CITY OF OPA-LOCKA

The City of Bright Opportunities

PLANNING & ZONING MEETING
Agenda

Tuesday, May 6, 2025
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
Dorothy Johnson, Board Member
Dawn Mangham, Board Member
Aldo Mata, Board Member
Claudienne Hibbert Smith, Board Member

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

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

CITY OF OPA-LOCKA

"The City of Bright Opportunities"

AGENDA
PLANNING & ZONING MEETING
May 6, 2025
5:30 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

Approval of Minutes PZAB 11/19/2024

5. PUBLIC HEARING:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE RAFE INVESTMENTS, INC SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF FIFTEEN RESIDENTIAL UNITS, THREE LIVE-WORK UNITS AND TWELVE RESIDENTIAL UNITS ON THE VACANT PARCEL SITE ON ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-2390; 08-2122-003-2400 IN THE B-O ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE RAFE INVESTMENTS, INC DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF FIFTEEN RESIDENTIAL UNITS, THREE LIVE-WORK UNITS AND TWELVE RESIDENTIAL UNITS ON THE VACANT PARCEL SITE ON ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-2390; 08-2122-003-2400 IN THE B-O ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST TO MODIFY THE SITE TO OPERATE A KINDERGARTEN LOCATED APPROXIMATELY ON THIS SEVEN PARCEL SITE AT 1238 ALI BABA AVENUE, 1244 ALI BABA AVENUE, AND 1290 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-**

2121-002-1890; AND 08-2121-002-1900 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST TO MODIFY THE SITE TO OPERATE A KINDERGARTEN LOCATED APPROXIMATELY ON THIS SEVEN PARCEL SITE AT 1238 ALI BABA AVENUE, 1244 ALI BABA AVENUE, AND 1290 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-2121-002-1890; AND 08-2121-002-1900 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

6. ADJOURNMENT:

For further information, please contact the Office of Planning and Community Development 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
NOVEMBER 19, 2024, 5:30 P.M.

CALL TO ORDER

Chair Elio Guerrera called the Planning and Zoning Board meeting to order at 5:44 p.m. on November 19, 2024.

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

1. **ROLL CALL:**

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

Absent Board Members: Board Member Germane Barnes, Board Member Dawn Mangham, and Board Member Nikisha Williams.

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

2. **INVOCATION:**

Chair Guerrera gave the Invocation.

3. **PLEDGE OF ALLEGIANCE:**

All present stood for the Pledge of Allegiance.

4. **APPROVAL OF MINUTES:**

- **Approval of Minutes PZAB – 09/03/2024**

Motion made by Board Member Dominguez, and seconded by Board Member Mata, to approve the minutes for the Planning meeting on September third. 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 SPECIAL EXCEPTION REQUEST FOR THE OPERATION OF A PLACE OF RELIGIOUS WORSHIP AT 3400 NW 135TH STREET, BUILDING B AND IDENTIFIED BY FOLIO 08-2128-003-0340 IN THE B-O ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

Planning and Community Development Director Gregory Gay explained that this Application requests establishment of a place of religious worship, which requires special exception approval. The special exception process determines what conditions may apply to a particular location, whether or not there is adequate parking, and other requirements. The location in this case is a commercially zoned area.

Zoning Official Gerald Lee showed a PowerPoint presentation on the Application. The subject property is approximately 71,874 sq. ft. in size. The Applicant plans to use only Building B of the subject parcel. The zoning district is B-O, which includes office use. Zoning Code permits places of worship within the B-O district.

The City's land development regulations require special exception review to approve places of worship within the B-O zoning district. Special exception review requires that the following criteria be examined:

- The use must be in compliance with the City's Comprehensive Plan
- The use must 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
- There must be compatibility with the existing uses near the property
- The use should not adversely affect the development of the general neighborhood or the district
- The use will not generate vehicular traffic or create vehicular circulation, ingress or egress problems, or parking demand that have an unfavorable impact on surrounding properties when compared to the uses permitted by right in the same district
- The use must not present the potential for fire and/or other hazards of equal or greater danger in the district
- The proposed development will not create unfavorable environmental impacts or surrounding uses, such as noise, smoke, glare, water pollution, or other impacts
- The use must be consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property
- The site must be adequately served by essential public services, such as water, sewer, drainage, and other requirements, and may not place an undue burden on infrastructure

- The use may not adversely affect any site or feature of historic, cultural, natural, or scenic importance
- The use may not be contrary to the public health, safety, and welfare, provided that a 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

Zoning Official Lee continued that the subject property includes buildings designated Building A and Building B. Building A is a school, while church operations would be located in Building B. The north end of the building would include the sanctuary, with office and administrative operations housed in the south part of that building.

With regard to compatibility, the subject B-O zoning district is surrounded by adjacent properties also zoned B-O on the same side of the street. There are also commercial properties zoned B-1 across the street to the north. Industrial uses are located to the west of the site; however, the site is insulated from these by commercial and residential uses. The surrounding land uses include Civic, Residential, and Commercial.

All the criteria listed above are met by the proposed use. It is Staff's conclusion that the Application does not contradict, create difficulty, or bring incompatible use to the area. Staff recommends approval of the Application.

Chair Guerrera asked if parking on the site is shared with the school building. Zoning Official Lee confirmed that while parking is shared, most of the church's operations will take place after the school's hours of operation, on Sundays, afternoons, and evenings rather than during school hours. The administrative facilities in Building B, which constitute a very small use, may operate Monday through Friday; however, the subject site has 50 parking spaces available exclusively for church use during the day, and on weekends the church may use the entire property.

A question was asked regarding the number of members who attend the church. Zoning Official Lee replied that he did not know the exact number of church members, but reiterated that there are more than 100 parking spaces available when the school is not open.

At this time Chair Guerrera 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).

2. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE REGULATION OF EXISTING OUTDOOR OFF-PREMISE ADVERTISING DISPLAYS/BILLBOARDS**

("BILLBOARDS") LOCATED WITHIN THE CITY OF OPA-LOCKA; PROVIDING REQUIREMENTS FOR CONVERTING EXISTING, LEGALLY NONCONFORMING BILLBOARDS LOCATED WITHIN THE HIGH TRAFFIC AREAS INTO DIGITAL BILLBOARDS; PROVIDING CRITERIA FOR DISTANCE SEPARATION; PROVIDING VOLUNTARY FUNDING REQUIREMENTS AND PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Director Gay advised that this Item was deferred to a later date.

3. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE 1, CHAPTER 7, SECTION 7-1 OF THE CITY OF OPA-LOCKA CODE OF ORDINANCES AND THE CITY LAND DEVELOPMENT REGULATIONS FOR SECTIONS 22-79, 22-80, 22-81 AND 22-82, TO INCLUDE PROVISIONS FOR "LIMITATIONS AND RESTRICTIONS ON USE OF METAL COVERING (METAL CONTAINERS) FOR BUILDINGS AND ADDITIONS" IF THEY CONFORM IN EVERY RESPECT WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE; PROVIDING FOR REGULATIONS; PROVIDING FOR PENALTIES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**

Director Gay explained that this Application would allow businesses to use shipping containers for storage or office activities. Some businesses need to expand their operations beyond their existing footprints, and the use of shipping and/or metal containers allows them to do so in a timely and creative manner on a temporary basis.

Director Gay continued that while this particular use has been undertaken mostly on construction sites to provide on-site office operations, other businesses that need additional storage, possibly on a temporary basis, have the option of using these structures.

Zoning Official Lee stated that the proposed Ordinance would allow shipping containers to be repurposed in order to manage operations on an already-established site based on Florida Building Code. It will still be necessary to pull permits for the inclusion of these containers.

Zoning Official Lee continued this amendment would allow City residents and businesses may take advantage of a use that is already in Florida Building Code. Shipping containers are already repurposed and converted to uses allowed under Florida Building Code for residential and commercial use. Opa-locka already allows the use of these containers in industrial districts.

Zoning Official Lee stated that the primary advantages of using shipping containers include their ready availability as well as their multiple sizes. The containers are typically used in industrial districts for safety and security. They are easily moved from one part of a property to another and can also allow for greater speed when connected to an existing foundation, and the interior can be retrofitted more quickly than would be possible in building from the ground up. Manufactured containers are also stackable and can be used to create multiple levels.

Florida Building Code already allows for the use of metal containers in construction. The proposed Ordinance would support this permission and allow for the use of containers in additional districts.

Containers are also used for temporary purposes, such as construction or trade shows. The City hopes to go a step further by allowing these structures to be used on a permanent basis as a part of new development, where they will provide for a sturdier, more mobile, more easily configured, and faster-built space when adhering to the requirements of Florida Building Code.

Zoning Official Lee showed an example of the proposed use, pointing out that while a structure using containers may look rough from the outside, they provide safety, viability, and speed that can provide a significant return on investment. Other cities have allowed this type of use for some time. Staff recommends adding this Ordinance to the City's available options for building homes and/or commercial properties.

Chair Guerrera asked if the use of containers would also be accepted in residential areas as new development. Zoning Official Lee explained that the Ordinance would allow developers to incorporate containers into their properties as permitted by Florida Building Code. He emphasized that a developer may need to retrofit the inside of the container(s) in order to follow this Code.

Chair Guerrera asked if containers would be suitable additions to existing developments. Zoning Official Lee emphasized that this would be permitted as long as the use of the container follows Florida Building Code.

Director Gay noted that the photographic examples in the presentation show that containers are used in development. Some developments in South Florida include container construction that is modified by stucco and finishing, which make it more difficult to identify that containers are being used. Other applications at which containers are used may include "pop-up" events, stages, stores, parks, and others.

At this time Chair Guerrera opened the public hearing.

Ariana George, business owner, provided photos of the prefabricated container used by her business. The structure is fully compliant with Miami-Dade County Code and is used for office purposes only. There is no plumbing, although the container has electricity and air-conditioning. She explained that this was a convenient solution for her business, as it grew very quickly and required expansion into office space.

Ms. George continued that the container is pre-built and resembles an ordinary building on both the inside and outside. She is in the process of seeking a permit for the building, which would be the first office use of a shipping container in Opa-locka.

Motion made, and duly seconded, to approve the new coding in the City. In a roll call vote, the **motion** passed unanimously (4-0).

4. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS, ARTICLE IV, SECTION 22-101, FOR THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT TO INCREASE BUILDING HEIGHTS TO TEN STORIES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

Director Gay stated that this Ordinance would address the recently approved Historic Downtown Opa-locka District, which is a “stand-alone” zoning district focusing specifically on the Downtown area. When this district was created, the City took a conservative stance with regard to building heights, which are currently limited to seven stories. Over time, however, developers have approached the City to express interest in constructing taller buildings in the Downtown area. The City would like to consider this as a potential opportunity for development.

Staff has reached out to Miami-Dade Aviation, which provided a graphic of the takeoff and landing configurations in relation to the City. No runways extend directly toward Downtown, but instead move north or south of Downtown at angles. At the edges of the Airport property, the heights allowed are greater than the seven stories permitted within the Historic Downtown Opa-locka District.

Zoning Official Lee advised that Staff has entertained input from several different developers who wanted to build within Opa-locka. While the City offers density at up to 150 units per acre, it would be difficult to build this many units with a height limit of seven stories. He noted that zoning Code for the City’s mixed-use corridor allows up to eight stories, although this corridor does not cover the entire Downtown area.

The Historic Downtown Opa-locka District (HDOD) is a separate zoning district that is not considered commercial or industrial. Increasing the heights permitted within this

district would allow more mixed-use development which would make the area a destination and attract more people and services.

The intent behind creating the HDOD was to provide consistent zoning regulations while redefining the Downtown area as the City's center. This would allow for revitalization of underused areas and improvement of that segment of the City.

Zoning Official Lee continued that most developers indicated they wanted more height in order to attract good retail as well as a strong return on their investment in residential units. The requested increase in height would make the density more attainable and allow the developers to accommodate the cost of bringing in bottom-floor retail.

With respect to the Airport, Zoning Official Lee noted that for many years, proximity to that facility limited the heights to which a developer could build. When Staff reached out to Airport officials to discuss these heights, they determined that greater heights could be accommodated. Staff recommends approval of the Application.

Chair Guerrera requested clarification that the density parameters of the HDOD will not change: the only change would be to the height requirements, which would allow developers to more easily build to that density. Zoning Official Lee reiterated that the current limit of seven stories would not allow developers to build up to 110 or 120 units per acre rather than the permitted density. He estimated that most of the requested heights would be approximately 10 stories or 120 ft.

Director Gay advised that the height limitation provided to Staff through Federal Aviation Administration (FAA) was up to 125 ft. The permitted height may vary depending upon the type of building a developer is seeking to build. Strictly residential development may include a nine- to ten-foot floor plate; however, mixed-use development is proposed for the area, which may require a larger floor plate for the first two floors. If a parking garage is included, the floor heights may be lower for that area. He concluded that the number of stories would depend upon each project's design.

Director Gay further clarified that permission to build to a height of up to 120 ft. was provided on maps that show distance, direction, and angles from the Airport. Zoning Official Lee added that while height opportunities are being increased, the FAA will review all development plans to ensure that they meet the appropriate criteria based on that agency's regulations.

City Attorney Pam Booker noted that the Ordinance includes a typographical error in the eighth "Whereas" clause: the language in that clause should refer to 10 stories rather than 12.

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve with the change in the "Whereas" clause to make it consistent with the title that it is 10 stories, not 12. In a roll call vote, the **motion** passed unanimously (4-0).

5. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS, ORDINANCE 15-31, TO PERMIT CONSTRUCTION TRADES & EQUIPMENT/VEHICLE STORAGE; VEHICLE RECOVERY (REPOSSESSION) & STORAGE; TOW TRUCK AND TOW VEHICLE STORAGE; SHIPPING CONTAINER STORAGE YARD; UTILITY VEHICLES & EQUIPMENT PARKING & STORAGE USES IN THE I-4 ZONING DISTRICT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

Director Gay explained that this Ordinance also provides an opportunity for the City to expand on uses in its industrial areas. The I-4 zoning district is typically associated with junkyards, scrap metal operations, and other challenging uses.

Because many other municipalities have eliminated these uses from their zoning Codes over time, Opa-locka is often seen as providing an opportunity for those uses. The Ordinance is an attempt to make I-4 zoning more flexible. Director Gay pointed out that most junkyard or scrap metal operations do not expand; however, there are other heavy industrial uses that could be developed in the City, including logistics and vehicle storage. These uses would be added to the I-4 zoning district.

Director Gay pointed out that uses such as logistics and vehicle storage are cleaner than junkyard or scrap metal operations, with a lesser overall impact on the City's infrastructure. The intent is to make the I-4 zoning district more integrative by adding these uses.

Zoning Official Lee recalled that for many years, certain areas of the City were home to only junkyards, salvage operations, scrap metal facilities, compacting/shredding of vehicles, and similar uses. The Miami-Dade Department of Environmental Resources Management (DERM) is currently attempting to ensure that uses comply with local, state, and federal Codes, some of which cannot be easily met by the businesses that have traditionally operated in those areas over the last 20 years.

Zoning Official Lee continued that it is in the City's best interest to expand the uses allowed within those areas, encouraging uses that are cleaner, that can comply with DERM requirements, and do not contaminate soil, water, or air. With this in mind, Staff examined additional uses that need a significant amount of property on which to operate. The proposed Ordinance would amend the Zoning Code to allow these uses, which include construction trades as well as equipment and vehicle storage.

Zoning Official Lee further clarified that vehicle recovery or repossession would allow vehicles to be kept on a site until the vehicle is paid for by some entity. Shipping container storage would mean containers are stacked to a certain level on the property before they are sold or leased to others. Utility vehicles and equipment include Florida Power and Light (FPL) and other utility providers' equipment. These uses would all offer low contamination to the air, water, or soil.

Staff recommends approval of the amendments to provide better use of the I-4 zoning district and attract more businesses to Opa-locka.

Chair Guerrera asked if current uses involving storage of vehicles and equipment would become nonconforming uses under the amendments. Zoning Official Lee explained that there would be no changes to the zoning districts in which these uses are already permitted: the City would instead expand where those uses may be located.

Chair Guerrera asked if an owner seeking to change the use of an area that currently includes uses that may result in contamination would need to mitigate the effects of that contamination. Zoning Official Lee confirmed this, pointing out that these facilities are already required to do so. DERM inspects these facilities annually in order to renew those uses' licenses; if they do not meet DERM's requirements, they would not receive approval to continue their operation, and the City is prohibited from issuing a business license for those uses until requirements have been met.

Board Member Hibbert Smith asked how many businesses such as those described by the Ordinance are already located in the Cairo Lane or Alexandra Drive areas. Zoning Official Lee clarified that while no such uses are currently licensed to be in those areas, the City has received inquiries from users such as equipment storage, vehicle recovery, and construction trades.

Director Gay also pointed out that sufficient acreage is a necessity for these types of uses. Many other municipalities do not have large areas with contiguous acreage, although Opa-locka does.

Chair Guerrera requested clarification of the current zoning category for these uses. It was clarified that this may be I-2 or I-3. Director Gay added that some businesses may be operating in locations where zoning has changed over time, which means they may have become legal nonconforming uses.

Zoning Official Lee called the Board members' attention to a slide showing the entire I-4 zoning district, stating that the intent is to allow new uses on a market-driven basis.

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

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

6. ADJOURNMENT:

Director Gay advised that no Planning and Zoning Board meeting is anticipated for the month of December 2024 at this time. Staff will prepare a year-in-review document in 2025 to show the Board's impact on development in Opa-locka in 2024.

The meeting was adjourned at 6:50 p.m.

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE RAFE INVESTMENTS, INC SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF FIFTEEN RESIDENTIAL UNITS, THREE LIVE-WORK UNITS AND TWELVE RESIDENTIAL UNITS ON THE VACANT PARCEL SITE ON ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-2390; 08-2122-003-2400 IN THE B-O ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Rafe Investments, Inc., intends to construct three live-work residential units and twelve regular residential units and provide twenty parking spaces on site and six on-street parking spaces for customers. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for site plan review to construct a multi-family residential building in the Business Office Zoning District (B-O) and within the Magnolia North Overlay District; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of Rafe Investments, Inc., 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 of the City of Opa-Locka finds that it is in the best interest of the City and its residents to recommend approval of the final site plan request by the Applicant, as provided herein and attached.

WHEREAS, the City Commission considered the Site Plan Review application and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves the Site Plan Review application request.

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 Site Plan Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request for the Final Site Plan approval for the Construction of fifteen residential units, three live-work units and twelve residential units on the vacant parcel site on Ali Baba Avenue and identified by folios 08-2122-003-2390; 08-2122-003-2400 in the B-O Zoning District and within the Magnolia North Mixed Use Overlay 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 _____, 2025.

_____
John H. Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A

_____

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____
Commissioner Ervin	_____
Commissioner Santiago	_____
Vice Mayor Kelley	_____
Mayor Taylor	_____

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

X Completed application form

_____ Application fee payable to the City of Opa-locka by check, cashier's check or money order

DO Copy of property owner's and/or applicant's photo not including a driver's license also provide Incorporation Documents (Inc., LLC, …)

X Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)

X A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

X All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.

_____ Fifteen (15) certified boundary and topographic surveys of the property (two copies size 36 x 24 inches & 13 copies 11 x 17 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

X Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original Sealed Copies)

X Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

X Narrative concept must be submitted with application

AFFIDAVIT

I, JORGE DELAFE, 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

12-8-24
Date

Sworn to and subscribed before me:

This 8 day of December, 2024

Notary Public
Attach copy of identification

Deborah A. Ramirez
Comm.#HH102566
Expires: April 18, 2025
Bonded Thru Aaron Notary

My commission expires _____

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: *City of Opa-locka*
From: JORGE DELAFÉ

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

I, JORGE DE LA FE, being first duly sworn, depose and say that I am the owner of the property legally described as:
1804 ALI BABA AVE OPALOCKA FL
1816 ALI BABA AVE OPALOCKA FL

I do give to GEORGE R. DELAFÉ 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 GEORGE R. DELAFÉ 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

12-8-24
Date

Sworn to and subscribed before me:
This 8th day of December 2024

Notary Public

Deborah A. Ramirez
Comm.#HH102566
Expires: April 18, 2025
Bonded Thru Aaron Notary

My commission expires:_____

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

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: RAFE Investments Inc / Jorge & Julie DELAFE

PROPERTY OWNER'S ADDRESS: 17101 SW 62 St SW Ranches FL 33331
Number/Street City State/Zip Code

APPLICANT'S NAME: Jorge DELAFE

APPLICANT'S ADDRESS: 17101 SW 62 St SW Ranches FL 33331
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305.905.6913 HOME CELL OTHER _____

SUBJECT PROPERTY ADDRESS: 1804/1816 Ali Baba Ave Opalocka FL
Number/Street

TAX FOLIO NUMBER: 1816 08-2122-003-2390 PRESENT ZONING: 6800 COMMERCIAL PROFESSIONAL OFFICE
1804 08-2122 003-2400

LEGAL DESCRIPTION: _____

_____

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
X Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
X Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
___Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

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

_____

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

Site Plan Checklist
Planning and Community Development Department
780 Fisherman Street, Fourth Floor, Opa-locka, FL 33054
305-953-2868 ext. 1503 (tel.)
305-953-3060 (fax)

Contact Information—Developer, Property Owner, or Contractor	
Name of Applicant / Developer (Property Owner) (Circle One)	JORGE DE LA FE RAFE INVESTMENTS INC
Site Address / Location	804/1816 ALIBABA AVE OPA LOCKA FL
Telephone Number	305-905-6913
Email Address	DELAFEJ@BELLSOUTH.NET
Date of Application	

Pre-Application Procedures
Prior to formal application for approval of any site plan, the applicant shall request and attend a mandatory pre-application conference with the appropriate City official(s) in order to become familiar with the City's development regulations and the subdivision process. At the pre-application conference, the applicant may be represented by his or her land planner, engineer and/or surveyor.

Zoning Requirements
A property within the City's corporate limits that is being proposed for development must be properly zoned by the City prior to submission of an application for approval of any site plan. In addition, the proposed development layout or design shown on the proposed site plan must be in conformance with all standards and requirements prescribed in the City's Land Development Code City Ordinance No. 15-31 and Miami-Dade County Subdivision Regulations adopted by City Ordinance No. 85-5

Completeness of Application
Site Plan applications which do not include all required information and materials, as outlined below and per other City policies which may change from time to time, will be considered incomplete, shall not be accepted for official submission by the City, and shall not be scheduled on a Planning Council agenda until the proper information is provided to City officials.

Applicability
Administrative Site plan review and approval shall be required for all nonresidential, mixed-use, townhouse, single-family attached and multi-family residential projects and structures and for any condition of special exception or conditional use as required by the Mayor and City Commission.

Exceptions
Site plan review shall not be required for single-family residential developments, unless the proposed subdivision will include a private amenity, facility or a golf course. In these instances, site plan submission and approval will be required for the private amenity or facility, or the golf course clubhouse/hospitality area.

Site Plan Checklist
The proposed site plan shall show the following information (other physical and engineering data shall be included in the engineering plans or as separate documents):

	Required	N/A	Requested	Provided
1. A title block within the lower right hand corner of the site plan with the proposed name of the project/subdivision, total site acreage, and the location of the property according to the abstract and survey records of Miami-Dade County	X		X	
2. The name and address of the owner/developer and the land planner, engineer, architect or surveyor responsible for the plan		X	X	
3. The scale of the drawing (both written and graphic scale)	X		X	
4. The date the drawing was prepared		X		
5. Zoning			X	
6. A vicinity or location map showing the location of the proposed development within the City and in relationship to existing roadways	X			
7. The boundary survey limits of the tract and each proposed lot/tract and scale distances with north clearly indicated	X			
8. The names of adjacent additions or subdivisions or the name of the owners of record with north clearly indicated and recording information for adjacent parcels of un-platted land, including parcels on the other sides of roads, canals, etc		X	X	
9. The existing zoning and existing/proposed uses on adjacent land;		X		
10. The location, width and names of all existing or platted streets or other public ways within or adjacent to the tract	X			
11. Any existing easements, with recording information	X			
12. Existing buildings	X			
13. Railroad rights-of-way		X		
14. Topography (contours at two-foot intervals) with existing drainage channels or creeks including the 100-year flood plain, if applicable	X			
15. Any other important natural features, such as wetlands, wildlife habitats, and all substantial natural vegetation	X			
16. Proposed strategies for tree preservation including showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction	X			
17. The layout and width (right-of-way lines and curb lines) of existing and proposed thoroughfares, collector streets and/or intersections, and specific configuration of proposed streets		X		
18. Lot/tracts and blocks	X			
19. Proposed driveways including driveway widths and distances between driveways	X			
20. Proposed median openings and left turn lanes on future divided roadways and existing and planned driveways on the opposite side of divided roadways must also be shown for coordination and sharing of future median openings		X		
21. Specific locations and footprints of buildings, including but not limited to proposed nonresidential and residential densities	X			

22. Building heights	X			
23. Square footages (for multi-tenant or multi-purpose buildings, show square footage for each intended use), massing, orientation		X	X	
24. Loading/service areas (including proposed screening)	X			
25. Recycling containers, compactors & dumpster enclosures	X	X		
(including proposed screening)				
26. Pedestrian walkways		X		
27. Parking areas (including parking ratio calculations)	X			
28. Any proposed sites for parks, schools, public facilities, public or private open space	X			
29. Flood plains/drainage ways	X			
30. All proposed and existing utilities, easements and drainage structures	X			
31. Traffic Impact Statement	X			
32. Retention/detention ponds with proposed aesthetic treatments	X			
33. Screening walls; fences	X			
34. Signage location	X			
35. Fire lanes and fire hydrants	X			
36. Lighting		X	X	
37. Visibility easements		X	X	
38. Other pertinent development related features		X	X	
trees to be planted, and irrigation plans, if required		X		
Tree Ordinance 10-03- For removal, relocation, or maintenance standards for trees.				
40. Color building façade (elevation) plans showing elevations with any attached (wall-mounted) signage to be used, as determined appropriate by the City Manager, or his/her designee.	X			

Effect of Approval
The approval of a site plan shall be effective for a period of twelve (12) months beyond the date that the plan was approved by the City Commission. If this is not accomplished, then the approved site plan shall be deemed to have expired and shall become null and void.

Revisions to Approved Site Plan
Minor Revisions/Amendments – It is recognized that final architectural and engineering design may necessitate minor changes in the approved site plan. In such cases, the City Manager, or his/her designee, shall have the authority to approve minor modifications to an approved site plan and which shall be submitted as an "amended site plan," which substantially conforms to the previously approved site plan, provided that such modifications do not significantly change traffic circulation, building location(s) on the site, proximity of building(s) to nearby residential areas, increase the size or height of building(s), or any other conditions specifically attached as part of the City Council's approval of the site plan. Submission materials and requirements for approval of an amended site plan shall be as determined by the City Manager or his/her designee. If the City Manager, or his/her designee, refuses to approve an amended site plan, then the applicant shall re-submit the amended site plan as a "revised site plan", whereupon the revised site plan shall be scheduled for consideration by the Planning Council and City Commission

Major Revisions – In the event of revisions that are more extensive in nature and do not conform to the description for minor amendments above, a "revised site plan" must be resubmitted, reviewed by the City Manager, or his/her designee, and reconsidered by the Planning Council and City Commission.

Developer's Agreement – A Developer's agreement may be required for all development except for single-family homes or duplexes pursuant to Section 4.16 of City Ordinance No. 86-8.

Applicant's Name JORGE DELAFE (RAFE INVESTMENTS INC)

Address 17101 SW 62 ST SUNRISE FL 33331

Signed. [signature]

Date 12-9-2024

My signature certifies that I have been provided with a copy of the site plan checklist and have also had a pre-conference meeting with the Planning and Community Development staff.

Reviewed by Planning Staff -

Date of Pre-Conference Meeting - _____

Date of Site Plan Review - _____

RAFE Investments Inc.

17101 SW 62 ST

Southwest Ranches FL 33333

305-905-6913

Project Overview
This development will consist of 15 units, designed with the City of Opa-locka's distinctive architectural theme in mind. The project includes:

- **12 one-bedroom, one-bath units**, perfect for individuals or couples.
- **3 two-bedroom, one-bath units** designed with a mixed-use concept to accommodate small business owners or entrepreneurs seeking a live-work environment.

Amenities and Features

- **Ample onsite parking** to ensure convenience for all residents and their guests.
- **Lush Landscaping**

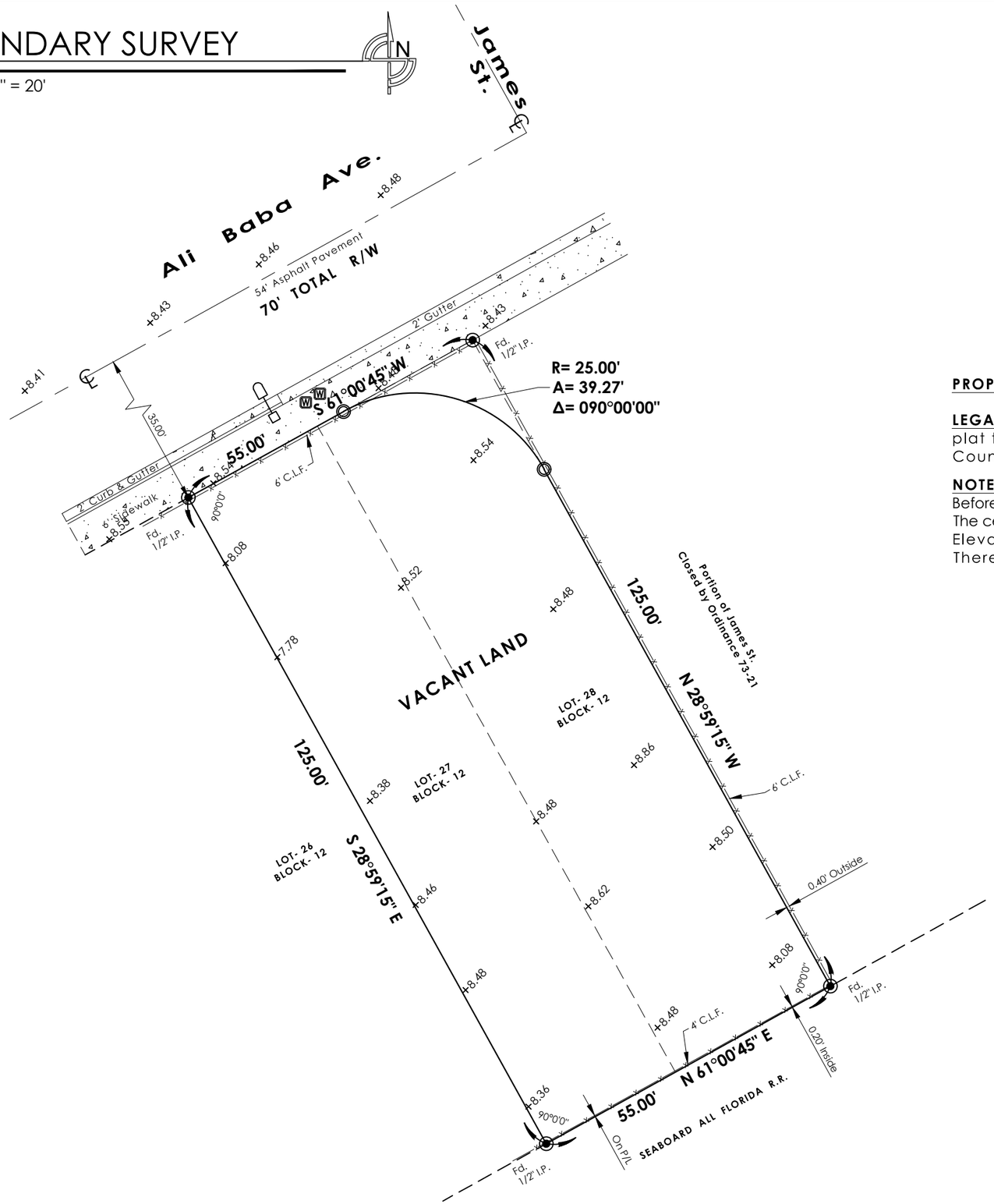
Mission Statement
Our goal is to deliver a state-of-the-art residential community that is both modern and affordable, addressing the needs of Opa-locka's residents. By fostering opportunities for both living and working within the same space, we aim to support small businesses and startups while enhancing the overall quality of life for our tenants.

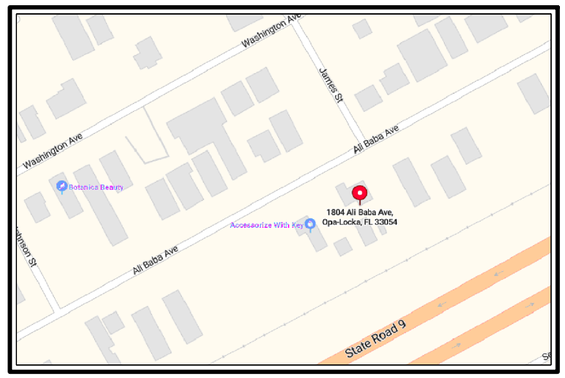
Manager

Jorge De La Fe

BOUNDARY SURVEY

SCALE: 1" = 20'





LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 1804 Ali Baba Ave. Opa Locka, FL. 33054

LEGAL DESCRIPTION: Lots 27 and 28, Block 13, of **MAGNOLIA SUBDIVISION**, according to the plat thereof as recorded in Plat Book 40, at Page 40, of the Public Records of Miami Dade County, Florida.

NOTES:

Before any construction the setbacks must be checked
The certificate does not extended to any unnamed party
Elevations are referred to Miami Dade County BM# B- 65-2 Elev.= 10.68' of N.G.V.D. of 1929
There may be Easements recorded in Public Records not shown on this Survey.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE
AC= AIR CONDITIONED UNIT
ADJ.= ADJACENT
B.C.= BLOCK CORNER
BLDG.= BUILDING
B.O.B.= BASIS OF BEARINGS
CL.= CLEAR
C.L.F.= CHAIN LINK FENCE
CONC.= CONCRETE
D.M.E.= DRAINAGE MAINT. EASEMENT
ENC.= ENCROACHMENT
FD.= FOUND
F.F.ELEV.: FINISHED FLOOR ELEVATION
I.F.= IRON FENCE
L.F.ELEV.: LOWEST FLOOR ELEVATION
P.B.= PLAT BOOK
P.C.P.= PERMANENT CONTROL POINT
P.G.= PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCE
P.P.= POOL PUMP
R= RADIUS
RES.= RESIDENCE
R/W= RIGHT-OF-WAY
TYP.= TYPICAL
U.E.= UTILITY EASEMENT
W.F.= WOOD FENCE
W.M.= WATER METER
Ø= DIAMETER
℄= CENTER LINE

+0.00 = ELEVATION
(W) = WATER METER
= POWER POLE
= LIGHT POLE
= FIRE HYDRANT
(MH) = MANHOLE
= CATCH BASIN
(SS) = SANITARY SEWER
(WV) = WATER VALVE
(TV) = TV BOX
= FPL TRANS.
= CONC. POWER POLE

JOB NUMBER: 2408139

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120657 PANEL NUMBER 0136 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:

Rafe Investments, Inc.

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es

DATE OF FIELD WORK: August 30, 2024

REVISED ON:

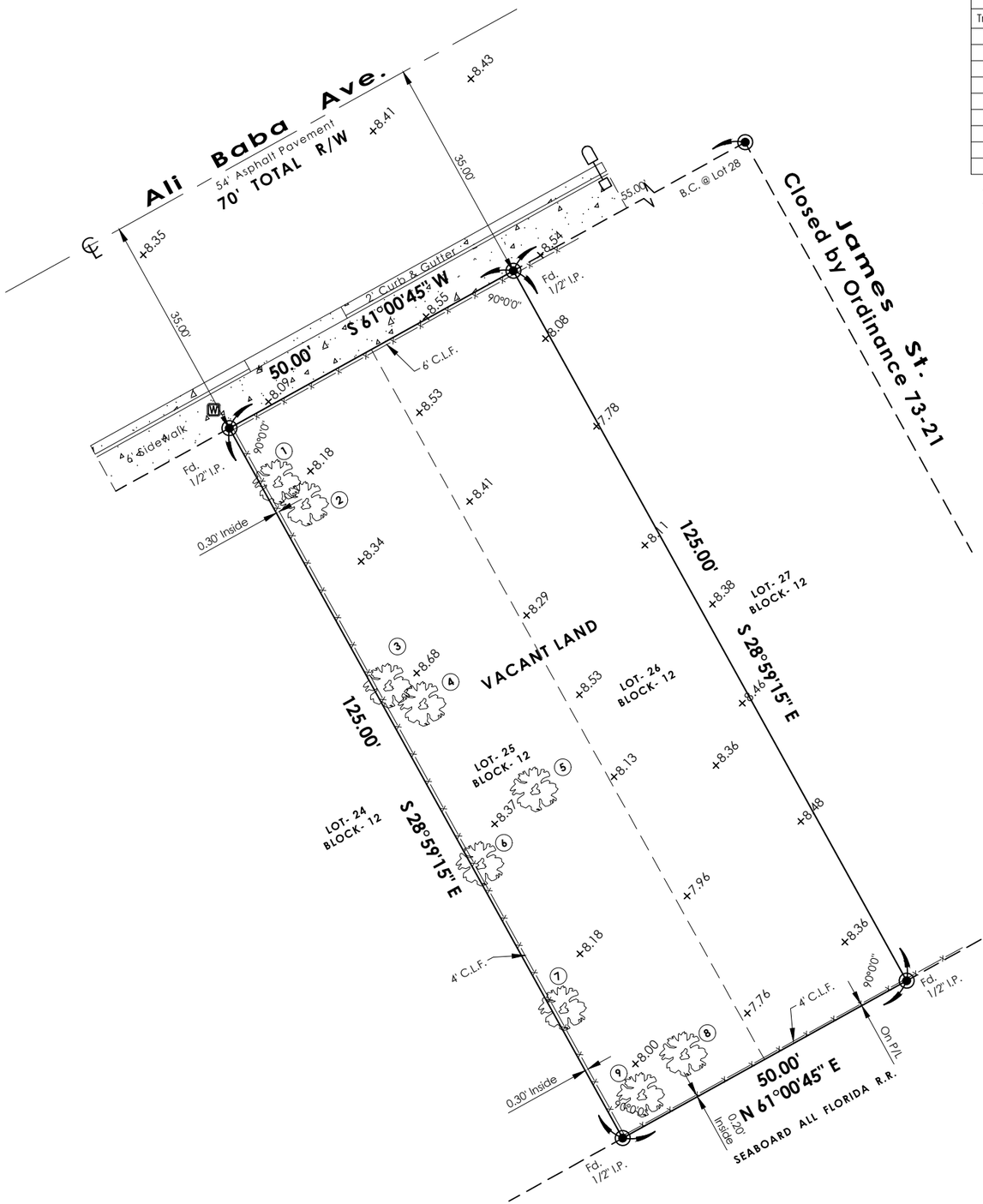
I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC P.S.M. 3102
STATE OF FLORIDA
Professional Land Surveyor

Not valid without the signature and the original embossed seal of the Florida Licensed Surveyor and Mapper.

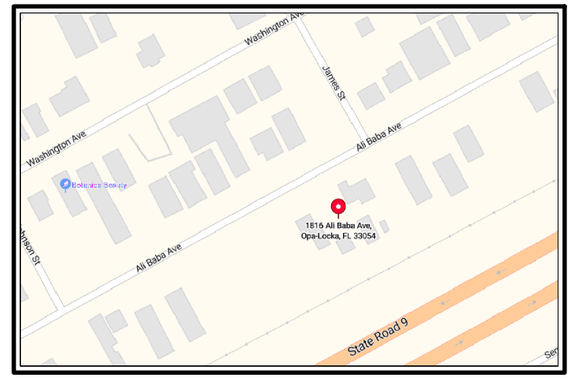
BOUNDARY SURVEY

SCALE: 1" = 20'



TREE INVENTORY				
Tree #	Common Name	Diameter (in)	Height	Canopy
1	Live Oak	30"	40'	35'
2	Live Oak	27"	40'	35'
3	Live Oak	27"	40'	35'
4	Umbrella Tree	12"	35'	20'
5	Live Oak	11"	30'	20'
6	Live Oak	12"	30'	25'
7	Live Oak	10"	30'	20'
8	Live Oak	17"	35'	30'
9	Mango Tree	17"	35'	30'

- Tree location and dimension are approximate.
- For proper and scientific tree name an arborist should be contacted.



LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 1816 Ali Baba Ave. Opa Locka, FL. 33054

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JOB NUMBER: 2408140

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120657 PANEL NUMBER 0136 SUFFIX L

LEGAL NOTES

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CERTIFIED TO:
Rafe Investments, Inc.

DATE OF FIELD WORK: August 30, 2024

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

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Tel: (305) 552-7504 Fax: (305) 229-8068
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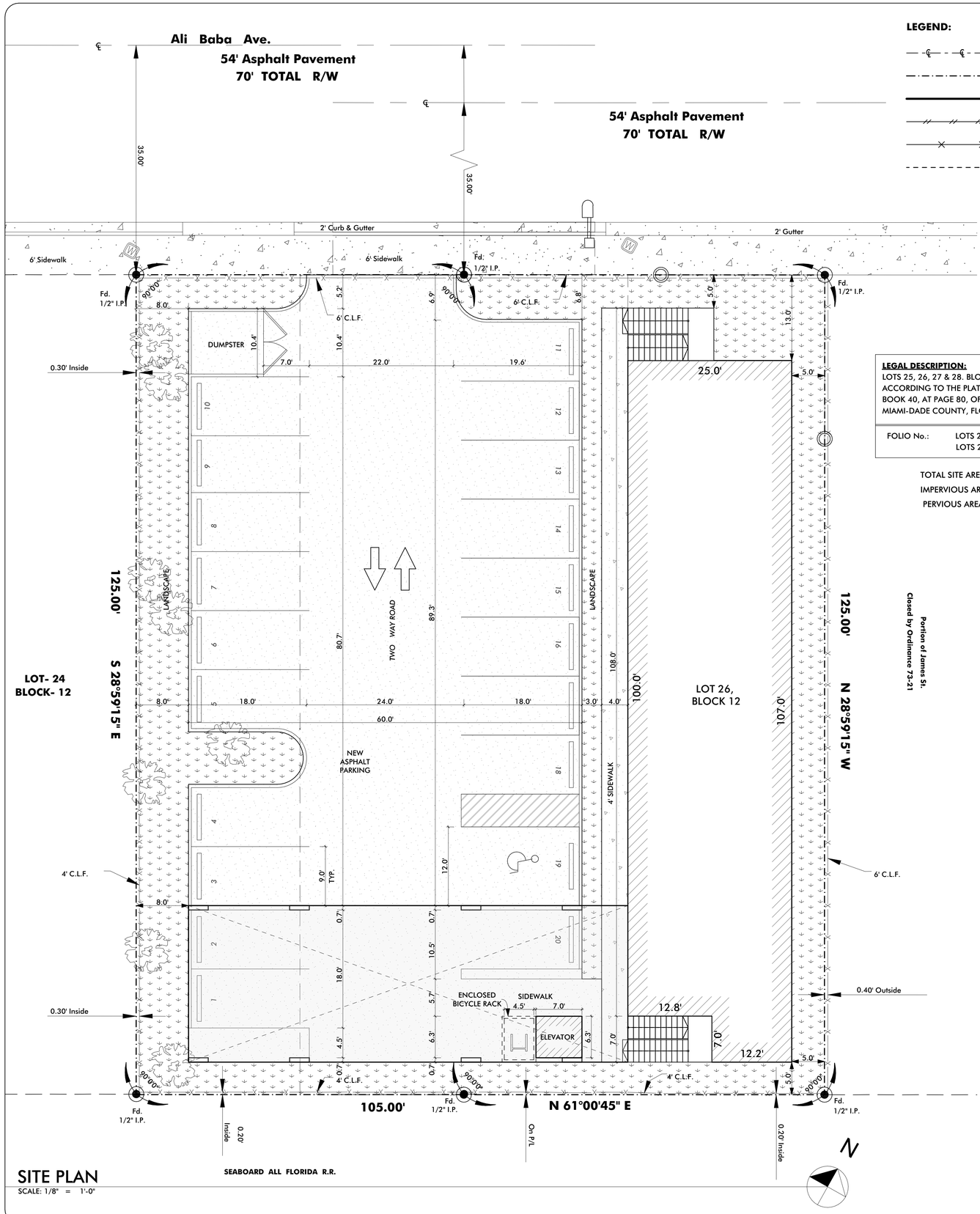
ARTURO R. TOIRAC P.S.M. 3102
STATE OF FLORIDA
Professional Land Surveyor

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.



SITE PLAN

SCALE: 1/8" = 1'-0"

LEGEND:

- CENTER LINE
- PROPERTY LINE
- BUILDING LINE
- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY EASEMENT

ZONING DATA

ZONING: _____ BO — BUSSINESS OFFICE DISTRICT; CORRIDOR MIXED USE; MAGNOLIA NORTH OVERLAY DISTRICT

OCCUPANCY/USE : MIXED USE BUILDING: - COMMERCIAL (MERCANTILE) & 15 APARTMENTS (R-2)

FLOOD ZONE: ___ ZONE "X" (NO MIN. FINISH FLOOR ELEVATION REQUIRED)

	PERMITTED:	PROVIDED:
LOT OCCUPATION:		
DENSITY:	50 UNITS/ACRE or 15 UNITS MAX. /0.30 ACRES	15 UNITS /0.30 ACRES
INTENSITY:	3.0 MAX - F.A.R. or 39,375 SQ.FT. MAX.	13,763.45 SQ.FT F.A
MIN. SITE AREA:	10,000 SQ.FT. MIN or 0.22 ACRES	13,125 SQ.FT MIN. or 0.30 ACRES
MAX. IMPERVIOUS AREA:	90% MAX. or 11,812 SQ.FT.	77.2% or 10,130 SQ.FT.
BUILDING HEIGHT:	6 STORIES or 65'-0"	3 STORIES or 49'-0"
BUILDING SETBACKS:		
FRONT (NORTH):	5'-0" MIN.	5'-0"
REAR (SOUTH):	5'-0" MIN.	5'-0"
LEFT SIDE (WEST):	5'-0" MIN.	8'-0"
RIGHT SIDE (EAST):	5'-0" MIN.	5'-0"

SITE LOCATION

LEGAL DESCRIPTION:
LOTS 25, 26, 27 & 28. BLOCK 13 OF **MAGNOLIA SUBDIVISION** ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 40, AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:	LOTS 25 & 26	08-2122-003-2390
	LOTS 27 & 28	08-2122-003-2400

TOTAL SITE AREA	13,125 SQ.FT.	**0.30 Acres**
IMPERVIOUS AREA	10,130.10 SQ.FT.	**77.18%**
PERVIOUS AREA	2,994.90 SQ.FT.	**22.82%**

PARKING SPACES CALCULATION

MULTIFAMILY USE: 1.2 PARKING SPACE PER UNIT
RETAIL USE: 1 PARKING SPACE PER EACH 500 SQ.FT.

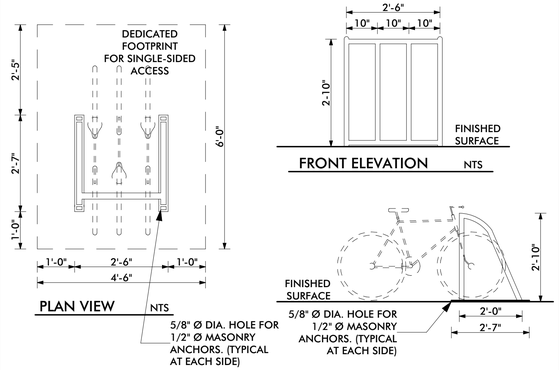
15 UNITS x 1.2 PARKING SPACES = 18 PARKING SPACES

	REQUIRED	PROVIDED
TOTAL PARKING SPACES:	18 PARKING SPACES	20 PARKING SPACES
REGULAR PARKING SPACES PROVIDED:		19 PARKING SPACES
ACCESSIBLE PARKING SPACES PROVIDED:		1 PARKING SPACE

BICYCLE RACK SPECIFICATIONS

BIKE CAPACITY	MOUNTING	H x L	Wt. Blk	Wt. Galv
3	SURFACE	2'-10" x 4'-4"	140 lbs.	149lbs.

MATERIALS:
* 2" NOM., SHED. 40 ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR BOTTOM HEADER & ENDS.
*1-1/2" NOM., SCHED. 40, ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR TOP HEADER.
*1-1/2" NOM., SCHED. 40, BLACK PLASTIC SLEEVE COVERS TOP HEADER OF BIKE RACK.
*3/8" x 3" H.R STEEL FLAT-BAR FOR BASE ENDS.
FABRICATION:
*ALL METALLURGICAL JOINTS ARE MIG WELDS.
* REAR SIDE OF POSTS ARE PARTIALLY WELDED TO ALLOW VENTING DURING THE GALVANIZATION PROCESS.
STANDARD FINISHES:
*BLACK THERMOPLASTIC POWDER COATING 8 TO 10 MILS THICK.
*HOT-DIPPED GALVANIZED.



TYP. BICYCLE RACK DETAILS NTS

BICYCLE RACK CALCULATION

1 BICYCLE SPACE PER EACH 5 RESIDENTIAL UNITS

15 RESIDENTIAL UNITS / 5 = 3 BICYCLE SPACES

	REQUIRED	PROVIDED
TOTAL BICYCLE SPACES:	3 BICYCLE SPACES	3 BICYCLE SPACES

BUILDING BREAKDOWN

GROUND FLOOR:

LIVING AREAS:
UNIT 1: _____ 786.13 SQ. FT.
UNIT 2: _____ 786.13 SQ. FT.
UNIT 3: _____ 786.13 SQ. FT.
TOTAL LIVING AREA: _____ 2,358.39 SQ. FT.

COMMON AREAS:
METER ROOM: _____ 227.79 SQ. FT.
WALKWAY/CORRIDOR: _____ 567.46 SQ. FT.
STAIRCASE #1: _____ 89.40 SQ. FT.
STAIRCASE #2: _____ 104.67 SQ. FT.
ELEVATOR: _____ 49.09 SQ. FT.
BICYCLE ENCLOSURE: _____ 36.17 SQ. FT.
TOTAL COMMON AREA: _____ 1,074.58 SQ. FT.

TOTAL GROUND FLOOR AREA : _____ 3,432.97 SQ.FT.

SECOND FLOOR:

LIVING AREAS:
UNIT 4: _____ 650.00 SQ. FT.
UNIT 5: _____ 650.00 SQ. FT.
UNIT 6: _____ 650.00 SQ. FT.
UNIT 7: _____ 659.50 SQ. FT.
UNIT 8: _____ 691.81 SQ. FT.
UNIT 9: _____ 691.81 SQ. FT.
TOTAL LIVING AREA: _____ 3,993.12 SQ. FT.

COMMON AREAS:
WALKWAY/CORRIDOR: _____ 933.96 SQ. FT.
STAIRCASE #1: _____ 89.40 SQ. FT.
STAIRCASE #2: _____ 104.67 SQ. FT.
ELEVATOR: _____ 49.09 SQ. FT.
TOTAL COMMON AREA: _____ 1,172.12 SQ. FT.

TOTAL SECOND FLOOR AREA : _____ 5,165.24 SQ.FT.

THIRD FLOOR:

LIVING AREAS:
UNIT 10: _____ 650.00 SQ. FT.
UNIT 11: _____ 650.00 SQ. FT.
UNIT 12: _____ 650.00 SQ. FT.
UNIT 13: _____ 659.50 SQ. FT.
UNIT 14: _____ 691.81 SQ. FT.
UNIT 15: _____ 691.81 SQ. FT.
TOTAL LIVING AREA: _____ 3,993.12 SQ. FT.

COMMON AREAS:
WALKWAY/CORRIDOR: _____ 933.96 SQ. FT.
STAIRCASE #1: _____ 89.40 SQ. FT.
STAIRCASE #2: _____ 104.67 SQ. FT.
ELEVATOR: _____ 49.09 SQ. FT.
TOTAL COMMON AREA: _____ 1,172.12 SQ. FT.

TOTAL THIRD FLOOR AREA : _____ 5,165.24 SQ.FT.

TOTAL FLOOR AREA : _____ 13,763.45 SQ.FT.

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMERCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 51484
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MREC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY DISCREPANCIES MUST BE REPORTED. IMMEDIATELY TO THIS OFFICE. THESE DRAWINGS AND SPECIFICATIONS SHOWN BY THESE DRAWINGS, SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

REVISIONS:

NO.	DATE:	DESCRIPTION
1		
2		
3		
4		
5		

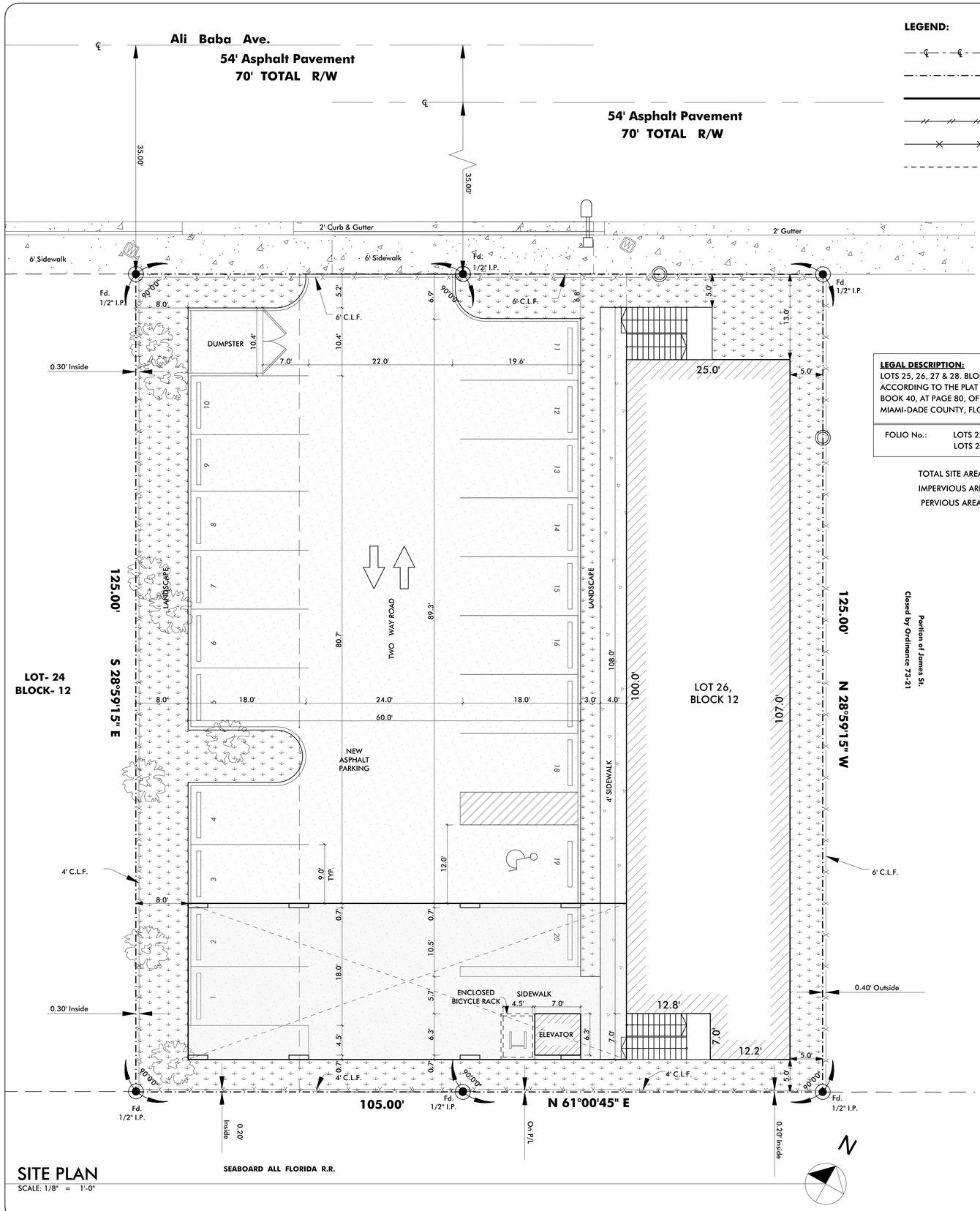
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9824
10031 PINES BLVD, SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954)364-8355 F (954)432-9266

1804 **ALI BABA**
APARTMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98 | DATE: 120524 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
SP-1



SITE PLAN

SCALE: 1/8" = 1'-0"

LEGEND:

- CENTER LINE
- PROPERTY LINE
- BUILDING LINE
- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY EASEMENT

ZONING DATA

ZONING: _____ BO — BUSSINESS OFFICE DISTRICT; CORRIDOR MIXED USE; MAGNOLIA NORTH OVERLAY DISTRICT

OCCUPANCY/USE : MIXED USE BUILDING: - COMMERCIAL (MERCANTILE) & 15 APARTMENTS (R-2)

FLOOD ZONE: ___ ZONE "X" (NO MIN. FINISH FLOOR ELEVATION REQUIRED)

	PERMITTED:	PROVIDED:
LOT OCCUPATION:		
DENSITY:	50 UNITS/ACRE or 15 UNITS MAX. /0.30 ACRES	15 UNITS /0.30 ACRES
INTENSITY:	3.0 MAX - F.A.R. or 39,375 SQ.FT. MAX.	13,763.45 SQ.FT F.A
MIN. SITE AREA:	10,000 SQ.FT. MIN or 0.22 ACRES	13,125 SQ.FT MIN. or 0.30 ACRES
MAX. IMPERVIOUS AREA:	90% MAX. or 11,812 SQ.FT.	77.2% or 10,130 SQ.FT.
BUILDING HEIGHT:	6 STORIES or 65'-0"	3 STORIES or 49'-0"
BUILDING SETBACKS:		
FRONT (NORTH):	5'-0" MIN.	5'-0"
REAR (SOUTH):	5'-0" MIN.	5'-0"
LEFT SIDE (WEST):	5'-0" MIN.	8'-0"
RIGHT SIDE (EAST):	5'-0" MIN.	5'-0"

N

SITE LOCATION

LEGAL DESCRIPTION:
LOTS 25, 26, 27 & 28. BLOCK 13 OF **MAGNOLIA SUBDIVISION** ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 40, AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:	LOTS 25 & 26	08-2122-003-2390
	LOTS 27 & 28	08-2122-003-2400

TOTAL SITE AREA	13,125 SQ.FT.	**0.30 Acres**
IMPERVIOUS AREA	10,130.10 SQ.FT.	**77.18%**
PERVIOUS AREA	2,994.90 SQ.FT.	**22.82%**

PARKING SPACES CALCULATION

MULTIFAMILY USE: 1.2 PARKING SPACE PER UNIT
RETAIL USE: 1 PARKING SPACE PER EACH 500 SQ.FT.

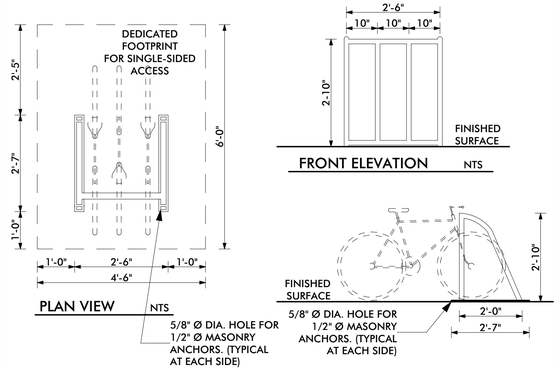
15 UNITS x 1.2 PARKING SPACES = 18 PARKING SPACES

	REQUIRED	PROVIDED
TOTAL PARKING SPACES:	18 PARKING SPACES	20 PARKING SPACES
REGULAR PARKING SPACES PROVIDED:		19 PARKING SPACES
ACCESSIBLE PARKING SPACES PROVIDED:		1 PARKING SPACE

BICYCLE RACK SPECIFICATIONS

BIKE CAPACITY	MOUNTING	H x L	Wt. Blk	Wt. Galv
3	SURFACE	2'-10" x 4'-4"	140 lbs.	149lbs.

MATERIALS:
* 2" NOM., SHED. 40 ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR BOTTOM HEADER & ENDS.
*1-1/2" NOM., SCHED. 40, ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR TOP HEADER.
*1-1/2" NOM., SCHED. 40, BLACK PLASTIC SLEEVE COVERS TOP HEADER OF BIKE RACK.
*3/8" x 3" H.R STEEL FLAT-BAR FOR BASE ENDS.
FABRICATION:
*ALL METALLURGICAL JOINTS ARE MIG WELDS.
* REAR SIDE OF POSTS ARE PARTIALLY WELDED TO ALLOW VENTING DURING THE GALVANIZATION PROCESS.
STANDARD FINISHES:
*BLACK THERMOPLASTIC POWDER COATING 8 TO 10 MILS THICK.
*HOT-DIPPED GALVANIZED.



TYP. BICYCLE RACK DETAILS NTS

BICYCLE RACK CALCULATION

1 BICYCLE SPACE PER EACH 5 RESIDENTIAL UNITS

15 RESIDENTIAL UNITS / 5 = 3 BICYCLE SPACES

	REQUIRED	PROVIDED
TOTAL BICYCLE SPACES:	3 BICYCLE SPACES	3 BICYCLE SPACES

BUILDING BREAKDOWN

GROUND FLOOR:

LIVING AREAS:

UNIT 1:	786.13 SQ. FT.
UNIT 2:	786.13 SQ. FT.
UNIT 3:	786.13 SQ. FT.
TOTAL LIVING AREA:	2,358.39 SQ. FT.

COMMON AREAS:

METER ROOM:	227.79 SQ. FT.
WALKWAY/CORRIDOR:	567.46 SQ. FT.
STAIRCASE #1:	89.40 SQ. FT.
STAIRCASE #2:	104.67 SQ. FT.
ELEVATOR:	49.09 SQ. FT.
BICYCLE ENCLOSURE:	36.17 SQ. FT.
TOTAL COMMON AREA:	1,074.58 SQ. FT.

TOTAL GROUND FLOOR AREA : 3,432.97 SQ.FT.

SECOND FLOOR:

LIVING AREAS:

UNIT 4:	650.00 SQ. FT.
UNIT 5:	650.00 SQ. FT.
UNIT 6:	650.00 SQ. FT.
UNIT 7:	659.50 SQ. FT.
UNIT 8:	691.81 SQ. FT.
UNIT 9:	691.81 SQ. FT.
TOTAL LIVING AREA:	3,993.12 SQ. FT.

COMMON AREAS:

WALKWAY/CORRIDOR:	933.96 SQ. FT.
STAIRCASE #1:	89.40 SQ. FT.
STAIRCASE #2:	104.67 SQ. FT.
ELEVATOR:	49.09 SQ. FT.
TOTAL COMMON AREA:	1,172.12 SQ. FT.

TOTAL SECOND FLOOR AREA : 5,165.24 SQ.FT.

THIRD FLOOR:

LIVING AREAS:

UNIT 10:	650.00 SQ. FT.
UNIT 11:	650.00 SQ. FT.
UNIT 12:	650.00 SQ. FT.
UNIT 13:	659.50 SQ. FT.
UNIT 14:	691.81 SQ. FT.
UNIT 15:	691.81 SQ. FT.
TOTAL LIVING AREA:	3,993.12 SQ. FT.

COMMON AREAS:

WALKWAY/CORRIDOR:	933.96 SQ. FT.
STAIRCASE #1:	89.40 SQ. FT.
STAIRCASE #2:	104.67 SQ. FT.
ELEVATOR:	49.09 SQ. FT.
TOTAL COMMON AREA:	1,172.12 SQ. FT.

TOTAL THIRD FLOOR AREA : 5,165.24 SQ.FT.

TOTAL FLOOR AREA : 13,763.45 SQ.FT.

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES. FL 33331

ZONING:
6800 COMMERCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 51484
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

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REVISIONS:

NO.	DATE:	DESCRIPTION
1		
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MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9824
10031 PINES BLVD, SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954)364-8355 F (954)432-9266

1804 **ALI BABA** APARTMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98 | DATE: 120524 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
SP-1

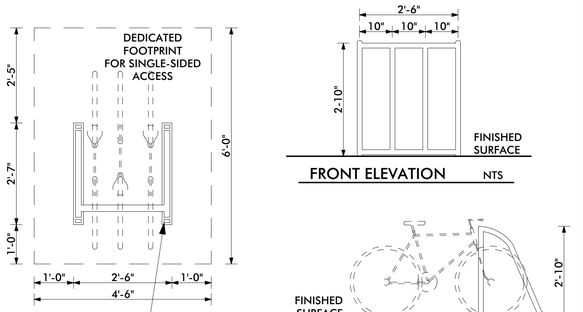
BICYCLE RACK SPECIFICATIONS

BIKE CAPACITY	MOUNTING	H x L	Wt. Blk	Wt. Galv
3	SURFACE	2'-10" x 4'-4"	140 lbs.	149lbs.

MATERIALS:
* 2" NOM., SHED. 40 ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR BOTTOM HEADER & ENDS.
*1-1/2" NOM., SCHED. 40, ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR TOP HEADER.
*1-1/2" NOM., SCHED. 40, BLACK PLASTIC SLEEVE COVERS TOP HEADER OF BIKE RACK.
*3/8" x 3" H.R STEEL FLAT-BAR FOR BASE ENDS.

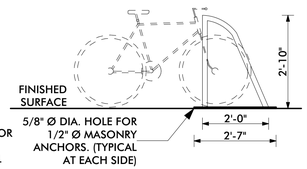
FABRICATION:
*ALL METALLURGICAL JOINTS ARE MIG WELDS.
* REAR SIDE OF POSTS ARE PARTIALLY WELDED TO ALLOW VENTING DURING THE GALVANIZATION PROCESS.

STANDARD FINISHES:
*BLACK THERMOPLASTIC POWDER COATING 8 TO 10 MILS THICK.
*HOT-DIPPED GALVANIZED.



PLAN VIEW NTS

FRONT ELEVATION NTS



SIDE ELEVATION NTS

TYP. BICYCLE RACK DETAILS NTS

BICYCLE RACK CALCULATION

1 BICYCLE SPACE PER EACH 5 RESIDENTIAL UNITS

15 RESIDENTIAL UNITS / 5 = 3 BICYCLE SPACES

	REQUIRED	PROVIDED
TOTAL BICYCLE SPACES:	3 BICYCLE SPACES	3 BICYCLE SPACES

PARKING SPACES CALCULATION

MULTIFAMILY USE: 1.5 PARKING SPACE PER UNIT
RETAIL USE: 1 PARKING SPACE PER EACH 500 SQ.FT.

15 UNITS x 1.5 PARKING SPACES = 23 PARKING SPACES
65% MAX. REDUCTION FOR MULTIFAMILY USE.
(23 P.S x 65% MAX. REDUCTION = 15 P.S)
(23 P.S - 15 P.S = 8 PARKING SPACES)

	REQUIRED	PROVIDED
TOTAL PARKING SPACES:	8 PARKING SPACES (with 65% reduction)	20 PARKING SPACES
REGULAR PARKING SPACES PROVIDED:		19 PARKING SPACES
ACCESSIBLE PARKING SPACES PROVIDED:		1 PARKING SPACE

BUILDING BREAKDOWN

GROUND FLOOR:
COMERCIAL SPACE No. 1: _____ 513 SQ. FT.
UNIT 1: _____ 513 SQ. FT.
UNIT 2: _____ 513 SQ. FT.
UNIT 3: _____ 513 SQ. FT.
COMMON AREA: _____ 513 SQ. FT.

TOTAL AREA: _____ 4,147 SQ. FT.

SECOND FLOOR:
COMERCIAL SPACE No. 1: _____ 513 SQ. FT.
UNIT 1: _____ 513 SQ. FT.
UNIT 2: _____ 513 SQ. FT.
UNIT 3: _____ 513 SQ. FT.
COMMON AREA: _____ 513 SQ. FT.

TOTAL AREA: _____ 4,147 SQ. FT.

TOTAL BUILDING AREA: _____ 4,147 SQ. FT.

ZONING DATA

ZONING: _____ BO — BUSSINESS OFFICE DISTRICT; CORRIDOR MIXED USE; MAGNOLIA NORTH OVERLAY DISTRICT

OCCUPANCY/USE : MIXED USE BUILDING: - COMMERCIAL (MERCANTILE) & 14 APARTMENTS (R-2)

FLOOD ZONE: __ ZONE "X" (NO MIN. FINISH FLOOR ELEVATION REQUIRED)

LOT OCCUPATION:	PERMITTED:	PROVIDED:
DENSITY:	15.1 TO 50 UNITS/ACRE or 15 UNITS MAX. /0.30 ACRES	14 UNITS /0.30 ACRES
INTENSITY:	3.0 MAX - F.A.R. or 39,375 SQ.FT. MAX	14 UNITS /0.30 ACRES
MIN. SITE AREA:	10,000 SQ.FT. MIN or 0.22 ACRES	13,125 SQ.FT MIN. or 0.30 ACRES
MAX. IMPERVIOUS AREA:	90% MAX. or 11,812 SQ.FT.	81.5% or 10,706 SQ.FT.
BUILDING HEIGHT:	6 STORIES or 65'-0"	6 STORIES or 65'-0"
BUILDING SETBACKS:		
FRONT:	5'-0" MIN.	5'-0"
REAR:	0'-0" MIN.	0'-0"
INTERIOR SIDE:	0'-0" MIN.	0'-0"
STREET SIDE:	15'-0" MIN.	15'-0"

GROUND FLOOR BUILDING BREAKDOWN

APARTMENTS:

COMERCIAL SPACE No. 1:
FLOOR AREA: _____ 513 SQ. FT.

COMERCIAL SPACE No. 2:
FLOOR AREA: _____ 513 SQ. FT.

UNIT :1
LIVING - A/C FLOOR AREA: _____ 513 SQ. FT.

UNIT :2
FLOOR AREA: _____ 513 SQ. FT.

UNIT :3
FLOOR AREA: _____ 513 SQ. FT.

UNIT :4
FLOOR AREA: _____ 513 SQ. FT.

TOTAL AREA: _____ 4,147 SQ. FT.

COMMON AREAS:
OPEN CORRIDOR: _____
OPEN CORRIDOR: _____
OPEN CORRIDOR: _____

TOTAL COMMON AREA: _____ 4,147 SQ. FT.

TOTAL GROUND FLOOR AREA: _____ 4,147 SQ. FT.

N

SITE LOCATION

LEGAL DESCRIPTION:
LOTS 25, 26, 27 & 28. BLOCK 13 OF **MAGNOLIA SUBDIVISION** ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 40, AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:	LOTS 25 & 26	08-2122-003-2390
	LOTS 27 & 28	08-2122-003-2400

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMENRCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 51488
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

CONNECTION WITH THE DESCRIBED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MEC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY DISCREPANCIES MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

REVISIONS:

NO.	DATE:	DESCRIPTION
1	3/16/23	REVISION TO PERMIT
2		
3		
4		
5		

MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9824
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954)364-8355 F (954)432-9266

1804 **ALI BABA**
APATRMENTS

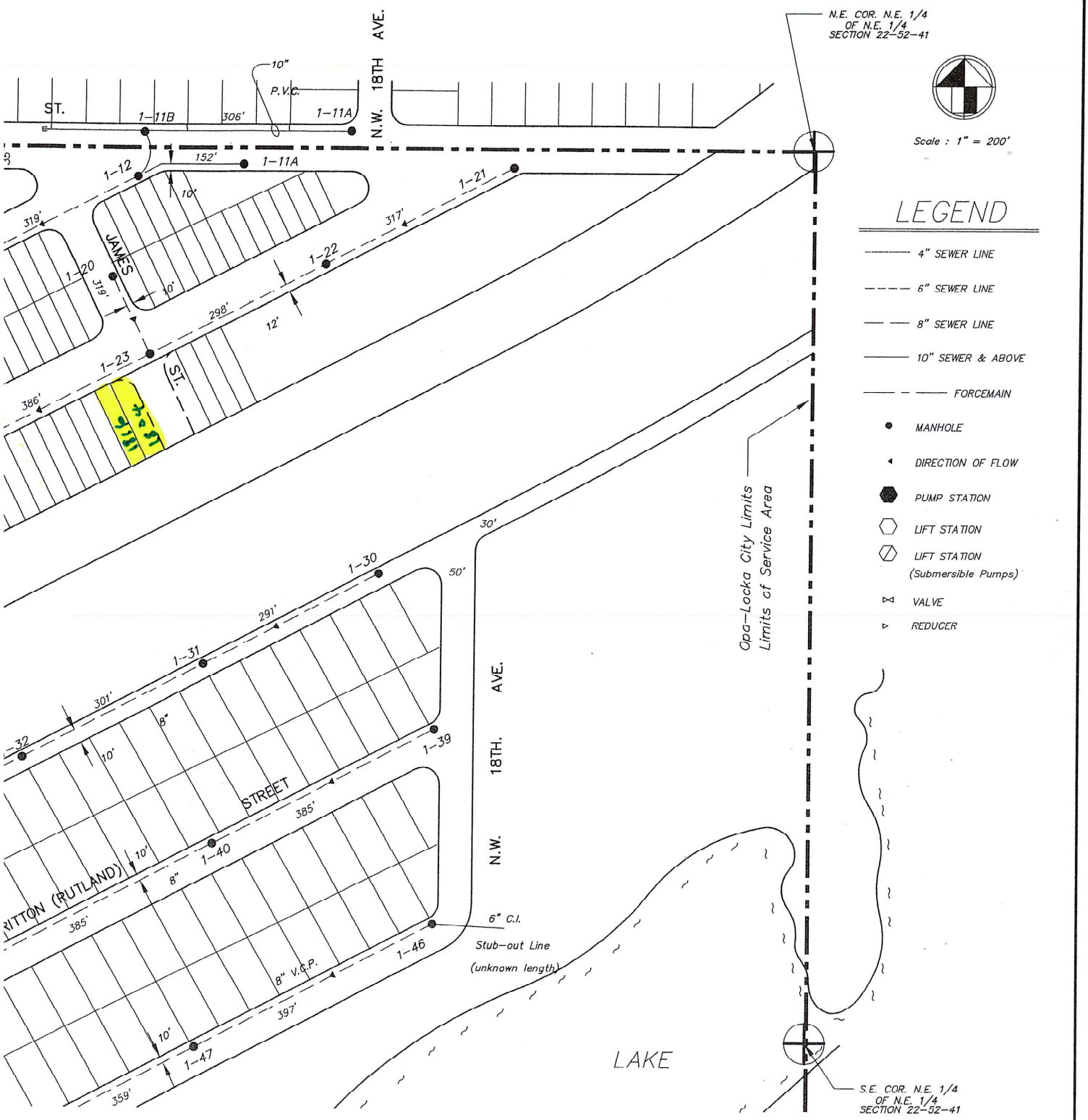
1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98 | DATE: 120224 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
SP-2

PROJECT No.
1503-13.06
CADD FILE SG-03

NOTE:
Distances specified supercede scaled dimensions.



SECTION: 22-52-41 (N.E. 1/4)

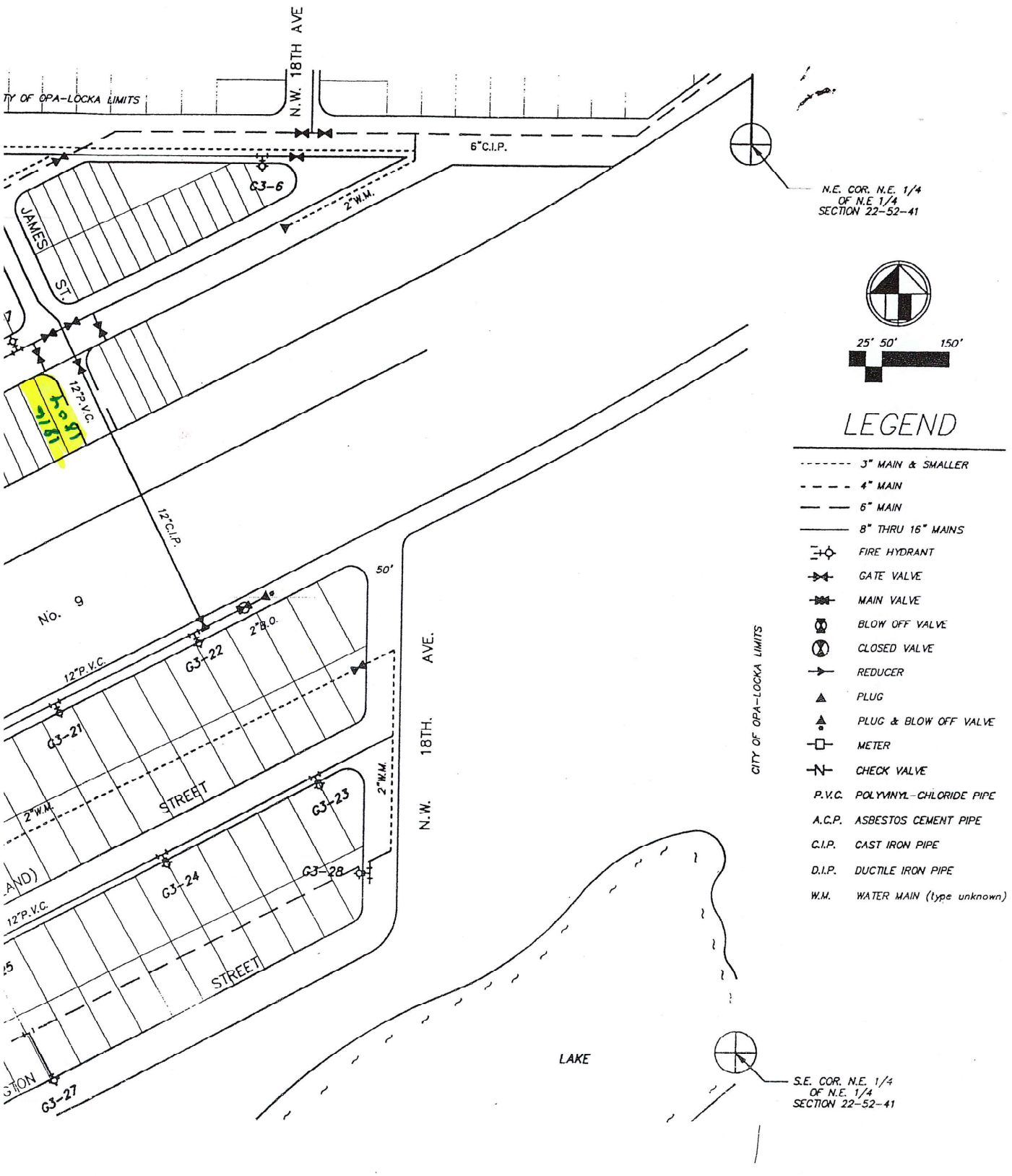
DESCRIPTION		NAME	DATE		NAME	DATE
	DESIGNED BY	C.H./A.B.	11/01/90	DRAWN BY	A.W.B.	01/91
	CHECKED BY			CHECKED BY		
	SUPERVISED BY			PLOT BY	A.M.	10/17/94

PREPARED BY:
CORZO CASTELLA CARBALLO THOMPSON, P.A.
ENGINEERS · ARCHITECTS · PLANNERS
75 VALENCIA AVENUE, 6TH FLOOR
CORAL GABLES, FLORIDA 33134
MIAMI (305)-445-2900 FLORIDA (800)-446-0227
FL REGISTRATIONS: EB0003922 AAC002142

CITY OF OPA-LOCKA SEWER ATLAS

SHEET
SG-03
No. 28 OF 34

PROJECT No.
1503-13
CADD FILE WE-13



LEGEND

- 3" MAIN & SMALLER
- 4" MAIN
- 6" MAIN
- 8" THRU 16" MAINS
- FIRE HYDRANT
- GATE VALVE
- MAIN VALVE
- BLOW OFF VALVE
- CLOSED VALVE
- REDUCER
- PLUG
- PLUG & BLOW OFF VALVE
- METER
- CHECK VALVE
- P.V.C. POLYVINYL-CHLORIDE PIPE
- A.C.P. ASBESTOS CEMENT PIPE
- C.I.P. CAST IRON PIPE
- D.I.P. DUCTILE IRON PIPE
- W.M. WATER MAIN (type unknown)

SECTION: 22-52-41 (N.E 1/4)

	NAME	DATE		NAME	DATE
DESIGNED BY	C.H./A.B.	11/01/90	DRAWN BY	A.W.B.	01/91
CHECKED BY			CHECKED BY		
SUPERVISED BY			PLOT BY	E.S.	07/21/94

PREPARED BY: CORZO CASTELLA CARBALLO THOMPSON SALMAN, P.A.
ENGINEERS · ARCHITECTS · PLANNERS
801 PONCE DE LEON BLVD. SUITE 900
CORAL GABLES, FLORIDA 33134

CITY OF OPA-LOCKA WATER ATLAS

SHEET WG-03
No. 30 OF 43

PROJECT NO: 98	-
DATE: 120224	1816 Ali Baba Ave. Opa Locka, FL. 33054
DRAWN BY: B.J.	
CHECKED: R.R.	

MR ENGINEERING CONSULTANTS INC

STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P(954)364-8355 F(954)432-9266

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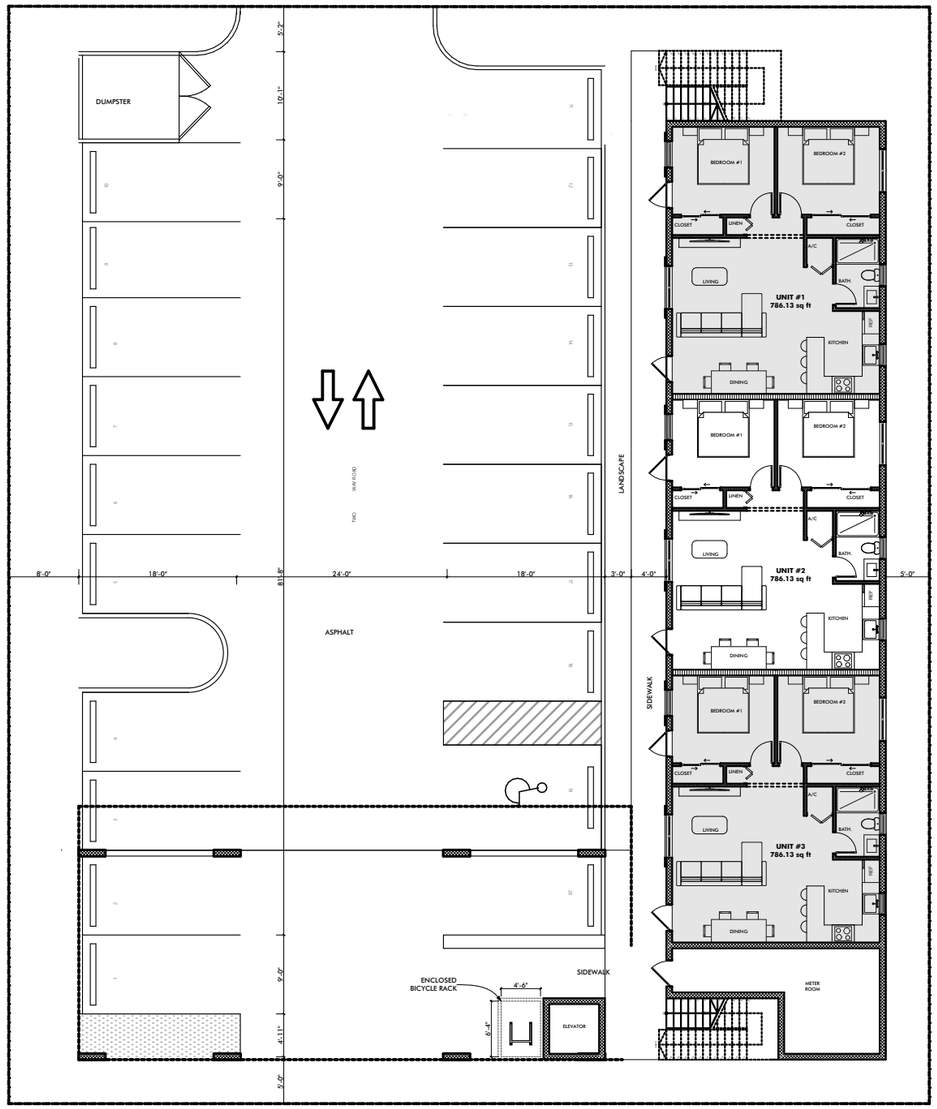
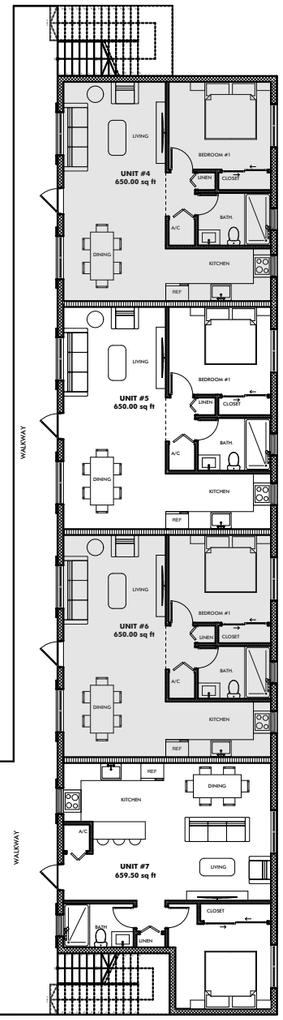
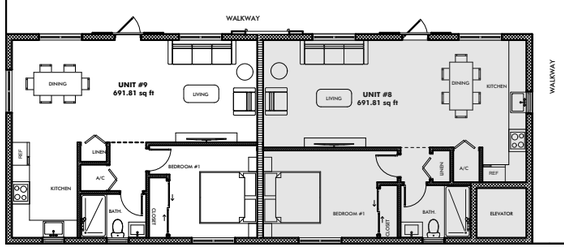
RAHIMUDDIN RAHIMI PE
LICENCE NUMBER
5 1 4 8 4
PROFESSIONAL ENGINEERING

SEAL, SIGN AND DATE:

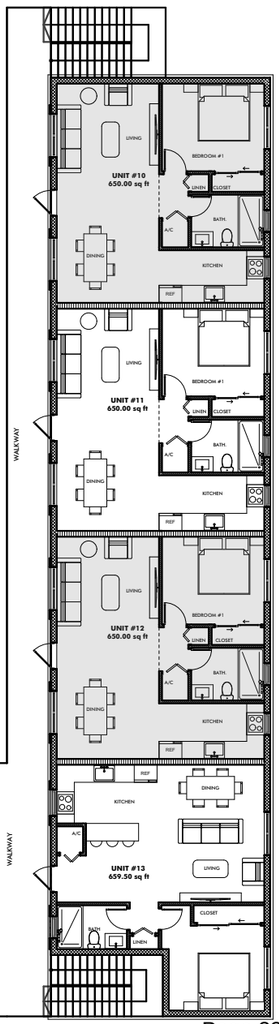


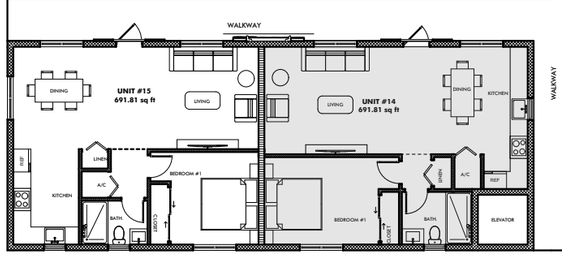
First Floor & Site





Second Floor





Third Floor

First Floor

SCALE: 3/16" = 1'-0"

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES. FL 33331

ZONING:
6800 COMMENRCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 51848
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER. WITHOUT THE WRITTEN PERMISSION OF MREC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THESE DRAWINGS MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

REVISIONS:

NO.	DATE:	DESCRIPTION
1.	3/16/23	REVISION TO PERMIT
2.		
3.		
4.		
5.		

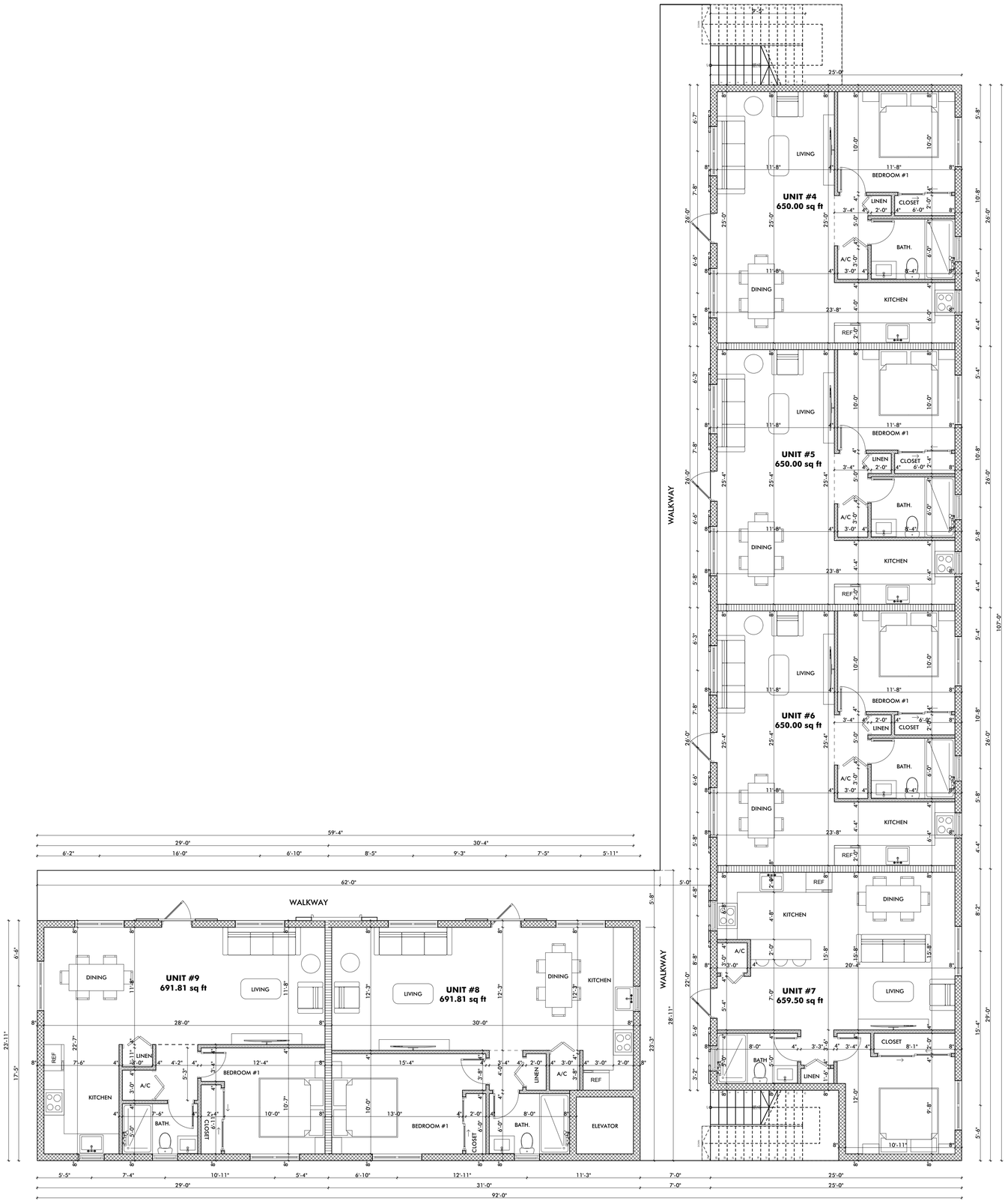
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9824
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

1804 **ALI BABA**
APATRMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98
DATE: 120224
DRAWN BY: B.J.
CHECKED: R.R.

DRAWING NO.
A-1



Second Floor

SCALE: 3/16" = 1'-0"

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMENRCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

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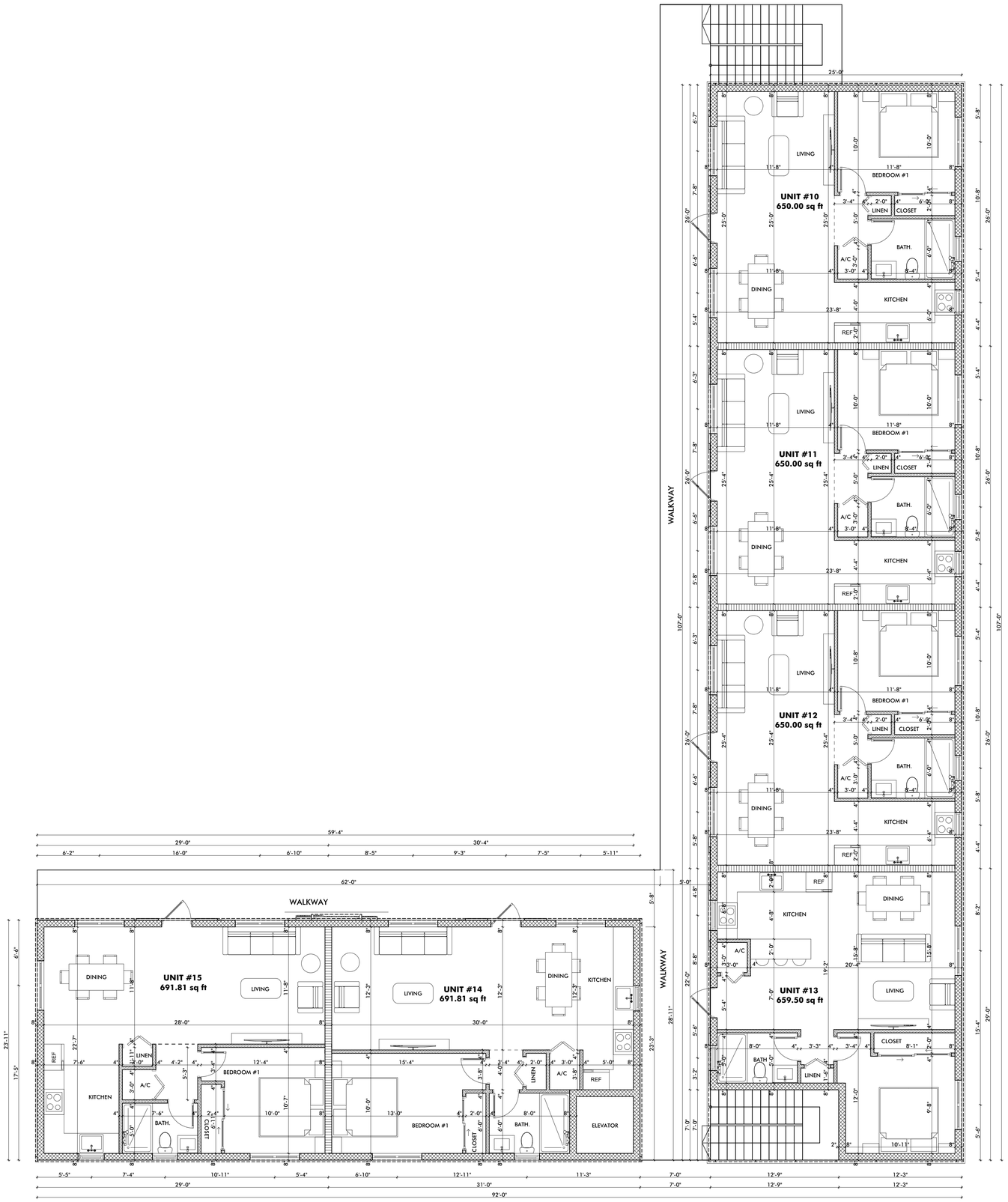
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

1804 **ALI BABA**
APARTMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 828 / BLOCK-12

PROJECT NO: 98	DATE: 120224	DRAWN BY: B.J.	CHECKED: R.R.

DRAWING NO.
A-2



Third Floor

SCALE: 3/16" = 1'-0"

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMENRCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 5 1 4 8 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

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MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

1804 **ALI BABA**
APARTMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 828 / BLOCK-12

PROJECT NO: 98	DATE: 120224	DRAWN BY: B.J.	CHECKED: R.R.

DRAWING NO.
A-3

Hello Neighbor

REFF: 1804/1816 ALIBABA AVE OPALOCKA FL

Dear sir or Madam. This letter is to inform you that we are planning to build a Mixed unit apartment building at the above mentioned property It will consist of 3 commercial Mixed units and 12 one bedroom and one bath apartments I have Included a site plan of what is proposed We greatly appreciate your support for this development, we feel that this development will help fuel the area and help keep property values up. We have enclosed a copy of a form from the city of Opa Locka for you to sign with your support. If you have any questions regarding the proposed development, I'm ready available to either speak with you by phone or meet you at your leisure please sign the form and send it back in the provided self-stamped envelope

Thanking you in advance

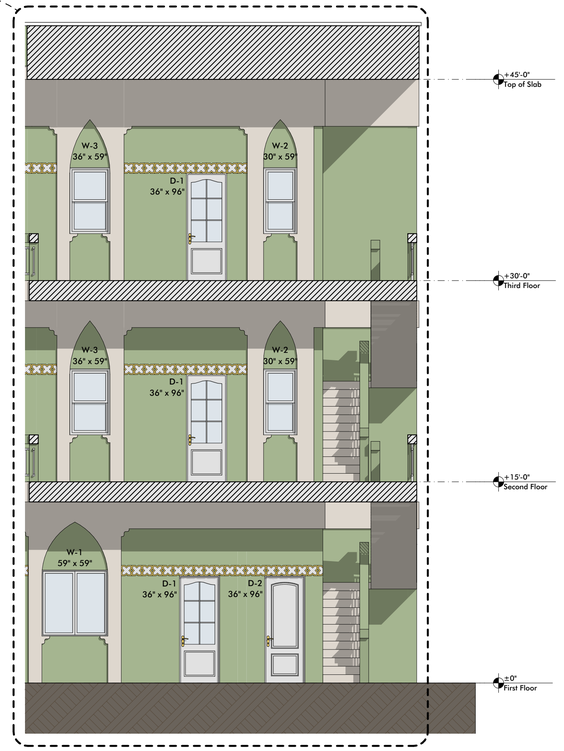
Jorge De La Fe

305-905-6913

delafej@bellsouth.net

West Elevation

SCALE: 3/16" = 1'-0"



Partial West Elevation

SCALE: 3/16" = 1'-0"

North Elevation

SCALE: 3/16" = 1'-0"

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE

CONJUNCTION WITH THE DESCRIBED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MREC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

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MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (9 5 4) 3 6 4 - 8 3 5 5 F (9 5 4) 4 3 2 - 9 2 6 6

1804 **ALI BABA**
APATRMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98	DATE: 120624	DRAWN BY: B.J.	CHECKED: R.R.

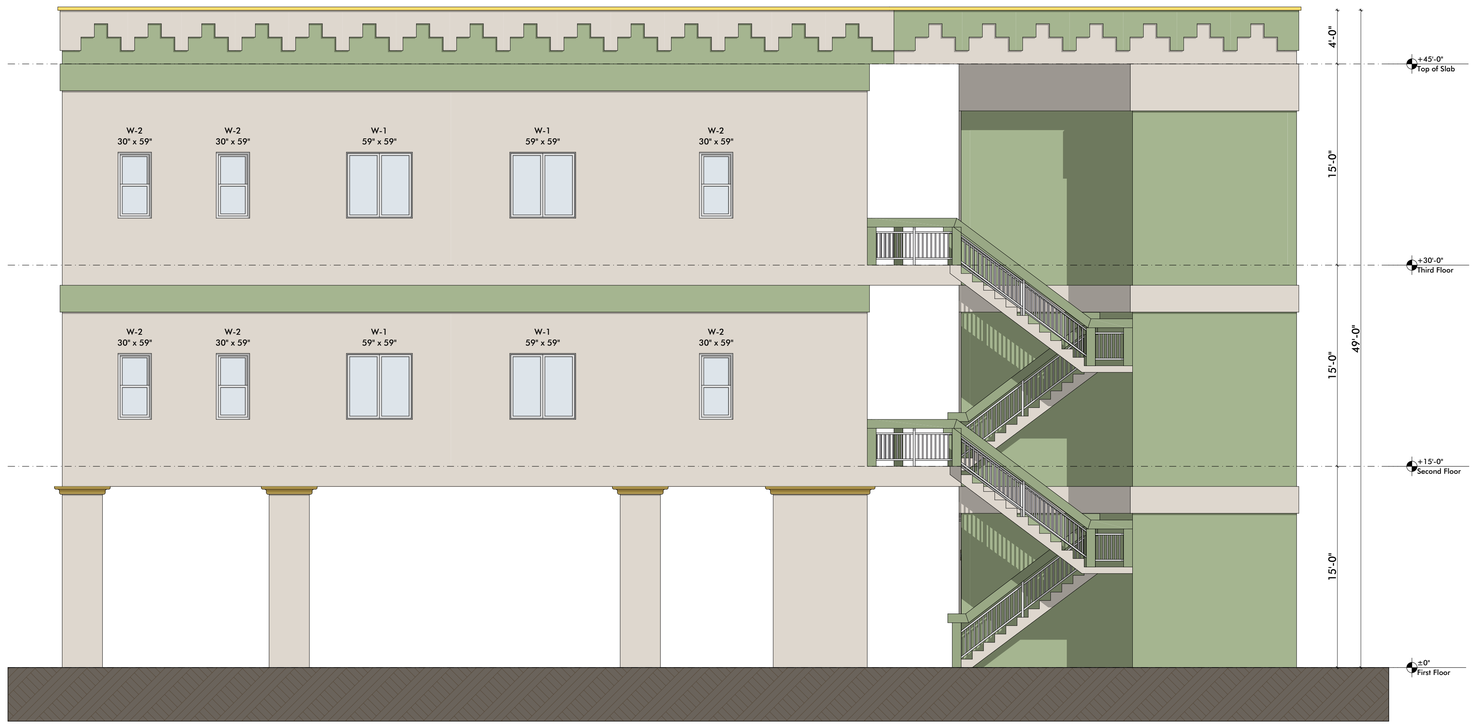
RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMERCIAL PROFESIONAL OFFICE

DRAWING NO.
A-4

West Elevation

SCALE: 3/16" = 1'-0"



West Elevation

SCALE: 3/16" = 1'-0"

RAHIMUDDIN RAHIMI PE

LICENCE NUMBER 5 1 4 8 4

PROFESSIONAL ENGINEERING

SEAL, SIGN AND DATE

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MR ENGINEERING CONSULTANTS INC

STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS

C A 9 8 2 4

10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024

P (954) 364-8355 F (954) 432-9266

1804 **ALI BABA**
APARTMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98

DATE: 120624

DRAWN BY: B.J.

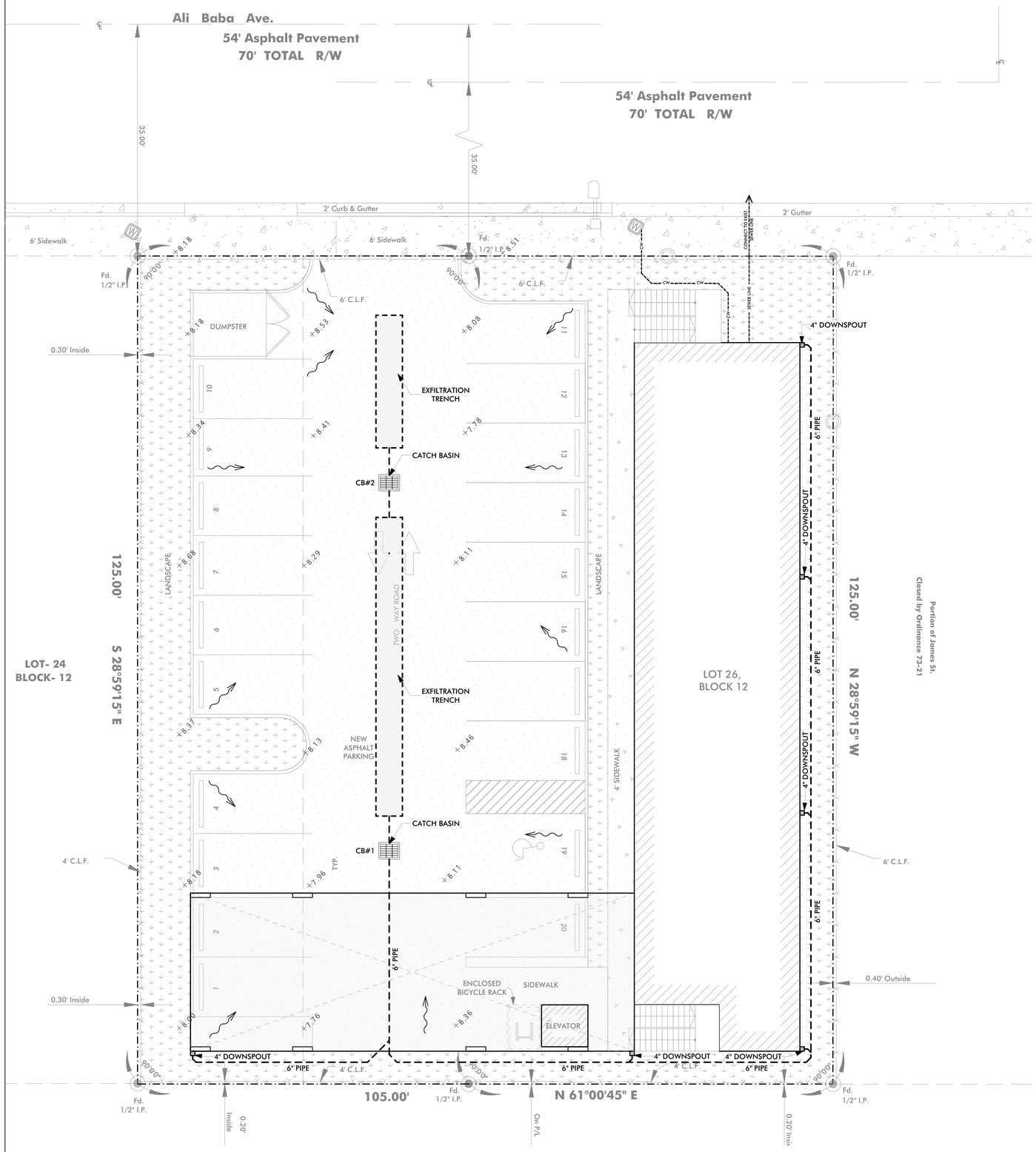
CHECKED: R.R.

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMERCIAL PROFESIONAL OFFICE

DRAWING NO.

A-5



+8.00 - EXISTING ELEVATIONS

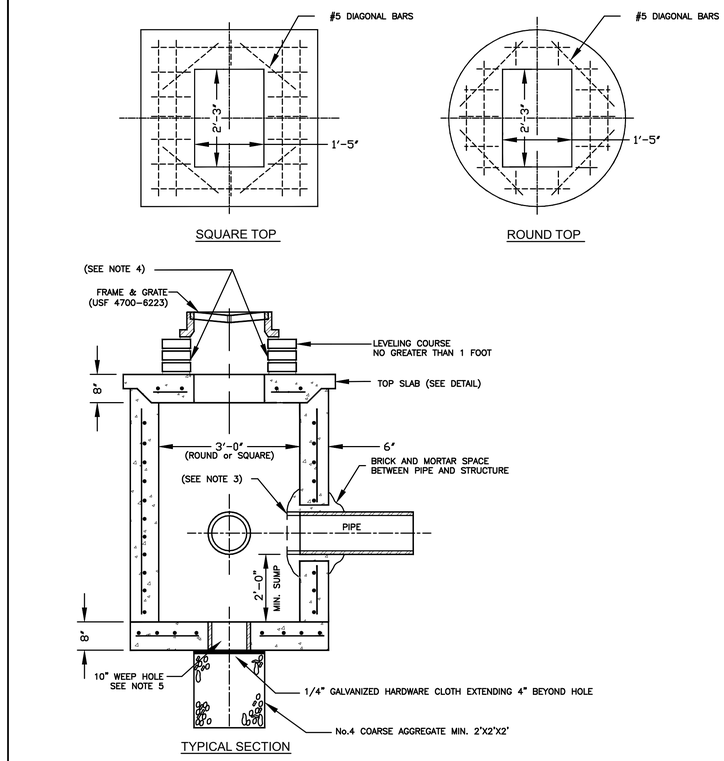
- WATER FLOW DIRECTION

PARKING SPACES CALCULATION

MULTIFAMILY USE: 1.2 PARKING SPACE PER UNIT
RETAIL USE: 1 PARKING SPACE PER EACH 500 SQ.FT.

15 UNITS x 1.2 PARKING SPACES = 18 PARKING SPACES

	REQUIRED	PROVIDED
TOTAL PARKING SPACES:	18 PARKING SPACES	20 PARKING SPACES
REGULAR PARKING SPACES PROVIDED:		19 PARKING SPACES
ACCESSIBLE PARKING SPACES PROVIDED:		1 PARKING SPACE



NOTES:

1.– CAST TOP SLAB TO FIT WALL USED.
2.– USE 4,000 psi CONCRETE. (MINIMUM), MAXIMUM W/C=0.53, GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.
3.– PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
4.– APPLY A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.
5.– WEEP HOLES ARE TO BE USED WHEN THE YEARLY LOWEST WATER ELEVATION IS ABOVE THE TOP OF THE BOTTOM SLAB OF THE STRUCTURE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/8/2018	REVISED 5/8/2018 9/16/2013 9/26/2012 2/8/2011 3/7/1981	STANDARD STORM DRAINAGE DETAIL PRECAST CATCH BASIN (D-3)	SD 2.2

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES. FL 33331

ZONING:
6800 COMMERCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 51484
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE

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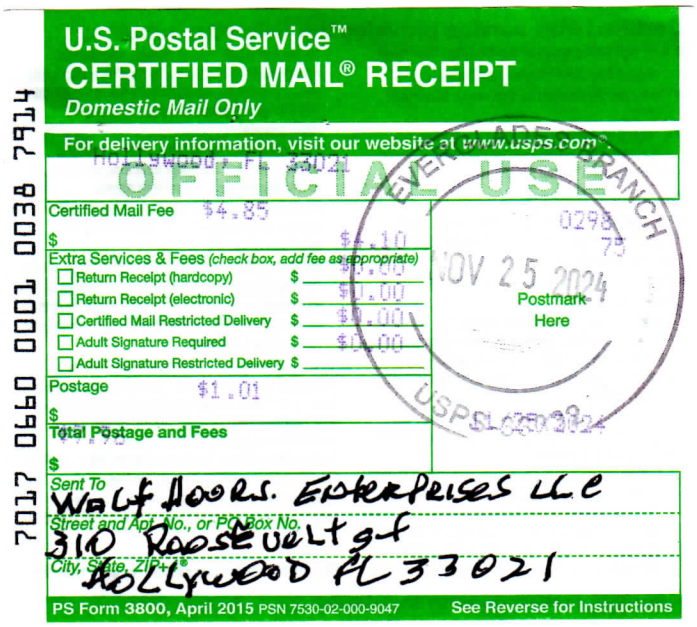
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9824
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954)364-8355 F (954)432-9266

1804 **ALI BABA** APARTMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98 | DATE: 120524 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
C-1



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $1.01
Total Postage and Fees $9.96

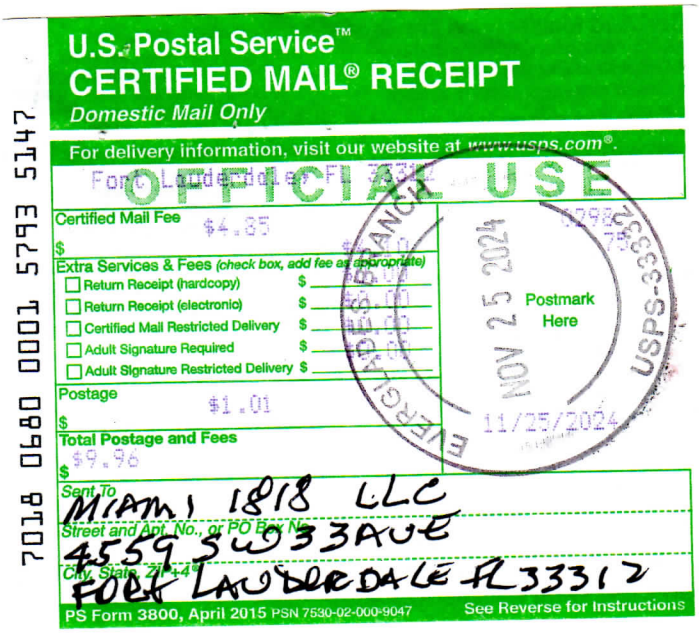
Sent To: Wolf Doors Enterprises LLC
Street and Apt. No., or PO Box No.: 310 Roosevelt St
City, State, ZIP+4®: Hollywood FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

EVERGLADES BRANCH NOV 25 2024 USPS-33332

Postmark Here

7017 0660 0001 0038 7914



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $1.01
Total Postage and Fees $9.96

Sent To: Miami 1818 LLC
Street and Apt. No., or PO Box No.: 4559 SW 33 Ave
City, State, ZIP+4®: Fort Lauderdale FL 33312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

EVERGLADES BRANCH NOV 25 2024 USPS-33332 11/25/2024

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7018 0680 0001 5793 5147

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City, State, ZIP+4®: Fort Lauderdale FL 33312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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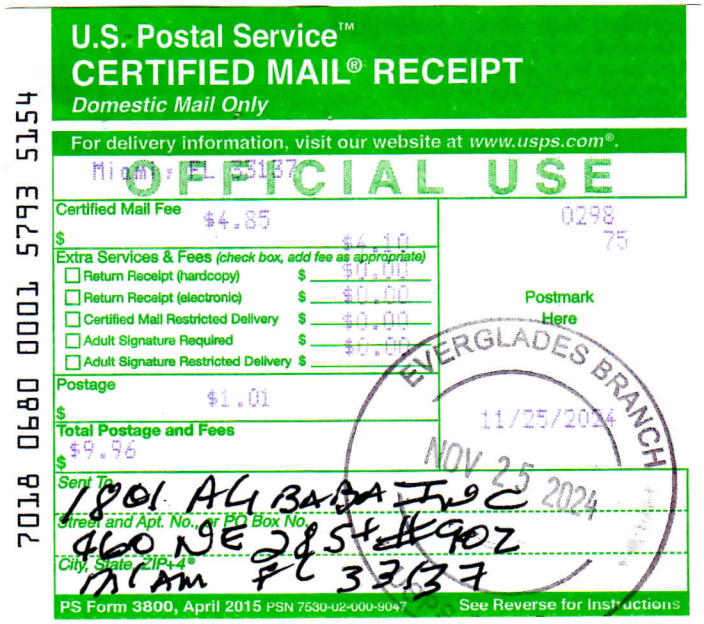

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- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $1.01
Total Postage and Fees $9.96

Sent To: 1801 Alibaba Inc
Street and Apt. No., or PO Box No.: 460 NE 28 St #902
City, State, ZIP+4®: Miami FL 33137

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

EVERGLADES BRANCH NOV 25 2024 11/25/2024

Postmark Here

7018 0680 0001 5793 5154

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMERCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE

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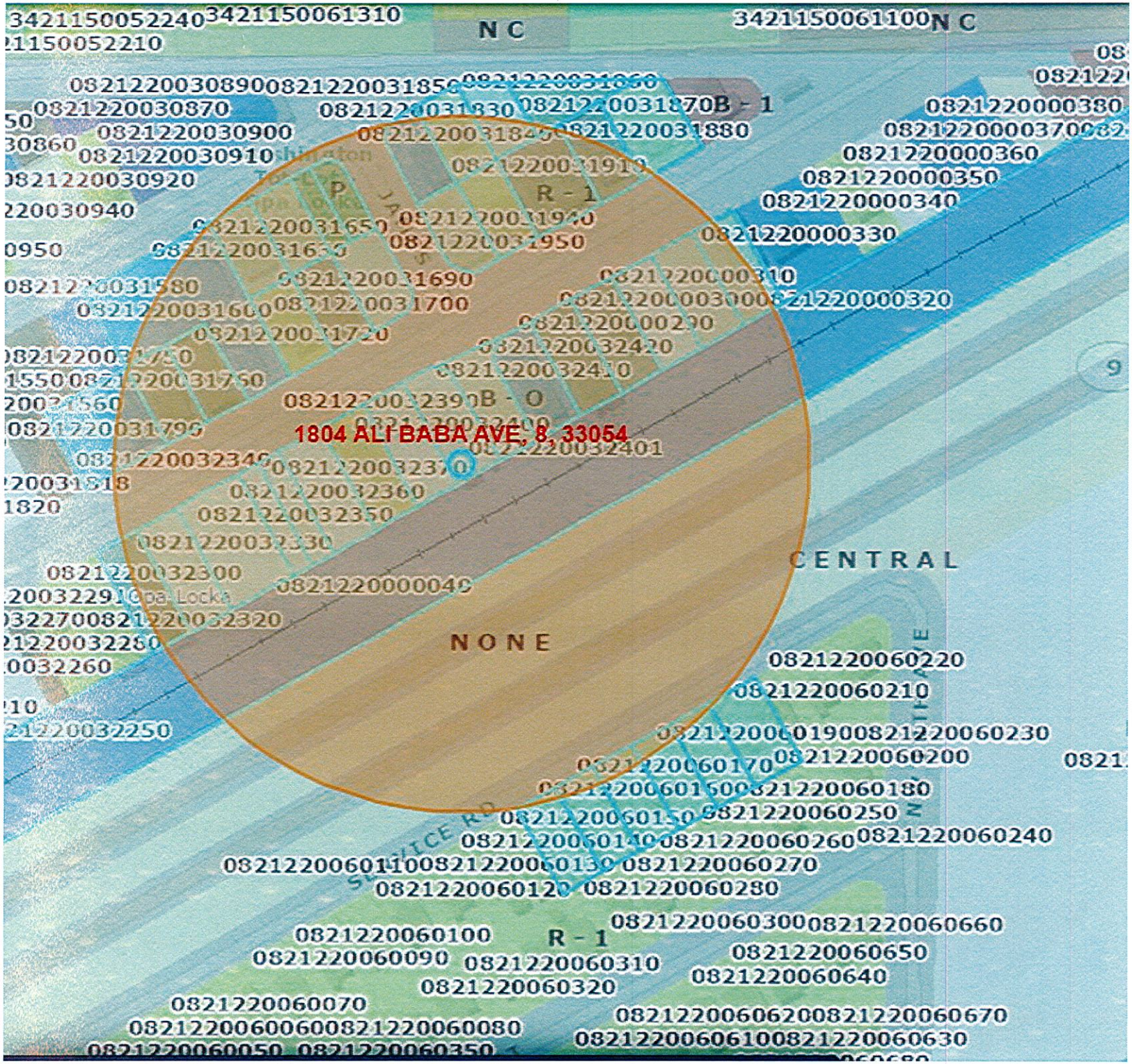
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD. SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

1804 **ALI BABA**
APATRMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98
DATE: 120624
DRAWN BY: B.J.
CHECKED: R.R.

DRAWING NO.
3D


1804 ALI BABA AVE, 8, 33054
NONE
CENTRAL
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R - 1
B - O
R - 1
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0821220060630
0821220060070
0821220060080
0821220060050
0821220060350
3421150052240
3421150061310
3421150061100
21150052210

OWNERS NAME	ADDRESS	FOLIO NUMBER	LEGAL DESCRIPTION	NO#
DENISE H SWASEY LE,REM CONSTANACE G SYDER	3520 NW 213 ST MIAMI GARDENS FL 33056	08-2122-006-0140	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 14 BLK 337	1
YVETTE WALKER,SHANTAVIA L WALKER	1870 SERVICE ROAD OPA LOCKA FL 33054	08-2122-006-0150	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 15 BLK 337	2
RETEVEA BAIN	1860 SERVICE ROAD OPA-LOCKA FL33054	08-2122-006-0160	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 16 BLK 337	3
YOSVANI ORBIZ,MANUEL ORBIZ HERNANDEZ RAMONA RERAZA AMECHAZURRA	1850 SERVICE ROAD 0PA-LOCKA FL 33054	08-2122-006-0170	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 17 BLK 337	4
ESTATE OF FLETA MOSLEY	1840 SERVICE RD OPA LOCKA FL 33054	08-2122-006-0180	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 18 BLK 337	5
LAZARA CASTILLO	8531 SW 4 ST MIAMI FL 33144	08-2122-006-0190	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 19 BLK 337	6
HALA FASHIONS PROPERTY LLC	PO BOX 279331 MIRAMAR FL 33027	08-2122-003-2300	MAGNOLIA SUB PB 40-80 LOTS 12&13 BLK 13	7
NEIGHBORHOOD HOUSING LLC	490 OPA LOCKA BLV #20 OPA LOCKA FL 33054	08-2122-003-2320	MAGNOLIA SUB PB 40-80 LOTS 14 & 15 BLK 13	8
JOSEPH BARTON	153 GROGANS POINT ROAD THE WOODLANDS TX 77380	082122-003-2330	MAGNOLIA SUB PB 40-80 LOTS 16 TO 18 INC BLK 13	9
JOSEPH BARTON	153 GROGANS POINT RD THE WOODLANDS TX 77380	08-2122-003-2340	MAGNOLIA SUB PB 40-80 LOT 19 BLK 13	10
JOSEPH BARTON	153 GROGANS POINT RD THE WOODLANDS TX 77380	08-2122-003-2350	MAGNOLIA SUB PB 40-80 LOT 20 BLK 13	11

JOSEPH BARTON	153 GROGANS POINT RD THE WOODLANDS TX 77380	08-2122-003-2360	MAGNOLIA SUB PB 40-80 LOTS 21& 22 BLK 13	12
MIAMI 1818 LLC	4559 SW 33 AVE FORT LAUDERDALE FL 33312	08-2122-003-2370	MAGNOLIA SUB PB 40-80 LOTS 23 & 24 BLK 13	13
WALTHOURS ENTERPRISE LLC	3310 ROOSEVELT ST HOLLYWOOD FL 33021	08-2122-003-2401	MAGNOLIA SUB PB 40-80 THAT 50FT OF JAMES ST LYG BET BLKS 13 & 14 CLOSED BY ORD 73-21	14
LITTLE ROCK PRIMITIVE,BAPTIST CHURCH INC	1790 ALI BABA AVE OPA LOCKA FL 33054	08-2122-003-2410	MAGNOLIA SUB PB 40-80 LOTS 23 & 24 BLK13	15
A R D PROPERTIES INVESTMENTS INC	5621 PLUNKETT ST HOLLYWOOD FL 33023	08-2122-003-2420	MAGNOLIA SUB PB 40-80 LOTS 3 & 4 BLK 14	16
THICK WATER LLLP	610 NW 183 ST SUITE 207 MIAMI GARDENS FL 33169	08-2122-000-0290	SW 50 FT OF N1/2 OF NE1/4 OF NE1/4 LYING BETWEEN ALI BABA AVE& SAF R/W AKA L1 BLK UNREC	17
FAY PLASNIE CORP TRS 1768 ALI BABA LAND TRUST	610 NE 183 ST ST # 207 MIAMI FL 33169	08-2122-000-0300	NE50FT OF SW100FT OF N1/2 OF N/E1/4 OF N/E1/4 BETWEEN ALI BABA AVE & SAF R/W AKA L2 BLK 1 UNREC	18
PALMETTO HOMES URBAN,DEVELOPMENT GROUP INC	4952 NW 7 AVE MIAMI FL 33127	08-2122-000-0310	NE50FT OF SW150FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF RW	19
LOU INVESTMENTS GROUP CORP	1765 ALI BABS AVE 3 OPA LOCKA FL 33054	08-2122-000-0320	NE50FT OF SW200FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W	20
FLORIDA REALTY INVESTMENTS	6175 NW 153 ST 201 MIAMI LAKES FL 33014	08-2122-003-1890	MAGNOLIA SUB PB 40-80 LOTS 13 & 14 BLK 11	21

MACAN LLC	2145 PIERCE ST 217 HOLLYWOOD FL 33020	08-2122-003-1910	MAGNOLIA SUB PB 40-80 LOTS 15-16 & 17 BLK 11	22
CARLOS MOORE	8318 SW 85 TER MIAMI FL 33143	08-2122-003-1940	MAGNOLIA SUB PB 40-80 LOTS 18 & 19 BLK 11	23
LISANDRA DELGADO,JOSE MANUEL DELGADO	1795 ALI BABA AVE OPA LOCKA FL 33054	08-2122-003-1950	MAGNOLIA SUB PB 40-80 LOTS 20 & 21 BLK 11	24
1801 ALI BABA INC	460 NE 28 ST # 902 MIAMI FL 33137	08-2122-003-1690	MAGNOLIA SUB PB 40-80 LOTS 23 & 24 BLK 10	25
SONJA DELLMAR	1811 ALI BABA AVE OPA LOCKA FL 33054	08-2122-003-1700	MAGNOLIA SUB PB 40-80 LOTS 25 & 26 BLK 10	26
MIAMI 1818 LLC	4559 SW 33 AVE FIRT LAUDERDALE FL 33312	08-2122-003-1720	MAGNOLIA SUB PB 40-80 LOTS 27 & 28 BLK 10	27
SOUL SAVING STATION,OF CHRIST ETC	1880 WASHINGTON ST OPA LOCKA FL 33054	08-2122-003-1600	MAGNOLIA SUB PB 40-80 LOTS 11 THRU 16 & LOTS 29 & 30 BLK 10	28
SOUL S V G STA CHRIST CRUS,OF FL INC	1880 WASHINGTON AVE OPA LOCKA FL 33054	08-2122-003-1750	MAGNOLIA SUB PB 40-80 LOTS 31 & 32 BLK 10	29
THICK WATER LLLP	610 NE 183 ST 207 MIAMI FL 33169	08-2122-003-1760	MAGNOLIA SUB PB 40-80 LOTS 33 & 34 BLK 10	30
JB YOUNG HOLDINGS LLC	17800 NW 14 CT MIAMI FL 33169	08-2122-003-1790	MAGNOLIA SUB PB 40-80 LOTS 35 THRU 38 BLK 10	31
SOUL SAVING STATION	1880 WASHINGTON AVE OPA LOCKA FL 33054	08-2122-003-1630	MAGNOLIA SUB PB 40-80 LOTS 17 & 18 BLK 10	32
SOUL SAVING STATION CHURCH	1880 WASHINGTON AVE OPA LOCKA FL 33054	08-2122-003-1650	MAGNOLIA SUB PB 40-80 LOTS 19 & 20 BLK 10	33

WALTHOURS ENTERPRISE LLC	3310 ROOSEVELT ST HOLLYWOOD FL 33021	08-2122-003-1670	MAGNOLIA SUB PB 40-80 LOT 21 BLK 10	34
WALTHOURS ENTERPRISE LLC	3310 ROOSEVELT ST HOLLYWOOD FL 33021	08-2122-003-1680	MAGNOLIA SUB PB 40-80 LOT 22 BLK 10	35
WALTHOURS ENTERPRISE LLC	3310 ROOSEVELT ST HOLLYWOOD FL 33021	08-2122-003-1830	MAGNOLIA SUB PB 40-80 LOTS 1 & 2 BLK 11	36
17800821220031840 LLC	30 N GOULD ST STE R SHERIDAN WY 82801	08-2122-003-1840	MAGNOLIA SUB LOTS 3 & 4 BLK 11	37
PALMETTO HOMES URBAN,DEVELOPMENT GROUP INC	4952 NW 7 AVE MIAMI FL 33127	08-2122-003-1850	MAGNOLIA SUB PB 40-80 LOTS 5 & 6 BLK 11	38
MAGNIFICENT FAMILY LLC	15841 NW 18 PL MIAMI GARDENS FL 33054	08-2122-003-1860	MAGNOLIA SUB PB 40-80 LOT 7 BLK 11	39
PURAN INVESTMENTS INC	5620 RODMAN ST HOLLYWOOD FL 33023	08-2122-003-1880	MAGNOLIA SUB PB 40-80 LOTS 10,11 &12 BLK 11	40

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE RAFE INVESTMENTS, INC DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF FIFTEEN RESIDENTIAL UNITS, THREE LIVE-WORK UNITS AND TWELVE RESIDENTIAL UNITS ON THE VACANT PARCEL SITE ON ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-2390; 08-2122-003-2400 IN THE B-O ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Rafe Investments, Inc., intends to construct three live-work residential units and twelve regular residential units and provide twenty parking spaces on site and six on-street parking spaces for customers. The applicant further intends to provide landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for Development Agreement review to construct a multi-family residential building in the Business Office Zoning District (B-O) and within the Magnolia North Overlay District; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of Rafe Investments, Inc., 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 of the City of Opa-Locka finds that it is in the best interest of the City and its residents to recommend approval of the Development Agreement request by the Applicant, as provided herein and attached.

WHEREAS, the City Commission considered the Development Agreement Review application and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves the Development Agreement Review application request.

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Development Agreement Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request for the Development Agreement approval for the Construction of fifteen residential units, three live-work units and twelve residential units on the vacant parcel site on Ali Baba Avenue and identified by folios 08-2122-003-2390; 08-2122-003-2400 in the B-O Zoning District and within the Magnolia North Mixed Use Overlay 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 _____, 2025.

_____
John H. Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A

_____

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____
Commissioner Ervin	_____
Commissioner Santiago	_____
Vice Mayor Kelley	_____
Mayor Taylor	_____

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: RAFE Investments Inc / JORGE & JULIET DELAFE

PROPERTY OWNER'S ADDRESS: 17101 SW 62 St SW Ranches FL 33331
Number/Street City State/Zip Code

APPLICANT'S NAME: JORGE DELAFE

APPLICANT'S ADDRESS: 17101 SW 62 St SW Ranches FL 33331
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305.905.6913 HOME CELL OTHER _____

SUBJECT PROPERTY ADDRESS: 1804/1816 ALI BABA AVE OPALOCKA FL
Number/Street

TAX FOLIO NUMBER: 1816 08-2122-003-3390 PRESENT ZONING: 6800 COMMERCIAL PROFESSIONAL OFFICE
1804 08-2122 003-3400

LEGAL DESCRIPTION: _____

_____

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
___Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
X Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

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

_____

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

X Completed application form

_____ Application fee payable to the City of Opa-locka by check, cashier's check or money order

DO Copy of property owner's and/or applicant's photo not including a driver's license also provide Incorporation Documents (Inc., LLC, ...)

X Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)

X A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

X All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.

_____ Fifteen (15) certified boundary and topographic surveys of the property (two copies size 36 x 24 inches & 13 copies 11 x 17 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

X Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original Sealed Copies)

X Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

X Narrative concept must be submitted with application

AFFIDAVIT

I, JORGE DELAFE, 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

12-8-24
Date

Sworn to and subscribed before me:

This 8 day of December, 2024

Notary Public
Attach copy of identification

Deborah A. Ramirez
Comm.#HH102566
Expires: April 18, 2025
Bonded Thru Aaron Notary

My commission expires _____

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From: JORGE DELAFÉ

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

I, JORGE DeLAFE, being first duly sworn, depose and say that I am the owner of the property legally described as: 1804 ALI BABA AVE OPA LOCKA FL
1816 ALI BABA AVE OPALOCKA FL

I do give to GEORGE R. DELAFÉ 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 GEORGE R. DELAFE 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

12-8-24
Date

Sworn to and subscribed before me:
This 8th day of December 2024

Notary Public

Deborah A. Ramirez
Comm.#HH102566
Expires: April 18, 2025
Bonded Thru Aaron Notary

My commission expires:_____

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

RAFE Investments Inc.

17101 SW 62 ST

Southwest Ranches FL 33333

305-905-6913

Project Overview
This development will consist of 15 units, designed with the City of Opa-locka's distinctive architectural theme in mind. The project includes:

- **12 one-bedroom, one-bath units**, perfect for individuals or couples.
- **3 two-bedroom, one-bath units** designed with a mixed-use concept to accommodate small business owners or entrepreneurs seeking a live-work environment.

Amenities and Features

- **Ample onsite parking** to ensure convenience for all residents and their guests.
- **Lush Landscaping**

Mission Statement
Our goal is to deliver a state-of-the-art residential community that is both modern and affordable, addressing the needs of Opa-locka's residents. By fostering opportunities for both living and working within the same space, we aim to support small businesses and startups while enhancing the overall quality of life for our tenants.

Manager

Jorge De La Fe

Record and Return to:
(enclose self-addressed stamped envelope)

Legal Council
Rubin E. Dorta, Esq.
6011 West 16th Avenue,
Hialeah, FL 33012

This Instrument Prepared by:
Burnadette Norris-Weeks
City Attorney
780 Fisherman Street
4th Floor
Opa-locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA & RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this___day of_____2025 ("Execution Date") by and between **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE** (the "Owner"), a Florida limited liability company with the mailing address of **17101 SW 62 STREET SW RANCHES, FL 33331**and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 13,125 square feet of land located on the combined site of 1816 & 1804 Ali Baba Avenue within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos **(folio) 08-2122-003-2390 & 08-2122-003-2400**, (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number _____, approving a Site Plan for the Proposed Development which consist of **(one building[s])** containing over **13,763 sq ft)** of residential space and live-work space and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and **(20)** parking spaces for residential and customer parking, and the planting of **8 trees,** shrubs, and landscaped open space in accordance with the **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE** approved site plan; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack

of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owners and City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.

3. Definitions.
   a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
   b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
   c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
   d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
   e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE**, (the "Owner"), a Florida limited liability company, with the mailing address of **17101 SW 62 STREET SW RANCHES, FL 33331**and/or any of its respective successors, assigns, or heirs thereof.
   f. Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

g. 'Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,

i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein

j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE,** Site Plan, located on the combined site of 1816 & 1804 Ali Baba Avenue, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

l. "Final Site Plan" means the **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE**, Site Plan, at approximately (located on the combined site of 1816 & 1804 Ali Baba Avenue "Final Site Plan" approved by the City Commission for the Proposed Development which includes the construction of **one** building containing over **(13,763 sq ft)** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and **(20 parking spaces)** parking spaces for residential and live work parking, and the planting of **(8)** trees, shrubs in appropriate areas as well as on the property perimeter and landscaped open space in accordance with the **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE** approved site plan as may be amended from time to time.

m. "Governing Body" means the City of Opa-Locka's City Commission.

n. "Initial Term" is thirty (30) years commencing on the Effective Date.

o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.

p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any 1ocal government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.

r. "Parties" means the City and the Owner, **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE**.

s. "Project" shall mean the **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE** and development of the 6,875 square foot of land located

on the combined site of 1816 & 1804 Ali Baba Avenue, and identified by Miami-Dade County Tax Folio Nos **(08-2122-003-2390 & 08-2122-003-2400)** (the "Property), as described in the plans prepared by **(MR ENGINEERNG CONSULTANTS, INC).,** and dated **(12/9/2024)**, which proposes the construction of **(one building)** containing over **80,000 sq ft)** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City and the development of **(120)** parking spaces; the planting of **8 trees,** shrubs in appropriate areas as well as on the property perimeter and landscaping and open space coverage, in accordance with the **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE** approved site plan as may be amended from time to time.

t. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.

u. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.

v. "Resolution" shall mean City of Opa-Locka Resolution Number _____ and _____ approving the Project and this Agreement.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163,3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6.Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner) and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension or modification of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants

running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. Termination. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

9. Development Conditions. In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.

b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.

c. All signage shall comply with all city sign code ordinance requirements.

d. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:
    1) Design of all physical structures, water bodies, private and public improvements and
    2) The color and dimensional characteristics of all building materials
    3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan

e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the

event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until May 2055.

f. At the request of the City, Owner shall submit an annual report and shall provide additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".

g. The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.

h. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.

i. Owner agrees to use commercially reasonable efforts to:

1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2026; and
2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:

a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.

b) Host or require its general contactor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

j. All trash and garbage containers shall comply with all city dumpster enclosure requirements.

k. The following timelines shall be complied with by Owner, **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE**, Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

(a) Site plan approvals;
(b) Modifications to existing approvals and permits, including the Project Site Plan;
(c) Water, sewer, paving and drainage permits
(d) Building permits
(e) Sign permits
(f) Certificates of use and occupancy; and

(g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.

(h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this Property.

(i) All currently non-complaint physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), FS., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agree Tent shall govern the development of the Property for the entire term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owner’s consent to such changes and except as otherwise provided in the Act.

The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

14. Zoning and Other Approvals. The parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments, or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. Necessity of Complying, with Local Regulations Relative to Development Permits.

a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance; The City may also apply remedies listed in Senate Bill 102 as applicable. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

c) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

16. Good Faith; Further Assurances. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at:
City Manager
City of Opa Locka
780 Fisherman Street
Opa Locka, Florida 33054

With a copy to:
Law Offices of Burnadette Norris-Weeks, P.A.
City Attorney
City of Opa-locka
780 Fisherman Street
Opa-locka, Florida 33054
And
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Developer at: **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE (Legal Address)**

And

With a copy to: Legal Council
Rubin E. Dorta, Esq.
6011 West 16th Avenue,
Hialeah, FL 33012

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____ By: _____
City Clerk City Manager

Dated: _____day of _____, 2025.

Approved for form and legal sufficiency:

City Attorney: _____

RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE,,, a Florida limited liability company

WITNESS:

_____
Signature

By: _____
Owner/Agent
Title: Manager

_____
Print Name

_____

Signature

_____
Print Name

STATE OF FLORIDA)
:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, on this _____ day of _____, 2025 by XXXXXX XXXXX as Manager of **RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE**,, a Florida limited liability company. He is:

___ personally known to me, or
___ produced identification. Type of identification produced _____.

_____
Notary Public, State of Florida at Large

_____
Print Name

My Commission Expires:

EXHIBIT A

Legal Description

Lots 25 and 26, Block 13, of MAGNOLIA SUBDIVISION, according to the plat thereof as recorded in Plat Book 40, at Page 80, of the Public Records of Miami Dade County, Florida. Or 13228-2816 0287 1 (6,250 square feet) - 50 X 125

Lots 27 and 28, Block 13, of MAGNOLIA SUBDIVISION, according to the plat thereof as recorded in Plat Book 40, at Page 80, of the Public Records of Miami Dade County, Florida. Or 12711-3453 1185 1 (6,875 square feet) - 55 X 125

EXHIBIT B

CITY'S ANNUAL REPORT FORM

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

_____
City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No._____, passed and adopted on _____, 2025.

2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and **(RAFE INVESTMENTS, INC / JORGE & JULIET DELAFE,.)**, as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2025 (the "Development Agreement").

3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.

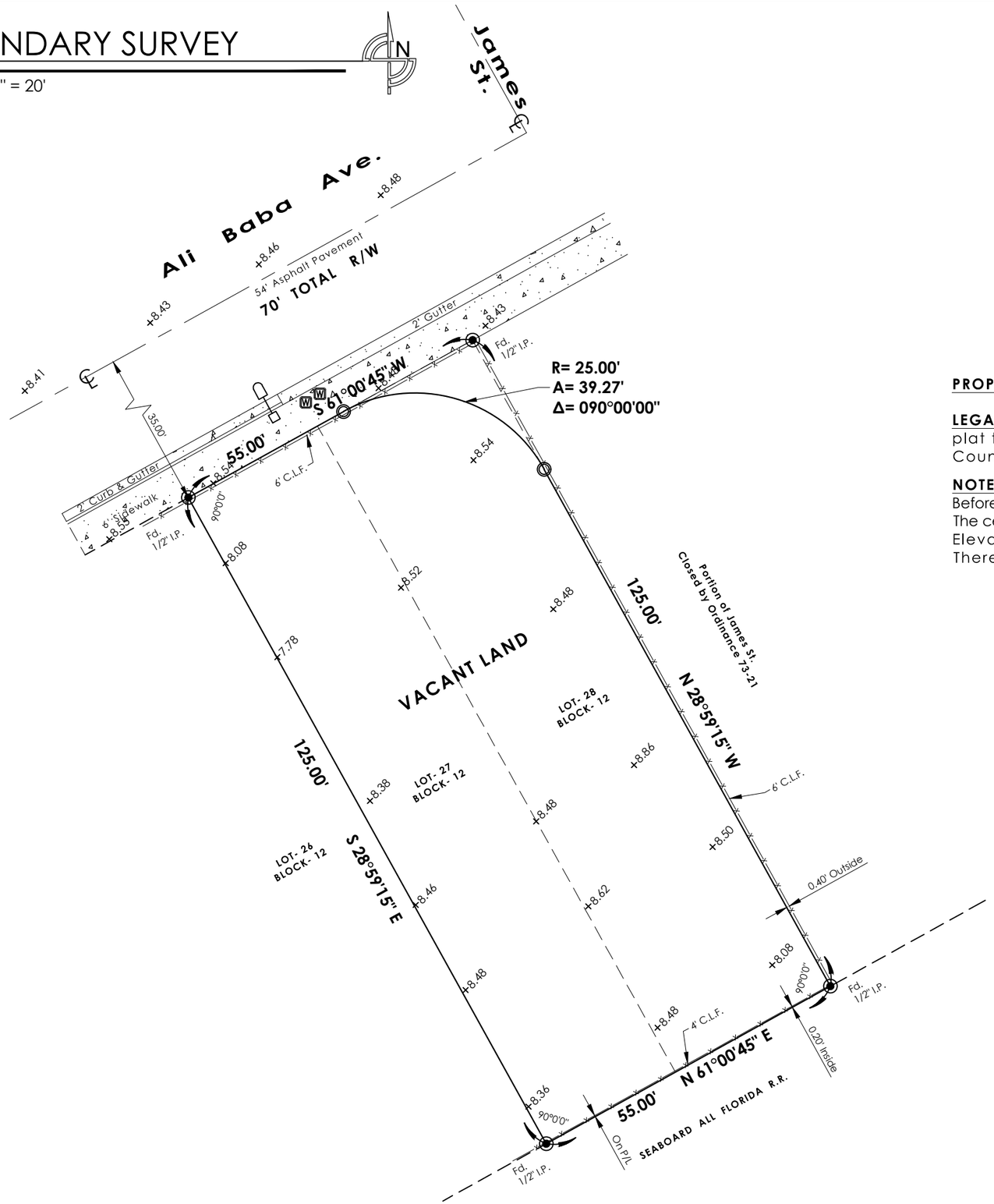
4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.

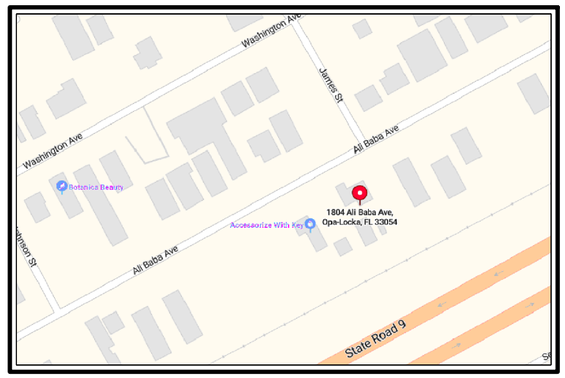
5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.

6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section 17 of the Development Agreement.

BOUNDARY SURVEY

SCALE: 1" = 20'





LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 1804 Ali Baba Ave. Opa Locka, FL. 33054

LEGAL DESCRIPTION: Lots 27 and 28, Block 13, of **MAGNOLIA SUBDIVISION**, according to the plat thereof as recorded in Plat Book 40, at Page 40, of the Public Records of Miami Dade County, Florida.

NOTES:

Before any construction the setbacks must be checked
The certificate does not extended to any unnamed party
Elevations are referred to Miami Dade County BM# B- 65-2 Elev.= 10.68' of N.G.V.D. of 1929
There may be Easements recorded in Public Records not shown on this Survey.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE
AC= AIR CONDITIONED UNIT
ADJ.= ADJACENT
B.C.= BLOCK CORNER
BLDG.= BUILDING
B.O.B.= BASIS OF BEARINGS
CL.= CLEAR
C.L.F.= CHAIN LINK FENCE
CONC.= CONCRETE
D.M.E.= DRAINAGE MAINT. EASEMENT
ENC.= ENCROACHMENT
FD.= FOUND
F.F.ELEV.: FINISHED FLOOR ELEVATION
I.F.= IRON FENCE
L.F.ELEV.: LOWEST FLOOR ELEVATION
P.B.= PLAT BOOK
P.C.P.= PERMANENT CONTROL POINT
P.G.= PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCE
P.P.= POOL PUMP
R= RADIUS
RES.= RESIDENCE
R/W= RIGHT-OF-WAY
TYP.= TYPICAL
U.E.= UTILITY EASEMENT
W.F.= WOOD FENCE
W.M.= WATER METER
Ø= DIAMETER
℄= CENTER LINE

+0.00 = ELEVATION
= WATER METER
= POWER POLE
= LIGHT POLE
= FIRE HYDRANT
= MANHOLE
= CATCH BASIN
= SANITARY SEWER
= WATER VALVE
= TV BOX
= FPL TRANS.
= CONC. POWER POLE

JOB NUMBER: 2408139

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120657 PANEL NUMBER 0136 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:

Rafe Investments, Inc.

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es

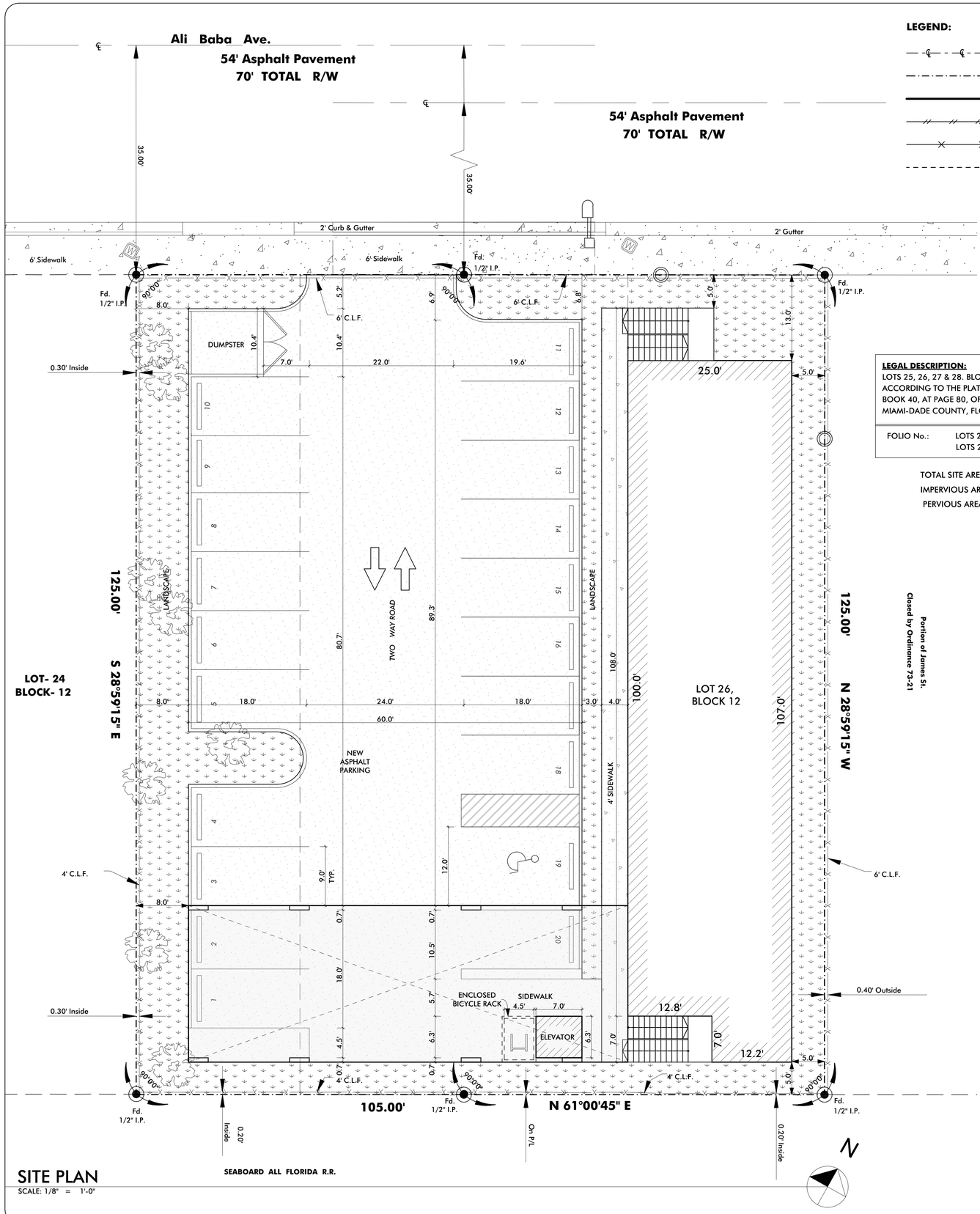
DATE OF FIELD WORK: August 30, 2024

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC P.S.M. 3102
STATE OF FLORIDA
Professional Land Surveyor

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.



SITE PLAN

SCALE: 1/8" = 1'-0"

LEGEND:

- CENTER LINE
- PROPERTY LINE
- BUILDING LINE
- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY EASEMENT

ZONING DATA

ZONING: _____ BO — BUSSINESS OFFICE DISTRICT, CORRIDOR MIXED USE, MAGNOLIA NORTH OVERLAY DISTRICT

OCCUPANCY/USE : MIXED USE BUILDING: - COMMERCIAL (MERCANTILE) & 15 APARTMENTS (R-2)

FLOOD ZONE: ___ ZONE "X" (NO MIN. FINISH FLOOR ELEVATION REQUIRED)

	PERMITTED:	PROVIDED:
LOT OCCUPATION:		
DENSITY:	50 UNITS/ACRE or 15 UNITS MAX. /0.30 ACRES	15 UNITS /0.30 ACRES
INTENSITY:	3.0 MAX - F.A.R. or 39,375 SQ.FT. MAX.	13,763.45 SQ.FT F.A
MIN. SITE AREA:	10,000 SQ.FT. MIN or 0.22 ACRES	13,125 SQ.FT MIN. or 0.30 ACRES
MAX. IMPERVIOUS AREA:	90% MAX. or 11,812 SQ.FT.	77.2% or 10,130 SQ.FT.
BUILDING HEIGHT:	6 STORIES or 65'-0"	3 STORIES or 49'-0"
BUILDING SETBACKS:		
FRONT (NORTH):	5'-0" MIN.	5'-0"
REAR (SOUTH):	5'-0" MIN.	5'-0"
LEFT SIDE (WEST):	5'-0" MIN.	8'-0"
RIGHT SIDE (EAST):	5'-0" MIN.	5'-0"

SITE LOCATION

LEGAL DESCRIPTION:
LOTS 25, 26, 27 & 28. BLOCK 13 OF **MAGNOLIA SUBDIVISION** ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 40, AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:	LOTS 25 & 26	08-2122-003-2390
	LOTS 27 & 28	08-2122-003-2400

TOTAL SITE AREA	13,125 SQ.FT.	**0.30 Acres**
IMPERVIOUS AREA	10,130.10 SQ.FT.	**77.18%**
PERVIOUS AREA	2,994.90 SQ.FT.	**22.82%**

PARKING SPACES CALCULATION

MULTIFAMILY USE: 1.2 PARKING SPACE PER UNIT
RETAIL USE: 1 PARKING SPACE PER EACH 500 SQ.FT.

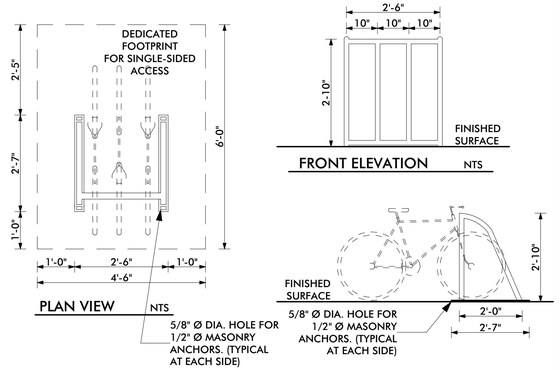
15 UNITS x 1.2 PARKING SPACES = 18 PARKING SPACES

	REQUIRED	PROVIDED
TOTAL PARKING SPACES:	18 PARKING SPACES	20 PARKING SPACES
REGULAR PARKING SPACES PROVIDED:		19 PARKING SPACES
ACCESSIBLE PARKING SPACES PROVIDED:		1 PARKING SPACE

BICYCLE RACK SPECIFICATIONS

BIKE CAPACITY	MOUNTING	H x L	Wt. Blk	Wt. Galv
3	SURFACE	2'-10" x 4'-4"	140 lbs.	149lbs.

MATERIALS:
* 2" NOM., SHED. 40 ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR BOTTOM HEADER & ENDS.
*1-1/2" NOM., SCHED. 40, ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR TOP HEADER.
*1-1/2" NOM., SCHED. 40, BLACK PLASTIC SLEEVE COVERS TOP HEADER OF BIKE RACK.
*3/8" x 3" H.R STEEL FLAT-BAR FOR BASE ENDS.
FABRICATION:
*ALL METALLURGICAL JOINTS ARE MIG WELDS.
* REAR SIDE OF POSTS ARE PARTIALLY WELDED TO ALLOW VENTING DURING THE GALVANIZATION PROCESS.
STANDARD FINISHES:
*BLACK THERMOPLASTIC POWDER COATING 8 TO 10 MILS THICK.
*HOT-DIPPED GALVANIZED.



TYP. BICYCLE RACK DETAILS NTS

BICYCLE RACK CALCULATION

1 BICYCLE SPACE PER EACH 5 RESIDENTIAL UNITS

15 RESIDENTIAL UNITS / 5 = 3 BICYCLE SPACES

	REQUIRED	PROVIDED
TOTAL BICYCLE SPACES:	3 BICYCLE SPACES	3 BICYCLE SPACES

BUILDING BREAKDOWN

GROUND FLOOR:

LIVING AREAS:

UNIT 1:	786.13 SQ. FT.
UNIT 2:	786.13 SQ. FT.
UNIT 3:	786.13 SQ. FT.
TOTAL LIVING AREA:	2,358.39 SQ. FT.

COMMON AREAS:

METER ROOM:	227.79 SQ. FT.
WALKWAY/CORRIDOR:	567.46 SQ. FT.
STAIRCASE #1:	89.40 SQ. FT.
STAIRCASE #2:	104.67 SQ. FT.
ELEVATOR:	49.09 SQ. FT.
BICYCLE ENCLOSURE:	36.17 SQ. FT.
TOTAL COMMON AREA:	1,074.58 SQ. FT.

TOTAL GROUND FLOOR AREA : 3,432.97 SQ.FT.

SECOND FLOOR:

LIVING AREAS:

UNIT 4:	650.00 SQ. FT.
UNIT 5:	650.00 SQ. FT.
UNIT 6:	650.00 SQ. FT.
UNIT 7:	659.50 SQ. FT.
UNIT 8:	691.81 SQ. FT.
UNIT 9:	691.81 SQ. FT.
TOTAL LIVING AREA:	3,993.12 SQ. FT.

COMMON AREAS:

WALKWAY/CORRIDOR:	933.96 SQ. FT.
STAIRCASE #1:	89.40 SQ. FT.
STAIRCASE #2:	104.67 SQ. FT.
ELEVATOR:	49.09 SQ. FT.
TOTAL COMMON AREA:	1,172.12 SQ. FT.

TOTAL SECOND FLOOR AREA : 5,165.24 SQ.FT.

THIRD FLOOR:

LIVING AREAS:

UNIT 10:	650.00 SQ. FT.
UNIT 11:	650.00 SQ. FT.
UNIT 12:	650.00 SQ. FT.
UNIT 13:	659.50 SQ. FT.
UNIT 14:	691.81 SQ. FT.
UNIT 15:	691.81 SQ. FT.
TOTAL LIVING AREA:	3,993.12 SQ. FT.

COMMON AREAS:

WALKWAY/CORRIDOR:	933.96 SQ. FT.
STAIRCASE #1:	89.40 SQ. FT.
STAIRCASE #2:	104.67 SQ. FT.
ELEVATOR:	49.09 SQ. FT.
TOTAL COMMON AREA:	1,172.12 SQ. FT.

TOTAL THIRD FLOOR AREA : 5,165.24 SQ.FT.

TOTAL FLOOR AREA : 13,763.45 SQ.FT.

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMERCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 51484
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MREC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY DISCREPANCIES MUST BE REPORTED. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

REVISIONS:

NO.	DATE:	DESCRIPTION
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MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9824
10031 PINES BLVD, SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954)364-8355 F (954)432-9266

1804 **ALI BABA**
APARTMENTS

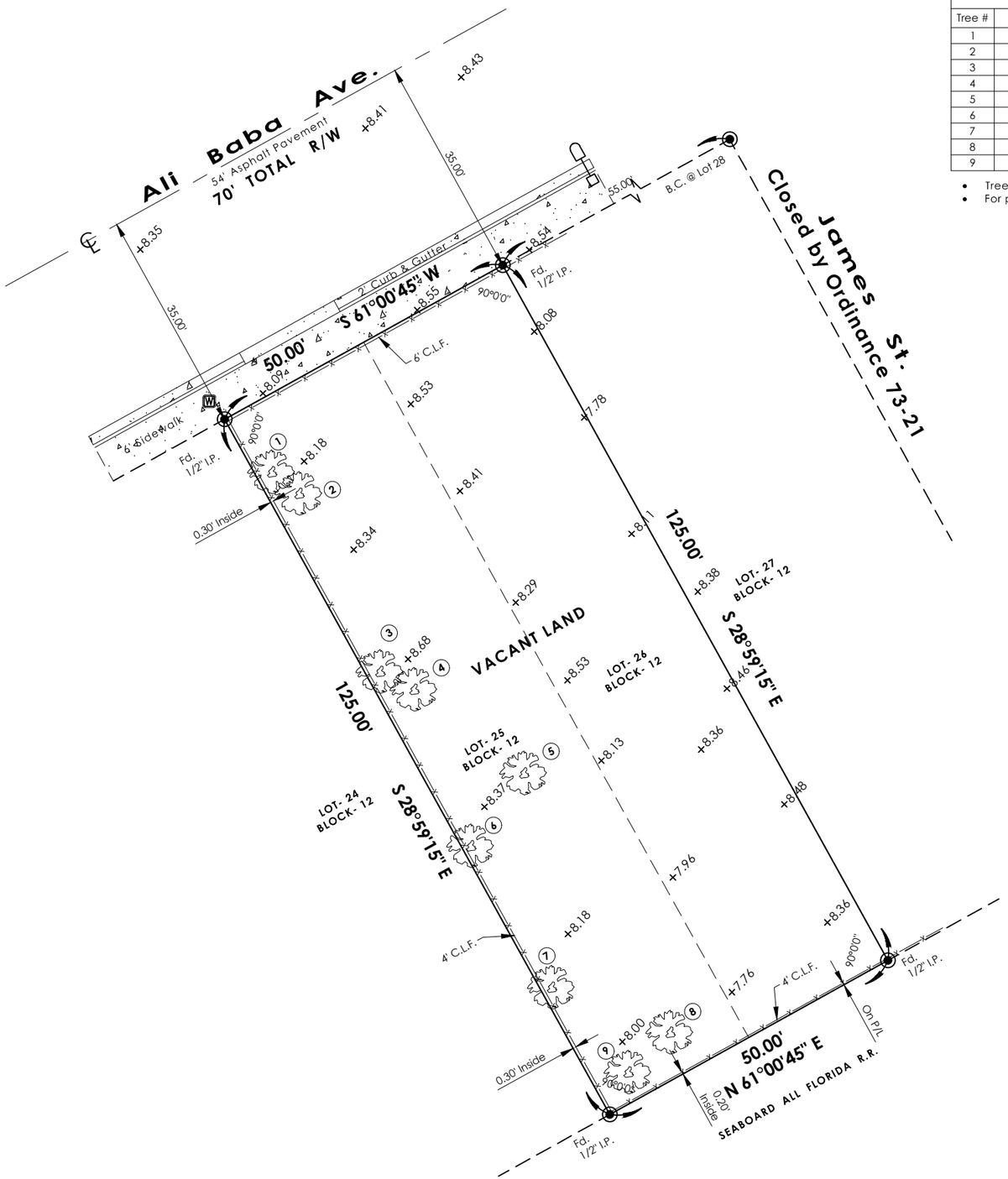
1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98 | DATE: 120524 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
SP-1

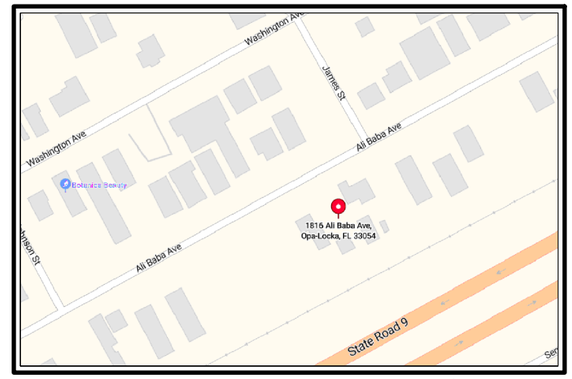
BOUNDARY SURVEY

SCALE: 1" = 20'



TREE INVENTORY				
Tree #	Common Name	Diameter (in)	Height	Canopy
1	Live Oak	30"	40'	35'
2	Live Oak	27"	40'	35'
3	Live Oak	27"	40'	35'
4	Umbrella Tree	12"	35'	20'
5	Live Oak	11"	30'	20'
6	Live Oak	12"	30'	25'
7	Live Oak	10"	30'	20'
8	Live Oak	17"	35'	30'
9	Mango Tree	17"	35'	30'

- Tree location and dimension are approximate.
- For proper and scientific tree name an arborist should be contacted.



LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 1816 Ali Baba Ave. Opa Locka, FL. 33054

LEGAL DESCRIPTION: Lots 25 and 26, Block 13, of **MAGNOLIA SUBDIVISION,** according to the plat thereof as recorded in Plat Book 40, at Page 40, of the Public Records of Miami Dade County, Florida.

NOTES:

Before any construction the setbacks must be checked
The certificate does not extended to any unnamed party
Elevations are referred to Miami Dade County BM# B- 65-2 Elev.= 10.68' of N.G.V.D. of 1929
There may be Easements recorded in Public Records not shown on this Survey.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE
AC= AIR CONDITIONED UNIT
ADJ.= ADJACENT
B.C.= BLOCK CORNER
BLDG.= BUILDING
B.O.B.= BASIS OF BEARINGS
CL.= CLEAR
C.L.F.= CHAIN LINK FENCE
CONC.= CONCRETE
D.M.E.= DRAINAGE MAINT. EASEMENT
ENC.= ENCROACHMENT
FD.= FOUND
F.F.ELEV.: FINISHED FLOOR ELEVATION
I.F.= IRON FENCE
L.F.ELEV.: LOWEST FLOOR ELEVATION
P.B.= PLAT BOOK
P.C.P.= PERMANENT CONTROL POINT
P.G.= PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCE
P.P.= POOL PUMP
R= RADIUS
RES.= RESIDENCE
R/W= RIGHT-OF-WAY
TYP.= TYPICAL
U.E.= UTILITY EASEMENT
W.F.= WOOD FENCE
W.M.= WATER METER
Ø= DIAMETER
℄= CENTER LINE
+0.00 = ELEVATION
(W) = WATER METER
= POWER POLE
= LIGHT POLE
= FIRE HYDRANT
(MH) = MANHOLE
= CATCH BASIN
(SS) = SANITARY SEWER
(WV) = WATER VALVE
(TV) = TV BOX
= FPL TRANS.
= CONC. POWER POLE

JOB NUMBER: 2408140

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120657 PANEL NUMBER 0136 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:
Rafe Investments, Inc.

DATE OF FIELD WORK: August 30, 2024

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property, is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es

ARTURO R. TOIRAC P.S.M. 3102
STATE OF FLORIDA
Professional Land Surveyor

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

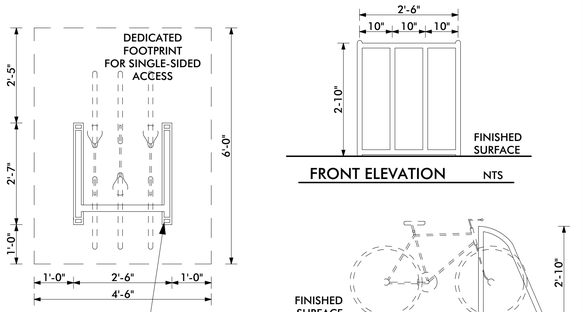
BICYCLE RACK SPECIFICATIONS

BIKE CAPACITY	MOUNTING	H x L	Wt. Blk	Wt. Galv
3	SURFACE	2'-10" x 4'-4"	140 lbs.	149lbs.

MATERIALS:
* 2" NOM., SHED. 40 ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR BOTTOM HEADER & ENDS.
*1-1/2" NOM., SCHED. 40, ASTM A300, WELDED SEAMLESS-STEEL PIPE FOR TOP HEADER.
*1-1/2" NOM., SCHED. 40, BLACK PLASTIC SLEEVE COVERS TOP HEADER OF BIKE RACK.
*3/8" x 3" H.R STEEL FLAT-BAR FOR BASE ENDS.

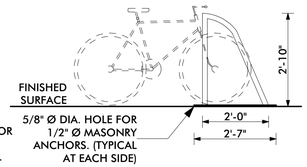
FABRICATION:
*ALL METALLURGICAL JOINTS ARE MIG WELDS.
* REAR SIDE OF POSTS ARE PARTIALLY WELDED TO ALLOW VENTING DURING THE GALVANIZATION PROCESS.

STANDARD FINISHES:
*BLACK THERMOPLASTIC POWDER COATING 8 TO 10 MILS THICK.
*HOT-DIPPED GALVANIZED.



PLAN VIEW NTS

FRONT ELEVATION NTS



SIDE ELEVATION NTS

TYP. BICYCLE RACK DETAILS NTS

BICYCLE RACK CALCULATION

1 BICYCLE SPACE PER EACH 5 RESIDENTIAL UNITS

15 RESIDENTIAL UNITS / 5 = 3 BICYCLE SPACES

	REQUIRED	PROVIDED
TOTAL BICYCLE SPACES:	3 BICYCLE SPACES	3 BICYCLE SPACES

PARKING SPACES CALCULATION

MULTIFAMILY USE: 1.5 PARKING SPACE PER UNIT
RETAIL USE: 1 PARKING SPACE PER EACH 500 SQ.FT.

15 UNITS x 1.5 PARKING SPACES = 23 PARKING SPACES
65% MAX. REDUCTION FOR MULTIFAMILY USE.
(23 P.S x 65% MAX. REDUCTION = 15 P.S)
(23 P.S - 15 P.S = 8 PARKING SPACES)

	REQUIRED	PROVIDED
TOTAL PARKING SPACES:	8 PARKING SPACES (with 65% reduction)	20 PARKING SPACES
REGULAR PARKING SPACES PROVIDED:		19 PARKING SPACES
ACCESSIBLE PARKING SPACES PROVIDED:		1 PARKING SPACE

BUILDING BREAKDOWN

GROUND FLOOR:
COMERCIAL SPACE No. 1: _____ 513 SQ. FT.
UNIT 1: _____ 513 SQ. FT.
UNIT 2: _____ 513 SQ. FT.
UNIT 3: _____ 513 SQ. FT.
COMMON AREA: _____ 513 SQ. FT.

TOTAL AREA: _____ 4,147 SQ. FT.

SECOND FLOOR:
COMERCIAL SPACE No. 1: _____ 513 SQ. FT.
UNIT 1: _____ 513 SQ. FT.
UNIT 2: _____ 513 SQ. FT.
UNIT 3: _____ 513 SQ. FT.
COMMON AREA: _____ 513 SQ. FT.

TOTAL AREA: _____ 4,147 SQ. FT.

TOTAL BUILDING AREA: _____ 4,147 SQ. FT.

ZONING DATA

ZONING: _____ BO — BUSSINESS OFFICE DISTRICT; CORRIDOR MIXED USE; MAGNOLIA NORTH OVERLAY DISTRICT

OCCUPANCY/USE : MIXED USE BUILDING: - COMMERCIAL (MERCANTILE) & 14 APARTMENTS (R-2)

FLOOD ZONE: __ ZONE "X" (NO MIN. FINISH FLOOR ELEVATION REQUIRED)

LOT OCCUPATION:	PERMITTED:	PROVIDED:
DENSITY:	15.1 TO 50 UNITS/ACRE or 15 UNITS MAX. /0.30 ACRES	14 UNITS /0.30 ACRES
INTENSITY:	3.0 MAX - F.A.R. or 39,375 SQ.FT. MAX	14 UNITS /0.30 ACRES
MIN. SITE AREA:	10,000 SQ.FT. MIN or 0.22 ACRES	13,125 SQ.FT MIN. or 0.30 ACRES
MAX. IMPERVIOUS AREA:	90% MAX. or 11,812 SQ.FT.	81.5% or 10,706 SQ.FT.
BUILDING HEIGHT:	6 STORIES or 65'-0"	6 STORIES or 65'-0"
BUILDING SETBACKS:		
FRONT:	5'-0" MIN.	5'-0"
REAR:	0'-0" MIN.	0'-0"
INTERIOR SIDE:	0'-0" MIN.	0'-0"
STREET SIDE:	15'-0" MIN.	15'-0"

GROUND FLOOR BUILDING BREAKDOWN

APARTMENTS:

COMERCIAL SPACE No. 1:
FLOOR AREA: _____ 513 SQ. FT.

COMERCIAL SPACE No. 2:
FLOOR AREA: _____ 513 SQ. FT.

UNIT :1
LIVING - A/C FLOOR AREA: _____ 513 SQ. FT.

UNIT :2
FLOOR AREA: _____ 513 SQ. FT.

UNIT :3
FLOOR AREA: _____ 513 SQ. FT.

UNIT :4
FLOOR AREA: _____ 513 SQ. FT.

TOTAL AREA: _____ 4,147 SQ. FT.

COMMON AREAS:
OPEN CORRIDOR: _____
OPEN CORRIDOR: _____
OPEN CORRIDOR: _____

TOTAL COMMON AREA: _____ 4,147 SQ. FT.

TOTAL GROUND FLOOR AREA: _____ 4,147 SQ. FT.

N

SITE LOCATION

LEGAL DESCRIPTION:
LOTS 25, 26, 27 & 28. BLOCK 13 OF **MAGNOLIA SUBDIVISION** ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 40, AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO No.:	LOTS 25 & 26	08-2122-003-2390
	LOTS 27 & 28	08-2122-003-2400

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMENRCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF MEC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

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1804 **ALI BABA**
APATRMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98	DATE: 120224	DRAWN BY: B.J.	CHECKED: R.R.

DRAWING NO.
SP-2

PROJECT NO: 98	
DATE: 120224	
DRAWN BY: B.J.	
CHECKED: R.R.	

-

1816 Ali Baba Ave. Opa Locka, FL. 33054

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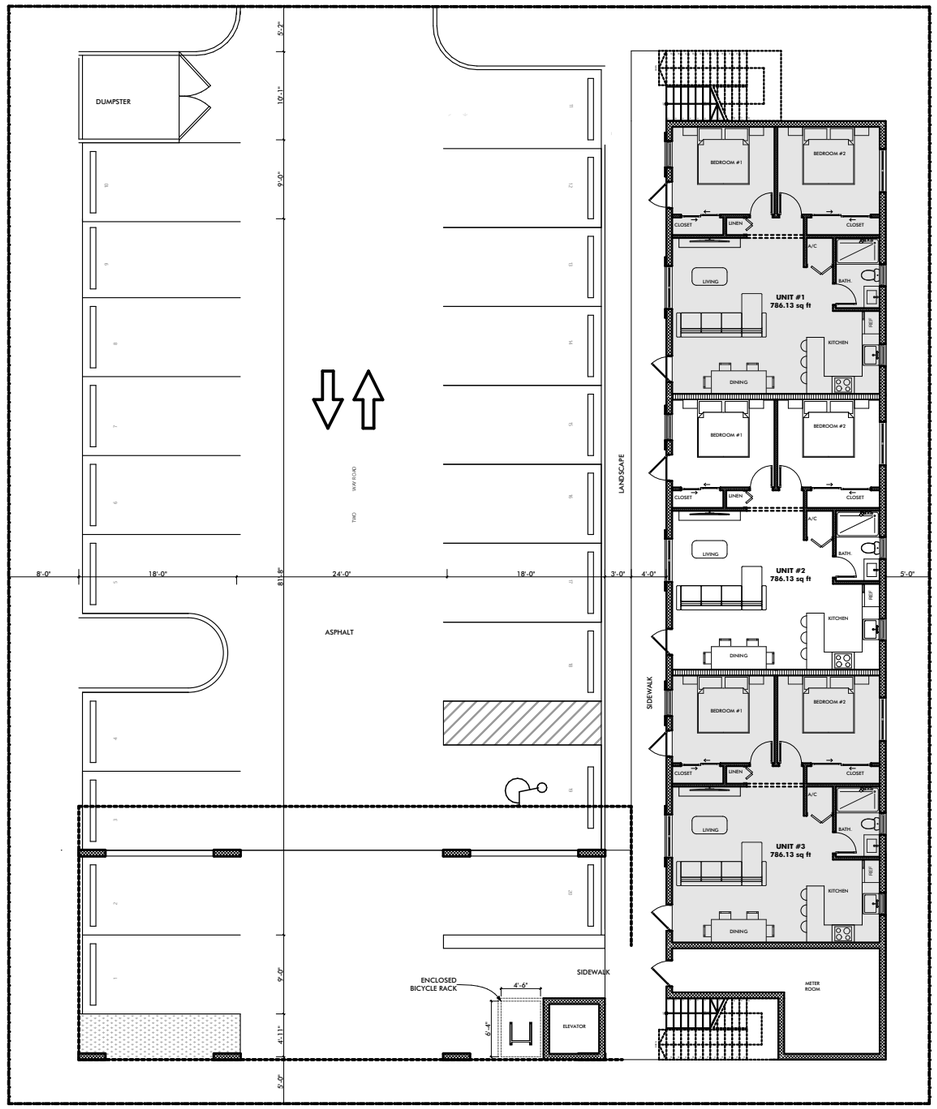

First Floor & Site

Second Floor

Third Floor

First Floor
SCALE: 3/16" = 1'-0"

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMENRCIAL PROFESIONAL OFFICE

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LICENCE NUMBER 51848
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1804 **ALI BABA**
APATRMENTS

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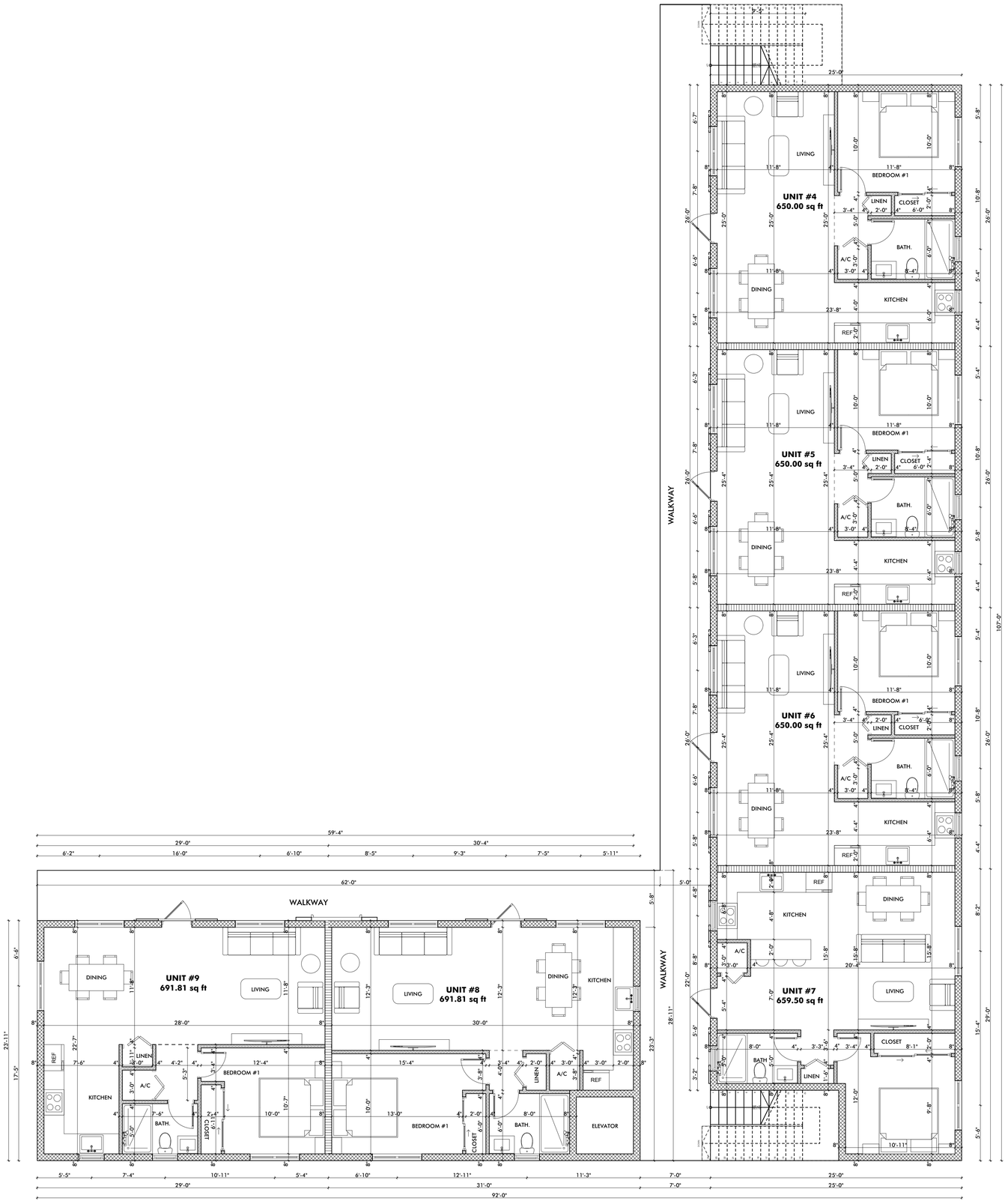
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98 | DATE: 120224 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
A-1



Second Floor

SCALE: 3/16" = 1'-0"

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PRESIDENT **JORGE DELAFE**
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ZONING:
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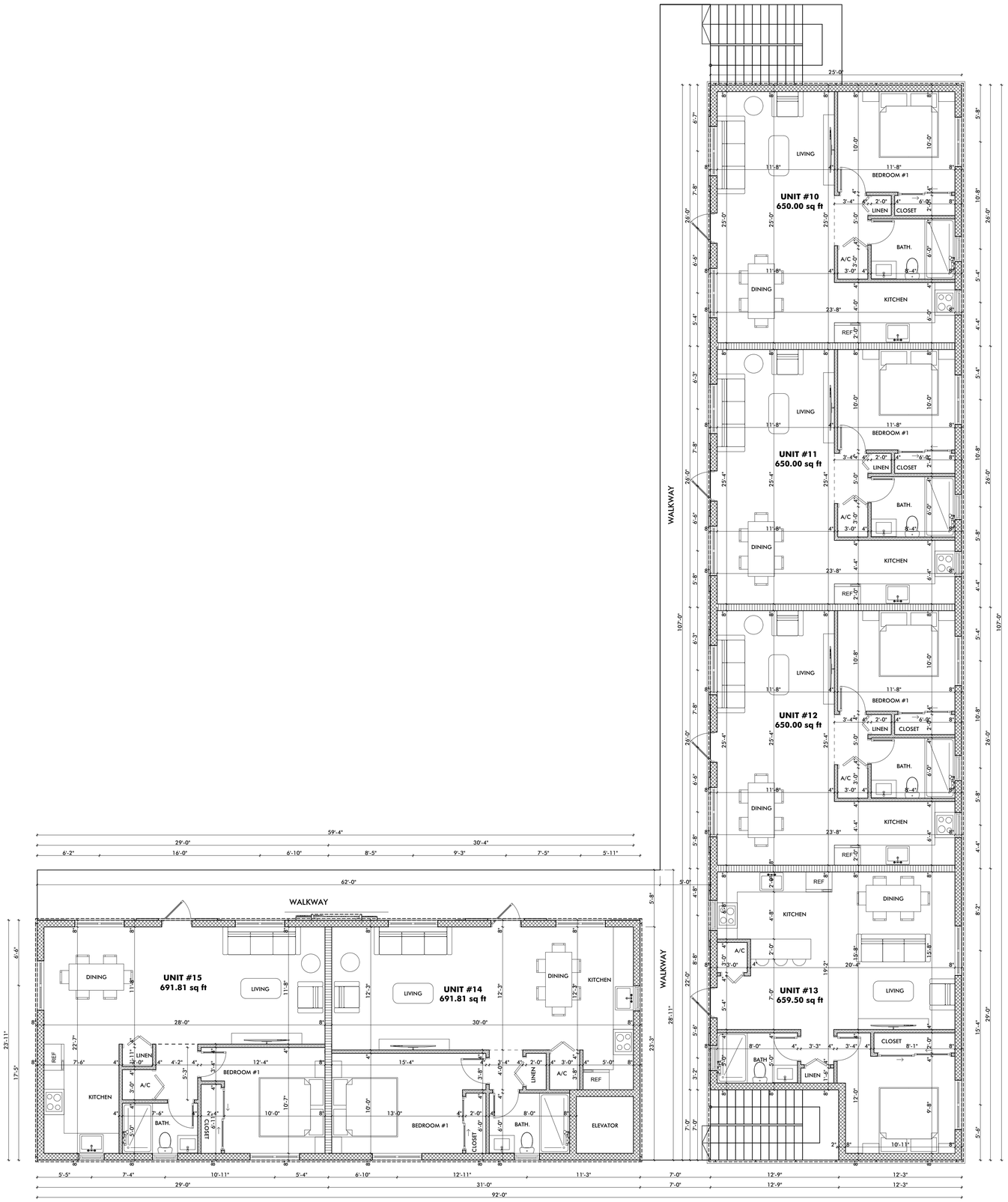
LOT-25,26,27 828 / BLOCK-12

PROJECT NO: 98 | DATE: 120224 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
A-2



Third Floor

SCALE: 3/16" = 1'-0"

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PRESIDENT **JORGE DELAFE**
17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMENRCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 51484
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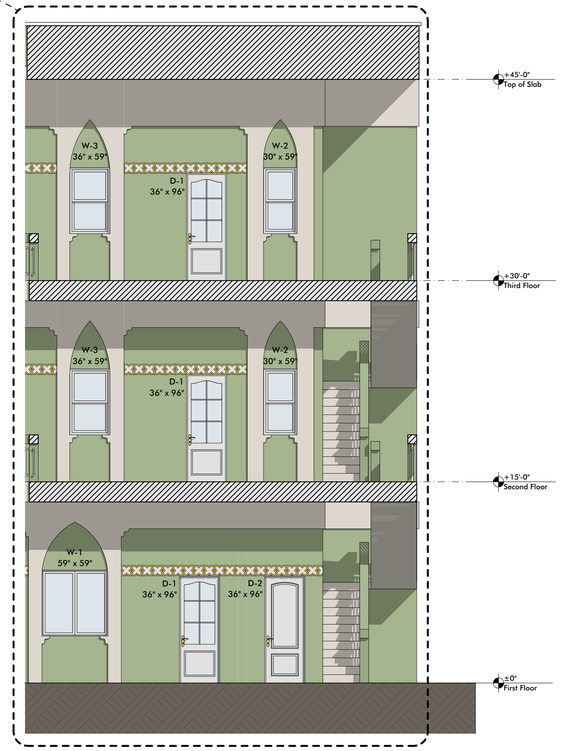
Opa Locka, FL. 33054
LOT-25,26,27 828 / BLOCK-12

PROJECT NO: 98	DATE: 120224	DRAWN BY: B.J.	CHECKED: R.R.

DRAWING NO.
A-3

West Elevation

SCALE: 3/16" = 1'-0"



Partial West Elevation

SCALE: 3/16" = 1'-0"

North Elevation

SCALE: 3/16" = 1'-0"

RAFE INVESMENT INC
PRESIDENT **JORGE DELAFE**

17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
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RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 5 1 4 8 4
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10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (9 5 4) 3 6 4 - 8 3 5 5 F (9 5 4) 4 3 2 - 9 2 6 6

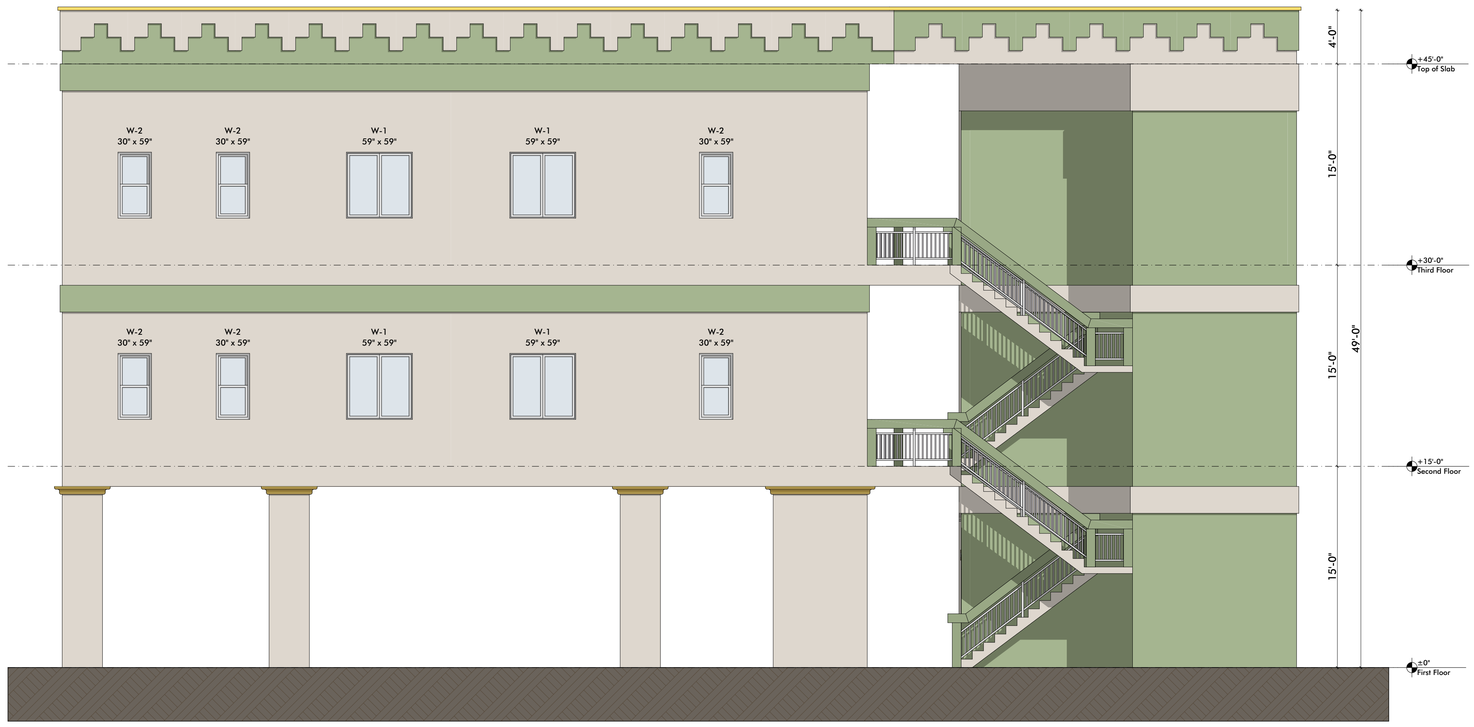
1804 **ALI BABA**
APATRMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98	DATE: 120624	DRAWN BY: B.J.	CHECKED: R.R.

DRAWING NO.
A-4

West Elevation
SCALE: 3/16" = 1'-0"



West Elevation
SCALE: 3/16" = 1'-0"

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17101 SW 62ND STREET, SOUTH WEST RANCHES.
FL 33331

ZONING:
6800 COMMERCIAL PROFESIONAL OFFICE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER
5 1 4 8 4
PROFESSIONAL ENGINEERING
SEAL, SIGN AND DATE:

CONJUCTION WITH THE DESCRIBED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER. WITHOUT THE WRITTEN PERMISSION OF MREC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VIALATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE OR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

REVISIONS:

NO.	DATE:	DESCRIPTION
1.		
2.		
3.		
4.		
5.		

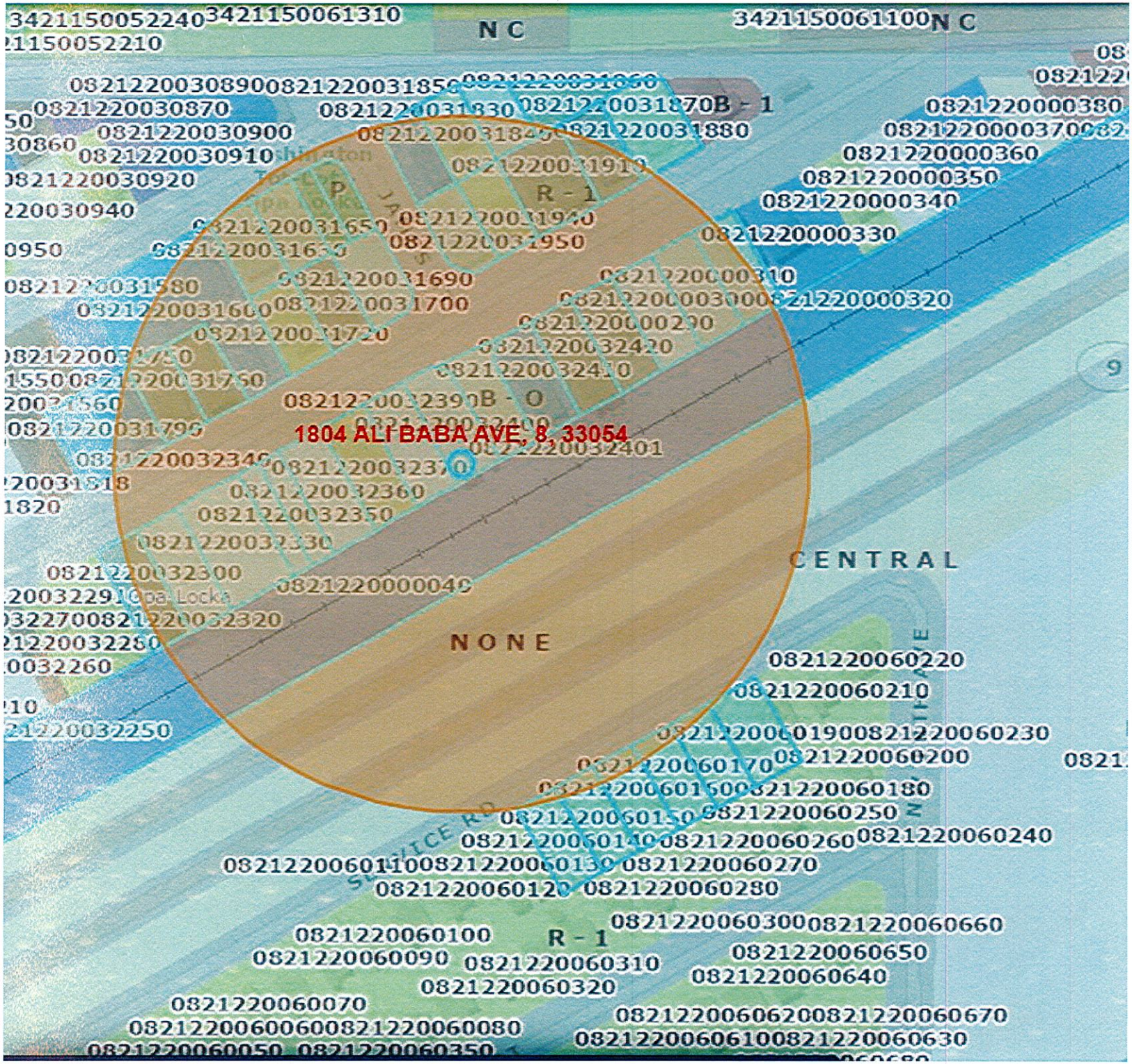
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
C A 9 8 2 4
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954) 364-8355 F (954) 432-9266

1804 **ALI BABA**
APARTMENTS

1816 Ali Baba Ave
Opa Locka, FL. 33054
LOT-25,26,27 &28 / BLOCK-12

PROJECT NO: 98 | DATE: 120624 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
A-5


1804 ALI BABA AVE, 8, 33054
NONE
CENTRAL
N C
B - 1
R - 1
B - O
R - 1

OWNERS NAME	ADDRESS	FOLIO NUMBER	LEGAL DESCRIPTION	NO#
DENISE H SWASEY LE,REM CONSTANACE G SYDER	3520 NW 213 ST MIAMI GARDENS FL 33056	08-2122-006-0140	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 14 BLK 337	1
YVETTE WALKER,SHANTAVIA L WALKER	1870 SERVICE ROAD OPA LOCKA FL 33054	08-2122-006-0150	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 15 BLK 337	2
RETEVEA BAIN	1860 SERVICE ROAD OPA-LOCKA FL33054	08-2122-006-0160	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 16 BLK 337	3
YOSVANI ORBIZ,MANUEL ORBIZ HERNANDEZ RAMONA RERAZA AMECHAZURRA	1850 SERVICE ROAD 0PA-LOCKA FL 33054	08-2122-006-0170	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 17 BLK 337	4
ESTATE OF FLETA MOSLEY	1840 SERVICE RD OPA LOCKA FL 33054	08-2122-006-0180	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 18 BLK 337	5
LAZARA CASTILLO	8531 SW 4 ST MIAMI FL 33144	08-2122-006-0190	MAGNOLIA GARDENS CONSOLIDATED PB 49-54 LOT 19 BLK 337	6
HALA FASHIONS PROPERTY LLC	PO BOX 279331 MIRAMAR FL 33027	08-2122-003-2300	MAGNOLIA SUB PB 40-80 LOTS 12&13 BLK 13	7
NEIGHBORHOOD HOUSING LLC	490 OPA LOCKA BLV #20 OPA LOCKA FL 33054	08-2122-003-2320	MAGNOLIA SUB PB 40-80 LOTS 14 & 15 BLK 13	8
JOSEPH BARTON	153 GROGANS POINT ROAD THE WOODLANDS TX 77380	082122-003-2330	MAGNOLIA SUB PB 40-80 LOTS 16 TO 18 INC BLK 13	9
JOSEPH BARTON	153 GROGANS POINT RD THE WOODLANDS TX 77380	08-2122-003-2340	MAGNOLIA SUB PB 40-80 LOT 19 BLK 13	10
JOSEPH BARTON	153 GROGANS POINT RD THE WOODLANDS TX 77380	08-2122-003-2350	MAGNOLIA SUB PB 40-80 LOT 20 BLK 13	11

JOSEPH BARTON	153 GROGANS POINT RD THE WOODLANDS TX 77380	08-2122-003-2360	MAGNOLIA SUB PB 40-80 LOTS 21& 22 BLK 13	12
MIAMI 1818 LLC	4559 SW 33 AVE FORT LAUDERDALE FL 33312	08-2122-003-2370	MAGNOLIA SUB PB 40-80 LOTS 23 & 24 BLK 13	13
WALTHOURS ENTERPRISE LLC	3310 ROOSEVELT ST HOLLYWOOD FL 33021	08-2122-003-2401	MAGNOLIA SUB PB 40-80 THAT 50FT OF JAMES ST LYG BET BLKS 13 & 14 CLOSED BY ORD 73-21	14
LITTLE ROCK PRIMITIVE,BAPTIST CHURCH INC	1790 ALI BABA AVE OPA LOCKA FL 33054	08-2122-003-2410	MAGNOLIA SUB PB 40-80 LOTS 23 & 24 BLK13	15
A R D PROPERTIES INVESTMENTS INC	5621 PLUNKETT ST HOLLYWOOD FL 33023	08-2122-003-2420	MAGNOLIA SUB PB 40-80 LOTS 3 & 4 BLK 14	16
THICK WATER LLLP	610 NW 183 ST SUITE 207 MIAMI GARDENS FL 33169	08-2122-000-0290	SW 50 FT OF N1/2 OF NE1/4 OF NE1/4 LYING BETWEEN ALI BABA AVE& SAF R/W AKA L1 BLK UNREC	17
FAY PLASNIE CORP TRS 1768 ALI BABA LAND TRUST	610 NE 183 ST ST # 207 MIAMI FL 33169	08-2122-000-0300	NE50FT OF SW100FT OF N1/2 OF N/E1/4 OF N/E1/4 BETWEEN ALI BABA AVE & SAF R/W AKA L2 BLK 1 UNREC	18
PALMETTO HOMES URBAN,DEVELOPMENT GROUP INC	4952 NW 7 AVE MIAMI FL 33127	08-2122-000-0310	NE50FT OF SW150FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF RW	19
LOU INVESTMENTS GROUP CORP	1765 ALI BABS AVE 3 OPA LOCKA FL 33054	08-2122-000-0320	NE50FT OF SW200FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W	20
FLORIDA REALTY INVESTMENTS	6175 NW 153 ST 201 MIAMI LAKES FL 33014	08-2122-003-1890	MAGNOLIA SUB PB 40-80 LOTS 13 & 14 BLK 11	21

MACAN LLC	2145 PIERCE ST 217 HOLLYWOOD FL 33020	08-2122-003-1910	MAGNOLIA SUB PB 40-80 LOTS 15-16 & 17 BLK 11	22
CARLOS MOORE	8318 SW 85 TER MIAMI FL 33143	08-2122-003-1940	MAGNOLIA SUB PB 40-80 LOTS 18 & 19 BLK 11	23
LISANDRA DELGADO,JOSE MANUEL DELGADO	1795 ALI BABA AVE OPA LOCKA FL 33054	08-2122-003-1950	MAGNOLIA SUB PB 40-80 LOTS 20 & 21 BLK 11	24
1801 ALI BABA INC	460 NE 28 ST # 902 MIAMI FL 33137	08-2122-003-1690	MAGNOLIA SUB PB 40-80 LOTS 23 & 24 BLK 10	25
SONJA DELLMAR	1811 ALI BABA AVE OPA LOCKA FL 33054	08-2122-003-1700	MAGNOLIA SUB PB 40-80 LOTS 25 & 26 BLK 10	26
MIAMI 1818 LLC	4559 SW 33 AVE FIRT LAUDERDALE FL 33312	08-2122-003-1720	MAGNOLIA SUB PB 40-80 LOTS 27 & 28 BLK 10	27
SOUL SAVING STATION,OF CHRIST ETC	1880 WASHINGTON ST OPA LOCKA FL 33054	08-2122-003-1600	MAGNOLIA SUB PB 40-80 LOTS 11 THRU 16 & LOTS 29 & 30 BLK 10	28
SOUL S V G STA CHRIST CRUS,OF FL INC	1880 WASHINGTON AVE OPA LOCKA FL 33054	08-2122-003-1750	MAGNOLIA SUB PB 40-80 LOTS 31 & 32 BLK 10	29
THICK WATER LLLP	610 NE 183 ST 207 MIAMI FL 33169	08-2122-003-1760	MAGNOLIA SUB PB 40-80 LOTS 33 & 34 BLK 10	30
JB YOUNG HOLDINGS LLC	17800 NW 14 CT MIAMI FL 33169	08-2122-003-1790	MAGNOLIA SUB PB 40-80 LOTS 35 THRU 38 BLK 10	31
SOUL SAVING STATION	1880 WASHINGTON AVE OPA LOCKA FL 33054	08-2122-003-1630	MAGNOLIA SUB PB 40-80 LOTS 17 & 18 BLK 10	32
SOUL SAVING STATION CHURCH	1880 WASHINGTON AVE OPA LOCKA FL 33054	08-2122-003-1650	MAGNOLIA SUB PB 40-80 LOTS 19 & 20 BLK 10	33

WALTHOURS ENTERPRISE LLC	3310 ROOSEVELT ST HOLLYWOOD FL 33021	08-2122-003-1670	MAGNOLIA SUB PB 40-80 LOT 21 BLK 10	34
WALTHOURS ENTERPRISE LLC	3310 ROOSEVELT ST HOLLYWOOD FL 33021	08-2122-003-1680	MAGNOLIA SUB PB 40-80 LOT 22 BLK 10	35
WALTHOURS ENTERPRISE LLC	3310 ROOSEVELT ST HOLLYWOOD FL 33021	08-2122-003-1830	MAGNOLIA SUB PB 40-80 LOTS 1 & 2 BLK 11	36
17800821220031840 LLC	30 N GOULD ST STE R SHERIDAN WY 82801	08-2122-003-1840	MAGNOLIA SUB LOTS 3 & 4 BLK 11	37
PALMETTO HOMES URBAN,DEVELOPMENT GROUP INC	4952 NW 7 AVE MIAMI FL 33127	08-2122-003-1850	MAGNOLIA SUB PB 40-80 LOTS 5 & 6 BLK 11	38
MAGNIFICENT FAMILY LLC	15841 NW 18 PL MIAMI GARDENS FL 33054	08-2122-003-1860	MAGNOLIA SUB PB 40-80 LOT 7 BLK 11	39
PURAN INVESTMENTS INC	5620 RODMAN ST HOLLYWOOD FL 33023	08-2122-003-1880	MAGNOLIA SUB PB 40-80 LOTS 10,11 &12 BLK 11	40

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST TO MODIFY THE SITE TO OPERATE A KINDERGARTEN LOCATED APPROXIMATELY ON THIS SEVEN PARCEL SITE AT 1238 ALI BABA AVENUE, 1244 ALI BABA AVENUE, AND 1290 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-2121-002-1890; AND 08-2121-002-1900 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Saint Matz Capital, LLC., c/o Felipe Santos and Fabricio Matzinger, they intend to modify the site and to operate a preschool and kindergarten (childcare facility) on this seven-parcel site and include recreational space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the City's Land Development Regulations, Section 22-60 provides general criteria used for Conditional Use and Special Exception Applications in making a decision regarding approval or disapproval of a Special Exception; and

WHEREAS, the Applicant's request for the Special Exception review includes a site plan which meets the review criteria set forth in the Land Development Regulations, Section 22-55 H, to modify the seven-parcel site in the Historic Downtown Opa-locka District and a copy of the site plan is included herein as Exhibit "A"; and

WHEREAS, Planning & Community Development Department staff for the City of Opa-Locka has reviewed the application of Saint Matz Capital, LLC., and has determined that the applicant has provided all information required by Section 22-55(I); and

WHEREAS, the Planning & Community Development Department Staff has reviewed the general criteria provided in the LDR and determined that the applicant is in compliance with Section 22-60 for proper consideration by the Planning and Zoning Board; and;

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to recommend approval of the Special Exception Site Plan review request by the Applicant, as provided herein and attached; and

WHEREAS, the City Commission of the City of Opa-locka finds that it is in the best interest of the City and its residents to recommend approval / denial of the Special Exception Site Plan review request.

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 Site Plan Review. The City Commission of the City of Opa-Locka, Florida hereby provides approval / denial of a request for the Special Exception Site Plan Review request for the modification of this seven-parcel site to operate a kindergarten (Child Care Facility/ Preschool) at 1238 Ali baba Avenue, 1244 Ali Baba Avenue and 1290 Ali Baba Avenue and identified by folios 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-2121-002-1890; and 08-2121-002-1900 in the Historic Downtown Opa-locka District set forth as 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 _____, 2025.

_____
John H. Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A

_____

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____
Commissioner Ervin	_____
Commissioner Santiago	_____
Vice Mayor Kelley	_____
Mayor Taylor	_____

By:
Date

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: MANDY ROMAN TRS LAND TRUST

PROPERTY OWNER'S ADDRESS: 1290 ALIBABA AVE
Number/Street City State/Zip Code

APPLICANT'S NAME: AL CRUZ

APPLICANT'S ADDRESS: 4252 SW 162 CT MIA 33185
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 7862291411 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1244/1290 ALIBABA AVE
Number/Street

TAX FOLIO NUMBER: 08-2121-002-1860 PRESENT ZONING: 6600 COMMERCIAL

LEGAL DESCRIPTION: LOTS 13,14,15,16,17,18,19,20 & 21 IN BLOCK 110 OF PLAT NO 1 OPALOCKA ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 44 OF PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA.

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale, ___Large Scale *(please specify type of amendment below)*
___Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
___Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
X Special Exception – With Plans
___Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

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

_____

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

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 submittal 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, Manny Roman, 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.

Manny Roman
Signature

September 11, 2024
Date

Notary Public State of Florida
Ignacio Villanueva
My Commission HH 163001
Expires 07/12/2025

Sworn to and subscribed before me:

This 11 day of September.

IV
Notary Public

My commission expires 07/12/2025

Attach copy of identification

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

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

I do give to Argelio CRUZ 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 Argelio CRUZ 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.

Manny Roman
Signature

September 11, 2024
Date

Notary Public State of Florida
Ignacio Villanueva
My Commission HH 153001
Expires 07/12/2025

Sworn to and subscribed before me:

This 11 day of September

IV
Notary Public

My commission expires: 07/12/2025

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

By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1244/1290 ALABAMA AVE OPALOCKA FL 33054

LEGAL DESCRIPTION: LOTS 13,14,15,16,17,18,19,20, AND 21 IN BLOCK 110 OF PLAT NO#1, OPALOCKA ACCORDING TO PLAT THERE OF AS RECORDED IN PLAT BOOK 25, PAGE 44 OF PUBLIC RECORDS OF MIAMI DADE COUNTY, FL

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

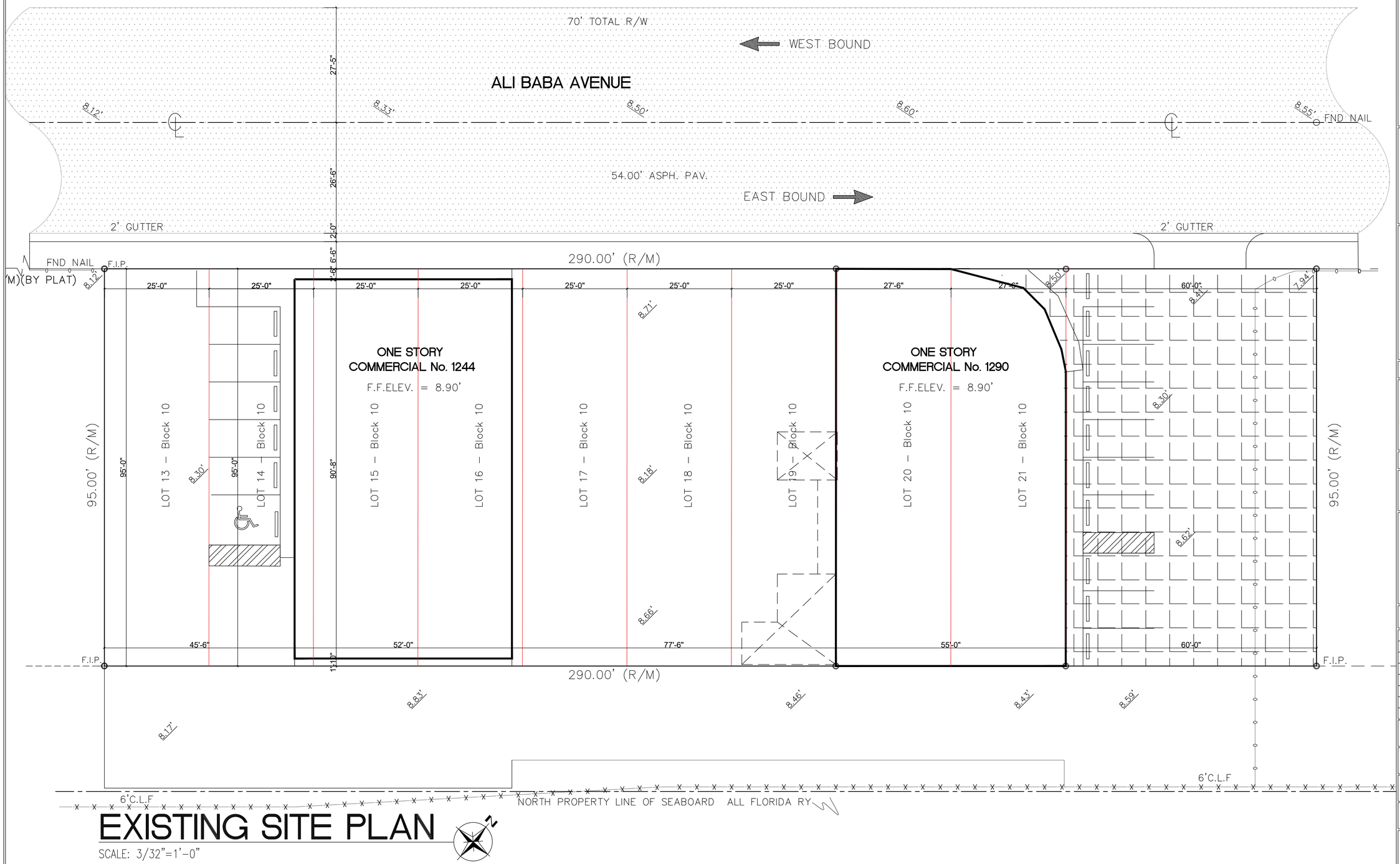
PROPERTY OWNER'S NAME: Manny Roman PHONE: 786-412-2669

ADDRESS (If different): _____

DocuSigned by:
Manny Roman
023D3E661A714A5...

Signature

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



EXISTING SITE PLAN

SCALE: 3/32"=1'-0"

MEC DESIGN

6187 NW 167 STREET SUITE: H24
MIAMI, FLORIDA 33015
OFFICE: 305.356.1775
WWW.MECDESIGNMIAMI.COM
ID0001355
AR0007205 / PE31509
HOMERO CRUZ, L.I.D.
MANUEL A. VEGA, A.R.
JOSE A. MARTINEZ, P.E.

SEAL:

JOSE A. MARTINEZ

PROJECT NAME:

ALIBABA DAYCARE

PROJECT ADDRESS:

1244 & 1290 ALI BABA AVE,
OPA-LOCKA, FL 33054

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND IS THE PROPERTY OF "MEC DESIGN CONSULTANTS, INC." AND MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF "MEC DESIGN CONSULTANTS, INC."

REVISION NO.	DATE	BY

DRAWN BY: FVD

FILE No.: (223-041)

CHECKED BY: H.C.

DATE: 09/18/2023

SHEET TITLE: EXISTING SITE PLAN

SHEET: SP-101

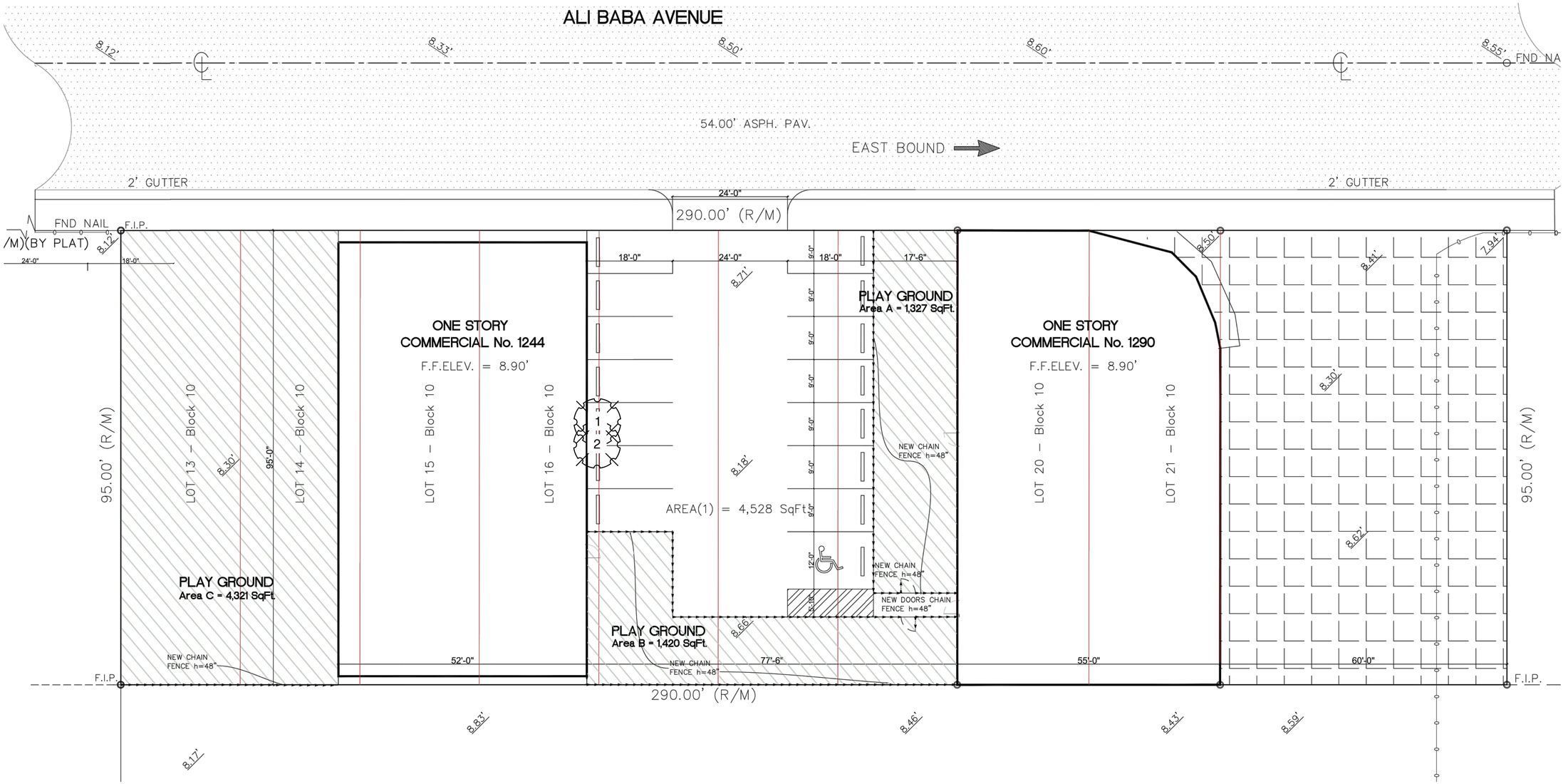
JOSE A. MARTINEZ LICENSE No. 031509 STATE OF FLORIDA PROFESSIONAL ENGINEER

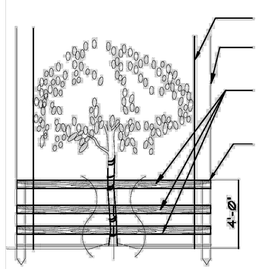
Digitally signed by Jose A. Martinez
DN: c=US, st=Florida, l=Miami, o=MEC Design Consultants, Inc., cn=Jose A. Martinez, email=info@mecdesignmiami.com
Date: 2023.10.09 12:48:36 -04'00'

This item has been digitally signed and sealed by Jose A. Martinez, PE.

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
0823023386 - 7/19/2024 2:44:06 PM
Alibaba Child Daycare_SP-101.pdf
Examiner Date Time Stamp Trade Stamp Name
FRIAS, JOSE 5/9/2024 11:27:51 AM FIRE Reference Only.





DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE.

THREE ROWS OF SPLIT RAIL FENCING (2" X 4") TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

WOODEN STAKES (2" X 4" X 5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT- FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

1 TREE PROTECTION

SCALE: NTS

TREE DISPOSITION LEGEND

SYMBOL	QUAN.	
	2	TREE/PALM TO REMOVE
	0	TREE/PALM TO REMAIN
	0	TREE/PALM TO RELOCATE

Tree Disposition Table

Tree #	Scientific Name	Common Name	Disposition
1	*Veitchia merrillii*	Christmas Palm	**Remove**
2	*Veitchia merrillii*	Christmas Palm	**Remove**

Per Sec. 8.2-26 (1) c, trees within non residential properties shall be replaced on a tree-for-tree basis

(2) Replacement trees required
(22) Trees provided

REFER TO SHEET L-2 FOR PROPOSED TREE SPECIES AND LOCATIONS.
MITIGATION REQUIREMENTS MET

NORTH

Scale: 3/32"= 1'-0"

PURPLE MARTIN STUDIO
LANDSCAPE ARCHITECTURE

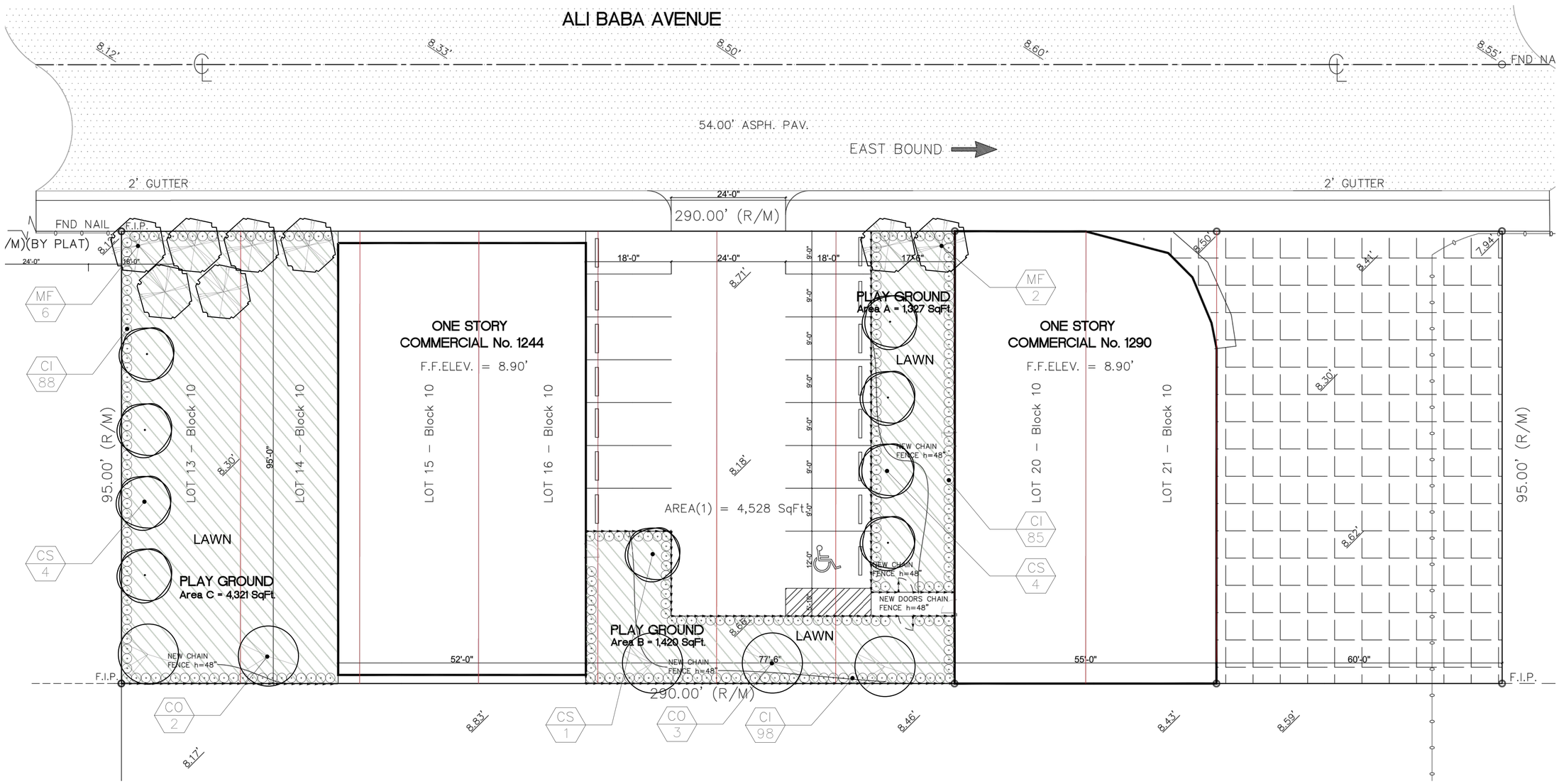
3001 SW 27th Ave UNIT 308
MIAMI, FL 33133
352.494.6733

PROJECT: ALIBABA DAYCARE
1290 ALI BABA AVE
OPA-LOCKA, FLORIDA

REVISIONS:
1)

SEAL:
Theresa Wymer
Digitally signed by Theresa Wymer
Date: 2024.10.16 11:50:07 -04'00'
MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: TREE DISPOSITION PLAN
SCALE:
DATE:10.10.24
SHEET #
L-1
CAD ID:



LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: B-2 **Net Lot Area:** 0.63 acres 27,550 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 27,550 square feet x 20 % = 5,510 square feet	5,510	7,068
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces _____ x 10 square feet per parking space =		
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	5,510	7,068
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =		
B. Maximum lawn area (St. Augustine sod) permitted = _____ % x _____ square feet =		
TREES		
A. The number of trees required per net lot acre	22	
less the existing number of trees that meet minimum requirements (minus)		
= 22 trees x net lot acreage =	14	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	4	0
C. Percentage of native trees required = the number of trees provided x 30% =	4	14
D. Street trees (max. average spacing of 35' o.c.): 266 linear feet along street ÷ 35 =	8	8
Palms as street trees (max. average spacing 25' o.c.): _____ linear feet along street ÷ 25 =		
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): - linear feet along street ÷ 25 =	-	-
F. Total number of trees provided =	22	22
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	220	271
B. The number of shrubs required x 30% = the number of native shrubs required	66	271

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
CO	5	*Chrysophyllum oliviforme	10' HT. X 6' SPR. 2" CAL.
		SATINLEAF	F. G.
CS	9	*Cordia sebestena	10' HT. X 6' SPR. 2" CAL.
		ORANGE GEIGER TREE	F. G.
MF	8	*Myrcianthes fragrans	12' HT. X 6' SPR. 2" CAL.
		SIMPSON'S STOPPER TREE	STD, 4' C.T., F. G.
SHRUBS AND GROUNDCOVERS			
CI	271	*Chrysobalanus icaco	24" HT. X 24" SPR.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

NORTH Scale: 3/32"= 1'-0"

PURPLE MARTIN STUDIO
LANDSCAPE ARCHITECTURE
3001 SW 27th Ave UNIT 308
MIAMI, FL 33133
352.494.6733

PROJECT: ALIBABA DAYCARE
1290 ALI BABA AVE
OPA-LOCKA, FLORIDA

REVISIONS:
1)

SEAL:
Theresa Wymer
Digitally signed by Theresa Wymer
Date: 2024.10.16 11:54:13 -04'00'
MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: LANDSCAPE PLAN
SCALE:
DATE: 10.10.24
SHEET # L-2
CAD ID:

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

MAINTENANCE:

-All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has a (01) year replacement guarantee from the date of the Final CO.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

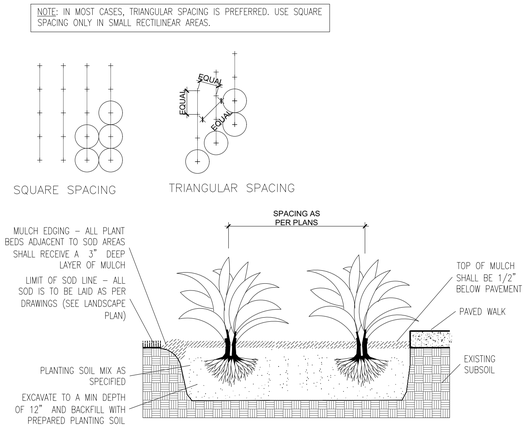
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

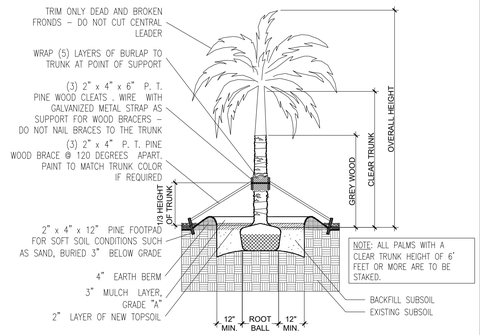
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

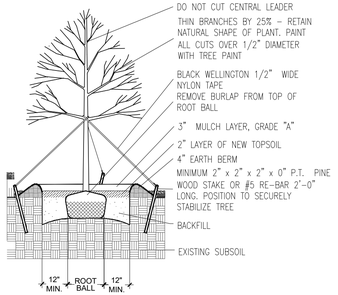
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



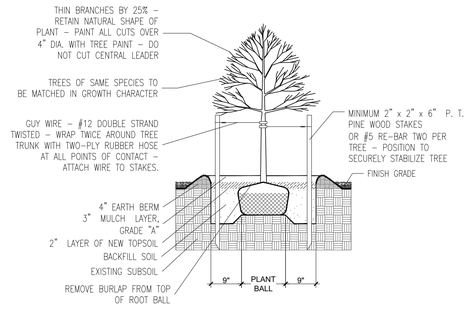
TYPICAL GROUNDCOVER PLANTING DETAIL



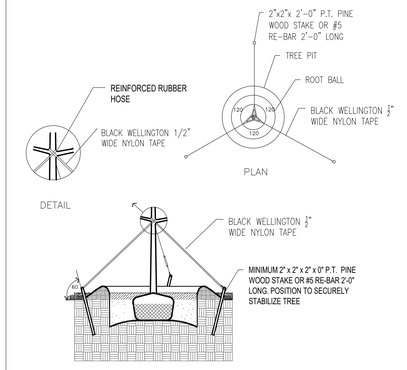
STRAIGHT TRUNK PALM PLANTING DETAIL



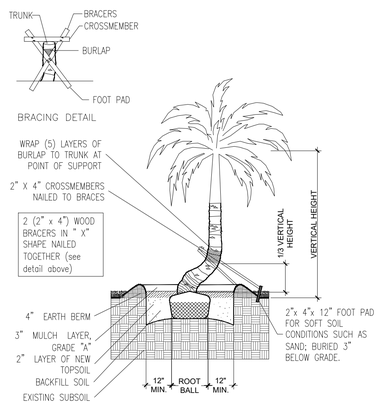
LARGE TREE PLANTING DETAIL



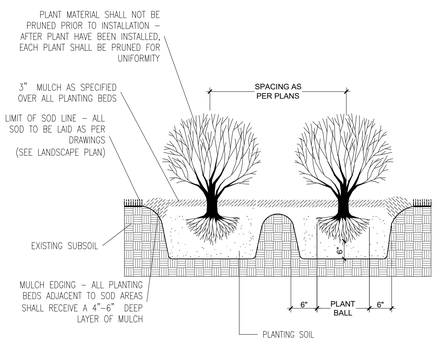
SMALL TREE PLANTING DETAIL



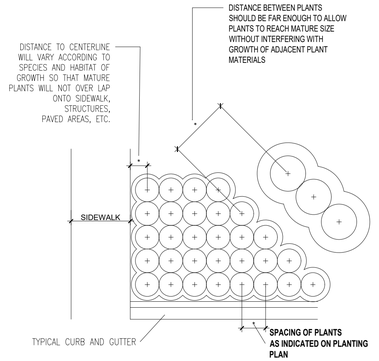
TYPICAL TREE GUYING DETAIL



CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL

PURPLE MARTIN STUDIO
LANDSCAPE ARCHITECTURE

3001 SW 27th Ave UNIT 308
MIAMI, FL 33133
352.494.6733

PROJECT:
ALIBABA DAYCARE
1290 ALI BABA AVE
OPA-LOCKA, FLORIDA

REVISIONS:
1)

SEAL:
Theresa Wymer
Digitally signed by Theresa Wymer
Date: 2024.10.16 11:50:35 -04'00'
MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: LANDSCAPE PLAN
SCALE:
DATE: 10.10.24
SHEET #
L-3
CAD ID:

AVILA & ASSOCIATES SERVICES INC

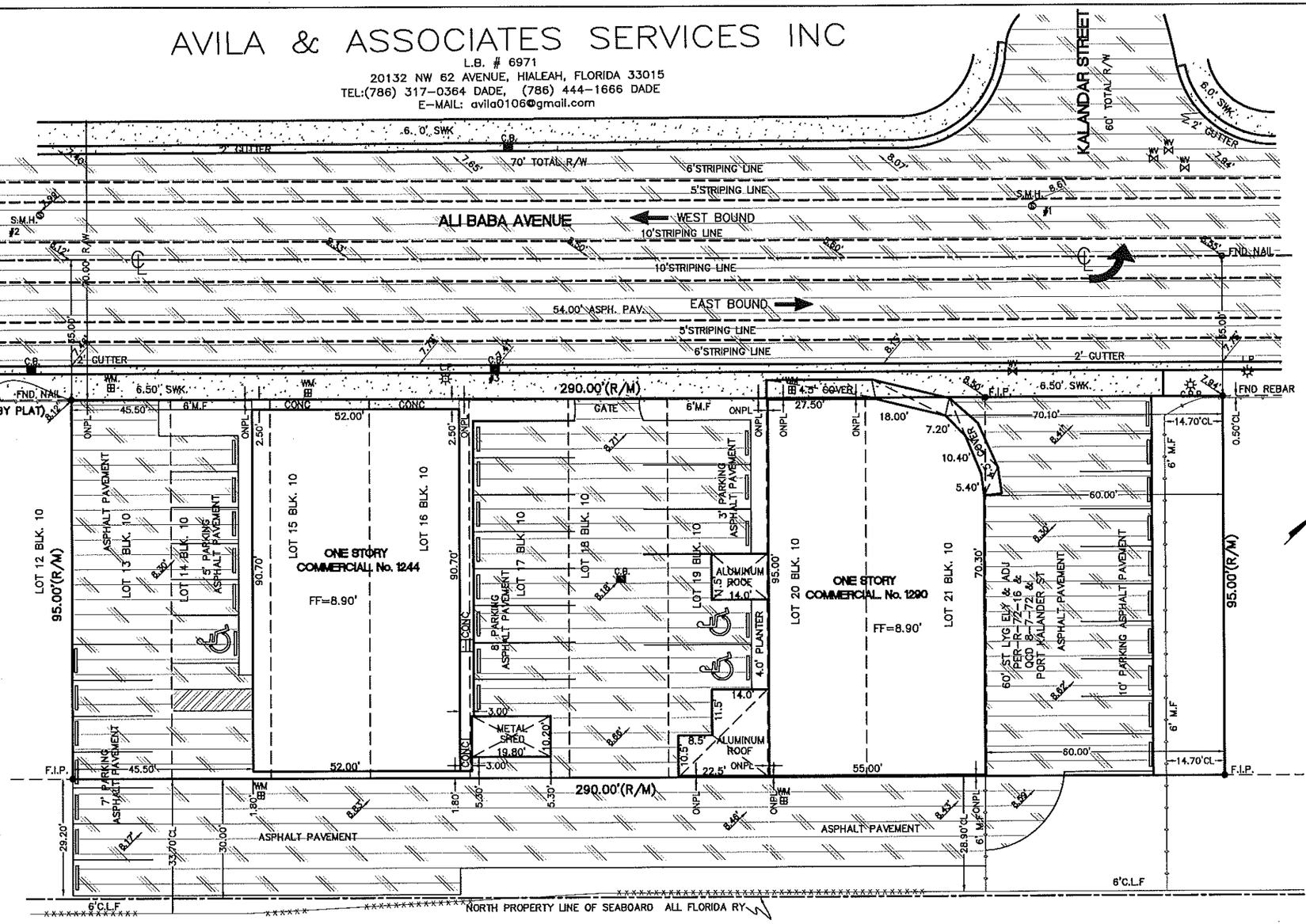
L.B. # 6971
20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015
TEL:(786) 317-0364 DADE, (786) 444-1666 DADE
E-MAIL: avila0106@gmail.com

SKETCH of SURVEY

SCALE: 1"= 30'

GENERAL LEGEND:

BCR	= BROWARD COUNTY RECORDS	F.I.P.
BM	= BENCHMARK	BLOCK
CB	= CATCH BASIN	CORNER
C/L	= CENTERLINE	P.I
CLF	= CHAINLINK FENCE	
CLP	= CONCRETE LIGHT POLE	
CBS	= CONCRETE BLOCK STRUCTURE	
CONC	= CONCRETE	
C/S	= CONCRETE SLAB	
DE	= DRAINAGE EASEMENT	
D	= DELTA (CENTRAL ANGLE)	
E	= EAST	
ELE	= ELEVATION	
X 0.00'	= EXISTING ELEVATION	
EOP	= EDGE OF PAVEMENT	
EOW	= EDGE OF WATER	
FF	= FINISHED FLOOR	
FH	= FIRE HYDRANT	
FN	= FOUND NAIL	
INV	= INVERT	
FIP	= FOUND IRON PIPE	
FIR	= FOUND IRON ROD	
FND	= FOUND NAIL AND DISC	
L	= ARC LENGTH	
MDCR	= MIAMI DADE COUNTY RECORDS	
N	= NORTH	
N/D	= NAIL AND DISC	
MF	= METAL FENCE	
ORB	= OFFICIAL RECORDS BOOK	
O/S	= OFFSET	
PB	= PLAT BOOK	
PBCR	= PALM BEACH RECORDS	
PC	= POINT OF CURVATURE	
PG	= PAGE	
PL	= PROPERTY LINE	
POB	= POINT OF BEGINNING	
POC	= POINT OF COMMENCEMENT	
PVCF	= PLASTIC FENCE	
R	= RADIUS	
R/W	= RIGHT OF WAY	
S	= SOUTH	
S/W	= SIDEWALK	
SIR	= SET 1/2" IRON ROD	
SND	= SET NAIL & DISC	
UE	= UTILITY EASEMENT	
UP	= UTILITY POLE	
W	= WEST	
W/F	= WOOD FENCE	
W/M	= WATER METER	



M.H.	RIM	TYPE	INVERTS
#1	8.61'	0.70" PIPE	NW = 3.41'
			NE = 3.41'
			SW = 3.01'
#2	7.99'	0.70" PIPE	NE = 3.89'
			SW = 3.69'
#3	7.41'	0.70" PIPE	SW = 3.40'

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.S & M # 5789
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

LEGAL DESCRIPTION:

Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21 in Block 110, of Plat No 1, Opa Locka, according to the Plat thereof, as recorded in Plat Book 25, Page 44, of the Public Records of Miami-Dade County, Florida.

SURVEYORS NOTES:

(1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
(2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5.) OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
(6).ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.
(7). ELEVATION SHOWN REFER TO N.G.V.D-29
(8). TBM ELEV.=7.95' N.G.V.D-29
FROM BM NO. N-392, ELEV.=9.14'

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X N/A
PANEL NO/SUFFIX: 0138 L
COMMUNITY NO: 120657
DATE OF FIRM:09-11-2009

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

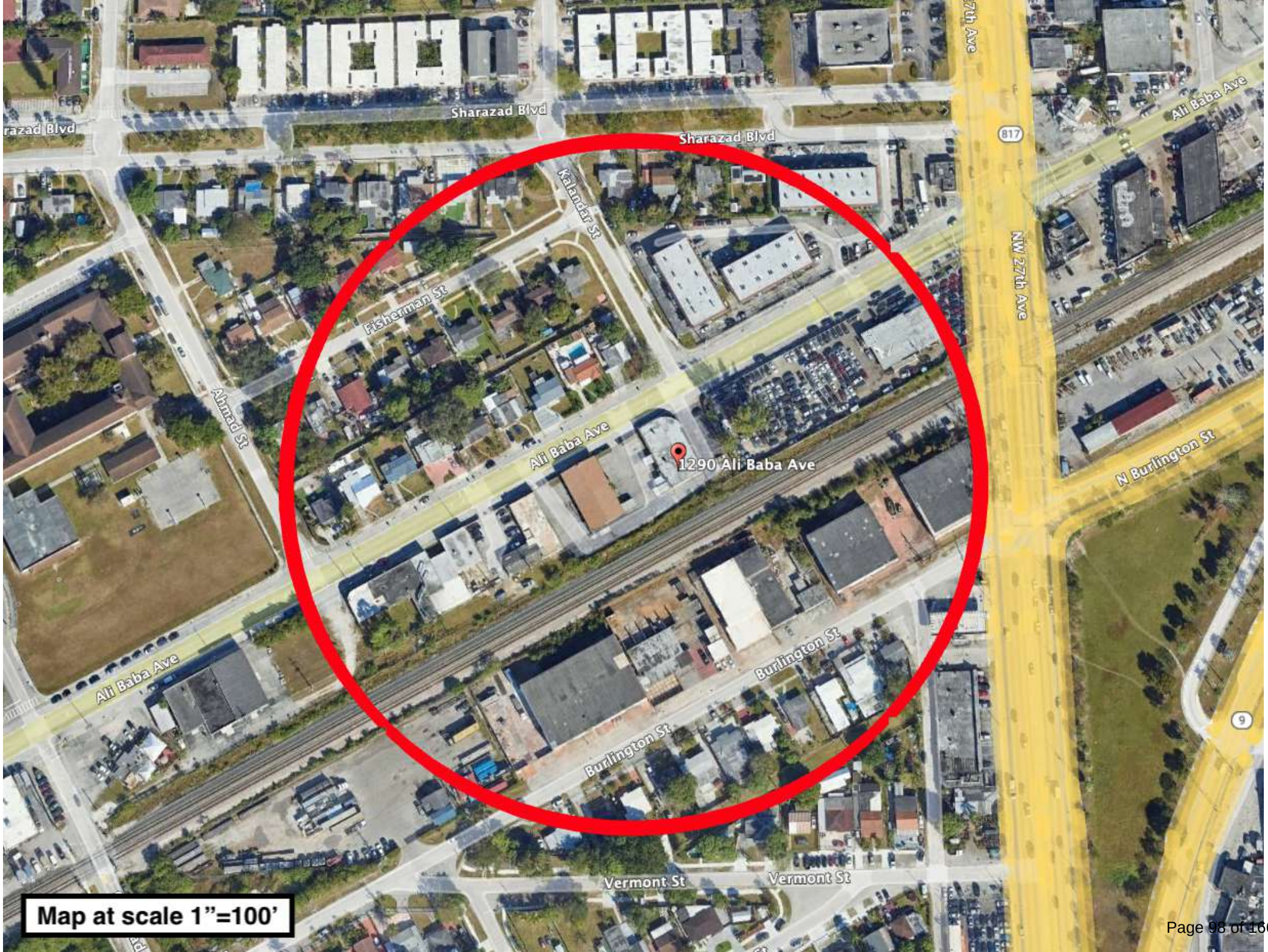
PROPERTY ADDRESS:

1238-1290 ALIBABA AVENUE
OPA-LOCKA FLORIDA 33054

CERTIFY TO:

SAINT MATZ CAPITAL LLC

DATE 07-24-23	UPDATE 02-06-24		
SCALE 1"=30'	JOB No. 24-059	DRAWN BY A.B	
SHEET 1 OF 1			


Sharazad Blvd
Sharazad Blvd
Sharazad Blvd
Kalandar St
Fisherman St
Ahmad St
Ali Baba Ave
1290 Ali Baba Ave
Ali Baba Ave
Ali Baba Ave
NW 27th Ave
NW 27th Ave
817
N Burlington St
Burlington St
Burlington St
9
Vermont St
Vermont St
Map at scale 1”=100’

Received:
By:
Date:

Attach copy of identification

305 528-9311
shehzad@discountcarsmiami.com

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1290 Ali Baba Avenue

LEGAL DESCRIPTION: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

→ I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

→ PROPERTY OWNER'S NAME: Zainul Manjar PHONE: 305 528 9311 ←

ADDRESS (If different): 14360 NW 27th AveOpa-locka, FL 33054

→ _____
Signature

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1290 Ali Baba Avenue

LEGAL DESCRIPTION: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

→ I SUPPORT THIS DEVELOPMENT REQUEST YES

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

→ PROPERTY OWNER'S NAME: ANTONIO MIGUEL ACEVEDO FLEITES LEES PHONE: 786-445-2821

ADDRESS (If different): 1265 Ali Baba AveOpa-locka, FL 33054

→ _____
Signature

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

Received
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1290 Ali Baba Avenue

LEGAL DESCRIPTION: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

I SUPPORT THIS DEVELOPMENT REQUEST Y

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST ____

PROPERTY OWNER'S NAME: Action Printing Co. PHONE: 305-685-6813

ADDRESS (If different): 1230 Ali Baba Ave, Opa-locka, FL 33054

Signature

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

Took our information Said he has to Speak with other Buisness Partners about it

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1290 Ali Baba Avenue

LEGAL DESCRIPTION: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

→ I SUPPORT THIS DEVELOPMENT REQUEST YES

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

→ PROPERTY OWNER'S NAME: CARLOS MANUEL DIAZ JR JTRS PHONE: 305 879 3204

ADDRESS (If different): 1245 Ali Baba AveOpa-locka, FL 33054

→ _____
Signature

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

Radius Map and Petition/Owners List
Affidavit

State of Florida

County of Miami Dade

Re: Property Owners List within 500 feet of:

Address/Location: 1290 Ali Baba Avenue, Opa Locka, FL, 33054

Legal Description: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

I certify that the attached ownership list, maps and mailing labels provide 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 recent Miami-Dade County Tax records.

DocuSigned by:
Manny Roman
023D3E661A714A5...
(Signature)

Manny Roman
(Printed Name)

MANNY ROMAN TRS
1290 ALI BABA AVENUE LAND TRUST
(Company Name)

1290 Ali Baba Avenue, Opa Locka, FL, 33054
Address

Affix
Corporate
Seal

(Phone Number) 786-412-2669

The foregoing instrument was acknowledged before me on this 21 day of November,
20 24, by Manny Roman.

[x] DID TAKE AN OATH OR [ ] DID NOT TAKE AN OATH

[ ] PERSONALLY KNOWN OR [x] PRODUCED IDENTIFICATION

Type of Identification Produced: Driver License

IV
Signature of Notary Public

IGNACIO VILLANUEVA
Name of Notary Typed, Printed, or Stamped

07/12/2025
My Commission Expires

Notary Public State of Florida
Ignacio Villanueva
My Commission HH 153001
Expires 07/12/2025

1. Address: 1244 ALI BABA AVE
   # Folio: 08-2121-002-1860
   Owner: MANNY ROMAN TRS
   Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 15 & 16 BLK 10
LOT SIZE 4750 SQUARE FEET
OR 20347-1886 0302 4
COC 21537-4451 06 2003 1

2. Address: 1230 ALI BABA AVE
   # Folio: 08-2121-002-1800
   Owner: ROSE MARIE BAIN EST OF DANIEL PEPPLE
   Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 1 TO 4 INC BLK 10
LOT SIZE 9975 SQUARE FEET
OR 10947-316 1180 1

3. Address: 1230 ALI BABA AVE
   # Folio: 08-2121-002-1800
   Owner: ACTION PLATING CORP
   Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 9 THRU 12 BLK 10
LOT SIZE 9500 SQUARE FEET
OR 13322-1651 0587 1

4. Address: 1220 ALI BABA AVE
   # Folio: 08-2121-002-1780
   Owner: DANIEL PEPPLE & W F BAIN % ACTION PLATING CORP
   Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 7 & 8 BLK 10
LOT SIZE 4750 SQUARE FEET
OR 11078-1250 0481 5

5. Address: 1214 ALI BABA AVE
   # Folio: 08-2121-002-1760
   Owner: WILLIAM J BAIN & LARRY C BAIN & MARK A BAIN & GLENN E BAIN
   Legal Description:

21 52 41
PL NO 1 OPA LOCKA PB 25-44
LOTS 5 & 6 BLK 10
LOT SIZE 4750 SQUARE FEET
COC 24226-0047 01 2006 1

6. Address: 14360 NW 27 AVE
   # Folio: 08-2121-002-1600
   Owner: ZAINUL A MANIAR
   Legal Description:

PL NO 1 OPA LOCKA
PB 25-44
LOTS 1 THRU 12 BLK 9
LOT SIZE 28500 SQ FT
OR 20399-3844 0502 1

7. Address: 14360 NW 27 AVE
   # Folio: 08-2121-002-1720
   Owner: ZAINUL A MANIAR &WRAHILA MANIAR
   Legal Description:

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

8. Address: 1291 BURLINGTON ST & 1281 BURLINGTON ST
   # Folio: 08-2121-007-2401
   Owner: SUPER STONE PROPERTIES LLC
   Legal Description:

21 52 41 .792 AC M/L
OPA LOCKA PLAT NO 3 PB 31-14
POR OF BLK 142
BEG SELY COR OF BLK 142 TH SWLY
243.3FT NWLY 130FT NELY 308.59FT
SELY 145.47FT TO POB
LOT SIZE 34522 SQ FT M/L

9. Address: 1271 BURLINGTON ST
   # Folio: 08-2121-007-2404
   Owner: ULYSSES L BANKS
   Legal Description:

21 52 41 .17 AC
OPA LOCKA PLAT NO 3 PB 31-14
PORT BLK 142 BEG 252.2FT SWLY OF
SE COR SWLY 59.05FT NWLY 130FT
NELY 59.05FT SELY 130FT TO POB
OR 12840-3155 0386 1

10. Address: 1265 BURLINGTON ST
    # Folio: 08-2121-007-2407
    Owner: SUPER STONE PROPERTIES LLC
    Legal Description:

21 52 41 .122 AC
OPA LOCKA PLAT NO 3 PB 31-14
PORT BLK 142 BEG 311.25FT SWLY
OF SE COR SWLY 40.95FT NWLY130FT
NELY 40.95FT SELY 130FT TO POB
OR 12840-3155 0386 1
COC 26331-1724 12 2007 4

11. Address: 1261 BURLINGTON ST
    # Folio: 08-2121-007-2403
    Owner: SUPER STONE PROPERTIES LLC
    Legal Description:

21 52 41 .20 AC M/L
OPA LOCKA PLAT NO 3 PB 31-14
BEG 352.2FTSWLY FROM SELY COR
BLK 142
SWLY67FT NWLY130FT NELY67FT
SELY130FT TO POB
LOT SIZE 8710 SQUARE FEET
OR 26331-1722 1207 4

12. Address: 1251 BURLINGTON ST
    # Folio: 08-2121-007-2405
    Owner: SUPER STONE PROPERTIES LLC
    Legal Description:

21 52 41 .40 AC M/L
OPA LOCKA PLAT NO 3 PB 31-14
BEG 419.20FTSWLY FROM SELY COR
BLK 142

SWLY133FT NWLY130FT NELY133FT
SELY130FT TO POB
LOT SIZE 17290 SQUARE FEET
OR 12775-156 0186 4
COC 26331-1720 12 2007 4

13. Address: 1125 BURLINGTON ST
    # Folio: 08-2121-007-2406
    Owner: SUPER STONE PROPERTIES LLC
    Legal Description:

21 52 41 .63 AC
OPA LOCKA PLAT NO 3 PB 31-14
PORT OF BLK 142 BEG 553.25FT
SWLY OF SE COR BLK 142 TH SWLY
212FT NWLY 130FT TO PT 50FT SE
MEAS R/A FROM C/L OF SAL TH NELY
ALG N/BDRY OF BLK 142 A DIS
212FT SELY 130FT TO POB
OR 16566-0916 1194 1
COC 26331-1716 12 2007 4

14. Address: 1208 BURLINGTON ST
    # Folio: 08-2121-007-2420
    Owner: JUANA HERNANDEZ
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY552.88FT TR A
BLK 143
OR 18592-2004 0499 3
COC 25181-4277 12 2006 1

15. Address: 1216 BURLINGTON ST
    # Folio: 08-2121-007-2430
    Owner: CESAR CANUT & HILDA ARRIETA
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY500.88FT TR A
BLK 143
LOT SIZE IRREGULAR
OR 15287-332 1091 1

16. Address: 1224 BURLINGTON ST
    # Folio: 08-2121-007-2440
    Owner: EVER A RIVAS
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY448.88FT TR A
BLK 143
LOT SIZE 52.000 X 100
OR 19457-0365 1100 5
COC 22347-2165 05 2004 1

17. Address: 1232 BURLINGTON ST
    # Folio: 08-2121-007-2441
    Owner: ANN MARY PIERRE
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY396.88FT TR A
BLK 143
LOT SIZE IRREGULAR
OR 11989-2599 1283 6

18. Address: 1240 BURLINGTON ST
    # Folio: 08-2121-007-2442
    Owner: ANGIES ESTATES LLC
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY54FT OF NE344.88FT OF TR A
BLK 143
LOT SIZE 54.000 X 100
OR 18780-4801 0999 1
COC 23507-2641 06 2005 4

19. Address: 1248 BURLINGTON ST
    # Folio: 08-2121-007-2443
    Owner: EDITH COATS LE, REM ELIJAH THOMAS MOORE, REM RUTH ANN MICKENS, REM MICHAEL A MOORE, REM ZACHARY COATS, REM JENNIFER ESMAY, REM JOHN R ARCHIE, REM JANNIE MAE HOWARD
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NE290.88FT OF TR A
BLK 143

LOT SIZE 52.000 X 100
OR 14162-3074 0689 1

20. Address: 1256 BURLINGTON ST
    # Folio: 08-2121-007-2444
    Owner:KESLIN SANON LE, REM LYDIA SANON, REM KELLY DERCK SANON
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY238.88FT TR A
BLK 143
LOT SIZE 52.000 X 100
OR 11117-293 0581 5

21. Address: 1264 BURLINGTON ST
    # Folio: 08-2121-007-2445
    Owner: GUIDO FARIAS &W MARIA & LUIS SALCEDO
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY 52FT OF NELY 186.88FT TR
A AKA 17 LESS SWLY 11FT BLK 143
ALL OF 18 & SWLY 13FT OF 19
LOT SIZE IRREGULAR
OR 21280-2204 052003 1
COC 24842-4919 08 2006 5

22. Address: 1272 BURLINGTON ST
    # Folio: 08-2121-007-2446
    Owner: ANGEL FERNANDEZ
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY134.88FT TR
A BLK 143
AKA LT 20 & PT OF 19 & 21
LOT SIZE 52.000 X 100
OR 21120-1929 0303 1
COC 25553-1941 04 2007 5

23. Address: 1280 BURLINGTON ST
    # Folio: 08-2121-007-2450
    Owner: ADEC INVESTMENTS LLC
    Legal Description:

21 52 41 .14 AC
OPA LOCKA PLAT NO 3 PB 31-14
NELY82.88FT OF TR A BLK 143
LOT SIZE IRREGULAR
OR 17187-3183 0596 4
COC 26344-0542 04 2008 3

24. Address: 1360 SHARAZAD BLVD
    # Folio: 08-2121-002-1330
    Owner: OUR HOME APARTMENTS CORP
    Legal Description:

PL NO 1 OPA LOCKA PB 25-44
E20FT OF LOT 11 & LOTS 12 THRU 18
& LOTS 23 THRU 38 E20FT LOT 11-A
& LOTS 12-A THRU 18-A & 23-A THRU
27-A & 36-A THRU 38-A BLK 8-A
PER PB 46-76
LOT SIZE 66037 SQUARE FEET
OR 19414-0263 1200 1
COC 22298-3600 04 2004 1

25. Address: 1330 SHARAZAD BLVD
    # Folio: 08-2121-002-1320
    Owner: JOSE RAMON QUINONES JR & SHERYL O CULLALAD
    Legal Description:

21 52 41
PL NO 1 OPA LOCKA PB 25-44
E10FT LOT 8 & ALL LOTS 9 & 10 &
W5FT LOT 11 BLK 8 & E10FT LOT 8-A
& ALL LOTS 9-A & 10-A & W5FT
LOT 11-A BLK 8-A PER PB 46-76
LOT SIZE 7090 SQ FT
OR 19112-2422 0400 1
COC 23568-1497 06 2005 1

26. Address: 1320 SHARAZAD BLVD
    # Folio: 08-2121-002-1310
    Owner: SHEANDRA POLLACK
    Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 6 & 7 & W15FT LOT 8 BLK 8
& LOTS 6-A & 7-A & W15FT LOT 8-A
PB 46-76 BLK 8-A
LOT SIZE 7085 SQUARE FEET
COC 25353-2308 0107 1
COC 25533-1023 04 2007 5

27. Address: 1310 SHARAZAD BLVD
    # Folio: 08-2121-002-1300
    Owner: MILLANS LLC
    Legal Description:

OPA LOCKA PLAT NO 1 PB 25-44
E15FT LOT 3 & ALL LOTS 4-5 BLK 8
& E15FT LOT 3-A & ALL LOTS 4-A &
5-A BLK 8-A PB 46-76
LOT SIZE 7085 SQUARE FEET
OR 19308-2170 0800 1
COC 24083-4435 11 2005 1

28. Address: 1300 SHARAZAD BLVD
    # Folio: 08-2121-002-1290
    Owner: EMILIO PANAMENO RODRIGUEZ & KIMBERLY DAWN PANAMENO RODRIGUEZ
    Legal Description:

OPA LOCKA PLAT NO 1 PB 25-44
LOTS 1 & 2 & W10FT LOT 3 BLK 8
& LOTS 1-A & 2-A & W10FT LOT 3-A
PER PB 46-76 BLK 8-A
LOT SIZE 8350 SQUARE FEET
OR 13538-2195 1287 4

29. Address: 1266 FISHERMAN ST
    # Folio: 08-2121-002-2020
    Owner: TANGELAR PARKER & WILBERT R PARKER
    Legal Description:

21 52 41 .14 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 11 & LOTS 20-A
& 21-A BLK 11-A PER PB 46-76
LOT SIZE 55.000 X 109
OR 18829-1644 1099 4

30. Address: 1256 FISHERMAN STREET
    # Folio: 08-2121-002-2010
    Owner: 1256 FISHERMAN STREET LLC
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 18 & 19 & NE10FT LOT 17
BLK 11 & PT OF PB 46-76 PER DB
LOT SIZE 60.000 X 109
OR 16120-0413 1093 5

31. Address: 1246 FISHERMAN ST
    # Folio: 08-2121-002-2000
    Owner: GRACE E SILAS
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 16 & PT LOT 15 & PT LOT 17
BLK 11 & PT OF PB 46-76 PER
DB 3402-114
LOT SIZE 60.000 X 109
OR 12168-4290 0584 1

32. Address: 1240 FISHERMAN ST
    # Folio: 08-2121-002-1990
    Owner: EDWIN E YOUNG &W KATRINA
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 13-14 & PT LOTS 12 & 15
BLK 11 & PT OF PB 46-76 PER DB
2928-12 & 3088-409
LOT SIZE 60.000 X 109

OR 15002-659 0491 3

33. Address: 1230 FISHERMAN ST
    # Folio: 08-2121-002-1980
    Owner: ROBERT AQUINO &W MIRNA
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 11, PT LOT 10 & PT LOT 12
BLK 11 & PT OF PB 46-76 PER DB
2909-420 & 3093-282
LOT SIZE 60.000 X 109
21330-1412-11-12-13-062003 4

34. Address: 1224 FISHERMAN ST
    # Folio: 08-2121-002-1970
    Owner: MARIE ELLISTON
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 8 & 9 & SW10FT LOT 10 BLK 11
& PT OF PB 46-76 PER DB 2903-172
& 3094-175
LOT SIZE 60.000 X 109
OR 18099-0770 0498 4

35. Address: 1218 FISHERMAN ST
    # Folio: 08-2121-002-1940
    Owner: SIMMIE D & RONNIE L HANNAH
    Legal Description:

21 52 41 .18 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 5-6 & 7 BLK 11 &
LOTS 5-A & 6-A & 7-A BLK 11-A PER
PB 46-76
LOT SIZE 75.000 X 109
OR 18191-4104 0798 1

36. Address: 1210 FISHERMAN ST
    # Folio: 08-2121-002-1930
    Owner: A CADENA ENTERPRISE INC
    Legal Description:

21 52 41 .22 AC
OPA LOCKA PLAT NO 1 PB 25-44
LOTS 3 & 4 BLK 11 &
LOTS 3-A & 4-A BLK 11-A
PER PB 46-76
LOT SIZE 50.000 X 109
OR 16888-1842 0895 3
COC 24279-0099/24761-0515 0206 1

37. Address: 1201 ALI BABA AVE
    # Folio: 08-2121-002-2110
    Owner: LACHY EDUARDO ESPINEL JR TRS, LACHY E ESPINEL JR REVOCABLE TR & IVETTE ESTEFAN-ESPINEL TRS
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 40 LESS NELY20FT AND ALL LOTS
41 & 42 BLKS 11 & LOT 40A LESS
NELY20FT & ALL LOTS 41A & 42A
BLK 11A OF SUB OF CERTAIN ALLEYS
IN OPA LOCKA PLATS NO 1 & NO 2
OF PB 46-76
LOT SIZE 60.000 X 104
COC 23571-2820 06 2005 6

38. Address: 1211 ALI BABA AVE
    # Folio: 08-2121-002-2100
    Owner: ROBERTO ESPINOSA ALVAREZ & OLGA L HERRERA SOTOLONGO
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 39 & PT LOTS 38 & 40 BLK 11
& PT PB 46-76 DB 3009-535 &
3088-382
LOT SIZE 60.000 X 104
OR 12809-1377 0286 4
COC 25955-2686 11 2006 5

39. Address: 1215 ALI BABA AVE
    # Folio: 08-2121-002-2090
    Owner: MCANDRAW FAUSTIN
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 36-37 & NE 10FT LOT 38
BLK 11 & PT OF PB 46-76 PER
3835-367
LOT SIZE 60.000 X 104
OR 20880-4479 1202 1
COC 24245-2131 02 2006 4

40. Address: 1225 ALI BABA AVE
    # Folio: 08-2121-002-2080
    Owner: FRANCISCA CASTILLO
    Legal Description:

21 52 41 .16 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 34 & 35 & PT LOT 33 BLK 11 &
PT PB 46-76 DB 3933-144
LOT SIZE 60.000 X 104
OR 19875-3144 0901 5

41. Address: 1231 ALI BABA AVE
    # Folio: 08-2121-002-2070
    Owner: AURORA D RAUDEZ& LEIVIS PRADOS & RAMON J RAUDEZ
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 32 & PT LOTS 31 & 33 BLK 11 &
PT PB 46-76 DB 2902-166 &
3088-385
LOT SIZE 60.000 X 104
COC 23037-4344 01 2005 6

42. Address: 1239 ALI BABA AVE
    # Folio: 08-2121-002-2060
    Owner: JOSE LUIS GIL RODRIGUEZ & VILMA RODRIGUEZ
    Legal Description:

21 52 41 .16 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 29 & 30 & LOT 28 LESS
NELY20FT THEREOF & LOT 31 LESS
SWLY20FT THEREOF BLK 11
& LOTS 29-A & 30-A & 28-A LESS
NELY20FT THEREOF & LOT 31-A LESS
SWLY20FT THEREOF BLK 11-A
OF PLATS NO 1 & NO 2 OPA-LOCKA
PB 46-76
LOT SIZE 60.00 X 104
COC 25413-3427 02 2007 4

43. Address: 1245 ALI BABA AVE
    # Folio: 08-2121-002-2050
    Owner: CARLOS MANUEL DIAZ JR JTRS & DIANA CAROLINA DIAZ JTRS
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 27 & PT OF LOTS 26 & 28 BLK11
& PT OF PB 46-76 DB 3103-473
LOT SIZE 60.000 X 104
OR 10109 725 0778 4
COC 26164-3678 01 2008 5

44. Address: 1255 ALI BABA AVE
    # Folio: 08-2121-002-2040
    Owner: KATHIE A RITCHIE
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 24-25 & NE10FT LOT 26 BLK 11
& PT OF PB 46-76 DB 2912-26 &
3093-297
LOT SIZE 60.000 X 104
OR 9533 674

45. Address: 1265 ALI BABA AVE
    # Folio: 08-2121-002-2030
    Owner: ELIZABETH GONZALEZ RODRIGUEZ LE, ANTONIO MIGUEL ACEVEDO FLEITES LEREM, JORGE RAFAEL RAMIREZ GONZALEZ
    Legal Description:

21 52 41 .14 AC
OPA LOCKA PLAT NO 1 PB 25-44
LOTS 22 & 23 BLK 11 &
LOTS 22-A & 23-A BLK 11-A
PB 46-76
LOT SIZE 55.000 X 104
OR 15935-1032 0593 3

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST TO MODIFY THE SITE TO OPERATE A KINDERGARTEN LOCATED APPROXIMATELY ON THIS SEVEN PARCEL SITE AT 1238 ALI BABA AVENUE, 1244 ALI BABA AVENUE, AND 1290 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-2121-002-1890; AND 08-2121-002-1900 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Saint Matz Capital, LLC., c/o Felipe Santos and Fabricio Matzinger, they intend to modify the site and to operate a preschool and kindergarten (childcare facility) on this seven-parcel site and include recreational space and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for Special Exception Site Plan and Development Agreement Review to modify this seven-parcel site in the Historic Downtown Opa-locka District; and

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

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka finds that it is in the best interest of the City and its residents to recommend approval of the Development Agreement request by the Applicant, as provided herein and attached; and

WHEREAS, the City Commission of the City of Opa-locka finds that it is in the best interest of the City and its residents to recommend approval of the Development Agreement review request.

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Development Agreement Review. The City Commission of the City of Opa-Locka, Florida hereby provides approval / denial of a request for the Development Agreement Review request for the modification of this seven-parcel site to operate a preschool and kindergarten (Child Care Facility) at 1238 Ali baba Avenue, 1244 Ali Baba Avenue and 1290 Ali Baba Avenue and identified by folios **08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-2121-002-1890; AND 08-2121-002-1900** in the Historic Downtown Opa-locka District set forth as 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 _____, 2025.

_____

John H. Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A

_____

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____
Commissioner Ervin	_____
Commissioner Santiago	_____
Vice Mayor Kelley	_____
Mayor Taylor	_____

By:
Date

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: MANDY ROMAN TRS LAND TRUST

PROPERTY OWNER'S ADDRESS: 1290 ALIBABA AVE
Number/Street City State/Zip Code

APPLICANT'S NAME: AL CRUZ

APPLICANT'S ADDRESS: 4252 SW 162 CT MIA 33185
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 7862291411 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1244/1290 ALIBABA AVE
Number/Street

TAX FOLIO NUMBER: 08-2121-002-1860 PRESENT ZONING: 6600 COMMERCIAL

LEGAL DESCRIPTION: LOTS 13,14,15,16,17,18,19,20 & 21 IN BLOCK 110 OF PLAT NO 1 OPALOCKA ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 44 OF PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA.

Please check specific request:

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

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

_____

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

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 submittal 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, Manny Roman, 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.

Manny Roman
Signature

September 11, 2024
Date

Notary Public State of Florida
Ignacio Villanueva
My Commission HH 163001
Expires 07/12/2025

Sworn to and subscribed before me:

This 11 day of September.

IV
Notary Public

My commission expires 07/12/2025

Attach copy of identification

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

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

I do give to Argelio CRUZ 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 Argelio CRUZ 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.

Manny Roman
Signature

September 11, 2024
Date

Notary Public State of Florida
Ignacio Villanueva
My Commission HH 153001
Expires 07/12/2025

Sworn to and subscribed before me:

This 11 day of September

IV
Notary Public

My commission expires: 07/12/2025

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

By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1244/1290 ALABAMA AVE OPALOCKA FL 33054

LEGAL DESCRIPTION: LOTS 13,14,15,16,17,18,19,20, AND 21 IN BLOCK 110 OF PLAT NO#1, OPALOCKA ACCORDING TO PLAT THERE OF AS RECORDED IN PLAT BOOK 25, PAGE 44 OF PUBLIC RECORDS OF MIAMI DADE COUNTY, FL

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Manny Roman PHONE: 786-412-2669

ADDRESS (If different): _____

DocuSigned by:
Manny Roman
023D3E661A714A5...

Signature

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

Record and Return to:
(enclose self-addressed stamped envelope)
Legal Council
Roxana Tejeda, PA
Tejeda Law Group
17687 N.W. 78th Avenue,
Miami, FL 33015

This Instrument Prepared by:
Burnadette Norris-Weeks
City Attorney
780 Fisherman Street 4th Floor
Opa-locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA & MANNY ROMAN TRS LAND TRUST / AL CRUZ

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this___day of_____2025 ("Execution Date") by and between **MANNY ROMAN TRS LAND TRUST / AL CRUZ** (the "Owner"), a Florida limited liability company with the mailing address of **4252 SW 162 COURT, MIAMI, FLORIDA 33185** and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately .61 acres or 26,568 square feet of land located on the combined seven parcel site of 1238, 1244, & 1290 Ali Baba Avenue within the municipal boundaries of the City of Opa-locka and identified by Miami Dade County Tax Folio Nos **(folios) 08-2121-002-1840 & 08-2121-002-1850**, **08-2121-002-1860, 08-2121-002-1870, 08-2121-002-1880, 08-2121-002-1890, and 08-2121-002-1900;** (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number _____, approving a Site Plan for the Proposed Development which consist of **(two building[s])** containing over 9,617 sq ft**)** of commercial space to be used for a kindergarten in this built environment as a complement to the surrounding community and general design goals of the City, and **(15)** parking spaces for Daycare Staff and Parent Parking, and the planting of 22 **trees, 271** shrubs, and landscaped open space in accordance with the **MANNY ROMAN TRS LAND TRUST / AL CRUZ** approved site plan; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack

of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owners and City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.

2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.

3. Definitions.
   a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
   b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
   c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
   d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
   e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, **MANNY ROMAN TRS LAND TRUST / AL CRUZ**, (the "Owner"), a Florida limited liability company, with the mailing address of **4252 SW 162 COURT, MIAMI, FLORIDA 33185**and/or any of its respective successors, assigns, or heirs thereof.
   f. Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

g. 'Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,

i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein

j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.

k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the **MANNY ROMAN TRS LAND TRUST / AL CRUZ,** Site Plan, located on the combined seven parcel site of 1238, 1244, & 1290 Ali Baba Avenue, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

l. "Final Site Plan" means the **MANNY ROMAN TRS LAND TRUST / AL CRUZ**, Site Plan, at approximately **(**located on the combined site of 1816 & 1804 Ali Baba Avenue "Final Site Plan" approved by the City Commission for the Proposed Development which includes the construction of **one** building containing over **(13,763 sq ft)** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and **(20 parking spaces)** parking spaces for residential and live work parking, and the planting of **(8)** trees, shrubs in appropriate areas as well as on the property perimeter and landscaped open space in accordance with the **MANNY ROMAN TRS LAND TRUST / AL CRUZ** approved site plan as may be amended from time to time.

m. "Governing Body" means the City of Opa-Locka's City Commission.

n. "Initial Term" is thirty (30) years commencing on the Effective Date.

o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.

p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any 1ocal government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.

r. "Parties" means the City and the Owner, **MANNY ROMAN TRS LAND TRUST / AL CRUZ**.

s. "Project" shall mean the **MANNY ROMAN TRS LAND TRUST / AL CRUZ** and development of the 26,258 square feet of land located on the

combined seven parcel site of 1238, 1244, & 1290 Ali Baba Avenue within the municipal boundaries of the City of Opa-locka and identified by Miami Dade County Tax Folio Nos **08-2121-002-1840 & 08-2121-002-1850**, **08-2121-002-1860, 08-2121-002-1870, 08-2121-002-1880, 08-2121-002-1890, and 08-2121-002-1900;)** (the "Property), as described in the plans prepared by **(MR ENGINEERNG CONSULTANTS, INC).,** and dated **(12/9/2024)**, which proposes the construction of **(one building)** containing over **80,000 sq ft)** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City and the development of **(120)** parking spaces; the planting of **8 trees,** shrubs in appropriate areas as well as on the property perimeter and landscaping and open space coverage, in accordance with the **MANNY ROMAN TRS LAND TRUST / AL CRUZ** approved site plan as may be amended from time to time.

t. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.

u. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.

v. "Resolution" shall mean City of Opa-Locka Resolution Number _____ and _____ approving the Project and this Agreement.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163,3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6.Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner) and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension or modification of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further

obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. Termination. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

9. Development Conditions. In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.

b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.

c. All signage shall comply with all city sign code ordinance requirements.

d. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:
    1) Design of all physical structures, water bodies, private and public improvements and
    2) The color and dimensional characteristics of all building materials
    3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan

e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this

Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until January 2053.

f. At the request of the City, Owner shall submit an annual report and shall provide additional documentation to the City as required by Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".

g. The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.

h. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.

i. Owner agrees to use commercially reasonable efforts to:

1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2026; and
2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in

coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:

a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.

b) Host or require its general contactor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

j. All trash and garbage containers shall comply with all city dumpster enclosure requirements.

k. The following timelines shall be complied with by Owner, **MANNY ROMAN TRS LAND TRUST / AL CRUZ**, Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.

2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

(a) Site plan approvals;
(b) Modifications to existing approvals and permits, including the Project Site Plan;
(c) Water, sewer, paving and drainage permits
(d) Building permits

(e) Sign permits
(f) Certificates of use and occupancy; and
(g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
(h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this Property.
(i) All currently non-complaint physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), FS., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agree Tent shall govern the development of the Property for the entire term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the

Effective Date and during the Entire Term of this Agreement, except to the extent that Owner's consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

14. Zoning and Other Approvals. The parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments, or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. Necessity of Complying, with Local Regulations Relative to Development Permits.

a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

16. Good Faith; Further Assurances. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at:
City Manager
City of Opa Locka
780 Fisherman Street
Opa Locka, Florida 33054

With a copy to:
Law Offices of Burnadette Norris-Weeks, P.A.
City Attorney
City of Opa-locka
780 Fisherman Street
Opa-locka, Florida 33054
And
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Developer at:
MANNY ROMAN TRS LAND TRUST / AL CRUZ
4252 SW 162 COURT,
MIAMI, FLORIDA 33185

And

With a copy to:
Legal Council
Roxana Tejeda, PA
Tejeda Law Group
17687 N.W. 78th Avenue,
Miami, FL 33015

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this

Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____day of _____, 2025.

Approved for form and legal sufficiency:

City Attorney: _____

MANNY ROMAN TRS LAND TRUST / AL CRUZ,,, a Florida limited liability company

WITNESS:

_____
Signature

By: _____
Owner/Agent
Title: Manager

_____
Print Name

_____
Signature

_____
Print Name

STATE OF FLORIDA)
:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, on this _____ day of _____, 2025 by XXXXXX XXXXX as Manager of **MANNY ROMAN TRS LAND TRUST / AL CRUZ**,, a Florida limited liability company. He is:

___ personally known to me, or
___ produced identification. Type of identification produced _____.

_____
Notary Public, State of Florida at Large

_____
Print Name

My Commission Expires:

EXHIBIT A

Legal Description

Lots 25 and 26, Block 13, of MAGNOLIA SUBDIVISION, according to the plat thereof as recorded in Plat Book 40, at Page 80, of the Public Records of Miami Dade County, Florida. Or 13228-2816 0287 1 (6,250 square feet) - 50 X 125

Lots 27 and 28, Block 13, of MAGNOLIA SUBDIVISION, according to the plat thereof as recorded in Plat Book 40, at Page 80, of the Public Records of Miami Dade County, Florida. Or 12711-3453 1185 1 (6,875 square feet) - 55 X 125

Square Foot: 13,125

EXHIBIT B

CITY'S ANNUAL REPORT FORM

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

_____
City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No._____, passed and adopted on _____, 2025.

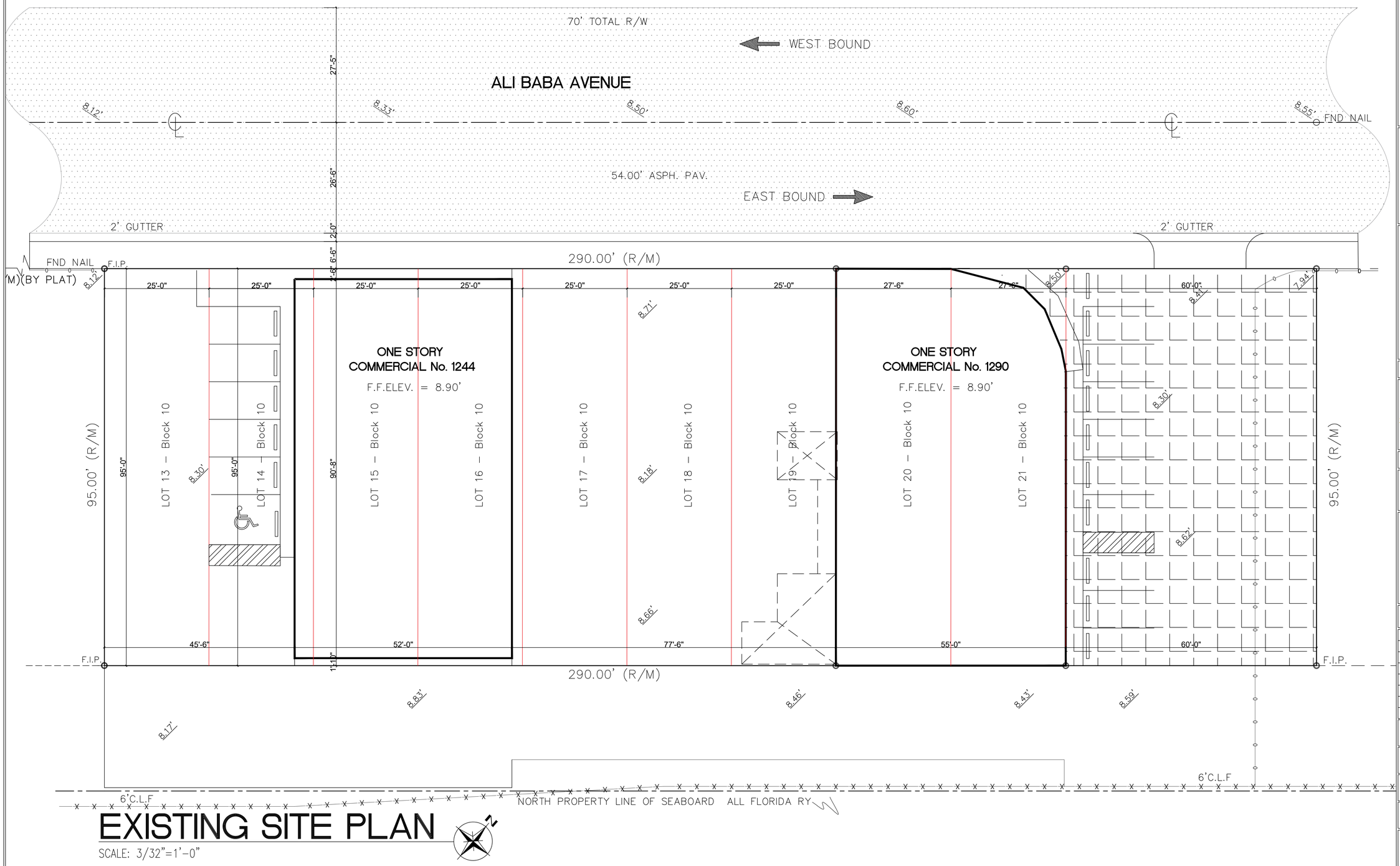
2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and **(MANNY ROMAN TRS LAND TRUST / AL CRUZ,.)**, as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _, passed and adopted on _____, 2025 (the "Development Agreement").

3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.

4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.

5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.

6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section 17 of the Development Agreement.



EXISTING SITE PLAN

SCALE: 3/32"=1'-0"

MEC DESIGN

6187 NW 167 STREET SUITE: H24
MIAMI, FLORIDA 33015
OFFICE: 305.356.1775
WWW.MECDESIGNMIAMI.COM
ID0001355
AR0007205 / PE31509
HOMERO CRUZ, L.I.D.
MANUEL A. VEGA, A.R.
JOSE A. MARTINEZ, P.E.

SEAL:

JOSE A. MARTINEZ

PROJECT NAME:

ALIBABA DAYCARE

PROJECT ADDRESS:

1244 & 1290 ALI BABA AVE,
OPA-LOCKA, FL 33054

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND IS THE PROPERTY OF "MEC DESIGN CONSULTANTS, INC." AND MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF "MEC DESIGN CONSULTANTS, INC."

REVISION NO.	DATE	BY

DRAWN BY: FVD

FILE No.: (223-041)

CHECKED BY: H.C.

DATE: 09/18/2023

SHEET TITLE: EXISTING SITE PLAN

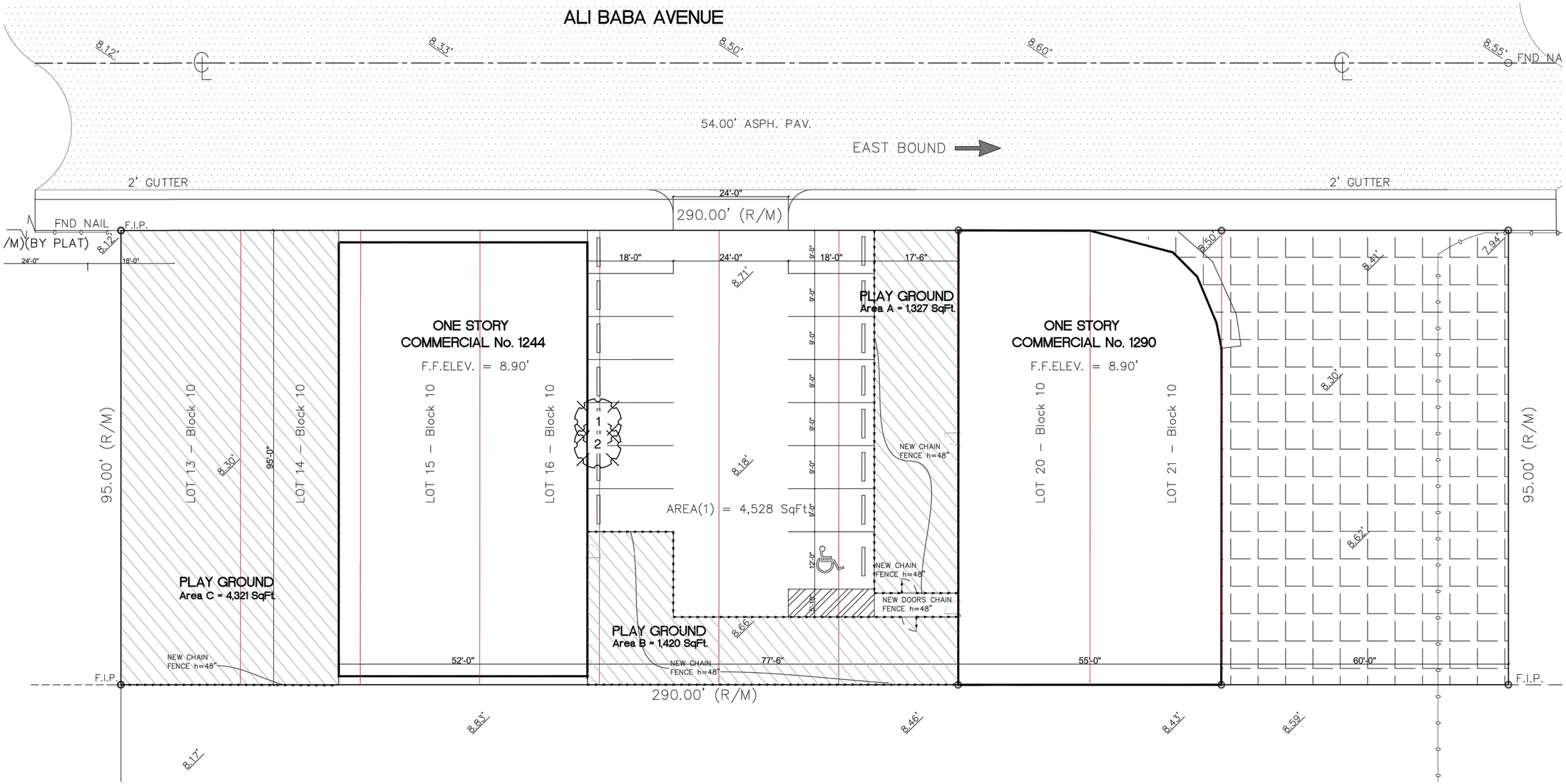
SHEET: SP-101

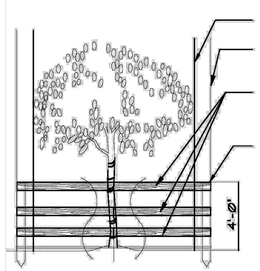
Digitally signed by Jose A. Martinez
DN: c=US, st=Florida, l=Miami, o=MEC Design Consultants, Inc., cn=Jose A. Martinez, email=info@mecdesignmiami.com
Date: 2023.10.09 12:48:36 -04'00'

This item has been digitally signed and sealed by Jose A. Martinez, PE.

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
0823023386 - 7/19/2024 2:44:06 PM
Alibaba Child Daycare_SP-101.pdf
Examiner Date Time Stamp Trade Stamp Name
FRIAS, JOSE 5/9/2024 11:27:51 AM FIRE Reference Only.





DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE.

THREE ROWS OF SPLIT RAIL FENCING (2" X 4") TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

WOODEN STAKES (2" X 4" X 5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT- FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

1 TREE PROTECTION

SCALE: NTS

TREE DISPOSITION LEGEND

SYMBOL	QUAN.	
	2	TREE/PALM TO REMOVE
	0	TREE/PALM TO REMAIN
	0	TREE/PALM TO RELOCATE

Tree Disposition Table

Tree #	Scientific Name	Common Name	Disposition
1	*Veitchia merrillii*	Christmas Palm	**Remove**
2	*Veitchia merrillii*	Christmas Palm	**Remove**

Per Sec. 8.2-26 (1) c, trees within non residential properties shall be replaced on a tree-for-tree basis

(2) Replacement trees required
(22) Trees provided

REFER TO SHEET L-2 FOR PROPOSED TREE SPECIES AND LOCATIONS.
MITIGATION REQUIREMENTS MET

NORTH

Scale: 3/32"= 1'-0"

PURPLE MARTIN STUDIO
LANDSCAPE ARCHITECTURE

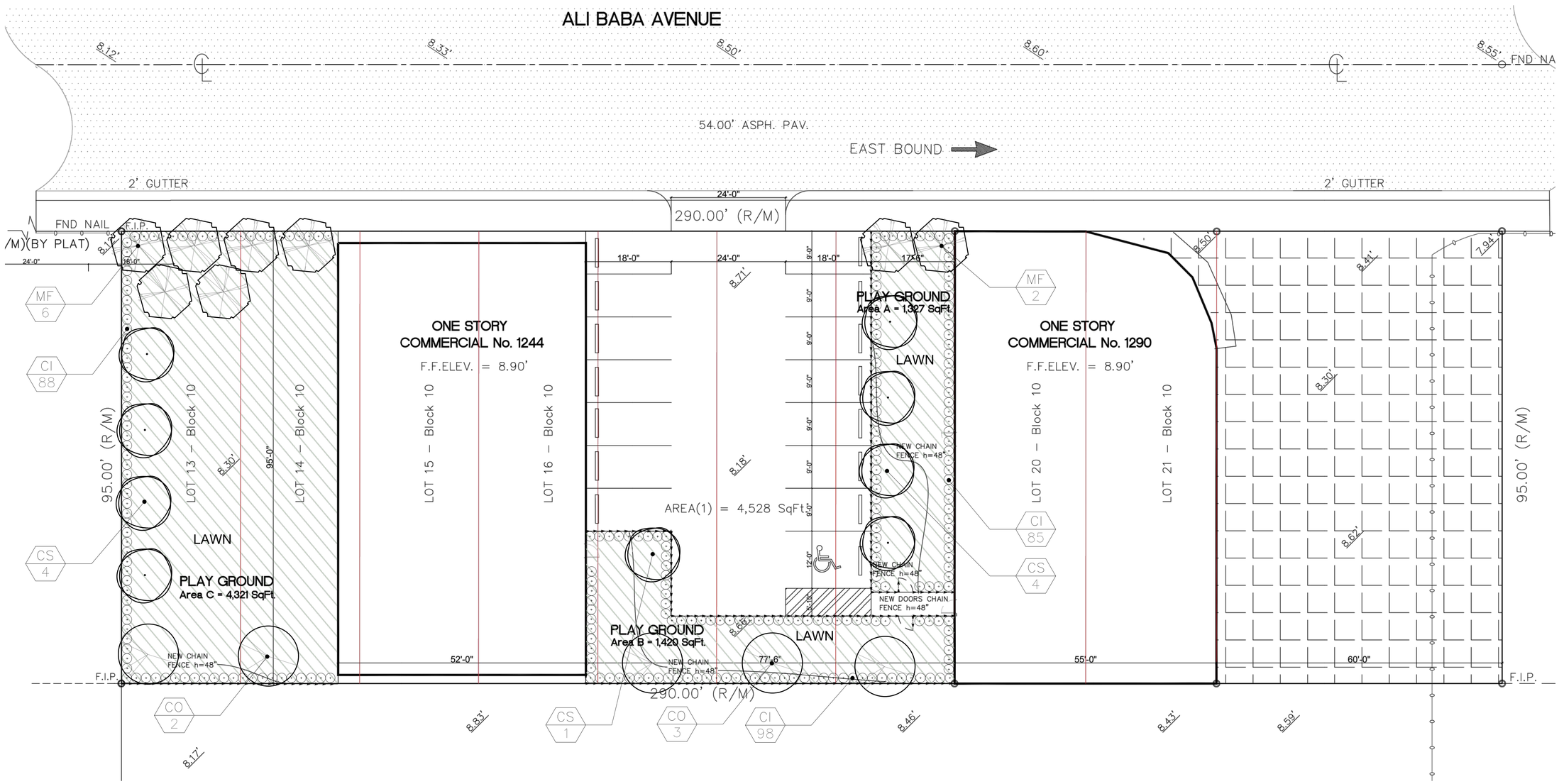
3001 SW 27th Ave UNIT 308
MIAMI, FL 33133
352.494.6733

PROJECT:
ALIBABA DAYCARE
1290 ALI BABA AVE
OPA-LOCKA, FLORIDA

REVISIONS:
1)

SEAL:
Theresa Wymer
Digitally signed by Theresa Wymer
Date: 2024.10.16 11:50:07 -04'00'
MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: TREE DISPOSITION PLAN
SCALE:
DATE:10.10.24
SHEET #
L-1
CAD ID:



LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: B-2 **Net Lot Area:** 0.63 acres 27,550 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 27,550 square feet x 20 % = 5,510 square feet	5,510	7,068
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces _____ x 10 square feet per parking space =		
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	5,510	7,068
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =		
B. Maximum lawn area (St. Augustine sod) permitted = _____ % x _____ square feet =		
TREES		
A. The number of trees required per net lot acre	22	
less the existing number of trees that meet minimum requirements (minus)		
= 22 trees x net lot acreage =	14	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	4	0
C. Percentage of native trees required = the number of trees provided x 30% =	4	14
D. Street trees (max. average spacing of 35' o.c.): 266 linear feet along street ÷ 35 =	8	8
Palms as street trees (max. average spacing 25' o.c.): _____ linear feet along street ÷ 25 =		
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): - linear feet along street ÷ 25 =	-	-
F. Total number of trees provided =	22	22
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	220	271
B. The number of shrubs required x 30% = the number of native shrubs required	66	271

LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES			
CO	5	*Chrysophyllum oliviforme	10' HT. X 6' SPR. 2" CAL.
		SATINLEAF	F. G.
CS	9	*Cordia sebestena	10' HT. X 6' SPR. 2" CAL.
		ORANGE GEIGER TREE	F. G.
MF	8	*Myrcianthes fragrans	12' HT. X 6' SPR. 2" CAL.
		SIMPSON'S STOPPER TREE	STD, 4' C.T., F. G.
SHRUBS AND GROUNDCOVERS			
CI	271	*Chrysobalanus icaco	24" HT. X 24" SPR.
		RED TIP COCOPLUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

NORTH Scale: 3/32"= 1'-0"

PURPLE MARTIN STUDIO
LANDSCAPE ARCHITECTURE
3001 SW 27th Ave UNIT 308
MIAMI, FL 33133
352.494.6733

PROJECT: ALIBABA DAYCARE
1290 ALI BABA AVE
OPA-LOCKA, FLORIDA

REVISIONS:
1)

SEAL:
Theresa Wymer
Digitally signed by Theresa Wymer
Date: 2024.10.16 11:54:13 -04'00'
MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: LANDSCAPE PLAN
SCALE:
DATE: 10.10.24
SHEET # L-2
CAD ID:

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

MAINTENANCE:

-All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has a (01) year replacement guarantee from the date of the Final CO.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

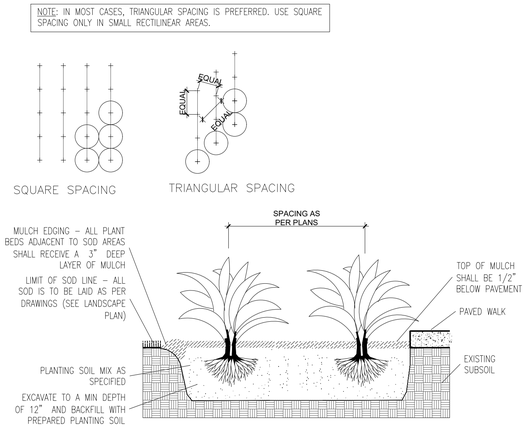
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

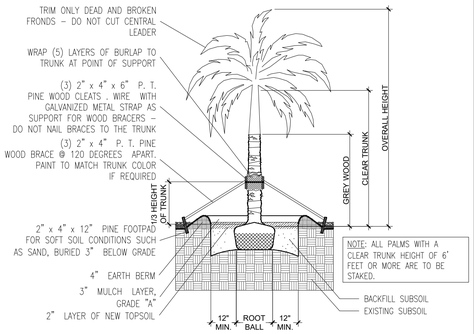
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

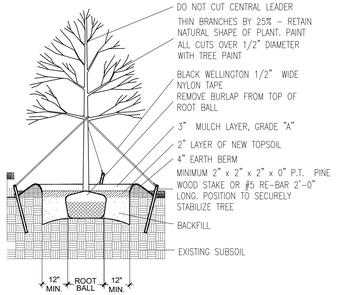
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



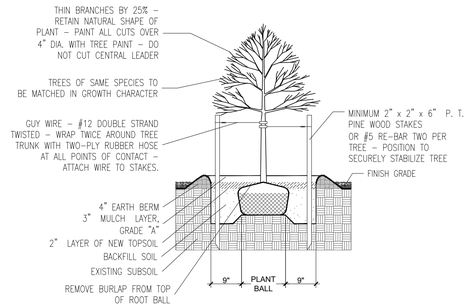
TYPICAL GROUNDCOVER PLANTING DETAIL



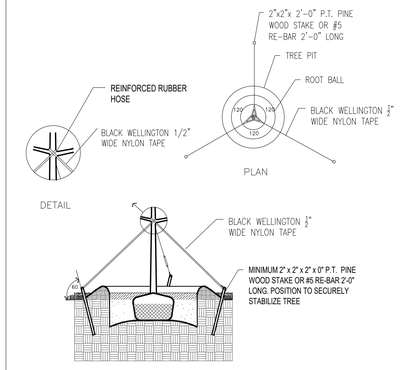
STRAIGHT TRUNK PALM PLANTING DETAIL



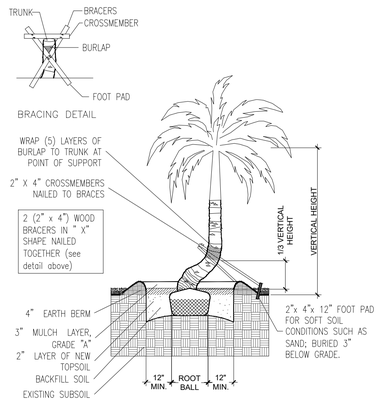
LARGE TREE PLANTING DETAIL



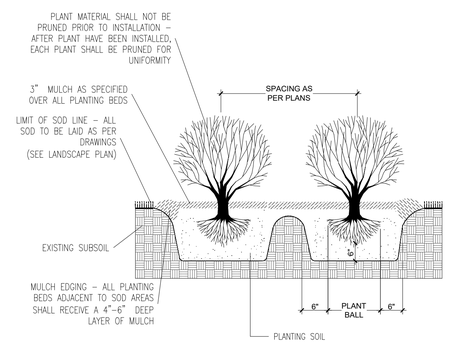
SMALL TREE PLANTING DETAIL



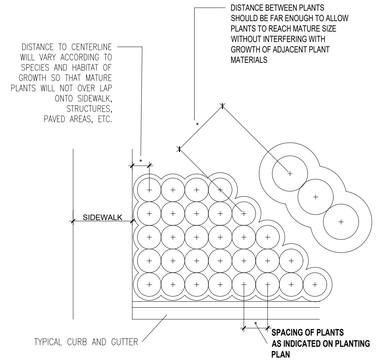
TYPICAL TREE GUYING DETAIL



CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL

PURPLE MARTIN STUDIO
LANDSCAPE ARCHITECTURE

3001 SW 27th Ave UNIT 308
MIAMI, FL 33133
352.494.6733

PROJECT:
ALIBABA DAYCARE
1290 ALI BABA AVE
OPA-LOCKA, FLORIDA

REVISIONS:
1)

SEAL:
Theresa Wymer
Digitally signed by Theresa Wymer
Date: 2024.10.16 11:50:35 -04'00'
MEMBER ASLA: FL LICENSE #LA6667363

DRAWING: LANDSCAPE PLAN
SCALE:
DATE: 10.10.24
SHEET #
L-3
CAD ID:

AVILA & ASSOCIATES SERVICES INC

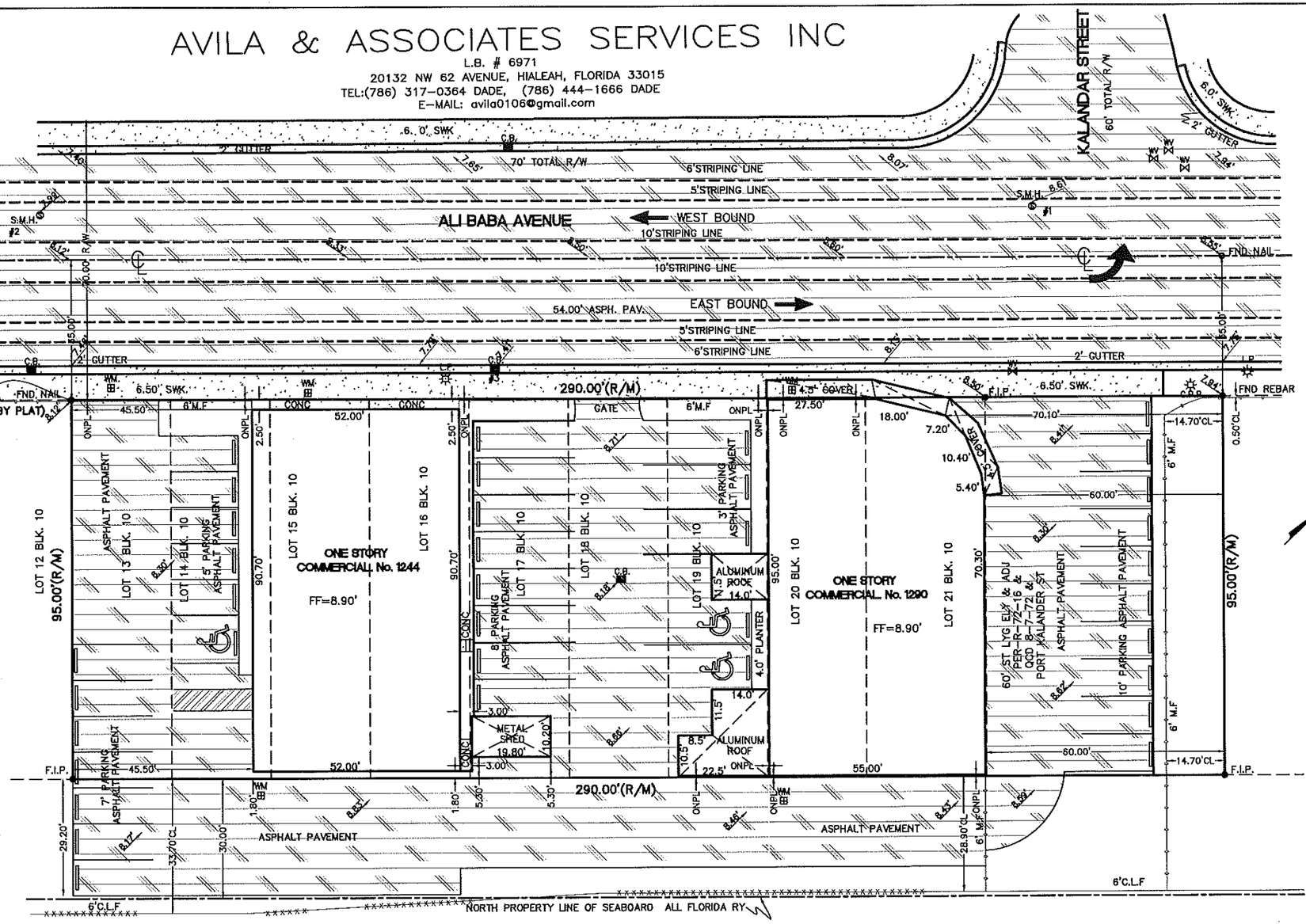
L.B. # 6971
20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015
TEL:(786) 317-0364 DADE, (786) 444-1666 DADE
E-MAIL: avila0106@gmail.com

SKETCH of SURVEY

SCALE: 1"= 30'

GENERAL LEGEND:

BCR	= BROWARD COUNTY RECORDS	F.I.P.
BM	= BENCHMARK	BLOCK
CB	= CATCH BASIN	CORNER
C/L	= CENTERLINE	P.I
CLF	= CHAINLINK FENCE	
CLP	= CONCRETE LIGHT POLE	
CBS	= CONCRETE BLOCK STRUCTURE	
CONC	= CONCRETE	
C/S	= CONCRETE SLAB	
DE	= DRAINAGE EASEMENT	
D	= DELTA (CENTRAL ANGLE)	
E	= EAST	
ELE	= ELEVATION	
X 0.00'	= EXISTING ELEVATION	
EOP	= EDGE OF PAVEMENT	
EOW	= EDGE OF WATER	
FF	= FINISHED FLOOR	
FH	= FIRE HYDRANT	
FN	= FOUND NAIL	
INV	= INVERT	
FIP	= FOUND IRON PIPE	
FIR	= FOUND IRON ROD	
FND	= FOUND NAIL AND DISC	
L	= ARC LENGTH	
MDCR	= MIAMI DADE COUNTY RECORDS	
N	= NORTH	
N/D	= NAIL AND DISC	
MF	= METAL FENCE	
ORB	= OFFICIAL RECORDS BOOK	
O/S	= OFFSET	
PB	= PLAT BOOK	
PBCR	= PALM BEACH RECORDS	
PC	= POINT OF CURVATURE	
PG	= PAGE	
PL	= PROPERTY LINE	
POB	= POINT OF BEGINNING	
POC	= POINT OF COMMENCEMENT	
PVCF	= PLASTIC FENCE	
R	= RADIUS	
R/W	= RIGHT OF WAY	
S	= SOUTH	
S/W	= SIDEWALK	
SIR	= SET 1/2" IRON ROD	
SND	= SET NAIL & DISC	
UE	= UTILITY EASEMENT	
UP	= UTILITY POLE	
W	= WEST	
W/F	= WOOD FENCE	
W/M	= WATER METER	



M.H.	RIM	TYPE	INVERTS
#1	8.61'	0.70" PIPE	NW = 3.41'
			NE = 3.41'
			SW = 3.01'
#2	7.99'	0.70" PIPE	NE = 3.89'
			SW = 3.69'
#3	7.41'	0.70" PIPE	SW = 3.40'

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.S & M # 5789
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

LEGAL DESCRIPTION:

Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21 in Block 110, of Plat No 1, Opa Locka, according to the Plat thereof, as recorded in Plat Book 25, Page 44, of the Public Records of Miami-Dade County, Florida.

SURVEYORS NOTES:

(1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
(2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
(4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
(5.) OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
(6).ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.
(7). ELEVATION SHOWN REFER TO N.G.V.D-29
(8). TBM ELEV.=7.95' N.G.V.D-29
FROM BM NO. N-392, ELEV.=9.14'

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X N/A
PANEL NO/SUFFIX: 0138 L
COMMUNITY NO: 120657
DATE OF FIRM:09-11-2009

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

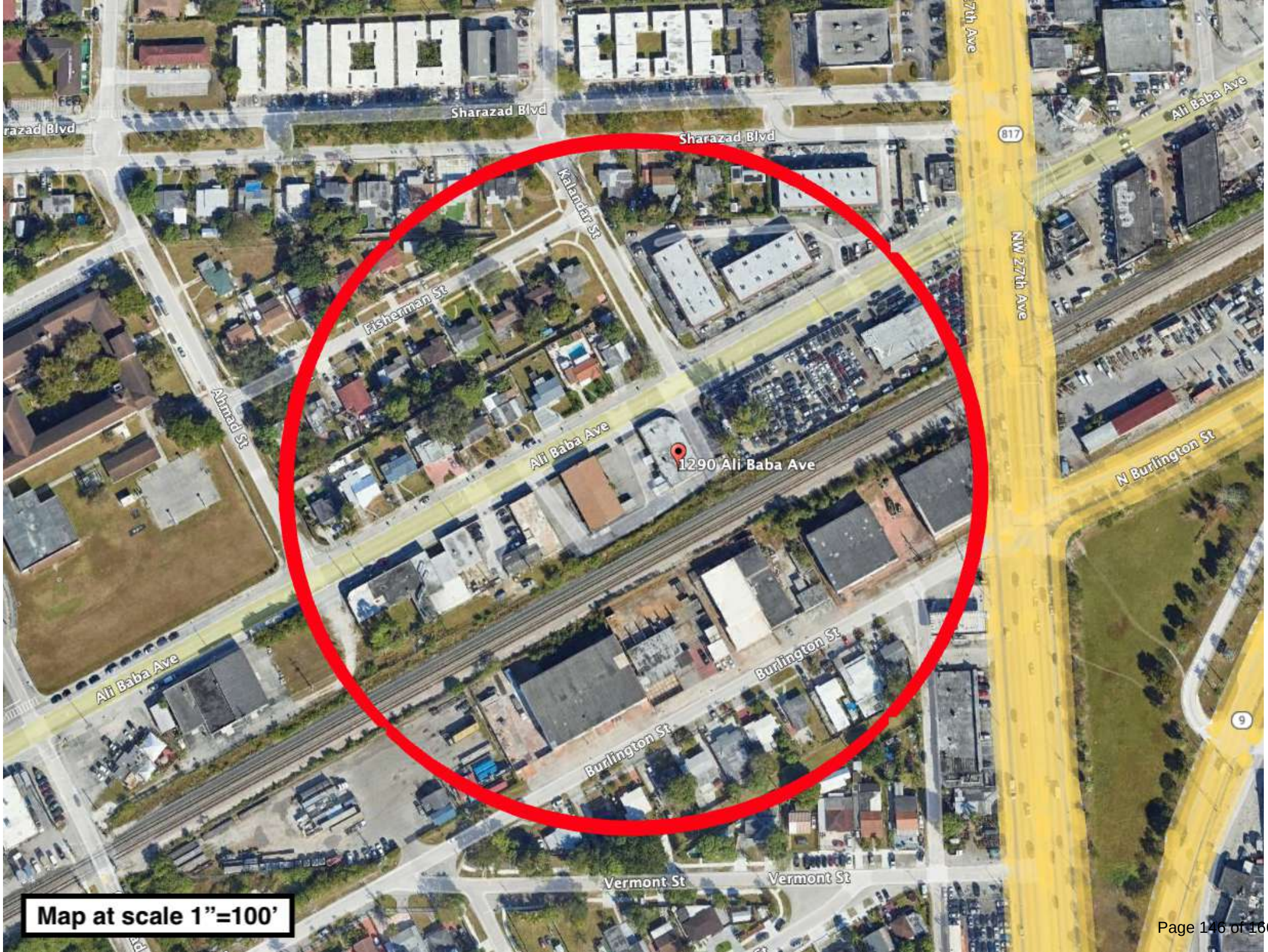
PROPERTY ADDRESS:

1238-1290 ALIBABA AVENUE
OPA-LOCKA FLORIDA 33054

CERTIFY TO:

SAINT MATZ CAPITAL LLC

DATE 07-24-23		UPDATE 02-06-24	
SCALE 1"=30'		JOB No. 24-059	DRAWN BY A.B
SHEET 1	OF 1		


Sharazad Blvd
Sharazad Blvd
Sharazad Blvd
Kalandar St
Fisherman St
Ahmad St
Ali Baba Ave
1290 Ali Baba Ave
Ali Baba Ave
Ali Baba Ave
NW 27th Ave
NW 27th Ave
817
N Burlington St
Burlington St
Burlington St
9
Vermont St
Vermont St
Map at scale 1”=100’

Radius Map and Petition/Owners List
Affidavit

State of Florida

County of Miami Dade

Re: Property Owners List within 500 feet of:

Address/Location: 1290 Ali Baba Avenue, Opa Locka, FL, 33054

Legal Description: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

I certify that the attached ownership list, maps and mailing labels provide 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 recent Miami-Dade County Tax records.

DocuSigned by:
Manny Roman
023D3E661A714A5...
(Signature)

Manny Roman
(Printed Name)

MANNY ROMAN TRS
1290 ALI BABA AVENUE LAND TRUST
(Company Name)

1290 Ali Baba Avenue, Opa Locka, FL, 33054
Address

Affix
Corporate
Seal

(Phone Number) 786-412-2669

The foregoing instrument was acknowledged before me on this 21 day of November, 20 24, by Manny Roman.

[x] DID TAKE AN OATH OR [ ] DID NOT TAKE AN OATH

[ ] PERSONALLY KNOWN OR [x] PRODUCED IDENTIFICATION

Type of Identification Produced: Driver License

IV
Signature of Notary Public

IGNACIO VILLANUEVA
Name of Notary Typed, Printed, or Stamped

07/12/2025
My Commission Expires

Notary Public State of Florida
Ignacio Villanueva
My Commission HH 153001
Expires 07/12/2025

Received:
By:
Date:

Attach copy of identification

305 528-9311
shehzad@discountcarsmiami.com

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1290 Ali Baba Avenue

LEGAL DESCRIPTION: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

→ I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

→ PROPERTY OWNER'S NAME: Zainul Manjar PHONE: 305 528 9311 ←

ADDRESS (If different): 14360 NW 27th AveOpa-locka, FL 33054

→ _____
Signature

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1290 Ali Baba Avenue

LEGAL DESCRIPTION: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

→ I SUPPORT THIS DEVELOPMENT REQUEST YES

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

→ PROPERTY OWNER'S NAME: ANTONIO MIGUEL ACEVEDO FLEITES LEES PHONE: 786-445-2821

ADDRESS (If different): 1265 Ali Baba AveOpa-locka, FL 33054

→ _____
Signature

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1290 Ali Baba Avenue

LEGAL DESCRIPTION: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

I SUPPORT THIS DEVELOPMENT REQUEST Y

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST ____

PROPERTY OWNER'S NAME: Action Printing Co. PHONE: 305-685-6813

ADDRESS (If different): 1230 Ali Baba Ave, Opa-locka, FL 33054

Signature

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

Took our information Said he has to Speak with other Buisness Partners about it

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 1290 Ali Baba Avenue

LEGAL DESCRIPTION: PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 10
ST LYG ELY & ADJ PER R-72-16
& QCD 8-7-72 & PORT KALANDER ST
LYG ELY & BET BLKS 9 & 10
OR 20494-1128/21537-4449 0602 4

→ I SUPPORT THIS DEVELOPMENT REQUEST YES

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

→ PROPERTY OWNER'S NAME: CARLOS MANUEL DIAZ JR JTRS PHONE: 305 879 3204

ADDRESS (If different): 1245 Ali Baba AveOpa-locka, FL 33054

→ _____
Signature

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

1. Address: 1244 ALI BABA AVE
   # Folio: 08-2121-002-1860
   Owner: MANNY ROMAN TRS
   Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 15 & 16 BLK 10
LOT SIZE 4750 SQUARE FEET
OR 20347-1886 0302 4
COC 21537-4451 06 2003 1

2. Address: 1230 ALI BABA AVE
   # Folio: 08-2121-002-1800
   Owner: ROSE MARIE BAIN EST OF DANIEL PEPPLE
   Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 1 TO 4 INC BLK 10
LOT SIZE 9975 SQUARE FEET
OR 10947-316 1180 1

3. Address: 1230 ALI BABA AVE
   # Folio: 08-2121-002-1800
   Owner: ACTION PLATING CORP
   Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 9 THRU 12 BLK 10
LOT SIZE 9500 SQUARE FEET
OR 13322-1651 0587 1

4. Address: 1220 ALI BABA AVE
   # Folio: 08-2121-002-1780
   Owner: DANIEL PEPPLE & W F BAIN % ACTION PLATING CORP
   Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 7 & 8 BLK 10
LOT SIZE 4750 SQUARE FEET
OR 11078-1250 0481 5

5. Address: 1214 ALI BABA AVE
   # Folio: 08-2121-002-1760
   Owner: WILLIAM J BAIN & LARRY C BAIN & MARK A BAIN & GLENN E BAIN
   Legal Description:

21 52 41
PL NO 1 OPA LOCKA PB 25-44
LOTS 5 & 6 BLK 10
LOT SIZE 4750 SQUARE FEET
COC 24226-0047 01 2006 1

6. Address: 14360 NW 27 AVE
   # Folio: 08-2121-002-1600
   Owner: ZAINUL A MANIAR
   Legal Description:

PL NO 1 OPA LOCKA
PB 25-44
LOTS 1 THRU 12 BLK 9
LOT SIZE 28500 SQ FT
OR 20399-3844 0502 1

7. Address: 14360 NW 27 AVE
   # Folio: 08-2121-002-1720
   Owner: ZAINUL A MANIAR &WRAHILA MANIAR
   Legal Description:

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

8. Address: 1291 BURLINGTON ST & 1281 BURLINGTON ST
   # Folio: 08-2121-007-2401
   Owner: SUPER STONE PROPERTIES LLC
   Legal Description:

21 52 41 .792 AC M/L
OPA LOCKA PLAT NO 3 PB 31-14
POR OF BLK 142
BEG SELY COR OF BLK 142 TH SWLY
243.3FT NWLY 130FT NELY 308.59FT
SELY 145.47FT TO POB
LOT SIZE 34522 SQ FT M/L

9. Address: 1271 BURLINGTON ST
   # Folio: 08-2121-007-2404
   Owner: ULYSSES L BANKS
   Legal Description:

21 52 41 .17 AC
OPA LOCKA PLAT NO 3 PB 31-14
PORT BLK 142 BEG 252.2FT SWLY OF
SE COR SWLY 59.05FT NWLY 130FT
NELY 59.05FT SELY 130FT TO POB
OR 12840-3155 0386 1

10. Address: 1265 BURLINGTON ST
    # Folio: 08-2121-007-2407
    Owner: SUPER STONE PROPERTIES LLC
    Legal Description:

21 52 41 .122 AC
OPA LOCKA PLAT NO 3 PB 31-14
PORT BLK 142 BEG 311.25FT SWLY
OF SE COR SWLY 40.95FT NWLY130FT
NELY 40.95FT SELY 130FT TO POB
OR 12840-3155 0386 1
COC 26331-1724 12 2007 4

11. Address: 1261 BURLINGTON ST
    # Folio: 08-2121-007-2403
    Owner: SUPER STONE PROPERTIES LLC
    Legal Description:

21 52 41 .20 AC M/L
OPA LOCKA PLAT NO 3 PB 31-14
BEG 352.2FTSWLY FROM SELY COR
BLK 142
SWLY67FT NWLY130FT NELY67FT
SELY130FT TO POB
LOT SIZE 8710 SQUARE FEET
OR 26331-1722 1207 4

12. Address: 1251 BURLINGTON ST
    # Folio: 08-2121-007-2405
    Owner: SUPER STONE PROPERTIES LLC
    Legal Description:

21 52 41 .40 AC M/L
OPA LOCKA PLAT NO 3 PB 31-14
BEG 419.20FTSWLY FROM SELY COR
BLK 142

SWLY133FT NWLY130FT NELY133FT
SELY130FT TO POB
LOT SIZE 17290 SQUARE FEET
OR 12775-156 0186 4
COC 26331-1720 12 2007 4

13. Address: 1125 BURLINGTON ST
    # Folio: 08-2121-007-2406
    Owner: SUPER STONE PROPERTIES LLC
    Legal Description:

21 52 41 .63 AC
OPA LOCKA PLAT NO 3 PB 31-14
PORT OF BLK 142 BEG 553.25FT
SWLY OF SE COR BLK 142 TH SWLY
212FT NWLY 130FT TO PT 50FT SE
MEAS R/A FROM C/L OF SAL TH NELY
ALG N/BDRY OF BLK 142 A DIS
212FT SELY 130FT TO POB
OR 16566-0916 1194 1
COC 26331-1716 12 2007 4

14. Address: 1208 BURLINGTON ST
    # Folio: 08-2121-007-2420
    Owner: JUANA HERNANDEZ
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY552.88FT TR A
BLK 143
OR 18592-2004 0499 3
COC 25181-4277 12 2006 1

15. Address: 1216 BURLINGTON ST
    # Folio: 08-2121-007-2430
    Owner: CESAR CANUT & HILDA ARRIETA
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY500.88FT TR A
BLK 143
LOT SIZE IRREGULAR
OR 15287-332 1091 1

16. Address: 1224 BURLINGTON ST
    # Folio: 08-2121-007-2440
    Owner: EVER A RIVAS
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY448.88FT TR A
BLK 143
LOT SIZE 52.000 X 100
OR 19457-0365 1100 5
COC 22347-2165 05 2004 1

17. Address: 1232 BURLINGTON ST
    # Folio: 08-2121-007-2441
    Owner: ANN MARY PIERRE
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY396.88FT TR A
BLK 143
LOT SIZE IRREGULAR
OR 11989-2599 1283 6

18. Address: 1240 BURLINGTON ST
    # Folio: 08-2121-007-2442
    Owner: ANGIES ESTATES LLC
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY54FT OF NE344.88FT OF TR A
BLK 143
LOT SIZE 54.000 X 100
OR 18780-4801 0999 1
COC 23507-2641 06 2005 4

19. Address: 1248 BURLINGTON ST
    # Folio: 08-2121-007-2443
    Owner: EDITH COATS LE, REM ELIJAH THOMAS MOORE, REM RUTH ANN MICKENS, REM MICHAEL A MOORE, REM ZACHARY COATS, REM JENNIFER ESMAY, REM JOHN R ARCHIE, REM JANNIE MAE HOWARD
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NE290.88FT OF TR A
BLK 143

LOT SIZE 52.000 X 100
OR 14162-3074 0689 1

20. Address: 1256 BURLINGTON ST
    # Folio: 08-2121-007-2444
    Owner:KESLIN SANON LE, REM LYDIA SANON, REM KELLY DERCK SANON
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY238.88FT TR A
BLK 143
LOT SIZE 52.000 X 100
OR 11117-293 0581 5

21. Address: 1264 BURLINGTON ST
    # Folio: 08-2121-007-2445
    Owner: GUIDO FARIAS &W MARIA & LUIS SALCEDO
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY 52FT OF NELY 186.88FT TR
A AKA 17 LESS SWLY 11FT BLK 143
ALL OF 18 & SWLY 13FT OF 19
LOT SIZE IRREGULAR
OR 21280-2204 052003 1
COC 24842-4919 08 2006 5

22. Address: 1272 BURLINGTON ST
    # Folio: 08-2121-007-2446
    Owner: ANGEL FERNANDEZ
    Legal Description:

21 52 41 .12 AC
OPA LOCKA PLAT NO 3 PB 31-14
SWLY52FT OF NELY134.88FT TR
A BLK 143
AKA LT 20 & PT OF 19 & 21
LOT SIZE 52.000 X 100
OR 21120-1929 0303 1
COC 25553-1941 04 2007 5

23. Address: 1280 BURLINGTON ST
    # Folio: 08-2121-007-2450
    Owner: ADEC INVESTMENTS LLC
    Legal Description:

21 52 41 .14 AC
OPA LOCKA PLAT NO 3 PB 31-14
NELY82.88FT OF TR A BLK 143
LOT SIZE IRREGULAR
OR 17187-3183 0596 4
COC 26344-0542 04 2008 3

24. Address: 1360 SHARAZAD BLVD
    # Folio: 08-2121-002-1330
    Owner: OUR HOME APARTMENTS CORP
    Legal Description:

PL NO 1 OPA LOCKA PB 25-44
E20FT OF LOT 11 & LOTS 12 THRU 18
& LOTS 23 THRU 38 E20FT LOT 11-A
& LOTS 12-A THRU 18-A & 23-A THRU
27-A & 36-A THRU 38-A BLK 8-A
PER PB 46-76
LOT SIZE 66037 SQUARE FEET
OR 19414-0263 1200 1
COC 22298-3600 04 2004 1

25. Address: 1330 SHARAZAD BLVD
    # Folio: 08-2121-002-1320
    Owner: JOSE RAMON QUINONES JR & SHERYL O CULLALAD
    Legal Description:

21 52 41
PL NO 1 OPA LOCKA PB 25-44
E10FT LOT 8 & ALL LOTS 9 & 10 &
W5FT LOT 11 BLK 8 & E10FT LOT 8-A
& ALL LOTS 9-A & 10-A & W5FT
LOT 11-A BLK 8-A PER PB 46-76
LOT SIZE 7090 SQ FT
OR 19112-2422 0400 1
COC 23568-1497 06 2005 1

26. Address: 1320 SHARAZAD BLVD
    # Folio: 08-2121-002-1310
    Owner: SHEANDRA POLLACK
    Legal Description:

PL NO 1 OPA LOCKA PB 25-44
LOTS 6 & 7 & W15FT LOT 8 BLK 8
& LOTS 6-A & 7-A & W15FT LOT 8-A
PB 46-76 BLK 8-A
LOT SIZE 7085 SQUARE FEET
COC 25353-2308 0107 1
COC 25533-1023 04 2007 5

27. Address: 1310 SHARAZAD BLVD
    # Folio: 08-2121-002-1300
    Owner: MILLANS LLC
    Legal Description:

OPA LOCKA PLAT NO 1 PB 25-44
E15FT LOT 3 & ALL LOTS 4-5 BLK 8
& E15FT LOT 3-A & ALL LOTS 4-A &
5-A BLK 8-A PB 46-76
LOT SIZE 7085 SQUARE FEET
OR 19308-2170 0800 1
COC 24083-4435 11 2005 1

28. Address: 1300 SHARAZAD BLVD
    # Folio: 08-2121-002-1290
    Owner: EMILIO PANAMENO RODRIGUEZ & KIMBERLY DAWN PANAMENO RODRIGUEZ
    Legal Description:

OPA LOCKA PLAT NO 1 PB 25-44
LOTS 1 & 2 & W10FT LOT 3 BLK 8
& LOTS 1-A & 2-A & W10FT LOT 3-A
PER PB 46-76 BLK 8-A
LOT SIZE 8350 SQUARE FEET
OR 13538-2195 1287 4

29. Address: 1266 FISHERMAN ST
    # Folio: 08-2121-002-2020
    Owner: TANGELAR PARKER & WILBERT R PARKER
    Legal Description:

21 52 41 .14 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 20 & 21 BLK 11 & LOTS 20-A
& 21-A BLK 11-A PER PB 46-76
LOT SIZE 55.000 X 109
OR 18829-1644 1099 4

30. Address: 1256 FISHERMAN STREET
    # Folio: 08-2121-002-2010
    Owner: 1256 FISHERMAN STREET LLC
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 18 & 19 & NE10FT LOT 17
BLK 11 & PT OF PB 46-76 PER DB
LOT SIZE 60.000 X 109
OR 16120-0413 1093 5

31. Address: 1246 FISHERMAN ST
    # Folio: 08-2121-002-2000
    Owner: GRACE E SILAS
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 16 & PT LOT 15 & PT LOT 17
BLK 11 & PT OF PB 46-76 PER
DB 3402-114
LOT SIZE 60.000 X 109
OR 12168-4290 0584 1

32. Address: 1240 FISHERMAN ST
    # Folio: 08-2121-002-1990
    Owner: EDWIN E YOUNG &W KATRINA
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 13-14 & PT LOTS 12 & 15
BLK 11 & PT OF PB 46-76 PER DB
2928-12 & 3088-409
LOT SIZE 60.000 X 109

OR 15002-659 0491 3

33. Address: 1230 FISHERMAN ST
    # Folio: 08-2121-002-1980
    Owner: ROBERT AQUINO &W MIRNA
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 11, PT LOT 10 & PT LOT 12
BLK 11 & PT OF PB 46-76 PER DB
2909-420 & 3093-282
LOT SIZE 60.000 X 109
21330-1412-11-12-13-062003 4

34. Address: 1224 FISHERMAN ST
    # Folio: 08-2121-002-1970
    Owner: MARIE ELLISTON
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 8 & 9 & SW10FT LOT 10 BLK 11
& PT OF PB 46-76 PER DB 2903-172
& 3094-175
LOT SIZE 60.000 X 109
OR 18099-0770 0498 4

35. Address: 1218 FISHERMAN ST
    # Folio: 08-2121-002-1940
    Owner: SIMMIE D & RONNIE L HANNAH
    Legal Description:

21 52 41 .18 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 5-6 & 7 BLK 11 &
LOTS 5-A & 6-A & 7-A BLK 11-A PER
PB 46-76
LOT SIZE 75.000 X 109
OR 18191-4104 0798 1

36. Address: 1210 FISHERMAN ST
    # Folio: 08-2121-002-1930
    Owner: A CADENA ENTERPRISE INC
    Legal Description:

21 52 41 .22 AC
OPA LOCKA PLAT NO 1 PB 25-44
LOTS 3 & 4 BLK 11 &
LOTS 3-A & 4-A BLK 11-A
PER PB 46-76
LOT SIZE 50.000 X 109
OR 16888-1842 0895 3
COC 24279-0099/24761-0515 0206 1

37. Address: 1201 ALI BABA AVE
    # Folio: 08-2121-002-2110
    Owner: LACHY EDUARDO ESPINEL JR TRS, LACHY E ESPINEL JR REVOCABLE TR & IVETTE ESTEFAN-ESPINEL TRS
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 40 LESS NELY20FT AND ALL LOTS
41 & 42 BLKS 11 & LOT 40A LESS
NELY20FT & ALL LOTS 41A & 42A
BLK 11A OF SUB OF CERTAIN ALLEYS
IN OPA LOCKA PLATS NO 1 & NO 2
OF PB 46-76
LOT SIZE 60.000 X 104
COC 23571-2820 06 2005 6

38. Address: 1211 ALI BABA AVE
    # Folio: 08-2121-002-2100
    Owner: ROBERTO ESPINOSA ALVAREZ & OLGA L HERRERA SOTOLONGO
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 39 & PT LOTS 38 & 40 BLK 11
& PT PB 46-76 DB 3009-535 &
3088-382
LOT SIZE 60.000 X 104
OR 12809-1377 0286 4
COC 25955-2686 11 2006 5

39. Address: 1215 ALI BABA AVE
    # Folio: 08-2121-002-2090
    Owner: MCANDRAW FAUSTIN
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 36-37 & NE 10FT LOT 38
BLK 11 & PT OF PB 46-76 PER
3835-367
LOT SIZE 60.000 X 104
OR 20880-4479 1202 1
COC 24245-2131 02 2006 4

40. Address: 1225 ALI BABA AVE
    # Folio: 08-2121-002-2080
    Owner: FRANCISCA CASTILLO
    Legal Description:

21 52 41 .16 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 34 & 35 & PT LOT 33 BLK 11 &
PT PB 46-76 DB 3933-144
LOT SIZE 60.000 X 104
OR 19875-3144 0901 5

41. Address: 1231 ALI BABA AVE
    # Folio: 08-2121-002-2070
    Owner: AURORA D RAUDEZ& LEIVIS PRADOS & RAMON J RAUDEZ
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 32 & PT LOTS 31 & 33 BLK 11 &
PT PB 46-76 DB 2902-166 &
3088-385
LOT SIZE 60.000 X 104
COC 23037-4344 01 2005 6

42. Address: 1239 ALI BABA AVE
    # Folio: 08-2121-002-2060
    Owner: JOSE LUIS GIL RODRIGUEZ & VILMA RODRIGUEZ
    Legal Description:

21 52 41 .16 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 29 & 30 & LOT 28 LESS
NELY20FT THEREOF & LOT 31 LESS
SWLY20FT THEREOF BLK 11
& LOTS 29-A & 30-A & 28-A LESS
NELY20FT THEREOF & LOT 31-A LESS
SWLY20FT THEREOF BLK 11-A
OF PLATS NO 1 & NO 2 OPA-LOCKA
PB 46-76
LOT SIZE 60.00 X 104
COC 25413-3427 02 2007 4

43. Address: 1245 ALI BABA AVE
    # Folio: 08-2121-002-2050
    Owner: CARLOS MANUEL DIAZ JR JTRS & DIANA CAROLINA DIAZ JTRS
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOT 27 & PT OF LOTS 26 & 28 BLK11
& PT OF PB 46-76 DB 3103-473
LOT SIZE 60.000 X 104
OR 10109 725 0778 4
COC 26164-3678 01 2008 5

44. Address: 1255 ALI BABA AVE
    # Folio: 08-2121-002-2040
    Owner: KATHIE A RITCHIE
    Legal Description:

21 52 41 .15 AC
PL NO 1 OPA LOCKA PB 25-44
LOTS 24-25 & NE10FT LOT 26 BLK 11
& PT OF PB 46-76 DB 2912-26 &
3093-297
LOT SIZE 60.000 X 104
OR 9533 674

45. Address: 1265 ALI BABA AVE
    # Folio: 08-2121-002-2030
    Owner: ELIZABETH GONZALEZ RODRIGUEZ LE, ANTONIO MIGUEL ACEVEDO FLEITES LEREM, JORGE RAFAEL RAMIREZ GONZALEZ
    Legal Description:

21 52 41 .14 AC
OPA LOCKA PLAT NO 1 PB 25-44
LOTS 22 & 23 BLK 11 &
LOTS 22-A & 23-A BLK 11-A
PB 46-76
LOT SIZE 55.000 X 104
OR 15935-1032 0593 3