

CITY OF OPA-LOCKA

The City of Bright Opportunities



PLANNING & ZONING MEETING Agenda

**Tuesday, September 3, 2024
5:30 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

Nikisha L. Williams, 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
September 3, 2024
5:30 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

Approval of Minutes PZAB June 4, 2024

5. PUBLIC HEARING:

- 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OF THE SPECIAL EXCEPTION REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT 211 AHMAD STREET AND IDENTIFIED BY FOLIOS 08-2121-002-2590 IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OF THE TENTATIVE PLAT FOR PROPERTY LOCATED AT 921 SUPERIOR STREET AND IDENTIFIED BY FOLIO 08-2121-007-1770 IN THE R-1 ZONING DISTRICT, DIVIDING THE PROPERTY INTO THREE SEPARATE PARCELS FOR THE DEVELOPMENT OF TWO ADDITIONAL SINGLE-FAMILY HOMES; PROVIDING FOR AN EFFECTIVE DATE.**
- 3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, ORDINANCE 15-31, SECTION 22-127 AND THE CITY CODE OF ORDINANCE CHAPTER 13, ARTICLE XI FLEA MARKETS AND BAZAARS; TO REDUCE THE ACREAGE REQUIREMENTS FROM TWENTY-FIVE ACRES TO FIVE ACRES AND TO ELIMINATE THE BOND REQUIREMENT IN SECTION 13-217 FOR THE OPERATION OF A FLEA MARKET; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

6. ADJOURNMENT:

For further information, please contact the Planning & 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
JUNE 4, 2024, 7:00 P.M.

CALL TO ORDER

Chair Elio Guerrero called the Planning and Zoning Board meeting to order at 7:24 p.m. on June 4, 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: Chair Elio Guerrero, Board Member Audrey Dominguez, Board Member Aldo Mata, and Board Member Claudienne Hibbert Smith.

Absent Board Members: Board Member Germane Barnes and Board Member Dawn Mangham.

Also in attendance were Planning and Community Development Director Gregory Gay, Zoning Official Gerald Lee, Assistant City Attorney Candice Cobb Bell, and Planning and Zoning Board Clerk Diana Cheng.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – May 7, 2024**

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

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.**

Planning and Community Development Director Gregory Gay recalled that at their May 2024 meeting, the Board addressed a related Item which amended the City's zoning Code. That Item has undergone first reading before the City Commission and will be presented to them for second reading and approval. Item 1 on tonight's Agenda is related to the same site.

Tracy Slavens, representing the Applicant, explained that the request is for conditional use approval to allow a private indoor shooting range. The site is currently occupied by the Opa-locka Flea Market. She noted that Staff recommends approval of the request, and recalled that the Board unanimously approved a text amendment to allow this conditional use within the I-3 zoning district.

The Applicant has created a definition for "indoor shooting range" which will apply throughout the I-3 district. This use is not allowed by right, but is subject to the conditional use approval process to ensure that the appropriate location, design and safety considerations are in place, and that no new impacts on the City are created.

The range would occupy approximately 40,000 sq. ft. of the existing building and would be a two-story use located on the north end of that structure. Ms. Slavens showed floor plans for the building as well as its exteriors and parking area. The site is designed with a fully enclosed, secure, and climate-controlled facility and ~~has been~~ will be engineered to meet sound-dampening standards so other tenants or neighbors are not disturbed by noise.

The range will limit access to pre-approved members of the public as well as federal, state, and local law enforcement Officers. It also anticipates serving other agencies such as Florida Special Operations and Florida Department of Law Enforcement (FDLE) personnel. Training exercises for FDLE will be carried out at the site as well as training for Opa-locka Police Officers and other local law enforcement Officers.

Ms. Slavens showed renderings of the range, including its lanes as well as a more dynamic training area. The site will also include meeting rooms and office space. Much of the second floor is open over the floor below.

The site will include restricted access, camera coverage throughout, intrusion detection and response, an alarm system with controlled access and credentials, and remote monitoring for security. The Applicant has committed to supporting Opa-locka Police

Department personnel by offering training in order to foster a safer and more secure environment.

Lieutenant Commander Kaj Larsen of the Florida State Guard, also representing the Applicant, emphasized the Applicant's commitment to partnership with local law enforcement. He added that the site will include a full digital theater as a simulated environment for different training scenarios.

Board Member Hibbert Smith asked how long it would take for the proposed facility to begin operations. Eric Greenwald, also representing the Applicant, replied that he is working as quickly as possible to have the site up and running. The range is proposed for a segregated 40,000 sq. ft. part of the existing building and will not interact with the rest of the building.

Mr. Greenwald continued that the Applicant may not begin buildout of the site until the rezoning and conditional use processes are complete. Their intent is to break ground in late summer and open in the first quarter of 2025. Plans are approximately 30% complete at this time, and a range partner will build, transfer, and set up the facility's ranges and equipment.

Board Member Hibbert Smith explained that her concern was for the vendors in the existing building. Mr. Greenwald asserted that those vendors will not be affected, and that the property's landlord has committed to maintaining the Opa-locka Flea Market on-site. Parking for the range will be separated from Flea Market parking by a fence as an additional security precaution.

Board Member Hibbert Smith requested clarification that Opa-locka Police Officers would be able to use the facility for training. Mr. Greenwald confirmed this, reiterating that the facility will also be membership-based.

Opa-locka Police Chief Kenneth Ottley stated that current training constraints have required Opa-locka Officers to use the Miami-Dade Police Training Bureau at a cost of \$1,000/day, which limits their ability to effectively train Officers. He felt the proposed partnership with the Armory will present significant opportunities for local law enforcement.

Zoning Official Gerald Lee gave a presentation on the Item, recalling that at the May 2024 Planning and Zoning Board meeting, the Board recommended that the City adopt Code to permit this specific use. Tonight's request is for review of a conditional use application.

Zoning Official Lee also emphasized that the existing Flea Market will remain in its current building, and the Armory use will be in a separate building at the rear of the site. The new use will be redeveloped in a separate building closer to 135th Street.

Conditional use approval is requested only for the renovation of the interior of the building. The Applicant will not construct a new building, but will retrofit the existing structure. The subject site is zoned I-3, and the majority of the area shares this I-3 zoning designation.

The following criteria must be met for conditional use approval:

- Project must be in compliance with the City's Comprehensive Plan
- Project must be consistent with the character and purpose of the zoning district
- Size, shape, and character of the property must be suitable for the proposed use
- Project must be compatible with existing uses near the property
- Project may not adversely affect the development of the general neighborhood or zoning district
- Project may not generate vehicular traffic issues, create vehicular circulation or ingress/egress issues, or create parking demands that would have an unfavorable impact on surrounding properties in comparison with uses permitted by right in the same zoning district
- Potential for fire or other equally dangerous hazards, including noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisances, will not create an unfavorable environmental impact on surrounding uses
- Project must be consistent with existing and planned pedestrian vehicular circulation adjacent to and near the property
- Site must be adequately served by essential public services and facilities not requiring additional public expense or infrastructure improvements
- Site will not adversely affect any site or feature of historic, cultural, natural, or scenic importance
- Site will not be contrary to public health, safety, or welfare, providing that any denial based exclusively on this language shall include explicit findings regarding the way in which granting the special exception would be contrary to public safety and welfare

Zoning Official Lee stated that there are specific parking requirements for the subject site which will comply with Code.

Zoning Official Lee advised that the proposed request would meet the criteria listed above for conditional use approval, and concluded that Staff recommends approval of the Application.

At this time Chair Guerrero opened the public hearing, which he closed upon receiving no input.

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

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.

Director Gay advised that the subject property is located on the northern edge of State Road (SR) 9. It has been used for several automotive and parking-related uses in the past, not all of which had proper licensure or certification. Staff has worked with the property owners for a number of years to determine a process by which operations on the site may be legalized. There are no individuals present to represent the Applicant at tonight's meeting.

Zoning Official Lee explained that the request is for special exception review for a car dealership. The property has seen many challenges and has been a source of violations in the past. City Staff found some of those uses to be licensed, although secondary or tertiary activities on the same site were unlicensed. The current owner complied with Code requirements by seeking a special exception to approve the existing car dealership.

Zoning Official Lee continued that the Applicant is not using the entire site: there are two other uses on the property, including a tire-hauling business and trailer storage. The car dealership is only on one portion of the site. No repair work will be done at that dealership.

Zoning Official Lee stated that the zoning area surrounding the subject property includes commercial uses, with the exception of a school and apartments. The property is zoned B-2, as are the sites surrounding it with the exception of the school, which is zoned for Civic use, and residential property located to the south east.

Zoning Official Lee called the Board's attention to the criterion addressing vehicular traffic and ingress/egress, pointing out that the proposed dealership would not take up the entire site. This means customers will have room to drive into the site without creating any problems related to congestion. The site is a built environment, with an office structure and infrastructure connections already existing. No new construction is expected, and there may be installation of trees or shrubs to comply with landscaping requirements or striping on the parking lot.

Zoning Official Lee concluded that the Application meets all special exception criteria. Staff recommends approval of the Application, noting that special exceptions and conditional uses include most of the same standards.

Board Member Mata asked if the other uses on the property are currently licensed. Zoning Official Lee confirmed that these licenses will be effective through September 30, 2024. He added that car dealerships are allowed in B-2 zoning districts by special exception.

At this time Chair Guerrero opened the public hearing, which he closed upon receiving no input.

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

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.

Director Gay explained that roughly 18 months ago, the Florida Legislature passed Senate Bill (SB) 102, also known as the Live Local Act, which was intended to shorten the timeline in which new housing or mixed-use development can be built in non-residential areas. These locations may be zoned for mixed use, commercial, or industrial use.

A property owner who wishes to undertake mixed-use development in any of these zoning districts would be able to go through an accelerated process which, in some cases, would not require action by local boards or governing bodies. Local municipalities are required to address this legislation in some manner.

The Florida Legislature recently made modifications to this legislation which were approved in spring 2024. Director Gay advised that the proposed Ordinance will have some impact on the Planning and Zoning Board as well as on the City Commission. He again emphasized that the legislation is intended to accelerate the development process for affordable housing by creating more opportunities for mixed-use development.

Zoning Official Lee reiterated that the Live Local Act is already state law, and each Florida municipality must determine how they will adopt and support it. It will streamline the process of development because developers will not always have to come before a body such as the Planning and Zoning Board as well as the City Commission for review. These steps can add six to nine months to development approval time.

The Live Local Act also changes local governments' land development Codes, including how certain proposed affordable housing developments can be treated. It will not allow local governments to provide rent controls, and provides other development incentives, such as allowing a multi-family or mixed-use residential development in commercial, mixed-use, and industrial zoning areas. At least 40% of these projects must be affordable to households earning low incomes.

The legislation also overrides the City's ability to require a zoning change, land use change, special exception, or conditional use changes for residential housing. The City also may not require variances and may not amend their Land Development Regulations with respect to building heights or increased densities or their Comprehensive Plans.

The Live Local Act requires that mixed-use residential affordable developments must dedicate at least 65% of the total square footage of a project for residential purposes. It prohibits local governments from restricting density numbers below the highest allowed density on any land under its jurisdiction: for example, if the zoning of a specific property would reduce the density proposed by the developer, the Act allows the developer to apply the highest density permitted within the City for their project. This also applies to building heights: if a zoning district restricts building height to four stories, but the City's highest approved level for building heights is higher than four stories, the developer can construct a building with that highest approved height.

Local governments are also required to consider parking reductions for affordable projects if the proposed development is within one half-mile of a major transit stop that is accessible from that development.

Municipalities which designate less than 20% of their land area for commercial or industrial uses may authorize proposed mixed-use residential affordable multi-family projects in areas zoned for commercial or industrial use. Zoning decision-making authority is also removed from the local government or that local government's advisory bodies, as the Live Local Act requires that affordable multi-family housing developments be administratively approved if the proposed development complies with the regulations stated in this presentation. This means Planning and Zoning Board or City Commission approval would not be necessary for a project that complies with the Live Local Act.

Local governments are required to make a list of governmentally-owned properties that could be used for affordable housing and post that list on the municipality's website. They are also encouraged to apply tax abatement for ad valorem taxes and adopt legislation that considers charitable use for appropriate properties to be developed for affordable housing.

Because the Live Local Act is state law, the City has little influence on amending its requirements. Zoning Official Lee concluded that Staff recommends approval of the Legislation.

Board Member Hibbert Smith requested clarification of the Florida Legislature's motivation behind this bill. Director Gay explained that SB 102 was initially proposed in order to remove government from the review process, particularly with respect to development in commercial or industrial areas. Opa-locka already had legislation permitting a mixed-use overlay on a majority of its commercial areas as well as some residential and industrial areas. The Live Local Act requires that in addition to these steps, developers must be given the opportunity by right to achieve affordable projects without going through a municipal approval process.

Modifications have been made to the original Live Local Act, including changes to parking and height requirements, particularly for communities that have airports and must meet Federal Aviation Administration (FAA) requirements. Opa-locka has had discussions with the FAA regarding an increase of height limitations based on what that entity would allow.

In addition to the Live Local Act's incentives, the Florida Housing Finance Corporation has built up funding for which affordable housing projects may apply. They are now funding three to four projects per year.

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

6. ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

RESOLUTION NO. 24-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OF THE SPECIAL EXCEPTION REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT 211 AHMAD STREET AND IDENTIFIED BY FOLIOS 08-2121-002-2590 IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, Wilford & Nicole Alexandre desires to construct a two-unit twin home building that will provide two three-bedroom units and appropriate parking spaces and landscaping on the single-family zoned parcel identified by folio 08-2121-002-2590; and

WHEREAS, in accordance with the City of Opa-Locka's Land Development Regulations ("City LDR"), Ordinance 15-31, Section 22-79 requires special exception approval to permit the construction of a twin home on property in the Single Family Zoning District (R-1); and

WHEREAS, the Applicant, has submitted a request for a special exception and the Applicant provided documentation consistent with the approval criteria as required by City Land Development Regulations found in Section 22-60, B, 1-12 to construct a two-unit twin home building in the Single Family Residential Zoning District (R-1); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of Wilford & Nicole Alexandre 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 September 3, 2024 and recommended approval of this request for special exception. A copy of the site plan is attached hereto as Exhibit "A".

WHEREAS, the City Commission considered the Special Exception review application and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves the Special Exception request to build a twin home on this property located in a Single-Family Residential zoning district of (R-1).

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 / denies this request for a Special Exception for the Construction of two three-bedroom units with appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations on the property located at 211 Ahmad Street and identified by folio 08-2121-002-2590 in the R-1 Zoning District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this ____ day of _____, 2024.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

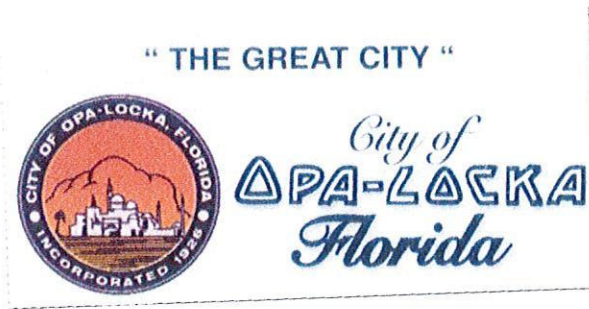
Moved by: _____

Seconded by: _____

VOTE:

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

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Wilford & Nicole Alexandre

PROPERTY OWNER'S ADDRESS: 211 Ahmad Street Opa-locka FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: Wilford Alexandre

APPLICANT'S ADDRESS: 15820 NW 28th Opa-locka FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 786-506-5368 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 211 Ahmad Street
Number/Street

TAX FOLIO NUMBER: 08-2121-002-2590 PRESENT ZONING: 0100 Single Family-General

LEGAL DESCRIPTION: PL NO 1 OPA-LOCKA PB 25-44 LOT 24 BLK 14
LOT SIZE 49,130 X 129 LOC 24068-2461 12 20055

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:

Received:
By:
Date:

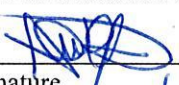
PLANNING & ZONING BOARD APPLICATION (Checklist)

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, Wilford Alexandre, 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 

Date 6/17/2024

Sworn to and subscribed before me:

This 17 day of June, 2024

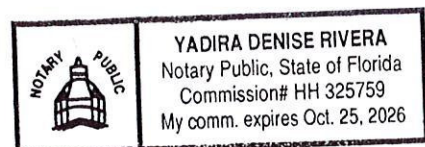
Yadira Denise Rivera

Notary Public

Attach copy of identification

My commission expires Oct 25, 2026

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



Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka

From: Wilford Alexandre

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

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

PL No 1 OPA-LOCKA PB 25-44
LOT 24 BLK 14
LOT 312E 49.130x 129
COC 24068-2461 12 2005 5

I do give to Wilford Alexandre 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 Wilford Alexandre to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature 

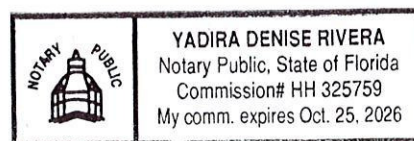
Date 6/17/2024

Sworn to and subscribed before me:

This 17 day of June 2024

Yadira Denise Rivera
Notary Public

My commission expires: Oct 25, 2026



Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 1211 Sesame Street Opa-Locka FL 33054

LEGAL DESCRIPTION: PLAT NO 1 OPA LOCKA PB 25-44
LOT 23 + W 10 FT LOT 22 BLK 14
LOT SIZE 60.000 x 129
OR 13466-2730 10871

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Patricia L. Liner PHONE: 305 542 7361

ADDRESS (If different): _____

Patricia Liner
Signature

Received:
By:
Date:

Attach copy of identification



PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1200 Sesame St.

LEGAL DESCRIPTION: LOT 1 & 2 LESS E 75 FT BL 13
PL NO 4 OPA-LOCKA, PB 25-44

I SUPPORT THIS DEVELOPMENT REQUEST Yes

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Richard Chate, Jr PHONE: 786-942-7041

ADDRESS (If different): 6405 N.W. 36 St. #125, Miami, PL 33166



Signature

June 28,2024

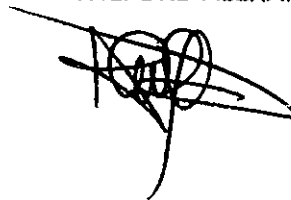
211 Ahmad Street

Opa locka Florida 33054

To Whom It May Concern:

I Wilford Alexandre the owner of the above property, request a special exception on the empty land to develop it into a duplex instead of a single-family home, because I strongly believe it will beautify the community also provide great opportunity for low-income families.

WILFORD ALEXANDRE

A handwritten signature in black ink, appearing to be 'Wilford Alexandre', written over a horizontal line.

June 10, 2024

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

RE: Property Owners List within 500 feet of:

LEGAL DESCRIPTION:

Lot 24, Block 14, **PLAT NO. 1, OPA-LOCKA**, according to the Plat thereof, as recorded in Plat Book 25, at Page 44 of the Public Records of Miami-Dade County, Florida.

LOCATION: 211 Ahmad Street, Opa-Locka FL 33054

FOLIO: 08-2121-002-2590

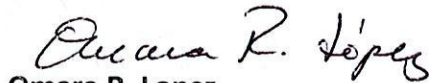
PREPARED FOR: WILFORD & NICOLE ALEXANDRE

ORDER: 240602

Total number of property owners without repetition: 86

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 500 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

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 500-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

LEGAL DESCRIPTION:

Lot 24, Block 14, **PLAT NO. 1, OPA-LOCKA**, according to the Plat thereof, as recorded in Plat Book 25, at Page 44 of the Public Records of Miami-Dade County, Florida.

LOCATION: 211 Ahmad Street, Opa-Locka FL 33054

FOLIO: 08-2121-002-2590

PREPARED FOR: WILFORD & NICOLE ALEXANDRE

ORDER: 240602

21 52 41 .18 Ac Pl No 1 Opa Locka PB 25-44 Lots 1 & 2 Blk 12 & Lots 1-A
& 2-A Blk 12-A Per PB 46-76

Property address: 1200 Sharazad Blvd

Folio number: 0821210022120

Joseph Antonio Ojeda Arce Marisol Arce
1200 Sharazad Blvd
Opa Locka, FL 33054-3428

21 52 41 .16 Ac Pl No 1 Opa Locka PB 25-44 Lot 3 & 4 & Pt Lot 5 Blk 12 &
Pt PB 46-76 Db 3647-66

Property address: 1210 Sharazad Blvd

Folio number: 0821210022130

Gloria Maria Flores
1210 Sharazad Blvd
Opa Locka, FL 33054-3428

21 52 41 .15 Ac Pl No 1 Opa Locka PB 25-44 Lot 6 & Pt Lot 5 & 7 Blk 12 &
Pt PB 46-76 Db 3921-365

Property address: 1216 Sharazad Blvd

Folio number: 0821210022140

Mario Martinez
Isidra Del Carmen Mendoza
1216 Sharazad Blvd
Opa Locka, FL 33054-3428

21 52 41 .16 Ac Pl No 1 Opa Locka PB 25-44 Lots 8 & 9 & Pt Lots 7 & 10 Blk 12
& Pt PB 46-76 Db 3164-519

Property address: 1220 Sharazad Blvd

Folio number: 0821210022150

Jose Santos Est Of Guillermo
A Santos Diosdada Hernandez Acosta
1220 Sharazad Blvd
Opa Locka, FL 33054-3428

21 52 41 .15 Ac Pl No 1 Opa Locka PB 25-44 Lot 11 & Pt Lots 10 & 12 Blk12
& Pt PB 46-76 Db 2902-45 & 3094-169

Property address: 1230 Sharazad Blvd

Folio number: 0821210022160

Helping Hands Consultants LLC
1230 Sharazad Blvd
Opa Locka, FL 33054-3428

21 52 41 .16 Ac Pl No 1 Opa Locka PB 25-44 Lots 12 Less W15ft & All Lots13
& 14 Blk 12 & Lot 12A Less W15ft & All Lots 13A & 14A Blk 12 Of PB 46-76

Property address: 1240 Sharazad Blvd

Folio number: 0821210022170

Milly Cecilia Aro Ayala
1240 Sharazad Blvd
Opa Locka, FL 33054-3428

21 52 41 Pl No 1 Opa Locka PB 25-44 Lots 1 & 2 Less E25ft Blk 13
Property address: 1200 Sesame St
Folio number: 0821210022270

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 3 & E25ft Of Lot 2 Blk 13
Property address: 1212 Sesame St
Folio number: 0821210022290

Pl No 1 Opa Locka PB 25-44 Lots 4 & 5 Blk 13
Property address: 1216 Sesame St
Folio number: 0821210022300

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 6 Blk 13
Property address: 1222 Sesame St
Folio number: 0821210022310

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 7 Blk 13
Property address: 1226 Sesame St
Folio number: 0821210022320

Pl No 1 Opa Locka PB 25-44 Lot 8 Blk 13
Property address: 1232 Sesame St
Folio number: 0821210022321

21 52 41 Pl No 1 Opa Locka PB 25-44 Lots 9 & 10 Blk 13
Property address: 1240 Sesame St
Folio number: 0821210022330

Pl No 1 Opa Locka PB 23-44 Lots 11 & 12 Blk 13
Property address: 1260 Sesame St
Folio number: 0821210022340

Pl No 1 Opa Locka PB 25-44 Lots 13 & 14 Blk 13
Property address: 1265 Sharazad Blvd
Folio number: 0821210022350

21 52 41 Pl No 1 Opalocka PB 25-44 Lots 15 & 16 Blk 13
Property address: 1241 Sharazad Blvd
Folio number: 0821210022370

21 52 41 Pl No 1 Opa Locka PB 25-44 Lots 17 & 18 Blk 13
Property address: 1231 Sharazad Blvd
Folio number: 0821210022380

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 19 Blk 13
Property address: 1225 Sharazad Blvd
Folio number: 0821210022400

Mikon Financial Services Inc
6405 NW 36th St Ste 125
Virginia Gardens, FL 33166-6960

Pymanim Investment LLC
1035 N Miami Ave Ste 400
Miami, FL 33136-3513

Steve Kawamura
1216 Sesame St
Opa Locka, FL 33054-3420

Concepcion Lewis
1222 Sesame St
Opa Locka, FL 33054-3420

Mag Florida Properties Inc
1400 NW 107th Ave #210
Sweetwater, FL 33172-2746

Whally Pierre
1232 Sesame St
Opa Locka, FL 33054-3420

John & Sandra Busta
300 NE 91st St
Miami Shores, FL 33138-3130

Rodney J Magwood
18800 NW 30th Ct
Miami Gardens, FL 33056-3053

1265 Bel Air LLC
1160 Kane Concourse #301
Bay Harbor Islands, FL 33154-2059

Orengo Investments LLC
12727 N Winners Cir
Davie, FL 33330-4318

Orengo Investments LLC
12727 N Winners Cir
Davie, FL 33330-4318

Orengo Investments LLC
12727 N Winners Cir
Davie, FL 33330-4318

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 20 Blk 13
Property address: 1221 Sharazad Blvd
Folio number: 0821210022401

Orengo Investments LLC
12727 N Winners Cir
Davie, FL 33330-4318

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 21 Less W1ft Blk 13
Property address: 1219 Sharazad Blvd
Folio number: 0821210022402

Orengo Investments LLC
12727 N Winners Cir
Davie, FL 33330-4318

Pl No 1 Opa Locka PB 25-44 Lots 22 To 24 Inc & W1ft Lot 21 Blk 13
Property address: 1201 Sharazad Blvd
Folio number: 0821210022410

Nestor Lopez Diana Suarez
1201 Sharazad Blvd
Opa Locka, FL 33054-3495

Pl No 1 Opa Locka PB 25-44 Lots 1 & 2 Blk 14
Property address: 1200 Dunad Ave
Folio number: 0821210022420

Alejandro Ruskin Rubi
1200 Dunad Ave
Opa Locka, FL 33054-3414

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 3 Blk 14
Property address: 1212 Dunad Ave
Folio number: 0821210022430

Mercedes Cabrera
1212 Dunad Ave
Opa Locka, FL 33054-3414

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 4 & W1/2 Of Lot 5 Blk 14
Property address: 1216 Dunad Ave
Folio number: 0821210022440

Gloria Jean Coats
1216 Dunad Ave
Opa Locka, FL 33054-3414

Pl No 1 Opa Locka PB 25-44 E1/2 Of Lot 5 & All Lot 6 Blk 14

Property address: 1226 Dunad Ave
Folio number: 0821210022450

Danis Daniel Aparicio Jimenez
Yoana M Lisca Boiles
1226 Dunad Ave
Opa Locka, FL 33054-3414

Pl No 1 Opa Locka PB 25-44 Lot 7 Blk 14
Property address: 1234 Dunad Ave
Folio number: 0821210022452

Eliezer Martinez
1234 Dunad Ave
Opa Locka, FL 33054-3414

Pl No 1 Opa Locka PB 25-44 Lot 8 Blk 14

Property address: 1236 Dunad Ave
Folio number: 0821210022460

Washington Romero
& W Gloria Romero
1236 Dunad Ave
Opa Locka, FL 33054-3414

Pl No 1 Opa Locka PB 25-44 Lot 9 Blk 14
Property address: 1242 Dunad Ave
Folio number: 0821210022470

Rafael Betancourt
1130 Peri Street
Opa Locka, FL 33054-3052

Pl No 1 Opa Locka PB 25-44 Lot 10 & W1/2 Of Lot 11 Blk 14
Property address: 1246 Dunad Ave
Folio number: 0821210022480

Joseph Carlos
1246 Dunad Ave
Opa Locka, FL 33054-3414

Plat No 1 Opa Locka PB 25-44 E1/2 Of Lot 11 & Lot 12 Blk 14
Property address: 1256 Dunad Ave
Folio number: 0821210022490

Annia Cruz
1256 Dunad Ave
Opa Locka, FL 33054-3414

Plat No 1 Opa Locka PB 25-44 Lot 13 Blk 14
Property address: 1261 Sesame St
Folio number: 0821210022500

Tv Jones & W Jacqueline
1261 Sesame St
Opa Locka, FL 33054-3419

21 52 41 Plat No 1 Opa Locka PB 25-44 Lot 14 Blk 14
Property address: 1251 Sesame St
Folio number: 0821210022510

Bertha Barron &
1251 Sesame St
Opa Locka, FL 33054-3419

21 52 41 Plat No 1 Opa Locka PB 25-44 Lot 15 Blk 14
Property address: 1245 Sesame St
Folio number: 0821210022520

Reginald B Davis
791 NW 183rd Dr
Miami, FL 33169-4261

Plat No 1 Opa Locka PB 25-44 Lots 16 & 17 Blk 14
Property address: 1235 Sesame St
Folio number: 0821210022530

Domiciano De La Torre Machado
1235 Sesame St
Opa Locka, FL 33054-3419

Plat No 1 Opa Locka PB 25-44 Lot 18 & E10ft Lot 19 Blk 14
Property address: 1231 Sesame St
Folio number: 0821210022540

Ramon J Morales & Iris G Santiago
1231 Sesame St
Opa Locka, FL 33054-3419

21 52 41 Plat No 1 Opa Locka PB 25-44 W40ft Lot 19 & E20ft Lot 20 Blk 14
Property address: 1225 Sesame St
Folio number: 0821210022550

Carlos Rodarte & W Laura
1225 Sesame St
Opa Locka, FL 33054-3419

Plat No 1 Opa Locka PB 25-44 W30ft Lot 20 & E30ft Lot 21 Blk 14
Property address: 1221 Sesame St
Folio number: 0821210022560

Mayda Gutierrez Le Rem Nelson Tapia
Gutierrez Rem Nadiarys Tapia Gutierr
1221 Sesame St
Opa Locka, FL 33054-3419

Plat No 1 Opa Locka PB 25-44 W20ft Lot 21 & E40ft Lot 22 Blk 14
Property address: 1215 Sesame St
Folio number: 0821210022570

Gabriel Guerra Ludmila Pacheco
1215 Sesame St
Opa Locka, FL 33054-3419

Plat No 1 Opa Locka PB 25-44 Lot 23 & W10ft Lot 22 Blk 14
Property address: 1211 Sesame St
Folio number: 0821210022580

Patricia Liner
1211 Sesame St
Opa Locka, FL 33054-3419

Pl No 1 Opa Locka PB 25-44 Lot 24 Blk 14
Property address: 211 Ahmad St
Folio number: 0821210022590

Wilford Alexandre Nicole Alexandre
15820 NW 28th Ct
Opa Locka, FL 33054-2251

21 52 41 Pl No 1 Opa Locka PB 25-44 Lot 1 & W1/2 Of Lot 2 Blk 15
Property address: 1200 Sharar Ave
Folio number: 0821210022600

Ania Ruiz Valdez Le Rem Beatriz Garcia
Rem Homero Garcia Ruiz
1200 Sharar Ave
Opa Locka, FL 33054-3344

Pl No 1 Opa Locka PB 25-44 E1/2 Of Lot 2 & All Of Lot 3 Blk 15
Property address: 1210 Sharar Ave
Folio number: 0821210022610

Rudesindo Acosta Jr Maria D Acosta
10089 NW 129th Ter
Hialeah, FL 33018-1653

Pl No 1 Opa Locka PB 25-44 Lot 4 & W1/2 Of Lot 5 Blk 15
Property address: 1216 Sharar Ave
Folio number: 0821210022620

Luckner Gilles Ghislaine Aristide
1216 Sharar Ave
Opa Locka, FL 33054-3344

Pl No 1 Opa Locka PB 25-44 E1/2 Of Lot 5 & All Of Lot 6 Blk 15
Property address: 1226 Sharar Ave
Folio number: 0821210022630

Francisco Escobar
1226 Sharar Ave
Opa Locka, FL 33054-3344

Pl No 1 Opa Locka PB 25-44 Lot 7 & W1/2 Of Lot 8 Blk 15
Property address: 1230 Sharar Ave
Folio number: 0821210022640

Francisco Escobar
1226 Sharar Ave
Opa Locka, FL 33054-3344

Pl No 1 Opa Locka PB 25-44 Lot 9 & E25ft Of Lot 8 Blk 15
Property address: 1240 Sharar Ave
Folio number: 0821210022650

Benigno Flores Martha Medina
1240 Sharar Ave
Opa Locka, FL 33054-3344

21-52-41 Pl No Opa Locka PB 25-44 Lot 14 Blk 15
Property address: 1251 Dunad Ave
Folio number: 0821210022680

Audel Fernandez Perez
218 E 16th St
Hialeah, FL 33010-3130

21-52-41 Pl No 1 Opa Locka PB 25-44 Lot 15 & E1/2 Of Lot 16 Blk 15
Property address: 1245 Dunad Ave
Folio number: 0821210022690

Keweda Sinclair
1245 Dunad Ave
Opa Locka, FL 33054-3413

Pl No 1 Opa Locka PB 25-44 W1/2 Of Lot 16 & All Of Lot 17 Blk 15
Property address: 1235 Dunad Ave
Folio number: 0821210022700

Jozvel Estrada
1235 Dunad Ave
Opa Locka, FL 33054-3413

Pl No 1 Opa Locka PB 25-44 Lot 18 & E1/2 Of Lot 19 Blk 15
Property address: 1231 Dunad Ave
Folio number: 0821210022710

Naty Sandoval
1231 Dunad Ave
Opa Locka, FL 33054-3413

Pl No 1 Opa Locka PB 25-44 W1/2 Of Lot 19 & All Of Lot 20 Blk 15
Property address: 1221 Dunad Ave
Folio number: 0821210022720

Wendy Placenio
1221 Dunad Ave
Opa Locka, FL 33054-3413

Pl No 1 Opa Locka PB 25-44 Lot 21 Blk 15
Property address: 1215 Dunad Ave
Folio number: 0821210022730

Oxanis Mencion Ainet Rodriguez
1215 Dunad Ave
Opa Locka, FL 33054-3413

Pl No 1 Opa Locka PB 25-44 Lot 22 Blk 15
Property address: 1209 Dunad Ave
Folio number: 0821210022735

Jessie L Ford Le Rem Paulette S Ford
1209 Dunad Ave
Opa Locka, FL 33054-3413

Pl No 1 Opa Locka PB 25-44 Lot 23 Blk 15
Property address: 1203 Dunad Ave
Folio number: 0821210022740

Lazaro Y Soto Nathalie Sans
1203 Dunad Ave
Opa Locka, FL 33054-3413

Pl No 1 Opa Locka PB 25-44 Lot 24 Blk 15
Property address: 1201 Dunad Ave
Folio number: 0821210022741

Misael Lozada
1201 Dunad Ave
Opa Locka, FL 33054-3413

21 52 41 Opa Locka Plat No 1 PB 25-44 Lots 7 & 8 Blk 24
Property address: 1136 Sharar Ave
Folio number: 0821210024160

Noordin Gulamali
1228 Opa Locka Blvd
Opa Locka, FL 33054-3962

Opa Locka Plat No 1 PB 25-44 Lots 9 & 10 Blk 24
Property address: 1146 Sharar Ave
Folio number: 0821210024170

Henry R Morrow
1146 Sharar Ave
Opa Locka, FL 33054-3342

Opa Locka Plat No 1 PB 25-44 Lots 11 & 12 Blk 24
Property address: 1156 Sharar Ave
Folio number: 0821210024180

Daniel Martinez
1156 Sharar Ave
Opa Locka, FL 33054-3342

21 52 41 Opa Locka Plat No 1 PB 25-44 Lot 13 & E1/2 Lot 14 Blk 24
Property address: 1155 Dunad Ave
Folio number: 0821210024190

Yasmany Morejon
1155 Dunad Ave
Opa Locka, FL 33054-3411

21 52 41 Opa Locka Plat No 1 PB 25-44 Lot 15 & W1/2 Lot 14 Blk 24
Property address: 1149 Dunad Ave
Folio number: 0821210024200

Robert Lee Hayes
1149 Dunad Ave
Opa Locka, FL 33054-3411

21 52 41 Opa Locka Plat No 1 PB 25-44 Lot 16 Blk 24
Property address: 1141 Dunad Ave
Folio number: 0821210024210

1141 Dunad Avenue LLC
3250 NW 135th St
Opa Locka, FL 33054-4812

21 52 41 Opa Locka Plat No 1 PB 25-44 Lot 17 Blk 24
Property address: 1135 Dunad Ave
Folio number: 0821210024220

Faustin Firmiez Trs
1135 Dunad Ave
Opa Locka, FL 33054-3411

21 52 41 Opa Locka Plat No 1 PB 25-44 Lot 18 Blk 24
Property address: 1131 Dunad Ave
Folio number: 0821210024230

Osafer Legair
9700 SW 16th St
Pembroke Pines, FL 33025-3662

Opa Locka Plat No 1 PB 25-44 Lot 19 Blk 24

Property address: 1127 Dunad Ave
Folio number: 0821210024240

Jose Alfonso Castaneda
Amarilys Gomez Torres
1127 Dunad Ave
Opa Locka, FL 33054-3411

Opa Locka Plat No 1 PB 25-44 Lot 20 Blk 24
Property address: 1121 Dunad Ave
Folio number: 0821210024250

Alfredo M Laureiro Maydel Laureiro
1121 Dunad Ave
Opa Locka, FL 33054-3411

Opa Locka Plat No 1 PB 25-44 Lot 21 Blk 24
Property address: 1115 Dunad Ave
Folio number: 0821210024260

Kontus 10 LLC
3616 SW 57th Ave
Miami, FL 33155-5031

Opa Locka Plat No 1 PB 25-44 E30ft Lot 3 & W40ft Lot 4 Blk 25
Property address: 1116 Dunad Ave
Folio number: 0821210024320

Carl Hayden & W Gloria
1116 Dunad Ave
Opa Locka, FL 33054-3412

Opa Locka Plat No 1 PB 25-44 E10ft Lot 4 & All Lot 5 & W10ft Lot 6 Blk 25
Property address: 1120 Dunad Ave
Folio number: 0821210024330

Reyna Ordonez
1120 Dunad Ave
Opa Locka, FL 33054-3412

Opa Locka Plat No 1 PB 25-44 E40ft Lot 6 & W30ft Lot 7 Blk 25

Property address: 1126 Dunad Ave
Folio number: 0821210024340

Pedro Burdier Herminia Burdier
Rosa Burdier
1126 Dunad Ave
Opa Locka, FL 33054-3412

21 52 41 Opa Locka Plat No 1 PB 25-44 E20ft Of Lot 7 & All Lot 8 & Lot 9 Less
E35ft Blk 25
Property address: 1136 Dunad Ave
Folio number: 0821210024350

Yohams Alonso
1136 Dunad Ave
Opa Locka, FL 33054-3412

21 52 41 Opa Locka Plat No 1 PB 25-44 E35ft Lot 9 & All Lot 10 Blk 25
Property address: 1146 Dunad Ave
Folio number: 0821210024370

Patricia Ellis
1146 Dunad Ave
Opa Locka, FL 33054-3412

21 52 41 Pl No 1 Opa Locka PB 25-44 Lots 11 & 12 Blk 25
Property address: 1156 Dunad Ave
Folio number: 0821210024380

John I Williams & W Helen
1156 Dunad Ave
Opa Locka, FL 33054-3412

Opa Locka Plat No 1 PB 25-44 Lots 13 & 14 Blk 25
Property address: 1155 Sesame St
Folio number: 0821210024390

Willie Morgan III
1155 Sesame St
Opa Locka, FL 33054-3417

21 52 41 Opa Locka Plat No 1 PB 25-44 Lots 15 & 16 Blk 25
Property address: 1145 Sesame St
Folio number: 0821210024400

Vanessa A Miller Errol Drummond
1803 SW 180th Ter
Miramar, FL 33029-5217

Opa Locka Plat No 1 PB 25-44 Lot 17 Blk 25
Property address: 1135 Sesame St
Folio number: 0821210024410

Sylvia P Bethel
1135 Sesame St
Opa Locka, FL 33054-3417

Opa Locka Plat No 1 PB 25-44 Lot 18 & E20ft Lot 19 Blk 25
Property address: 1125 Sesame St
Folio number: 0821210024420

Ramon G Ferrer & W Teresa M Fonseca
1125 Sesame St
Opa Locka, FL 33054-3417

Opa Locka Plat No 1 PB 25-44 Lot 19 Less E20ft & E30ft Lot 20 Blk 25
Property address: 1121 Sesame St
Folio number: 0821210024430

Sesame LLC
7998 W 6th Ave
Hialeah, FL 33014-4113

Opa Locka Plat No 1 PB 25-44 W20ft Lot 20 & All Lot 21 Blk 25
Property address: 1115 Sesame St
Folio number: 0821210024440

Hector A Valdes Castillo Mailin Espinosa
1115 Sesame St
Opa Locka, FL 33054-3417

Opa Locka Plat No 1 PB 25-44 Lot 3 & W1/2 Lot 4 Blk 26
Property address: 1110 Sesame St
Folio number: 0821210024490

Alcovy Estates LLC
3466 Cluster Rd
Miramar, FL 33025-4183

Opa Locka Plat No 1 PB 25-44 Lot 5 & E1/2 Lot 4 Blk 26
Property address: 1116 Sesame St
Folio number: 0821210024500

Alcovy Estates LLC
3466 Cluster Rd
Miramar, FL 33025-4183

21 52 41 Opa Locka Plat No 1 PB 25-44 Lot 6 Blk 26
Property address: 1120 Sesame St
Folio number: 0821210024510

Antonio A & Henrietta R Cipriano
6123 E 5th Ave
Hialeah, FL 33013-1111

Pl No 1 Opa Locka PB 25-44 Lot 7 Blk 26
Property address: 1126 Sesame St
Folio number: 0821210024511

Antonio A & Henrietta R Cipriano
6123 E 5th Ave
Hialeah, FL 33013-1111

Pl No 1 Opa Locka PB 25-44 Lot 8 Blk 26
Property address: 1134 Sesame St
Folio number: 0821210024520

Antonio A & Henrietta R Cipriano
6123 E 5th Ave
Hialeah, FL 33013-1111

Opa Locka Plat No 1 PB 25-44 Lot 9 Blk 26
Property address: 1140 Sesame St
Folio number: 0821210024530

Antonio Randolph
1140 Sesame St
Opa Locka, FL 33054-3418

Opa Locka Plat No 1 PB 25-44 Lot 10 Blk 26
Property address: 1146 Sesame St
Folio number: 0821210024540

1146 Sesame Street LLC
3250 NW 135th St
Opa Locka, FL 33054-4812

Opa Locka Plat No 1 PB 25-44 Lot 11 Blk 26
Property address: 1150 Sesame St
Folio number: 0821210024550

Sunny Days Real Estate Inc
15470 NW 82nd Ct
Miami Lakes, FL 33016-5860

Opa Locka Plat No 1 PB 25-44 Lot 12 Blk 26
Property address: 1156 Sesame St
Folio number: 0821210024560

Yunier Fundora Marrero
1156 Sesame St
Opa Locka, FL 33054

Opa Locka Plat No 1 PB 25-44 Lots 13 & 14 Blk 26
Property address: 1155 Sharazad Blvd
Folio number: 0821210024570

Carlos A Bermudez & W Maria A
PO Box 172723
Hialeah, FL 33017-2723

21 52 41 Opa Locka Plat No 1 PB 25-44 Lot 15 & E33.5Ft Lot 16 Blk 26
Property address: 1145 Sharazad Blvd
Folio number: 0821210024590

Carlos A Bermudez & W Maria A
PO Box 172723
Hialeah, FL 33017-2723

21 52 41 Opa Locka Plat No 1 PB 25-44 W16.5Ft Lot 16 All Lot 17 & E17ft
Lot 18 Blk 26

Property address: 1135 Sharazad Blvd
Folio number: 0821210024591

Yvonne Feijoo
C/O Anthony S Adelson Pa
PO Box 81 6682
Hollywood, FL 33081

21 52 41 Opa Locka Plat No 1 PB 25-44 W33ft Lot 18 & All Lot 19 Blk 26
Property address: 1125 Sharazad Blvd
Folio number: 0821210024600

Lehman Apartments LLC
627 NW 177th St
Miami, FL 33169-6908

Opa Locka Plat No 1 PB 25-44 Lot 20 Blk 26
Property address:
Folio number: 0821210024610

Lehman Apartments LLC
20191 E Country Club Dr #Ts9
Miami, FL 33180-3449

21 52 41 .15 Ac Opa Locka Plat No 1 PB 25-44 Lot 8 & Pt Lots 7
& 9 Blk 27
& Pt PB 46-76 Db 2905-7 & 3088-418
Property address: 1120 Sharazad Blvd
Folio number: 0821210024670

Deidra Holmes & H Keith
1120 Sharazad Blvd
Opa Locka, FL 33054-3426

Opa Locka Plat No 1 PB 25-44 Lots 10, 11 & 12 & Pt Lot 9 Blk 27
& Pt PB46-76
Property address: 1130 Sharazad Blvd
Folio number: 0821210024680

Derrick Erwin And Sherille Erwin
1130 Sharazad Blvd
Opa Locka, FL 33054-3426

21 52 41 Opa Locka Plat No 1 PB 25-44 Lots 13 14 & 15 Blk 27 &
Lots 13-A14-A & 15-A Blk 27-A Per PB 46-76
Property address: 1150 Sharazad Blvd
Folio number: 0821210024700

Shirley Ann Vaughn
1150 Sharazad Blvd
Opa Locka, FL 33054-3426

ANP TILE SETTING AND FLOORING LLC
15820 NW 28TH CT
OPA LOCKA, FL 33054-2251

1094

63-751/631 11160

7-2-2024

Date

Pay to the
Order of

City of opa-locka

One thousand four hundred

\$ 1,400.00

Dollars



Photo
Safe
Deposit®
Details on back



Wells Fargo Bank, N.A.
Florida
wellsfargo.com

For

Plan Review for all AHMs

⑆063107513⑆ 8826078035⑈ 01094

500-FOOT RADIUS MAP OF:

LEGAL DESCRIPTION:
Lot 24, Block 14, PLAT NO. 1, OPA-LOCKA, according to the Plat thereof, as recorded in Plat Book 25, at Page 44 of the Public Records of Miami-Dade County, Florida.

LOCATION: 211 Ahmad Street, Opa-Locka FL 33054
FOLIO: 08-2121-002-2590

PREPARED FOR: WILFORD & NICOLE ALEXANDRE
ORDER: 240602
DATE: June 10, 2024





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



SKETCH OF SURVEY



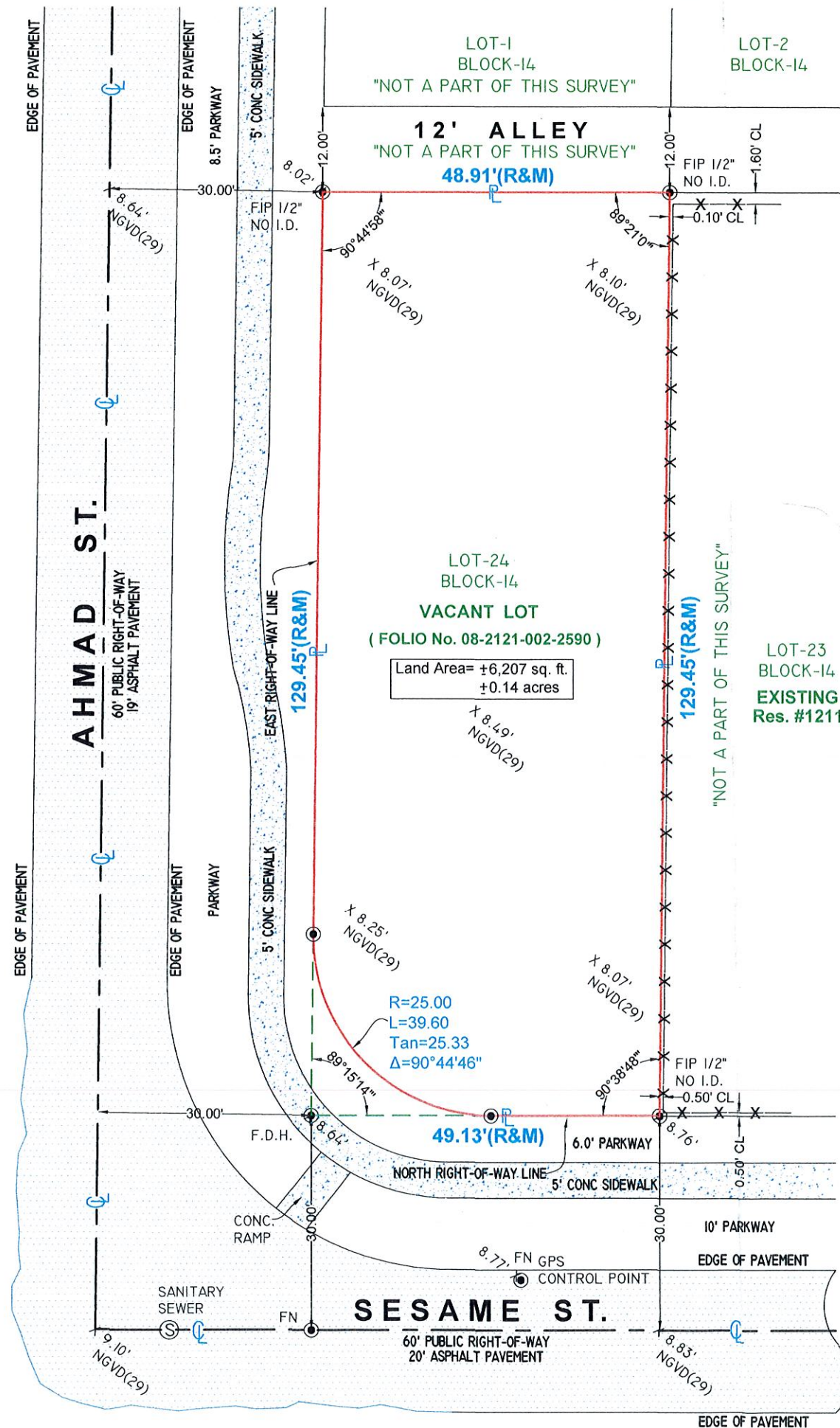
VACANT REAR VIEW 07-03-23



VACANT REAR VIEW 07-03-23



VACANT FRONT VIEW 07-03-23



PROPERTY ADDRESS:
VACANT LOT
211 AHMAD STREET
OPA LOCKA, FL. 33054
(FOLIO No. 08-2121-002-2590)

LEGAL DESCRIPTION
Lot 24, Block 14, of "PLAT No. 1 OPA LOCKA" according to the Plat thereof as recorded in Plat Book 25, at Page 44, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

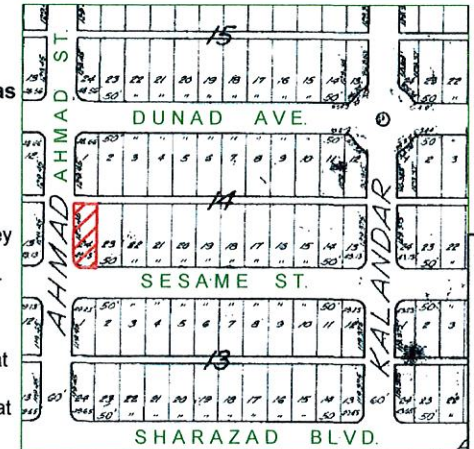
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

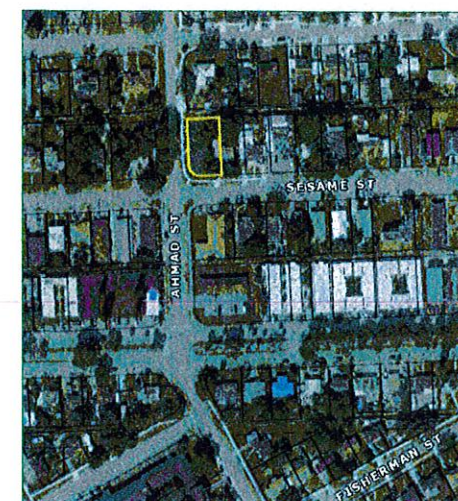
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

BENCH MARK USED
BM N-392, Elev.= 9.14'
converted to NGVD 1929



LOCATION MAP (NOT TO SCALE)



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120657
Panel No. 0136
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: X

If shown elevations are referred to NGVD of 1929 The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
WILFORD ALEXANDRE
NICOLE ALEXANDRE

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J11 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ARTURO TORAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
LB #8000
CARLOS@CBSSERVICESMIAMI.COM
13217 SW 46 LANE, MIAMI, FL. 33157
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS

SWK. = SIDEWALK	PL = PROPERTY LINE
T = TELEPHONE SERVICE BOX	RL = RECORDED
TV = TV CABLE SERVICE BOX	R = RADIUS
U.D.E. = UTILITY & DRAINAGE EASEMENT	MON. = MONUMENT LINE
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
U.M.E. = UTILITY & MAINTENANCE EASEMENT	N.T.S. = NOT TO SCALE
U.P. = UTILITY POLE	OE = OVERHEAD ELECTRIC LINES
W = WATER WELL	P.B. = PLAT BOOK
WM = WATER METER	P.C.P. = PERMANENT CONTROL POINT
	S.I.P. = SET IRON PIPE NO. 10
	STY. = STORY

CLP = CONC. LIGHT POLE	MH = MAN HOLE
CONC. = CONCRETE	M = MEASURED
Δ = CENTRAL ANGLE	M/L = MONUMENT LINE
E = ELECTRIC SERVICE BOX	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
EM = ELECTRIC METER (CAN)	N.T.S. = NOT TO SCALE
F.D.H. = FOUND DRILL HOLE	OE = OVERHEAD ELECTRIC LINES
F.H. = FIRE HYDRANT	P.B. = PLAT BOOK
F.I.P. = FOUND IRON PIPE	P.C.P. = PERMANENT CONTROL POINT
F.N. = FOUND NAIL	P.G. = PAGE
G = GROUND SURFACE	P.M. = PERMANENT REFERENCE MONUMENT
LP = LIGHT POLE	

Survey is not covered by Professional Liability Insurance.

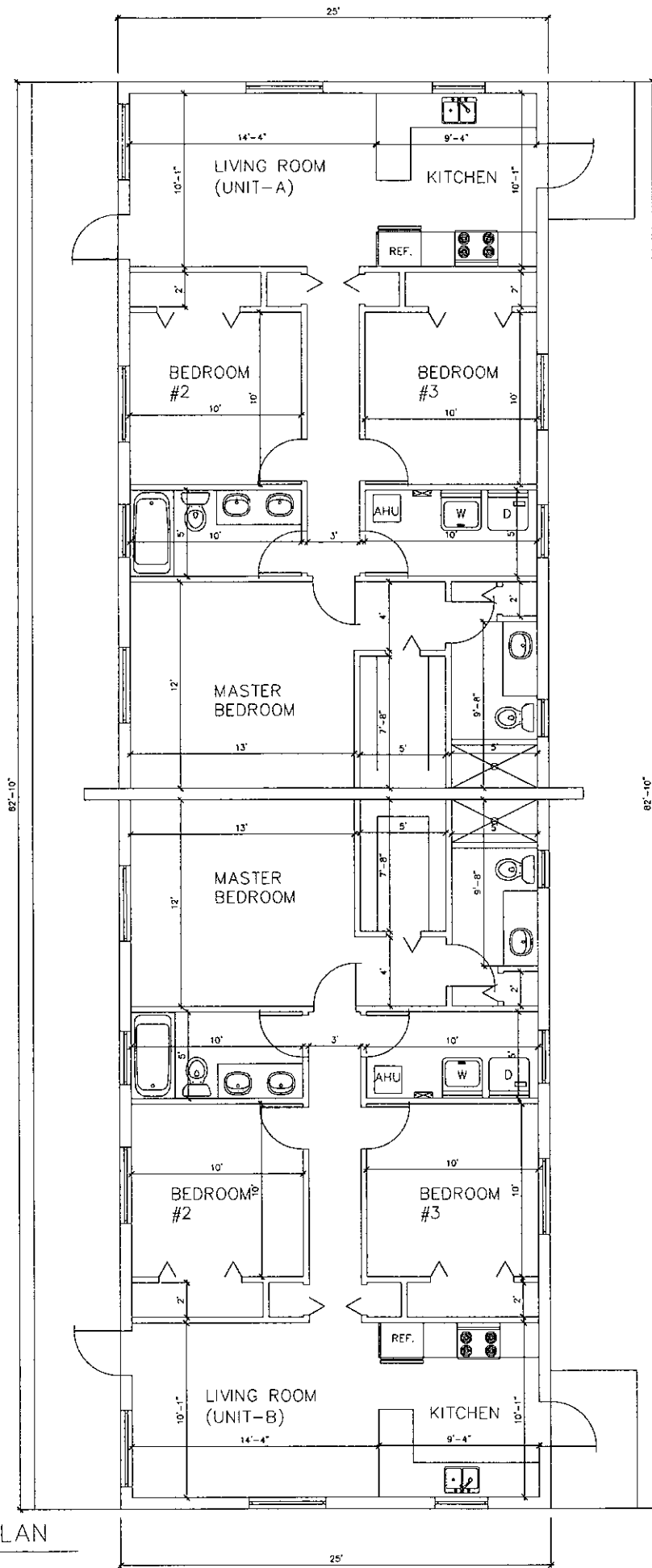
ORIGINAL FIELD DATE 07-03-2023
REVISIONS:

DRAWN J.V.D.
SHEET No. 1/1

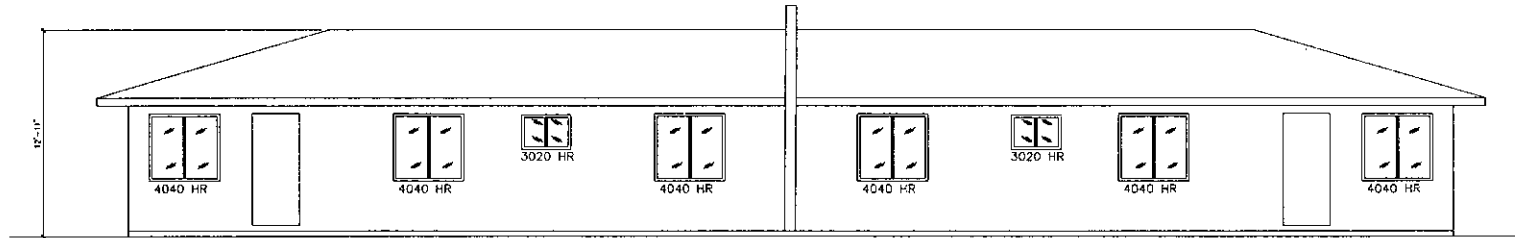
JOB No.:
23454

1ST FLOOR PLAN

1/4"=1'-0"

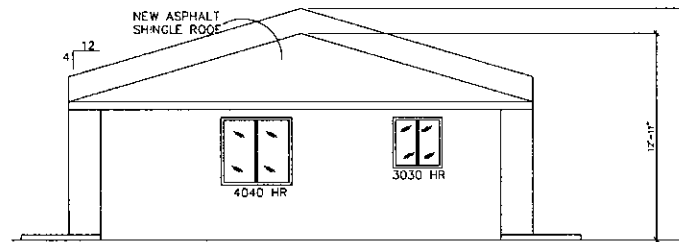


BUILDING AREA
UNIT A-----1,035 SF
UNIT B-----1,035 SF
TOTAL BLDG AREA--2,070 SF



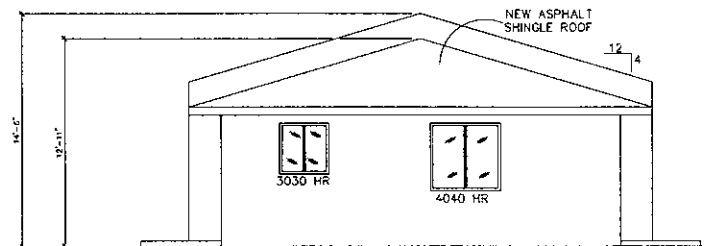
WEST ELEVATION

3/16"=1'-0"



SOUTH ELEVATION

3/16"=1'-0"

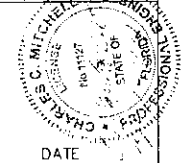


NORTH ELEVATION

3/16"=1'-0"

CHARLES C. MITCHELL, P.E.

924 N. FEDERAL HWY.
HOLLYWOOD, FL. 33023
(305)336-5069
CIVIL/STRUCTURAL ENG.
FLA REG. NO. #1127



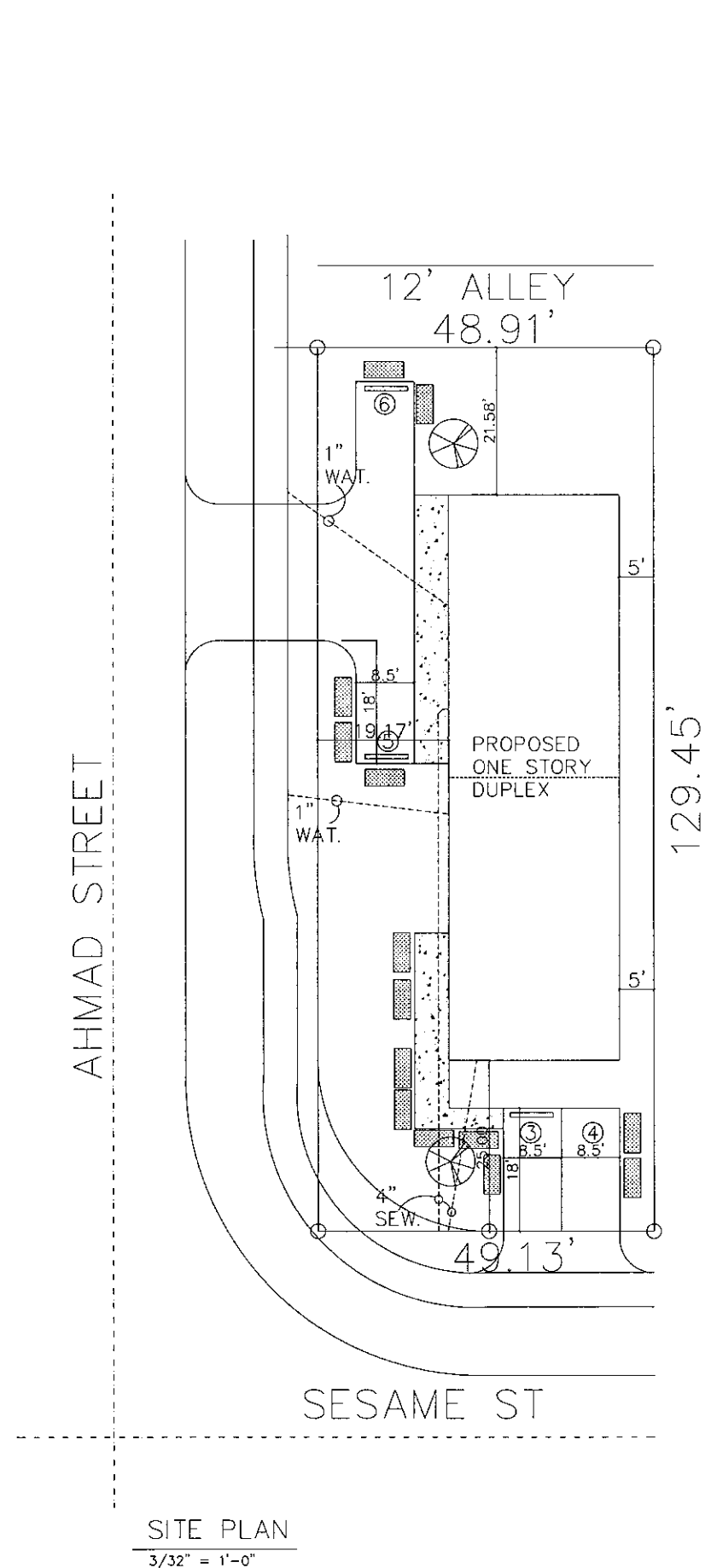
DATE
26 JUNE 2024

PROPOSED DUPLEX

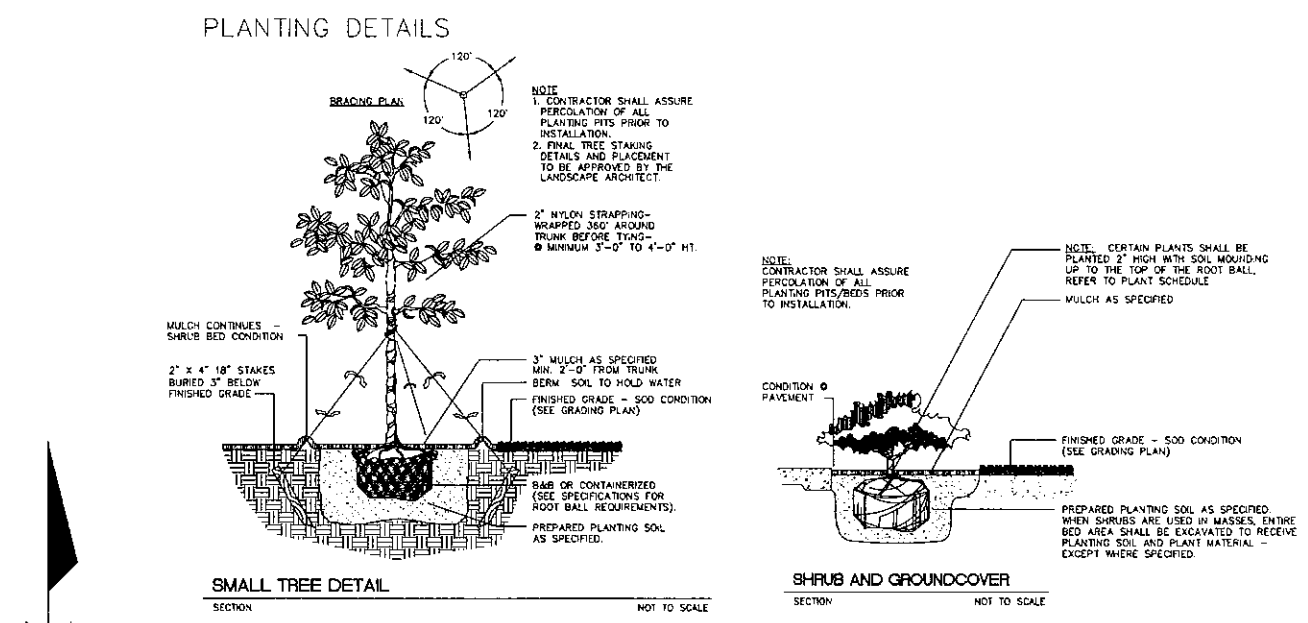
211 AHMAD ST
OPA LOCKA, FL.

M. JACKSON DESIGN & CONSULTING INC.
1330 NW 52ND ST
MIAMI, FL 33142
786-663-7647
EMAIL: MARVINJACKSON5744@GMAIL.COM

A-1



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



TREE LEGEND				
SYM	NAME	NATIVE	QUANTITY	REMARKS
	*SILVER BUTTWOOD (CONDICARPUS ERECTUS)	YES	2	PROPERTY TREES 10' MIN. HT.
	*COCO-PLUM (CHRYSOBALANUS / CACD)	YES	80	PROPERTY SHRUBS 18" MIN. HT.

LEGAL DESCRIPTION:
 LOT 24, BLK 14 OF "PLAT NO. 1
 OPA LOCKA" PLAT BK 25 @ PG. 44
 OF MIAMI DADE COUNTY

FOLIO #:
 08-2121-002-2590

ZONING INFORMATION
 DMU (RU-2)
 LOT AREA: 6,207 S.F.
 LOT COVERAGE:
 BLDG. AREA--2,075 S.F. OR 33%
 BLDG. HGT.--15'-0"

SETBACKS: PROVIDED REQUIRED
 FRONT-----21.58' 25.0'
 SIDE STREET-19.17' 15.0'
 SIDE-----5.0' 5.0'
 REAR-----21.58' 15.0'

CHARLES C. MITCHELL, P.E.

924 N. FEDERAL HWY.
HOLLYWOOD, FLA. 33023
OFF: (305)336-5069

CIVIL/STRUCTURAL ENG.
FLA. REG. NO. #1127

DATE: 26 JUNE 2024

PROPOSED DUPLEX

211 AHMAD ST
OPA LOCKA, FL.

M. JACKSON DESIGN & CONSULTING INC.
1330 NW 52ND ST
MIAMI, FL. 33142
786-663-7647
EMAIL: MARVINJACKSON5744@GMAIL.COM

SP-1

Wilford I Alexandre
15820 NW 28th
opa-lock 9 FL 33054

6/11/24

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL®



9589 0710 5270 1878 3621 81

.. 9326010698904090

Retail



33054

RDC 99

U.S. POSTAGE PAID
FCM LETTER
MIAMI GARDENS, FL 33054
APR 30, 2024

\$8.73

R2305P149642-08

Alejandro Rubkin Rubi
1200 Dunad Ave

opa-lock

KL
5/2/24

2205/25/24

331 CE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
9589 0710 5270 1878 3621 81

BC: 33054225120 *0606-03081-30-47



Wilford Alexandre
15820 NW 28th

Opq-1acka FI 33054

WV 1/12/24



9589 0710 5270 1878 3622 11

Retail



33054

U.S. POSTAGE PAID
FCM LETTER
MIAMI GARDENS, FL 33056
APR 30, 2024

\$8.73

R2305P149642-08

RDC 99

Willie Morgan III

1155

Opq-

UNC
33054225120

NETTE

331 CE 1

2205/26/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33054225120

*0806-05060-30-47

PLANNING & ZONING BOARD

SEPTEMBER 03RD

2024



CONSTRUCTION OF A TWIN HOME BUILDING- SPECIAL EXCEPTION REVIEW

APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OF THE SPECIAL EXCEPTION REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT 211 AHMAD STREET AND IDENTIFIED BY FOLIOS 08-2121-002-2590 IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:
PL NO 1 OPA LOCKA PB 25-44 LOT 24 BLK 14; LOT SIZE 49.130 X 129 COC 24068 12 2005 5.
- The proposed project site is a vacant 6,338 square foot lot located at the north-east corner of Sesame Street and Ahmad Street. The site is zoned Single Family Residential and has a land use designation of Low-Density Residential. With the current residential zoning R-1, the square footage of this parcel and the residential land use designation, this site could be used for a twin home development after Special Exception Review approval.



Figure 1: Street View: West View from Ahmad St & Sesame Street



← EAST NW 18th Ave WEST →

II. Project Details

• Applicant's intent

The Applicant, Wilford & Nicole Alexandre intend to construct a twin home on this single family 6,338 square foot lot. Twin homes are permitted in the Duplex (R-2 Zoning District and in the Single Family R-1 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 special exception review to permit the development of a twin home on this site.

To accommodate the new intended use for this vacant residential 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	Wilford & Nicole Alexandre		
Folio Number (s)	Opa-locka: 08-2121-002-2590;		
Address Location	211 Ahmad Street, Opa-locka, FL 33054		
Building (s) Footprint	<u>Building Footprint/Building Coverage</u> Building 1 1,170 SF; <u>Building Footprint/Building Coverage</u> Building 2 1,170 SF Greenspace/Landscape Area – 2,206 SF		
Floor Area Ratio	<1.0 FAR N/A		
Zoning	R-1 – Single Family Residential		
Zoning Code Consistency	The proposed use of this property for residential twin home use is consistent with the City Land Development Regulations as a Special Exception.		
Existing Land Use	Vacant Land		
Future Land Use Designation	Low- Density Residential		
Comprehensive Plan Consistency	- The proposed use for a single family to occupy each of the twin homes 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,		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Bldg. 1 Front	25 Feet	21.58 Feet	NO
Bldg. 2 Front	25 Feet	21.58 Feet	NO
Bldg. 1 Rear	15 Feet	15 Feet	Yes
Bldg. 2 Rear	15 Feet	15 Feet	Yes
Side Interior	5 Feet	5 Feet	YES
Side Street	15 Feet	15 Feet	Yes
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage (Max Impervious Area)	60%	53%	Yes
Lot Density	N/A	N/A	N/A

Lot Size	4,800 SF	6,338 SF	YES
Lot Width	N/A	N/A	N/A
Building Height	2 Stories or 25 Feet whichever less	Twin Home: 1 Stories/ 15 Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	N/A	N/A	Yes
Landscaping	Total Landscaping Area	2,535 sq. ft.	
Parking Details	Single Family/Twin Home 2 Parking Spaces for each unit	Two Parking Spaces for each unit.	YES
Landscape/ Pervious Lot Coverage	10% minimum required pervious	27% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Board Clerk on Wednesday, August 21st, 2024. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, September 3rd, 2024. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this Special Exception 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 residential properties to the west, north, south and east of this site.
- This development is within a residential neighborhood.
- Property is currently vacant and maintained.

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.

The Site is highlighted in image

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use		Future Land Use (FLU)	Zoning
North	/Residential		Residential	R-1
South	Residential		Residential	R-3
East	N/A		N/A	R-1; R-2; R-3A
West	Residential		Residential	R-1; R-3

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 proposed development use to construct a twin home on this site 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 an area of 2,206 square feet. (*Please see attached Landscape Plan for Trees detailed information*).

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

- **Findings:**

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

COMPLIES

- **Future Land Use:** Low Density Residential.

- **Findings:**

- According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Low Density Residential LU category location which is appropriate for single family and duplex uses.

COMPLIES

- **R-1 (Single-Family) Permitted Uses:** Project Specific: *Construction of a twin home on this vacant site.*

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code R-1 (Single-Family) 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 district.

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

- **Findings:** The Planning and community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

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

1. Special Exception Review

Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, September 3rd, 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 and the Site Plan Review.

VI. **Attachments:**

- Site Plan

Planning and Community Development Department

	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. 2024-9-03-01,

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OF THE SPECIAL EXCEPTION REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT 211 AHMAD STREET AND IDENTIFIED BY FOLIOS 08-2121-002-2590 IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; 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: 09-03-2024
 - 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.

RESOLUTION NO. 24-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OF THE TENTATIVE PLAT FOR PROPRTY LOCATED AT 921 SUPERIOR STREET AND IDENTIFIED BY FOLIO 08-2121-007-1770 IN THE R-1 ZONING DISTRICT, DIVIDING THE— PROPERTY INTO THREE SEPARATE PARCELS FOR THE DEVELOPMENT OF TWO ADDITIONAL SINGLE-FAMILY HOMES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, desires to divide this single-family zoned private property site in accordance with the City of Opa-Locka’s Land Development Regulations (“City”); and

WHEREAS, the Applicant, submitted a request for a tentative plat review with surveys to indicate the division of this property in accordance with the requirements of the city of Opa-locka and the requirements of Miami-Dade County Code, Chapter 28 “Subdivisions – Plat and Platting”; and

WHEREAS, staff finds that the Tentative Plat is consistent with the City’s Codes and Ordinance and therefore recommends approval of the Tentative Plat attached hereto as Exhibit “A” to this Resolution; and

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

WHEREAS, the City Commission considered the Tentative Plat application and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves the Tentative Plat Application request to divide the property at 921 Superior Street, Opa-locka, FL 33054 in accordance with the requirements of the City of Opa-locka and the requirements of Miami-Dade County Code, Chapter 28 “Subdivisions – Plats and Platting”.

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.

The City Commission of the City of Opa-Locka, Florida hereby approves / denies the Tentative Plat to divide this property as illustrated on the surveys attached in accordance with the requirements of the City of Opa-locka Land Development Regulations, the City Code and the requirements of Miami-Dade County Code, Chapter 28 "Subdivisions- Plats and Platting", in the R-1 Zoning District.

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this ____ day of _____, 2024.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Pamela Carpio

PROPERTY OWNER'S ADDRESS: 921 W Superior St. Opa-locka, FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: Pamela Carpio

APPLICANT'S ADDRESS: 921 W Superior St Opa-locka FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE _____ HOME _____ OTHER 786-525-1824

SUBJECT PROPERTY ADDRESS: Same as above
Number/Street

TAX FOLIO NUMBER: 08-2121-007-1770 PRESENT ZONING: _____

LEGAL DESCRIPTION: Opa-locka Plat no 3 PB 31-14 lot 27

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:

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

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

AFFIDAVIT

I, Pamela Conrado Lopez 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.

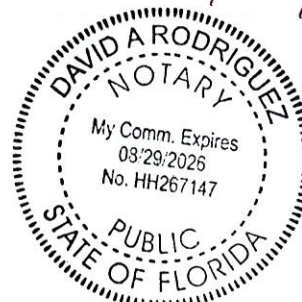
Pamela Conrado
Signature

11/17/2023
Date

Sworn to and subscribed before me:

This 17th day of November
David A. Rodriguez
Notary Public
Attach copy of identification

My commission expires 08/29/2026



Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

I Juan F. Sui, being first duly sworn, depose and say that I am the owner of the property legally described as:

921 W Superior St. Opa-locka, FL 33054

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

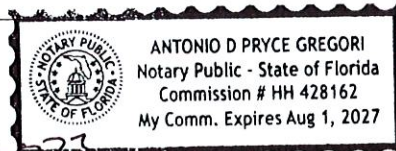
Signature

Date

Sworn to and subscribed before me:

This

Notary Public



My commission expires:

Received:
By:
Date:

Attach copy of identification



PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 940 OPA LOCKA BLVD OPA/LOCKA FL 33059

LEGAL DESCRIPTION: Folio: 08-2121-007-1710
OPA LOCKA PLAT NO 3

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: GREGORY D SIMPSON PHONE: (786) 395-8899

ADDRESS (If different): 3619 PERCIVAL AVE MIAMI FL 33133

Gregory D Simpson
Signature

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 931 Superior St Opa Locka FL 33054

LEGAL DESCRIPTION: Folio: 08-2121-007-1769

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Trenika S Farrington Rogers PHONE (786) 440-9861
Byron Rogers

ADDRESS (If different): _____


Signature

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 915 W SUPERIOR ST OPA LOCKA FL 33054

LEGAL DESCRIPTION: FOI/O: 08-2121-007-1800
OPA LOCKA PLAT NO 3

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Aloma Marie Delmest PHONE: 305-972-8289

ADDRESS (If different): _____

Aloma M. Delmest
Signature

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 940 Superior St OpaLocka FL 33054

LEGAL DESCRIPTION: Folio: 08-2121-013-0010
OPA LOCKA PLAT NO 3 Rev

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: OMAR J EXPOSITO PHONE: 786-647-1134

ADDRESS (If different): _____

Signature

375-FOOT RADIUS MAP OF:

LEGAL DESCRIPTION:

Lot 27 and the East 100 feet of Tract B, Block 126 of OPA-LOCKA SECTION THREE, according to the Plat thereof, as recorded in Plat Book 31, at Page 14 of the Public Records of Miami-Dade County, Florida.

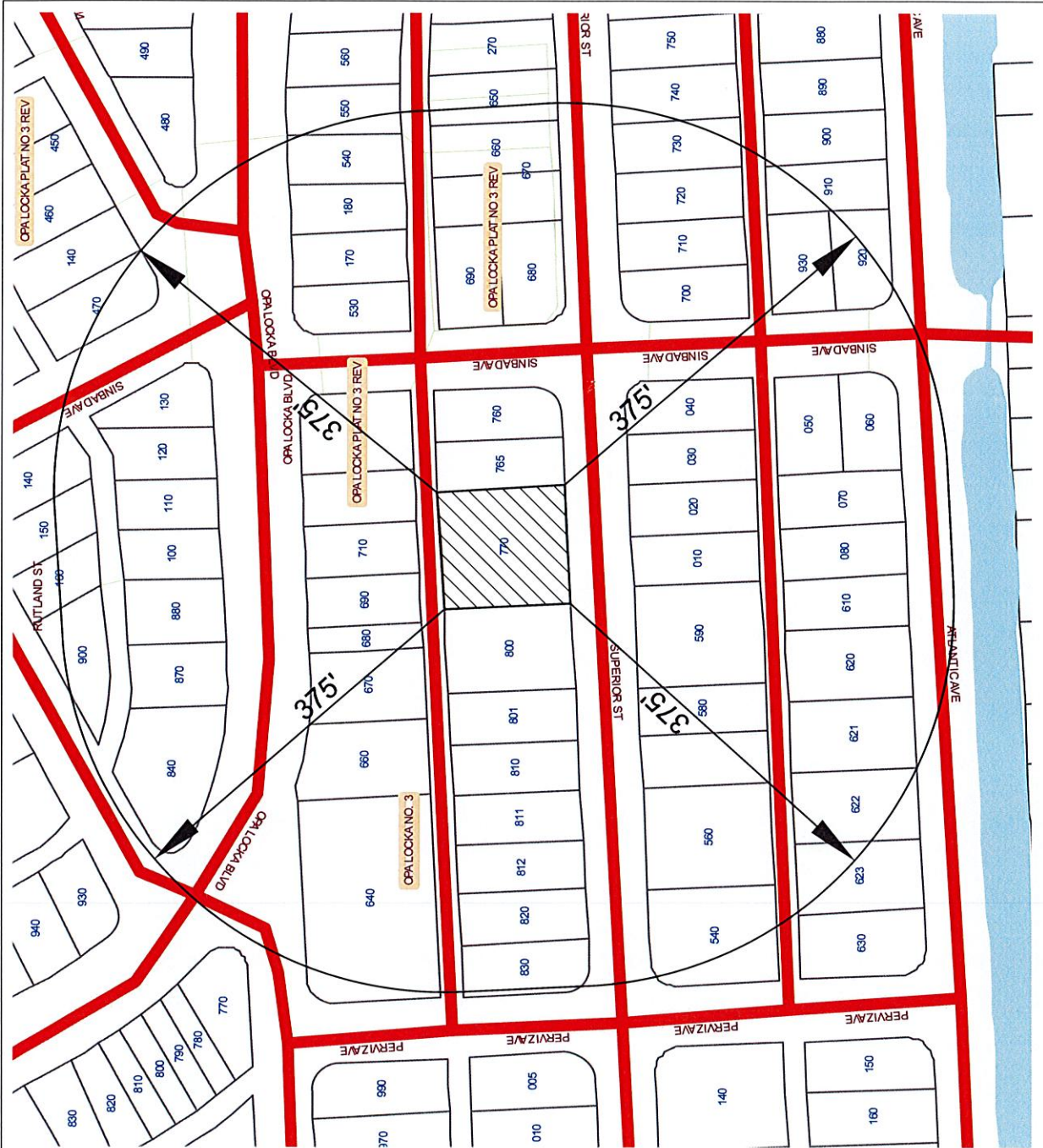
LOCATION: 921 Superior Street, Opa-Locka FL 33054
FOLIO: 08-2121-007-1770

PREPARED FOR: Pamela Capio
ORDER: 240218

DATE: February 24, 2024



SCALE: 1"= 100'



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

February 24, 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:

LEGAL DESCRIPTION:

Lot 27 and the East 100 feet of Tract B, Block 126 of **OPA-LOCKA SECTION THREE**, according to the Plat thereof, as recorded in Plat Book 31, at Page 14 of the Public Records of Miami-Dade County, Florida.

LOCATION: 921 Superior Street, Opa-Locka FL 33054

FOLIO: 08-2121-007-1770

PREPARED FOR: Pamela Capio

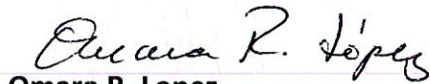
ORDER: 240218

Total number of property owners without repetition: 67

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

OWNERS LIST

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

LEGAL DESCRIPTION:

Lot 27 and the East 100 feet of Tract B, Block 126 of **OPA-LOCKA SECTION THREE**, according to the Plat thereof, as recorded in Plat Book 31, at Page 14 of the Public Records of Miami-Dade County, Florida.

LOCATION: 921 Superior Street, Opa-Locka FL 33054

FOLIO: 08-2121-007-1770

PREPARED FOR: Pamela Capio

ORDER: 240218

21 52 41 Opa Locka Plat No 3 PB 31-14 Lots 1 & 2 Blk 125
Property address: 900 Superior St W
Folio number: 0821210071540

Samuel Williams
5270 NW 182nd St
Miami Gardens, FL 33055-3151

Opa Locka Plat No 3 PB 31-14 Lots 3 & 4 Blk 125
Property address: 910 Superior St
Folio number: 0821210071560

Dellerson Family L L C 6
2341 Bayview Ln
North Miami, FL 33181-2433

Opa Locka Plat No 3 PB 31-14 Lot 6 Blk 125
Property address: 926 Superior St
Folio number: 0821210071580

Marvin J Nogueras
926 Superior St
Opa Locka, FL 33054-3940

Opa Locka Plat No 3 PB 31-14 Lots 7 & 8 Blk 125
Property address: 936 Superior St
Folio number: 0821210071590

Luis Alberto Coca
936 Superior St
Opa Locka, FL 33054-3940

21 52 41 .15 Ac Opa Locka Plat No 3 PB 31-14 W50ft Of E250ft Of S1/2 Blk125
Property address: 935 Atlantic Ave
Folio number: 0821210071610

Reynaldo Torres
935 Atlantic Ave
Opa Locka, FL 33054-3975

Opa Locka Plat No 3 PB 31-14 W70ft Of E320ft Of S1/2 Tr 125 Aka Lot 18 & E20ft Lot 19 Blk 125
Property address: 931 Atlantic Ave
Folio number: 0821210071620

Francisco J Espinoza Celia Espinoza
931 Atlantic Ave
Opa Locka, FL 33054-3975

Opa Locka Plat No 3 PB 31-14 W70ft Of E390ft Of S1/2 Tr 125 Aka Lot 19 Less E20ft & E40ft Lot 20 Blk 125
Property address: 921 Atlantic Ave
Folio number: 0821210071621

Fatima Moncada
921 Atlantic Ave
Opa Locka, FL 33054-3975

21 52 41 Opa Locka Plat No 3 PB 31-14 E70ft Of W210ft Of S1/2 Tr 125 Aka Lot 20 Less E40ft All Lot 21 & E10ft Lot 22 Blk 125
Property address: 915 Atlantic Ave
Folio number: 0821210071622

Kleydis Cruz Raidel Fernandez Rivero
915 Atlantic Ave
Opa Locka, FL 33054-3975

Opa Locka Plat No 3 PB 31-14 E70ft Of W140ft Of S1/2 Tr 125 Aka Lot 22
LEss E10ft & E30ft Lot 23 Blk 125
Property address: 905 Atlantic Ave
Folio number: 0821210071623

Yusel Veitia Oliva
905 Atlantic Ave
Opa Locka, FL 33054-3975

21 52 41 .58 Ac Opa Locka Plat No 3 PB 31-14 W200ft Tra A/K/A Lot 1 Thru8
Blk 126

Property address: 900 West Dr
Folio number: 0821210071640

Tabernacle Of Bethlehem Intl
Mission Holiness To The Lord Inc
PO Box 380386
Miami, FL 33238-0386

21 52 41 .20 Ac Opa Locka Plat No 3 PB 31-14 W75ft Of E150ft Tract A
Blk126

Property address: 920 Opa Locka Blvd
Folio number: 0821210071660

Celeste Castillo Mayren Franco
Catherine Franco
920 Opa Locka Blvd
Opa Locka, FL 33054-3910

21 52 41 .20 Ac Opa Locka Plat No 3 PB 31-14 E75ft Tract A Blk 126
Property address: 930 Opa Locka Blvd
Folio number: 0821210071670

Yasmany Ponce Hernandez
930 Opa Locka Blvd
Opa Locka, FL 33054-3910

Opa Locka Plat No 3 PB 31-14 Lot 15 Blk 126
Property address:
Folio number: 0821210071680

Alaa Fahad Aljohani
541 N 66 Terrace
Hollywood, FL 33024

Opa Locka Plat No 3 PB 31-14 Lots 16 & 17 Blk 126
Property address: 936 Opa Locka Blvd
Folio number: 0821210071690

Gregory D Simpson
3619 Percival Ave
Miami, FL 33133-4909

Opa Locka Plat No 3 PB 31-14 Lots 18 & 19 Blk 126
Property address: 940 Opa Locka Blvd
Folio number: 0821210071710

Gregory D Simpson
3619 Percival Ave
Miami, FL 33133-4909

Opa Locka Plat No 3 PB 31-14 Lots 20 & 21 Blk 126
Property address: 950 Opa Locka Blvd
Folio number: 0821210071730

Gregory D Simpson
3619 Percival Ave
Miami, FL 33133-4909

Opa Locka Plat No 3 PB 31-14 Lot 25 Blk 126
Property address: 951 Superior St
Folio number: 0821210071760

Yosvany Marrero Yanerkis Simon
951 Superior St
Opa Locka, FL 33054-3939

Opa Locka Plat No 3 PB 31-14 Lot 26 Blk 126
Property address: 931 Superior St
Folio number: 0821210071765

Trenika S Farrington Rogers
Byron A Rogers
931 Superior St
Opa Locka, FL 33054-3939

21 52 41 Opa Locka Plat No 3 PB 31-14 Lot 27 & E100ft Of Tr B Blk 126
Property address: 921 Superior St W
Folio number: 0821210071770

Ollantay Laffita Mundy Pamela Carpio
921 Superior St
Opa Locka, FL 33054-3939

21 52 41 Opa Locka Plat No 3 PB 31-14 W50ft Of E150ft Of Tr B
Aka Lot 30Blk 126
Property address: 915 Superior St W
Folio number: 0821210071800

Aloma Marie Delmast
915 Superior St
Opa Locka, FL 33054-3939

21 52 41 Opa Locka Plat No 3 PB 31-14 W50ft Of E200ft Of Tr B
Aka Lot 31Blk 126
Property address: 913 Superior St W
Folio number: 0821210071801

Roberto Reyes Trs
11455 SW 40 St., #255
Miami, FL 33165

Opa Locka Plat No 3 PB 31-14 E50ft Of W150ft Of Tr B Aka Lot 32 Blk 126
Property address: 911 Superior St W
Folio number: 0821210071810

Felix Varada
911 Superior St
Opa Locka, FL 33054-3939

Opa Locka Plat No 3 PB 31-14 E50ft Of W100ft Of Tr B Aka Lot 33 Blk 126
Property address: 909 Superior St W
Folio number: 0821210071811

Blanca L Montalvo Novoa Est Of
909 Superior St
Opa Locka, FL 33054-3939

Opa Locka Plat No 3 PB 31-14 W50ft Of Tr B Aka Lot 34 Blk 126
Property address: 907 Superior St
Folio number: 0821210071812

Denise Mora Fernando Jose Mora Jr
907 Superior St
Opa Locka, FL 33054-3939

Opa Locka Plat No 3 PB 31-14 Lot 35 Blk 126
Property address: 905 Superior St W
Folio number: 0821210071820

Gladys Rousseau
905 Superior St
Opa Locka, FL 33054-3939

Opa Locka Plat No 3 PB 31-14 Lot 36 Blk 126
Property address: 901 Superior St W
Folio number: 0821210071830

Freddy R Moody & W Elizabeth Smart
901 Superior St
Opa Locka, FL 33054-3939

21 52 41 Opa Locka Plat No 3 PB 31-14 Lots 1-2-3 & 4 Blk 127
Property address: 905 Opa Locka Blvd
Folio number: 0821210071840

Guillermo Castro
905 Opa Locka Blvd
Opa Locka, FL 33054-3909

21 52 41 .14 Ac Opa Locka Plat No 3 PB 31-14 W62.55Ft Tract B Blk 127
Property address: 931 Opa Locka Blvd
Folio number: 0821210071870

Millans Investments LLC
7795 SW 100th St
Miami, FL 33156-8119

21 52 41 .14 Ac Opa Locka Plat No 3 PB 31-14 E62.5Ft Of W125.05Ft
Tr B Blk 127

Property address: 935 Opa Locka Blvd
Folio number: 0821210071880

Pedro E Mendoza /
Property Investments
103 W 88th St Apt 4A
New York, NY 10024-2426

21 52 41 .13 Ac Opa Locka Plat No 3 PB 31-14 Tract A Less Nely150ft
Blk127
Property address: 926 Rutland St
Folio number: 0821210071900

Pfa Charities Inc
926 Rutland St
Opa Locka, FL 33054-3912

21 52 41 Opa Locka Plat No 3 PB 31-14 Lot 19 Blk 132
Property address: 1007 Wilmington St
Folio number: 0821210072140

Ibraheem Rashid Trs
4421 NW 173rd Dr
Miami Gardens, FL 33055-3707

Opa Locka Plat No 3 PB 31-14 Lots 3 & 4 Blk 134
Property address: 1010 Opa Locka Blvd
Folio number: 0821210072170

Jason Caballero
1010 Opa Locka Blvd
Opa Locka, FL 33054-3925

Opa Locka Plat No 3 PB 31-14 Lots 5 & 6 Blk 134
Property address: 1020 Opa Locka Blvd
Folio number: 0821210072180

Langston O Longley
PO Box 69 4114
Miami, FL 33269

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 9 Blk 125
Property address: 940 Superior St
Folio number: 0821210130010

Omar J Exposito
940 Superior St
Opa Locka, FL 33054-3940

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 10 Blk 125
Property address: 946 Superior St
Folio number: 0821210130020

Reinelson Rodriguez
946 Superior St
Opa Locka, FL 33054-3940

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 11 Blk 125
Property address: 950 Superior St
Folio number: 0821210130030

Luis Alberto Coca
936 Superior St
Opa Locka, FL 33054-3940

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 12 Blk 125
Property address: 956 Superior St
Folio number: 0821210130040

Reynier Antonio Garcia
3910 NW 3rd Ave
Miami, FL 33127-2926

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 13 Blk 125
Property address: 1146 Sinbad Ave
Folio number: 0821210130050

Merlyn Castro
1146 Sinbad Ave
Opa Locka, FL 33054-3966

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 14 Blk 125
Property address: 1156 Sinbad Ave
Folio number: 0821210130060

Victor Lago Exposito
1156 Sinbad Ave
Opa Locka, FL 33054-3966

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 15 Blk 125
Property address: 945 Atlantic Ave
Folio number: 0821210130070

Norberto Hernandez & W Gloria
945 Atlantic Ave
Opa Locka, FL 33054-3975

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 16 Blk 125
Property address: 941 Atlantic Ave
Folio number: 0821210130080

Maria Moncada & H Fabricio
941 Atlantic Ave
Opa Locka, FL 33054-3975

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 37 Blk 126
Property address: 956 Opa Locka Blvd
Folio number: 0821210130090

Adonis R Ruiz Gonzalez
956 Opa Locka Blvd
Opa Locka, FL 33054-3910

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 10 Blk 127
Property address: 941 Opa Locka Blvd
Folio number: 0821210130100

June C Olinick
943 SW 87th Ave
Miami, FL 33174-3206

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 11 Blk 127

Property address: 945 Opa Locka Blvd
Folio number: 0821210130110

Graciela Montes De Oca Jtrs
Corina Montes De Oca Jtrs
945 Opa Locka Blvd
Opa Locka, FL 33054-3909

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 12 Blk 127
Property address: 951 Opa Locka Blvd
Folio number: 0821210130120

Ec Investing LLC
2841 SW 117th Ave
Miami, FL 33175-1724

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 13 Blk 127
Property address: 955 Opa Locka Blvd
Folio number: 0821210130130

Mario Sergio Gonzalez Garcia
3000 W 11th Ave
Hialeah, FL 33012-5022

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 18 Blk 127
Property address: 956 Rutland St
Folio number: 0821210130140

Theron Tremelle Tharpe
956 Rutland St
Opa Locka, FL 33054-3912

21 52 41 PB 70-98 Opa Locka Plat No 3 Rev Lot 19 Blk 127
Property address: 950 Rutland St
Folio number: 0821210130150

Emy Capois Carolina Capois
811 NW 113th St
Miami, FL 33168-2220

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 20 Blk 127
Property address: 946 Rutland St
Folio number: 0821210130160

Maritza Reyes Denia Maritza Riveron
946 Rutland St
Opa Locka, FL 33054-3912

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 20 Blk 132

Property address: 1001 Wilmington St
Folio number: 0821210130470

Jose Ramon Vidal Le
Rem Rosa Amable Vidal
1001 Wilmington St
Opa Locka, FL 33054-3917

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 1 Blk 134

Property address: 1000 Opa Locka Blvd
Folio number: 0821210130530

Jefferson Bismark Arauz Zobeyda
Auxiliadora Morales Perez
1000 Opa Locka Blvd
Opa Locka, FL 33054-3958

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 7 Blk 134
Property address: 1026 Opa Locka Blvd
Folio number: 0821210130540

Alfredo P Mora Maria Ramona Mora
1026 Opa Locka Blvd
Opa Locka, FL 33054-3958

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 8 Blk 134
Property address: 1030 Opa Locka Blvd
Folio number: 0821210130550

Rolando A Dominguez
1030 Opa Locka Blvd
Opa Locka, FL 33054-3958

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 36 Blk 134
Property address: 1021 Superior St
Folio number: 0821210130650

Felix Rodriguez Jorcano
1037 Superior St
Opa Locka, FL 33054-3967

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 37 Blk 134
Property address: 1015 Superior St
Folio number: 0821210130660

Reyna Villagra
1015 Superior St
Opa Locka, FL 33054-3967

Opa Locka Plat No 3 Rev PB 70-98 Lot 38 Blk 134
Property address: 1011 Superior St
Folio number: 0821210130670

Eliut Serrano Norma Serrano
1011 Superior St
Opa Locka, FL 33054-3967

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 39 Blk 134
Property address: 1055 Sinbad Ave
Folio number: 0821210130680

Maritza Sanchez
1055 Sinbad Ave
Opa Locka, FL 33054-3963

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 40 Blk 134
Property address: 1045 Sinbad Ave
Folio number: 0821210130690

Diosmar Lago Ania Cordova
1045 Sinbad Ave
Opa Locka, FL 33054-3963

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 1 Blk 135
Property address: 1000 Superior St
Folio number: 0821210130700

Eddy Cue Gonzalez
1000 Superior St
Opa Locka, FL 33054-3968

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 2 Blk 135

Property address: 1006 Superior St
Folio number: 0821210130710

Ulises Prieto Hernandez
Anwar J Abdul Paghi Jbour
1006 Superior St
Opa Locka, FL 33054-3968

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 3 Blk 135
Property address: 1010 Superior St
Folio number: 0821210130720

Irisdaly Rios
1010 Superior St
Opa Locka, FL 33054-3968

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 4 Blk 135
Property address: 1016 Superior St
Folio number: 0821210130730

Alina Aybar Alina Pineda
1016 Superior St
Opa Locka, FL 33054-3968

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 5 Blk 135
Property address: 1020 Superior St
Folio number: 0821210130740

Bedu LLC
7545 E Treasure Dr Apt 4H
North Bay Village, FL 33141-4308

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 21 Blk 135

Property address: 1015 Atlantic Ave
Folio number: 0821210130900

Jennifer Clasp Le Rem Latoya Clasp
Rem Christina Clasp
1015 Atlantic Ave
Opa Locka, FL 33054-3952

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 22 Blk 135

Property address: 1011 Atlantic Ave
Folio number: 0821210130910

Jone Moreno Diaz Jannys Betancourt
Zarzabal Nilia B Zarzabal Lopez
1011 Atlantic Ave
Opa Locka, FL 33054-3952

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 23 Blk 135
Property address: 1155 Sinbad Ave
Folio number: 0821210130920

Guadalupe D Hernandez
9000 SW 19 St
Miramar, FL 33010-5471

21 52 41 Opa Locka Plat No 3 Rev PB 70-98 Lot 24 Blk 135
Property address: 1145 Sinbad Ave
Folio number: 0821210130930

Adrian Gutierrez Ribalta
1145 Sinbad Ave
Opa Locka, FL 33054-3965



Scale 1"=20'

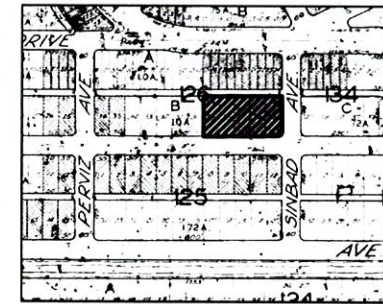
SKETCH OF SURVEY

PROPERTY ADDRESS:
921 WEST SUPERIOR STREET
OPA LOCKA, FL 33054
(FOLIO No. 08-2121-007-1770)

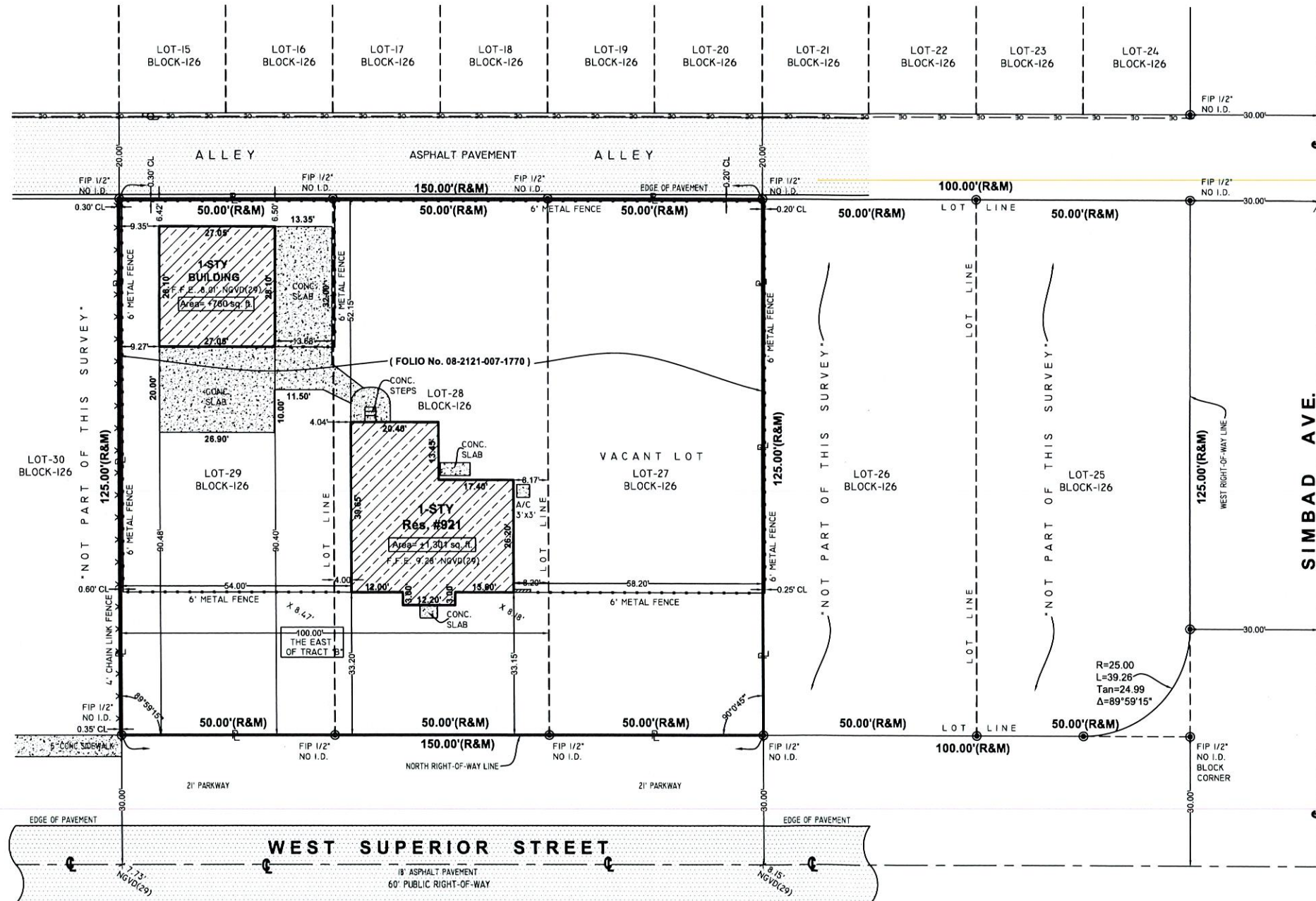
DESCRIPTION
Lot 27 & the East 100' of Tract B, Block 126,
of "OPA LOCKA PLAT No. 3" according to
the Plat thereof as recorded in Plat
Book 31, at Page 14, of the Public
Records of Miami-Dade County, Florida.



AERIAL MAP (NOT TO SCALE)



LOCATION MAP (NOT TO SCALE)



There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client. The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

If shown elevations are referred to NGVD of 1929 The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
OLLANTAY LAFFITA MUNDAY
PAMELA CARPIO

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

BENCH MARK USED
BM #H-370, Elev. = 8.58'
converted to NGVD 1929

03-01-2023

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

FLOOD ZONE INFORMATION:
Community No. 120650
Panel No. 0138
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: X



VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
LB #8000
CARLOS@CBSSURVINGMIAMI.COM
13217 SW 48th LANE, MIAMI, FL 33157
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS	
CLP	CONCRETE LIGHT POLE
CONC	CONCRETE
ENG	ENGINE
E	ELECTRIC SERVICE BOX
EM	ELECTRIC METER (CAN)
F.H.	FIRE HYDRANT
F.P.	FOUND IRON PIPE
F.N.	FOUND NAIL
G	GAS METER
LP	LIGHT POLE
MANH	MAN HOLE
M	MONUMENT
N	NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
P.C.P.	PERMANENT CONTROL POINT
P.M.	PERMANENT REFERENCE MONUMENT
P.W.	PROPERTY LINE
R	RECORDED
RA	RADIAL
RES	RESIDENCE
S	SEWER MANHOLE
S.S.	SEWER
S.P.	SET BACK LINE
STY	STORY
SWK	SEWER SERVICE BOX
T.V.	TELEPHONE SERVICE BOX
U.D.E.	UTILITY & DRAINAGE
U.E	UTILITY & MAINTENANCE
U.P.	UTILITY
W	WATER WELL
WM	WATER METER



HOUSE FRONT VIEW 03-01-23 HOUSE LEFT VIEW 03-01-23 REAR SIDE VIEW 03-01-23 DETACHED BUILDING VIEW 03-01-23 DETACHED BUILDING VIEW 03-01-23

Survey is not covered by Professional Liability Insurance.

ORIGINAL 09-14-2019
FIELD DATE
REVISIONS 03-01-2023

DRAWN J.V.

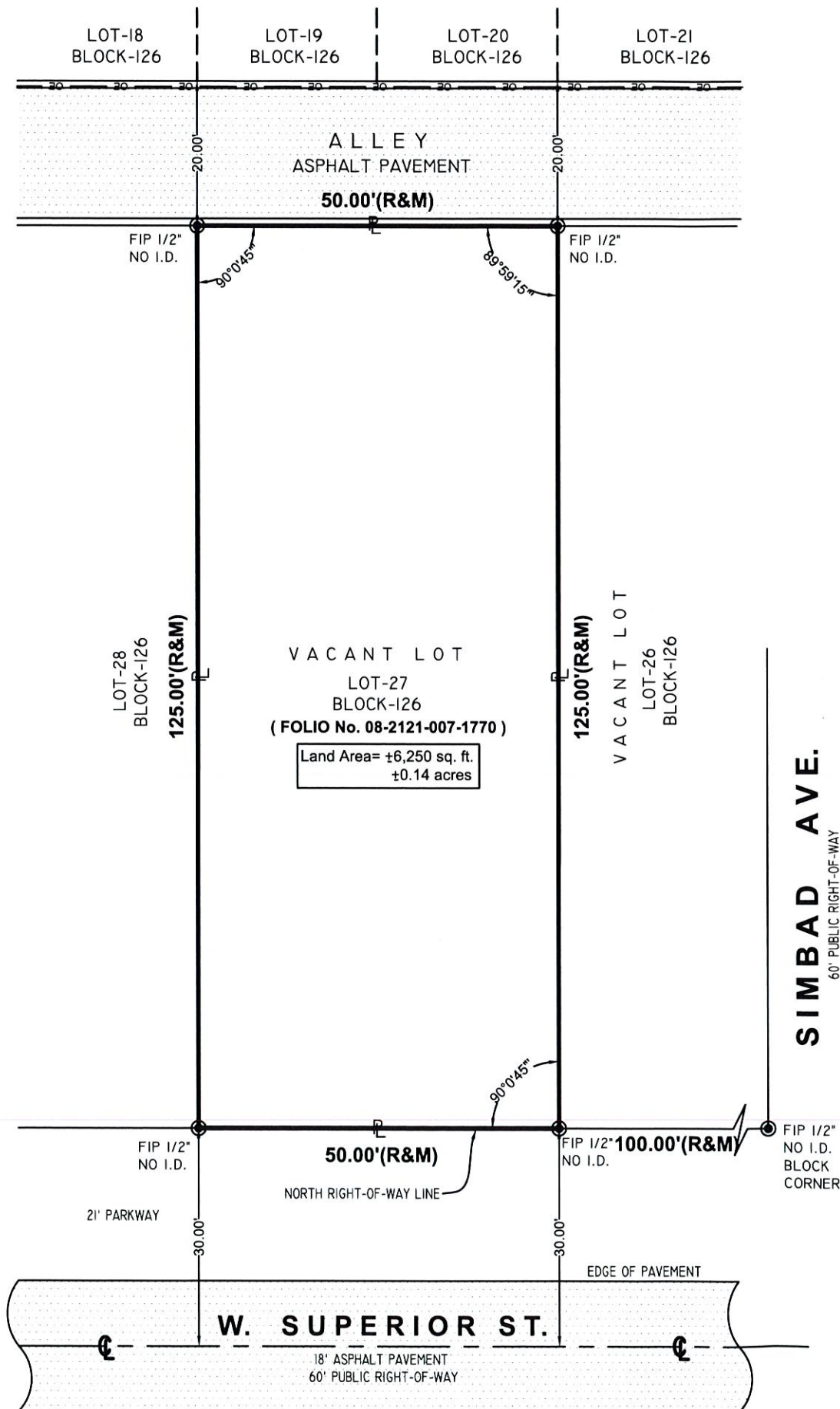
SHEET No. 1/1

JOB No.:

20970



SKETCH OF SURVEY



PROPERTY ADDRESS:
VACANT LOT
921 WEST SUPERIOR STREET
OPA LOCKA, FL. 33054
(FOLIO No. 08-2121-007-1770)

DESCRIPTION
Lot 27, Block 126, of "OPA LOCKA PLAT No. 3" according to the Plat thereof as recorded in Plat Book 31, at Page 14, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

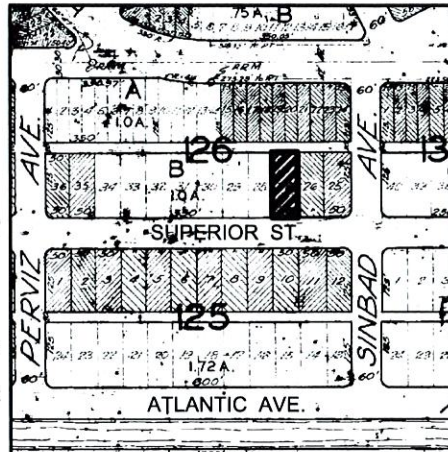
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

BENCH MARK USED
BM #H-370, Elev.= 8.58'
converted to NGVD 1929



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to NGVD of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
OLLANTAY LAFFITA MUNDAY
PAMELA CARPIO

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

03-01-2023

AERIAL MAP (NOT TO SCALE)

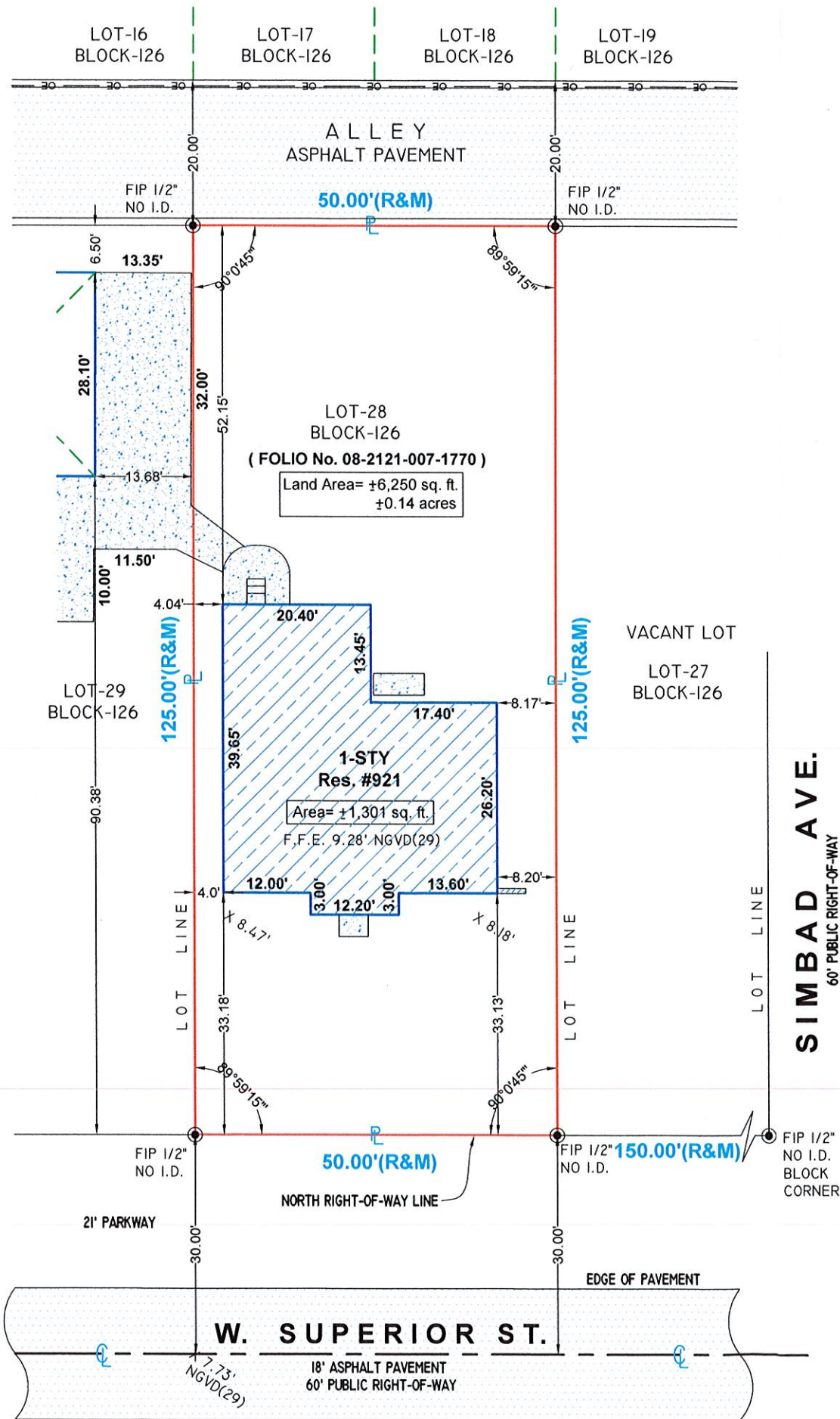
FLOOD ZONE INFORMATION:
Community No. 120650
Panel No. 0138
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: X

VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
LB #8000
CARLOS@CBSSERVICESMIAMI.COM
13217 SW 46 LANE, MIAMI, FL. 33157
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS	
SWK. = SIDEWALK	P.L. = PROPERTY LINE
T. = TELEPHONE SERVICE BOX	(R) = RECORDED
TV. = TV CABLE SERVICE BOX	R. = RADIUS
U.D.E. = UTILITY & DRAINAGE EASEMENT	NGVD = NATIONAL GEODETIC VERTICAL DATUM
U.E. = UTILITY EASEMENT	N.T.S. = NOT TO SCALE
U.M.E. = UTILITY & MAINTENANCE EASEMENT	OE = OVERHEAD ELECTRIC LINES
U.P. = UTILITY POLE	P.B. = PLAT BOOK
W. = WATER WELL	P.C.P. = PERMANENT CONTROL POINT
WM. = WATER METER	P.G. = PAGE
	P.R.M. = PERMANENT REFERENCE MONUMENT
	STY. = STORY
CLP. = CONCRETE LIGHT POLE	MH. = MAN HOLE
CONC. = CONCRETE	(M) = MEASURED
CL. = CENTRAL ANGLE	ML. = MONUMENT LINE
E. = ELECTRIC SERVICE BOX	NGVD = NATIONAL GEODETIC VERTICAL DATUM
EM. = ELECTRIC METER (CAN)	N.T.S. = NOT TO SCALE
F.D.H. = FOUND DRILL HOLE	OE = OVERHEAD ELECTRIC LINES
F.H. = FIRE HYDRANT	P.B. = PLAT BOOK
F.I.P. = FOUND IRON PIPE	P.C.P. = PERMANENT CONTROL POINT
F.R. = FOUND REBAR	P.G. = PAGE
F.N. = FOUND NAIL	P.R.M. = PERMANENT REFERENCE MONUMENT
G. = GAS METER	STY. = STORY
L.P. = LIGHT POLE	
A. = ARC LENGTH	
A/C. = AIR CONDITIONING PAD	
Alum.F. = ALUMINUM FENCE	
BLDG. = BUILDING	
B/C. = BLOCK CORNER	
C.B. = CATCH BASIN	
C.B.S. = CONCRETE BLOCK STRUCTURE	
CH. = CHORD DISTANCE	
CL. = CLEAR	
CL. = CENTER LINE	
CLF. = CHAIN LINK FENCE	
Survey is not covered by Professional Liability Insurance.	
ORIGINAL FIELD DATE 09-14-2019	
REVISIONS: 03-01-2023	
DRAWN J.V.D.	
SHEET No. 1/1	
JOB No.:	
20970	



SKETCH OF SURVEY



PROPERTY ADDRESS:
921 WEST SUPERIOR STREET
OPA LOCKA, FL 33054
(FOLIO No. 08-2121-007-1770)

DESCRIPTION

Lot 28, Block 126, of "OPA LOCKA PLAT No. 3" according to the Plat thereof as recorded in Plat Book 31, at Page 14, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

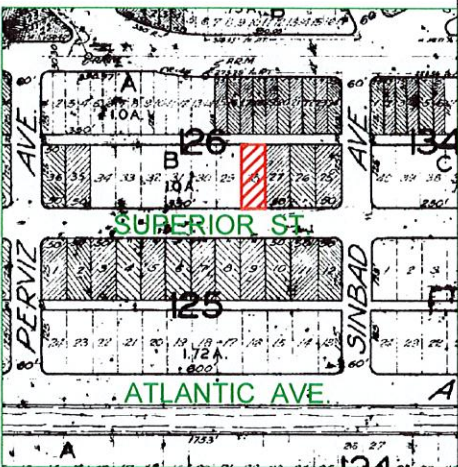
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

BENCH MARK USED
BM #H-370, Elev.= 8.58'
converted to NGVD 1929



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to NGVD of 1929 The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
OLLANTAY LAFFITA MUNDAY
PAMELA CARPIO

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ARTURO POIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120650
Panel No. 0138
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: X

VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
LB #8000
CARLOS@CBSSERVICESMIAMI.COM
13217 SW 46 LANE, MIAMI, FL. 33157
(786) 290-4184

SWK = SIDEWALK
T = TELEPHONE SERVICE BOX
TV = TV CABLE & DRAINAGE
U.D.E. = UTILITY & DRAINAGE
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE
U.P. = UTILITY POLE
W = WATER WELL
W.M. = WATER METER

PL = PROPERTY LINE
(R) = RECORDED
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
ROW = RIGHT OF WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE NO.
S.L. = SET BACK LINE
STY. = STORY

CLP = CONC. LIGHT POLE
CONC. = CONCRETE
A = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE

CLP = CONC. LIGHT POLE
CONC. = CONCRETE
A = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE

A/C = ARC LENGTH
AUM.F. = ALUMINUM FENCE
BLDG = BUILDING
B/C = BLOCK CORNER
C.B.S. = CONCRETE BLOCK
STRUCTURE
CH = CHORD DISTANCE
CL = CLEAR
CLP = CENTER LINE
CLF = CHAIN LINK FENCE

Survey is not covered by
Professional Liability
Insurance.

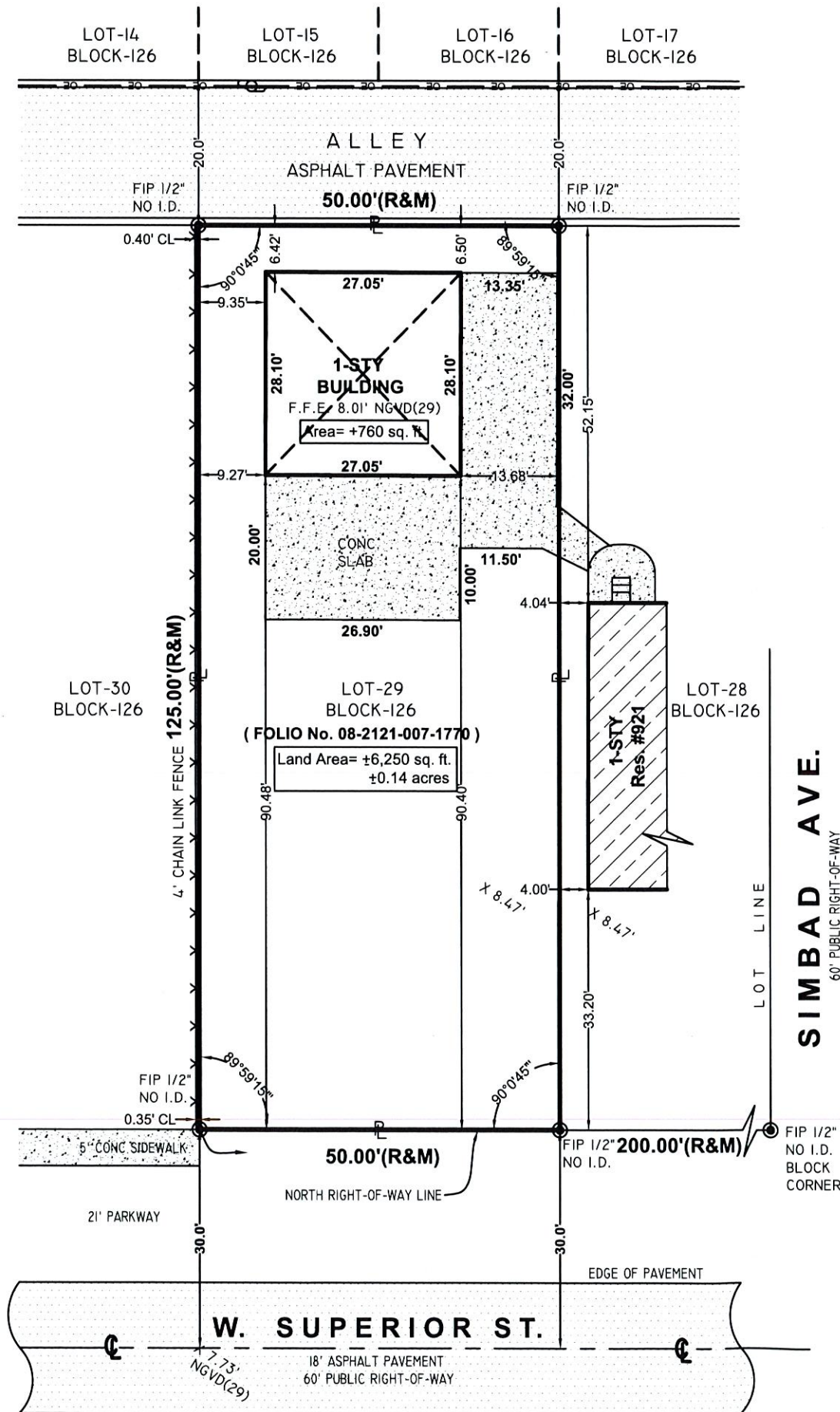
ORIGINAL
FIELD DATE 09-14-2019
REVISIONS: 03-01-2023

DRAWN J.V.D.
SHEET No. 1/1

JOB No.:
20970



SKETCH OF SURVEY



PROPERTY ADDRESS:
921 WEST SUPERIOR STREET
OPA LOCKA, FL. 33054
(FOLIO No. 08-2121-007-1770)

DESCRIPTION
Lot 28, Block 126, of "OPA LOCKA PLAT No. 3" according to the Plat thereof as recorded in Plat Book 31, at Page 14, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

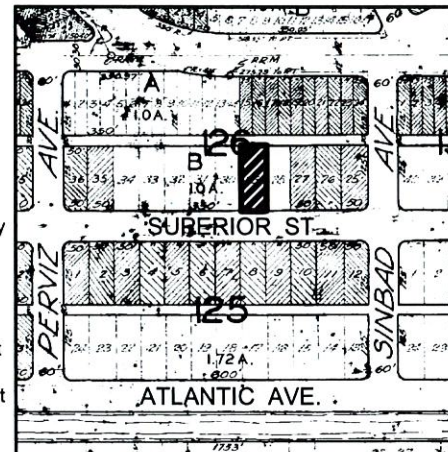
LIST OF POSSIBLE ENCROACHMENT: N/A



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120650
Panel No. 0138
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: X

BENCH MARK USED
BM #H-370, Elev.= 8.58'
converted to NGVD 1929



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to NGVD of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
OLLANTAY LAFFITAY MUNDAY
PAMELA CARPIO

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
LB #8000
CARLOS@CBSSERVICESMIAMI.COM
13217 SW 46 LANE, MIAMI, FL. 33157
(786) 290-4184

SWK. = SIDEWALK
T. = TELEPHONE SERVICE BOX
TV. = TV CABLE SERVICE BOX
U.D.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W. = WATER WELL
WM. = WATER METER

LEGEND OF SURVEY ABBREVIATIONS
CLP. = CONC. LIGHT POLE
CONC. = CONCRETE
C/A. = CENTRAL ANGLE
E. = ELECTRIC SERVICE BOX
EM. = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
F.N. = FOUND NAIL
G. = GAS METER
L.P. = LIGHT POLE
MH. = MAN HOLE
M. = MEASURED
ML. = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OE. = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PAGE. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT

A. = ARC LENGTH
A/C. = AIR CONDITIONING PAD
Alum.F. = ALUMINUM FENCE
BLDG. = BUILDING
B/C. = BLOCK CORNER
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CH. = CHORD DISTANCE
CL. = CLEAR
C/L. = CENTER LINE
CLF. = CHAIN LINK FENCE

Survey is not covered by Professional Liability Insurance.

ORIGINAL FIELD DATE 09-14-2019
REVISIONS: 03-01-2023

DRAWN J.V.D.
SHEET No. 1/1

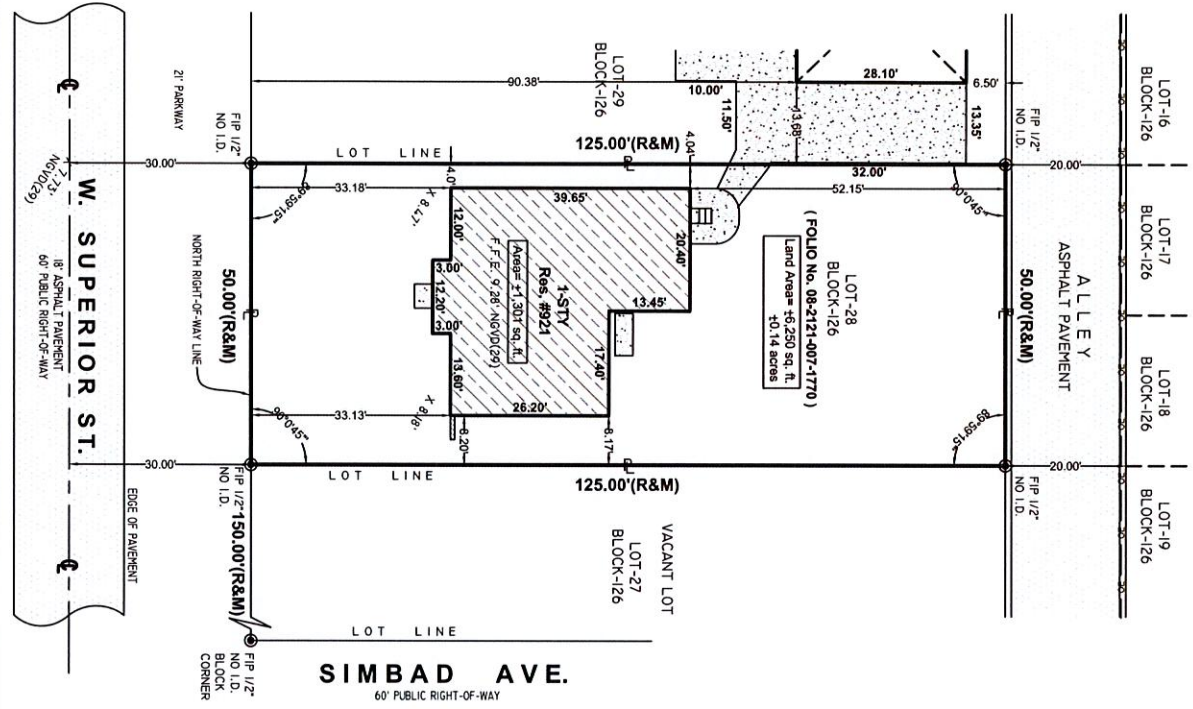
JOB No.:
20970



DRAWN: JLD		SHEET NO. 1/1		JOB NO.:		202007-0A	
ORIGINAL DATE: 05-14-2023		FIELD DATE: 05-14-2023		LEGEND OF SURVEY ABBREVIATIONS			
PROFESSIONAL SEAL		PROFESSIONAL SEAL		SWK = SIDEWALK			
PROFESSIONAL LIABILITY		PROFESSIONAL LIABILITY		TEL = TELEPHONE SERVICE BOX			
A = ARC LENGTH		CLP = CONIC. LIGHT POLE		T/C = T/CABLE SERVICE BOX			
AC = ARC CONDITIONING PAD		CONC = CONCRETE		U/D = UTILITY & DRAINAGE			
ALUM/P = ALUMINUM FENCE		C = CENTRAL		EAS = EASEMENT			
B = BOND		E = ELECTRIC SERVICE BOX		U.M.E. = UTILITY & MAINTENANCE			
B/C = BLOCK CORNER		EM = ELECTRIC METER (CAN)		U.P. = UTILITY POLE			
F.D.M. = FOUND DRAIN HOLE		F.H. = FIRE HYDRANT		W = WATER WELL			
C.B.S. = CONCRETE BLOCK STRUCTURE		F.P. = FOUND ROOF PIPE		WM = WATER METER			
C.D. = CENTER DISTANCE		F.R. = FOUND REBAR					
C/C = CLEAR		F.N. = FOUND NAIL					
C.E. = CENTER LINE		G.M. = GAS METER					
CLF = CHAIN LINK FENCE		L. = LIGHT POLE					
		MH = MAN HOLE					
		M = MEASURED					
		M.M. = MONUMENT LINE					
		N.G.V.D. = NATIONAL GEODETIC UTILITY DATUM					
		N.T.S. = NOT TO SCALE					
		O.E. = OVERHEAD ELECTRIC LINES					
		P.B. = PLAT BOOK					
		P.C.P. = PERMANENT CONTROL POINT					
		P.G. = PAGE					
		P.R.M. = PERMANENT REFERENCE MONUMENT					



SKETCH OF SURVEY



PROPERTY ADDRESS:
921 WEST SUPERIOR STREET
MIAMI, FL 33054
(FOLIO No. 08-2121-007-1770)

DESCRIPTION
Lot 28, Block 126, of "OPA LOCKA PLAT No. 3" according to the Plat thereof as recorded in Plat Book 31, at Page 14, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on this map of survey that may be found in the Public Records of Miami-Dade County or the records of any other public and private entities as their jurisdictions may appear.
The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for man-made features, including pavements, cuts and other man-made features as may exist.

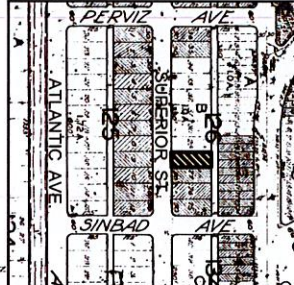
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

BENCH MARK USED
BM #H-370, Elev = 8.58'
converted to NGVD 1929



LOCATION MAP (NOT TO SCALE)



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120650
Panel No. 0138
Surf. L
FIRM Date: 08-11-2009
Flood Zone: X



VICENTA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
CARLOS VICENTA
13217 SW 46 LANE MIAMI, FL 33157
(786) 290-4184

JOB NO.:
20970

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA
03-01-2023
DRAWN: J.V.D.
SHEET No. 1/1

CERTIFY TO:
OLANTAY LAFFITA MUNDAY
PAMELA CARPIO

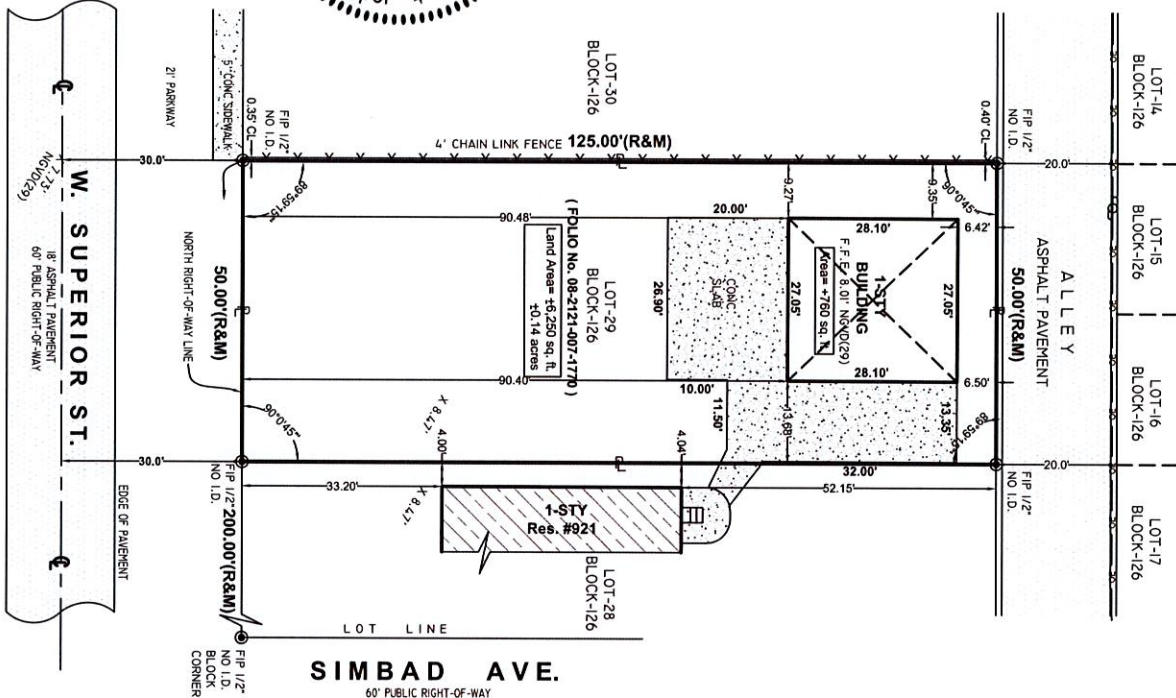
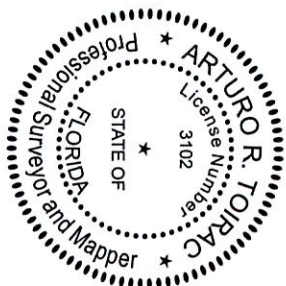
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 61C.07 OF THE BOARD OF LAND SURVEYING, CHAPTER 412.027 OF THE FLORIDA STATUTES.

CLP	= CONC. LIGHT POLE	MH	= MAN HOLE	PA	= PROPERTY LINE
CONC	= CONCRETE	(M)	= MEASURED	(R)	= RECORDED
ALUM F	= ALUMINUM FENCE	(N)	= NATIONAL	R	= RADIUS
B	= BUILDING	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RA	= RADIAL
B.C.	= BLOCK CORNER	N.T.S.	= NOT TO SCALE	RES	= RESIDENCE
C.B.	= CATCH BASIN	O.E.	= OVERHEAD ELECTRIC LINES	R.W.	= RIGHT OF WAY
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.B.	= PLAT BOOK	S	= SEWER MANHOLE
CH	= CHORD DISTANCE	P.C.P.	= PERMANENT CONTROL POINT	SEC	= SECTION
CL	= CLEAR	PG	= PAGE	S.T.P.	= SET IRON PIPE NO.
CLF	= CENTER LINE	P.R.M.	= PERMANENT REFERENCE MONUMENT	SL	= SET BACK LINE
CLP	= CHAIN LINK FENCE			STY.	= STORY

SWK	= SIDEWALK	TV	= TELEPHONE SERVICE BOX
T	= TELEPHONE SERVICE BOX	U.D.E.	= UTILITY & DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT	U.M.E.	= UTILITY & MAINTENANCE EASEMENT
U.P.	= UTILITY POLE	W	= WATER WELL
W	= WATER WELL	WM	= WATER METER



PLAT



PROPERTY ADDRESS:
921 WEST SUPERIOR STREET
OPA LOCKA, FL 33064
(FOLIO No. 08-2121-007-1770)

DESCRIPTION
Lot 29 Block 126, of 'OPA LOCKA PLAT No. 3' according to the Plat thereof as recorded in Plat Book 31, at Page 14, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey. The Map of Survey is intended to be displayed at the same scale as the Plat of Survey. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

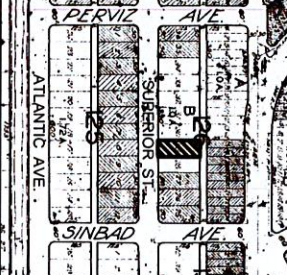
This Survey was conducted for the purpose of a TENTATIVE PLAT only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

The elevations of well-identified features as depicted on this map were measured to an estimated vertical position and accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for man-made features, including pavements, cuts and other man-made features as they exist. Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements. Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

BENCH MARK USED
BM #H-370, Elev. = 8.58'
converted to NGVD 1929



LOCATION MAP (NOT TO SCALE)

As shown elevations are referred to NGVD of 1929. The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual. Subsurface improvements and/or encroachments within the subject property are shown and are not shown. Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party. This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
OLLANTAY LAFFITAY MUNDAY
PAMELA CARPIO

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY: THAT THIS TENTATIVE PLAT AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND THE TRUE AND CORRECT COPY OF THE SAME IS FILED AND DEPOSITED IN THE BEST OF MY KNOWLEDGE AND BELIEF IN THE PUBLIC RECORDS OF THE 'TENTATIVE PLAT' MEETS THE INTENT OF THE 'MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA' PURSUANT TO RULE 5417 OF THE FLORIDA STATUTES.

Arturo R Toirac
Digitally signed by Arturo R Toirac
DN: cn=Arturo R Toirac, o=ARTURO TOIRAC, ou=STATE OF FLORIDA, email=arturo@toirac.com, c=US

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA

FLOOD ZONE INFORMATION:
Community No. 120650
Parish No. 0158
FIRM Date: 09-11-2009
Flood Zone: X

VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
13217 SW 46 LANE, MIAMI, FL 33157
(786) 230-4164

JOB NO.:
20970-A

ORIGINAL
FIELD DATE: 08-14-2019
REVISIONS: 03-01-2023
10-26-2023

DRAWN: J.V.D.
SHEET No. 1/1

LEGEND OF SURVEY ABBREVIATIONS
CLP = CONCRETE LIGHT POLE
CONC = CONCRETE
A = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
F.N. = FOUND NAIL
F.S. = FOUND SETBACK
L.P. = LIGHT POLE
MH = MAN HOLE
M = MEASURED
M = MONUMENT LINE
M.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.G. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT
PL = PROPERTY LINE
(R) = RECORDED
R = RADIUS
RAD. = RADIUS
RES. = RESIDENCE
R/W = RIGHT OF WAY
S = SEWER MANHOLE
SEC. = SECTION
S.I.P. = SET IRON PIPE No. _____
S.S. = SET BACK LINE
STY. = STORY
SWK = SIDEWALK
T = TELEPHONE SERVICE BOX
TV = TV CABLE SERVICE BOX
U.D.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W = WATER WELL
WM = WATER METER

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, ORDINANCE 15-31, SECTION 22-127 AND THE CITY CODE OF ORDINANCE CHAPTER 13, ARTICLE XI FLEA MARKETS AND BAZAARS; TO REDUCE THE ACREAGE REQUIREMENTS FROM TWENTY-FIVE ACRES TO FIVE ACRES AND TO ELIMINATE THE BOND REQUIREMENT IN SECTION 13-217 FOR THE OPERATION OF A FLEA MARKET; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Opa-locka Flea Market, formerly located at 12605 NW 42nd Avenue, closed and the City Commission adopted Resolution 22-9986 to provide assistance to the vendors to retain their businesses in the City of Opa-locka; and

WHEREAS, the City Commission desires to provide a method whereby the Approved Plan of the Flea Market or Bazaar within the city may be amended or modified; and

WHEREAS, the indoor flea market is not as large as the previous flea market and the flea market operation can be maintained on a smaller acreage size than the twenty-five (25) acres currently required in Section 13-211; and

WHEREAS, the City Commission desires to modify Section 13-211, as follows: "Flea Markets and bazaars are permitted in the City of Opa-locka within any zoning district permitting retail sales consisting of a minimum lot area of ~~twenty-five (25)~~ five (5) acres subject to compliance with all codes or ordinances of the city."; and

WHEREAS, the City Commission will no longer require the posting of a bond for Flea Market or Bazaar operations, therefore, Section 13-217 shall be deleted in its entirety as follows: No certificate of occupancy or occupational license shall be issued by the city until the owners and operators of the flea market or bazaar post annually a performance bond as required by [section 2-98](#) of this Code as follows:

~~(a) Performance bond. The performance bond shall be conditioned upon maintenance of sanitation and conditions of use, payment of all occupational license fees to the city, return of buyer's monies, and performance of all requirements of this Code of Ordinances applicable to~~

~~the operation and/or maintenance of the flea market or bazaar. The amount of the performance bond shall be ten (10) per cent of the total cost of the proposed improvements as certified by the owner/operator's architect or engineer. The performance bond shall be in addition to any other performance bond or security required to be provided by other applicable Codes of Ordinances including "waiver of plat" requirements. Failure to provide during the hours of operation, safety, sanitation and conditions of use shall be grounds for revocation of the occupational license as well as breach of the obligations and duties secured by the performance bond."~~; and

WHEREAS, the Flea Markets and Bazaars shall be permitted in the City of Opa-locka within any zoning district permitting retail sales consisting of a minimum lot area of five (5) acres subject to compliance with all codes or ordinances of the City; and

WHEREAS, the City Commission of the City of Opa-locka desires to delete Section 13-217 of the Land Development Regulations, and the City Code requirement for Posting of Performance Bond as the City Commission has determined that it is no longer necessary to post a bond concerning the Flea Market operation as there are other means of regulating the operation of a flea market.

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

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

Section 2. The City Commission of the City of Opa-locka has determined that it is no longer necessary to post a bond concerning flea Market operation and the minimum lot size of a flea market or bazaar is reduced from twenty-five acres to five (5) acres and therefore the City Commission amends the Land Development Regulations, Ordinance 15-31, Section 22-127 and the City Code of Ordinance, Article XI Flea Markets and Bazaars, Section 13-217, as follows:.

"Sec. 13-211. - Permitted in retail sales zoning districts.

Flea Markets and bazaars are permitted in the City of Opa-locka within any zoning district permitting retail sales consisting of a minimum lot area of ~~twenty-five (25)~~ five (5) acres subject to compliance with all codes or ordinances of the city." And deletes Section 13-217 as follows:

~~"No certificate of occupancy or occupational license shall be issued by the city until the owners and operators of the flea market or bazaar post annually a performance bond as required by [section 2-98](#) of this Code as follows:~~

~~(a)Performance bond. The performance bond shall be conditioned upon maintenance of sanitation and conditions of use, payment of all occupational license fees to the city, return of buyer's monies, and performance of all requirements of this Code of Ordinances applicable to the operation and/or maintenance of the flea market or bazaar. The amount of the performance bond shall be ten (10) per cent of the total cost of the proposed improvements as certified by the owner/operator's architect or engineer. The performance bond shall be in addition to any other performance bond or security required to be provided by other applicable Codes of Ordinances including "waiver of plat" requirements. Failure to provide during the hours of operation, safety, sanitation and conditions of use shall be grounds for revocation of the occupational license as well as breach of the obligations and duties secured by the performance bond."~~

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, are hereby repealed. This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED FIRST READING this ____ day of _____, 2024.

PASSED SECOND READING this ____ day of _____, 2024.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:

VOTE:

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

First Reading: February 27, 1985
Second Reading: March 13, 1985
Public Hearing: March 13, 1985
POSTED IN FULL: March 14, 1985
EFFECTIVE DATE: March 14, 1985

ORDINANCE NO. 85-8

ORDINANCE AMENDING SECTION 13-216 OF THE CODE OF ORDINANCES; FLEA MARKET OR BAZAAR DEVELOPMENT PLAN AMENDMENT OR MODIFICATION; CONDITIONS OF APPROVAL, FEES AND COSTS; INCREASING OR DECREASING VENDOR SPACES; APPROVAL OF DEPARTMENT OF DEVELOPMENT; APPROVAL OF THE CITY COMMISSION; AMENDING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Commission desires to provide a method whereby the Approved Plan of flea market or bazaar within the city may be amended or modified, and

WHEREAS, occupational license fees are computed based on vendor spaces approved in the development plan.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA HEREBY ORDAINS:

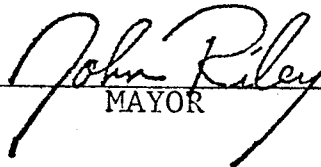
Section 1: That Section 13-216 be and the same as hereby amended as follows:

- (a)
- (b)
- (c) The development plan may be amended from time to time subject to the same costs, fees and procedures which relate to the preliminary development plan as set forth in sub paragraph (a) above. Additional vendor spaces may be approved by the City of Opa-locka Department of Development provided that said increased vendor spaces shall not require construction of additional parking, water, sewer, drainage, trash disposal or other improvements necessary to comply with the requirements of section (b) above. Upon approval of the amended development plan the owners and operators of the flea market or bazaar shall pay the increased occupational license fees prior to utilization of said vendor spaces. In the event the flea market owner or operator desires to reduce the number of vendor spaces, said reduction shall entitle the owners or operators to a credit towards the occupational license fees due and payable for the succeeding fiscal year in an amount represented by the number of vendor spaces reduced. In no event may vendor spaces be used without compliance with the requirements of the code of ordinances, approval of the Opa-locka Department of Development and payment of the appropriate occupational license fee. Modifications or amendments to the development plan other than increasing or decreasing vendor spaces shall be submitted to the City Commission of the City of Opa-locka for approval or rejection.

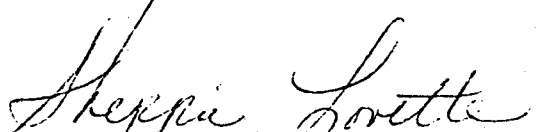
Section 2: That all ordinances or parts or ordinances in conflict herein would be repealed insofar as they are in conflict.

Section 3: This ordinance shall take effect in a manner as provided by law.

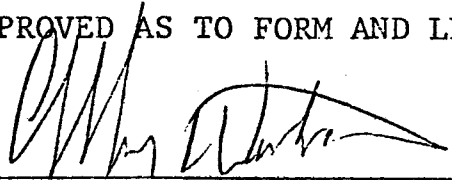
PASSED AND ADOPTED on this 13th day of MARCH, 1985.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


CITY ATTORNEY

COMMISSION VOTE: 4-0

Commissioner Susaneck:	Absent
Commissioner Miller:	Yes
Commissioner Lipkins:	Yes
Vice Mayor Hooten:	Yes
Mayor Riley:	Yes

Words stricken through shall be deleted. Underscored words constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

ARTICLE XI. FLEA MARKETS AND BAZAARS¹

Sec. 13-211. Permitted in retail sales zoning districts.

Flea markets and bazaars are permitted in the City of Opa-locka within any zoning district permitting retail sales consisting of a minimum lot area of twenty-five (25) acres subject to compliance with all codes or ordinances of the city.

(Ord. No. 84-14, § 1(1), 6-10-84; Ord. No. 00-1, § 1, 9-13-00)

Sec. 13-212. Definitions.

The following words and terms, when used in this article, shall have the following meanings, unless the context clearly indicates otherwise:

Approved development plan is the development plan approved by the planning council and the city commission designating the number of flea market or bazaar sales booths or facilities permitted to be constructed by an owner or operator at a specific location.

Flea market or bazaar is a marketing center where at a single location the owner or operator permits various persons, firms or corporations to use sales facilities such as booths, tables and small areas at designated locations within the premises for limited periods of time on a nonexclusive basis for the purpose of retail sale of all manner of goods and services to the public generally.

Owner or operator. A flea market "owner or operator" is an individual, firm, corporation or other entity who is engaged in the operation of a flea market or bazaar.

Owner's or operator's occupational license fee. Flea market "owner's or operator's occupational license fee" is the occupational license fee paid by the owners or operators of a flea market or bazaar in the city.

Preliminary development plan is a drawing of the proposed layout or design of the flea market or bazaar facility at the designated location thereof complying with the requirements of this Code.

Rules and regulations are conditions of sale by sellers established by the owners and operators of the flea market or bazaar as required by the Code of Ordinances of the city and shall govern all sales, barter or exchanges of goods, services or things of value on the premises.

Sales booths or facilities are designated locations on the premises of the flea market or bazaar with no inference in size where a single flea market "seller" or "user" is permitted to sell, barter or exchange goods, services or other things of value.

¹Editor's note(s)—Article XI, comprised of §§ 13-211Editor's note(s)—13-222, is derived from Ord. No. 84-14, § 1, passed and adopted June 10, 1984. Since this ordinance did not provide for the specific manner of inclusion of its provisions into the Code, it has been codified as Art. XI to Ch. 13Editor's note(s)— at the discretion of the editor.

Cross reference(s)—License tax for owners and operators of flea markets and bazaars, § 13-19Cross reference(s)—(h).

Seller or user. A flea market "seller" or "user" is a peddler who sells, barter or exchanges goods, services or things of value at a flea market or bazaar. Such seller or user may be an individual, firm or corporation.

Selling area is that area of the flea market or bazaar with no inference in size prepared for, used or occupied by sellers within or without any building or structure on the premises.

(Ord. No. 84-14, § 1(2), 6-10-84; Ord. No. 00-1, § 1, 9-13-00)

Sec. 13-213. Occupational license required; fee(s).

- (a) The owner and/or operator of the flea market or bazaar shall, prior to commencement of operations, obtain from the city an occupational license and shall pay to the city an occupational license fee to be known as a flea market owner's or operator's license fee.
- (b) The annual license fee(s) for an owner or operator of a flea market or bazaar shall be one hundred and forty dollars (\$140.00) per sales booth or facility permitted to be constructed by the approved development plan based upon the number of actual constructed sales booths or facilities occupied as of October 1 of said year, plus twenty-five hundred dollars (\$2,500.00) annually, for the flea market or bazaar administrative offices. The said annual license fee(s) shall be known as the flea market owner's or operator's license fee(s).
- (c) In order to permit the city to retain sufficient personnel and facilities to provide the governmental services commensurate with the cost of regulatory activity required by Sections 13-211 through 13-222 for all flea markets or bazaars, a flea market or bazaar owner or operator shall pay to the city its annual license fee beginning October 1 of each fiscal year. Payment of the annual license fee may be made quarterly as follows:
 - (1) One-quarter of the annual license fee as determined by the sales booths and facilities permitted to be constructed and operated under the approved development plan may be paid on or before October 1, of each license year.
 - (2) Thereafter the annual license fee may be paid on a quarterly basis on the first day of January, April and July of the license year.
 - (3) In the event the approved development plan is amended to increase or decrease the number of sales booths or facilities, the annual license fee shall be adjusted to reflect the corrected amount for the balance of the license year. The said adjusted sum shall be paid in the same manner for the remaining period of the license year.
 - (4) The total amount due for the license year shall be paid in full no later than July 1 of each year.
- (d) Applicants for a flea market owner's or operator's license desiring to begin business after April 1 of any fiscal year shall pay to the city a fee of one-half of the annual fee. Upon payment of the fee for the succeeding fiscal year on or before October 1 the city shall give a credit to the flea market or bazaar owner or operator of a sum representing one-twelfth of the fee previously paid for each full month between April 1 and the date the flea market or bazaar owners or operators license was issued. Thereafter the flea market or bazaar owner or operator shall prior to October 1 of each fiscal year pay the license fee without further credit.
- (e) All applicants for a flea market or bazaar occupational license, prior to the issuance of the occupational license, shall comply with all requirements of Sections 13-211 through 13-222.
- (f) The flea market owner or operator shall provide the City of Opa-locka Department of Community Development and the Department of Finance with an updated sales booths or facilities plan of all sales booths or facilities occupied on October 1 of said year along with payment verified by the City of Opa-locka Building Official. The flea market owner's or operator's shall provide the City of Opa-locka Department of Community Development and Finance Department with an updated sales booths or facilities plan, occupied after October 1, on or before April 1 of the same licensing year and pay an additional one hundred forty

dollars (\$140.00) per sales booths or facilities verified by the City of Opa-locka Building Official, only if the total amount of sales booths or facilities occupied changes.

(Ord. No. 84-14, § 1(3), 6-10-84; Ord. No. 85-4, § 1, 2-13-85; Ord. No. 86-16, § 1, 1-14-87; Ord. No. 00-1, § 1, 9-13-00)

Editor's note(s)—Ord. No. 00-1, adopted Sept. 13, 2000, provided for a new subsection (c) to be added to § 13-213Editor's note(s)—. Since this section already contained a subsection (c), the editor has redesignated the new provisions as § 13-213Editor's note(s)—(f).

Sec. 13-214. Safety, sanitation and conditions of use.

No owner or operator of any flea market shall permit any person, firm or corporation to use the facilities until there is obtained from the city a certificate of occupancy and compliance during the hours of operation with the following conditions:

- (a) *Parking.* Each flea market or bazaar shall provide one (1) parking space for each seller within the sales area or within an area designated for public parking set aside for use by sellers. In addition, the flea market or bazaar shall within its premises provide one parking space for every three hundred (300) square feet of allocated area designated on the final approved construction plan containing sales facilities. Public parking areas shall be clearly designated and spaces marked. Public parking areas shall be free of obstructions, hazards and shall comply with the provisions of the Code of Ordinances applicable to parking lots within the city. All public parking areas shall be located on the premises within the flea market or bazaar in such manner as to permit ingress and egress by the public from the sales area without requiring the public to cross moving lanes of vehicular traffic, in order that all access from public parking areas to the sales facilities shall be direct. Parking areas shall be paved. The base shall be no less than six (6) inches of compacted rock and the wearing course shall be no less than one inch of asphaltic concrete. All materials and construction methods shall conform to the specifications set forth in Sections 9-9 through 9-13, 19-3, 19-7, 19-20, 19-21, 19-23 and 19-25 of this Code. Parking areas shall be maintained in accordance with the applicable provisions of this Code. It shall be the responsibility of the owners and operators of the flea market or bazaar within the premises to provide regulation and control of pedestrian and vehicular traffic during the hours of operation.
- (b) *Posting of guards and security personnel.* The owners and operators of the flea market or bazaar shall, during the hours of operation, provide guards or other security personnel within the premises to regulate traffic, provide for crowd control, safety, maintenance of sanitation, emergency medical services and orderly parking. Only off-duty Opa-locka police officers may be utilized as exterior guards or security personnel in accordance with the rules and regulations of the police department of the city, the cost of which shall be paid by the owner/operator.
- (c) *Regulation of traffic outside premises.* The owners and operators of the flea market or bazaar shall retain and pay in accordance with the rules and regulations of the Opa-locka police department off-duty City of Opa-locka police officers in numbers designated by the chief of police to regulate and direct traffic entering and leaving the facilities on public roads and rights-of-way. An additional street traffic lane on the premises of the flea market or bazaar shall be constructed the length of frontage parallel and abutting any public street to permit vehicles to wait off of the existing street while entering or leaving the premises. Additional traffic lanes shall be constructed on the premises as may be necessary to prevent vehicles from blocking any public street while waiting to enter the flea market or bazaar. Construction and maintenance of traffic lanes shall be at the cost of the owners and operators.
- (d) *Fire protection.* The premises of the flea market or bazaar shall be maintained in accordance with the requirements of the fire codes of Dade County and the State of Florida. In addition thereto, all selling

areas shall have and maintain without obstruction fire lanes of fifteen (15) feet or more width located therein, so that no selling booth or area shall be further than one hundred fifty (150) feet from a fire lane. Fire stations containing fire-fighting equipment shall be maintained in accordance with the fire codes of Metropolitan Dade County and the State of Florida. All employees of the flea market or bazaar shall have received instruction on the use and operation of the equipment during each ninety (90) days of operation.

- (e) *Sanitation, first-aid station and food and drink facilities.* The owners and operators of the flea market and bazaar shall construct in accordance with the applicable building codes and regulations of the city accessory buildings within the selling area providing:
- (1) Bathroom and sanitary facilities for use by the public generally and for no other use or purpose. Facilities shall be located no further than four hundred (400) feet from any portion of the selling area. The owner/operator shall provide bathroom facilities as required by the South Florida Building Code and the State of Florida Department of Education Rule 6A-2.69, "Stadium Construction." All facilities shall be maintained in a clean and sanitary manner at all times.
 - (2) One (1) first-aid station containing facility, with a trained health service provider licensed as a paramedic and/or registered nurse, shall be maintained continuously at all times of operation. Also one (1) cot for each two hundred (200) selling spaces, medical supplies, desk, medical storage cabinet, wash basin, first-aid equipment and working telephone shall be provided.
 - (3) Accessory building or buildings for dispensing food and drink and for no other purpose may be located on the premises. The food facility shall provide adequate means for disposition of trash and garbage which shall be shielded from view of the general public. There shall be a minimum area of twenty-five (25) square feet surrounding the food facilities on which there shall be provided benches and tables for use by the general public. Sales of food and drink shall be permitted from portable vendor carts which may circulate the premises. All garbage and trash shall be removed during the hours of operation. Food and drink facilities shall be maintained and made available for use by the general public at all times the flea market or bazaar is open for use.
- (f) *Fencing.* All sides of the flea market or bazaar premises shall be fenced. Fences shall be constructed of permanent materials so as to prevent ingress and egress except through gates and openings according to the approved development plan. All fences shall be six (6) feet in height.
- (g) *Trash and garbage removal.* All trash and garbage shall be removed from the premises on a daily basis. In no event shall trash and garbage be stored or permitted to accumulate on the premises for more than one (1) day. If the volume or accumulation of trash and garbage exceeds its designated storage area at any time it shall be removed immediately.
- (h) *Landscaping.* All flea market and bazaar property shall be landscaped in accordance with City of Opa-locka proposed landscape provisions, Article 7, approved by the planning council Resolution 463, July 6, 1983. All parking facilities and selling areas shall be landscaped. The owners and operators of the flea market or bazaar shall be responsible for providing maintenance of all landscaping. Landscaping shall be maintained in good condition so as to present in perpetuity a healthy, neat and orderly appearance. Landscaping shall be shown or described upon the preliminary development plan and shall be approved by the City of Opa-locka Department of Development as part of the preliminary development plan. The height and size of trees, shrubs and hedges shall be specified. The location of ground cover, grasses and ornamental plants shall be designated. All landscaped areas shall be planted with grass or an acceptable ground cover material. Water for landscape maintenance shall be readily available within one hundred (100) feet of all landscaped areas. All parking surfaces, access aisles and driveways shall be separated from any wall, building, structure or fence by a minimum of twenty (20) inches or more of area landscaped with grass, ground cover or other suitable material. A landscaped area that is five (5) feet in width shall border all peripheral parking areas when said parking is located along any

street. The peripheral area shall be landscaped with trees no further apart than fifty (50) feet on center with a minimum of two (2) trees for the frontage area and a continuous hedge and planting area on all other peripheral areas. A landscaped area of at least five (5) feet in width shall be provided when parking is located along any side or rear lot line.

Selling areas shall be separated from parking areas, roads and other structures by landscaped areas and trees no further apart than fifty (50) feet on center. All front setback areas shall be planted with a hedge along the entire length of the required landscape strip between the fence and street.

- (i) *Drainage.* All parking areas and selling areas shall be drained in such manner as to remove all standing water within six (6) hours. Drainage shall be provided in accordance with the requirements of the City of Opa-locka, Metropolitan Dade County and the South Florida Building Code. All drainage shall be shown on the preliminary development plan and approved by the Opa-locka Department of Development.
- (j) *Alcoholic beverages and regulated substances.* The sale, distribution, bartering or dispensing of any alcoholic beverage as defined by Section 561.01(4), Florida Statutes (1983) except beer as permitted herein for consumption on or off the premises of any flea market or bazaar is prohibited. It shall be a violation of this article for any person, firm or corporation to bring upon the premises of any flea market or bazaar any intoxicating beverage or intoxicating liquor as defined by Section 561.01(5), Florida Statutes (1983). The sale, distribution, bartering, delivering or dispensing of cannabis or any controlled substance as defined by Section 893.02, Florida Statutes (1983), at any flea market or bazaar authorized under this article is prohibited and it shall be a violation of this article for any person, firm or corporation to bring upon the premises or for the owners or operators of such flea market to permit such persons, firms or corporations to bring on such premises cannabis or a controlled substance without prescription as defined by Section 893.02, Florida Statutes (1983). Violations of this section shall subject owners and operators of flea markets or bazaars to immediate revocation or suspension of their license as set forth in Section 13-222 of this article. Beer may be sold and dispensed only in paper cups for consumption at or on the area of the accessory building dispensing food and drink as designated by the owners and operators.

(Ord. No. 84-14, § 1(4), 6-10-84)

Sec. 13-215. Approval of plans, layout and facilities.

Before submission of construction plans and drawings, the owners and operators of any flea market or bazaar desiring to locate within the city shall submit a preliminary development plan to the City of Opa-locka Department of Development. The proposed development plan shall:

- (a) Describe the location and legal description of the lands proposed to be used.
- (b) Designate the current zoning of the lands and whether or not application will be made to the city for zoning change, waiver of plat, or variances of any nature from existing zoning regulations or Code requirements.
- (c) Set forth the plan by which the flea market or bazaar will meet the requirements of the Code of Ordinances for water, sewage, drainage, trash disposal and other requirements.
- (d) Provide a copy of the survey of the property, plat and proposed layout of the flea market or bazaar thereon.
- (e) Include in the site plan the location of access roads, entrances and exits, parking facilities, traffic lanes, fire lanes, and vehicular roads within the premises, sanitary facilities, food and drink facilities, first-aid

stations, fences, other buildings and proposed uses thereof, lighting, landscaping and other improvements and requirements of the Code of Ordinances.

- (f) While it is an obligation of the owners and operators of the flea market or bazaar to construct the facilities in accordance with the ordinances of the City of Opa-locka and applicable zoning, building, sanitation and other regulatory codes, the appropriate department of the city shall provide, as a courtesy, information and suggestions relating to safety, sanitation and compliance with procedures applicable to the development and construction of the facilities.
- (g) In the event zoning changes, variances or plat waivers shall be requested in relation to the project, said requests shall be submitted to the proper board and approved by the city in accordance with the applicable ordinances prior to submission of construction plans and drawings.

(Ord. No. 84-14, § 1(5), 6-10-84)

Sec. 13-216. Development plan, conditions of approval, fees and costs.

- (a) The preliminary development plan shall be certified by a registered engineer of the State of Florida as meeting all laws, Code of Ordinances and requirements of all affected jurisdictions. The flea market developer, owner or operator shall pay to the city with the preliminary plan a filing fee of five hundred dollars (\$500.00), together with an agreement to reimburse the city for fees and costs incurred by the city for use of the city planner, engineer, attorney and other contractual personnel and services together with all statutory fees and costs and expenses of publication, notices, duplication, etc. The cost of city classified and unclassified personnel shall be charged on an hourly basis in accordance with the current budget of the city. Additional fees shall be paid within ten (10) days after billing by the city and prior to issuance of any permits or licenses.
- (b) All flea markets and bazaars shall be permitted in accordance with an approved development plan in appropriate zoning districts at a specific location consisting of a minimum lot area of twenty-five (25) acres after recommendation of the planning council and approval of the city commission designating the total number of sales booths or facilities only after public hearing where it is demonstrated that the development plan shows as to the specific location that the project shall not cause:
 - (1) Traffic congestion or hazards from entry and exit from the premises;
 - (2) Sanitation hazards or flooding within the premises on surrounding property or streets;
 - (3) Accumulation of trash or garbage;
 - (4) Fire and other safety hazards;
 - (5) Persons on the premises to be subject to riotous activity or danger to their person or safety.
- (c) The development plan may be amended from time to time subject to the same costs, fees and procedures which relate to the preliminary development plan as set forth in subsection (a) above. Additional sales booths or facilities may be approved by the City of Opa-locka department of Community Development provided that said increased sales booths or facilities shall not require construction of additional parking, water, sewer, drainage, trash disposal or other improvements necessary to comply with the requirements of subsection (b) above. Upon approval of the amended development plan the owners and operators of the flea market or bazaar shall pay the increased occupational license fees prior to utilization of said sales booths or facilities. In the event the flea market owner or operator desires to reduce the number of sales booths or facilities, said reduction shall entitle the owners or operators to a credit towards the occupational license fees due and payable for the succeeding fiscal year in an amount represented by the number of sales booths or facilities reduced. In no event may sales booths or facilities be used without compliance with the requirements of the Code of Ordinances, approval of the Opa-locka department of development and

Created: 2021-05-11 10:41:17 [EST]

(Supp. No. 65)

payment of the appropriate occupational license fee. Modifications or amendments to the development plan other than increasing of sales booths or facilities shall be submitted to the city commission of the City of Opa-locka for approval or rejection.

- (d) All flea markets or bazaars that exceed the number of four hundred (400) sales booths or facilities shall be exempt from section 13-213(c), but shall instead make monthly installment payments to the City of Opa-locka Department of Finance in the amount equal to one-twelfth of the total amount of cost for the occupational license fee for said year on the first Tuesday of every month. The balance on all accounts must be paid in full on the first Tuesday of September of the current occupational license year or the reissuance of any occupational license shall be denied. The reissuance of occupational licenses shall be given only after all accounts have been paid in full. All flea markets or bazaars whose number of sales booths or facilities do not exceed four hundred (400) must comply with section 13-213(c).

(Ord. No. 84-14, § 1(6), 6-10-84; Ord. No. 85-8, § 1, 3-13-85; Ord. No. 00-1, § 1, 9-13-00)

Sec. 13-217. Posting of performance bond.

No certificate of occupancy or occupational license shall be issued by the city until the owners and operators of the flea market or bazaar post annually a performance bond as required by section 2-98 of this Code as follows:

- (a) *Performance bond.* The performance bond shall be conditioned upon maintenance of sanitation and conditions of use, payment of all occupational license fees to the city, return of buyer's monies, and performance of all requirements of this Code of Ordinances applicable to the operation and/or maintenance of the flea market or bazaar. The amount of the performance bond shall be ten (10) per cent of the total cost of the proposed improvements as certified by the owner/operator's architect or engineer. The performance bond shall be in addition to any other performance bond or security required to be provided by other applicable Codes of Ordinances including "waiver of plat" requirements. Failure to provide during the hours of operation, safety, sanitation and conditions of use shall be grounds for revocation of the occupational license as well as breach of the obligations and duties secured by the performance bond.
- (b) *Reserved.*

(Ord. No. 84-14, § 1(7), 6-10-84; Ord. No. 03-25, §§ 2, 3, 10-8-03)

Sec. 13-218. Promulgation and enforcement of rules and regulations.

- (a) Owners and operators of all flea markets and bazaars shall establish and publish rules and regulations governing conditions of sale by all sellers while on the premises of the flea market or bazaar. All sellers shall acknowledge receipt of the published rules and regulations and shall transact all sales, barter and exchanges subject thereto. Sellers shall acknowledge agreement to conduct all transactions in accordance therewith on the authorization "form" prior to selling. A copy of the rules and regulations shall be made available at all times to any buyer requesting same.
- (b) The rules and regulations shall be promulgated and filed with the chief of police of the City of Opa-locka prior to the sale, barter or exchange of any goods, services or things of value on the premises of the flea market or bazaar. The rules and regulations shall be posted on a bulletin board protected from weather deterioration on each building and accessory building.
- (c) The rules and regulations of each flea market or bazaar shall in addition include the following:
- (1) Prohibition of the sale of stolen property.

-
- (2) Requirement that each seller return the monies of any buyer whose goods, services or things of value are unfit for the purpose of which it was intended, violates any expressed or implied warranty or fails to perform according to any representation made in relation thereto.

(Ord. No. 84-14, § 1(8), 6-10-84)

Sec. 13-219. Enforcement of article provisions; cease and desist order.

The enforcement of this article shall be the responsibility of the code enforcement officer. The code enforcement officer shall at least once each week inspect the premises, obtain information and documents required by this article and certify in writing to the chief of police, city clerk, building official and other departments of the city having responsibility for ensuring compliance with this Code within the flea market or bazaar that the facilities and owners or operators are in compliance at all times with the terms and conditions of this article and all applicable codes of the city and other agencies having jurisdiction thereof. In the event the owner and operator of the flea market or bazaar fails to comply with the provisions of this Code, including, but not limited to, payment and collection of occupational licenses, safety and sanitation requirements, the code enforcement officer shall issue a cease and desist order pursuant to Section 2-88 of this Code of Ordinances.

(Ord. No. 84-14, § 1(9), 6-10-84)

Sec. 13-220. Building permit.

No building, structure, improvement, site, booth, bench or other facilities shall be erected, altered, added to, destroyed or moved, nor shall any work be performed for the development and construction of a flea market site until a construction permit shall have been applied for and issued by the building official of the city. It shall be the duty of the building official to inspect the site and facilities during the course of construction, alteration or improvement. The building official is hereby authorized and directed to withhold the issuance of a certificate of occupancy upon noncompliance with the provisions of the building code.

(Ord. No. 84-14, § 1(10), 6-10-84)

Sec. 13-221. Flea market owner's and operator's obligations.

It shall be the obligation and duty of the owners and/or operators of all flea markets and bazaars within the City of Opa-locka to:

- (a) Operate and manage the flea market or bazaar in such manner as to maintain safety, traffic control, and to prohibit hooliganism, riotous activity or assaults and battery upon visitors, business invitees, buyers or sellers during the hours of operation, and to employ and maintain a sufficient number of guards on the premises for such purposes.
- (b) Require all employees to obtain and display identification cards prior to working on the premises during the hours of operation pursuant to Sections 15-57 through 15-62 of this Code of Ordinances.

(Ord. No. 84-14, § 1(11), 6-10-84)

Sec. 13-222. Revocation of occupational licenses.

Failure of the owner/operator of a flea market to comply with the requirements of this Code of Ordinances or to establish and maintain during the hours of operation the safety, sanitation and conditions of use required by

this Code shall constitute grounds for revocation or nonissuance of the occupational license, pursuant to Sections 13-32 through 13-36.

(Ord. No. 84-14, § 1(12), 6-10-84)

In accordance with the City Land Development Regulations, Ordinance No. 15-31

Sec. 22-127. Flea Markets and Bazaars

- (A) The establishment and operation of Flea Markets and Bazaars shall only be allowed by Special Exception within the B-3 and Industrial Zoning Districts and after site plan approval.
- (B) A flea market and/or bazaar shall be in a legally approved structure for use on a permanent and continuous basis and shall be used as a market for the sale of a variety of goods.
- (C) All flea markets and bazaars shall comply with the regulations of this Code; the applicable zoning district regulations; Chapter 13, Article XI License and Business Regulations; and, all other regulatory licensing, health and safety codes of the City, Miami-Dade County and State of Florida.
- (D) Design standards for flea markets and bazaars are set forth in Chapter 13, Article XI License and Business Regulations.