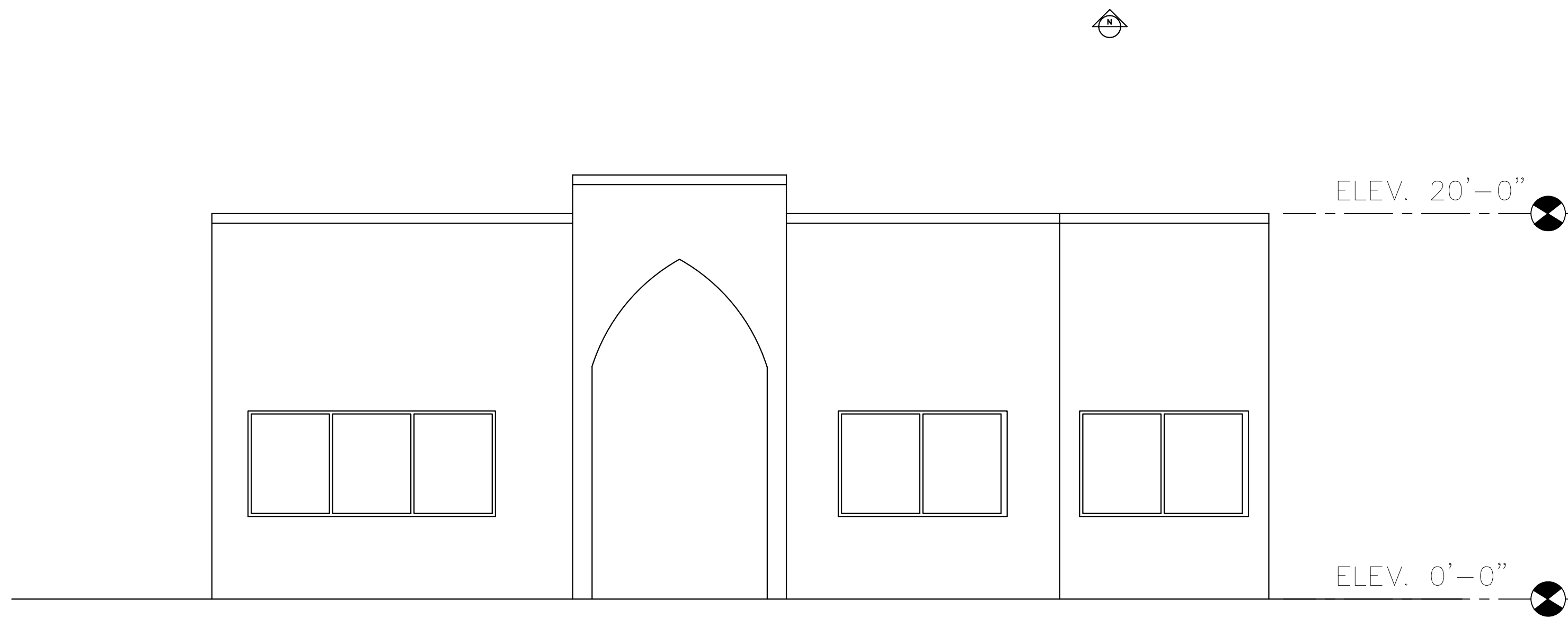
RAMON J. COLLADO - ARCHITECT
ARCHITECTURE PLANNING INTERIORS
DORAL, FLORIDA 33172 (786) 395-4795



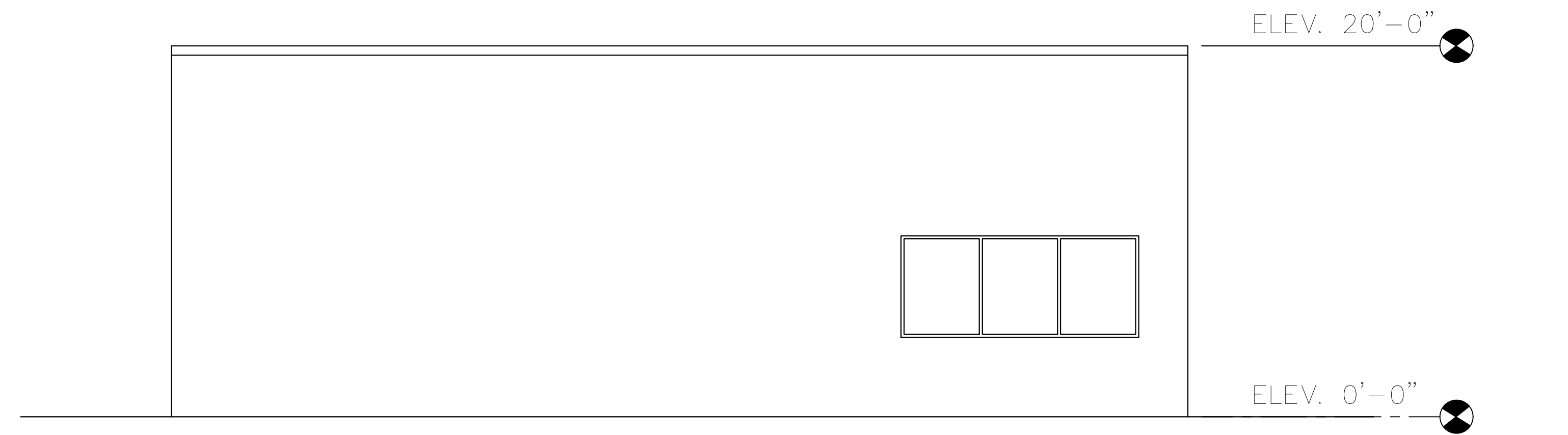
NEW PARKING FOR AUTO DEALER & OFFICE BUILDING
2695 NW 141st STREET
MIAMI, FL 33012

SEAL
RAMON J. COLLADO
FLA. REG. ARCHITECT
LIC. AR0013254

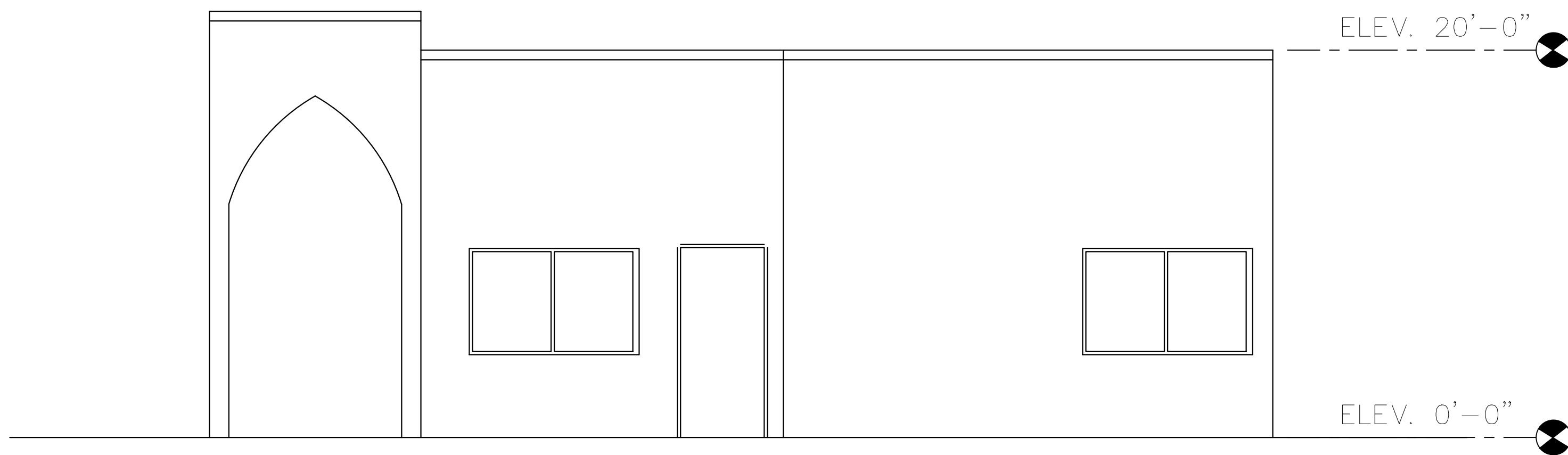
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A-5



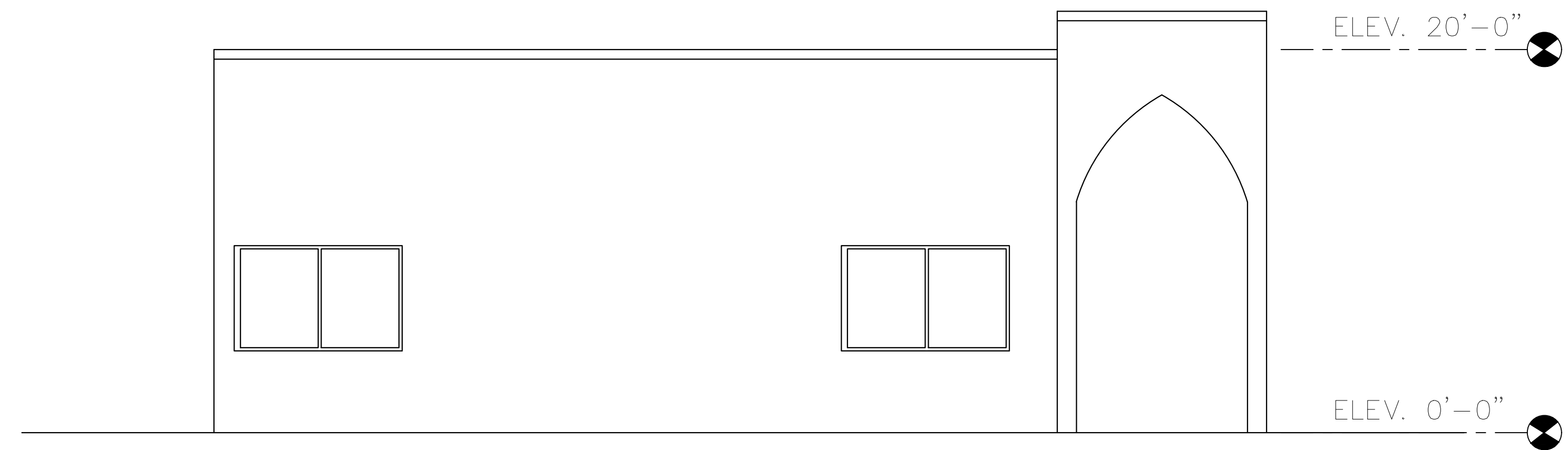
1 FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0" SCALE: 3/8" = 1'-0"



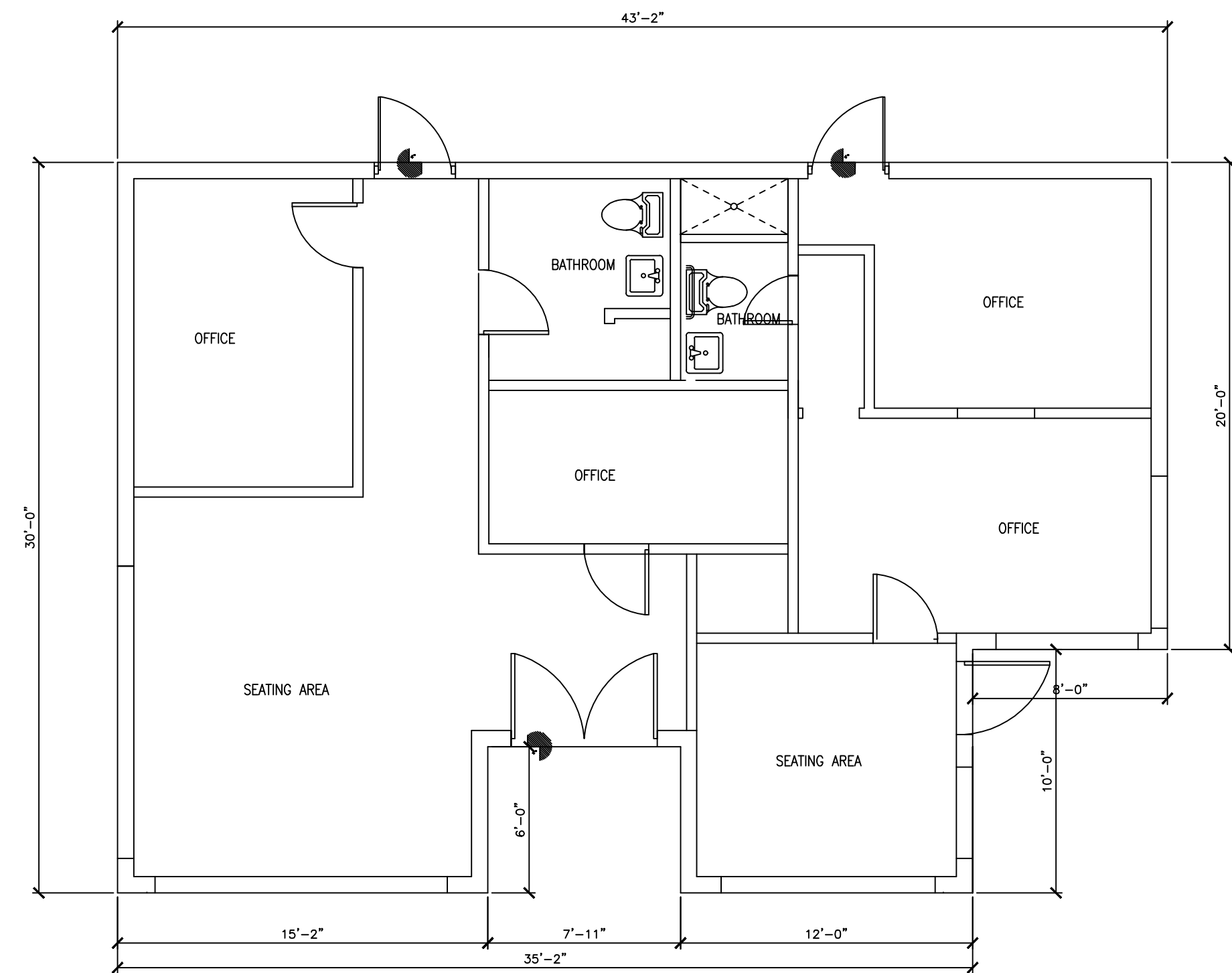
1 FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0"



1 SIDE ELEVATION
A-1 SCALE: 1/4" = 1'-0"



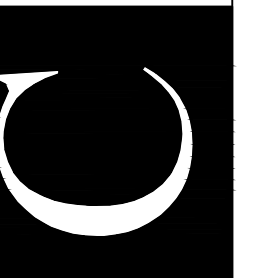
1 SIDE ELEVATION
A-1 SCALE: 1/4" = 1'-0"



REVISION NO.	DATE

JOB NO. _____
ISSUE DATE 04/05/20

RAMON J. COLLADO — ARCHITECT
ARCHITECTURE PLANNING INTERIORS
DORAL, FLORIDA 33172 (786) 395-4795
9734 NORTHWEST 31 STREET



NEW PARKING FOR AUTO DEALER &
OFFICE BUILDING
2695 NW 14th STREET
MIAMI, FL 33012

SEAL
RAMON J. COLLADO
FLA. REG. ARCHITECT
LIC. AR0013254

SHEET NO.:
A-6



March 15, 2024

**City of Opa-locka
Planning & Zoning Department
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054**


RE: Property Owners List within 375 feet of:

LOCATION: 2695 NW 141 Street, Opa-Locka FL 33054
FOLIO: 08-2122-000-0120
PREPARED FOR: Tulia Rallo
ORDER: 240305

Total number of property owners without repetition: 26

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.


Omara R. Lopez
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

LOCATION: 2695 NW 141 Street, Opa-Locka FL 33054

FOLIO: 08-2122-000-0120

PREPARED FOR: Tulia Rallo

ORDER: 240305

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
Property address: 14301 27 Ave NW
Folio number: 0821220000050

Opa Locka Storage Property LLC
301 E Las Olas Blvd, 2nd Floor
Ft Lauderdale, FL 33301

22 52 41 2.11 Ac M/L Beg At A Pt In N Line Comm Gdns PB 31-5 442Ft E Of
W Line Sec 22 N290.52Ft W277.22Ft To Ely B/L Sr9 SWly Alg Ehy B/L 300Ft
To N Line Of NW 139 St Thence Ely Along N B/L Of 139 St 442 Ft To POB
Property address: 13931 27 Ave NW
Folio number: 0821220000070

13931 Nw 27 Ave LLC
13931 NW 27th Ave
Opa Locka, FL 33054-3652

22 52 41 .51 Ac Comm At SW Cor Of Blk 314 Th S 88 Deg W 474.83Ft Of
E1/4Of Nw1/4 Of Nw1/4 Of Sw1/4 Of Sec Th N 01 Deg W 214.96Ft NEly
Ad 150FtFor POB Th S 53 Deg W 150.43Ft NEly Ad 150Ft N 53 Deg
W 151.70Ft SWly Ad150Ft To POB For Db 3904-9
Property address: 2530 Service Rd
Folio number: 0821220000080

Beja Investment LLC
2530 Service Rd
Opa Locka, FL 33054-3758

22 52 41 .86 Ac M/L Pt Nw1/4 Of Sw1/4 Desc Beg 290.52Ftn Of SW Cor
PB 51-27 For POB W277.22Ft NEly Alg SEly R/W/L Sr #9 Arc Dist 68.89Ft
E132.49Ft N82ft E53.15Ft N138.64Ft E20.14Ft Ne51.88Ft To W/L PB 51-27
Prod N ThS307.09Ft To POB
Property address: 14001 27 Ave NW
Folio number: 0821220000100

Taj Property Management 1 LLC
854 Broken Sound Pkwy NW Apt 209
Boca Raton, FL 33487-3689

22 52 41 .38 Ac Part Of Nw1/4 Of Sw1/4 Desc Beg On W/L PB 51-27 487.52Ft
N Of SW Cor W & Parr N/L PB 31-5 For 68Ft To POB Cont W130.13Ft SW Alg
Curve To Left Arc Of 142.64Ft E 132.49Ft N & Parr W/L PB 51-27 For 82Ft
E53.15Ft N50ft To POB
Property address: 14075 27 Ave NW
Folio number: 0821220000102

D C N Inc
14075 NW 27th Ave
Opa Locka, FL 33054-3654

22 52 41 .22 Ac M/L PB 51-27 Pt Of Nw1/4 Of Sw1/4 - Beg SW Cor Th Nly AIG
W/L 487.52Ft Wly Par L To N/L PB 31-5 68.00Ft To POB Th Wly130.13Ft To
Ely R/W/L St Rd #9 Th NEly Alg Ely R/W/L St Rd #9 Arc Dist 97.11Ft Th Ely
Alg Sly R/W/L Of NW 141St St For 87.26Ft Th Sly88.64Ft To POB
Property address:
Folio number: 0821220000112

D C N Inc
14075 NW 27th Ave
Opa Locka, FL 33054-3654

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
Property address: 2695 141 St NW
Folio number: 0821220000120

2695 Investments LLC
19512 NW 79th Ct
Hialeah, FL 33015-6424

22 52 41 .5 Ac That Pt Of Nw1/4 Of Sw1/4 Per Db 3863-567
Property address: 2560 Service Rd
Folio number: 0821220000130

Fcbb Investments Inc
8905 Lake Park Cir S
Davie, FL 33328-7014

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
Property address: 14120 24 Ave NW
Folio number: 0821220140010

Board Of Public Instruction
1450 NE 2nd Ave
Miami, FL 33132-1308

Gerald Estates PB 49-72 S40ft M/L Of Lot 5 Blk 314
Property address:
Folio number: 0821220140060

City Of Opa Locka
780 Fisherman St
Opa Locka, FL 33054-3806

22 52 41 Long Ests PB 51-27 Lots 1 & 2 Blk 362
Property address: 2570 141 St NW
Folio number: 0821220160010

Taj Property Management 2 LLC
854 Broken Sound Pkwy NW #209
Boca Raton, FL 33487-3689

22 52 41 Long Estates PB 51-27 Lot 3 Blk 362
Property address: 2560 141 St NW
Folio number: 0821220160030

Claudia Romero & H David Romero
891 NW 156th Ave
Pembroke Pines, FL 33028-1523

22 52 41 Long Estates PB 51-27 Lot 4 Blk 362
Property address: 2540 141 St NW
Folio number: 0821220160040

2 Ysas Corp
2859 Kentucky St
West Palm Beach, FL 33406-4242

22 52 41 Long Estates PB 51-27 Lot 5 Blk 362
Property address: 2530 141 St NW
Folio number: 0821220160050

Deborah N Gilbert
2530 NW 141st St
Opa Locka, FL 33054-4042

22 52 41 Long Estates PB 51-27 Lot 6 Blk 362
Property address: 2520 141 St NW
Folio number: 0821220160060

Water Into Wine Real Estate LLC
1540 NW 174th St
Miami, FL 33169-5127

22 52 41 Long Estates PB 51-27 Lot 7 Blk 362
Property address: 2510 141 St NW
Folio number: 0821220160070

Harvey L Williams & W Jule
2510 NW 141st St
Opa Locka, FL 33054-4042

22 52 41 Long Estates PB 51-27 Lot 8 Blk 362
Property address: 2480 141 St NW
Folio number: 0821220160080

Willie Brown & W Sandra
2480 NW 141st St
Opa Locka, FL 33054-4016

22 52 41 Long Estates PB 51-27 Lot 9 Blk 362
Property address: 2470 141 St NW
Folio number: 0821220160090

Eddie M Mccray
2470 NW 141st St
Opa Locka, FL 33054-4016

22 52 41 Long Estates PB 51-27 Lot 43 Blk 362
Property address: 2481 140 St NW
Folio number: 0821220160430

Adam C Olinick
2000 S Bayshore Dr Apt 36
Miami, FL 33133-3251

Long Estates PB 51-27 Lot 44 Blk 362

Property address: 2511 140 St NW
Folio number: 0821220160440

Andrea Mobley Le Rem Melissa E
Mobley & Nathan A B Mobley
2511 NW 140th St
Opa Locka, FL 33054-4062

Long Estates PB 51-27 Lot 45 Blk 362
Property address: 2521 140 St NW
Folio number: 0821220160450

Rafael Suarez
2521 NW 140th St
Opa Locka, FL 33054-4062

Long Estates PB 51-27 Lot 46 Blk 362
Property address: 2531 140 St NW
Folio number: 0821220160460

Debra A Johnson
2531 NW 140th St
Opa Locka, FL 33054-4062

Long Estates PB 51-27 Lot 47 Blk 362
Property address: 2541 140 St NW
Folio number: 0821220160470

Robert A Reyes
2541 NW 140th St
Opa Locka, FL 33054-4062

Long Estates PB 51-27 Lot 48 Blk 362
Property address: 2551 140 St NW
Folio number: 0821220160480

Bonnet Archelus
2551 NW 140th St
Opa Locka, FL 33054-4062

Long Estates PB 51-27 Lot 49 Blk 362
Property address: 2561 140 St NW
Folio number: 0821220160490

Natasha James
2561 NW 140th St
Opa Locka, FL 33054-4062

Long Estates PB 51-27 Lot 50 Blk 362
Property address: 2571 140 St NW
Folio number: 0821220160500

2571 Nw 140 Street LLC
3250 NW 135th St
Opa Locka, FL 33054-4812

Replat Of A Portion Of Block 314 Gerald Estates PB 64-147 Lot A Blk 314
Property address:
Folio number: 0821220200010

930 Warehouse LLC
724 NE 79th St
Miami, FL 33138-4712

Replat Of A Portion Of Block 314 Gerald Estates PB 64-147 Lot B Blk 314
Property address:
Folio number: 0821220200020

930 Warehouse LLC
724 NE 79th St
Miami, FL 33138-4712

Replat Of A Portion Of Block 314 Gerald Estates PB 64-147 Lot C Blk 314
Property address: 14140 24 Ct NW
Folio number: 0821220200030

930 Warehouse LLC
724 NE 79th St
Miami, FL 33138-4712

Replat Of A Portion Of Block 314 Gerald Estates PB 64-147 Lot D Blk 314
Property address: 14120 24 Ct NW
Folio number: 0821220200040

930 Warehouse LLC
724 NE 79th St
Miami, FL 33138-4712

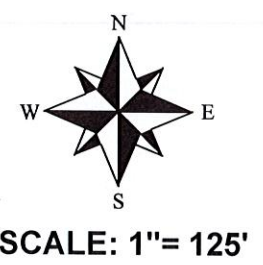
Replat Of A Portion Of Block 314 Gerald Estates PB 64-147 Lot E Blk 314
Property address: 14100 24 Ct NW
Folio number: 0821220200050

930 Warehouse LLC
724 NE 79th St
Miami, FL 33138-4712

375-FOOT RADIUS MAP OF:

LOCATION: 2695 NW 141 Street, Opa-Locka FL 33054
FOLIO: 08-2122-000-0120

PREPARED FOR: Tulia Rallo
ORDER: 240305
DATE: March 15, 2024



 **The Zoning Specialists Group, Inc.**
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305)828-1210
www.thezoningspecialistsgroup.com



LAND SURVEYING - RESIDENTIAL SERVICES
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... measurably better!

This **BOUNDARY SURVEY** has been prepared
for:

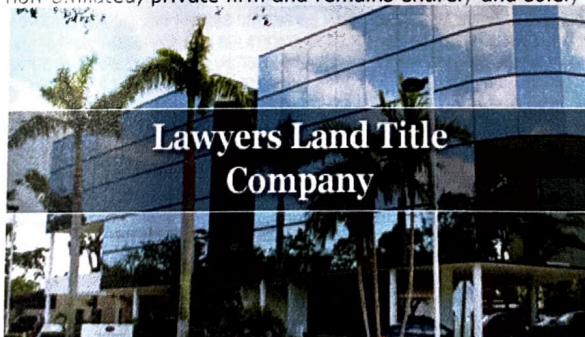
**STEVE MOSCOVITCH
&
DORA MOSCOVITCH**



PROPERTY ADDRESS:

2695 NE 141ST Street
Miami, FL 33054

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the following firm.
Landtec Surveying, Inc. is a non-affiliated, private firm and remains entirely and solely responsible for its content.



LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 314, OF GERALD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 39' 18" WEST ALONG THE SOUTH LINE EXTENDED OF SAID BLOCK 314 FOR 474.83 FEET MORE OR LESS, TO A POINT THAT IS 25.00 FEET EAST OF THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 01 DEGREES 59' 41" WEST, PARALLEL TO AND 25.00 FEET EAST OF SAID WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR 1.55 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET, AS RECORDED IN DEED BOOK 2715, AT PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 88 DEGREES 50' 28" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET FOR 117.68 FEET TO A POINT, SAID POINT BEING 1.17 FEET NORTH OF THE SOUTH LINE EXTENDED OF SAID BLOCK 314, OF GERALD ESTATES; THENCE NORTH 01 DEGREES 59' 41" WEST PARALLEL TO AND 142.87 FEET EAST OF SAID WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR 122.10 FEET; THENCE NORTH 53 DEGREES 40' 08" WEST RADIAL TO THE NEXT DESCRIBED CURVE FOR 150 FEET; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, BEING 30.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9, HAVING A RADIUS OF 2061.75 FEET AND A CENTRAL ANGLE OF 8 DEGREES 48' 52", FOR AN ARC DISTANCE OF 317.18 FEET TO A POINT ON THE AFOREDESCRIBED NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET; THENCE NORTH 87 DEGREES 59' 44" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET FOR 35.88 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 64 DEGREES 31' 44" EAST FOR 125.30 FEET, THENCE NORTH 88 DEGREES 50' 28" EAST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF NORTHWEST 141ST STREET FOR 1.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE CONTINUE NORTH 88 DEGREES 50' 28" EAST ALONG THE LAST MENTIONED COURSE FOR 25.0 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

2695 NE 141 STREET
MIAMI, FL 33054

INVOICE NUMBER: 71426-SE
DATE OF FIELD WORK: 02/17/2016

CERTIFIED TO
LAWYERS LAND TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY
STEVE MOSCOVITCH & DORA MOSCOVITCH

FLOOD ZONE: X
FLOOD MAP: 12086C
PANEL: 0138
SUFFIX: L
PANEL DATE: 09/11/2009
COMMUNITY NUMBER: 120657

General Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

LENDER CERTIFICATION NOTE:

BY AUTHORITY GRANTED PER 5J-17.051(3)(b)(6) FLORIDA ADMINISTRATIVE CODE: FOR MORTGAGE TRANSACTIONS, LANDTEC HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO EDIT ANY LENDER CERTIFICATIONS ALREADY SHOWN HEREON AS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY.

ON ELECTRONICALLY DELIVERED SURVEYS, THE LENDER CERTIFICATION SHOWN ABOVE IS AN EDITABLE FIELD THAT MAY BE CHANGED AS NEEDED. UPON EDITING, THIS DOCUMENT WILL REMAIN SIGNED AND SEALED AND CAN BE "SAVED AS" ON YOUR LOCAL DRIVES, AS WELL AS ATTACHED TO FORWARDING EMAILS.



Digitally signed by
Andrew Snyder, P.S.M.
DN: cn=Andrew Snyder,
P.S.M., o=Landtech
Surveying, ou,
email=asn timer@landtec
hsurvey.com, c=US
Date: 2016.02.17
13:34:06 -05'00'
DATE: 02/17/2016

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



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... measurably better!



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°59'41"W	1.55(L)

LEGEND:
 CA DENOTES CENTRAL ANGLE
 CH DENOTES CHORD DISTANCE
 M DENOTES MEASURED
 CONC. DENOTES CONCRETE
 P DENOTES PLAT
 R DENOTES RADIUS
 POB DENOTES POINT OF BEGINNING
 UP DENOTES UTILITY POLE
 WM DENOTES WATER METER
 POC DENOTES POINT OF COMMENCING

LINE TYPE LEGEND:

	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	EASEMENT LINE
	CHAIN LINK FENCE
	METAL FENCE
	OVERHEAD CABLE

ENCROACHMENTS SHOWN IN RED LETTERING

PLEASE NOTE:
 SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.

Notable Conditions - Please note the following:
 - NONE

BEARING REFERENCE: SOUTH LINE EXTENDED OF BLOCK 314 PER PLAT OF GERALD ESTATES (PB 49, PG 72 - MDCR) AS S. 88°39'18"W. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurvey.com for up to date information about our locations and coverage area. This survey has been issued by the following Landtec Surveying office:
 600 Fairway Drive - Ste. 101
 Deerfield Beach, FL. 33441
 Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

Invoice Number : 71426-SE
Drawn By : E. VARELA
Date of Field Work : 02/15/2016
Revision :
Revision :
Revision :

LAND SURVEYING - RESIDENTIAL SERVICES
 Proudly Serving Florida's Land Title & Real Estate Industries

PLANNING & ZONING BOARD

JUNE 4TH

2024

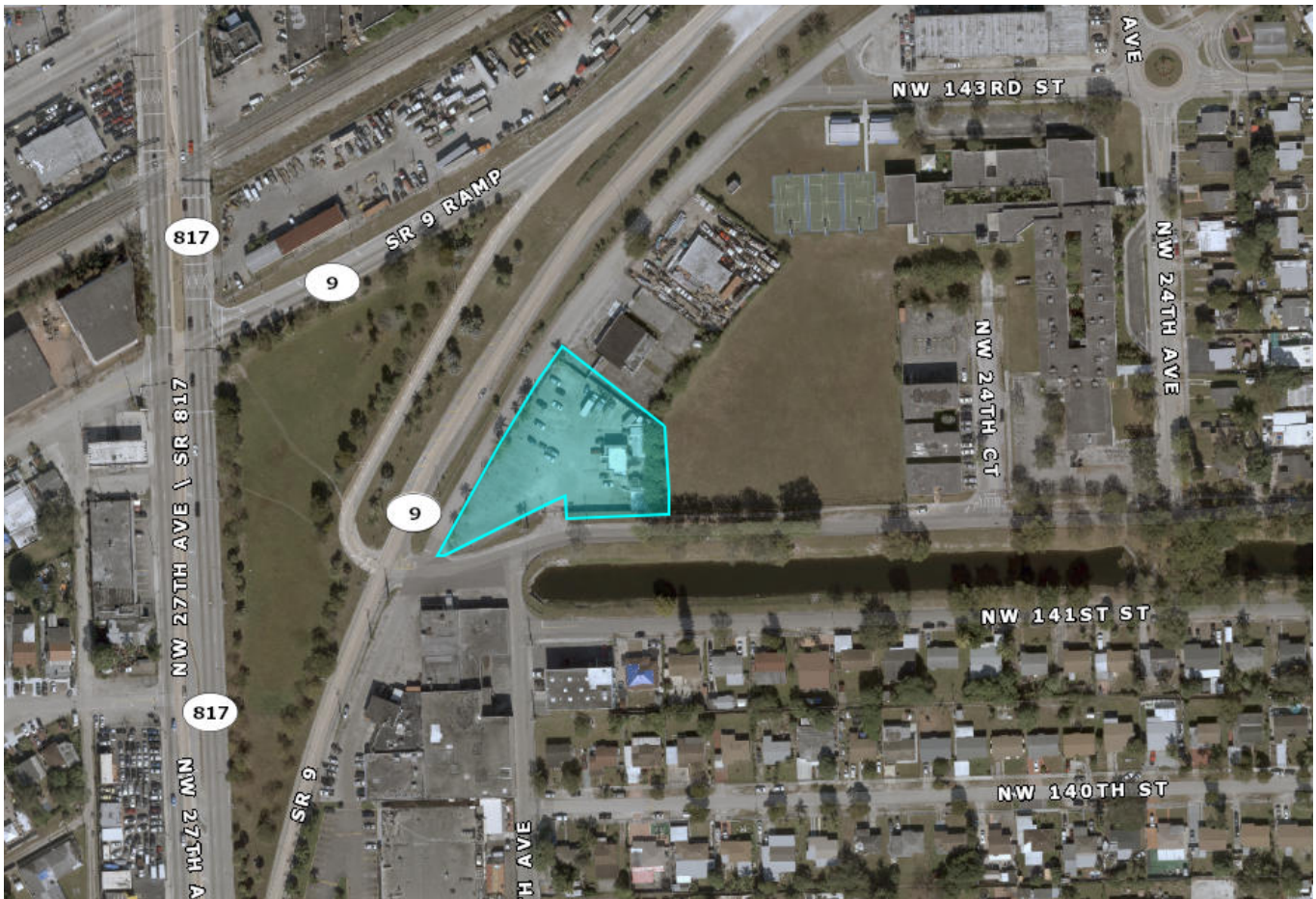


TO OPERATE A CAR DEALERSHIP- SPECIAL EXCEPTION REVIEW

Staff Report

APPLICANT'S REQUEST:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING APPROVAL OF THE SPECIAL EXCEPTION REQUEST TO OPERATE A CAR DEALERSHIP ON THE PROPERTY LOCATED AT 2695 NW 141ST STREET, AND IDENTIFIED BY FOLIOS 08-2122-000-0120 IN THE COMMERCIAL LIBERAL (B-2) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

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

- The proposed project site is currently licensed for a Tire Hauling Business and for a Car, Truck & Trailer Storage Business on this 40,119 square foot lot parcel located on the east-side of State Road 9 /Service Road and the North Side NW 141st Street. The site is zoned Commercial Liberal (B-2) and has a land use designation of Commercial. With the current Commercial Liberal zoning designation (B-2), the use would be permitted after special exception review. This site will function as a built environment and the only improvements anticipated may be the installation of landscaping improvements and parking designation.



Figure 1: Google Street View: Service Road/State Road 9



Figure 2: Google Street View: from NW 141st Street

II. Project Details

- **Applicant’s intent**

The Applicant, Tulio Rallo/T. Rallo Auto Sales, Inc intends to operate a car dealership on a portion of this Commercial Liberal (B-2) zoned property. This business operation is permitted in the B-2 zoning district after Special Exception Review approval. They also intend to provide appropriate parking and landscaping in accordance with the City of Opa-locka’s Land Development Regulations.

The applicant has submitted an application request for the operation of a car dealership on this site:

1. To review for special exception to operate a vehicle dealership on this site.

To accommodate the new intended additional use for this commercial site will require the review and recommendation of the Planning & Zoning Board and the review and approval of the City Commission concerning this request.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	Tulio Rallo/T. Rallo Auto Sales, Inc	
Folio Number (s)	Opa-locka: 08-2122-000-0120;	
Address Location	2695 NW 141 st Street, Opa-locka, FL 33054	
Floor Area Ratio	<1.0 FAR N/A	
Zoning	R-1 – Single Family Residential	
Zoning Code Consistency	The proposed use of this property for car dealership is consistent with the City Land Development Regulations as a Special Exception.	
Existing Land Use	Commercial Business	
Future Land Use Designation	Commercial	
Comprehensive Plan Consistency	- The proposed use for car dealership which is consistent with the Comprehensive Plan	
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-79, Article 22-83,	
Notification Requirement	<p>This request will be properly noticed pursuant to state law and city charter by the city clerk’s office.</p> <ul style="list-style-type: none"> - A copy of notice for advertisement titles were given to the Clerk’s Office on Tuesday, May 22, 2024. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, June 4th, 2024. - City Commission Meeting: TBD 	
Local Government Action Required	The City Commission must review this special exception review and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.	

- **Overall Analysis**

Existing Conditions:

- The Subject Property is generally adjacent to commercial properties to the north and south and residential properties to the south east and State Road 9 to the North West. There is also public school properties East of this site.
- This development is within a residential neighborhood.

- Property is currently vacant and overgrown.

PZAB Special Exception Review Criteria- (Per Ordinance 15-31, Sec. 22-60, B Approval Criteria)

1. Compliance with the City’s Comprehensive Plan.
2. Consistent with the “character and purpose” of the zoning district.
3. The size, shape and character of the property are suited for the proposed use.
4. Compatibility with the existing uses near the property.
5. Will not adversely affect the development of the general neighborhood or district.
6. Will not generate vehicular traffic or create vehicular circulation or ingress/egress problems or parking demands that have an unfavorable impact on surrounding properties when compared with uses permitted by right in the same district.
7. Potential for fire and/or other equally or greater dangerous hazards.
8. Create an unfavorable environment impacts on surrounding uses (e.g. noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisance).
9. Consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.
10. Site is adequately served by essential public services and facilities not requiring additional public expense in infrastructure improvements.
11. Will not adversely affect any site or feature of historical, cultural, natural or scenic importance.
12. Will not be contrary to the public health, safety, and welfare, provided that denial based exclusively on this language shall include explicit findings regarding the way in which granting the special exception would be contrary to the public health, safety and welfare.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: SPECIAL EXCEPTION REVIEW ANALYSIS:

The Development if approved

Would be in compliance with the City’s Comprehensive Plan
 Would be consistent with the character and purpose of the zoning district.
 The size, shape and character of the property are suited for the proposed use.
 Would be compatible with the existing uses near & adjacent to the property.
 Would not adversely affect the development of the general neighborhood or district.
 Would not generate vehicular traffic or create vehicular circulation or ingress/egress problems that would have an unfavorable impact on surrounding properties when compared with uses permitted by right in the same district given the size of the property.
 Would not increase the potential for fire or /and other equally or greater dangerous hazards.
 Would not create any unfavorable environmental impacts on surrounding uses, including noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisance.
 Would be consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.

PZAB SITE PLAN APPROVAL CRITERIA-(Per Ordinance 15-31, Sec. 22-55, B Approval Criteria

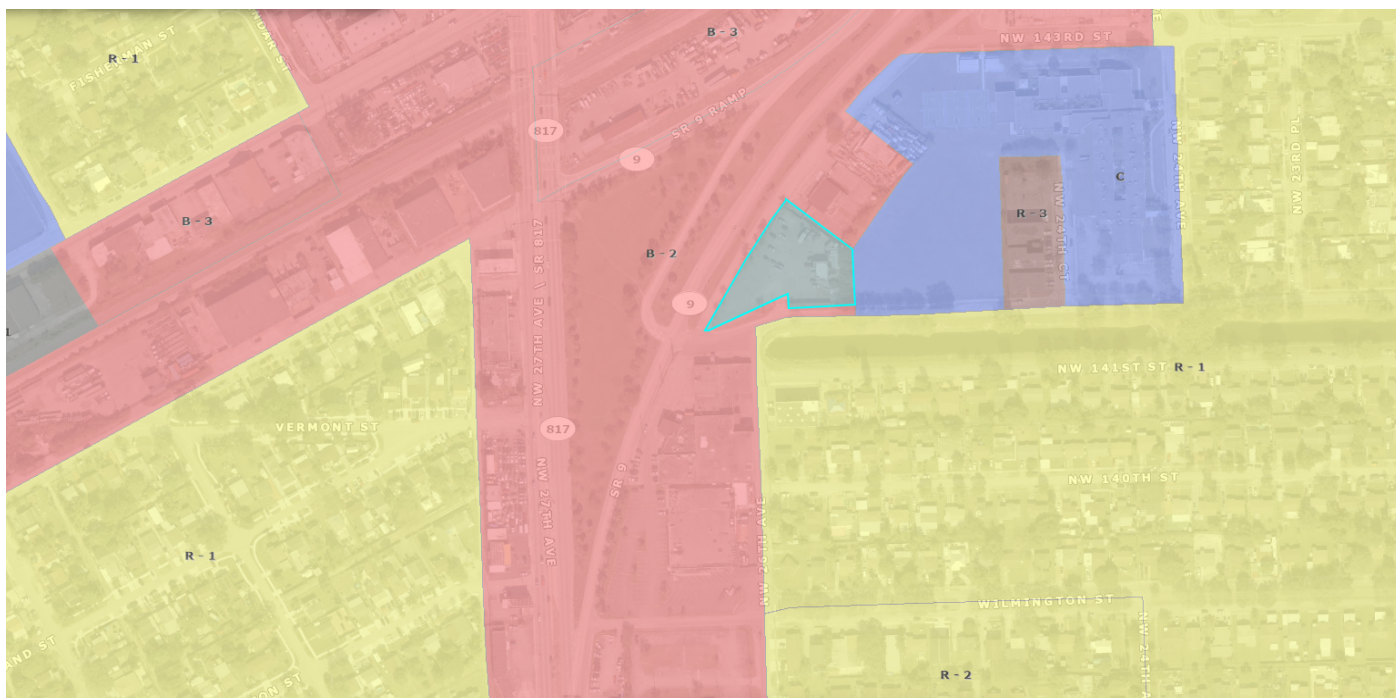
1. The development permitted by the application, if granted, conforms to the Comprehensive Plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

2. The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the City.
3. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: SITE PLAN ANALYSIS

The development if approved conforms to the Comprehensive Plan.
 The development if approved will have a favorable impact on the economy of the City.
 The development if approved will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.

Surrounding Zoning Designation Map



The Site is highlighted in image

Surrounding Land Use and Zoning: Table 2

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

COMPLIES

- **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?

- **Findings:**

- The propose development use to operate a car dealership is in harmony with the general characteristic of the surrounding neighborhood: Single Family 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 for this site. *(Please see attached Landscape Plan for Trees detailed information).*

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

- **Findings:**

- The Applicant has the benefit of a fence being already installed on this site in accordance with the LDR.

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 Commercial LU category location which is appropriate for the operation of a car dealership.

• **B-2 (Commercial Liberal) Permitted Uses:** Project Specific: *Operation of a Car Dealership on this site.*

COMPLIES

- **Findings:**

- According to the City’s Land Development Regulation/ Zoning Code B-2 (Commercial Liberal) zoning district would permit this use, if special exception review is approved by the City Commission. This use is compatible with the zoning of the proximal zoning districts.

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

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

COMPLIES

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

1. Special Exception Review
Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, June 4, 2024

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

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 the Special Exception Review.

VI. Attachments:

Planning and Community Development Department

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

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

Resolution No. 2024-06-04-02,

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING APPROVAL OF THE SPECIAL EXCEPTION REQUEST TO OPERATE A CAR DEALERSHIP ON THE PROPERTY LOCATED AT 2695 NW 141ST STREET, AND IDENTIFIED BY FOLIOS 08-2122-000-0120 IN THE COMMERCIAL LIBERAL (B-2) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED DATE: 6-4-2024
 - 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 are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed construction of a twin home building on this vacant property.

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA- LOCKA, FLORIDA, CREATING A NEW ARTICLE XI OF THE CITY CODE OF ORDINANCES; RENUMBERING THE SECTIONS FOLLOWING; SPECIFICALLY ADOPTING CERTAIN PROVISIONS OF SENATE BILL 102, THE “LIVE LOCAL ACT” RELATING TO AFFORDABLE HOUSING; PROVIDING FOR THE ADMINISTRATIVE APPROVAL OF CERTAIN QUALIFIED PROJECTS CONTAINING AFFORDABLE HOUSING UNITS; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa Locka (“City”) recognizes the importance of residential and economic development in the City; and

WHEREAS, the State legislature recognizes the importance of providing quality housing to Florida residents; and

WHEREAS, in recognition of the need to provide quality and affordable housing to Florida residents, Senate Bill 102, also known as the Live Local Act (the “Act”) was adopted into law by the State legislature, effective July 1, 2023 and the Act will expire on October 1, 2033; and

WHEREAS, the Act preempts certain use, density, and height regulations and imposes various obligations, including the requirement for a municipality to permit mixed-use residential development as an allowable use in any area zoned for commercial, industrial, or mixed-use if at least forty percent (40%) of the residential units are affordable, as defined in Section 420.0004, Florida Statutes, for a period of at least thirty (30) years; and

WHEREAS, the benefits afforded by the Act are only available to developments that provide certain threshold levels of affordable multi-family housing, which housing units are further required to remain affordable for at least thirty (30) years, but the Act is silent on issued related to compliance reporting, monitoring, and enforcement of the mandatory affordability requirements applicable to these developments; and

WHEREAS, the City Commission has determined that it is appropriate and in the public interest to provide that projects proposed under the Act on Zoning Districts; Commercial: B-2 – Commercial Liberal, B-3 – Commercial Intensive; Industrial: I-1 – Light Industrial, IT-Innovation and Technology District; MXUOD-Corridor Mixed Use and HDOD-Historic Downtown Opa-locka District

WHEREAS, the Act provides that if a municipality has designated less than twenty percent (20%) of the land area within its jurisdiction for commercial or industrial use, it is only required to allow multi-family development pursuant to the Act as part of a mixed-use residential development; and

WHEREAS, given that less than twenty percent (20%) of the land area of the City is designated for commercial and industrial use, any development of land approved pursuant to the Act must consist of a mixed-use project; and

WHEREAS, the Act requires that an affordable housing project proposed under the Act must be administratively approved, without further action by the governing body, if the development satisfies the City’s land development regulations and is consistent with the City’s Comprehensive Plan, with the

exception of provisions establishing allowable densities, height, and land use (which are established in, and preempted by the Act) and complies with all other applicable requirements of state and local law; and

WHEREAS, the Act provides that the City must consider the possibility of reducing parking requirements for projects developed under the Act if the project is located within one-half mile of a major transit stop, as defined in the City’s Land Development Code, if the major transit stop is accessible from the development.

WHEREAS, the Act offers incentives to developers who want to build affordable housing, it also leaves certain matters to local discretion; and

WHEREAS, recognizing the importance of providing quality affordable housing to Opa-Locka residents, the City desires to adopt and implement certain elements of the Act into its Code of Ordinances (“Code”) in order to codify regulations in an effort to encourage affordable housing development in the City; and

WHEREAS, the City Commission finds and determines that updating the City’s Code of Ordinance to implement the Live Local Act is in the best interest of the residents in the City of Opa-Locka; and

WHEREAS, at their duly noticed meeting and public hearing of _____, 2023 the City Commission considered the record, adopted findings and conclusions, and approved the proposed Ordinance on first reading; and

WHEREAS, at their subsequent duly noticed meeting and public hearing of _____, 2024, the City Commission on second reading adopted the Ordinance and recommended incorporation of same into the Code.

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. Amendment. The Code of Ordinance of the City of Opa-Locka, Florida, shall be amended by amending Chapter _____, to create Section _____, entitled “Qualifying Development Pursuant to Florida Statutes, Section 166.04151(7), Under the Live Local Act” to read as follows:

Section I . Qualifying Development Pursuant to Florida Statutes, Section 166.04151(7), Under the Live Local Act.

(a) **Intent and Purpose:** The purpose of this section is to establish procedures and regulations for the development of mixed-use affordable housing developments pursuant to the provisions of Section 166.04151(7), Florida Statutes, as created by Chapter 2023-17, Laws of Florida, the “Live Local Act” (the “Act”), which development involves a combination of residential and non-residential components, and a combination of dwelling units, at least forty percent (40%) of which must qualify as affordable housing units, as defined in Florida Statutes, Section 420.0004, to accomplish the following purposes:

- (1) Protect and promote the public health, safety, and general welfare of the residents of the City.

- (2) Facilitate the orderly and efficient development of affordable multi-family housing in the City pursuant to the Act;
- (3) Confirm that qualifying developments proposed pursuant to the Act are mixed-use residential developments, as required by the Act, given that less than 20% of the City's land area is designated for commercial or industrial use; Per the City of Opa-locka Comprehensive Master Plan, 26% of the land use in the City of Opa-locka is Industrial and 11% of the land use is Commercial. This excludes residential, parks and civic land use. The Miami-Dade Opa-locka Executive Airport is included under Civic land use.
- (4) Specify the City zoning districts to which this section is applicable and within which qualifying developments proposed pursuant to the Act are authorized and may be approved administratively pursuant to the Act;
- (5) Confirm the land development regulations applicable to proposed qualifying developments under the Act, including acknowledgment of the statutory mandates regarding use, height and density.
- (6) Provide the minimum non-residential floor area for qualifying developments proposed under the Act in order to ensure a meaningful mixed-use development to support community sustainability and to reduce vehicle trips and vehicle miles traveled; and
- (7) Establish and administrative approval process for qualifying developments under the Act.

(b) **Applicability.** Applications for a qualifying development pursuant to this section must be deemed complete prior to October 1, 2033. No applications for qualifying developments shall be accepted after October 1, 2033, unless the legislature extends or reenacts Section 166.04151(7), Florida Statutes and the city commission extends these deadlines accordingly. A qualifying development pursuant to the Live Local Act for a multifamily development is not required to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under Florida Statutes, Section 166.04151(7).

(c) **Definitions.**

1. *Qualifying development* shall mean a multiple-family mixed-use development proposed pursuant to Florida Statutes, Section 166.04151(7), with 65% of the total square footage used for residential purposes, at least 40% of which are affordable as defined in Section 420.0004, Florida Statutes, for a period of at least thirty (30) years, with the remaining thirty-five (35%) percentage of the total square footage dedicated to non-residential uses, as provided in the applicable zoning district.
2. *Unified Control* means all land included for purpose of development within a Planned Unit Development (PUD) district shall be under the control of the applicant (an individual, partnership, or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area, which shall be approved by the city attorney.
3. *Affordable* means monthly rents or monthly mortgage payments including taxes and insurance do not exceed thirty (30) percent of that amount which represents the percentage of the median annual gross income for the households. However, it is not the intent to limit an individual household's ability to devote more than thirty (30) percent of its income for housing, and housing for which a household devotes more than thirty (30) percent of its income shall be deemed affordable if the first institutional mortgage lender

is satisfied that the household can afford mortgage payments in excess of the thirty (30) percent benchmark.

4. **TRANSIT STOP**-A designated location that provides passengers access to the transit system and/or a point of transfer between transit routes.
5. **PLANNED UNIT DEVELOPMENT** --A planned unit development, or PUD, is a community of single-family homes, and sometimes condos or townhomes, where every homeowner belongs to a homeowner’s association (HOA).
6. **AFFORDABLE HOUSING TRUST FUND (AHTF)** - The Affordable Housing Trust Fund will serve as a permanent, renewable, source of revenue to meet, in part, the housing needs of the residents of a municipality. The objective of the AHTF is to foster a housing supply accessible to a range of family incomes in developments assisted by the Trust Fund and to disperse affordable housing units throughout the City, in accordance with objectives, goals, and policies set within the housing elements of the Community Development Master Plan.
7. **DEVELOPMENT REVIEW COMMITTEE:** The City Commission hereby establishes a Development Review Committee, which shall be an advisory body to the Department of Planning and Community Development. Members of the Committee shall include Director of Planning and Community Development their Designee, Director of Public Works or their Designee, Director of Parks and Recreation or their Designee, Police Chief or their Designee, Director of Building or their Designee, Code Compliance Personnel / Designee, any intergovernmental agency representatives deemed necessary by the Director, and any other staff as deemed necessary.

(d) Zoning Districts Permitting Qualifying Developments:

TABLE OF REGULATIONS

	GENERAL DISTRICT TYPE	SPECIFIC ZONING DISTRICT
1	Commercial Zoning Districts	B-2 - Commercial Liberal; B-3 – Commercial Intensive;
2	Industrial Zoning Districts	I-1-Light Industrial; IT-INNOVATION & TECHNOLOGY OVERLAY DISTRICT
3	Mixed-Use Zoning Districts	MXUOD - CORRIDOR MIXED USE OVERLAY DISTRICT; HDOD - HISTORIC DOWNTOWN OPALOCKA DISTRICT

Section II. Applicable Development Regulations:

- (1) Unified Lot. All land included for the purposes of a qualifying development, including residential and non-residential components shall be under unified control.
- (2) (E) Unified Development.
- (3) Any proposed development authorized under this subsection which consists of contiguous parcels, parcels under common ownership, or control shall have all development rights established under this section including higher available density and height.
- (4) Upon application for rezoning, the applicant shall agree to the following:
 - (a) *To proceed with the qualifying development according to the provisions of this section and the affordability requirement as established by state law and a Developer Agreement.*
 - (b) To provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the city for completion of the development according to the plan approved at the time of site plan approval and for continuing operations and maintenance of such areas, functions, and facilities, which are not proposed to be provided, operated or maintained at public expense; and
 - (c) To bind their successors in title to any commitments made under the above. All agreements and evidence of unified control shall be reviewed by the city attorney and no site plan for a qualifying development shall be approved without verification by the City Manager and the City Attorney that such agreements and evidence of unified control meet the requirements of this section.

(5) Required residential use.

- a. Sixty-five percent (65%) of the total square footage of a qualifying development shall be used for residential purposes.
- b. Equivalency of affordable dwelling units.
 - (a) Affordable dwelling units and market rate units within a qualifying development shall be located within the same structure or shall be proportionately distributed between multiple structure, if such are proposed, such that every qualifying development structure contains both affordable and market rate units in equal proportions; in no event shall a qualifying development structure consist entirely of market rate units.
 - (b) All common areas and amenities within a qualifying development shall be accessible and available to all residents (both affordable and market rate units).
 - (c) Access to the required affordable dwelling units in a qualifying development shall be provided through the same principal entrance(s) utilized by all other dwelling units in the development, provided that for townhouse-style affordable dwelling units, each unit shall have its own entrance.
 - (d) The sizes and number of bedrooms in the affordable dwelling units shall be proportional to the sizes and number of bedrooms in the market rate units (e.g. for number of bedrooms, if twenty-five percent (25%) of the market rate units consist of two (2) bedrooms, then twenty-five percent (25%) of the affordable units shall also have two (2) bedrooms, etc. maintaining a proportional distribution across unit types and within each structure within the qualifying development.
 - (e) Affordable dwelling units shall be developed simultaneously with or prior to the development of the market rate units.

- (f) If the development is phased, the phasing plan shall provide for the construction of affordable units proportionately and concurrently with the market rate units.
- (g) The exterior appearance of affordable units shall be the same as the market rate units and shall provide exterior building materials and finishings of the same type and quality.
- (h) The interior building materials and finishes of the affordable units shall be the same type and quality as the market rate units, including but not limited to all electrical and plumbing fixtures, flooring, cabinetry, counter tops, and decorative finishes.

(6) Affordability Requirement:

- (a) Pursuant to Florida Statutes, Section 166.04151(7), at least forty percent (40%) of the multi-family residential units shall remain affordable, as defined in Florida Statutes, Section 420.0004, for a period of at least thirty (30) years. The property owner shall execute and deliver to the City for recordation in the public records, on a form approved by the City Attorney, a covenant, declaration of restriction, or other deed restriction in favor of the City ensuring compliance with the affordability requirement.
- (b) The developer shall provide documentation as requested by the City on an annual basis (calendar year) to verify that the units approved for a qualified development are in compliance with the affordability criteria for all units rented to ensure that forty-percent (40%) of the units have been utilized and rented as affordable units every year. Confirmation shall be provided on or before January 31, of every year for the preceding calendar year. Said documentation shall include but not be limited to rental amounts paid by the tenants, percentage of affordable units rented for the year, and market rate data.
- (c) Any violation of the affordability requirement shall result in a monetary penalty to be deposited in an Affordable Housing Trust Fund. Such monetary penalty shall be assessed as a daily fine in the amount of one-hundred and fifty (\$150.00) per day, per violation until proof of compliance has been provided to the city. The monetary penalty shall not be subject to mitigation or otherwise modified by any board, including but not limited to the code compliance special magistrate.
- (d) An approved qualifying development project which fails to maintain the required number of affordable dwelling units and does not comply with the affordable housing requirement of this section after notice and ninety (90) days to cure, shall be considered non-conforming as to all portions of the development that do not comply with use and development regulations applicable based on the assigned zoning designation.

(7) Required Non-Residential Use.

- (1.) Thirty-five percent (35%) of the total square footage of the qualifying development shall be devoted to principal non-residential used that are not dedicated to, or exclusively accessible by the on-site residential uses. Residential community amenities, or non-residential uses open only to residents of the qualifying development are not considered non-residential uses.

- (2.) Non-residential uses shall be limited to those uses permitted in the zoning district or land use regulations applicable to the land on which the qualified project is located.

(8) Standard for Development.

(1.) Maximum Density and Height.

The maximum density for any qualified project authorized under the Act may be approved with a density of up to one-hundred fifty (150) units per acre.

The maximum height for any qualified project authorized under the Act shall be the highest allowed height for a commercial or residential development located in the City of Opa-Locka within one (1) mile of the proposed development or three (3) stories, whichever is higher. The maximum height for the City of Opa-locka is eight (8) stories, or 95 feet, per the maximum height allow for affordable housing or mixed-use development within the Corridor Mixed Use District. All height limitations up to 8 stories shall be subject to approval by the Federal Aviation Authority as applicable.

- (2.) **Parking Requirements.** For a qualified development authorized under the Act, the Director/Advisor for the Planning & Community Development Department and the City Manager may recommend a parking reduction of up to 1.25 spaces. The City Commission shall have the final approval for parking reduction.
Parking reductions shall be considered for a qualified development authorized under the Act for development located within one-half mile of a major transit stop and the major transit stop is accessible from the development.

- (3.) **Setbacks.**
Front – 15 feet for non-mixed use projects
Front – 10 feet for mixed use projects
Side, Interior lot – 10 feet (mixed use and non-mixed use)
Side, Street – 10 feet (mixed use and non-mixed use)
Rear – 10 feet (mixed use and non-mixed use)

- (4.) **Minimum air conditioned dwelling unit size.**

Efficiency – 500 square feet
One Bedroom - 625 square feet
Two Bedroom – 750 square feet
Three Bedroom – 1000 square feet

- (5.) **Regulatory Compliance.**

- (1.) In addition to the provisions set forth herein, qualifying developments shall comply with all other applicable land development code development regulations.
- (2.) All aspects of the qualifying development shall be consistent with the City's Comprehensive Plan, with the exception of provisions establishing allowable use, height, and density.
- (3.) Qualifying developments shall comply with all other applicable state and local laws and regulations.

(9) Site Plan Review Procedures:

- (a) **Pre-plan Review:** Applications submitted pursuant to Florida Statutes, Section 166.04151(7), shall be reviewed in a pre-plan review process with the Director/Advisor for the Planning & Community Development Department, or the designee to conform general compliance with the requirements of Florida Statutes, Section 166.04151(7), under the Live Local Act, the land use designations, zoning and application provisions of the City code and Florida Statutes, Section 166.04151(7), as may be amended from time to time.
- (b) **Application:** The applicant shall submit the proposed site plan to the Director/Advisor for the Planning & Community Development Department, or the designee. The application shall include.
- a. All information and in a form as provided by the City for site plans.
 - b. Dwelling unit breakdown, including the number of bedrooms and unit sizes.
 - c. Color rendering of all building elevations.
 - d. An affidavit of Commitment in a form approved by the city, to record a covenant detailing the affordable housing restrictions and ensuring compliance with the monitoring requirements. The covenant shall detail income mix and required affordability, with a release provision ensuring that the covenant is in place for thirty (30) years from the date of issuance for the certificate of occupancy (CO). The City Commission may release the covenant at the end of the thirty-year affordability period if the developer has been in compliance with the affordability criteria during the thirty-year affordability restriction period.
 - e. Legal documents shall be provided demonstrating unified control of the proposed development site and providing for maintenance and cross access easement as may be applicable.
 - f. A specific purpose survey shall be provided demonstrating the one (1) mile distance for any proposed height determination. A statement of the comparative site evaluation being utilized for the height justification shall be provided.
 - g. Notations shall be made on all submittals identifying the project as a Live Local Act project pursuant to Florida Statutes, Section 166.04151(7).
 - h. A table, or tables and graphics indicating the ratio of residential and non-residential square footage and affordable and market rate residential units shall be provided.
 - i. The Director/Advisor for the Planning & Community Development Department and the City Manager shall amend the fee schedule to include fees for projects submitted as a Live Local Act project.
 - j. The site plan review committee shall review the application and shall provide written recommendations to the Director/Advisor for the Planning & Community Development Department or designee, according to the review schedule established by the city manager, as said fee schedule may be amended from time to time.
 - k. The applicant will be notified in writing of comments concerning the site plan submission. Revisions, additions, or corrections will be reviewed together by the Director/Advisor for the Planning & Community Development Department or designee, the site plan review committee and the applicant. Required revisions and any other information required shall be resubmitted by the applicant within thirty (30) days of the review. Failure of any applicant to submit information or revised plans as required above shall result in cancellation of the application unless an extension is agreed to by the applicant and the Director/Advisor for the Planning & Community Development Department. Applicants may withdraw an application at any time.
 - l. The Director/Advisor for the Planning & Community Development Department or the ~~designee~~ Development Review Committee shall review site plan, review

committee comments, applicant responses, final proposed plans and façade rendering, and based on compliance with the City’s land development regulations, comprehensive plan, and applicable state laws, shall approve, approve with conditions, or deny the final site plan **and issue a written development order,** including findings supporting the decision. A decision may be appealed to the City Commission.

- m. The restrictive covenant shall be executed and recorded prior to issuance of vertical permits for construction. The developer shall pay for all recording costs.

Section 3: Conflicts. All ordinances or parts of ordinance, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4: Severability. Should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, clause or work be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 5: Codification. The provisions of this ordinance shall be codified within the Code of Ordinance of the City of Opa-Locka, Florida, and any paragraph or section may be renumbered to conform with the Code of Ordinances.

Section 6: Effective Date. This Ordinance shall become effective on the passage on second and final reading.

PASSED FIRST READING ON THIS DAY OF FEBRUARY 2024.

PASSED SECOND READING ON THIS DAY OF MARCH 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



AFFORDABLE HOUSING-SENATE BILL 102 (SB 102)

The PCD Staff have examined this Landmark Legislation in its entirety and have adduced the following:

Governor Ron Desantis recently signed into law Senate Bill 102, the Live Local Act, which officially took effect on July 1, 2023. This new law allocates \$711 million toward affordable housing initiatives statewide. However, SB 102 was far more than an appropriations bill. It incentivizes the development of affordable housing and eliminates barriers to the development of housing. The new law has implications for both developers and local governments.

Changes to Local Government Land Development Codes

SB 102 makes several changes to Florida law impacting how local governments can treat certain proposed affordable housing developments. It also changes what policies local governments may enact to address housing. These changes align with the Florida Legislature's substantial rewrite of section 420.0003, Florida Statutes, which encourages private development of affordable housing. That section requires local governments to provide incentives, such as density bonus incentives, to encourage the private sector to be the primary driver for developing affordable housing.

- **Rent Control:** SB 102 amends sections 125.0103 and 166.043, Florida Statutes, to remove local government authority to enact rent control. Previously, local governments could enact rent control measures via a referendum for a period not exceeding one year in instances where such controls were necessary and proper to eliminate an existing housing emergency so grave as to constitute a serious menace to the general public. The preemption of rent control included in SB 102 was in part a response to a recent rent control referendum approved by Orange County voters but subsequently invalidated by the courts.

- **Development Incentives:** SB 102 makes several changes to sections 125.01055 and 166.04151, Florida Statutes, which will preempt local governments from enacting policies that would hinder the development of certain affordable housing projects. These changes sunset October 1, 2033.

SB 102 requires local governments make multifamily and mixed-use residential allowable uses in areas zoned commercial, industrial, or mixed use if at least 40% of the proposed development's multifamily residential rental units are affordable as defined under state law for at least 30 years (Affordable Multifamily Housing). SB 102 preempts local governments from taking several actions that might hinder the development of Affordable Multifamily Housing:

- Prohibits local governments from requiring a proposed Affordable Multifamily Housing development obtain a zoning change, land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under sections 125.01055 and 166.04151.
- Requires mixed-use residential Affordable Multifamily Housing projects have at least 65% of the total square footage dedicated for residential purposes.
- Prohibits local governments from restricting the density of a proposed development of Affordable Multifamily Housing below the highest allowed density of any land under its jurisdiction where residential development is allowed.
- Prohibits local governments from restricting the height of a proposed Affordable Multifamily Housing development below the highest height for a commercial or residential development located in its jurisdiction within one mile of the proposed development or three stories, whichever is higher.
- Removes zoning decision-making authority from local governing boards by requiring that Affordable Multifamily Housing development be administratively approved if the development complies with regulations for multifamily developments in areas zoned for such uses and is consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, height, and land use.
- Requires local governments consider parking reductions for proposed Affordable Multifamily Housing developments where the development is a half mile from a major transit stop that is accessible from the development.
- Requires those municipalities that designate fewer than 20% of their land area for commercial or industrial uses authorize a proposed mixed-use residential Affordable Multifamily Housing projects in areas zoned for commercial or industrial uses.

The amendments to these sections also remove the prohibition on developers of affordable housing receiving funds from the State Apartment Incentive Loan (SAIL) Program provided that 10% of the units are dedicated for affordable housing.

Local Government Administration and Affordable Housing

SB 102 amends sections 125.379 and 166.0451, Florida Statutes, and requires local governments list real property owned in fee simple by any dependent special district within that local government's jurisdiction that is appropriate for affordable housing, as well as requiring the inventory list of properties be publicly available on the local governments' websites. Those properties may now also be used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing. SB 102's amendments to these sections also encourage ordinances adopting best practices for surplus land programs. These best practices include establishing eligibility criteria for the receipt or purchase of surplus land by developers, making the process for requesting surplus lands publicly available, and ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring the reversion of property not used for affordable housing within a certain time frame.

SB 102 amends section 553.792, Florida Statutes, to require local governments maintain a policy containing the procedures and expectations for expedited processing of building permits and development orders that are required to be expedited on the local governments' websites.

Taxes

SB 102 also seeks to encourage the development of affordable housing by lessening the associated tax burden.

- **Ad Valorem Property Tax Exemptions:** SB 102 enacts two separate ad valorem tax exemptions available to owners of property used for Affordable Multifamily Housing developments under sections 196.1978(3) and section 196.1979, Florida Statutes. A taxpayer may only receive one of these exemptions.

- 1. **Sections 196.1978(3):** Section 796.7978(3), Florida Statutes, makes portions of property in a multifamily project eligible for a tax exemption by deeming such property to be used for a charitable purpose. To be eligible, the property must provide affordable housing to those meeting the income limitations. The property must be within a multifamily project containing more than 70 units dedicated to affordable housing that was substantially completed within five 5 years before the taxpayer's first submission of a request for certification or an application for a property tax exemption. The affordable housing units must be rented for an amount that does not exceed the lesser of the multifamily rental programs income as promulgated by the

Florida Housing Finance Corporation (FHFC) or the rental market study, which the taxpayer is required to complete.

This section requires that qualified property which is available to house those whose annual household income is above 80% and below 120% of the median annual adjusted gross income for households within the metropolitan statistical area (MSA), or for households in a county that is not within an MSA, receive an ad valorem property tax exemption of 75% of the property's assessed value. However, if the property is used to house those with income that does not exceed 80% of the median annual adjusted gross income for households within the MSA or county, then the property is 100% exempt from ad valorem property taxes.

2. **Section 196.1979:** Permits local governments to adopt an ordinance exempting portions of property used to provide affordable housing by deeming the property as being used for a charitable purpose. To qualify for this exemption, the portions of the property must be used to house those whose annual household income is either less than 30% or between 30% and 60% of the median annual adjusted gross income for households within the MSA or the county where the person or family resides if not residing within an MSA. The property must also be within a multifamily project with at least 50 residential units, 20% of which are used to provide affordable housing. The affordable housing units must be rented for an amount that does not exceed the lesser of the multifamily rental programs income as promulgated by the FHFC or the rental market study, which the taxpayer is required to complete. The development may not have more than three local code citations in the last 24 months, nor may the development have any non-remedied code violations or unpaid code-related charges.

If all the residential units in a multifamily development are not affordable housing, then the property's exemption may be up to 75% of the assessed value of each residential unit providing affordable housing. If all the residential units are affordable, then the exemption may be up to 100% of the assessed value on the multifamily residential units providing affordable housing.

- **Sales, Rental, Use, Consumption, Distribution, and Storage Tax Exemption:** SB 102 amends section 21208, Florida Statutes, by creating a tax exemption for affordable housing building materials. Affordable housing building materials include all tangible personal property that becomes a component of the newly constructed residential units in an affordable housing development. To receive this exemption, the person claiming the exemption must file an application with the Florida Department of Revenue (DOR) and include all the application materials listed in this section, which includes invoices showing the actual cost of the building materials and sales tax paid. Local governments and nonprofits that pay for building materials from community development block grant funds, funds from the State Housing Initiatives Partnership (SHIP) Program, and the like may also apply for this exemption. Applications must

be submitted within six months after the eligible residential unit is deemed substantially completed by the local building code inspector. Only one exemption through a refund on paid taxes may be claimed per eligible residential unit. Such refunds will not be granted unless the amount of the refund is between \$500 and the lesser of \$5,000 or 97.5% of the Florida sales or use tax paid.

- **Live Local Corporate Income and Franchise Tax Credit:** SB 102 creates section 220.1878, Florida Statutes, which provides a corporate income and franchise tax credit of 100% for eligible contributions to the Live Local Program as codified in section 420.50872, Florida Statutes. This credit may be applied against any tax due for a taxable year under Chapter 220, Florida Statutes. The taxpayer must apply for the credit after the application of any other allowable credits. The taxpayer must make the contribution before the taxpayer is required to file a return. This credit must be reduced by the difference between the amount of federal corporate income tax, considering this credit granted, and the amount of federal corporate income tax without application of this credit. But this credit does not reduce the amount of tax due for purposes of determining whether the taxpayer complied the requirement to pay tentative taxes. The tax credit cap amount is \$100 million per fiscal year.

Those looking to take advantage of this tax credit must apply to DOR Approved tax credits may be carried forward for a period not to exceed 10 years. If a taxpayer wishes to convey, transfer, assign, or carry forward a tax credit to another entity, it may only do so if the taxpayer conveys, assigns, or transfers all of its assets in the same transaction. The taxpayer must notify DOR before transferring, conveying, or assigning the tax credit to another member within an affiliated group of corporations.

State Programs

SB 102 amends section 201.15, Florida Statutes, diverting the lesser of 8% or the remainder of taxes collected or \$150 million each fiscal year to fund the State Housing Trust Fund (Trust Fund). SB 102 also creates section 420.50871, Florida Statutes, which directs funds derived from these increased revenues to the Trust Fund to be distributed by the FHFC for innovative affordable housing projects. That section directs the FHFC to allocate the funds toward competitive applications for affordable housing projects. Seventy percent of the funds shall go toward projects that redevelop existing affordable housing or construct such housing near existing redeveloped affordable housing, address urban infill, provide for mixed use of the location, or provide housing near military installations. The remaining 30% of the funds shall go to projects that propose using or leasing public lands for affordable housing, addressing the housing needs of young adults that have aged out.

of foster care, meet the needs of the elderly, or provide housing to meet the needs in areas of rural opportunity. Section 201.15, Florida Statutes, sunsets July 7, 2033, and section 420.50877, Florida Statutes, sunsets June 30, 2033.

SB 102 amends section 288.707, Florida Statutes, authorizing the Governor to approve funding recommendations by Enterprise Florida for state or local public infrastructure project to facilitate the development or construction of affordable housing. SB 102 also substantially re-wrote section 420.0003, Florida Statutes, which outlines Florida's policy regarding state-funded development. That section now emphasizes minimizing sprawl and the separation of housing from employment and services. It also requires public-private partnerships emphasize production and preservation of affordable housing and requires existing affordable housing stock be preserved and improved.

SB 102 creates the Florida Hometown Hero Program, codifying it in section 420.5096, Florida Statutes. The program allows borrowers to apply to the FHFC for a loan to reduce their down payment and closing costs by at least \$70,000 and up to 5% of the first mortgage loan not exceeding \$35,000. The program requires that these loans be made at a 0% interest rate and be available for the term of the first mortgage. The borrower must seek to purchase the home as his or her primary residence, be a first-time homebuyer unless the borrower is in the armed services or Florida National Guard, be a Florida resident, and be employed fulltime by a Florida-based employer or self-employed.

On the Horizon

While SB 102 has a number of provisions that took effect July 1, 2023, it also directs state agencies and local governments to take action. For example, section 420.0003, Florida Statutes, encourages local governments to adopt ordinances to promote innovative housing solutions, such as utilizing publicly held land to develop affordable housing. That section also encourages local governments to engage in community led planning focusing on urban infill, flexible zoning, redevelopment of commercial property into mixed-use property, resiliency, and furthering development with preexisting public services. It encourages the development of policies that maximize high-density, high-rise, and mixed-use, as well as mixed-income projects. It even encourages the development of policies to modernize housing specifically naming things such as tiny homes, 3D-printed homes, and accessory dwelling units.

Additionally, SB 102's amendments to sections 725.379 and 766.0457, Florida Statutes, encourage local governments to enact ordinances adopting best practices for surplus land programs. These best practices include establishing eligibility criteria for the receipt or purchase of surplus land by developers, making the process for requesting surplus lands publicly available, and ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring the reversion of property not used for

affordable housing within a certain time frame Local governments that wish to enact an ordinance... providing for an ad valorem tax exemption under section 796.7979, Florida Statutes, will have to do so in accordance with the provisions and restrictions set out in that section.

SB 102 also directs FHFC to adopt rules relating to the ad valorem exemption available under section 196.7978(3), Florida Statutes. It directs DOR to adopt rules governing the administration of the tax exemptions under sections 212.08 and 220.1878, Florida Statutes. These rules must comply with SB 102's newly enacted provisions.