CITY OF OPA-LOCKA

The City of Bright Opportunities

PLANNING & ZONING BOARD MEETING
Agenda

Tuesday, November 4, 2025
6:00 PM

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

Planning and Zoning Board
Audrey Dominguez, Board Member
Dawn Mangham, Board Member
Aldo Mata, Board Member
Claudienne Hibbert Smith, Board Member

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

City Board 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 5:00 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 BOARD MEETING
November 4, 2025
6:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

Approval of Minutes: PZAB 5/6/2025

5. PUBLIC HEARING:

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OR DENIAL OF A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 7.58 ACRE PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY FROM LOW MODERATE DENSITY RESIDENTIAL TO A COMMERCIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

2. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE REZONING REQUEST FOR APPROXIMATELY 7.58 ACRES OF LAND, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE COMMERCIAL INTENSIVE (B-3) ZONING DISTRICT TO ALLOW FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT: PROVIDING FOR AN EFFECTIVE DATE.**

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.**

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY: PROVIDING FOR AN EFFECTIVE DATE.**

5. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OF THE SPECIAL EXCEPTION REQUEST FOR THE OPERATION OF A LIQUOR STORE ON THE PROPERTY LOCATED AT 13449 NW 42ND AVENUE AND IDENTIFIED BY FOLIO 08-2129-016-0010 IN THE LIBERAL INDUSTRIAL (I-3) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED-USE DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

6. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A TEMPORARY USE PERMIT IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT REGULATIONS TO ACTIVATE THE VACANT PROPERTY IDENTIFIED BY FOLIO 08-2120-004-00060 TO ALLOW TRUCK PARKING ON A VACANT PAVED LOT AND TO ALLOW THE OPERATION OF A WINDOW TINTING BUSINESS ON A VACANT IMPROVED LOT AS PROVIDED IN ORDINANCE 17-19 "TEMPORARY USES AND OCCUPANCIES" "PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

7. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A 43,000 SQUARE FOOT CATERING FACILITY ON THE TWELVE ADJACENT PROPERTIES LOCATED AT 2466 ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370, 08-2122-004-0360, 08-2122-004-0340, 08-2122-004-0350, 08-2122-004-0330, 08-2122-004-0320, 08-2122-004-0310, 08-2122-004-0300, AND 08-2122-004-0290, IN THE I-1 ZONING DISTRICT, WITHIN THE CORRIDOR MIXED USE OVERLAY AND THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

8. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF A 43,000 SQUARE FOOT CATERING FACILITY ON THE TWELVE ADJACENT PROPERTIES LOCATED AT 2466 ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370, 08-2122-004-0360, 08-2122-004-0340, 08-2122-004-0350, 08-2122-004-0330, 08-2122-004-0320, 08-2122-004-0310, 08-2122-004-0300, AND 08-2122-004-0290, IN THE I-1 ZONING DISTRICT, WITHIN THE CORRIDOR MIXED USE OVERLAY AND THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

6. ADJOURNMENT:

For further information, please contact the Planning and Community Development Department by email at rbranch@opalockafl.gov or by telephone at (305) 953-2868 Ext 1504.

2nd DRAFT
MEETING MINUTES
CITY OF OPA-LOCKA
PLANNING AND ZONING BOARD
May 6, 2025, 5:30 P.M.

CALL TO ORDER

Planning and Community Development Director Gregory Gay called the Planning and Zoning Board meeting to order at 5:42 p.m. on May 6, 2025.

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

1. ROLL CALL

The following members of the Planning and Zoning Board were present: Board Member Germaine Barnes, Board Member Audrey Dominguez, Board Member Dawn Mangham, Board Member Aldo Mata, Board Member Claudienne Hibbert Smith, and Board Member Nikisha Williams.

Absent Board Members: Chair Elio Guerrero

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

It was determined that Board Member Germaine Barnes would serve as Acting Chair (A/Chair) in the absence of the Board's Chair.

2. INVOCATION

Invocation was given.

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – November 19, 2024**

Motion made by Board Member Dominguez, seconded by Board Member Mangham, to approve the minutes from the November 19, 2024 meeting. In a roll call vote, the **motion** passed 5-0. (A/Chair Germain Barnes abstained from voting)

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.**

A/Chair Germain Barnes read the Resolution into the record.

Jorge de la Fe, President, Rafe Investments, outlined the project plan, highlighting the inclusion of 15 units (12 for low-income senior citizens, 3 as live-work units), accessibility features, and design elements to accommodate senior living. Features included wheelchair-accessible showers, automatic lighting, and safe design elements. Parking and security measures were also discussed.

Board Member Hibbert Smith raised a concern about ongoing maintenance and security for the units. Mr. de la Fe explained the maintenance plan, detailing regular upkeep and security measures, including surveillance cameras and staff presence.

Zoning Official Gerald Lee presented an overview of the Rafe Investments site plan, highlighting the inclusion of 15 residential units, including 3 live-work units designed for an elderly population. He noted that the project complies with zoning regulations, emphasizing the innovative use of live-work spaces on a small parcel. Mr. Lee expressed support for the project, stating it would enhance the area by providing residential and business opportunities.

A/Chair Germain Barnes inquired whether the live-work units, which are on the ground floor and have the largest square footage, would have designated office spaces. Mr. de la Fe responded that the front bedroom of those units would serve as office space, as it has a separate entrance, allowing for small business operations like a hairdresser.

Opa-locka Zoning Official Gerald Lee added that the concept of live work is inherent to the development's approval, aligning with the district's requirements.

A/Chair Germain Barnes opened the floor for questions from the public. There were none.

Motion made by Board Member Dominquez to approve the Resolution. Board Member Williams **seconded** the **motion**. In a roll call vote, the **motion** passed unanimously (6-0).

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 LIVEWORK 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.**

A/Chair Germain Barnes read the Resolution into the record.

Zoning Official Lee summarized the development agreement, noting requirements for economic empowerment, local hiring, and timeline adherence. The project is consistent with zoning regulations and community needs. Director Gay added that while larger projects often include specific provisions for hiring local residents, this smaller-scale project does not include such requirements due to its limited size.

Board Member Williams pointed out that the agreement recommends collaborating with organizations such as the Beacon Council, The Miami Foundation, Miami-Dade County Public Schools, Miami Dade College, and CareerSource South Florida. She questioned how the city facilitates these connections, noting that CareerSource South Florida no longer has a location in Opa-locka.

Director Gay clarified that the development agreement is a boilerplate document used for all agreements, and the language referencing these organizations is typically geared towards larger projects, often with more than 50 units. Given the smaller scale of this project (15 units), the requirement to work with these entities is not strictly applicable.

Board Member Williams recommended that despite the project's size, the developer should still make efforts to hire locally.

Director Gay responded that while the city cannot mandate hosting job fairs for this project, it can encourage the developer to take proactive steps in hiring Opa-locka residents. Director Gay acknowledged the recommendation and agreed to take it into consideration.

City Attorney Booker recommended that the applicant address the board's concerns directly, particularly regarding local hiring commitments. City Attorney Booker suggested that the applicant state on the record whether they would work with the specified agencies to hire local residents.

Mr. de la Fe expressed his willingness to work with local agencies to hire residents. He acknowledged that while the primary builder usually brings their own crew, he would request that the contractor make efforts to hire locally.

A/Chair Germain Barnes opened the floor for questions from the public. There were none.

Motion made by Board Member Dominquez, seconded by Board Member Mangham, to approve the Resolution. In a roll call vote, the **motion** passed unanimously (6-0).

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 OPALOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

A/Chair Germain Barnes read the Resolution into the record.

Al Cruz, former Miami-Dade Fire Chief, reviewed the proposed educational daycare at the site to meet community needs. The facility would accommodate 139 children across two structures, each with four to five classrooms, fully equipped with fire safety measures as required by state and city codes.

Zoning Official Lee clarified that the proposal is classified as a kindergarten rather than a daycare, as it includes a stronger educational component. He referenced Ordinance 1016, which governs school locations, and noted that the property falls within the Historic Downtown Opa-locka District.

He explained that the project involves retrofitting existing buildings rather than new construction, including the addition of a large playground that exceeds minimum size requirements. The main building previously operated as a church, while the secondary building was used as an NA & AA facility.

In response to board questions, Mr. Lee confirmed that both structures would be used for the school and clarified that while the playground layout could be more optimized, the current configuration meets the required standards. He noted that there was no discussion about reducing parking to expand the playground area, as the proposed layout meets code requirements and improves the site’s use compared to its previous function as a church and thrift store.

Felipe Santos, Applicant, explained that the daycare operates several schools in Miami-Dade and Broward County, primarily serving low-income communities. He emphasized that their educational partnerships, including with the Early Learning Coalition and United Way, require strict adherence to safety standards, particularly separating age groups during play. The playground design reflects these requirements, ensuring safe and adequate space for each age group, which justifies the layout despite its unconventional shape.

A/Chair Germain Barnes expressed concern that the current layout of the playground, which is a narrow strip approximately 17 feet wide, may not provide enough space for young children to move freely. He noted that while the parking requirements are met, it might be worth considering reducing some parking spaces to create a more conducive play area.

Zoning Official Lee presented the special exception review for the proposed kindergarten and daycare. The project involves retrofitting existing buildings on seven unified parcels, adding an expanded playground, and maintaining compliance with school development and historic district ordinances. He stated that the project aligns with the city's comprehensive plan, supports mixed-use zoning, and includes traffic mitigation strategies. No new construction will occur, and safety and environmental standards will be met. Staff recommended approval, viewing the project as an improvement to the underutilized site.

Board Member Dominguez expressed concern about potential traffic issues, noting that nearby Opa-locka Elementary already experiences long pickup lines. Dominguez emphasized that managing drop-off and pickup for 139 children might create congestion.

The applicant acknowledged the concern and explained that the plan includes staggered pickup and drop-off times for each of the nine classrooms to minimize traffic. He noted that security guards would direct parents to designated parking spots, ensuring an organized process. Additionally, a teacher greeter would assist children from vehicles to the building, further facilitating smooth traffic flow.

Board Member Williams expressed concerns about traffic flow, noting the proximity of another school. Williams asked whether the school zone would extend to the proposed daycare. The applicant clarified that the daycare's hours would differ from the nearby elementary school, reducing overlap. They explained that daycare drop-off times are more flexible, with windows ranging from 7 AM to 10 AM, unlike the strict 15–20-minute drop-off period typical of elementary schools. This flexibility, along with staggered pickup and drop-off schedules, security personnel, and a greeter, would help minimize traffic congestion.

A/Chair Germain Barnes opened the floor for questions from the public.

Sarah Allen, a third-grade teacher at Dr. Robert B. Ingram Elementary, expressed concerns about the proposed daycare and kindergarten. She questioned how the project would impact Dr. Robert B. Ingram Elementary, given the overlap with kindergarten and VPK programs. Ms. Allen asked whether funds would be diverted from the public school and whether students would come from the local community. She also raised safety concerns about the proximity to the railroad tracks and potential noise disruption, as well as traffic issues related to safely removing children from car seats. Ms. Allen worried that decreased enrollment could lead to job losses for teachers.

The applicant responded that the daycare would complement rather than compete with the elementary school by offering additional services like summer camps and after-school programs. They stated that funding would not be diverted, as the daycare would be funded through separate non-profit and governmental sources. The applicant emphasized that the target population would be local children under age five and addressed noise concerns by stating the facility would have acoustic panels to minimize train noise. Traffic flow would be managed through staggered drop-off times and designated greeters.

Dr. Cynthia Clay, Principal of Dr. Robert B. Ingram Elementary, expressed doubts about the daycare's impact, noting the school already offers summer and after-school programs. She was concerned that the new facility could draw students away, negatively affecting enrollment and staffing.

Sherelean Bass, a long-time educator at Dr. Robert B. Ingram Elementary, shared similar concerns, emphasizing that the new facility could destabilize the community school. She noted the area already faces traffic congestion, and additional drop-offs could worsen the problem.

Board Member Dominguez raised concerns about traffic and the potential overlap between the new daycare and the existing elementary school. Board Member Williams inquired about the school zone's extension and how the new facility's flexible drop-off schedule might help with traffic flow.

The applicant acknowledged the educators' concerns about stability for Dr. Robert B. Ingram Elementary and expressed support for school choice. He emphasized that parents should have options, including his facility's athletic and enrichment programs, which may differ from those offered at the elementary school. He stressed that offering diverse choices would benefit the community and stated his belief in a free market approach, allowing families to choose what works best for them.

Board Member Williams asked if the applicant would consider excluding VPK and kindergarten to avoid overlapping with the public school. The applicant stated that not offering VPK and kindergarten would not be financially viable, as both are essential to

sustain the facility and pay competitive wages. The applicant explained that VPK is universal and funded differently from public schools.

Board Member Williams expressed concern that the public funding for students would be redirected to the private facility, potentially impacting enrollment at Dr. Robert B. Ingram Elementary, which could lead to reduced funding and staffing. The applicant acknowledged the concern and reiterated that offering diverse educational options benefits the community.

Concerns were also raised about the train noise disrupting students, highlighting the difference between industrial uses and educational environments. The applicant noted that noise mitigation measures would be implemented but could not guarantee complete soundproofing.

City Attorney Booker advised the board that if they intend to deny the special exception use at this location, they must refer to the statutory requirements and the city's code. She reminded the board to review the criteria outlined in the city's code before making a denial motion, as they must clearly state the basis and reasons for the decision. City Attorney Booker noted that if the motion is to approve, the criteria review is not necessary but wanted to ensure proper procedural adherence if a denial is considered.

Motion made by Board Member Wiliams, seconded by Board Member Hibbert Smith, to **deny** the Resolution based on special exception review criteria #4, #6 and #8. In a roll call vote, the **motion** to deny passed unanimously (6-0).

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-LOCKAA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

A/Chair Germain Barnes did not read the Resolution into the record.

A/Chair Germain Barnes stated that both the client and the department had presented, and no further presentations were necessary unless there were additional points related to the developer's agreement. He clarified that the board could suggest adding items from the special exception review to the developer's agreement, but noted that while some provisions could be included, not all would be enforceable—some would only be encouraged.

A/Chair Germain Barnes opened the floor for questions from the public.

Motion made by Board Member Hibbert Smith, seconded by Board Member Williams, to deny the Resolution. In a roll call vote, the **motion** to deny passed unanimously (6-0).

6. ADJOURNMENT

The meeting was adjourned at 7:22 p.m.

MISKEL BACKMAN LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

1700 Service Road
Future Land Use Amendment Narrative
September 22, 2025

1700 Service Holdings, LLC ("Applicant") is proposing to develop two buildings on the +/ - 7.58 acre parcel located at 1700 Service Road ("Property"), owned by Castle Opa, LLC ("Owner"). The Property is generally located at the southeast corner of Service Road and NW 18th Avenue in the City of Opa-locka, Florida ("City"). Currently, the Property's zoning designation is Residential Townhouse, R-TH, and the future land use designation is Low-Moderate Density Residential. Additionally, the Property is located within the Corridor Mixed Use Overlay. At this time, Applicant is seeking to redevelop the Property with a showroom and storage with ancillary office/retail space ("Project"). In order to develop the Property as proposed, Applicant is seeking a Future Land Use Map Amendment to change the Property's land use designation to Commercial. In conjunction with the Future Land Use Map Amendment, Applicant is additionally requesting site plan approval and a rezoning to B-3.

Currently, the Property is vacant. Should Applicant's Future Land Use Map Amendment request be approved, the Applicant intends to redevelop the parcel and construct two commercial structures consisting of one (1) +/- 61,381 square foot building and one (1) +/- 60,608 square foot building. Included within these commercial buildings will be storage and office and retail space The Project is located in an ideal location that allows the Project to emphasize the intent of the Corridor Mixed Use Overlay District ("CMU District") by creating a mix of commercial and residential uses that is walkable and located in close proximity to local transit stops. By approving the Future Land Use Map Amendment so that the Applicant may provide the proposed use, the residents located south of State Road 9 will no longer need to cross a major roadway. They simply will need to walk or bike from their homes in order to get to the proposed showroom.

Sponsored by: City Manager

ORDINANCE NO. 25-XXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OR DENIAL OF A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 7.58 ACRE PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY FROM LOW MODERATE DENSITY RESIDENTIAL TO A COMMERCIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, 1700 Service Holdings, LLC., is intends to construct two commercial buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the applicant, 1700 Service Holdings, LLC., has submitted a request for comprehensive plan amendment, small scale review to change the Future Land Use Map on approximately 7.58 acres of land located at 1700 Service Road as required by Section 22-51 of the Land Development Regulations, said lands being more particularly described in the attached Exhibit "A"; and

WHEREAS, the Local Planning Agency for the City of Opa-Locka has reviewed the application of 1700 Service Holdings, LLC, at a duly noticed public hearing held on _____, 202x, and the Planning & Zoning Board, siting as the Local Planning Agency has made a recommendation to approve or deny the amendment to the City's Comprehensive Plan Future Land Use Map to change the designation from Low Moderate Density Residential to Commercial; and

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

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

Moderate Density Residential (LMDR) designation to the Commercial future land use category as shown on the attached Exhibit "B" Attached hereto; and

WHEREAS, the City of Opa-Locka has considered the amendment to the Future Land Use Map for the property located at 1700 Service Road, City of Opa-Locka, Florida and made a determination that amending or not amending the City's Comprehensive Plan Future Land Use Map is appropriate or is not appropriate; the approval or denial of this amendment will promote, protect and improve the general health, safety, appearance and general welfare of the public, and will help accomplish the goals and objectives of the City's Comprehensive Plan.

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

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

SECTION 2. HEARINGS.
Recommendation. The Planning & Zoning Board of the City of Opa-Locka, Florida considered the request of Castle Opa, LLC, and held a public hearing on the matter on _____, of 2025, and made a recommendation to amend or not amend the Future Land Use Plan Map, on approximately 7.58 acres of land located at 1700 Service Road identified by folios 08-2122-005-2170, changing the land use designation from Low Moderate Density Residential Designation to Commercial Designation.

SECTION 3.CITY COMMISSION.
The City Commission for the City of Opa-Locka has determined that the Comprehensive Plan designation of Low Moderate Density Residential (LMDR) should be changed to Commercial as shown in the proposed City Comprehensive Plan Future Land Use Map attached hereto as Exhibit "B", which is the most appropriate comprehensive plan designation for the affected property and that such comprehensive plan designation will promote, protect and improve the general health, safety, appearance, convenience and general welfare of the public and will help accomplish the goals and objectives of the City's Comprehensive Plan.

SECTION 4. EFFECTIVE DATE.
This Ordinance shall become effective in accordance with Florida Statutes.

SECTION 5. SCRIVENER'S ERRORS.

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

PASSED First Reading on this _____ day of _____ 2025.

PASSED AND ADOPTED on Second Reading this _____ day of _____, 2026.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

Received:
By:
Date:

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2025-2026

TOTAL FEES: $_____New Fees as of October 1, 2015

FY 2024-2025 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 7, 2025	August 22, 2025
November 4, 2025	September 19, 2025
December 2, 2025	October 17, 2025
January 6, 2026	November 21, 2025
February 3, 2026	December 19, 2025
March 3, 2026	January 16, 2026
April 7, 2026	February 20, 2026
May 5, 2026	March 20, 2026
June 2, 2026	April 17, 2026
July 7, 2026	May 15, 2026
August 4, 2026	June 19, 2026
September 1, 2026	July 17, 2026

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1504
Facsimile: 305-953-3060

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Castle Opa LLC

PROPERTY OWNER'S ADDRESS: 11900 Biscayne Blvd., Suite 262, North Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Hope W. Calhoun, Esq.

APPLICANT'S ADDRESS: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-405-3324 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

TAX FOLIO NUMBER: 08-2122-005-2170 PRESENT ZONING: R-TH (Residential Townhouse District)

LEGAL DESCRIPTION: 22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3

Please check specific request:

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

Add any additional information that may be of importance to this request:
Change from Townhouse to Commercial

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

Docusign Envelope ID: 8ED9AD7D-F029-4697-80D1-F0F235FE508C

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. 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 (LOI) must be submitted with application

AFFIDAVIT

I, ELLIOT STONE, 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.

DocuSigned by:
E U
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

M J Stig
Notary Public

My commission expires _____

NOTARY PUBLIC STATE OF FLORIDA

MAURICE J. STIGLIANO
Commission # HH 678945
Expires July 9, 2029

Attach copy of identification

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

Docusign Envelope ID: 8ED9AD7D-F029-4697-80D1-F0F235FE508C

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

I ELLIOT STONE / CASTLE OPA LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

1700 Service Rd. Opa-Locka, FL 33054
Folio # 08-2122-005-2170
MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347 - BEG AT NW CORNER OF BLK 346
S559.46FT SELY ALG S/L BLK 346

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

DocuSigned by:
[signature]
CC2C5C54B9B474...
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

[signature]
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MAURICE J. STIGLIANO
Commission # HH 678945
Expires July 9, 2029

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS:_____

LEGAL DESCRIPTION:_____
_____
_____
_____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____PHONE:_____

ADDRESS (If different): _____

_____
Signature

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

Detail by Entity Name

Florida Limited Liability Company
CASTLE OPA LLC

Filing Information

Document Number	L17000091713
FEI/EIN Number	82-1314204
Date Filed	04/25/2017
State	FL
Status	ACTIVE

Principal Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Mailing Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Registered Agent Name & Address

DENBERG, MICHAEL B
200 EAST LAS OLAS BLVD
SUITE 1000
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

STONE, ELLIOT
11900 BISCAYNE BLVD SUITE 262
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2021	03/02/2021
2022	03/15/2022
2023	03/21/2023

Document Images

03/21/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
03/02/2021 -- ANNUAL REPORT	View image in PDF format

03/02/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
03/01/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

THE SHOPS AT
GATEWAY PLAZA

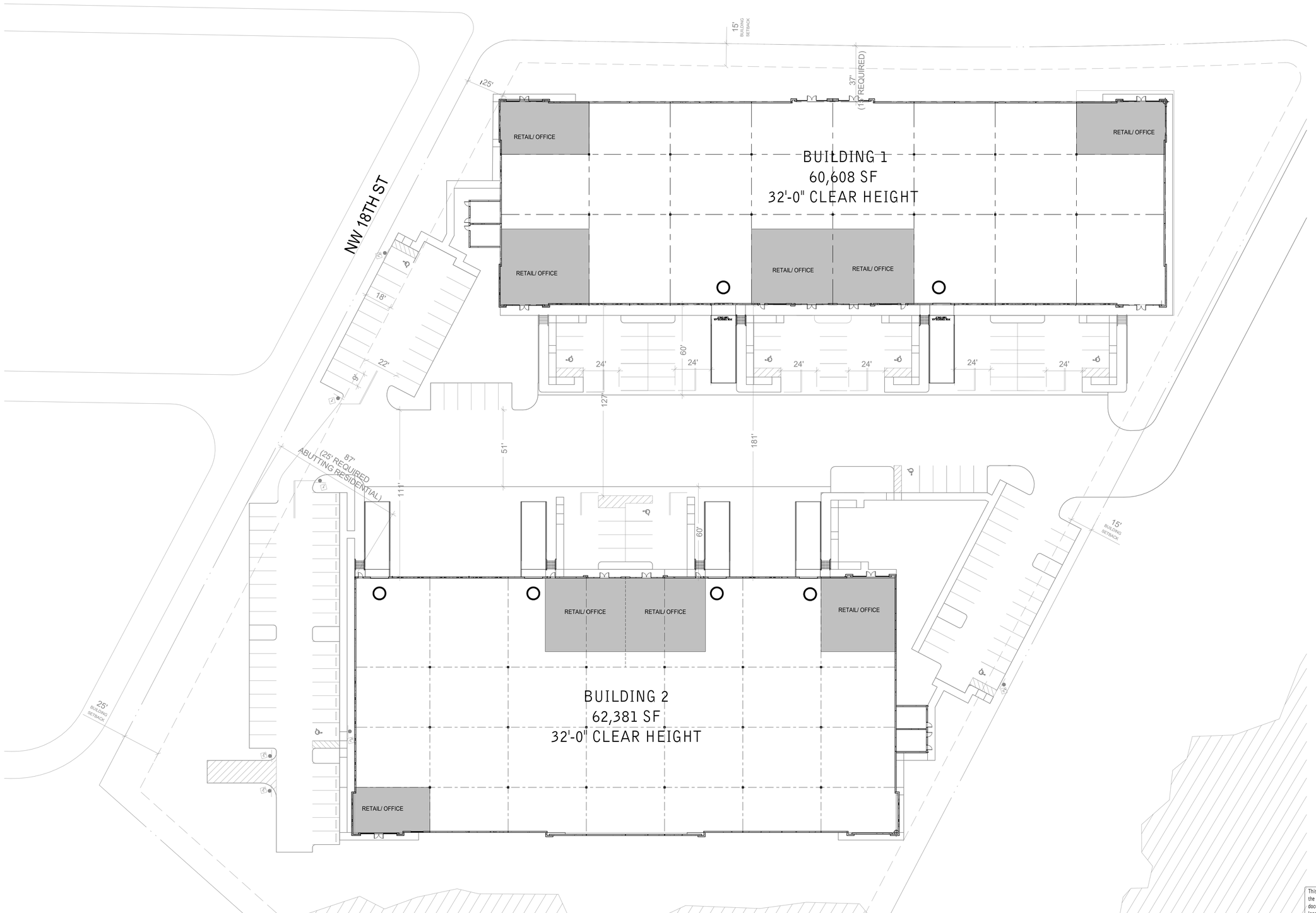
THE SHOPS AT GATEWAY PLAZA

1700 SERVICE ROAD
OPA-LOCKA, FL 33054

MIA23-0011-00
COVER SHEET
09/04/2025

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering



SITE DATA

SITE AREA:			7.62 AC
GROSS:			331,963 SF
DETENTION:			TBD
NET:			TBD
BUILDING 1 FOOTPRINT:			60,608 SF
BUILDING HEIGHT:			41'-6"
BUILDING USE:			
COMMERCIAL			47,588 SF
OFFICE			13,020 SF
COVERAGE:			
GROSS:			50%
NET:			
PARKING REQUIRED:			
COMMERCIAL	1/2,500 SF		20 STALLS
OFFICE	1/400 SF		33 STALLS
TOTAL			53 STALLS
PARKING PROVIDED:			60 STALLS
AUTO:			@0/1000
REQ. ACCESSIBLE			*3 STALLS*
TRAILER:			0 STALLS
TRUCK DOCKS:			N/A
DOCK-HIGH DOORS			0
KNOCK-OUTS			16
GRADE-LEVEL DOORS			2
BUILDING 2 FOOTPRINT			62,381 SF
BUILDING HEIGHT:			43'
BUILDING USE:			
COMMERCIAL			55,881 SF
OFFICE			6,500 SF
COVERAGE:			
GROSS:			37%
NET:			
PARKING REQUIRED:			
COMMERCIAL	1/2,500 SF		23 STALLS
OFFICE	1/400 SF		17 STALLS
TOTAL			40 STALLS
PARKING PROVIDED:			83 STALLS
AUTO:			@0/1000
REQ. ACCESSIBLE			*4 STALLS*
TRAILER:			0 STALLS

DEVELOPMENT STANDARDS

		1
ZONING:	B-3	
MAX. F.A.R.:	3.00	
MAX. COVERAGE:	TBD	4
MAX. HEIGHT:	45 FT	3
BUILDING SETBACKS:		
FRONT:	15 FT	
SIDE:	0 FT	
REAR:	15 FT	
LANDSCAPE SETBACKS:		
FRONT:	TBD	4
SIDE:	TBD	4
REAR:	TBD	4
LANDSCAPE REQ,:	25%	
OFF-STREET PARKING:		
STANDARD:	9x18	
COMPACT:	8x17	
COMPACT %:	30%	
DRIVE AISLE:	22 FT	
FIRE LANE:	26 FT	
OVERHANG:	TBD	4
TREE WELL:	TBD	4
REQ. PARKING RATION BY USE:		
WAREHOUSE:	1/2500 SF	
OFFICE:	1/400 SF	

NOTES:
1. ASSUME REZONE FROM R-TH TO B-3
2. 50FT FROM ANY RESIDENTIAL DISTRICT WITH AT LEAST A 30 FT LANDSCAPED BUFFER
3. OR 3 STORIES, WHICHEVER IS LESS.
4. TO BE DETERMINED BY CITY

This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.

1" = 30'
0 15' 30' 60'
NORTH

THE SHOPS AT GATEWAY PLAZA

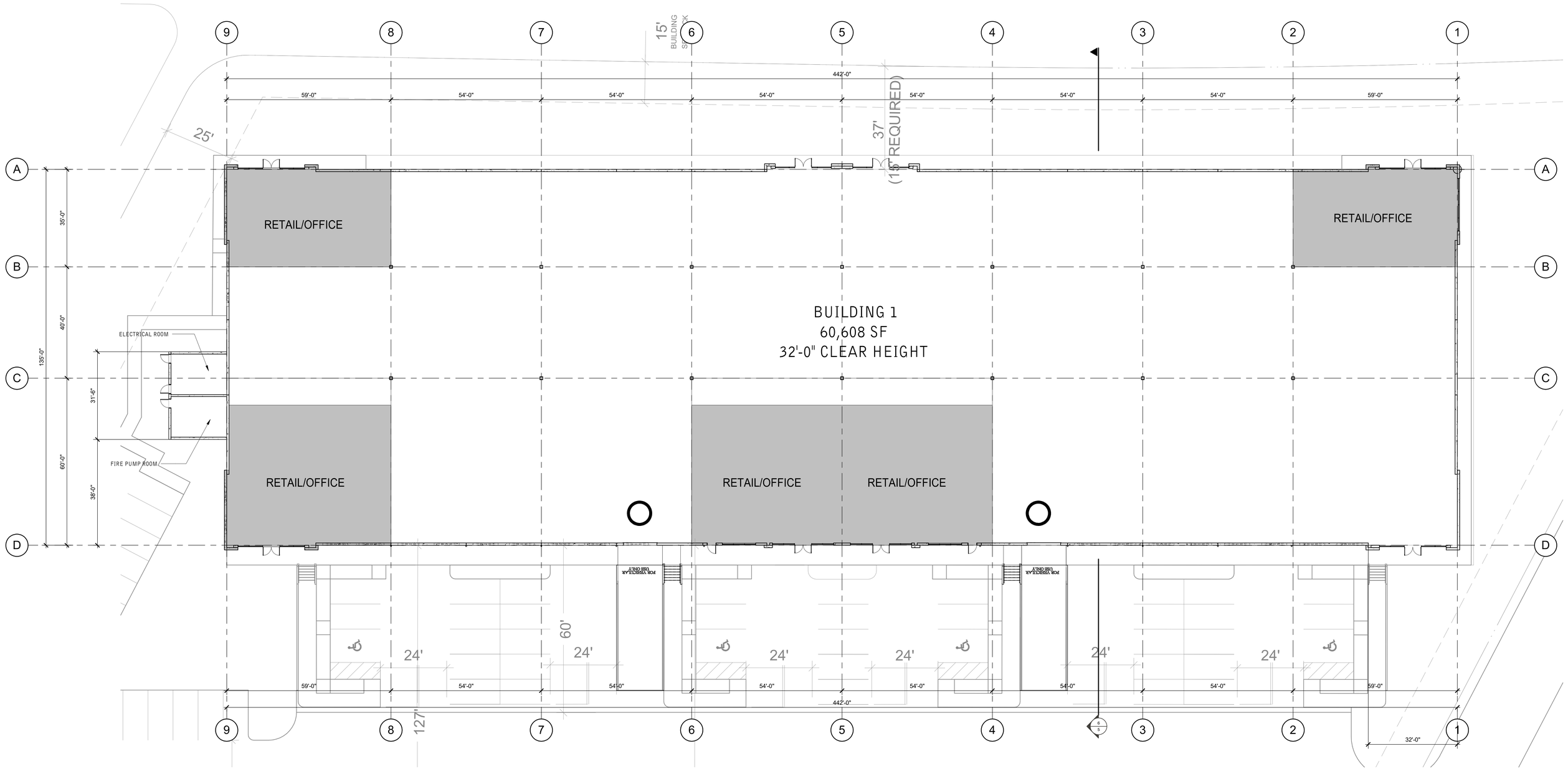
SITE PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 2



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1/16"=1'-0"
0 8' 16' 32'
NORTH

THE SHOPS AT GATEWAY PLAZA

FLOOR PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 3

ROOF CALCULATIONS

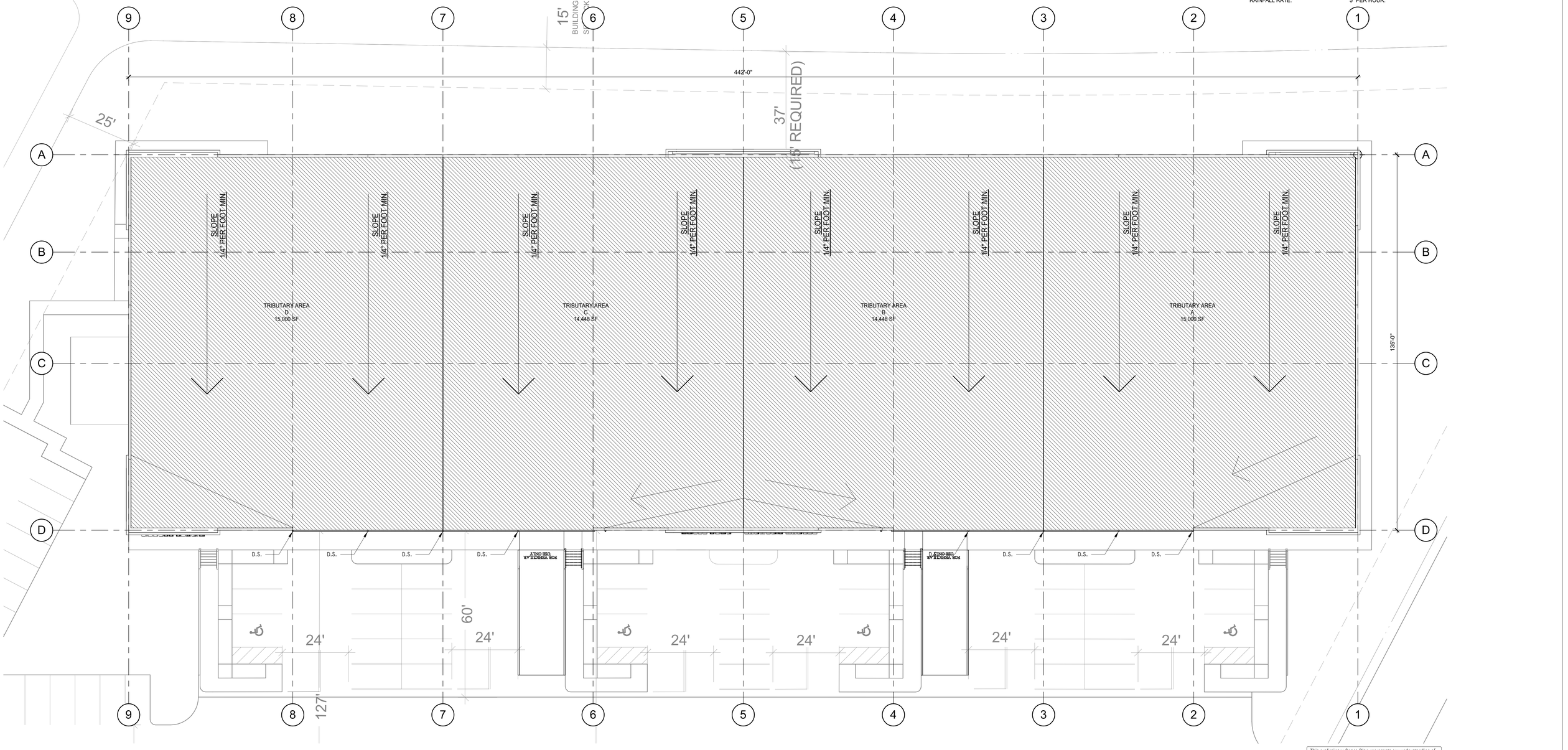
NOTE: ALL HORIZONTAL AND VERTICAL LEADER SIZES HARE SIZED PER SECTION 1106 AND BASED ON 5" RAIN FALL ALL PER HOUR PER FIGURE 1106.1 OF FLORIDA PUMBLING CODE.

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A = 15,000 SF
TRIBUTARY AREA B = 14,448 SF
TRIBUTARY AREA C = 14,448 SF
TRIBUTARY AREA D = 15,000 SF

TOTAL AREA = 58,896 SF

RWL SIZE REQUIRED:	6" x 8" REQUIERED UP TO 1208 GPM SF WITH 5" PER HOUR RAINFALL RATE PER TABLE 1106.3 AND FIG. 1106.1 FBC 2017-PUMBLING.
RWL SIZE PROVIDED:	8" x 8"
NO. OF DOWNSPOUTS REQUIRED:	4
NO. OF DOWNSPOUTS PROVIDED:	8
GUTTER REQUIRED:	4" x 10" SQUARE GUTTER @ 4% SLOPE.
GUTTER PROVIDED:	10" x 10" SQUARE GUTTER. @ 4% SLOPE ON 5 INCH
RAINFALL RATE:	5" PER HOUR.



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1/16"=1'-0"
0 8' 16' 32'
NORTH

THE SHOPS AT GATEWAY PLAZA

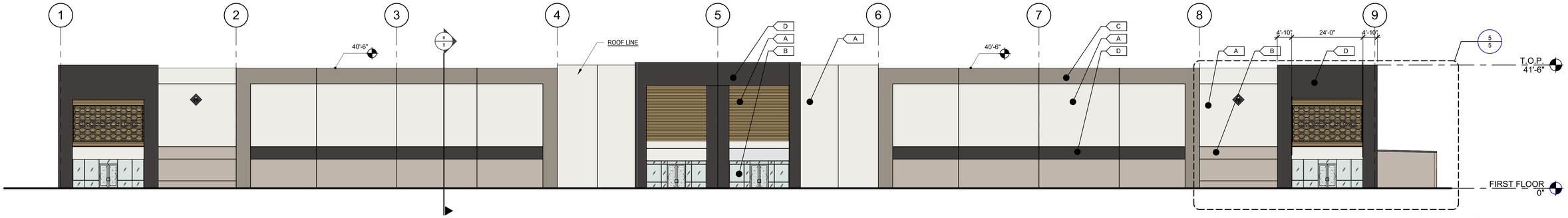
ROOF PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

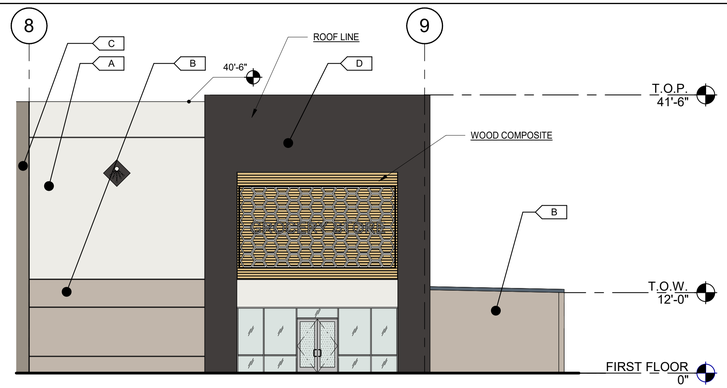
MIA23-0011-00
09/04/2025

SHEET 4



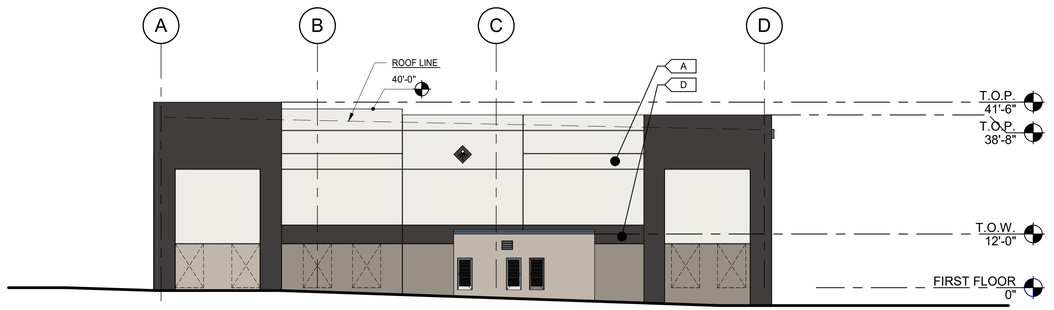
NORTH WEST EXTERIOR ELEVATION 1

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



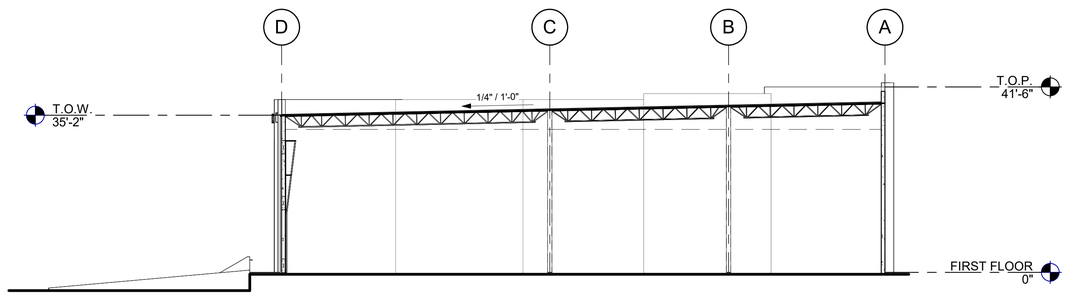
ENLARGED CORNER ENTRANCE ELEVATION 5

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



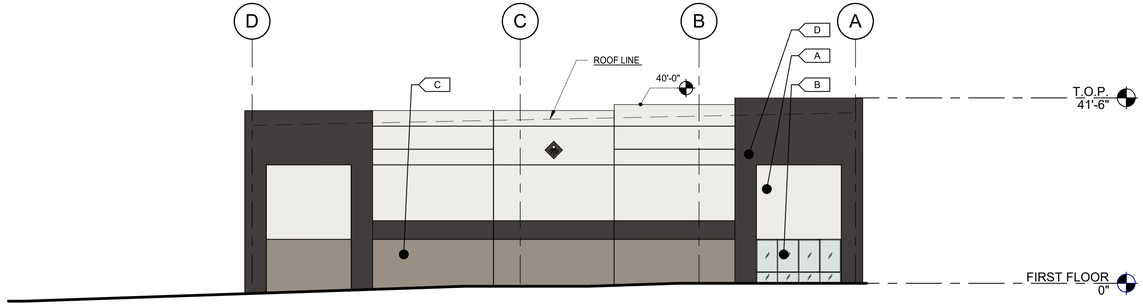
SOUTH WEST EXTERIOR ELEVATION 2

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



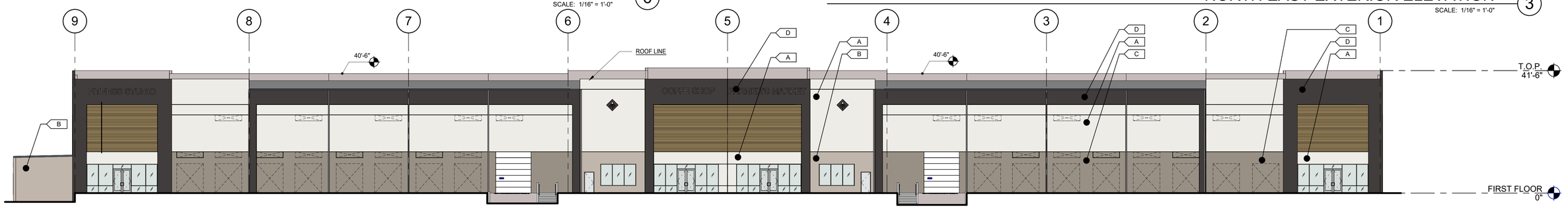
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



SOUTH EAST EXTERIOR ELEVATION 4

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

FINISH LEGEND

A	FIELD WALL PAINT SW 9582 - WHITE SAND	B	ACCENT #1 - WALLPAINT SW 6072 - VERSATILE GRAY	C	ACCENT #2 - WALLPAINT SW 9168 - ELEPHANT EAR
D	ACCENT #3 - WALLPAINT SW 9600 - ARMORY				

This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.

1/16"=1'-0"
0 8' 16' 32'

THE SHOPS AT GATEWAY PLAZA

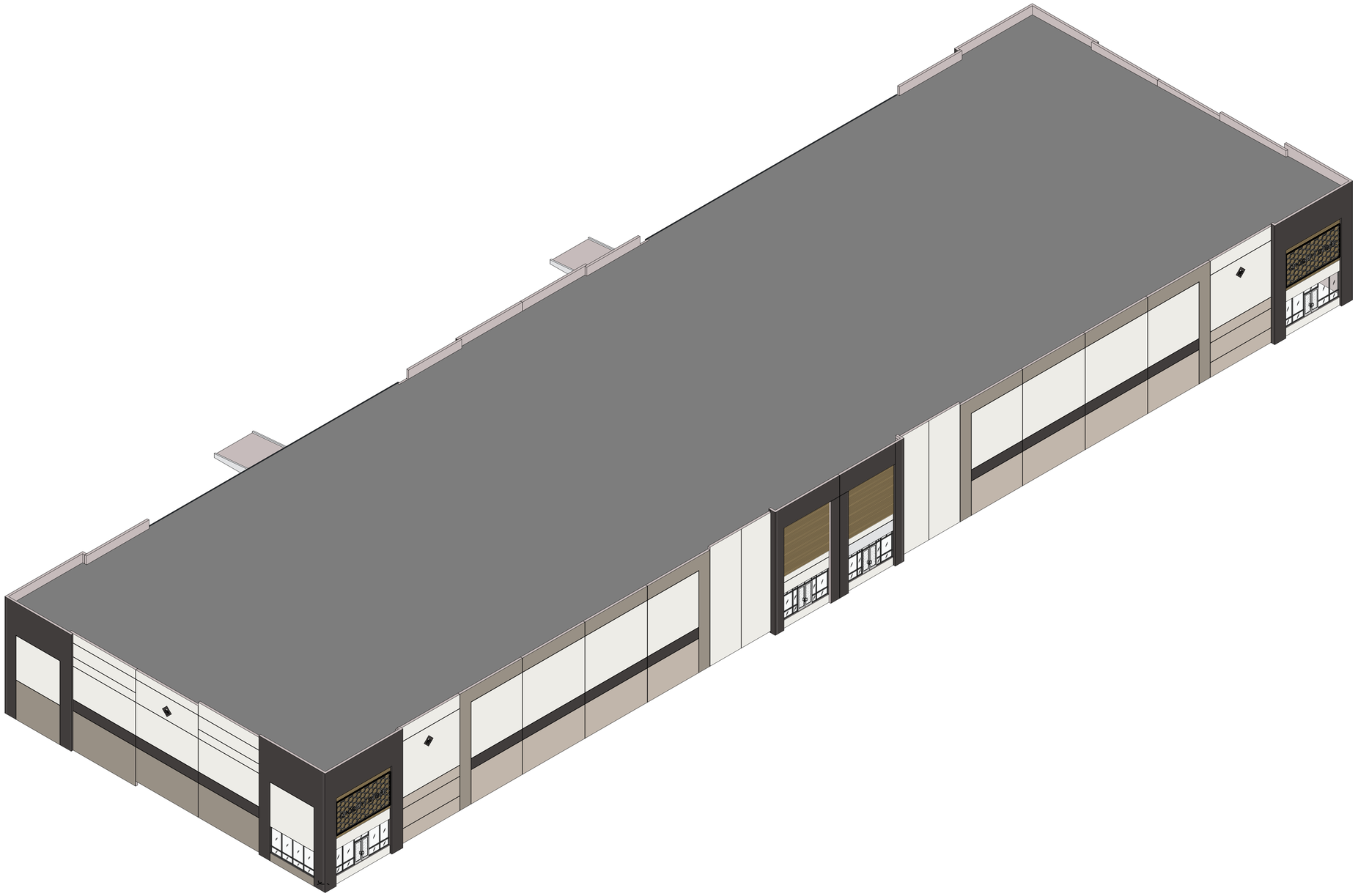
EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5



THE SHOPS AT
GATEWAY
PLAZA

This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.

NORTH

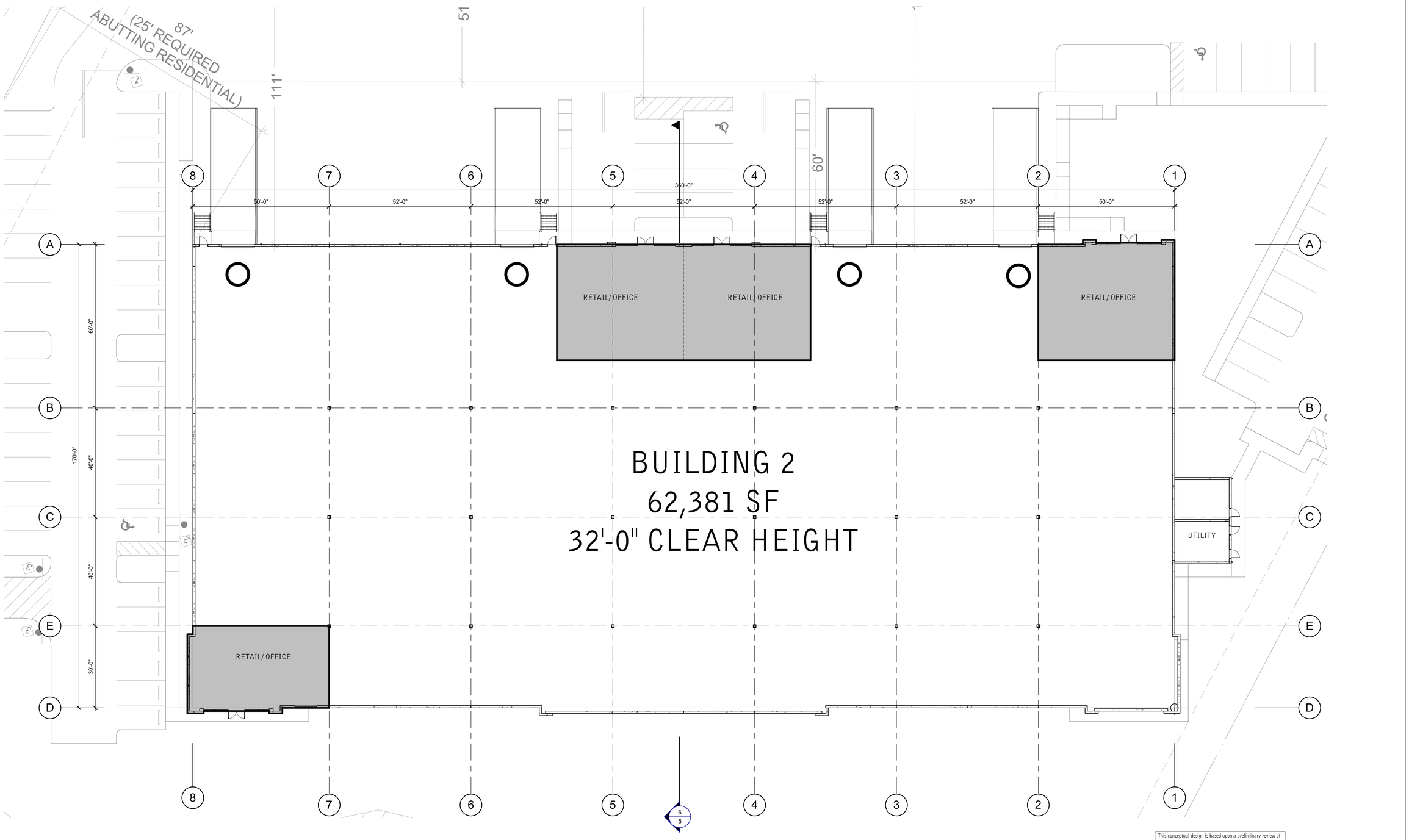
COLOR AXON

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6



THE SHOPS AT GATEWAY PLAZA

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1/16"=1'-0"
0 8' 16' 32'
NORTH

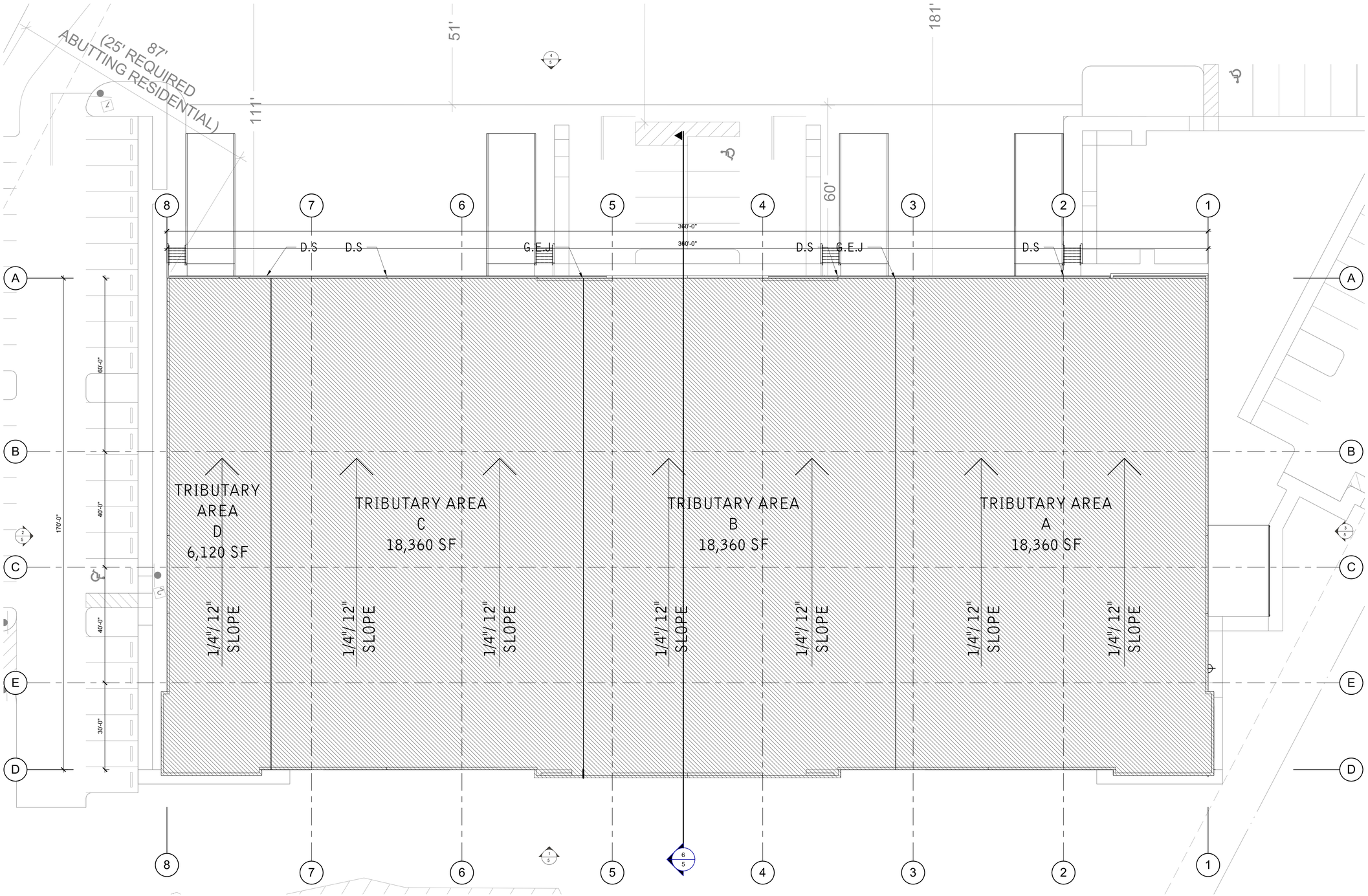
FLOOR PLAN

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 3



ROOF CALCULATIONS

NOTE: ALL HORIZONTAL AND VERTICAL LEADER SIZES HARE SIZED PER SECTION 1106 AND BASED ON 5" RAIN FALL ALL PER HOUR PER FIGURE 1106.1 OF FLORIDA PUMBLING CODE.

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A	=	18,360 SF
TRIBUTARY AREA B	=	18,360 SF
TRIBUTARY AREA C	=	18,360 SF
TRIBUTARY AREA D	=	6,120 SF
TOTAL AREA	=	61,200 SF

RWL SIZE REQUIRED:	6" x 8" REQUIERED UP TO 1208 GPM SF WITH 5" PER HOUR RAINFALL RATE PER TABLE 1106.3 AND FIG. 1106.1 FBC 2017-PUMBLING.
RWL SIZE PROVIDED:	8" x 8"
NO. OF DOWNSPOUTS REQUIRED:	4
NO. OF DOWNSPOUTS PROVIDED:	22
GUTTER REQUIRED:	4" x 10" SQUARE GUTTER @ 4% SLOPE.
GUTTER PROVIDED:	10" x 10" SQUARE GUTTER. @ 4% SLOPE ON 5 INCH
RAINFALL RATE:	5" PER HOUR.

THE SHOPS AT GATEWAY PLAZA

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1/16"=1'-0"
0 8' 16' 32' NORTH

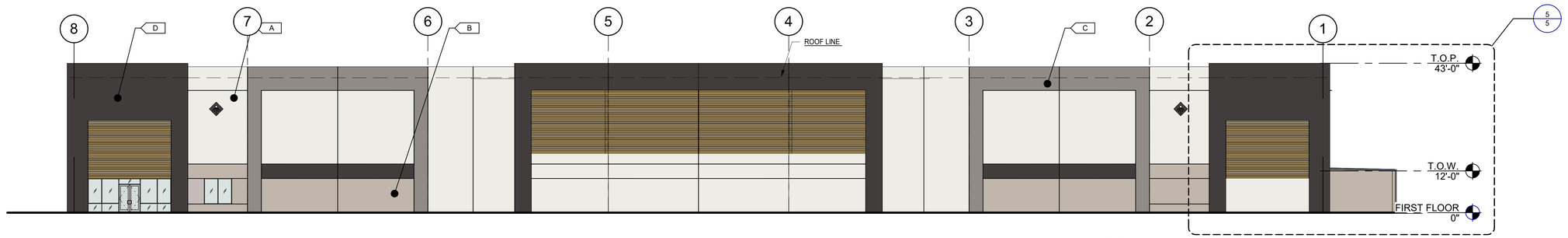
ROOF PLAN

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

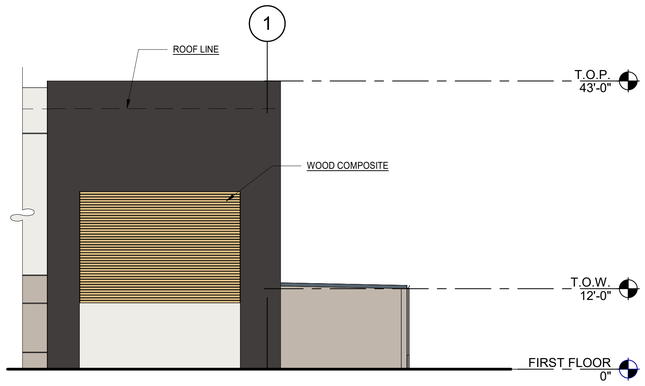
MIA23-0011-00
09/04/2025

SHEET 4



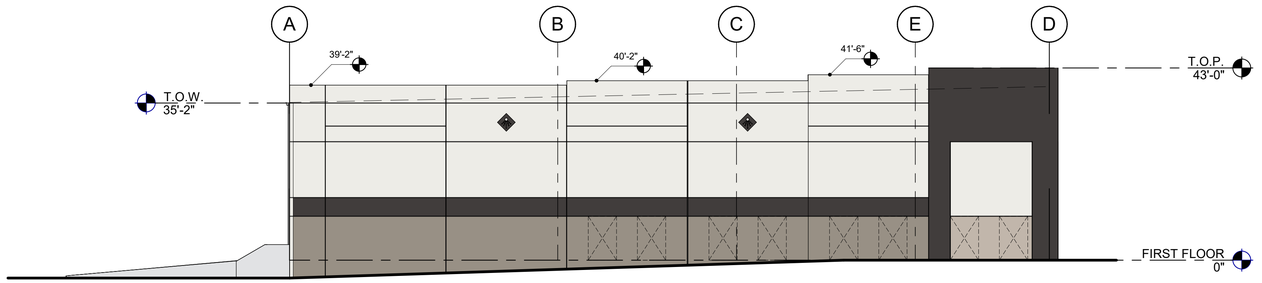
SOUTH EAST EXTERIOR ELEVATION 1

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



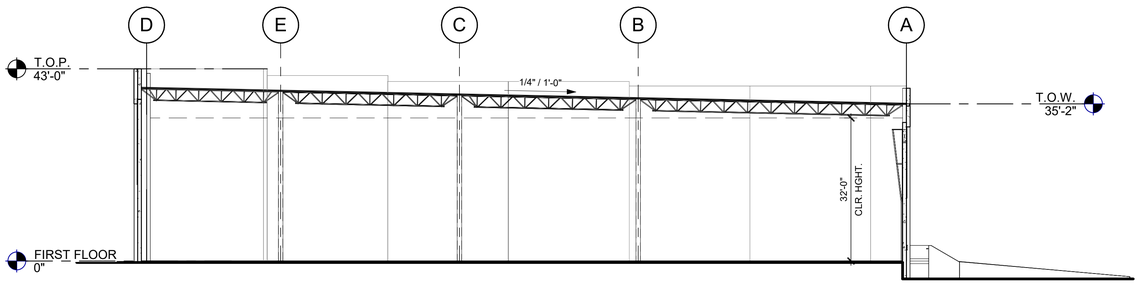
ENLARGE TYP. ENTRACE ELEVATION 5

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



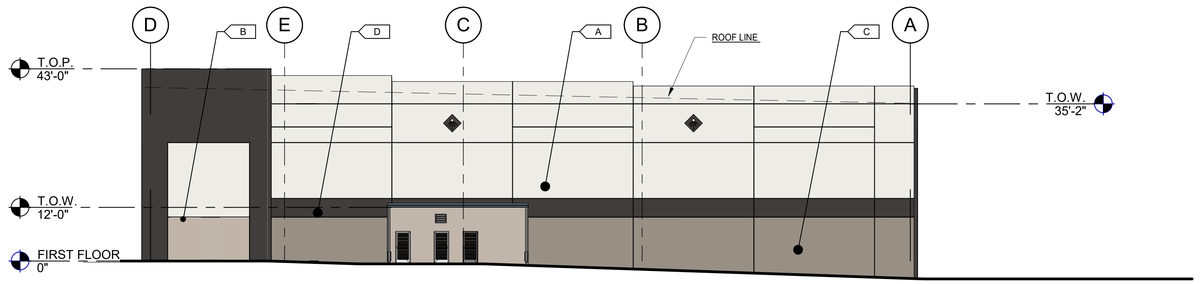
SOUTH WEST EXTERIOR ELEVATION 2

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



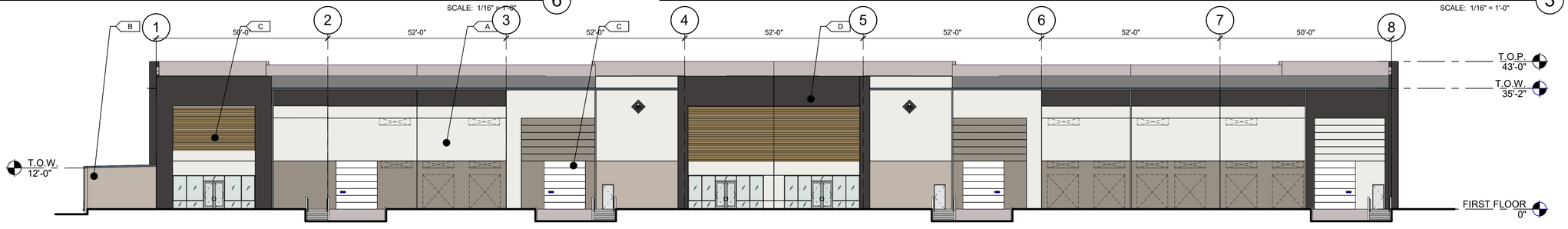
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



NORTH WEST EXTERIOR ELEVATION 4

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

FINISH LEGEND

- A — FIELD WALL PAINT — SW 9582 - WHITE SAND
- B — ACCENT #1 - WALLPAINT — SW 6072 - VERSATILE GRAY
- C — ACCENT #2 - WALLPAINT — SW 9168 - ELEPHANT EAR
- D — ACCENT #3 - WALLPAINT — SW 9600 - ARMORY

THE SHOPS AT GATEWAY PLAZA

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1/16"=1'-0"
0 8' 16' 32'

EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5

THE SHOPS AT GATEWAY PLAZA

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

NORTH

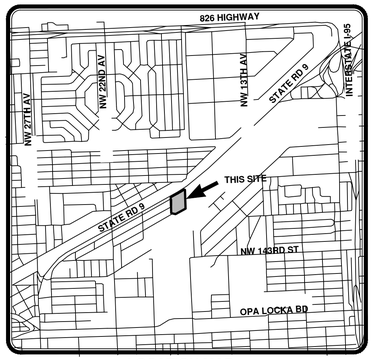
COLOR AXON

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6



LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 INCH = 60 FEET

DESCRIPTION: (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CD07–111872 – NETHERTON GREENS PROPERTY / CASA DEL MAR)

ALL THAT PART OF BLOCKS 346 AND 347 OF MAGNOLIA GARDENS CONSOLIDATED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BLOCK 346; THENCE RUN SOUTH ALONG THE EAST LINE OF NORTHWEST 18TH AVENUE AND ITS EXTENSION A DISTANCE OF 559.46 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 346; THENCE RUN SOUTHEASTERLY ALONG THE SAID SOUTH LINE OF BLOCK 346 FOR A DISTANCE OF 152.25 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS 100 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WILMINGTON STREET AS SHOWN OF SAID PLAT; THENCE RUN NORTHEASTERLY ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 399.88 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 347; THENCE RUN NORTH A DISTANCE OF 640.43 FEET TO THE POINT OF A CURVE WITH A RADIUS OF 25 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 52.49 FEET; FROM SAID POINT RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SERVICE STREET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF OPA LOCKA, MIAMI–DADE COUNTY, FLORIDA AND CONTAINING 7.62 ACRES, MORE OR LESS.

ADDRESS:

1700 SERVICE ROAD,
OPA LOCKA, FL 33054

LEGEND:
P.B. = PLAT BOOK
PG. = PAGE
D.B. = DEED BOOK
D.C.R. = DADE COUNTY RECORDS
R = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
℄ = CENTER LINE
RCP = REINFORCED CONCRETE PIPE
INV.EL. = INVERT ELEVATION
= ALUMINUM LIGHT POLE
= WOOD LIGHT POLE
= ELECTRIC BOX
= FPL ELECTRIC METER
= ANCHOR
= SIGN
= CATCH BASIN
= FIRE HYDRANT
= WATER VALVE
= BELL SOUTH MANHOLE
= SEWER MANHOLE
= MONITORING WELL
X —— = FENCE
= GUARD RAIL
(D) = DEED

TREE LEGEND:
10–25 TRUNK DIAMETER IN INCHES
CANOPY DIAMETER IN FEET
BANYAN TREE
ORCHID TREE
YELLOW TABEBUIA TREE

SURVEYOR'S NOTES:

BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 HAVING A BEARING OF N 47°08'38" E.

SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS–OF–WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.

RECORD DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES ARE WITHIN REQUIRED ACCURACY FOR THIS SURVEY UNLESS OTHERWISE SHOWN.

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

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

NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.

ELEVATION NOTE:
ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ARE SHOWN THUS:
AND ARE BASED ON DADE COUNTY BENCHMARK #B–18–1
ELEVATION = 15.16'

FEDERAL EMERGENCY MANAGEMENT AGENCY
ZONE: AE & X
BASE FLOOD ELEVATION
ZONE AE: 6' AND 7'
ZONE X: N/A
COMMUNITY PANEL NO. 120657
MAP NUMBER: 12086 C 0136 L
DATE OF FIRM INDEX 9–11–2009

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
SIGNED THIS 11th DAY OF SEPTEMBER 2023 A.D.

Martin P Rossi
Digitally signed by Martin P Rossi
Date: 2023.10.04 11:05:20 -04'00'

MARTIN P. ROSSI
No. 5857
STATE OF FLORIDA
Professional Surveyor & Mapper

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	DATE	REVISIONS	BY

1700 SERVICE ROAD SURVEY
CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

MILLER LEGG
South Florida Office: 13580 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-514-1030
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: LB6680

DES.	DRWN.	CHK.

PROJECT / FILE NO.: 23–00293
DRAWING NO.: BTS–1
DATE DRAWN: 9/14/23

V:_PROJECTS_2023\23–00293 – 1700 SERVICE ROAD–STATE RD 9 OPA LOCKA SURVEY\SURVEY\DRAWINGS\23–00293_TS.DWG by LPODOLSK 9/14/2023 8:11:15 PM

Sponsored by: City Manager

ORDINANCE NO. 25-XXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FOR APPROXIMATELY 7.58 ACRES OF LAND, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE COMMERCIAL INTENSIVE (B-3) ZONING DISTRICT TO ALLOW FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED USE BUILDINGS ON THE PROPERTY LOCATED WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, 1700 Service Holdings, LLC intends to construct two commercial/industrial mixed-use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the applicant, 1700 Service Holdings, LLC has submitted a request to rezone the property located at 1700 Service Road from the current zoning district of Residential Townhouse (R-TH) to the Commercial Intensive (B-3) zoning district, within the Corridor Mixed Use Overlay District (CMU); and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of 1700 Service Holdings, 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 applicant, 1700 Service Holdings, LLC has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on November 4, 2025, and recommended approval or denial of the request for rezoning; and

WHEREAS, the City Commission considered the recommendation from the Planning and Zoning board, and reviewed this request for rezoning at a public hearing

on _____Xxxxxx ____, 2025x, and hereby approve or deny the request for rezoning.

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 Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.
Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves or denies the request for the Rezoning of approximately 7.58 acres from Residential Townhouse (R-TH) zoning district to Commercial intensive(B-3) zoning district for property located at 1700 Service Road identified by folios 08-2122-005-2170.

Section 3. SCRIVENER'S ERRORS.
Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent 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 Ordinance 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 on First Reading this _____ day of _____, 2025.

PASSED AND ADOPTED on Second Reading this _____ day of _____, 2025x.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

Received:
By:
Date:

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2025-2026

TOTAL FEES: $_____New Fees as of October 1, 2015

FY 2024-2025 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 7, 2025	August 22, 2025
November 4, 2025	September 19, 2025
December 2, 2025	October 17, 2025
January 6, 2026	November 21, 2025
February 3, 2026	December 19, 2025
March 3, 2026	January 16, 2026
April 7, 2026	February 20, 2026
May 5, 2026	March 20, 2026
June 2, 2026	April 17, 2026
July 7, 2026	May 15, 2026
August 4, 2026	June 19, 2026
September 1, 2026	July 17, 2026

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1504
Facsimile: 305-953-3060

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Castle Opa LLC

PROPERTY OWNER'S ADDRESS: 11900 Biscayne Blvd., Suite 262, North Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Hope W. Calhoun, Esq.

APPLICANT'S ADDRESS: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-405-3324 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

TAX FOLIO NUMBER: 08-2122-005-2170 PRESENT ZONING: R-TH (Residential Townhouse District)

LEGAL DESCRIPTION: 22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3

Please check specific request:

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

Add any additional information that may be of importance to this request:
Change from Townhouse to Commercial

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

Docusign Envelope ID: 8ED9AD7D-F029-4697-80D1-F0F235FE508C

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. 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 (LOI) must be submitted with application

AFFIDAVIT

I, ELLIOT STONE, 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.

DocuSigned by:
E W S
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

M J Stig
Notary Public

My commission expires _____

NOTARY PUBLIC STATE OF FLORIDA

MAURICE J. STIGLIANO
Commission # HH 678945
Expires July 9, 2029

Attach copy of identification

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

Docusign Envelope ID: 8ED9AD7D-F029-4697-80D1-F0F235FE508C

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

I ELLIOT STONE / CASTLE OPA LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

1700 Service Rd. Opa-Locka, FL 33054
Folio # 08-2122-005-2170
MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347 - BEG AT NW CORNER OF BLK 346
S559.46FT SELY ALG S/L BLK 346

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

DocuSigned by:
[signature]
CC2C5C54B99B474...
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

[signature]
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA

MAURICE J. STIGLIANO
Commission # HH 678945
Expires July 9, 2029

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS:_____

LEGAL DESCRIPTION:_____
_____
_____
_____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____PHONE:_____

ADDRESS (If different): _____

_____
Signature

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

MISKEL BACKMAN LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

1700 Service Road
Rezoning Narrative
September 22, 2025

1700 Service Holdings, LLC ("Applicant") is proposing to develop two buildings on the +/ - 7.58 acre parcel located at 1700 Service Road ("Property"), owned by Castle Opa, LLC ("Owner"). The Property is generally located at the southeast corner of Service Road and NW 18th Avenue in the City of Opa-locka, Florida ("City"). Currently, the Property's zoning designation is Residential Townhouse, R-TH, and the future land use designation is Low-Moderate Density Residential. Additionally, the Property is located within the Corridor Mixed Use Overlay. At this time, the Applicant is seeking to redevelop the Property with a showroom and storage with ancillary office/retail space ("Project"). In order to develop the Property as proposed, the Applicant is seeking to rezone the Property to B-3, Commercial Intensive Business District. In conjunction with the rezoning application, the Applicant is additionally requesting site plan approval and an approval to change to the Property's Future Land Use designation to Commercial.

Currently, the Property is vacant. Should Applicant's rezoning request be approved, the Applicant intends to redevelop the parcel and construct two commercial buildings consisting of one (1) +/- 61,381 square foot building and one (1) +/- 60,608 square foot building. Included within these commercial buildings will be space for retail uses and ancillary storage use The Project is located in an ideal location that allows the Project to emphasize the intent of the Corridor Mixed Use Overlay District ("CMU District") by creating a mix of commercial uses in close proximity to residential uses and near transit stops. The CMU District strives to create a mixed-use, pedestrian friendly environment. Rezoning to B-3 will allow for the greatest flexibility for commercial uses on the property, which will further the CMU District's goal. By rezoning the Property so that the Applicant may provide the appropriate commercial use, the residents located south of State Road 9 will no longer need to cross a major roadway to make these types of purchases. They simply will need to walk or bike from their homes in order to get to the proposed commercial destination.

Section 22-54 of the City's Land Development Code ("LDC") designates certain criteria that both the Planning Council and City Commission must study and consider. When requesting a rezoning, the following criteria must be met:

<u>Planning Council</u>

1. **The proposed change is contrary to the established land use pattern.**
The proposed change is not contrary to the established land use pattern. North of the Property are properties zoned within the Business Office and Commercial Neighborhood districts. These districts permit similar uses to the proposed Project and will allow the Property to blend seamlessly into the City's commercial areas located along State Road 9. Additionally, as stated above, the Property is located within the Corridor Mixed Use Overlay District. The CMU District was established to provide opportunity for service-oriented retail, commercial, and mixed-income housing within a pedestrian-friendly neighborhood within close proximity to public transportation. Therefore, rezoning the Property from R-TH to B-3 will further the CMU District's purpose by allowing the opportunity to provide a multitude of commercial uses adjacent to the residential uses west of the Property, in combination with the additional commercial uses north

of the Property across State Road 9, and the close proximity to public transit in order to create a pedestrian friendly environment.

2. **The proposed change would create "spot zoning".**
   The proposed change will not create spot zoning. As established above, the Property is located within close proximity to several zoning districts permitting commercial uses. The B-3 zoning district allows for the type of uses contemplated by the Applicant which will encourage commercial activity in the area. Furthermore, the proposed use on the Property is more appropriate than residential considering the volume of environmental issues created by the Property's former uses. Additionally, the Project's location will promote the use of alternative transportation because of the nearby residential communities, many consumers will be able travel to the showroom by bicycle, public transit, personal vehicles, or on foot.
3. **The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.**
   The proposed change will not alter the population or traffic patterns in a way that will negatively impact public facilities such as schools, utilities, or streets. The proposed Project is for a showroom and storage with office or retail space and a separate building for retail uses. Therefore, there will be no impact on the City's schools. Additionally, because the proposed Project does not include a residential component, there will be minimal impact on public utilities. Lastly, the proposed use generates less traffic than a residential project would.
4. **The proposed zoning district boundaries would become more illogically drawn.**
   The proposed zoning district boundaries will not become more illogically drawn. The Property's boundaries will remain the same and, be compatible with the surrounding uses. Also, as stated above, the proposed zoning district will benefit the surrounding neighborhoods.
5. **The proposed change would be in conflict with all or portions of the City's Comprehensive Plan.**
   The proposed change will not be in conflict with the City's Comprehensive Plan. In fact, the change is consistent with the following objectives and policies:
   - **Objective LU-3:** The areas designated Corridor Mixed Use Overlay on the 2030 Future Land Use Map (FLU-1) shall be redeveloped with retail and commercial development and mixed-income housing in a pedestrian-friendly environment between 2015-2030.
   - **Policy LU-3.1:** The City, through its Land Development Regulations, shall allow different but compatible uses to be located in close proximity in Corridor Mixed Use Overlay District in order to create a pedestrian-friendly environment that promotes the health and wellbeing of residents and increased opportunities for social interactions.
   - **Policy LU-3.2:** Development and redevelopment in the Corridor Mixed Use Overlay District shall promote a variety of uses through the provision of ground floor active uses, open space, and reduced parking requirements.
6. **There is an additional need for uses permitted within the proposed zoning district.**
   There is an additional need for uses permitted within the proposed zoning district. Specifically, , the permitted commercial uses include a variety of commercial uses which will benefit the area. Much of the City that is zoned B-3 is isolated in the center of the City and not located within the CMU District, which limits these parcels potential to provide for a multitude of commercial uses and create a pedestrian-friendly environment.
   Permitting the Property to be rezoned to B-3 will allow for the unique and beneficial combination of appropriate use within the Corridor Mixed Use Overlay District in order to provide essential commercial uses to City residents in an easily accessible location.

7. **The proposed change will adversely affect living conditions in the neighborhood, if applicable.**
The proposed change will not adversely affect living conditions in the neighborhood. As stated above, the Property is located within the CMU District. The CMU District provides the opportunity for commercial uses to be located within close proximity to housing and alternative transportation. The Project furthers these goals by being located directly east of a residential neighborhood, near State Road 9, and only half a mile from the nearest public transit stop. These factors combined facilitate a pedestrian friendly environment and will only enhance the living conditions of the neighborhood by providing visually appealing showrooms to replace the currently desolate and vacant plot.
8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**
The proposed change will not create or excessively increase traffic congestion or affect public safety. The Project does not provide for a residential component and, therefore, additional traffic impacts will be minimal, as residential uses would create much more traffic than what is being proposed: a showroom and storage with office or retail space. Due to the nature of this business, only a minimal number of customers will frequent the establishment on a day-to-day basis, which will minimally increase traffic congestion and not negatively impact public safety.
9. **The proposed change will create a drainage problem.**
The proposed change will not create a drainage problem as there is not a residential component to the proposed Project.
10. **The proposed change will reduce light and air to adjacent areas.**
The proposed change will not reduce light and air to adjacent areas. By allowing this rezoning request, the proposed Project will transform the neglected, environmentally contaminated vacant area into two (2) modern and visually pleasing, thirty-two foot tall (32') showrooms. North of the Property is State Road 9 and south and east of the Property is the lake. These adjacent areas are not inhabited by any residential or commercial uses and will not, therefore, be affected. The residences to the west of the Property will be minimally impacted regarding light and air because of their distance from the property lines. The Project proposes two showroom buildings that are only thirty two feet (32') tall, the average height of a medium sized tree. Therefore, redevelopment of the Property with buildings of this height will have little to no impact on the light and air to adjacent areas.
11. **The proposed change will adversely affect property values.**
The proposed change will not adversely affect property values. On the contrary, the proposed change will have a positive impact on the surrounding properties. By allowing the Property to be redeveloped with buildings for commercial uses it will transform the currently vacant and contaminated land from an unused eyesore and dumping ground to a modern commercial campus. These buildings will visually improve the land and attract customers to a new experience in the area.
12. **The proposed change will be a deterrent to the improvement or development of adjacent property.**
The proposed change will not be a deterrent to the improvement or development of adjacent properties. As mentioned above, redeveloping the Property with commercial space will enhance the area and attract customers. The inclusion of the new buildings will cause the surrounding and nearby property values to rise. This will only incentivize adjacent property owners to restore, renovate, or redevelop their land.
13. **The proposed change will not constitute a grant of special privilege.**
The proposed change will not constitute a grant of special privilege. Rezoning the Property to B-3 in order to redevelop the Property with commercial buildings is the best use of the land. The purpose of the CMU District is to encourage pedestrian friendly environments and the Project will further the

District's intent by providing a commercial use within walking distance of residential areas. Many of the nearby commercial uses are across State Road 9, which would require residents of the surrounding neighborhoods to travel across a high-speed roadway. With the inclusion of the proposed commercial buildings south of State Road 9, residents will be able to safely walk, bike, or drive without concern of oncoming traffic. Approving this rezoning to allow this use will not grant a special privilege because it is for the betterment of the community.

14. **There are no substantial reasons why the property cannot be used in accordance with the existing zoning.**
The Property cannot be used in accordance with the existing zoning because of the well documented environmental issues on the Property created by years of illegal dumping. The idea of creating a residential use on the Property and exposing potential residents to mitigated contaminants is not in the best interest of anyone. The only logical redevelopment option is to construct on the Property a nonresidential use that will enhance the area, such as the proposed showroom.
15. **Whether the change suggested is out of scale with the surrounding neighborhood.**
The change is not out of scale with the surrounding neighborhood. As stated above, the proposed use is only thirty-two feet (32') in height and, therefore, will not obstruct the surrounding properties' air and light. Permitting the proposed Project, as stated above, will be of the same type and scale of uses that are nearby.
16. **It is possible to find other sites already zoned permitting the uses(s) requested.**
It may be possible to find other properties in the City with B-3 zoning, but none so perfectly suited to benefit the existing surrounding residential uses by providing a compatible use in the area and safely utilizing a previously contaminated site. Located in the Overlay, the CMU District strives to create a pedestrian-friendly environment and the Property is located in the best area to provide an B-3 use that is reachable to residents via multiple modes of transportation.
17. **The proposed rezoning would meet all other regulations.**
The proposed rezoning will meet all other applicable regulations.

City Commission

1. **The proposed rezone is consistent with goals, objectives and policies of the City's Comprehensive Plan.**
The proposed rezoning is consistent with the following elements of the City's Comprehensive Plan:

- Objective LU-3: The areas designated Corridor Mixed Use Overlay on the 2030 Future Land Use Map (FLU-1) shall be redeveloped with retail and commercial development and mixed-income housing in a pedestrian-friendly environment between 2015-2030.
- Policy LU-3.1: The City, through its Land Development Regulations, shall allow different but compatible uses to be located in close proximity in Corridor Mixed Use Overlay District in order to create a pedestrian-friendly environment that promotes the health and wellbeing of residents and increased opportunities for social interactions.
- Policy LU-3.2: Development and redevelopment in the Corridor Mixed Use Overlay District shall promote a variety of uses through the provision of ground floor active uses, open space, and reduced parking requirements

2. **The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.**
The proposed zoning district is compatible with the surrounding area's zoning designations and existing uses. As stated above, across State Road 9 are several commercial uses and the Property is located within the CMU District. The intent of the CMU District is to encourage a pedestrian friendly environment that provides a mix of commercial, retail, and residential uses

that promotes alternative transportation and accessibility to public transit. The B-3 district permits a variety a uses that will further the intent of the CMU District. Rezoning the Property to B-3 will encourage a mix of residential and commercial uses due to the nearby residential neighborhoods and the Property's location is ideal to promote several modes of transportation such as public transit, walking, biking, or driving.

3. **The subject property is physically suitable for the uses permitted in the proposed district.** The Property is physically suitable for the uses permitted in the B-3district. The B-3 district permits a variety of uses, including various commercial opportunities. The Property is made up of 7.62 acres and is currently vacant. Most commercial developments require the amount of space the Property provides and because the Property is adjacent to State Road 9, it is in a prime location to provide for the proposed use. Lastly, because of the well documented environmental issues on the Property created by years of illegal dumping the Property is best suited for the proposed zoning designation.

THE SHOPS AT
GATEWAY PLAZA

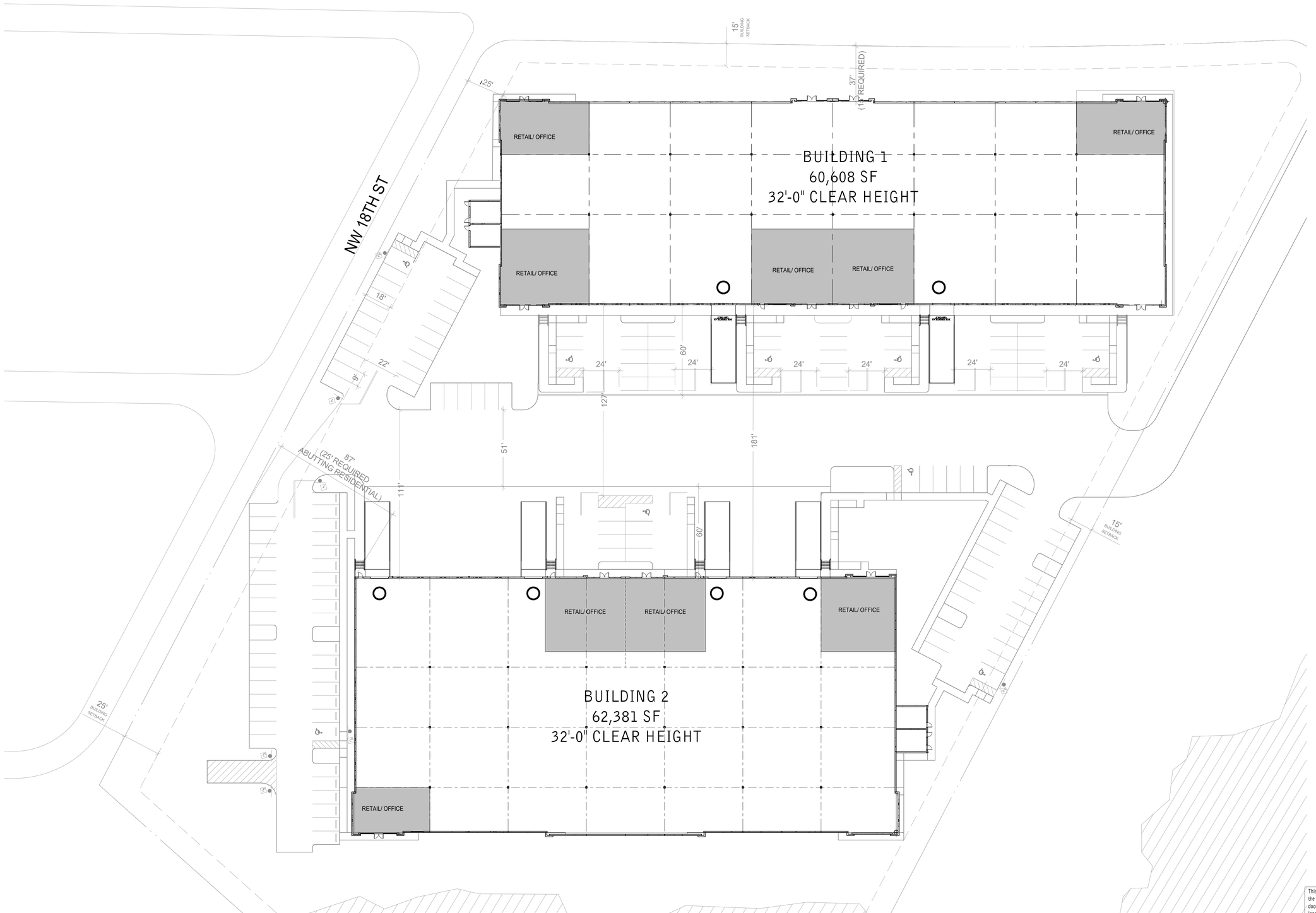
THE SHOPS AT GATEWAY PLAZA

1700 SERVICE ROAD
OPA-LOCKA, FL 33054

MIA23-0011-00
COVER SHEET
09/04/2025

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering



SITE DATA

SITE AREA:			7.62 AC
GROSS:			331,963 SF
DETENTION:			TBD
NET:			TBD
BUILDING 1 FOOTPRINT:			60,608 SF
BUILDING HEIGHT:			41'-6"
BUILDING USE:			
COMMERCIAL			47,588 SF
OFFICE			13,020 SF
COVERAGE:			
GROSS:			50%
NET:			
PARKING REQUIRED:			
COMMERCIAL	1/2,500 SF		20 STALLS
OFFICE	1/400 SF		33 STALLS
TOTAL			53 STALLS
PARKING PROVIDED:			60 STALLS
AUTO:			@0/1000
REQ. ACCESSIBLE			*3 STALLS*
TRAILER:			0 STALLS
TRUCK DOCKS:			N/A
DOCK-HIGH DOORS			0
KNOCK-OUTS			16
GRADE-LEVEL DOORS			2
BUILDING 2 FOOTPRINT			62,381 SF
BUILDING HEIGHT:			43'
BUILDING USE:			
COMMERCIAL			55,881 SF
OFFICE			6,500 SF
COVERAGE:			
GROSS:			37%
NET:			
PARKING REQUIRED:			
COMMERCIAL	1/2,500 SF		23 STALLS
OFFICE	1/400 SF		17 STALLS
TOTAL			40 STALLS
PARKING PROVIDED:			83 STALLS
AUTO:			@0/1000
REQ. ACCESSIBLE			*4 STALLS*
TRAILER:			0 STALLS

DEVELOPMENT STANDARDS

		1
ZONING:	B-3	
MAX. F.A.R.:	3.00	
MAX. COVERAGE:	TBD	4
MAX. HEIGHT:	45 FT	3
BUILDING SETBACKS:		
FRONT:	15 FT	
SIDE:	0 FT	
REAR:	15 FT	
LANDSCAPE SETBACKS:		
FRONT:	TBD	4
SIDE:	TBD	4
REAR:	TBD	4
LANDSCAPE REQ,:	25%	
OFF-STREET PARKING:		
STANDARD:	9x18	
COMPACT:	8x17	
COMPACT %:	30%	
DRIVE AISLE:	22 FT	
FIRE LANE:	26 FT	
OVERHANG:	TBD	4
TREE WELL:	TBD	4
REQ. PARKING RATION BY USE:		
WAREHOUSE:	1/2500 SF	
OFFICE:	1/400 SF	

NOTES:
1. ASSUME REZONE FROM R-TH TO B-3
2. 50FT FROM ANY RESIDENTIAL DISTRICT WITH AT LEAST A 30 FT LANDSCAPED BUFFER
3. OR 3 STORIES, WHICHEVER IS LESS.
4. TO BE DETERMINED BY CITY

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1" = 30'
0 15' 30' 60'
NORTH

THE SHOPS AT GATEWAY PLAZA

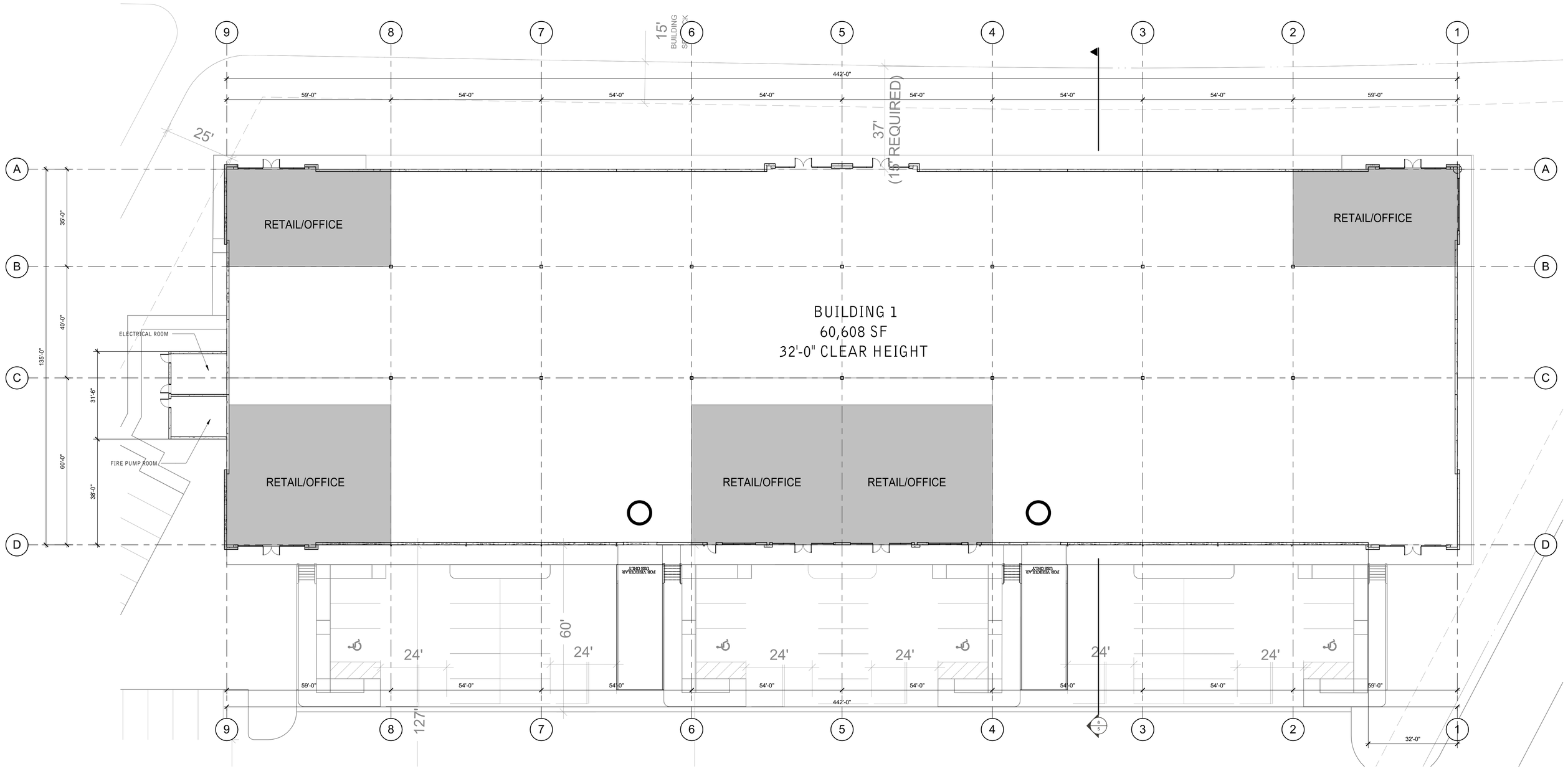
SITE PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 2



THE SHOPS AT GATEWAY PLAZA

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1/16"=1'-0"
0 8' 16' 32'
NORTH

FLOOR PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 3

ROOF CALCULATIONS

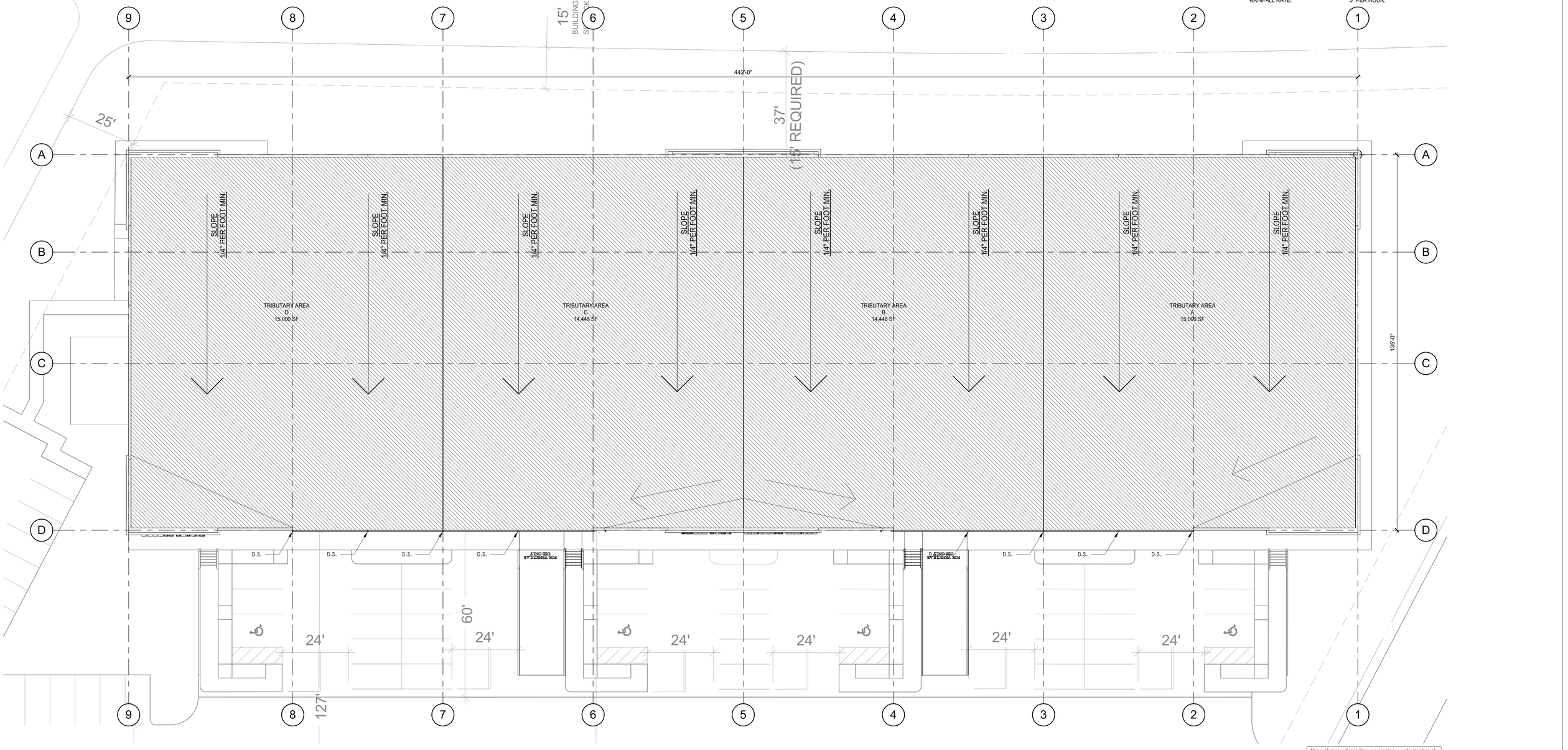
NOTE: ALL HORIZONTAL AND VERTICAL LEADER SIZES HARE SIZED PER SECTION 1106 AND BASED ON 5" RAIN FALL ALL PER HOUR PER FIGURE 1106.1 OF FLORIDA PUMBLING CODE.

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A = 15,000 SF
TRIBUTARY AREA B = 14,448 SF
TRIBUTARY AREA C = 14,448 SF
TRIBUTARY AREA D = 15,000 SF

TOTAL AREA = 58,896 SF

RWL SIZE REQUIRED:	6" x 8" REQUIERED UP TO 1208 GPM SF WITH 5" PER HOUR RAINFALL RATE PER TABLE 1106.3 AND FIG. 1106.1 FBC 2017-PUMBLING.
RWL SIZE PROVIDED:	8" x 8"
NO. OF DOWNSPOUTS REQUIRED:	4
NO. OF DOWNSPOUTS PROVIDED:	8
GUTTER REQUIRED:	4" x 10" SQUARE GUTTER @ 4% SLOPE.
GUTTER PROVIDED:	10" x 10" SQUARE GUTTER. @ 4% SLOPE ON 5 INCH
RAINFALL RATE:	5" PER HOUR.



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1/16"=1'-0"
0 8' 16' 32'
NORTH

THE SHOPS AT GATEWAY PLAZA

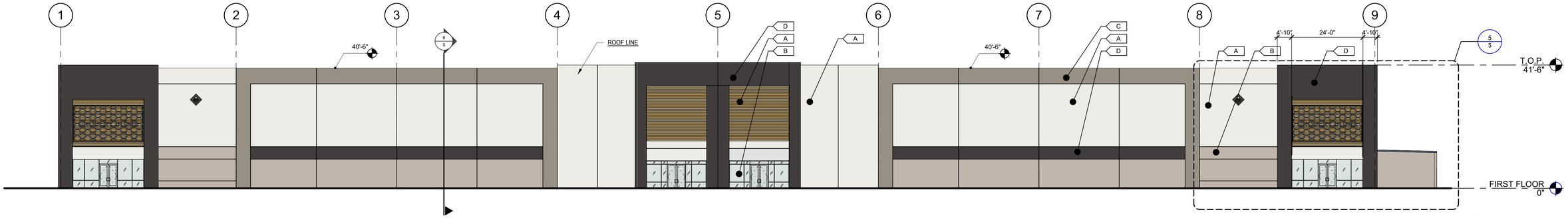
ROOF PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

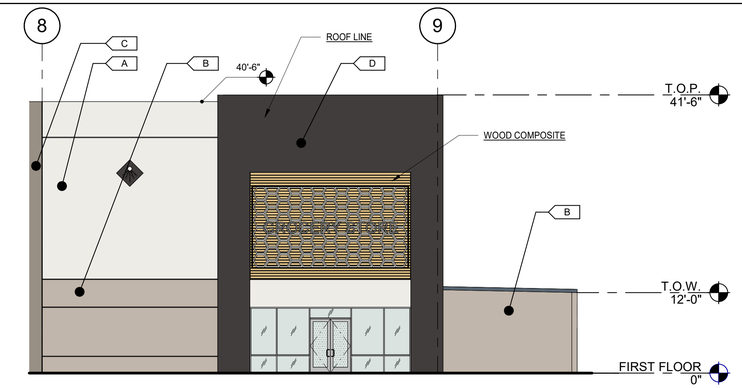
MIA23-0011-00
09/04/2025

SHEET 4



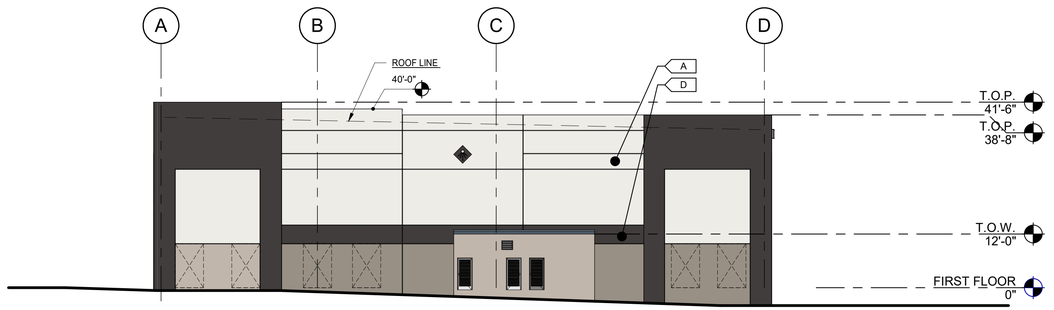
NORTH WEST EXTERIOR ELEVATION 1

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



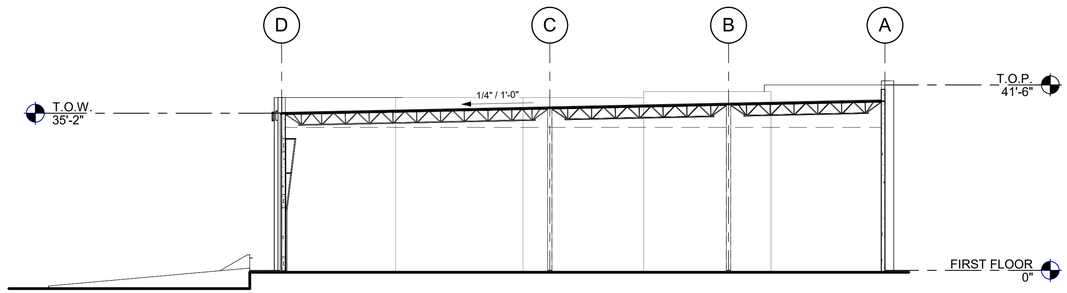
ENLARGED CORNER ENTRANCE ELEVATION 5

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



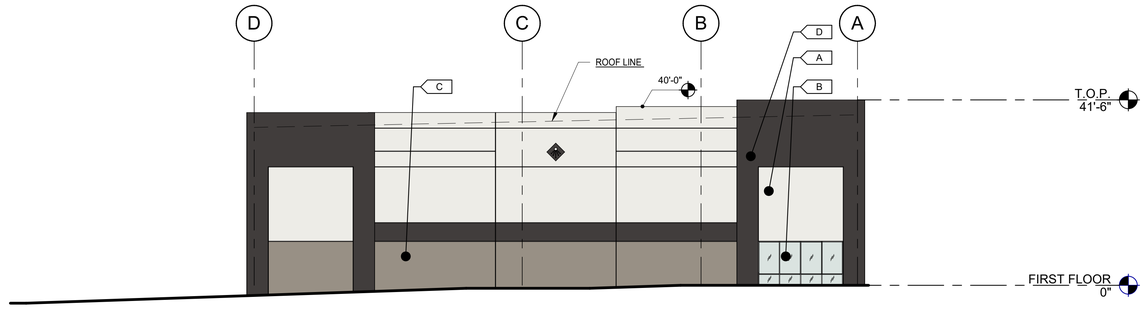
SOUTH WEST EXTERIOR ELEVATION 2

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



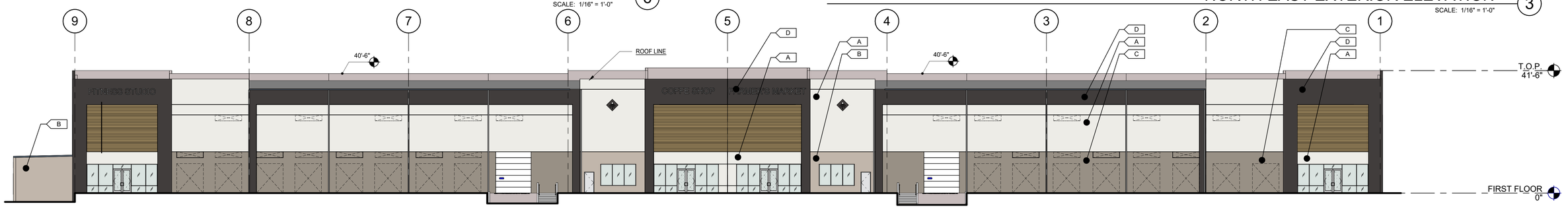
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



SOUTH EAST EXTERIOR ELEVATION 4

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

FINISH LEGEND

A	FIELD WALL PAINT SW 9582 - WHITE SAND	B	ACCENT #1 - WALLPAINT SW 6072 - VERSATILE GRAY	C	ACCENT #2 - WALLPAINT SW 9168 - ELEPHANT EAR
D	ACCENT #3 - WALLPAINT SW 9600 - ARMORY				

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1/16"=1'-0"
0 8' 16' 32'

THE SHOPS AT GATEWAY PLAZA

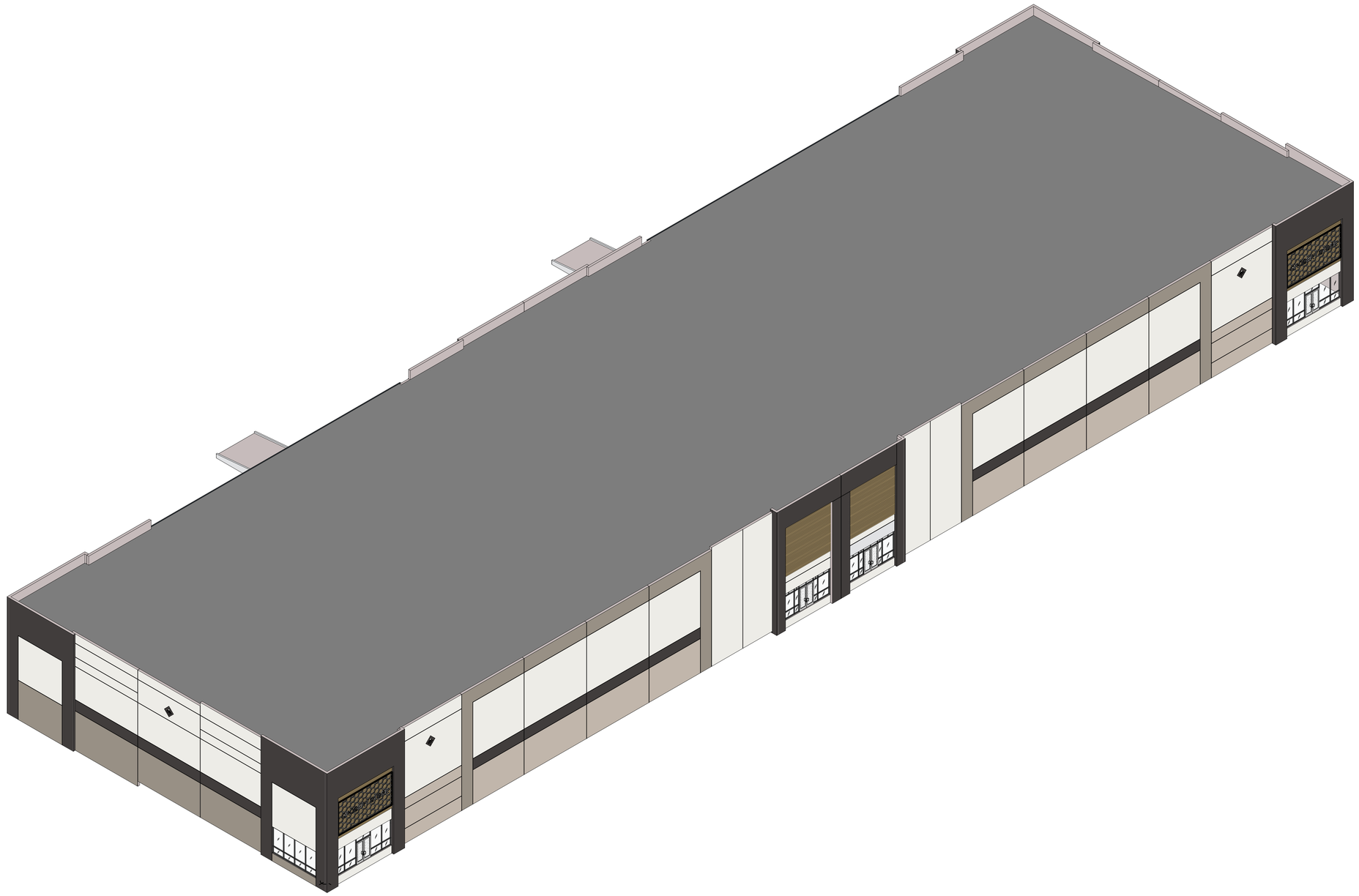
EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5



THE SHOPS AT
GATEWAY
PLAZA

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NORTH

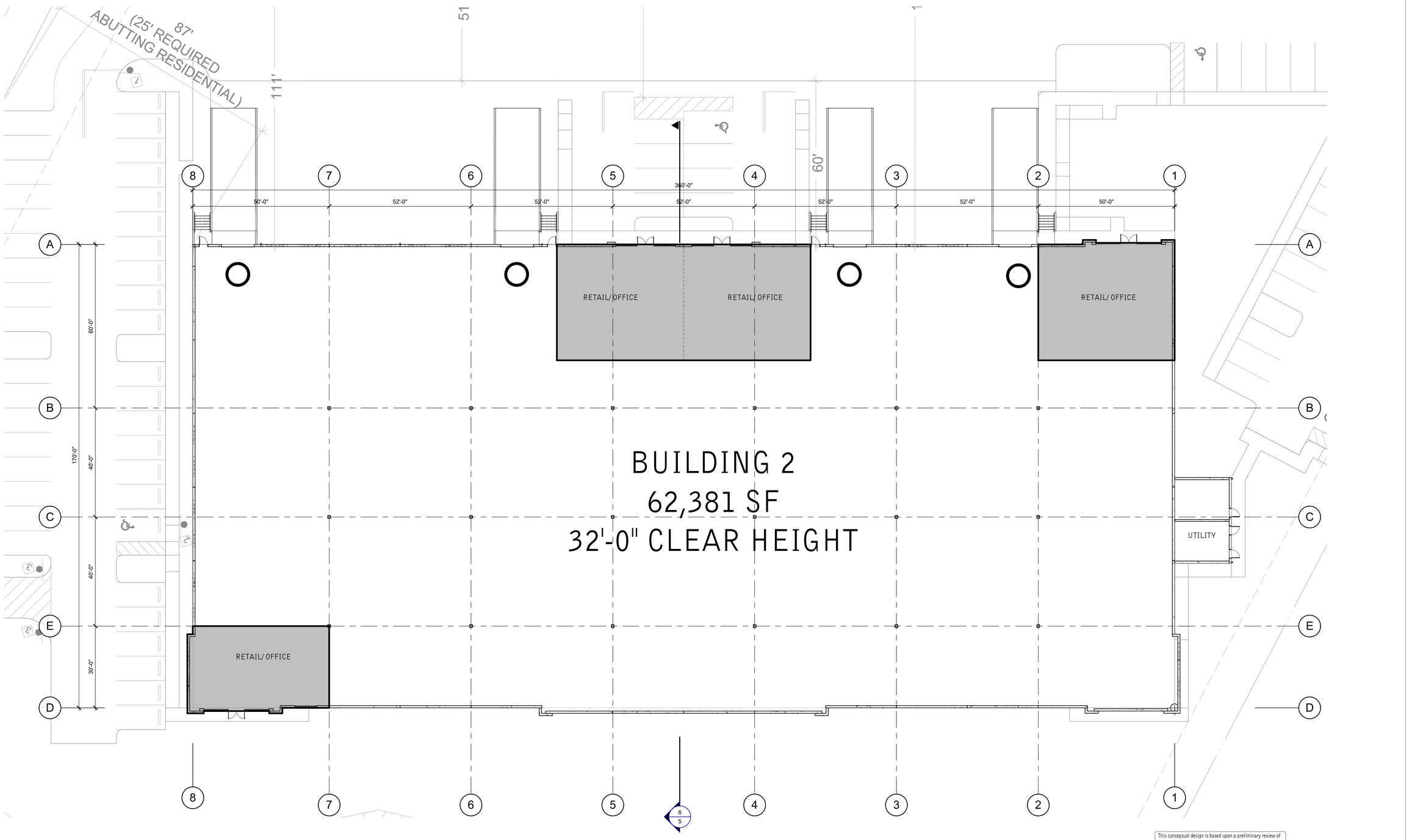
COLOR AXON

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6



THE SHOPS AT GATEWAY PLAZA

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1/16'=1'-0"
0 8' 16' 32'
NORTH

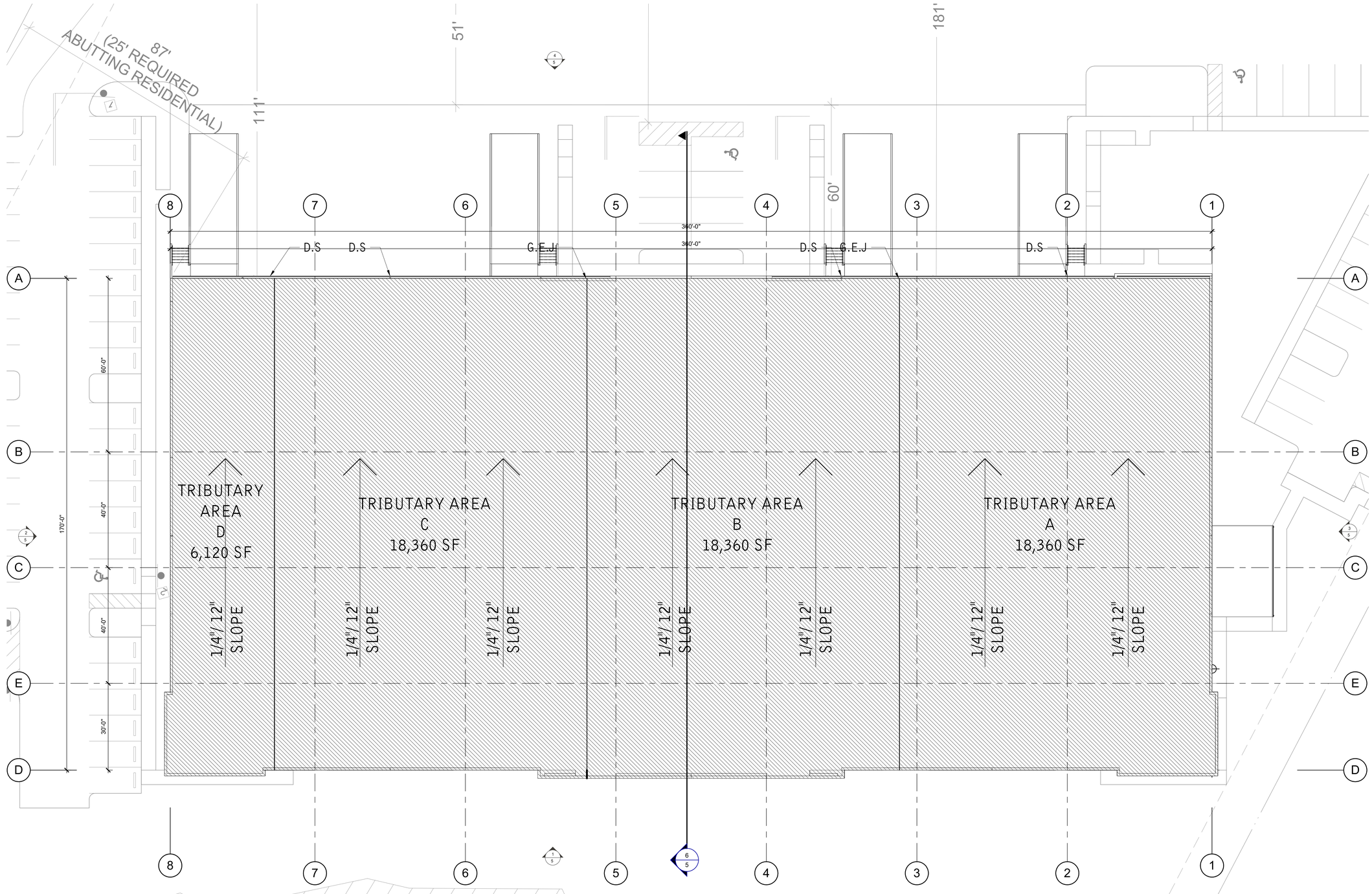
FLOOR PLAN

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
3



ROOF CALCULATIONS

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ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A	=	18,360 SF
TRIBUTARY AREA B	=	18,360 SF
TRIBUTARY AREA C	=	18,360 SF
TRIBUTARY AREA D	=	6,120 SF
TOTAL AREA	=	61,200 SF

RWL SIZE REQUIRED:	6" x 8" REQUIERED UP TO 1208 GPM SF WITH 5" PER HOUR RAINFALL RATE PER TABLE 1106.3 AND FIG. 1106.1 FBC 2017-PUMBLING.
RWL SIZE PROVIDED:	8" x 8"
NO. OF DOWNSPOUTS REQUIRED:	4
NO. OF DOWNSPOUTS PROVIDED:	22
GUTTER REQUIRED:	4" x 10" SQUARE GUTTER @ 4% SLOPE.
GUTTER PROVIDED:	10" x 10" SQUARE GUTTER. @ 4% SLOPE ON 5 INCH
RAINFALL RATE:	5" PER HOUR.

THE SHOPS AT GATEWAY PLAZA

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1/16"=1'-0"
0 8' 16' 32'
NORTH

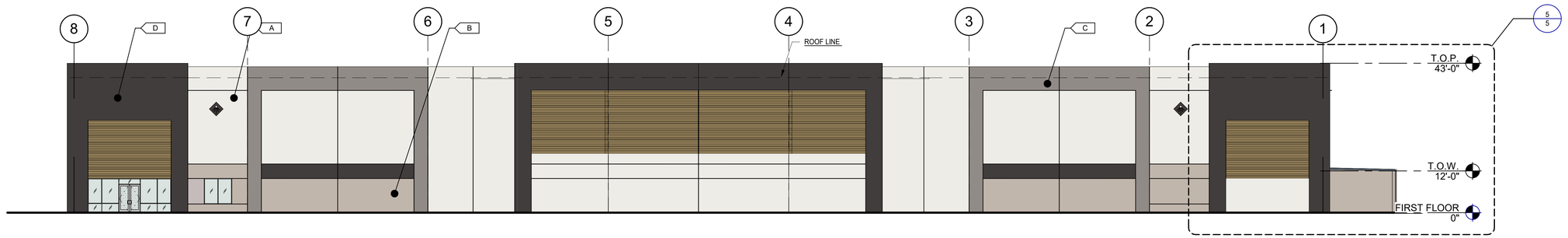
ROOF PLAN

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

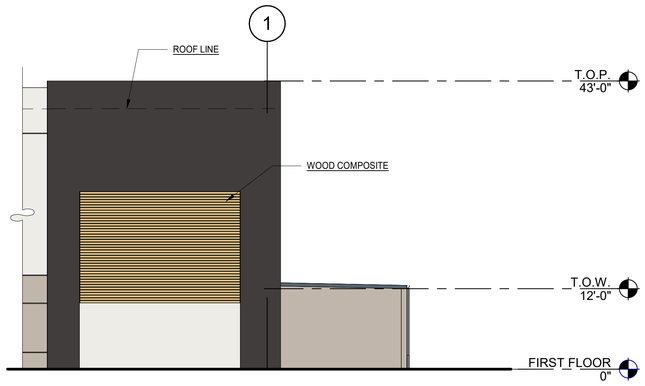
MIA23-0011-00
09/04/2025

SHEET 4



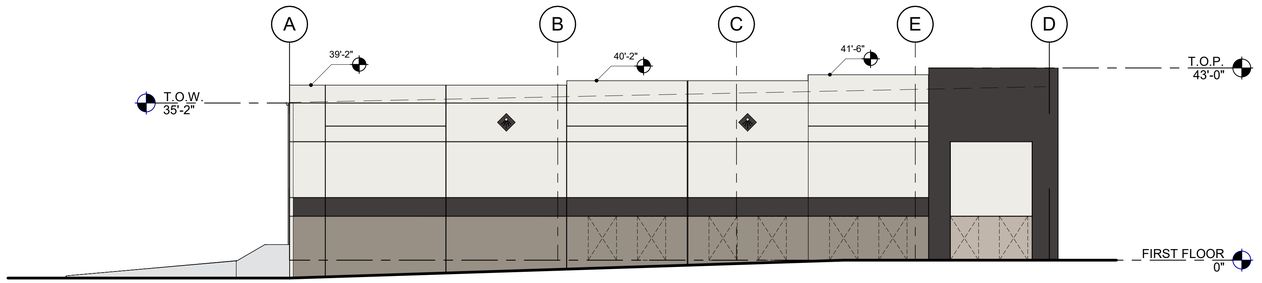
SOUTH EAST EXTERIOR ELEVATION 1

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



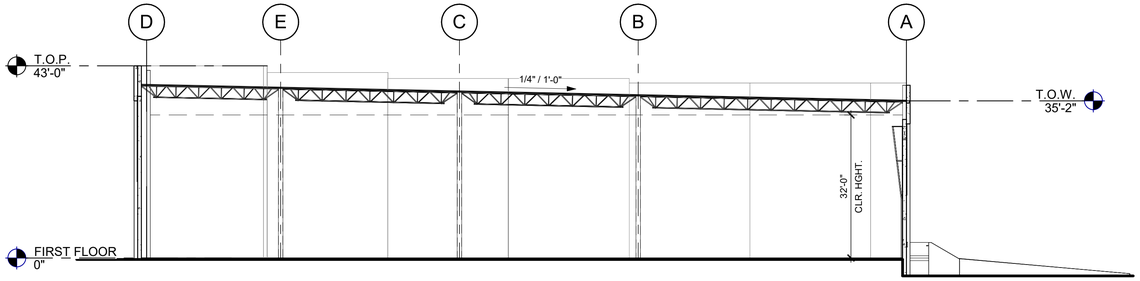
ENLARGE TYP. ENTRACE ELEVATION 5

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



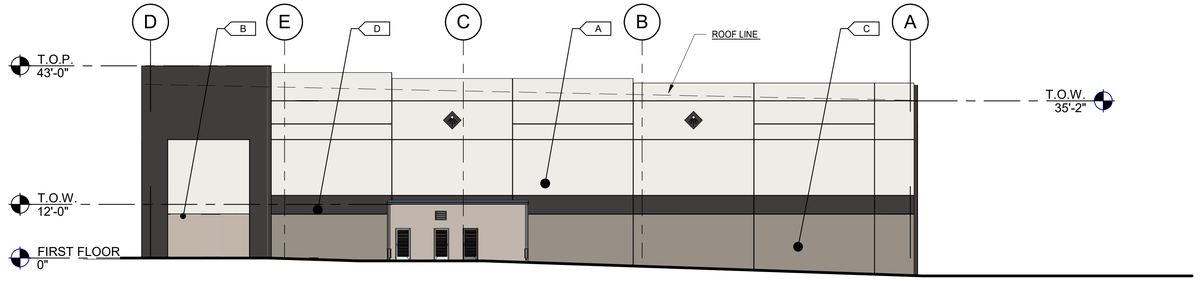
SOUTH WEST EXTERIOR ELEVATION 2

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



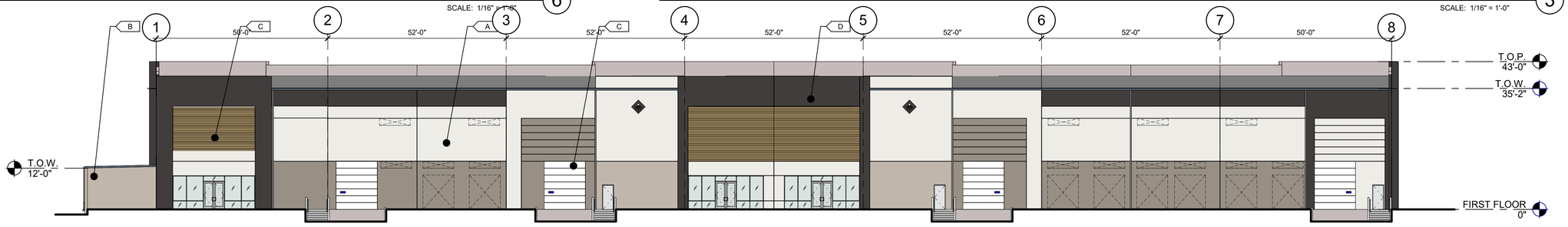
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



NORTH WEST EXTERIOR ELEVATION 4

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

FINISH LEGEND

- A — FIELD WALL PAINT — SW 9582 - WHITE SAND
- B — ACCENT #1 - WALLPAINT — SW 6072 - VERSATILE GRAY
- C — ACCENT #2 - WALLPAINT — SW 9168 - ELEPHANT EAR
- D — ACCENT #3 - WALLPAINT — SW 9600 - ARMORY

THE SHOPS AT GATEWAY PLAZA

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1/16"=1'-0"
0 8' 16' 32'

EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5

THE SHOPS AT
GATEWAY
PLAZA

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NORTH

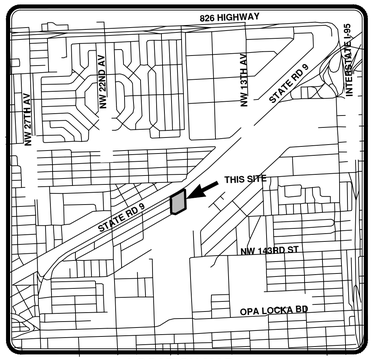
COLOR AXON

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6



LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 INCH = 60 FEET

DESCRIPTION: (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CD07–111872 – NETHERTON GREENS PROPERTY / CASA DEL MAR)

ALL THAT PART OF BLOCKS 346 AND 347 OF MAGNOLIA GARDENS CONSOLIDATED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BLOCK 346; THENCE RUN SOUTH ALONG THE EAST LINE OF NORTHWEST 18TH AVENUE AND ITS EXTENSION A DISTANCE OF 559.46 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 346; THENCE RUN SOUTHEASTERLY ALONG THE SAID SOUTH LINE OF BLOCK 346 FOR A DISTANCE OF 152.25 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS 100 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WILMINGTON STREET AS SHOWN OF SAID PLAT; THENCE RUN NORTHEASTERLY ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 399.88 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 347; THENCE RUN NORTH A DISTANCE OF 640.43 FEET TO THE POINT OF A CURVE WITH A RADIUS OF 25 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 52.49 FEET; FROM SAID POINT RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SERVICE STREET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF OPA LOCKA, MIAMI–DADE COUNTY, FLORIDA AND CONTAINING 7.62 ACRES, MORE OR LESS.

ADDRESS:

1700 SERVICE ROAD,
OPA LOCKA, FL 33054

LEGEND:
P.B. = PLAT BOOK
PG. = PAGE
D.B. = DEED BOOK
D.C.R. = DADE COUNTY RECORDS
R = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
℄ = CENTER LINE
RCP = REINFORCED CONCRETE PIPE
INV.EL. = INVERT ELEVATION
= ALUMINUM LIGHT POLE
= WOOD LIGHT POLE
= ELECTRIC BOX
= FPL ELECTRIC METER
= ANCHOR
= SIGN
= CATCH BASIN
= FIRE HYDRANT
= WATER VALVE
= BELL SOUTH MANHOLE
= SEWER MANHOLE
= MONITORING WELL
X —— = FENCE
= GUARD RAIL
(D) = DEED

TREE LEGEND:
10–25 TRUNK DIAMETER IN INCHES
CANOPY DIAMETER IN FEET
BANYAN TREE
ORCHID TREE
YELLOW TABEBUIA TREE

SURVEYOR'S NOTES:

BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 HAVING A BEARING OF N 47°08'38" E.

SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS–OF–WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.

RECORD DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES ARE WITHIN REQUIRED ACCURACY FOR THIS SURVEY UNLESS OTHERWISE SHOWN.

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

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

NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.

ELEVATION NOTE:
ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ARE SHOWN THUS:
AND ARE BASED ON DADE COUNTY BENCHMARK #B–18–1
ELEVATION = 15.16'

FEDERAL EMERGENCY MANAGEMENT AGENCY
ZONE: AE & X
BASE FLOOD ELEVATION
ZONE AE: 6' AND 7'
ZONE X: N/A
COMMUNITY PANEL NO. 120657
MAP NUMBER: 12086 C 0136 L
DATE OF FIRM INDEX 9–11–2009

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
SIGNED THIS 11th DAY OF SEPTEMBER 2023 A.D.

Martin P Rossi
Digitally signed by Martin P Rossi
Date: 2023.10.04 11:05:20 -04'00'

MARTIN P. ROSSI
No. 5857
STATE OF FLORIDA
Professional Surveyor & Mapper

MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	REVISIONS	DATE

1700 SERVICE ROAD SURVEY
CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

MILLER LEGG
South Florida Office: 13580 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-514-1030
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: LB6680

DES.	DRWN.	CHK.

PROJECT / FILE NO.: 23–00293
DRAWING NO.: BTS–1
DATE DRAWN: 9/14/23

V:_PROJECTS_2023\23–00293 – 1700 SERVICE ROAD–STATE RD 9 OPA LOCKA SURVEY\SURVEY\DRAWINGS\23–00293_TS.DWG by LPODOLSK 9/14/2023 8:11:15 PM

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, 1700 Service Holdings, LLC intends to construct two commercial **-**industrial mixed-use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, 1700 Service Holdings, LLC has submitted a request for final site plan approval on approximately 7.58 acres of land to construct improvements as provided in the site plan attached hereto and incorporated herein as Exhibit "A", for property located at 1700 Service Road; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of 1700 Service Holdings, LLC and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on November 4~~Xxxxxxx xx~~, 2025 and recommended approval or denial of this request for final site plan approval~~review~~.

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 this request for the Final Site Plan approval for the

Construction of two commercial-industrial mixed-use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations on the property located at 1700 Service Road identified by folio 08-2122-005-2170 in the R-TH Zoning District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 2025.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

Received:
By:
Date:

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2025-2026

TOTAL FEES: $_____New Fees as of October 1, 2015

FY 2024-2025 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 7, 2025	August 22, 2025
November 4, 2025	September 19, 2025
December 2, 2025	October 17, 2025
January 6, 2026	November 21, 2025
February 3, 2026	December 19, 2025
March 3, 2026	January 16, 2026
April 7, 2026	February 20, 2026
May 5, 2026	March 20, 2026
June 2, 2026	April 17, 2026
July 7, 2026	May 15, 2026
August 4, 2026	June 19, 2026
September 1, 2026	July 17, 2026

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1504
Facsimile: 305-953-3060

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Castle Opa LLC

PROPERTY OWNER'S ADDRESS: 11900 Biscayne Blvd., Suite 262, North Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Hope W. Calhoun, Esq.

APPLICANT'S ADDRESS: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-405-3324 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

TAX FOLIO NUMBER: 08-2122-005-2170 PRESENT ZONING: R-TH (Residential Townhouse District)

LEGAL DESCRIPTION: 22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3

Please check specific request:

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

Add any additional information that may be of importance to this request:
Change from Townhouse to Commercial

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

Docusign Envelope ID: 8ED9AD7D-F029-4697-80D1-F0F235FE508C

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. 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 (LOI) must be submitted with application

AFFIDAVIT

I, ELLIOT STONE, 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.

DocuSigned by:
E U
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

M Stig
Notary Public

My commission expires _____

NOTARY PUBLIC STATE OF FLORIDA

MAURICE J. STIGLIANO
Commission # HH 678945
Expires July 9, 2029

Attach copy of identification

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

Docusign Envelope ID: 8ED9AD7D-F029-4697-80D1-F0F235FE508C

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

I ELLIOT STONE / CASTLE OPA LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

1700 Service Rd. Opa-Locka, FL 33054
Folio # 08-2122-005-2170
MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347 - BEG AT NW CORNER OF BLK 346
S559.46FT SELY ALG S/L BLK 346

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

DocuSigned by:
[signature]
CC2C5C54B9B474...
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

[signature]
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA

MAURICE J. STIGLIANO
Commission # HH 678945
Expires July 9, 2029

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS:_____

LEGAL DESCRIPTION:_____
_____
_____
_____

I SUPPORT THIS DEVELOPMENT REQUEST _____

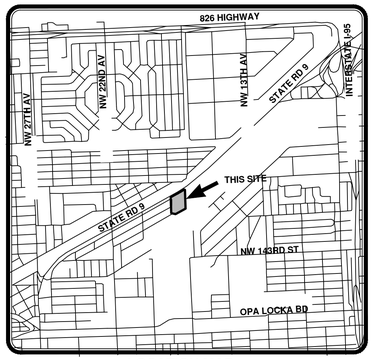
I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____PHONE:_____

ADDRESS (If different): _____

_____
Signature

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



LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 INCH = 60 FEET

DESCRIPTION: (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CD07–111872 – NETHERTON GREENS PROPERTY / CASA DEL MAR)

ALL THAT PART OF BLOCKS 346 AND 347 OF MAGNOLIA GARDENS CONSOLIDATED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 5, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BLOCK 346; THENCE RUN SOUTH ALONG THE EAST LINE OF NORTHWEST 18TH AVENUE AND ITS EXTENSION A DISTANCE OF 559.46 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 346; THENCE RUN SOUTHEASTERLY ALONG THE SAID SOUTH LINE OF BLOCK 346 FOR A DISTANCE OF 152.25 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS 100 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WILMINGTON STREET AS SHOWN OF SAID PLAT; THENCE RUN NORTHEASTERLY ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 399.88 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 347; THENCE RUN NORTH A DISTANCE OF 640.43 FEET TO THE POINT OF A CURVE WITH A RADIUS OF 25 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 52.49 FEET; FROM SAID POINT RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SERVICE STREET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF OPA LOCKA, MIAMI–DADE COUNTY, FLORIDA AND CONTAINING 7.62 ACRES, MORE OR LESS.

ADDRESS:

1700 SERVICE ROAD,
OPA LOCKA, FL 33054

LEGEND:
P.B. = PLAT BOOK
PG. = PAGE
D.B. = DEED BOOK
D.C.R. = DADE COUNTY RECORDS
R = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
℄ = CENTER LINE
RCP = REINFORCED CONCRETE PIPE
INV.EL. = INVERT ELEVATION
= ALUMINUM LIGHT POLE
= WOOD LIGHT POLE
= ELECTRIC BOX
= FPL ELECTRIC METER
= ANCHOR
= SIGN
= CATCH BASIN
= FIRE HYDRANT
= WATER VALVE
= BELL SOUTH MANHOLE
= SEWER MANHOLE
= MONITORING WELL
X —— = FENCE
= GUARD RAIL
(D) = DEED

TREE LEGEND:
10–25 TRUNK DIAMETER IN INCHES
CANOPY DIAMETER IN FEET
BANYAN TREE
ORCHID TREE
YELLOW TABEBUIA TREE

SURVEYOR'S NOTES:

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AND ARE BASED ON DADE COUNTY BENCHMARK #B–18–1
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ZONE: AE & X
BASE FLOOD ELEVATION
ZONE AE: 6' AND 7'
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COMMUNITY PANEL NO. 120657
MAP NUMBER: 12086 C 0136 L
DATE OF FIRM INDEX 9–11–2009

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SIGNED THIS 11th DAY OF SEPTEMBER 2023 A.D.

Martin P Rossi
Digitally signed by Martin P Rossi
Date: 2023.10.04 11:05:20 -04'00'

MARTIN P. ROSSI
No. 5857
STATE OF FLORIDA
Professional Surveyor & Mapper

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STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	DATE	REVISIONS	BY

1700 SERVICE ROAD SURVEY
CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

MILLER LEGG
South Florida Office: 13580 NW 5th Street, Suite 200
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CERTIFICATE OF AUTHORIZATION: LB6680

DES.	DRWN.	CHK.

PROJECT / FILE NO.: 23–00293
DRAWING NO.: BTS–1
DATE DRAWN: 9/14/23

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

THE SHOPS AT
GATEWAY PLAZA

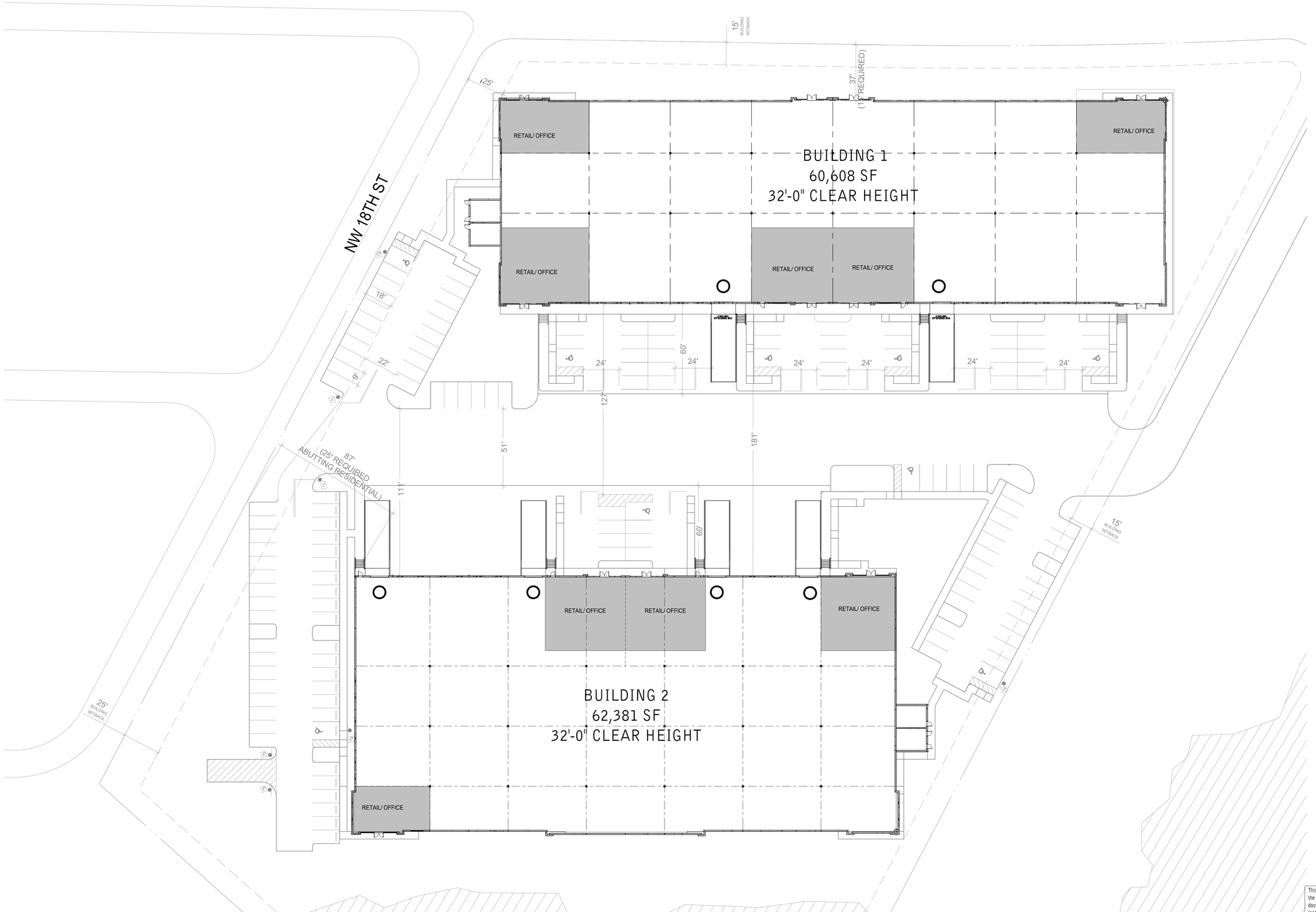
THE SHOPS AT GATEWAY PLAZA

1700 SERVICE ROAD
OPA-LOCKA, FL 33054

MIA23-0011-00
COVER SHEET
09/04/2025

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering



SITE DATA

SITE AREA:			7.62 AC
GROSS:			331,963 SF
DETENTION:			TBD
NET:			TBD
BUILDING 1 FOOTPRINT:			60,608 SF
BUILDING HEIGHT:			41'-6"
BUILDING USE:			
COMMERCIAL			47,588 SF
OFFICE			13,020 SF
COVERAGE:			
GROSS:			50%
NET:			
PARKING REQUIRED:			
COMMERCIAL	1/2,500 SF		20 STALLS
OFFICE	1/400 SF		33 STALLS
TOTAL			53 STALLS
PARKING PROVIDED:			60 STALLS
AUTO:			@0/1000
REQ. ACCESSIBLE			*3 STALLS*
TRAILER:			0 STALLS
TRUCK DOCKS:			N/A
DOCK-HIGH DOORS			0
KNOCK-OUTS			16
GRADE-LEVEL DOORS			2
BUILDING 2 FOOTPRINT			62,381 SF
BUILDING HEIGHT:			43'
BUILDING USE:			
COMMERCIAL			55,881 SF
OFFICE			6,500 SF
COVERAGE:			
GROSS:			37%
NET:			
PARKING REQUIRED:			
COMMERCIAL	1/2,500 SF		23 STALLS
OFFICE	1/400 SF		17 STALLS
TOTAL			40 STALLS
PARKING PROVIDED:			83 STALLS
AUTO:			@0/1000
REQ. ACCESSIBLE			*4 STALLS*
TRAILER:			0 STALLS

DEVELOPMENT STANDARDS

		1
ZONING:	B-3	
MAX. F.A.R.:	3.00	
MAX. COVERAGE:	TBD	4
MAX. HEIGHT:	45 FT	3
BUILDING SETBACKS:		
FRONT:	15 FT	
SIDE:	0 FT	
REAR:	15 FT	
LANDSCAPE SETBACKS:		
FRONT:	TBD	4
SIDE:	TBD	4
REAR:	TBD	4
LANDSCAPE REQ,:	25%	
OFF-STREET PARKING:		
STANDARD:	9x18	
COMPACT:	8x17	
COMPACT %:	30%	
DRIVE AISLE:	22 FT	
FIRE LANE:	26 FT	
OVERHANG:	TBD	4
TREE WELL:	TBD	4
REQ. PARKING RATION BY USE:		
WAREHOUSE:	1/2500 SF	
OFFICE:	1/400 SF	

NOTES:
1. ASSUME REZONE FROM R-TH TO B-3
2. 50FT FROM ANY RESIDENTIAL DISTRICT WITH AT LEAST A 30 FT LANDSCAPED BUFFER
3. OR 3 STORIES, WHICHEVER IS LESS.
4. TO BE DETERMINED BY CITY

This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.

1" = 30'
0 15' 30' 60'
NORTH

THE SHOPS AT GATEWAY PLAZA

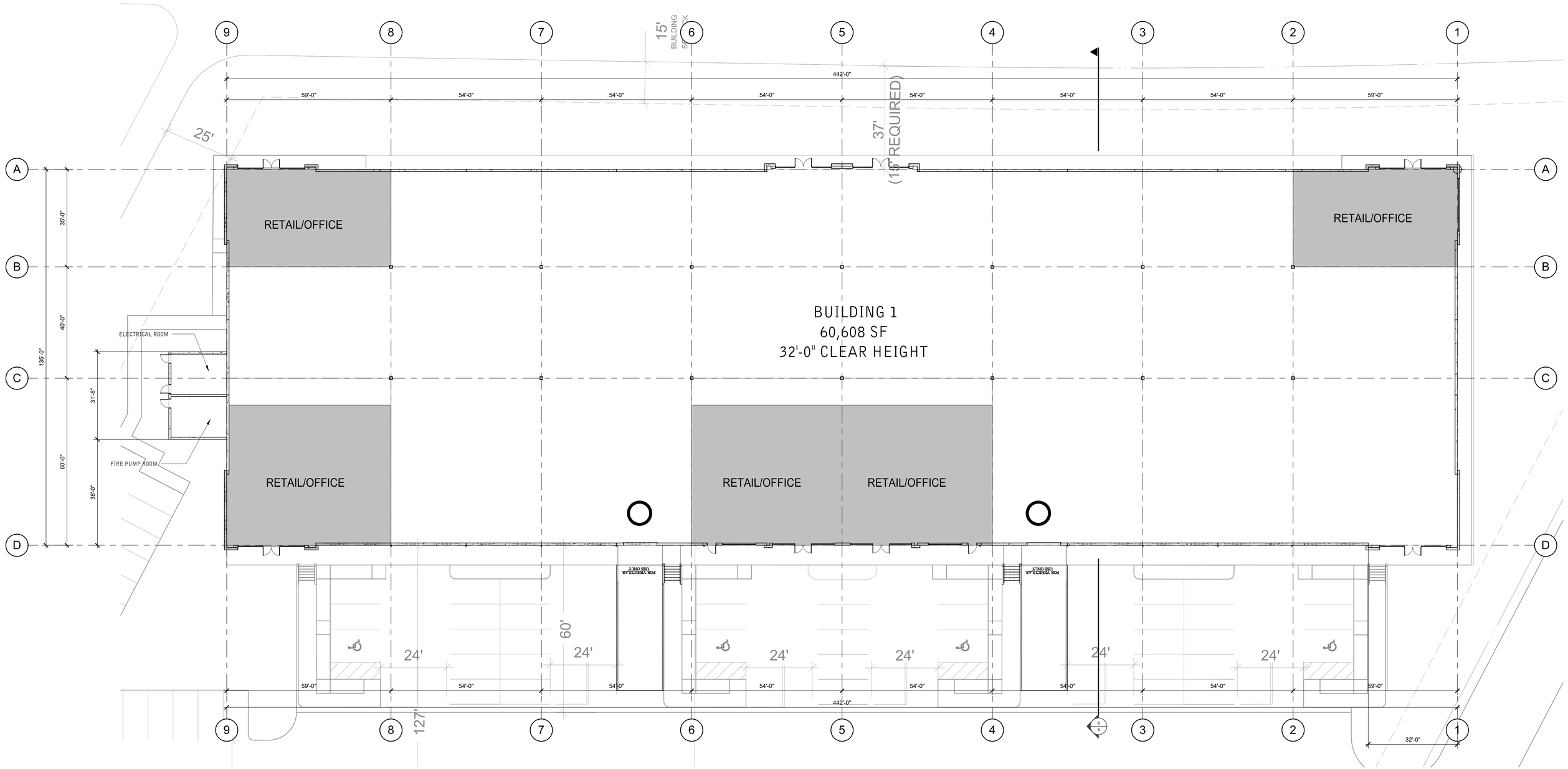
SITE PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 2



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1/16"=1'-0"
0 8' 16' 32'
NORTH

THE SHOPS AT GATEWAY PLAZA

FLOOR PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 3

ROOF CALCULATIONS

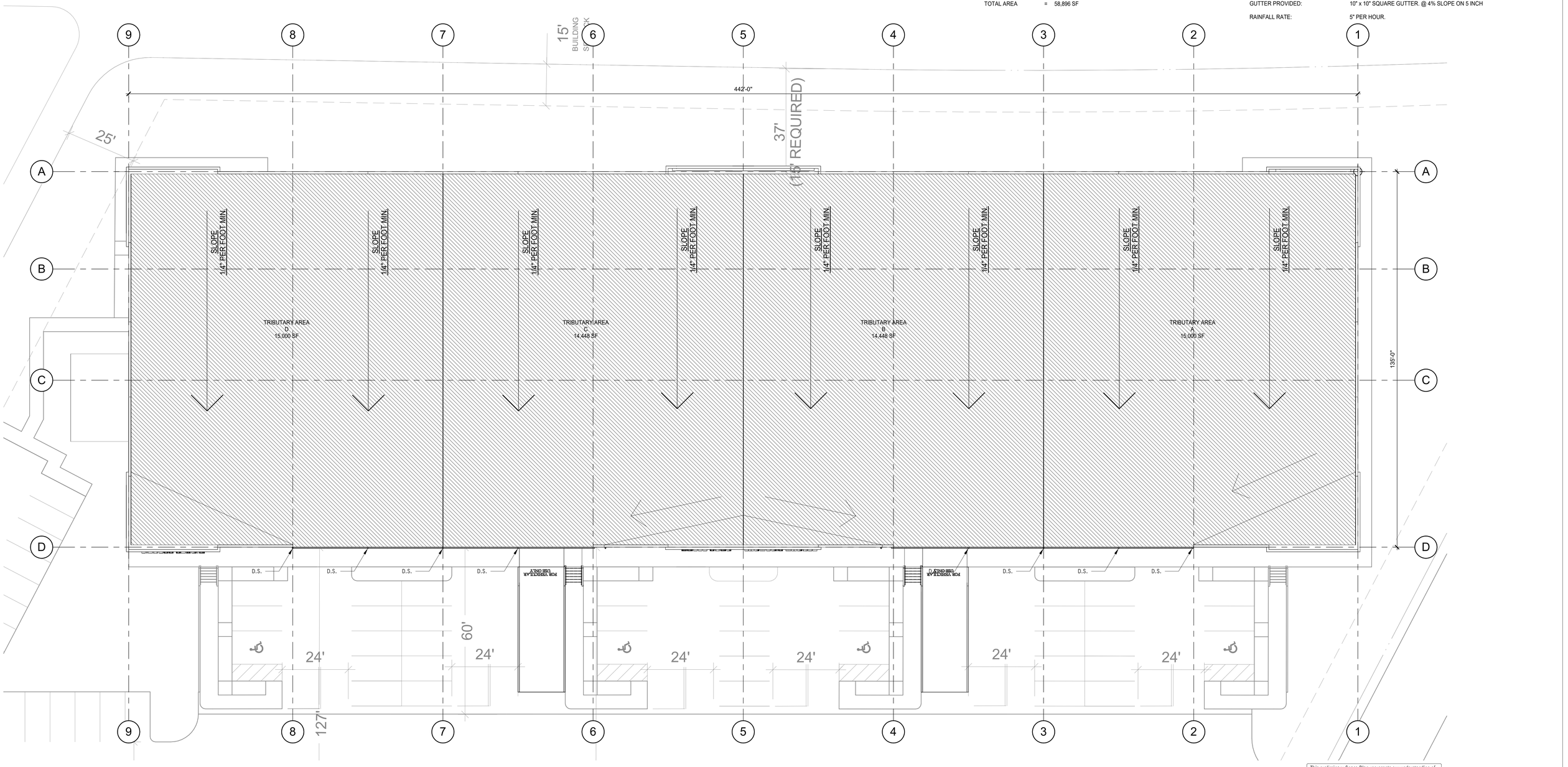
NOTE: ALL HORIZONTAL AND VERTICAL LEADER SIZES HARE SIZED PER SECTION 1106 AND BASED ON 5" RAIN FALL ALL PER HOUR PER FIGURE 1106.1 OF FLORIDA PUMBLING CODE.

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A = 15,000 SF
TRIBUTARY AREA B = 14,448 SF
TRIBUTARY AREA C = 14,448 SF
TRIBUTARY AREA D = 15,000 SF

TOTAL AREA = 58,896 SF

RWL SIZE REQUIRED:	6" x 8" REQUIERED UP TO 1208 GPM SF WITH 5" PER HOUR RAINFALL RATE PER TABLE 1106.3 AND FIG. 1106.1 FBC 2017-PUMBLING.
RWL SIZE PROVIDED:	8" x 8"
NO. OF DOWNSPOUTS REQUIRED:	4
NO. OF DOWNSPOUTS PROVIDED:	8
GUTTER REQUIRED:	4" x 10" SQUARE GUTTER @ 4% SLOPE.
GUTTER PROVIDED:	10" x 10" SQUARE GUTTER. @ 4% SLOPE ON 5 INCH
RAINFALL RATE:	5" PER HOUR.



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0 8' 16' 32'
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THE SHOPS AT GATEWAY PLAZA

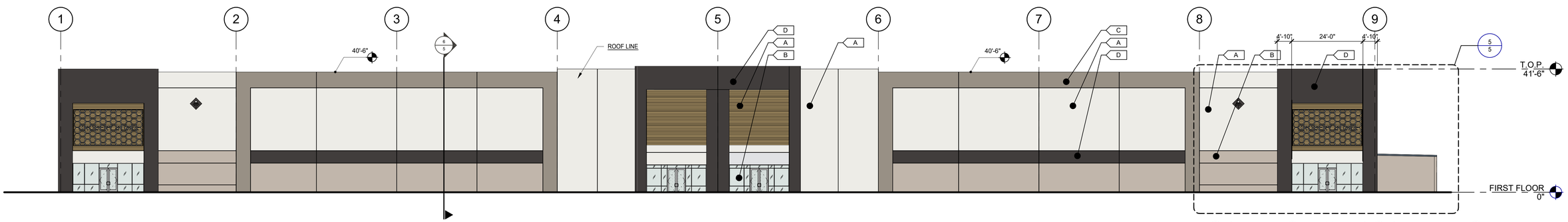
ROOF PLAN

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

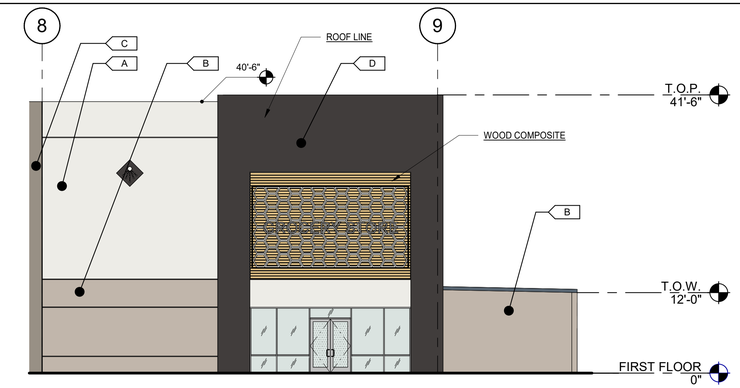
MIA23-0011-00
09/04/2025

SHEET 4



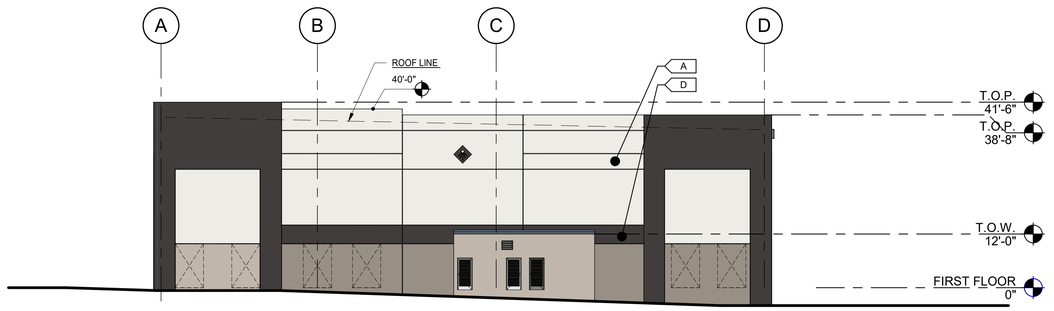
NORTH WEST EXTERIOR ELEVATION 1

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



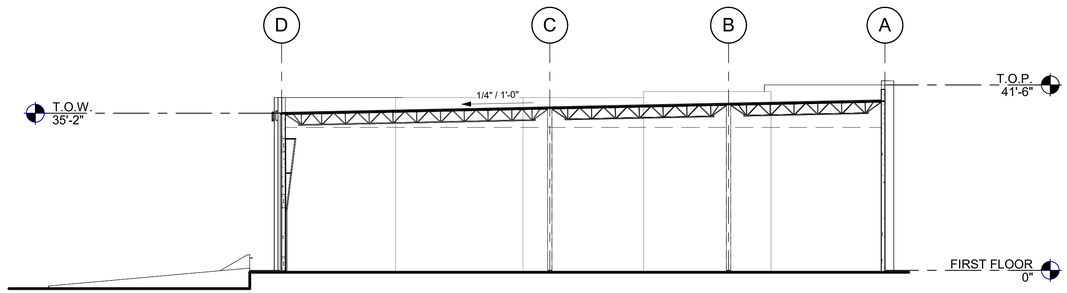
ENLARGED CORNER ENTRANCE ELEVATION 5

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



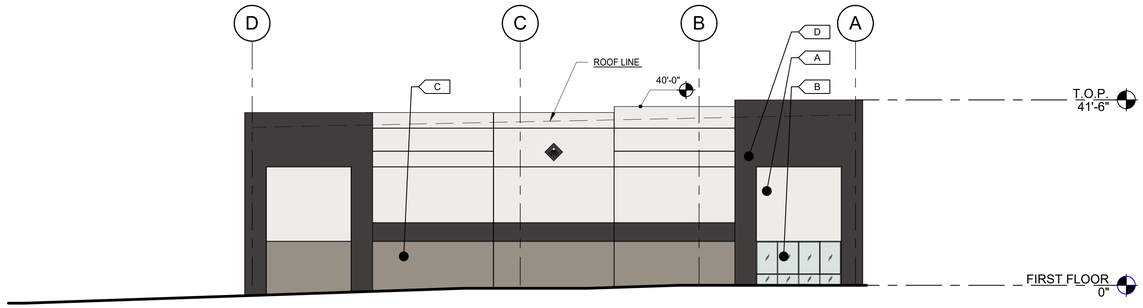
SOUTH WEST EXTERIOR ELEVATION 2

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



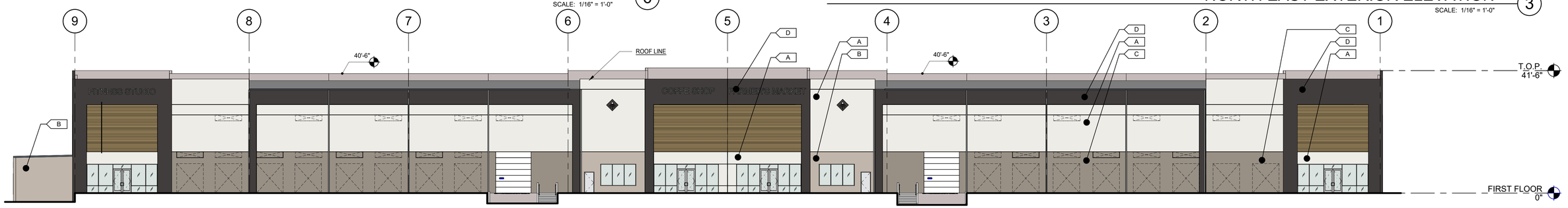
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



SOUTH EAST EXTERIOR ELEVATION 4

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

FINISH LEGEND

A	FIELD WALL PAINT SW 9582 - WHITE SAND	B	ACCENT #1 - WALLPAINT SW 6072 - VERSATILE GRAY	C	ACCENT #2 - WALLPAINT SW 9168 - ELEPHANT EAR	D	ACCENT #3 - WALLPAINT SW 9600 - ARMORY

This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.

1/16"=1'-0"
0 8' 16' 32'

THE SHOPS AT GATEWAY PLAZA

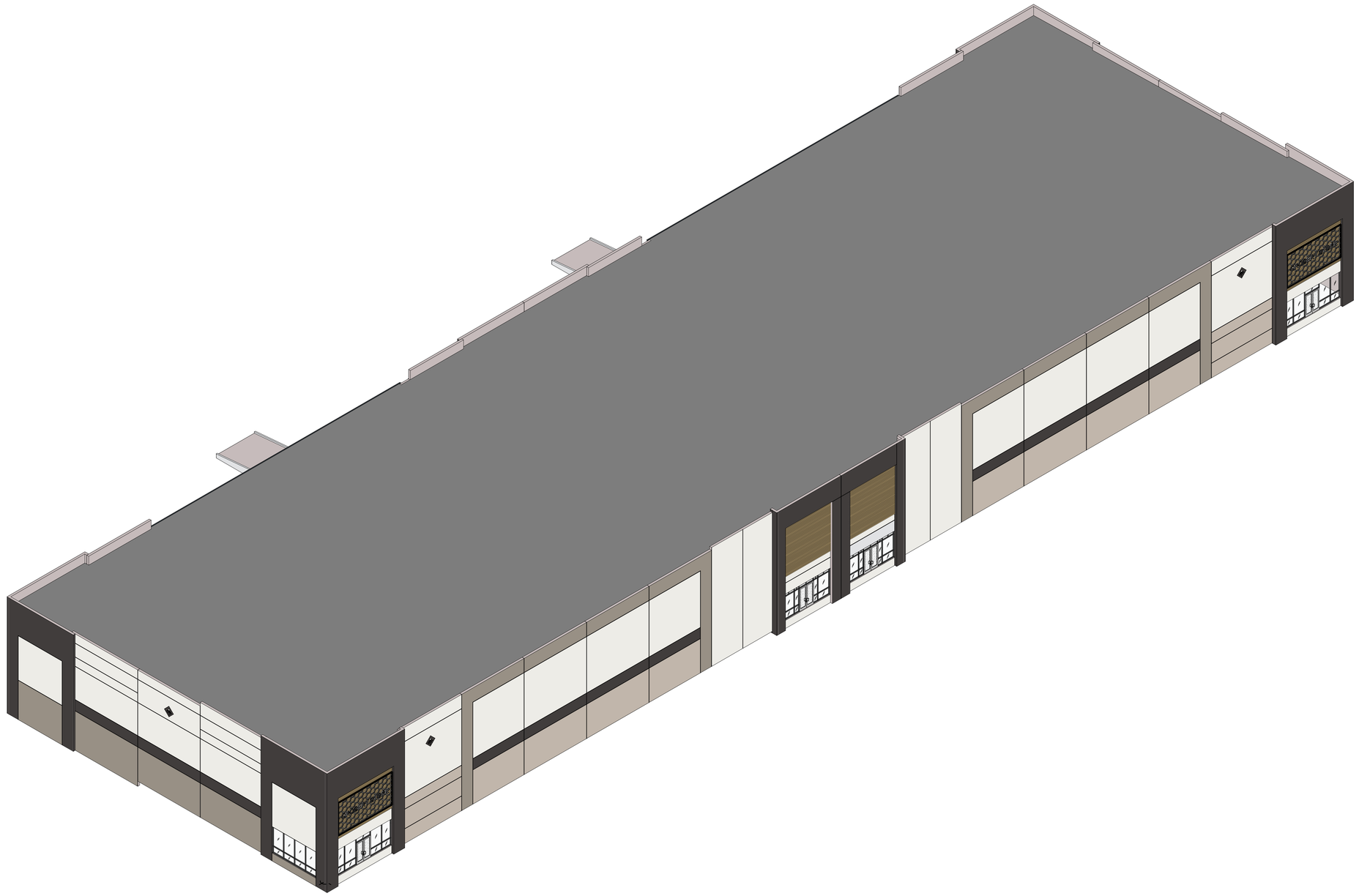
EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5



THE SHOPS AT
GATEWAY
PLAZA

This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.

NORTH

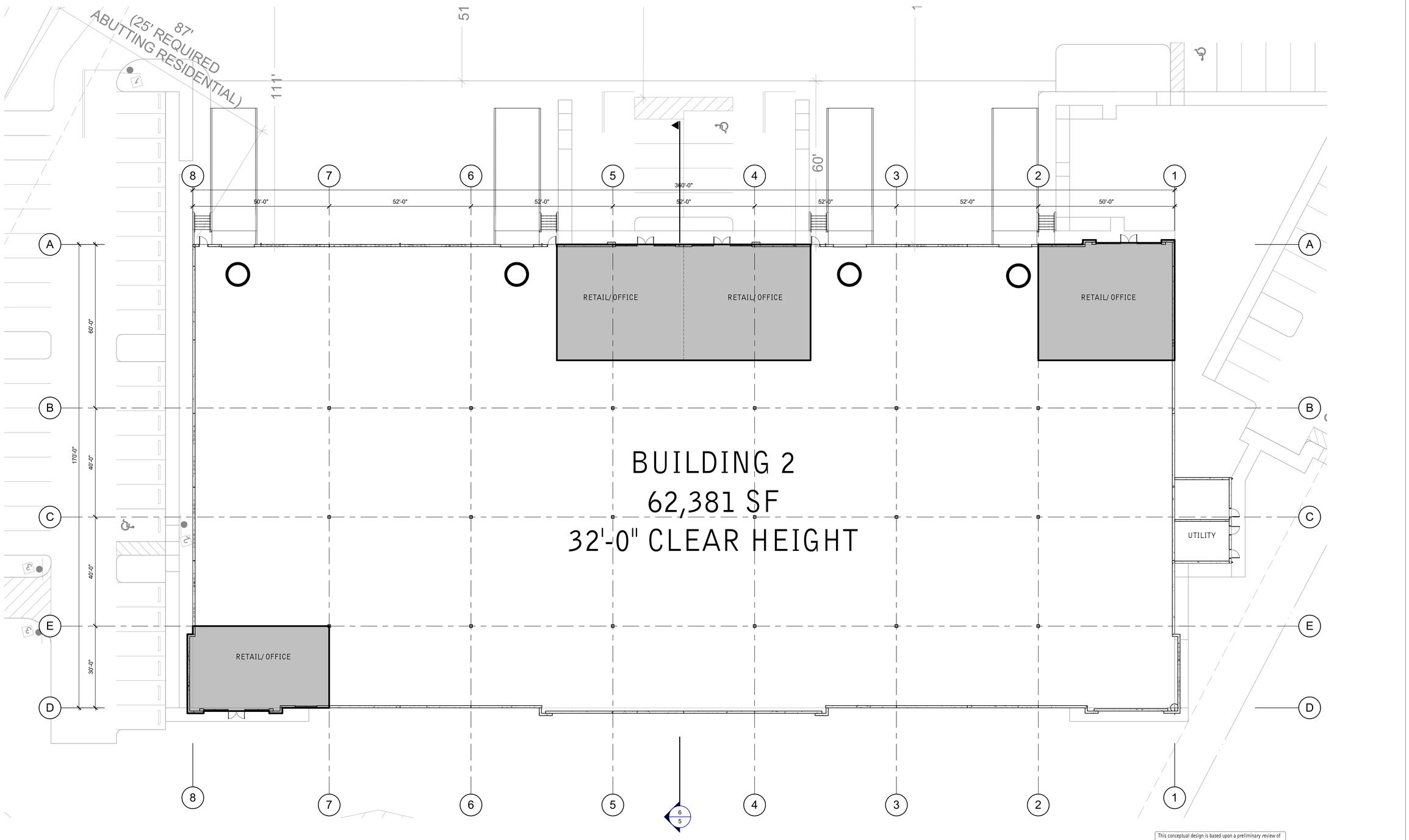
COLOR AXON

MODANI BUILDING 1
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6



THE SHOPS AT GATEWAY PLAZA

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1/16'=1'-0"
0 8' 16' 32'
NORTH

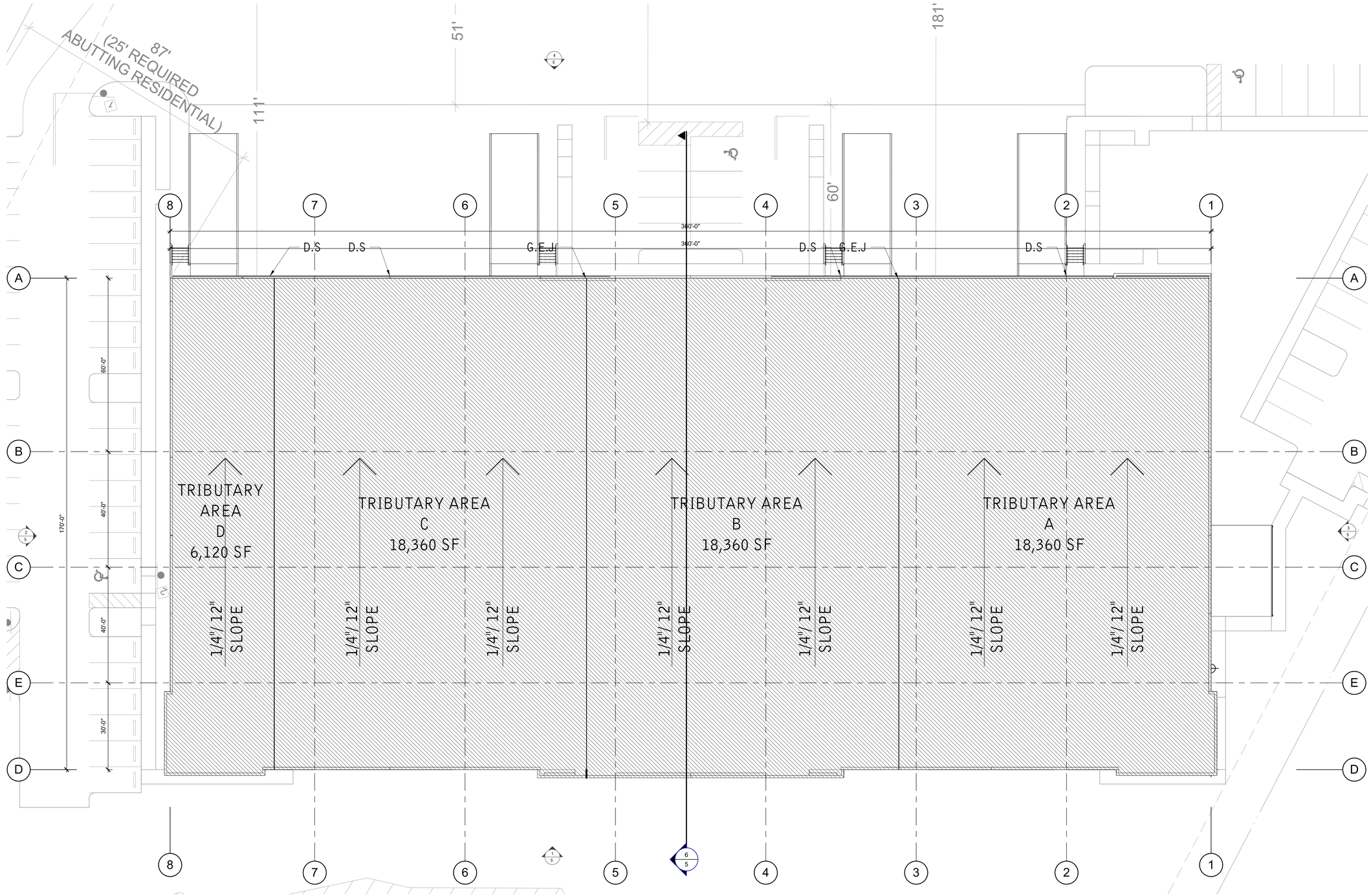
FLOOR PLAN

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
3



ROOF CALCULATIONS

NOTE: ALL HORIZONTAL AND VERTICAL LEADER SIZES HARE SIZED PER SECTION 1106 AND BASED ON 5" RAIN FALL ALL PER HOUR PER FIGURE 1106.1 OF FLORIDA PUMBLING CODE.

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A	=	18,360 SF
TRIBUTARY AREA B	=	18,360 SF
TRIBUTARY AREA C	=	18,360 SF
TRIBUTARY AREA D	=	6,120 SF
TOTAL AREA	=	61,200 SF

RWL SIZE REQUIRED:	6" x 8" REQUIERED UP TO 1208 GPM SF WITH 5" PER HOUR RAINFALL RATE PER TABLE 1106.3 AND FIG. 1106.1 FBC 2017-PUMBLING.
RWL SIZE PROVIDED:	8" x 8"
NO. OF DOWNSPOUTS REQUIRED:	4
NO. OF DOWNSPOUTS PROVIDED:	22
GUTTER REQUIRED:	4" x 10" SQUARE GUTTER @ 4% SLOPE.
GUTTER PROVIDED:	10" x 10" SQUARE GUTTER. @ 4% SLOPE ON 5 INCH
RAINFALL RATE:	5" PER HOUR.

THE SHOPS AT GATEWAY PLAZA

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1/16"=1'-0"
0 8' 16' 32'
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ROOF PLAN

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

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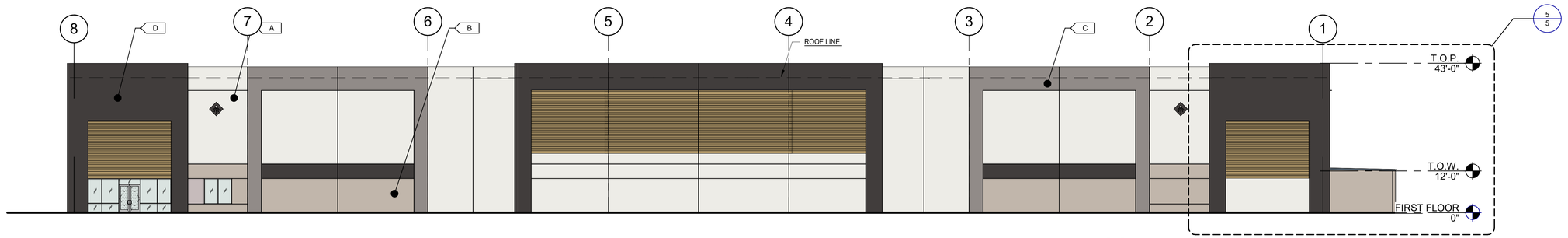
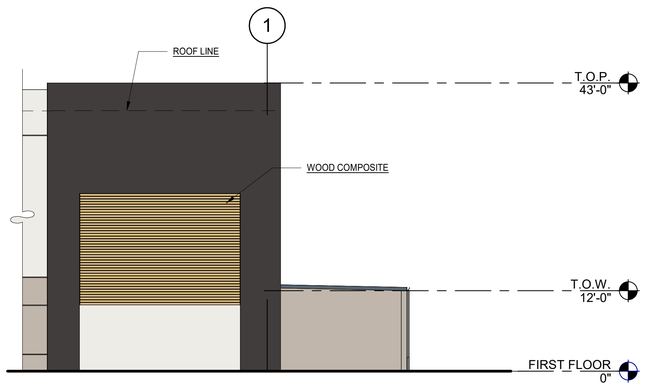
MIA23-0011-00
09/04/2025

SHEET 4



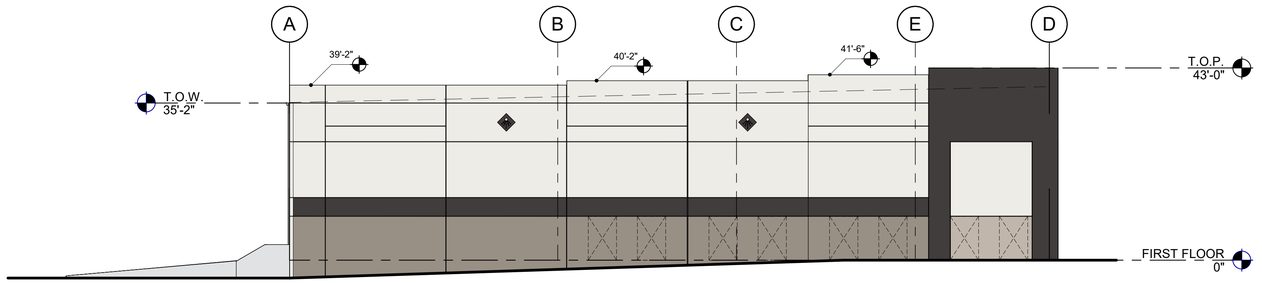
SOUTH EAST EXTERIOR ELEVATION 1

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



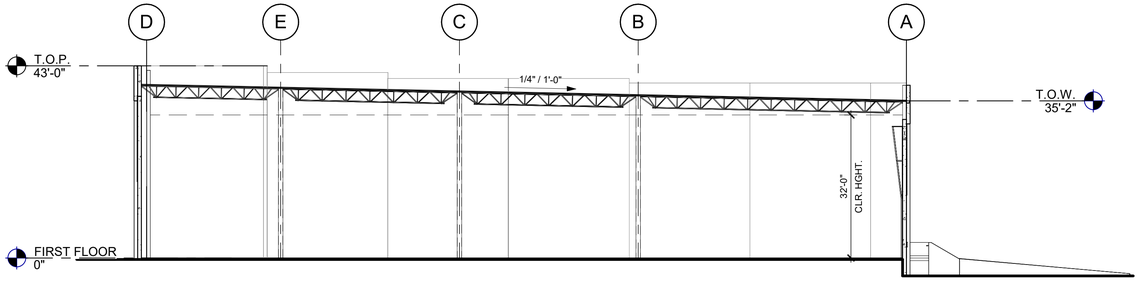
ENLARGE TYP. ENTRACE ELEVATION 5

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



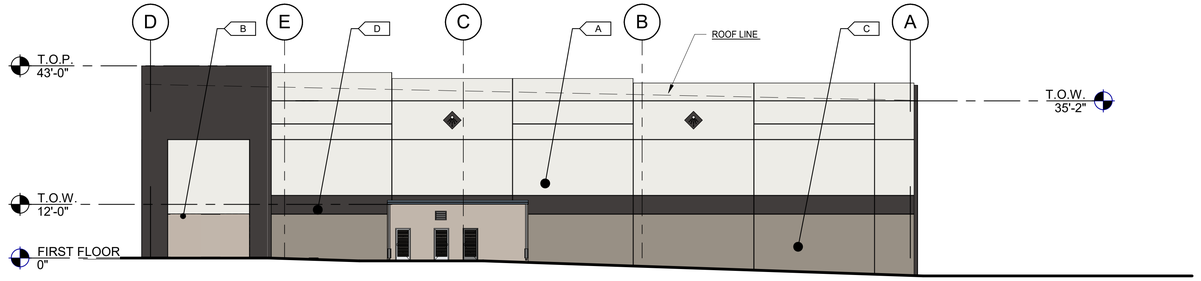
SOUTH WEST EXTERIOR ELEVATION 2

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



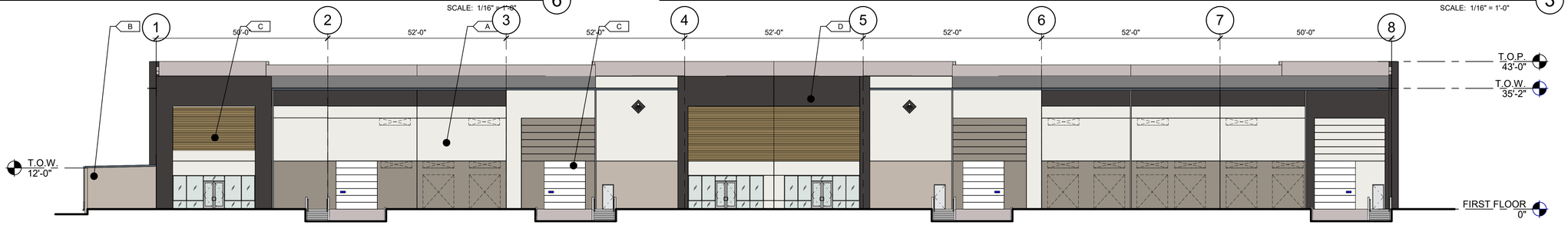
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



NORTH WEST EXTERIOR ELEVATION 4

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

FINISH LEGEND

- A — FIELD WALL PAINT — SW 9582 - WHITE SAND
- B — ACCENT #1 - WALLPAINT — SW 6072 - VERSATILE GRAY
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THE SHOPS AT GATEWAY PLAZA

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EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5

THE SHOPS AT
GATEWAY
PLAZA

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NORTH

COLOR AXON

THE SHOPS AT GATEWAY PLAZA
1700 SERVICE ROAD
OPA-LOCKA, FL 33054

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, 1700 Service Holdings, LLC intends to construct two commercial-industrial mixed-use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations ("City"); and

WHEREAS, the Applicant, 1700 Service Holdings, LLC has submitted a request for Development Agreement approval on approximately 7.58 acres of land to construct improvements as provided in the site plan attached hereto and incorporated herein as Exhibit "A", for property located at 1700 Service Road; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of 1700 Service Holdings, LLC and has determined that the applicant has provided all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on Xxxxxx xx, 2025 and recommended approval or denial of this request for development agreement review.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSIO 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 this request for the Development

Agreement approval for the Construction of two commercial-industrial mixed-use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations on the property located at 1700 Service Road identified by folio 08-2122-005-2170 in the R-TH Zoning District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 2025.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

Received:
By:
Date:

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2025-2026

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

FY 2024-2025 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 7, 2025	August 22, 2025
November 4, 2025	September 19, 2025
December 2, 2025	October 17, 2025
January 6, 2026	November 21, 2025
February 3, 2026	December 19, 2025
March 3, 2026	January 16, 2026
April 7, 2026	February 20, 2026
May 5, 2026	March 20, 2026
June 2, 2026	April 17, 2026
July 7, 2026	May 15, 2026
August 4, 2026	June 19, 2026
September 1, 2026	July 17, 2026

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1504
Facsimile: 305-953-3060

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Castle Opa LLC

PROPERTY OWNER'S ADDRESS: 11900 Biscayne Blvd., Suite 262, North Miami, FL 33181
Number/Street City State/Zip Code

APPLICANT'S NAME: Hope W. Calhoun, Esq.

APPLICANT'S ADDRESS: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 561-405-3324 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

TAX FOLIO NUMBER: 08-2122-005-2170 PRESENT ZONING: R-TH (Residential Townhouse District)

LEGAL DESCRIPTION: 22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346FOR 152.25FTNELY 399.88FTN 640.43FTNWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3

Please check specific request:

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

Add any additional information that may be of importance to this request:
Change from Townhouse to Commercial

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

Docusign Envelope ID: 8ED8AD7D-F029-4697-80D1-F0F235FE508C

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. 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 (LOI) must be submitted with application

AFFIDAVIT

I, ELLIOT STONE, 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

9/11/2025

Date

Sworn to and subscribed before me:

This 11th day of September 2025

Notary Public

Attach copy of identification

My commission expires _____

MAURICE J. STIGLIANO
Commission # HH 678945
Expires July 9, 2029

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

Docusign Envelope ID: 8ED9AD7D-F029-4697-80D1-F0F235FE508C

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

I ELLIOT STONE / CASTLE OPA LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

1700 Service Rd. Opa-Locka, FL 33054
Folio # 08-2122-005-2170
MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347 - BEG AT NW CORNER OF BLK 346
S559.46FT SELY ALG S/L BLK 346

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

Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

Notary Public

My commission expires:

MAURICE J. STIGLIANO
Commission # HH 673945
Expires July 9, 2029

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

This Instrument Prepared by:

Hope Calhoun, Esq.
Miskel Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA; AND 1700 SERVICE ROAD HOLDINGS, LLC.

PROJECT NAME: Modani

PROJECT OWNER: 1700 Service Road Holding, LLC

THIS DEVELOPMENT AGREEMENT ("Agreement ") is made and entered into as of this ___ day of ____, 2025 ("Execution Date") by and between the Project Owner (the "Owner "), with the address of 3050 Biscayne Blvd, Suite 801, Miami, FL 33137 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 ±7.58 acres of land located at 1700 Service Road, Opa-Locka FL within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio No. (08-2122-005-2170) (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City's Commission adopted Resolution Number_____ approving a Master Site Plan for the Proposed Development which consists of one commercial building containing +/- 61,381 square feet and another commercial building containing +/- 60,608 square feet with associated parking; and

WHEREAS, according to Sections 163.3220 through 163.3243. F.S., known as the Florida Local Government Development Agreement Act (the "Act"), the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

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

encourages private participation in comprehensive planning, and reduces the economic costs of development; and

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

WHEREAS, the City Commission pursuant to Resolution No. _____, adopted on, _____2025, authorized the City Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and listed below, and the Owner has authorized the Owner/Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owner 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 apart 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" means 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. 1700 Service Road Holding, LLC 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, Florida.

(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 Site Plan, 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.

(I) "Final Site Plan" means the Site Plan approved by the City Commission via Resolution No._____ for the Modani Building at 1700 Service Road, Opa-Locka, FL 33054.

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

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

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

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

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

(r) "Parties" means the City and the Owner.

(s) "Project" is the Modani Building located at 1700 Service Road, Opa-Locka, FL as described in the plans prepared by Ware Malcomb and dated

_____, which proposes the development of 2 buildings containing +/- 61,381 square feet and +/- 60,608 each with associated parking.

(t) "Property" means the approximately +7.58 acres of land located at 1700 Service Road, Opa-Locka, FL, within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio Nos. 08-2122-005-2170 the legal description of which is attached hereto and made a part hereof as Exhibit "A."

(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" means the resolution defined in the preamble to this Agreement, City of Opa-Locka Resolution Numbers _____-_____ and _____-_____ approving the Site Plan and Development Agreement for the Modani Building located at 1700 Service Road, Opa-Locka, FL.

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, Ordinance 15-31, 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 of this Agreement requires approval of both parties to this Agreement. No notice of termination shall he 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 Zoning 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, equitable 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 Modani Building at 1700 Service Road Opa-Locka, FL. Such items include, but are not specifically limited to:

   - Design of all physical structures, water bodies, private and public improvements.
   - The color and dimensional characteristics of all building materials.
   - All landscaping, bay loading, and parking spaces must be provided and maintained as shown on the site plan.

   (e) Owner guarantees to preserve and maintain all buildings and structures consistent with the Modani Building Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns the land or controls at least 51% ownership of the Property or controls a 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 January, 2054.

(f) Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution. [NOTE: City to provide Owner with forms of annual reports and any additional documentation that will be required.]

(g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the Modani Building 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) The Owner and their assigns have agreed that no person shall sleep, camp, or lodge on the Property at any time.

(j) Owner agrees to endeavor to employ Opa-Locka residents through the assistance of the Career Source South Florida Office (or other similar organization as determined by City) and shall also encourage all contractors and all their subcontractors to endeavor to employ Opa-Locka residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-Locka and in accordance with the Memorandum of Understanding between the City of Opa-Locka and Career Source. [NOTE: City to provide Owner with a copy of the referenced Memorandum of Understanding and any additional documentation regarding this requirement.]

(k) Owner agrees:

(1) To host job fairs before and during the construction phase of this development for construction jobs;

(2) To encourage any tenants of the Project to host job fairs after construction for building (business) operation jobs:

(l) All trash and garbage containers shall comply with all city dumpster enclosure requirements.

(m) The following timelines shall be complied with by Owner, 1700 Service Road, LLC. Said entity must work diligently to seek all applicable permits immediately upon approval of this Agreement and shall:

- 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.

- Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
- Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause.

(n) The parties acknowledge that there is an existing stormwater drainage system on the Property. Owner agrees that during the DERM permitting process, if additional stormwater drains are deemed necessary due to calculations or otherwise, Owner agrees to install additional stormwater drains.

(o) Owner shall show proof of and all compliance with DERM requirements.

10. **Development Permits.** In accordance with Section 163.3227(I). F.S., the City needs 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) Water, sewer, paving, and drainage permits:

(c) Building permits:

(d) Sign permits;

(e) Certificates of use and occupancy; and

(f) 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.

(g) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this Agreement for this Property, or any other property owned by 1700 Service Road, LLC in the city.

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

11. **Public Services and Facilities; Concurrency**. 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 in the Modani Building Site Plan. 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. 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), F.S., the City hereby finds and declares that the Owner's 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 Agreement 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 alter the Effective Date and during the Entire Term of this Agreement, except to the extent that the Owners 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**. 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 the 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.

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 panics 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 he 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 Owner at:	Project Owner: 1700 Service Road LLC 3050 Biscayne Blvd Suite 801 Miami, FL 33137

With a copy to: Miskel Backman LLP
Hope W. Calhoun, Esq,
14 SE 4th Street
Suite 36
Boca Raton, FL 33432

18. **Governing Laws, Construction and Litigation**. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owner 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 km s are enacted after the execution of this Agreement that 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 Owner shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising under this Agreement instituted by third parties to the extent arising as a result of the activities of Owner at the Property or in connection with the construction of the Project.

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.

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 Manager

Dated: _____day of _____, 2025

Approved for form and legal sufficiency:

City Attorney: _____

OWNER

Project Name:

Modani

Property Owner:

1700 Service Road, LLC

Property Address:
1700 Service Road,
Opa Locka, FL

WITNESSES:

_____

Print Name

_____

Signature

_____

Print Name

_____

Print Name

_____

Signature

_____

Print Name

By: _____

Name: _____

Title: _____

EXHIBIT A- PROPERTY (LEGAL DESCRIPTION)

22 52 41 7.58 AC MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346 S559.46FT SELY ALG S/L BLK 346FOR 152.25FTNELY 399.88FTN 640.43NWLY ARC DIST 52.49FT TH SWLY TO POB LOT SIZE IRREGULAR OR 20964-4155 1202 3

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 1700 Service Road, LLC. 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)-(o) 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.

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SPECIAL EXCEPTION REQUEST FOR THE OPERATION OF A LIQUOR STORE ON THE PROPERTY LOCATED AT 13449 NW 42ND AVENUE AND IDENTIFIED BY FOLIO 08-2129-016-0010 IN THE LIBERAL INDUSTRIAL (I-3) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED-USE DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, Daniel S. Whitebook desires to operate a retail liquor store within the built environment of the Atlantic Hosiery property and that will provide appropriate parking spaces at 13449 NW 42nd Avenue and identified by folio 08-2129-016-0010; and

WHEREAS, in accordance with the City of Opa-Locka's Land Development Regulations ("City LDR"), Ordinance 15-31, Section 22-81 permits B-3 uses in the I-3 Zoning District and Section 22-80 requires special exception approval to permit the operation of a liquor store in the Commercial Intensive B-3 Zoning District; and

WHEREAS, the Applicant, has submitted a request for a special exception and the Applicant provided documentation consistent with the approval criteria as required by City Land Development Regulations found in Section 22-60, B, 1-12 to operate a retail liquor store within the built environment of the Atlantic Hosiery property at 13449 NW 42nd Avenue and identified by folio 08-2129-016-0010 in the Liberal Industrial (I-3) Zoning District; and

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

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing and recommended approval or denial of this request for special exception; and

WHEREAS, the City Commission considered the Special Exception review application and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves / denies the Special Exception request to

operate a retail liquor store within the built environment of the Atlantic Hosiery property at 13449 NW 42nd Avenue and identified by folio 08-2129-016-0010.

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

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

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Special Exception Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies this request for a Special Exception for the operate a retail liquor store within the built environment of the Atlantic Hosiery property at 13449 NW 42nd Avenue and identified by folio 08-2129-016-0010.

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.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

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

Received:
By:
Date:

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2024-2025

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

FY 2024-2025 Meeting Dates (1st Tuesday of Each Month)	Date Application Found Sufficient
October 1, 2024	August 16, 2024
November 5, 2024	September 20, 2024
December 3, 2024	October 18, 2024
January 7, 2025	November 22, 2024
February 4, 2025	December 20, 2024
March 4, 2025	January 17, 2025
April 1, 2025	February 14, 2025
May 6, 2025	March 21, 2025
June 3, 2025	April 18, 2025
July 1, 2025	May 16, 2025
August 5, 2025	June 20, 2025
September 2, 2025	July 18, 2025

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1504
Facsimile: 305-953-3060

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Daniel S. Whitebook

PROPERTY OWNER'S ADDRESS: 13449 Nw 42nd Ave Opa-Locka, FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: Daniel S. Whitebook

APPLICANT'S ADDRESS: 13449 Nw 42nd Ave Opa-Locka, FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-428-1111 HOME _____ OTHER 305-218-6385

SUBJECT PROPERTY ADDRESS: 13449 Nw 42nd Ave #L Opa-Locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2129-016-0010 PRESENT ZONING: I-3

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
_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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' 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, DANIEL S. WHISENBOOK being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

Date 9/3/2025

ISIS MICHELLE LLORENS
Notary Public - State of Florida
Commission # HH 284659
My Comm. Expires Jul 5, 2026

Sworn to and subscribed before me:

This 3rd day of September ,2025

Notary Public

My commission expires July 5, 2026

Attach copy of identification

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka

From: Daniel S. Whitebook

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

I Daniel S. Whitebook, being first duly sworn, depose and say that I am the owner of the property legally described as: 13449 NW 42nd Ave Opa-Locka, FL 33054

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

Signature

Date 9/3/2025

ISIS MICHELLE LLORENS
Notary Public - State of Florida
Commission # HH 284659
My Comm. Expires Jul 5, 2026

Sworn to and subscribed before me:

This 3rd day of September, 2025

Notary Public

My commission expires: July 5, 2026

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS:_____

LEGAL DESCRIPTION:_____

_____

_____

_____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____PHONE:_____

ADDRESS (If different): _____

_____

Signature

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

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 4130 NW 135th Street Opalocka, FL 33054

LEGAL DESCRIPTION: Mechanic

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST ____

PROPERTY OWNER'S NAME: Carlos Perez PHONE: 305-687-0159

ADDRESS (If different): 4130 NW 135th Street Opalocka, FL 33054

Carlos Perez
Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 4110 NW 135 Opalocka FL 33054

LEGAL DESCRIPTION: Mechanic

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: William Redinson PHONE: 786-482-1018

ADDRESS (If different): 4110 NW 135 St Opalocka FL 33054

Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: _____

LEGAL DESCRIPTION: Body Shop

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: DANIELY GUERRA PHONE: 786-314-1032

ADDRESS (If different): 4133 NW 135th STREET, OPA LOCKA, 33054

Danielly
Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

Daniel S. Whitebook
13449 Nw 42nd Ave Opa Locka FL 33054
dwhitebook@aol.com
305-428-1111

08/05/2025

RE: Letter of Intent for Proposed Liquor Store at 13449 NW 42nd Avenue, Opa-locka, FL 33054

To Whom It May Concern,

This Letter of Intent ("LOI") is to formally express our intent to establish and operate a **retail liquor store** at the property located at **13449 NW 42nd Avenue, Opa-locka, Florida 33054.** We believe this location is appropriately suited for this use and are committed to full compliance with all applicable local, county, and state regulations governing the retail sale of alcoholic beverages.

Proposed Use:

We propose to open a licensed retail liquor store specializing in the sale of spirits, wine, and beer. The store will occupy an approximate area of **21 feet by 27 feet, totaling 567 square feet** within the existing building. The business will operate under the required retail license(s) issued by the **Florida Division of Alcoholic Beverages and Tobacco**, and will comply with all relevant zoning and land use regulations of the City of Opa-locka and Miami-Dade County.

Site Plan and Diagram References:

To assist with the review and approval process, we have submitted a set of architectural drawings that illustrate the following:

- **Sheet A-1.0** illustrates the **designated parking spaces** allocated for the liquor store. These spaces meet code requirements and are positioned for ease of customer access.
- **Sheet A-2.0** provides an **internal layout view** showing where the liquor store will be located within the building. This sheet helps clarify the spatial arrangement and intended use of the leased area.
- **Sheet A-3.0** demonstrates that the **distance from the liquor store to the nearest church is over 1,000 feet**, measured **along the route of ordinary pedestrian traffic.** This confirms compliance with applicable distance requirements.
- **Sheet A-4.0** shows that there are **no schools, churches, or parks within a 500-foot radius** of the proposed liquor store location.

Operational Details:

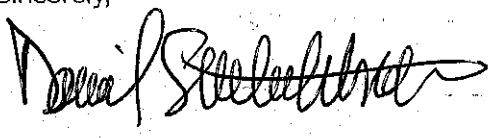
- **Security & Operations:**
  The premises will be equipped with a comprehensive security system including video surveillance, alarm monitoring, and secure storage. Staff will be trained to follow all compliance protocols, including proper ID verification and adherence to all alcohol sales laws.

- **Interior Improvements:**
  The interior will be improved to meet retail standards, including installation of refrigeration units, product shelving, a secure point-of-sale system, and appropriate storage. Any necessary exterior modifications or signage will be submitted for approval and completed in accordance with city and county codes.

We understand and acknowledge the applicable **zoning and distance requirements** pertaining to the sale of alcoholic beverages near schools, churches, parks, and other sensitive uses. Based on our review and supporting diagrams, the proposed site complies with those regulations. If any special exceptions, waivers, or approvals are needed, we are fully prepared to pursue them through the appropriate channels in coordination with the proper authorities.

We appreciate your time and consideration, and we welcome the opportunity to provide any additional information or supporting documentation necessary to assist with the review and approval process.

Sincerely,



Daniel S. Whitebook
President
Opa Locka Airport Liquors

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)	Daniel S. whitebook
Site Address / Location	13449 NW 42nd Ave Opa-Locka, FL 33054
Telephone Number	305- 218-6385
Email Address	raul@attentich.com ; dwhitebook@aol.com
Date of Application	09/02/2025

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 Daniel S. whitebook

Address 13449 NW 42nd Ave Ola-Lacka, FL 33054

Signed. Daniel Whitebook

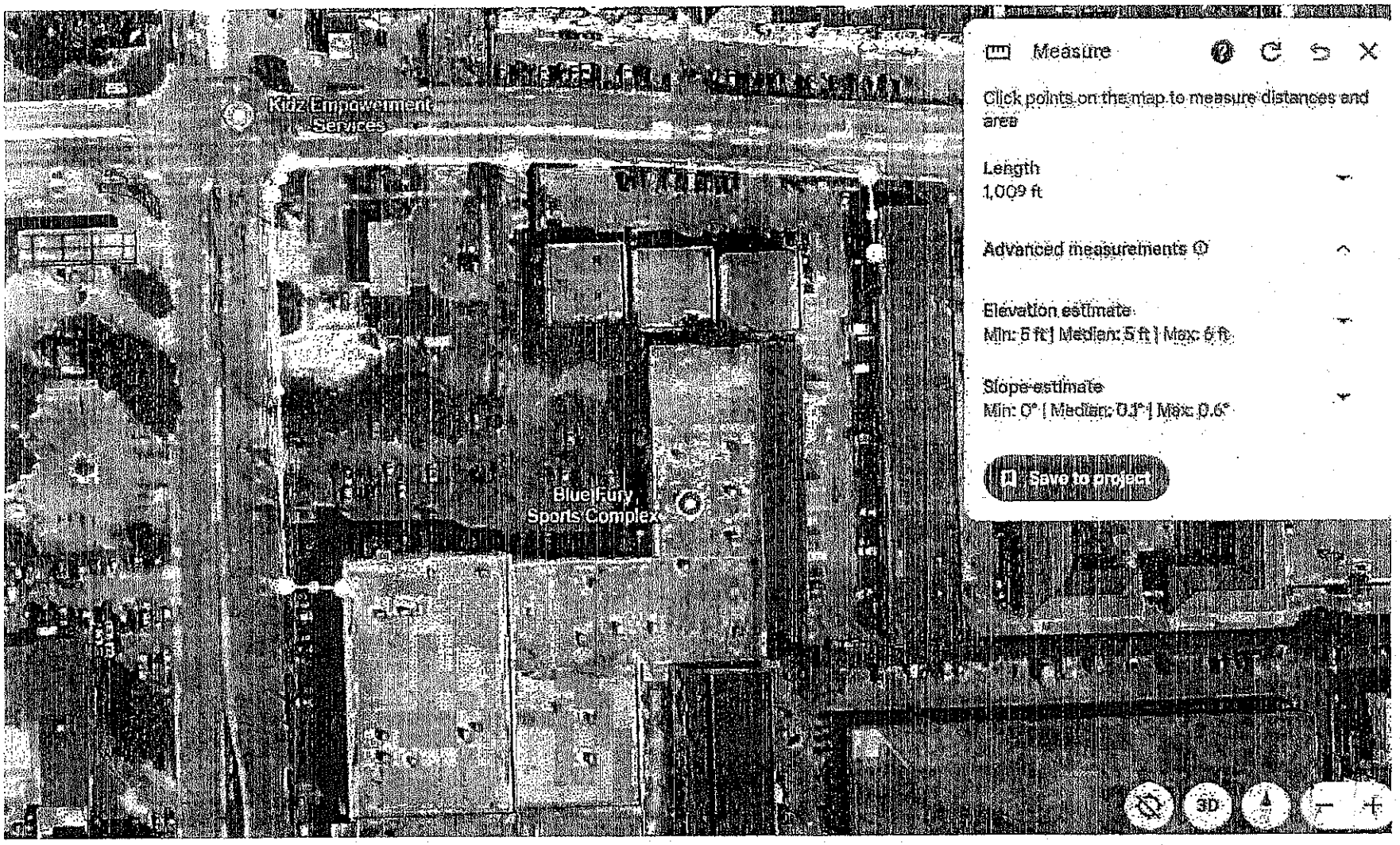
Date 09/02/2025

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.

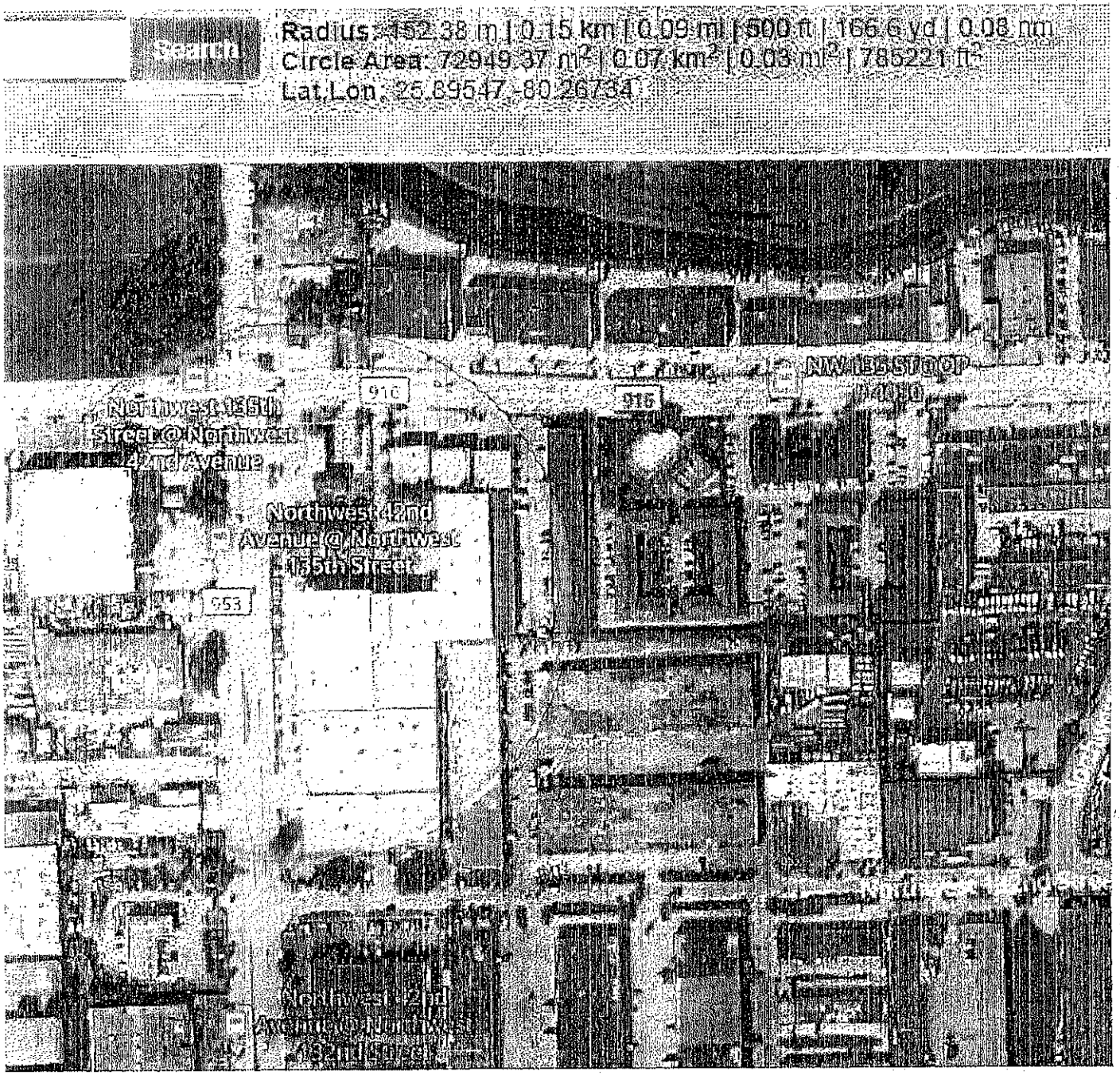
Reviewed by Planning Staff -

Date of Pre-Conference Meeting - _____

Date of Site Plan Review - _____


Measure
Click points on the map to measure distances and area
Length
1,009 ft
Advanced measurements
Elevation estimate
Min: 5 ft | Median: 5 ft | Max: 6 ft
Slope estimate
Min: 0° | Median: 0.1° | Max: 0.6°
Save to project
Kidz Empowerment Services
Blue Fury Sports Complex
3D

A-3.0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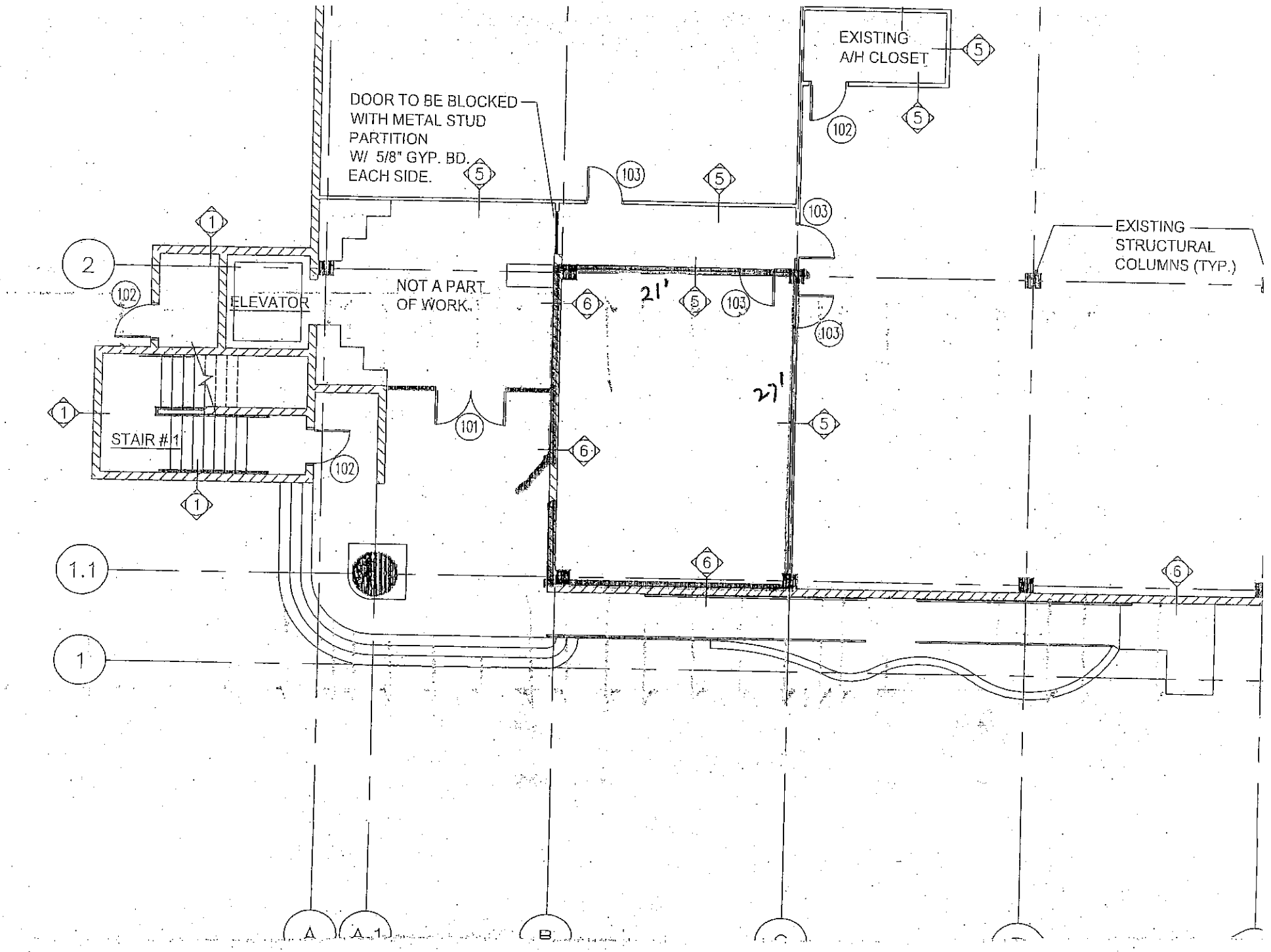
Circle Area: 72949.37 m² | 0.07 km² | 0.03 mi² | 785221 ft²
Lat,Lon: 25.89547,-80.26734
916
916
NW 155TH OP
Northwest 155th Street @ Northwest 42nd Avenue
Northwest 42nd Avenue @ Northwest 155th Street
953

A-4.0


EXISTING
A/H CLOSET
DOOR TO BE BLOCKED
WITH METAL STUD
PARTITION
W/ 5/8" GYP. BD.
EACH SIDE.
NOT A PART
OF WORK.
ELEVATOR
STAIR #1
EXISTING
STRUCTURAL
COLUMNS (TYP.)
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27'
2
1
1.1
A
A.1
B

Traffic Impact Statement

Proposed Liquor Store – 13449 NW 42nd Avenue, Opa-Locka, FL

Site Access and Circulation

The proposed liquor store will be located within the existing commercial building at 13449 NW 42nd Avenue. Vehicular access to the site will be provided by **two separate entrances/exits along NW 42nd Avenue (State Road 953)**. These access points allow vehicles to enter and exit the parking lot efficiently and reduce potential congestion by distributing traffic flow across two driveways.

The design provides **full ingress and egress movements** for both northbound and southbound traffic along NW 42nd Avenue, ensuring convenient access for customers while maintaining orderly circulation within the site.

Parking Lot Functionality

The site provides **designated parking spaces for the liquor store**, as identified in the approved site plan. These spaces are located immediately adjacent to the tenant space for customer convenience and ADA accessibility.

The layout ensures:

- Adequate supply of parking in compliance with City Code.
- Clear delineation of spaces reserved for the liquor store use, avoiding conflicts with other tenants.
- Direct, safe pedestrian connections from parking areas to the store entrance.

The two driveways enhance circulation by permitting vehicles to enter from one driveway and exit from another if desired, reducing internal conflicts and improving flow around the designated parking area.

Traffic Volumes and Impact

The anticipated trip generation for the liquor store is consistent with standard rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual for specialty retail. Based on comparable liquor store uses:

- **Peak Hour Trips (weekday PM):** Approximately 25–35 vehicle trips.
- **Daily Trips:** Approximately 250–300 vehicle trips.

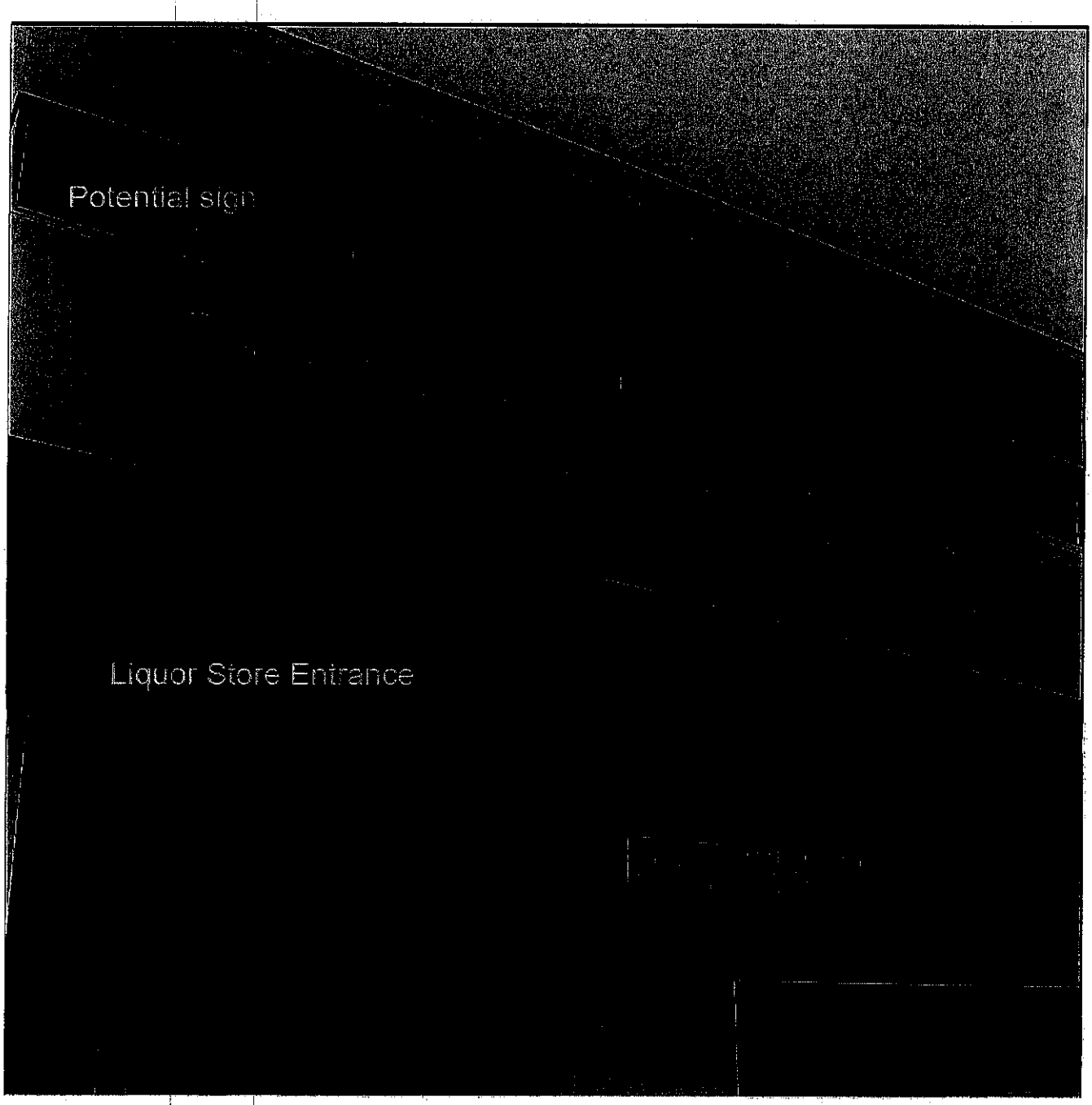
These volumes represent a **minor addition to existing traffic** on NW 42nd Avenue and are not expected to significantly impact roadway operations. The availability of designated parking ensures that customers can quickly park and access the store without causing queuing or spillover impacts.

Safety Considerations

- Clear sightlines are maintained at both driveways to support safe ingress/egress.
- Driveway spacing along NW 42nd Avenue meets minimum code requirements.
- Internal circulation is designed to minimize conflict points, with designated parking supporting an orderly flow of vehicles.

Conclusion

The proposed liquor store, with **two entrances and exits along NW 42nd Avenue** and **dedicated parking spaces identified in the site plan**, will not create adverse impacts to surrounding traffic operations. The distribution of site-generated trips between the two driveways, combined with clearly marked parking, ensures efficient access, minimizes queuing, and provides a safe circulation pattern. The expected traffic generation is modest and can be accommodated by the existing roadway network without requiring off-site improvements.


Potential sign
Liquor Store Entrance

LEASE

This Lease Agreement ("Agreement") is made and entered into this 1 day of July, 2025, by and between:

Landlord: RND Headquarters, a Florida entity with offices at 13449 Nw 42nd Ave Opa-Locka, FL 33054

Tenant: Opa Locka Airport Liquors, a Florida business with offices at 13449 Nw 42nd Ave Opa-Locka, FL 33054

1. Premises:

Landlord hereby leases to Tenant the commercial space located at:

13449 Nw 42nd Ave # L Opa Locka, FL 33054 (the "Premises") consisting of +- 567 SQFT.

2. Term:

The lease term shall commence on September 1, 2025 and continue for 5 years ending on August 30, 2030.

3. Rent:

Tenant shall pay to Landlord the amount of $1,500 per month, due on the first day of each month, payable to RND Headquarters at the address above (or other address designated by Landlord).

4. Use:

Tenant shall use the Premises solely for the operation of a liquor store and for no other purpose without Landlord's prior written consent.

5. Compliance:

Tenant agrees to comply with all applicable local, state, and federal laws and ordinances, including but not limited to all regulations governing the sale of alcoholic beverages.

6. Maintenance:

Tenant shall maintain the Premises in a clean and orderly condition. Landlord shall be responsible for structural repairs unless caused by Tenant's misuse.

7. Insurance & Licenses:

Tenant shall maintain all necessary licenses, permits, and insurance required for its operations.

8. Indemnification:

Tenant agrees to indemnify and hold Landlord harmless from any claims or liabilities arising from Tenant's use of the Premises.

9. Governing Law:

This Agreement shall be governed under the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.

RND Headquarters (Landlord)
By: _____
Title: MGR

Opa Locka Airport Liquors (Tenant)
By: _____
Title: MGR

Opa-locka, FL
Municode Codification

Sec. 4-7. - Hours for package sales by nightclubs, restaurants, hotels.

The sale of alcoholic or intoxicating beverages by nightclubs, restaurants and hotels, by either the package or sealed container, is prohibited during the hours in which the sale is prohibited to other vendors.

(Code 1955, § 3-38; Code 1983, § 4-7)

Sec. 4-8. - Proximity to churches, parks and schools.

(a) *Generally.* Hereafter, no intoxicating beverages to be consumed either upon the premises or off the premises shall be sold from a place of business located within one thousand (1,000) feet of a church, park or public school, except within the 1-2 and 1-3 zoning districts which shall be no less than five hundred (500) feet. Beer and wine to be consumed off the premises may be sold from a place of business located five hundred (500) feet or more from a church, park or public school. The method of measurement that shall be applied to determine whether or not a place of business is within or without the required distance from a church or public school, shall be by measurement from the main front entrance of said church or school to the main front entrance of said place of business, along the route of ordinary pedestrian traffic.

(b) *Hotels, restaurants.* Hotels containing not less than fifty (50) guestrooms shall be exempt from the provisions of this section forbidding the sale of liquor to be consumed on the premises within one thousand (1,000) feet of a church or school, as aforesaid. Dining rooms and restaurants where the sale and service of liquor is strictly incidental to the serving of food, which dining rooms and restaurants do not exhibit any sign or display on the outside denoting that liquor is sold or obtainable therein, are likewise exempted from the provisions of this section forbidding the sale of liquor to be consumed upon the premises at a place of business within one thousand (1,000) feet of a church, parks or public school, it being intended hereby that such hotel and restaurant and dining room shall not be prohibited from the sale of liquor for consumption upon the premises by reason of their location within one thousand (1,000) feet of a church, parks or public school. This requirement shall be reduced to five hundred (500) feet within the 1-2 and 1-3 zoning districts.

(c) *Locations otherwise prohibited.* Nothing in this section shall be interpreted to permit the sale of alcoholic beverages in or adjacent to districts where such sale is now prohibited by other ordinances of the city.

(d) *Grandfather clause.* The limitation provisions of this section shall not apply to establishments lawfully in operation and dispensing alcoholic beverages during the year beginning October 1, 1960, provided that such establishment remains in continuous operation.

(e) *Incidental sale of beer and wine for off-premises consumption.* Businesses, such as grocery stores, and other commercial establishments, whose principal business is not the sale of alcoholic beverages, but includes, as incidental thereto, the sale of beer and wine to be consumed off the premises, shall be exempt from the provisions of this section. It is intended hereby that such a business shall not be prohibited from the sale of beer and wine for consumption off the premises by reason of its location or proximity to a church, parks or public school.

(f) *Restaurants selling beer and wine.* Restaurants, as defined in section 13-47, whose principal business is not the sale of alcoholic beverages but includes as incidental thereto the sale of beer and wine to be consumed on the premises only, shall be exempted from the provisions of this section.

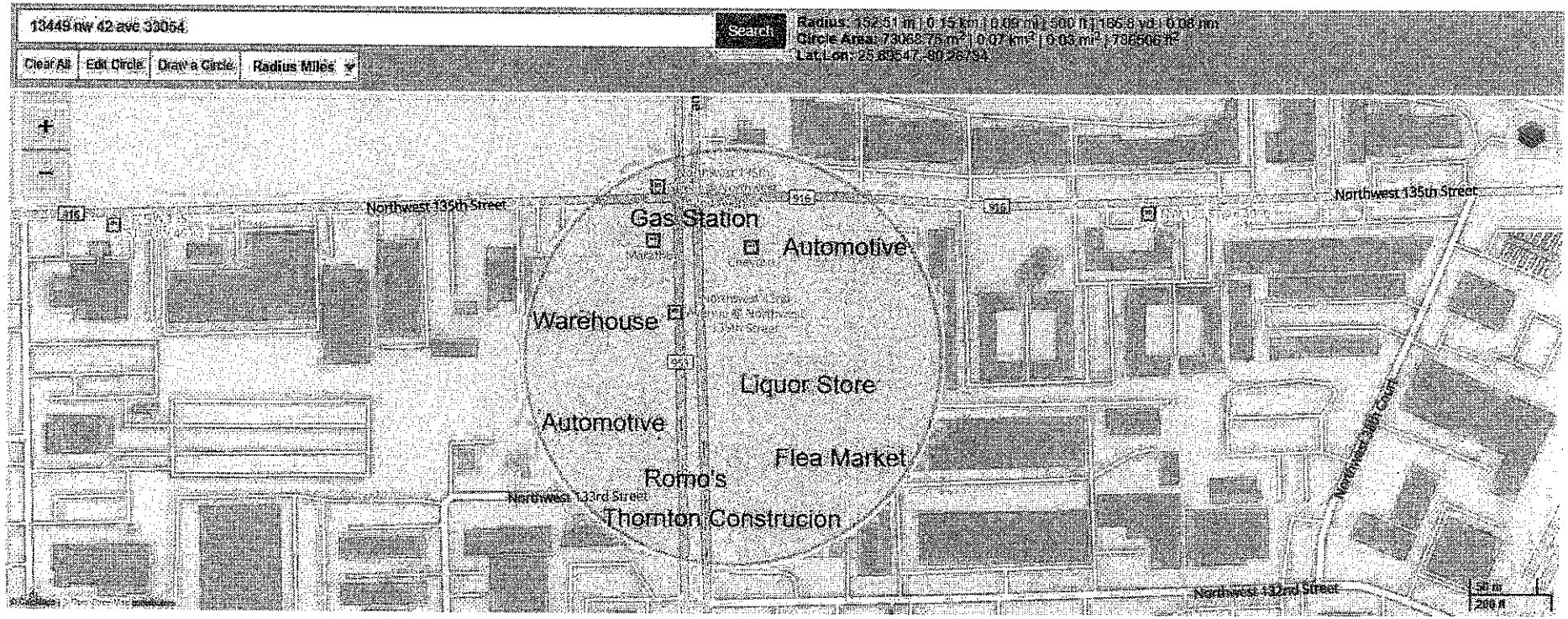
(Code 1955, § 3-40; Code 1983, § 4-8; Ord. No. 15-30, § 2, 9-29-2015; Ord. No. 2021-06, § 2, 4-14-2021)

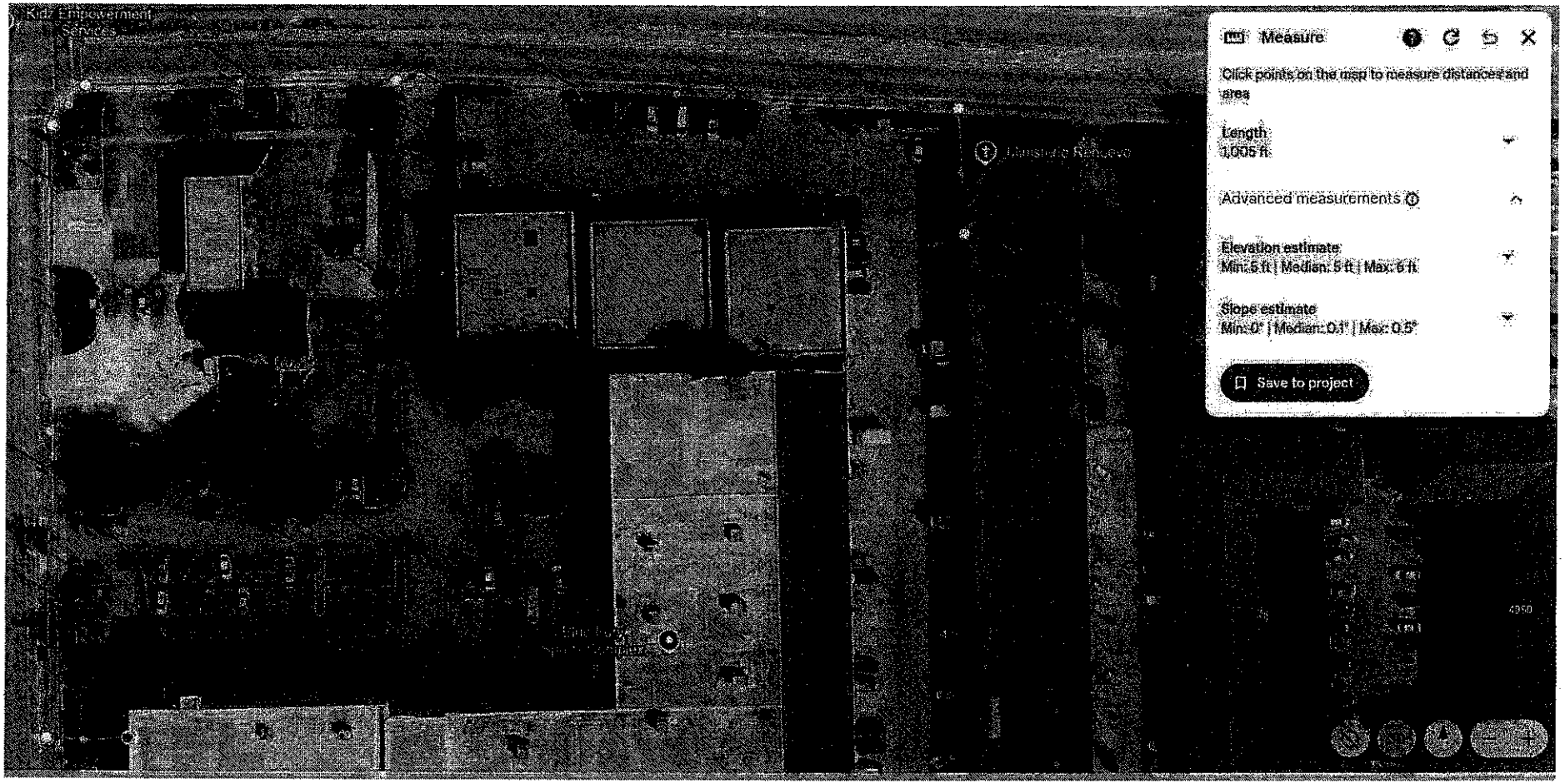
State Law reference— Municipal authority to regulate location of establishments, F.S. § 562.45(2).

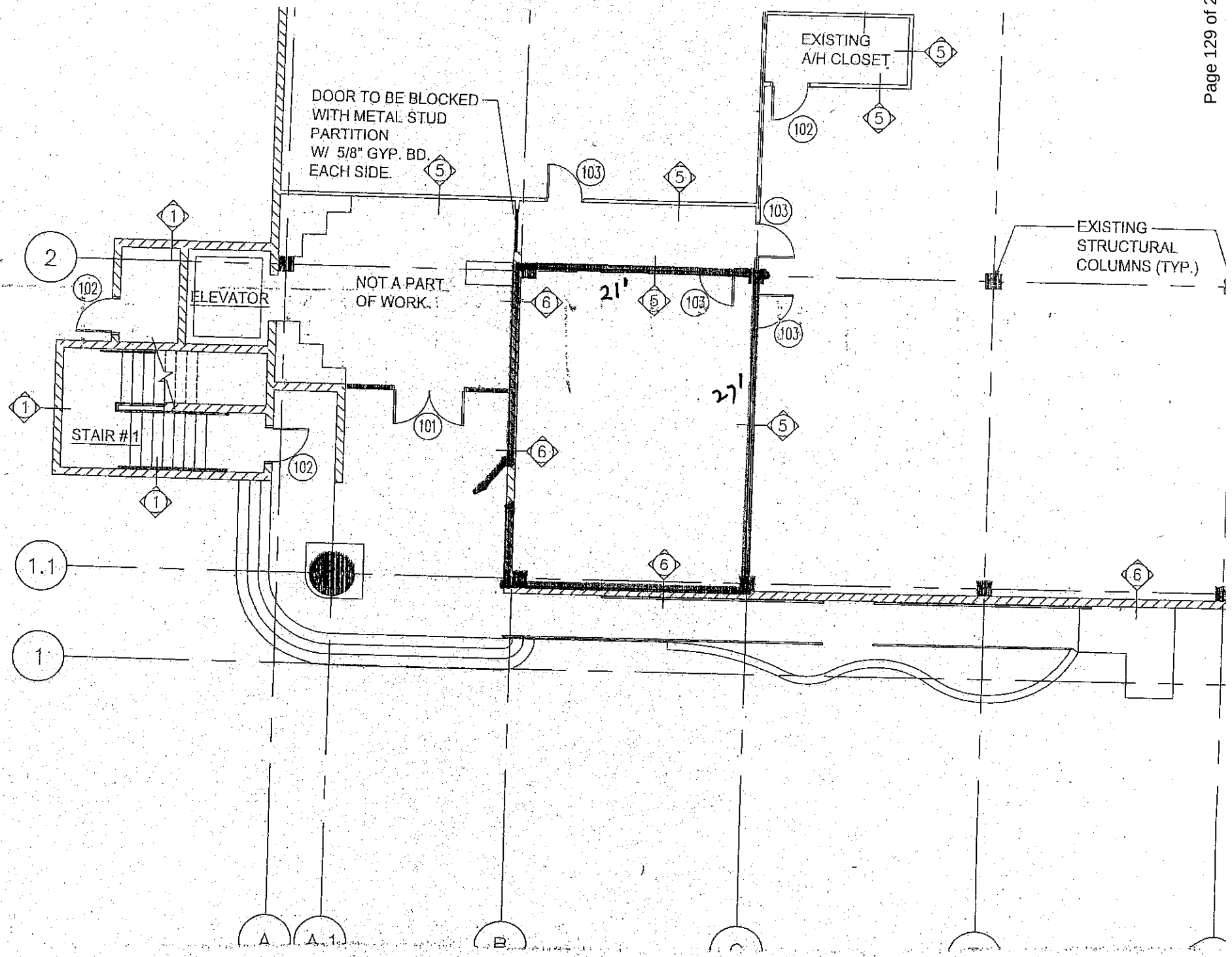
Sec. 4-9. - Proximity of package stores to one another.

No package store shall be located within one thousand five hundred (1,500) feet of any other package store located within the city limits. The method of measurement that shall be applied to determine whether a package store is within or without the required distance from any other package store shall be by measurement made or taken from the main front entrance of one (1) package store to the main front entrance of the other along the route of ordinary pedestrian traffic. The limitation provisions of this section shall not apply to establishments which were in operation during the year beginning October 1, 1950, and which remain in continuous operation.

MAP RADIUS CALCULATOR




Measure
Click points on the map to measure distances and area
Length
1,005 ft
Advanced measurements
Elevation estimate
Min: 5 ft | Median: 5 ft | Max: 6 ft
Slope estimate
Min: 0° | Median: 0.1° | Max: 0.5°
Save to project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W/ 5/8" GYP. BD.
EACH SIDE.
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EXISTING
STRUCTURAL
COLUMNS (TYP.)
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102
ELEVATOR
NOT A PART
OF WORK.
6
21'
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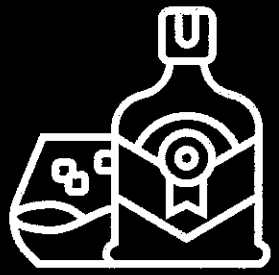


EXECUTIVE BEVERAGE COMPANY

Opa Locka Proposal

July, 2024

Customer Demand

- Established relationships with flight service catering companies.
- High demand for beverage delivery to complement existing food programs.
- Direct inquiries from chartered and private flight operators.
- Growing trend in luxury and convenience services for private aviation clients.

No Nearby Alternative

- Closest comparable options:
  - Big Daddy's Miami Lakes
  - Mega Wine & Spirits Miami Lakes
- No dedicated delivery service for executive airports.
- Existing options do not cater specifically to the needs of private aviation.

Site Plan

- Brick & mortar setup at Opa Locka Indoor Flea Market.
- Separate entrance designed for efficiency.
- Walk-up window for quick and secure transfer to delivery vans.
- Central location with easy access to the airport.
- Multiple potential locations on-site

Conclusion

- High customer demand
- Strategic location ensures quick and efficient service.
- Enhances the service offerings for private and chartered flights.
- Seeking city approval to proceed with this innovative and high-demand service and relocate our operation to Opa Locka Indoor Flea Market

Thank You!

EXECUTIVE BEVERAGE COMPANY

Sec. 22-60. Conditional use and special exception applications.

The purpose of a conditional use is to allow uses not permitted by right but which may provide for an individual or community-serving need and which, subject to conditions, would not negatively impact the integrity of the zoning district. Special exceptions are uses permitted in a zoning district but only after public hearing. Conditional uses and special exceptions may be approved by the city commission after recommendation from the planning and zoning board as further provided for in this article.

A. *General criteria.* Applications for a conditional use or special exception may require the submission of a site plan in accordance with the provisions of this chapter. No certificate of occupancy shall be issued for any use unless said use has been approved by the department. An application for a conditional use or special exception shall be made to the department prior to an application for a building permit and will only be accepted if all other ordinances and provisions of the city have been complied with. Except as may otherwise be required by law or administrative procedures, all required county, regional, state, or federal agency approvals shall be obtained prior to the approval of an application.

B. *Approval criteria.* The planning and zoning board and city commission shall use the following criteria in making their decision regarding approval or disapproval of a conditional use or special exception application:

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

C. *Application.* Any application for a conditional use or special exception shall include the following information, if determined by the director to be applicable:

The location and size of the site, including its legal description and a current certified survey.

The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.

The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures.

The density or intensity of land use to be allocated, all parts of the site to be developed, together with tabulations by acreage and percentage thereof.

The location, size, and character of any open space, common or otherwise.

The use and the number of stories and height, bulk, and location of all buildings and other structures.

The requirements as set forth in this chapter and other chapters, including the necessary documentation for providing required improvements such as streets, water supply, storm drainage, parking, landscaping, and sewage collection as well as the provisions for all other appropriate public and private services such as police or security protection, fire protection, and refuse collection.

The substance of covenants, grants of easements, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities.

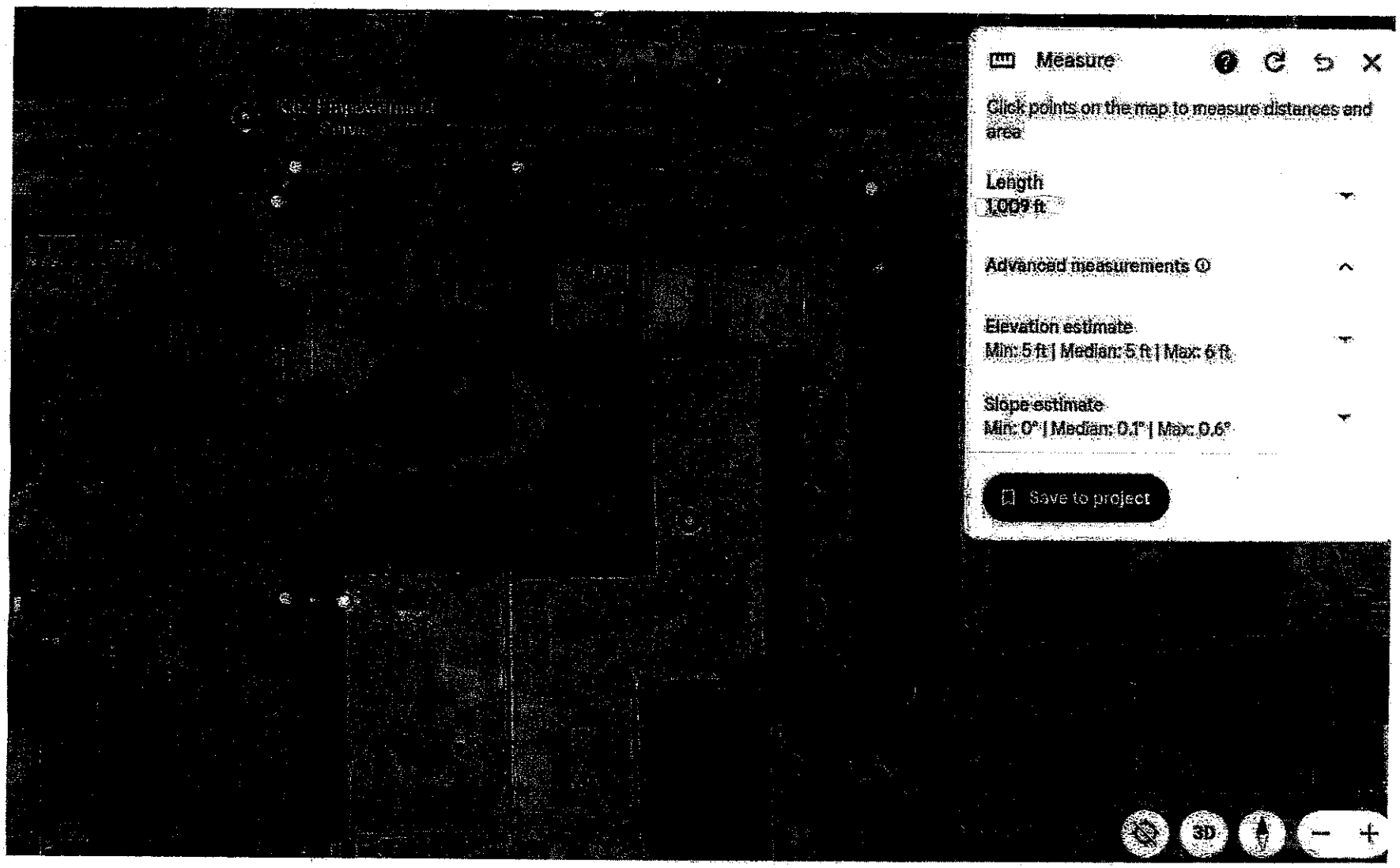
Any additional data, plans, or specifications which the applicant believes is pertinent and will assist in clarifying his application.

A demonstration that the proposed conditional use does not degrade adopted levels of service in the city.

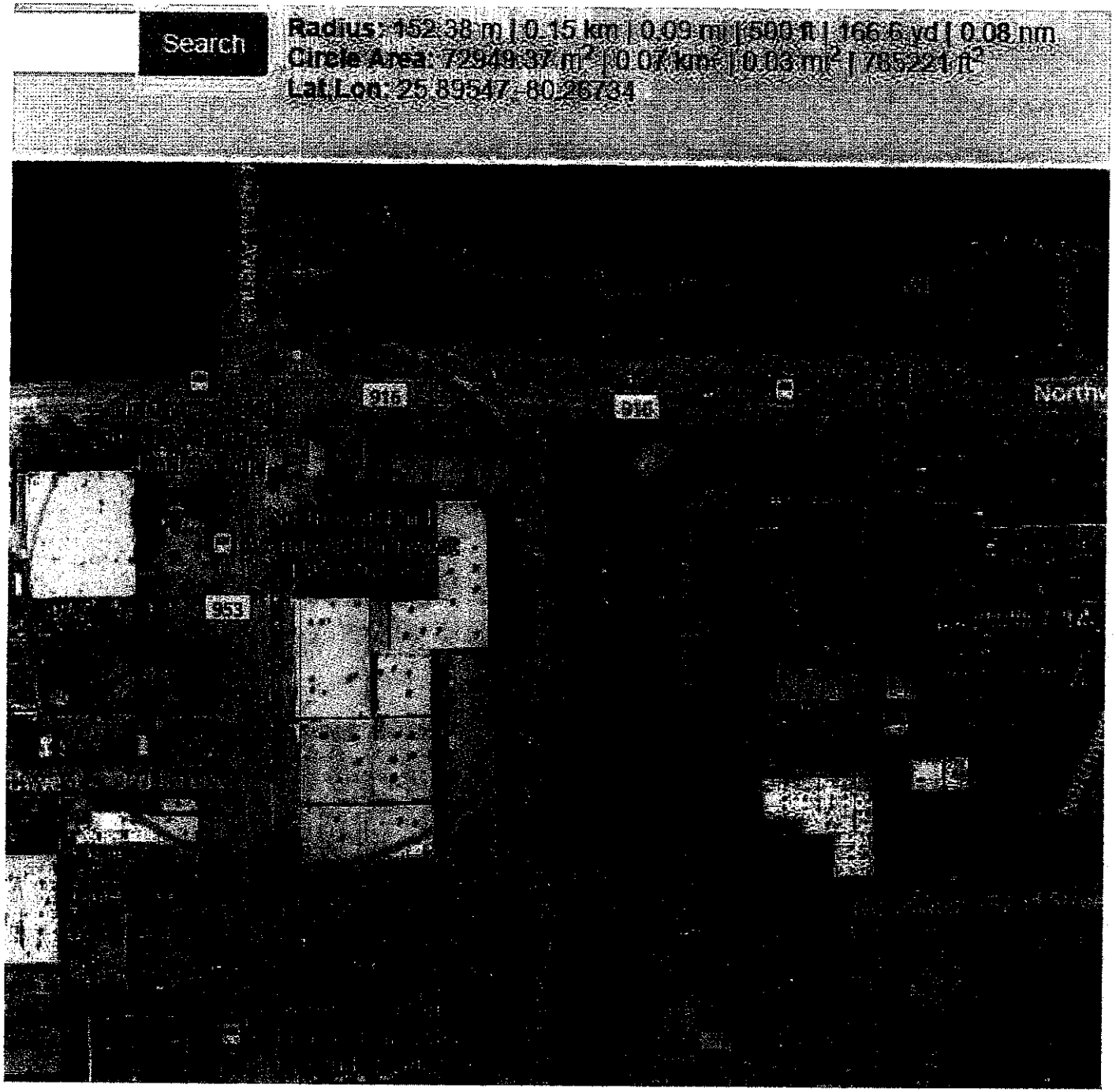
D. *Planning and zoning board recommendation.* The department's written recommendations shall be transmitted to the planning and zoning board and a public hearing shall be conducted. The planning and zoning board shall make a recommendation to the city commission for approval, denial or approval subject to conditions.

E. *City commission approval.* The department's written recommendations along with the recommendations of the planning and zoning board shall be transmitted to the city commission and a public hearing shall be conducted before the commission, who shall deny; approve; or approve the use subject to conditions. Violation of the conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this chapter.

(Ord. No. 16-07, exh. A(22-60), 9-14-2016)


Measure
Click points on the map to measure distances and area
Length
1,009 ft
Advanced measurements
Elevation estimate
Min: 5 ft | Median: 5 ft | Max: 6 ft
Slope estimate
Min: 0° | Median: 0.1° | Max: 0.6°
Save to project
3D

A-3.0


Search
Radius: 152.38 m | 0.15 km | 0.09 mi | 500 ft | 166.6 yd | 0.08 nm
Circle Area: 72949.37 m² | 0.07 km² | 0.03 mi² | 785221 ft²
Lat,Lon: 25.89547,-80.26734
915
North

A-4.0

Detail by Entity Name

Florida Limited Liability Company
OPA-LOCKA AIRPORT LIQUORS LLC

Filing Information

Document Number	L25000337350
FEI/EIN Number	NONE
Date Filed	07/22/2025
Effective Date	07/22/2025
State	FL
Status	ACTIVE

Principal Address

13449 NW 42ND AVENUE
OPALOCKA 33054

Mailing Address

13449 NW 42ND AVENUE
OPALOCKA, FL 33054

Registered Agent Name & Address

WHITEBOOK, DANIEL S
13449 NW 42ND AVENUE
OPALOCKA, FL 33054

Authorized Person(s) Detail

Name & Address

Title P

WHITEBOOK, DANIEL S
13449 NW 42ND AVENUE
OPALOCKA, FL 33054

Title MGR

LANDMAN, JONATHAN
21435 NE 19 CT
MIAMI, FL 33179

Title MGR

EKMEIRO ARAUJO, RAUL HUMBERTO
10260 NW 63RD TERRACE
DORAL, FL 33054

Title MGR

LLORENS, ISIS M
18806 NW 46TH AVE
MIAMI GARDENS, FL 33055

Annual Reports

No Annual Reports Filed

Document Images

07/22/2025 -- Florida Limited Liability View image in PDF format

Daniel S. Whitebook
13449 Nw 42nd Ave Opa.Locka FL.33054
dwhitebook@aol.com
305-428-1111

08/05/2025

RE: Letter of Intent for Proposed Liquor Store at 13449 NW 42nd Avenue, Opa-locka, FL 33054

To Whom It May Concern,

This Letter of Intent ("LOI") is to formally express our intent to establish and operate a **retail liquor store** at the property located at **13449 NW 42nd Avenue, Opa-locka, Florida 33054**. We believe this location is appropriately suited for this use and are committed to full compliance with all applicable local, county, and state regulations governing the retail sale of alcoholic beverages.

Proposed Use:

We propose to open a licensed **retail liquor store** specializing in the sale of spirits, wine, and beer. The store will occupy an approximate area of **21 feet by 27 feet**, totaling **567 square feet** within the existing building. The business will operate under the required retail license(s) issued by the **Florida Division of Alcoholic Beverages and Tobacco**, and will comply with all relevant zoning and land use regulations of the City of Opa-locka and Miami-Dade County.

Site Plan and Diagram References:

To assist with the review and approval process, we have submitted a set of architectural drawings that illustrate the following:

- **Sheet A-1.0** illustrates the **designated parking spaces** allocated for the liquor store. These spaces meet code requirements and are positioned for ease of customer access.
- **Sheet A-2.0** provides an **internal layout view** showing where the liquor store will be located within the building. This sheet helps clarify the spatial arrangement and intended use of the leased area.
- **Sheet A-3.0** demonstrates that the **distance from the liquor store to the nearest church is over 1,000 feet**, measured **along the route of ordinary pedestrian traffic**. This confirms compliance with applicable distance requirements.
- **Sheet A-4.0** shows that there are **no schools, churches, or parks within a 500-foot radius** of the proposed liquor store location.

Operational Details:

- **Security & Operations**:
  The premises will be equipped with a comprehensive security system including video surveillance, alarm monitoring, and secure storage. Staff will be trained to follow all compliance protocols, including proper ID verification and adherence to all alcohol sales laws.

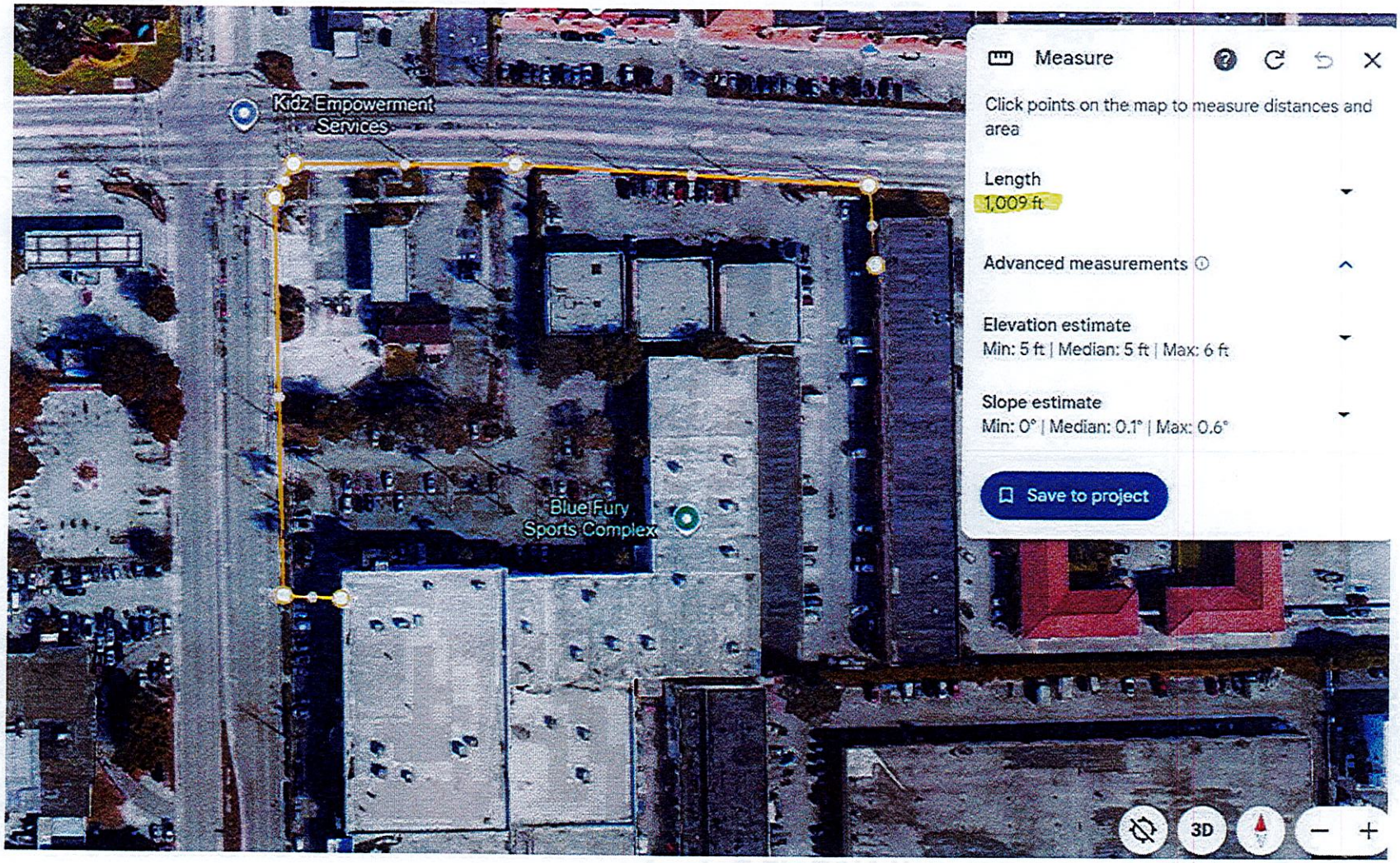
- **Interior Improvements**:
  The interior will be improved to meet retail standards, including installation of refrigeration units, product shelving, a secure point-of-sale system, and appropriate storage. Any necessary exterior modifications or signage will be submitted for approval and completed in accordance with city and county codes.

We understand and acknowledge the applicable **zoning and distance requirements** pertaining to the sale of alcoholic beverages near schools, churches, parks, and other sensitive uses. Based on our review and supporting diagrams, the proposed site complies with those regulations. If any special exceptions, waivers, or approvals are needed, we are fully prepared to pursue them through the appropriate channels in coordination with the proper authorities.

We appreciate your time and consideration, and we welcome the opportunity to provide any additional information or supporting documentation necessary to assist with the review and approval process.

Sincerely,

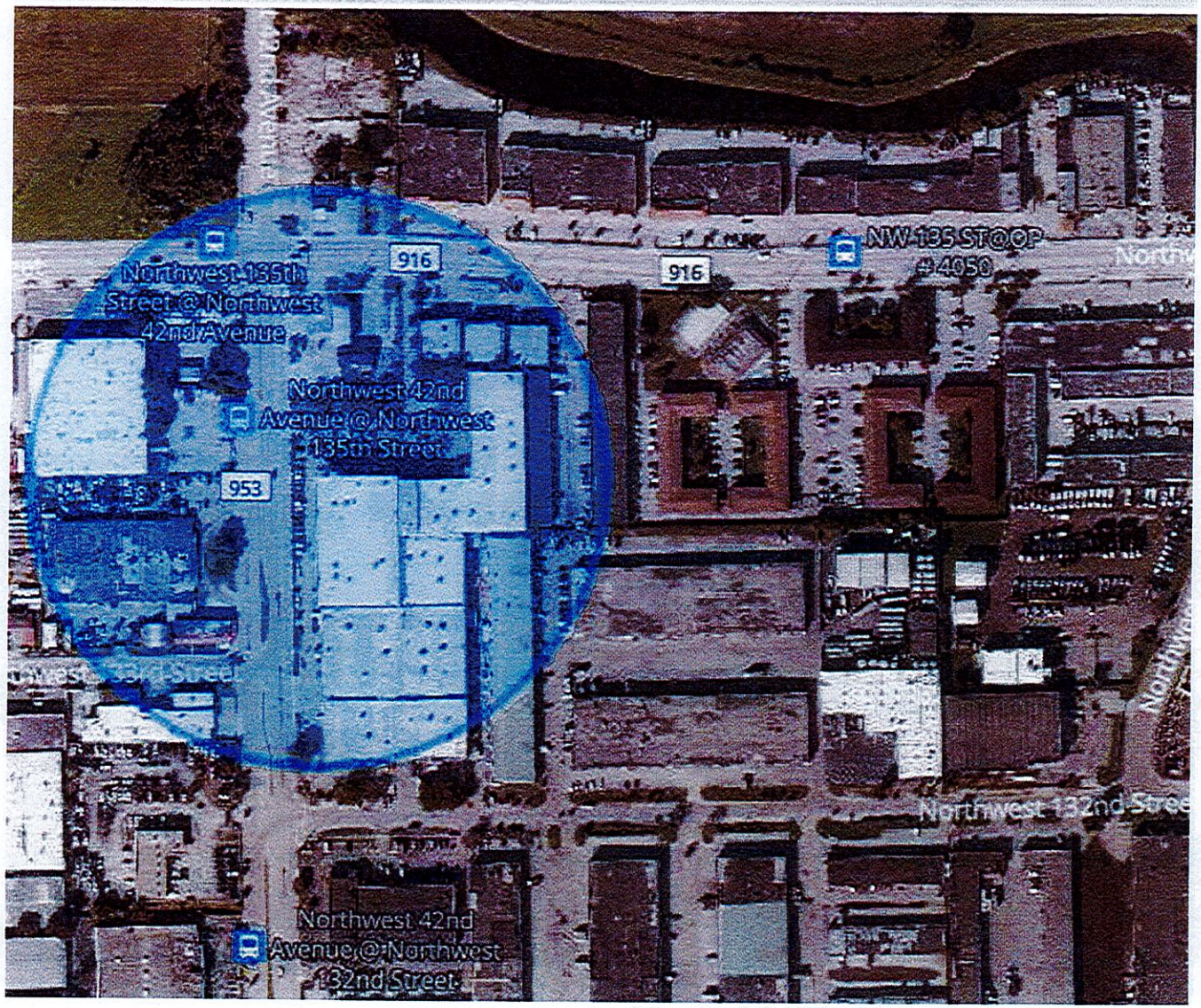
Daniel S. Whitebook
President
Opa Locka Airport Liquors


Kidz Empowerment Services
Blue Fury Sports Complex
Measure
Click points on the map to measure distances and area
Length
1,009 ft
Advanced measurements
Elevation estimate
Min: 5 ft | Median: 5 ft | Max: 6 ft
Slope estimate
Min: 0° | Median: 0.1° | Max: 0.6°
Save to project
3D

A-3.0

Search

Radius: 152.38 m | 0.15 km | 0.09 mi | 500 ft | 166.6 yd | 0.08 nm
Circle Area: 72949.37 m^2 | 0.07 km^2 | 0.03 mi^2 | 785221 ft^2
Lat,Lon: 25.89547,-80.26734



A-4.0

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
OPA-LOCKA AIRPORT LIQUORS LLC

Filing Information

Document Number	L25000337350
FEI/EIN Number	NONE
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OPALOCKA 33054

Mailing Address

13449 NW 42ND AVENUE
OPALOCKA, FL 33054

Registered Agent Name & Address

WHITEBOOK, DANIEL S
13449 NW 42ND AVENUE
OPALOCKA, FL 33054

Authorized Person(s) Detail

Name & Address

Title P

WHITEBOOK, DANIEL S
13449 NW 42ND AVENUE
OPALOCKA, FL 33054

Title MGR

LANDMAN, JONATHAN
21435 NE 19 CT
MIAMI, FL 33179

Title MGR

EKMEIRO ARAUJO, RAUL HUMBERTO
10260 NW 63RD TERRACE
DORAL, FL 33054

Title MGR

LLORENS, ISIS M
18806 NW 46TH AVE
MIAMI GARDENS, FL 33055

Annual Reports

No Annual Reports Filed

Document Images

07/22/2025 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 13449 Nw 42nd Ave

LEGAL DESCRIPTION: Flea Market

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Daniel S. Whitebook PHONE: 305-428-1111

ADDRESS (If different): _____

Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 13449 NW 42nd Ave Opa-Locka FL, 3305

LEGAL DESCRIPTION: Blue Fiery Sports Complex

I SUPPORT THIS DEVELOPMENT REQUEST yes.

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Osmani Pelaez. PHONE: 786-651-1423

ADDRESS (If different): _____

_____
Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 4111 NW 132 ST

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: MIAMI CENTRAL TRADE PARK PHONE: 3054693693

ADDRESS (If different): _____

_____
Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 4198 NW 132 ST. OPALOCKA, FL 33054

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: PAOLA ALLENDE (GASPARI NUTRA, LLC) PHONE: 786-278-6256

ADDRESS (If different): _____

_____
Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 4130 NW 135th Street Opalocka, FL 33054

LEGAL DESCRIPTION: Mechanic

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Carlos Perez PHONE: 305-687-0159

ADDRESS (If different): 4130 NW 135th Street Opalocka, FL 33054

Carlos Perez
Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 4110 NW 135 Opalocka FL 33054

LEGAL DESCRIPTION: Mechanic

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: William Robinson PHONE: 786-482-1018

ADDRESS (If different): 4110 NW 135 St Opalocka FL 33054

Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: _____

LEGAL DESCRIPTION: Body Shop

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: DANIELY GUERRO PHONE: 786-314-1032

ADDRESS (If different): 4133 NW 135th STREET, OPA LOCKA, 33054

Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

LEASE

This Lease Agreement ("Agreement") is made and entered into this 1 day of July, 2025, by and between:

Landlord: RND Headquarters, a Florida entity with offices at 13449 Nw 42nd Ave Opa-Locka, FL 33054

Tenant: Opa Locka Airport Liquors, a Florida business with offices at 13449 Nw 42nd Ave Opa-Locka, FL 33054

1. Premises:
Landlord hereby leases to Tenant the commercial space located at:
13449 Nw 42nd Ave # L Opa Locka, FL 33054 (the "Premises") consisting of +- 567 SQFT.

2. Term:
The lease term shall commence on September 1, 2025 and continue for 5 years ending on August 30, 2030.

3. Rent:
Tenant shall pay to Landlord the amount of $1,500 per month, due on the first day of each month, payable to RND Headquarters at the address above (or other address designated by Landlord).

4. Use:
Tenant shall use the Premises solely for the operation of a liquor store and for no other purpose without Landlord's prior written consent.

5. Compliance:
Tenant agrees to comply with all applicable local, state, and federal laws and ordinances, including but not limited to all regulations governing the sale of alcoholic beverages.

6. Maintenance:
Tenant shall maintain the Premises in a clean and orderly condition. Landlord shall be responsible for structural repairs unless caused by Tenant's misuse.

7. Insurance & Licenses:
Tenant shall maintain all necessary licenses, permits, and insurance required for its operations.

8. Indemnification:
Tenant agrees to indemnify and hold Landlord harmless from any claims or liabilities arising from Tenant's use of the Premises.

9. Governing Law:
This Agreement shall be governed under the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.

RND ~~Headquarters~~ (Landlord)
By: _____
Title: MGR

Opa Locka Airport Liquors (Tenant)
By: _____
Title: MGR

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A TEMPORARY USE PERMIT IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT REGULATIONS TO ACTIVATE THE VACANT PROPERTY IDENTIFIED BY FOLIO 08-2120-004-00060 TO ALLOW TRUCK PARKING ON A VACANT PAVED LOT AND TO ALLOW THE OPERATION OF A WINDOW TINTING BUSINESS ON A VACANT IMPROVED LOT AS PROVIDED IN ORDINANCE 17-19 "TEMPORARY USES AND OCCUPPANCIES" PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Daniel S. Whitebook, on behalf of Atlantic Hosiery, located at 13449 NW 42nd Avenue, Opa-locka, Florida, has submitted an application for a Temporary Use Permit pursuant to the City's Land Development Regulations; and

WHEREAS, the applicant seeks approval to allow truck parking on a vacant paved lot and to operate a window tinting business on the same vacant improved lot, utilizing a container structure as the office for the operation; and

WHEREAS, the subject property is identified by Miami-Dade County Property Appraiser's Office as Folio No. 08-2120-004-0060; and

WHEREAS, the proposed temporary uses are consistent with the intent of the City's Comprehensive Plan and Land Development Regulations and will not adversely impact public health, safety, or welfare; and

WHEREAS, in accordance with the Cty of Opa-locka's Land Development Regulations, Ordinance 15-31, Section 22-XXX Temporary Use Permit

WHEREAS, the Planning and Zoning Department has reviewed the application and recommends approval subject to conditions to ensure compatibility with surrounding uses and compliance with applicable regulations;

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

Section 1. Approval of Temporary Use Permit

The City Commission hereby approves the Temporary Use Permit for the property identified by Folio No. 08-2120-004-0060 to allow:

- ❶ Truck parking on the vacant paved portion of the lot;
- ❷ Operation of a window tinting business on the improved portion of the lot, including the use of a container structure as the office.

Section 2. Conditions of Approval

This approval is subject to the following conditions:

- The Temporary Use Permit shall be valid for a period not to exceed twelve (12) months from the date of issuance, unless extended by the City Commission.
- The applicant shall obtain all required licenses, permits, and inspections prior to commencement of operations.
- The container office shall comply with applicable building codes, including anchoring, electrical, and accessibility standards, and shall be screened or landscaped to minimize visual impact.
- No overnight habitation shall be permitted on the site.
- The truck parking area shall include appropriate signage, lighting, and security measures, and shall not obstruct public rights-of-way or adjacent properties.
- The window tinting operation shall comply with noise, odor, and traffic standards as set forth in the City's Code of Ordinances.

Section 3. Conflicts

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability

If any section, clause, or provision of this resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain in full force and effect.

Section 5. Effective Date

This Resolution shall take effect immediately upon adoption.

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.
City Attorney

Moved by: _____

Seconded by:_____

VOTE:

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

Received:
By:
Date:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
TEMPORARY USE PERMIT APPLICATION

TOTAL FEES: $_____ New Fees as of December 13, 2017

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

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

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

Received:
By:
Date:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
TEMPORARY USE PERMIT APPLICATION

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

PROPERTY OWNER'S NAME: Daniel S. Whitebook / RND Headquarters

PROPERTY OWNER'S ADDRESS: 13449 Nw 42nd Ave Opa-Locka, FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: Daniel S. Whitebook

APPLICANT'S ADDRESS: 13449 Nw 42nd Ave Opa-Locka FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-428-1111 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: _____
Number/Street

TAX FOLIO NUMBER: 08-2120-004-0060 PRESENT ZONING: _____

LEGAL DESCRIPTION: _____

_____

Please check specific request:

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

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 & COMMUNITY DEVELOPMENT DEPARTMENT
TEMPORARY USE PERMIT APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

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

_____Narrative concept must be submitted with application.

AFFIDAVIT

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

Daniel Whitebrook
Signature

06/11/2025
Date

ISIS MICHELLE LLORENS
Notary Public - State of Florida
Commission # HH 284659
My Comm. Expires Jul 5, 2026

Sworn to and subscribed before me:

This 11th day of June 2025

Notary Public

My commission expires July 5th, 2026

Attach copy of identification

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

Received:
By:
Date:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
TEMPORARY USE PERMIT APPLICATION

POWER OF ATTORNEY

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

To: City of Opa-locka
From: Daniel S. Whitebook / BND Headquarters

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

I Daniel S. whitebook, being first duly sworn, depose and say that I am the owner of the property legally described as: 08-2120-004-0060

I do give to Raul Ekneiro 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 Raul Ekneiro 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

06/11/2025
Date

Sworn to and subscribed before me:

This 11th day of June, 2025

Notary Public

ISIS MICHELLE LLORENS
Notary Public - State of Florida
Commission # HH 284659
My Comm. Expires Jul 5, 2026

My commission expires: July 5th, 2026

Attach copy of identification

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

Received:
By:
Date:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
TEMPORARY USE PERMIT APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 13449 Nw 42nd Ave Opa-Locka FL 33054

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Daniel S. Whitebook PHONE: 305-428-1111

ADDRESS (If different): _____

Signature

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

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 4130 NW 135th Street Opalocka, FL 33054

LEGAL DESCRIPTION: Mechanic

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST ~~_____~~

PROPERTY OWNER'S NAME: Carlos Perez PHONE: 305-687-0159

ADDRESS (If different): 4130 NW 135th Street Opalocka, FL 33054

Carlos Perez
Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: 4110 NW 135 Opalocka FL 33054

LEGAL DESCRIPTION: Mechanic

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST ____

PROPERTY OWNER'S NAME: William Robinson PHONE: 786-482-1018

ADDRESS (If different): 4110 NW 135 St Opalocka FL 33054

Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION
NEIGHBORHOOD PETITION

RE: PROPERTY SITE ADDRESS: _____

LEGAL DESCRIPTION: Body Shop

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: DANIELY GUERRA PHONE: 786-314-1032

ADDRESS (If different): 4133 NW 135th STREET, OPA LOCKA, 33054

Signature

Reference to Land Development Regulations: Ordinance 15-31
Sections: 22-49; 22-55; 22-56; 22-112)

Letter of Intent for Use of Vacant Lot with Folio #08-2120-004-0060

To Whom It May Concern,

This Letter of Intent ("LOI") serves to outline our proposed use for the lot located across the street from 13449 Nw 42nd Ave Opa Locka, FL 33054. The property will be utilized for dual commercial purposes and will include temporary support structures to facilitate operations.

Proposed Uses:

1. **Truck Parking Operations**
   A designated portion of the lot will be used for parking commercial trucks on a regular basis. All truck-related activities will comply with applicable local, environmental, and zoning regulations.

2. **Window Tint Business**
   A tenant will operate a window tinting business from the lot, providing services to both personal and commercial vehicles. Business hours will remain within standard daytime operating hours.

Temporary Structures and Support Elements:

To support the activities mentioned above, the following structures and equipment will be placed on the property:

- **Two Canopy Structures**:
  - One **in the northwest corner** of the lot, to support truck parking and related operations.
  - One **in the east corner** of the lot, serving the window tint business as a covered workspace.

  These canopies will be temporary, open-sided structures and will be properly secured, maintained, and compliant with local regulations.

- **Storage Containers**:
  One or more secure storage containers will be placed on-site for tools, equipment, and operational materials.

- **Mobile Office Trailers**:
  Two trailers will be installed on the lot to serve as a mobile office for administrative functions, dispatch coordination, and operational oversight.

All site elements will be installed and maintained in accordance with applicable zoning codes, permitting requirements, and safety standards. We are committed to keeping the lot clean, organized, and operating in a professional and compliant manner.

Please let us know if any additional information, site drawings, or documentation are required to move forward with this proposal. We are fully committed to cooperating with the appropriate agencies to ensure all approvals are met.

Sincerely,
Daniel S. Whitebook
Property Owner
RND Headquarters

This instrument prepared by:
Robert A. Brandt, Esq.
Robert A. Brandt, P.A.
696 N.E. 125th Street
North Miami, Florida 33161

After recording return to:
Myriam K. Louis, Esq.
Smoler, Lerman, Bente & Whitebook, P.A.
2611 Hollywood Blvd
Hollywood, FL 33020

CFN 20080R0731186
OR Bk 26557 Pgs 4047 - 4048; (2pgs)
RECORDED 09/08/2008 13:33:51
DEED DOC TAX 40,800.00
SURTAX 30,600.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Property Appraisers Parcel I.D. (Folio) Number: 08-2129-016-0010 & 08-2120-004-0060
NOTE TO CLERK OF COURT:
PROPERTY: COMMERCIAL/OFFICE BLDG
CONSIDERATION PAID $6,800,000.00
DOCUMENTARY STAMPS DUE:$40,800.00
SURTAX DUE: $30,600.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 26 day of August 2008 by **ST IVES INC FLORIDA, a Florida corporation, formerly known as ST. IVES INC. AVANTI, A FLORIDA CORPORATION, successor by merger to ST. IVES INC. HOLLYWOOD, a Florida corporation, successor by merger to ST. IVES INC. AVANTI, a Florida corporation, formerly known as AVANTICASE-HOYT, INC., a Florida corporation formerly known as AVANTI PRESS, INC., a Florida corporation** (the "Grantor"), whose mailing address is 2025 McKinley Street, Hollywood, FL 33020 to **RND Headquarters, LLC, a Florida limited liability company** (the "Grantee") whose mailing address is 4700 NW 142nd Street, Miami, Florida 33054.

W I T N E S S E T H:

WITNESSETH: That Grantor, for and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, hereby granted, bargained, sold, and conveyed and by these presents grants, bargains, sells, and conveys to Grantee, and Grantee's heirs, successors and assigns forever, the following parcel of land (the "Real Property"), situated, located, lying and being in Miami-Dade County, Florida, described as follows:

Lot A, Avanti, according to the plat thereof as recorded in Plat Book 142, Page 33, Public Records of Miami-Dade County, Florida.

And

The East 40.92 feet of Lot 22 less the South 300.70 feet and less the North 171.63 feet and the South 5 feet of Lot 29, all of Lots 30, 31, 32, 33 and 34, Block 207, Section Four Income Gardens, according to the Plat thereof as recorded in Plat Book 31, Page 8, Public Records of Miami-Dade County, Florida.

This conveyance is made subject to the following matters, but, only to the extent they are currently valid and enforceable against the Real Property: (a) all rights-of-ways and easements of record, (b) real estate taxes for 2008 and subsequent years, (c) all restrictions, covenants and conditions, reservations, mineral severances, without

WILL CALL - TRI-COUNTY
Smoler, Lerman, Bente & Whitebook, PA
2611 Hollywood Boulevard
Hollywood, FL 33020

intending to reimpose same, and (d) zoning ordinances, laws, restrictions, prohibitions, limitations and conditions imposed or required by governmental authority, if any.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Real Property in fee simple forever, subject to the matters herein set forth, unto Grantee, its successors and assigns, forever, and Grantor binds itself and its successors and assigns and hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land, as set forth herein and will forever defend all and singular the Real Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through or under Grantor, but, not otherwise.

Whenever the context of this Special Warranty Deed requires (a) the singular nouns and pronouns include the plural, (b) any gender includes the other genders, and (c) the term "successors and assigns" includes legal representatives, heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this special warranty deed the day and year first above written.

Signed, ~~sealed~~ and delivered
in presence of:

Print Name: Lydia Novoa

Print Name: Claudia Lopez

GRANTOR:

ST IVES INC FLORIDA, a Florida corporation formerly known as **ST. IVES INC. AVANTI, A FLORIDA CORPORATION, successor by merger to ST. IVES INC. HOLLYWOOD, a Florida corporation, successor by merger to ST. IVES INC. AVANTI, a Florida corporation,** formerly known as **AVANTICASE-HOYT, INC., a Florida corporation** formerly known as **AVANTI PRESS, INC., a Florida corporation**

By: _____
Wayne R. Angstrom, President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28 day of August 2008, by Wayne R. Angstrom, as President of **ST IVES INC FLORIDA, a Florida corporation, formerly known as ST. IVES INC. AVANTI, A FLORIDA CORPORATION, successor by merger to ST. IVES INC. HOLLYWOOD, a Florida corporation, successor by merger to ST. IVES INC. AVANTI, a Florida corporation, formerly known as AVANTICASE-HOYT, INC., a Florida corporation formerly known as AVANTI PRESS, INC., a Florida corporation** on behalf of the company, he is personally known to me or has produced _____ as identification.

_____
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
Commission No. _____

Notary Public State of Florida
Lydia Novoa
My Commission DD605063
Expires 12/22/2010

ST IVES INC FLORIDA
Special Warranty Deed

intending to reimpose same, and (d) zoning ordinances, laws, restrictions, prohibitions, limitations and conditions imposed or required by governmental authority, if any.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Real Property in fee simple forever, subject to the matters herein set forth, unto Grantee, its successors and assigns, forever, and Grantor binds itself and its successors and assigns and hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land, as set forth herein and will forever defend all and singular the Real Property, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through or under Grantor, but, not otherwise.

Whenever the context of this Special Warranty Deed requires (a) the singular nouns and pronouns include the plural, (b) any gender includes the other genders, and (c) the term "successors and assigns" includes legal representatives, heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this special warranty deed the day and year first above written.

Signed, ~~sealed~~ and delivered
in presence of:

Print Name: Lydia Novoa

Print Name: Claudia Lopez

GRANTOR:

ST IVES INC FLORIDA, a Florida corporation formerly known as **ST. IVES INC. AVANTI, A FLORIDA CORPORATION,** successor by merger to **ST. IVES INC. HOLLYWOOD, a Florida corporation,** successor by merger to **ST. IVES INC. AVANTI, a Florida corporation,** formerly known as **AVANTICASE-HOYT, INC., a Florida corporation** formerly known as **AVANTI PRESS, INC., a Florida corporation**

By: _____
Wayne R. Angstrom, President

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26 day of August 2008, by Wayne R. Angstrom, as President of **ST IVES INC FLORIDA, a Florida corporation, formerly known as ST. IVES INC. AVANTI, A FLORIDA CORPORATION, successor by merger to ST. IVES INC. HOLLYWOOD, a Florida corporation, successor by merger to ST. IVES INC. AVANTI, a Florida corporation, formerly known as AVANTICASE-HOYT, INC., a Florida corporation formerly known as AVANTI PRESS, INC., a Florida corporation** on behalf of the company, he is personally known to me or has produced _____ as identification.

_____
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
Commission No. _____

Notary Public State of Florida
Lydia Novoa
My Commission DD605063
Expires 12/22/2010

ST IVES INC FLORIDA
Special Warranty Deed

Detail by Entity Name

Florida Limited Liability Company
RND HEADQUARTERS, LLC

Filing Information

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

Principal Address

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

Changed: 01/11/2010

Mailing Address

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

Changed: 01/11/2010

Registered Agent Name & Address

LOUIS, MYRIAM KESQ
2611 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

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

Document Images

04/17/2024 -- ANNUAL REPORT	View image in PDF format
03/30/2023 -- ANNUAL REPORT	View image in PDF format
03/18/2022 -- ANNUAL REPORT	View image in PDF format
03/25/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/24/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
01/30/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
02/09/2009 -- ANNUAL REPORT	View image in PDF format
07/30/2008 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L08000073133

Entity Name: RND HEADQUARTERS, LLC

Current Principal Place of Business:

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

Current Mailing Address:

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

FEI Number: 26-3160194

FILED
Apr 17, 2024
Secretary of State
2649442813CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LOUIS, MYRIAM KESQ
2611 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020 US

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

SIGNATURE:

Electronic Signature of Registered Agent — Date

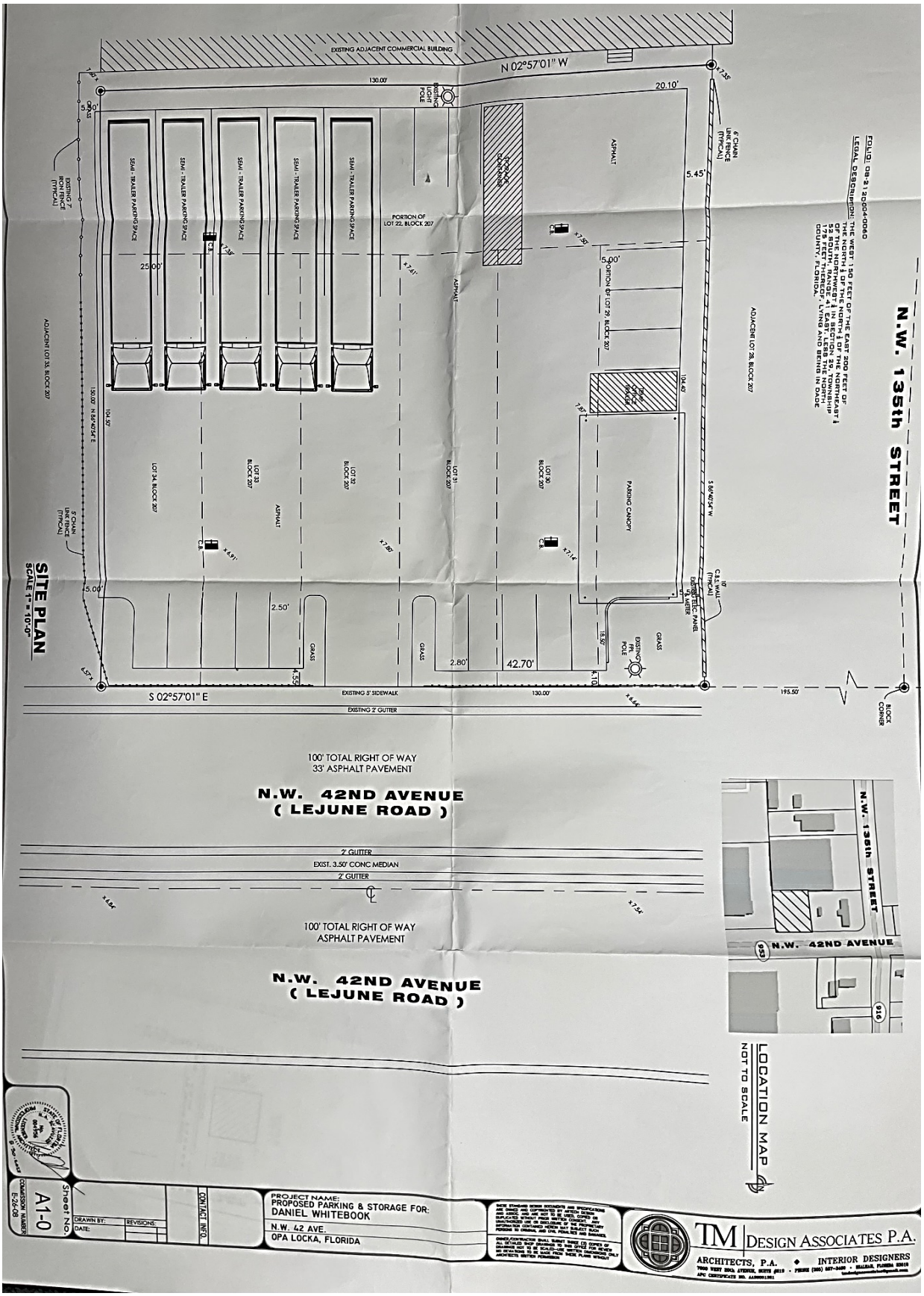
Authorized Person(s) Detail :

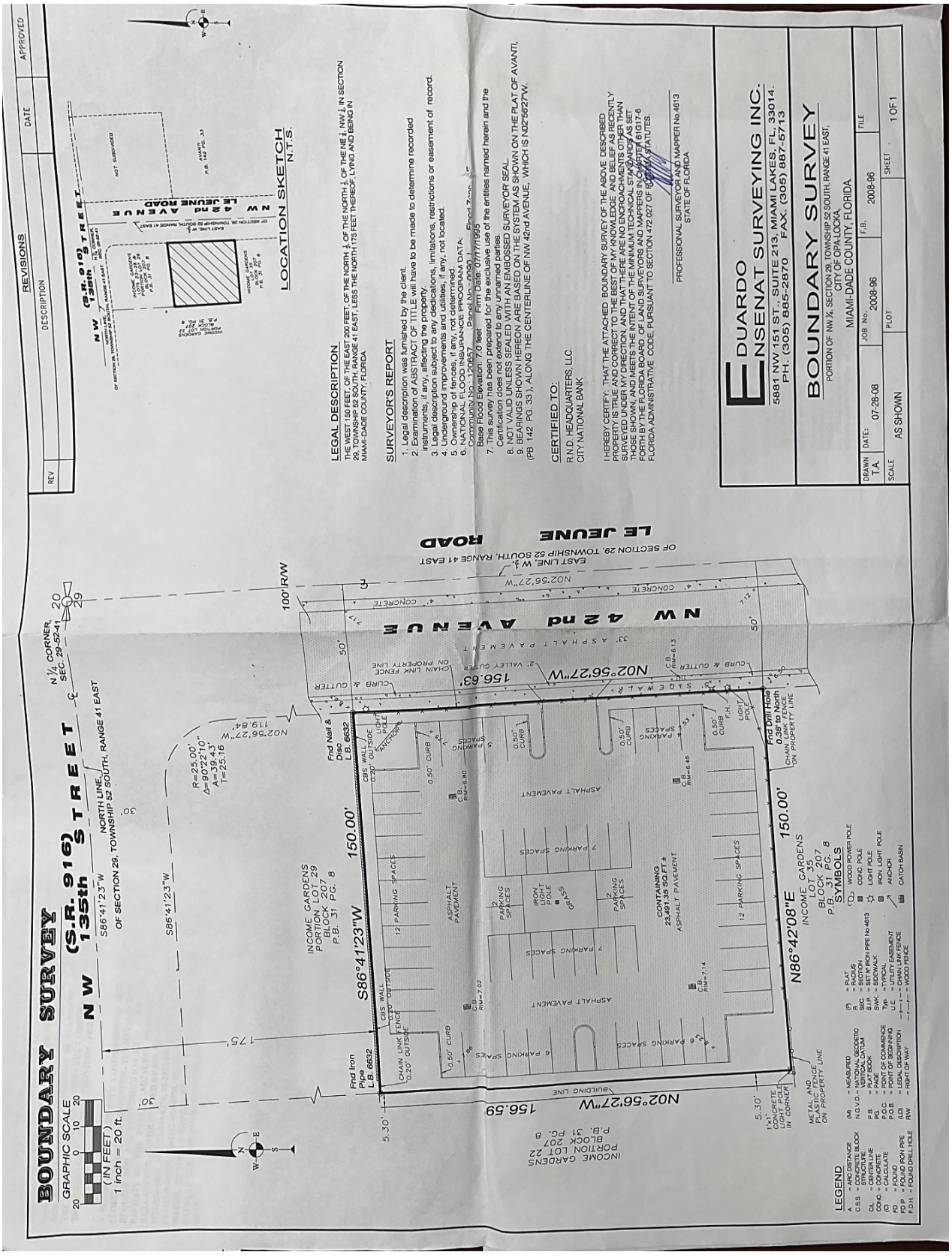
Title	MGRM
Name	WHITEBOOK, DANIEL S
Address	13449 N. W. 42ND AVENUE
City-State-Zip:	OPA LOCKA FL 33054

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

SIGNATURE: DANIEL S. WHITEBOOK MGRM 04/17/2024

Electronic Signature of Signing Authorized Person(s) Detail — Date


SITE PLAN
SCALE 1" = 10'-0"
EXISTING ADJACENT COMMERCIAL BUILDING
N 02°57'01" W
130.00'
20.10'
5.45'
SEMI - TRAILER PARKING SPACE
SEMI - TRAILER PARKING SPACE
SEMI - TRAILER PARKING SPACE
SEMI - TRAILER PARKING SPACE
SEMI - TRAILER PARKING SPACE
STORAGE CONTAINER
ASPHALT
6' CHAIN LINK FENCE (TYPICAL)
EXISTING 7' IRON FENCE (TYPICAL)
EXISTING LIGHT POLE
PORTION OF LOT 22, BLOCK 207
25.00'
5.00'
PORTION OF LOT 29, BLOCK 207
ADJACENT LOT 28, BLOCK 207
ADJACENT LOT 34, BLOCK 207
104.40'
PARKING CANOPY
LOT 34, BLOCK 207
LOT 33, BLOCK 207
LOT 32, BLOCK 207
LOT 31, BLOCK 207
LOT 30, BLOCK 207
S 88°40'54" W
5' CHAIN LINK FENCE (TYPICAL)
C.B.S. WALL (TYPICAL)
ELECTRIC PANEL & METER
EXISTING LIGHT POLE
GRASS
2.50'
2.80'
42.70'
18.50'
4.55'
S 02°57'01" E
EXISTING 5' SIDEWALK
EXISTING 2' GUTTER
130.00'
195.50'
BLOCK CORNER
N.W. 135th STREET
100' TOTAL RIGHT OF WAY
33' ASPHALT PAVEMENT
N.W. 42ND AVENUE
(LEJUNE ROAD)
2' GUTTER
EXIST. 3.50' CONC MEDIAN
2' GUTTER
100' TOTAL RIGHT OF WAY
ASPHALT PAVEMENT
N.W. 42ND AVENUE
(LEJUNE ROAD)
LOCATION MAP
NOT TO SCALE
N.W. 135th STREET
N.W. 42ND AVENUE
95
916
PROJECT NAME:
PROPOSED PARKING & STORAGE FOR:
DANIEL WHITEBOOK
N.W. 42 AVE.
OPA LOCKA, FLORIDA
CONTACT INFO.
REVISIONS:
DRAWN BY:
DATE:
Sheet No.
A1-0
TM DESIGN ASSOCIATES P.A.
ARCHITECTS, P.A. ◆ INTERIOR DESIGNERS


BOUNDARY SURVEY
GRAPHIC SCALE
1 inch = 20 ft.
(IN FEET)
N W 135th STREET (S.R. 916)
NORTH LINE OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST
S86°41'23"W
N¼ CORNER SEC. 29-52-41
20
29
R=25.00'
Δ=90°22'10"
A=39.43'
T=25.16
N02°56'27"W
119.84'
Fnd Nail & Disc L.B. 6632
100' R/W
LE JEUNE ROAD
EAST LINE, W½ OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST
NW 42nd AVENUE
CONCRETE
CURB & GUTTER
CHAIN LINK FENCE ON PROPERTY LINE
N02°56'27"W 156.63'
33' ASPHALT PAVEMENT
SIDEWALK
CURB & GUTTER
7.12'
50'
INCOME GARDENS
PORTION LOT 29
BLOCK 207
P.B. 31 PG. 8
S86°41'23"W 150.00'
CBS WALL 0.20' OUTSIDE
CHAIN LINK FENCE 0.20' OUTSIDE
Fnd Iron Pipe L.B. 6632
0.50' CURB
12 PARKING SPACES
ASPHALT PAVEMENT
C.B. RIM=7.02
C.B. RIM=6.80
C.B. RIM=7.14
C.B. RIM=6.13
C.B. RIM=6.45
IRON POLE
GRASS
7 PARKING SPACES
8 PARKING SPACES
CONTAINING 23,481.35 SQ.FT.± ASPHALT PAVEMENT
LIGHT POLE
Fnd Drill Hole 0.38' to North CHAIN LINK FENCE ON PROPERTY LINE
N86°42'08"E 150.00'
INCOME GARDENS
LOT 35
BLOCK 207
P.B. 31 PG. 8
SYMBOLS
WOOD POWER POLE
CONC POLE
LIGHT POLE
IRON LIGHT POLE
ANCHOR
CATCH BASIN
BUILDING LINE
5.30'
1'x1' CONCRETE MONUMENT IN CORNER
METAL AND PLASTIC FENCE ON PROPERTY LINE
INCOME GARDENS PORTION LOT 22 P.B. 31 PG. 8
LEGEND
A = ARC DISTANCE
CBS = CONCRETE BLOCK STRUCTURE
CL = CENTER LINE
CONC = CONCRETE
CALC = CALCULATE
FD = FOUND
FD P = FOUND IRON PIPE
FD M = FOUND DRILL HOLE
(M) = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
P.B. = PLAT BOOK
PG. = PAGE
P.O.C. = POINT OF COMMENCE
P.O.B. = POINT OF BEGINNING
(LD) = LEGAL DESCRIPTION
R/W = RIGHT OF WAY
(P) = PLAT
R = RADIUS
SEC. = SECTION
S.I.P. = STEEL PIPE No 4613
SW. = SIDEWALK
Typ. = TYPICAL
U.E. = UTILITY EASEMENT
W.F. = WOOD FENCE
LOCATION SKETCH
N.T.S.
NW 42nd AVENUE
LE JEUNE ROAD
NW 135th STREET (S.R. 916)
NOT SUBDIVIDED
LEGAL DESCRIPTION
THE WEST 150 FEET, OF THE EAST 200 FEET, OF THE NORTH ¼ OF THE NORTH ¼ OF THE NE ¼ NW ¼ IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 175 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
SURVEYOR'S REPORT
1. Legal description was furnished by the client.
2. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting the property.
3. Legal description subject to any dedications, limitations, restrictions or easement of record.
4. Underground improvements and utilities, if any, not located.
5. Ownership of fences, if any, not determined.
6. NATIONAL FLOOD INSURANCE PROGRAM DATA:
Community No.: 120651 Panel No.: 0317 Suffix: L Effect. Date: 09/11/2009
Base Flood Elevation: 7.0 feet
7. This survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed parties.
8. NOTHING SHOWN HEREON SHALL BE CONSTRUED AS GIVING ANY RIGHTS OR BENEFITS TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF FLORIDA STATUTES.
9. BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF AVANTI, (PB 142 PG. 33), ALONG THE CENTERLINE OF NW 42nd AVENUE, WHICH IS N02°56'27"W.
CERTIFIED TO:
R.N.D. HEADQUARTERS, LLC.
CITY NATIONAL BANK
I HEREBY CERTIFY, THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN
PROFESSIONAL SURVEYOR AND MAPPER No.4613
STATE OF FLORIDA
EDUARDO ENSENAT SURVEYING INC.
5881 NW 151 ST., SUITE 213, MIAMI LAKES, FL. 33014.
PH. (305) 885-2870 FAX: (305) 887-5713
BOUNDARY SURVEY
PORTION OF NW ¼, SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST,
CITY OF OPA-LOCKA,
MIAMI-DADE COUNTY, FLORIDA
DRAWN: T.A.
DATE: 07-28-08
JOB No.: 2008-96
F.B.: 2008-96
FILE:
SCALE: AS SHOWN
PLOT:
SHEET: 1 OF 1
REVISIONS
REV
DESCRIPTION
DATE
APPROVED

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF A 43,000 SQUARE FOOT CATERING FACILITY ON THE TWELVE ADJACENT PROPERTIES LOCATED AT 2466 ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370, 08-2122-004-0360, 08-2122-004-0340, 08-2122-004-0350, 08-2122-004-0330, 08-2122-004-0320, 08-2122-004-0310, 08-2122-004-0300, AND 08-2122-004-0290, IN THE I-1 ZONING DISTRICT, WITHIN THE CORRIDOR MIXED USE OVERLAY AND THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, EOP GROUP, LLC., intends to construct a 43,000 square foot, two story commercial kitchen and catering facility at the twelve-parcel site beginning at 2466 Ali Baba Avenue and provide adequate parking and landscaping in accordance with the City's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for development agreement review to construct this two-story, Moorish-inspired industrial kitchen and warehouse facility in the Light Industrial Zoning District (I-1), within the Corridor Mixed Use Overlay District and within the Innovation District; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka ~~has~~ reviewed the application on November 4, 2025, of the EOP GROUP, 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 or denial of the D~~d~~evelopment A~~a~~greement request by the Applicant, as provided herein and attached; and

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 or denies 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 Development Agreement ~~approval~~ for the Construction of a 43,000 square foot, two story commercial kitchen and catering facility on the twelve parcel site beginning at 2466 Ali Baba Avenue and provide adequate parking and landscaping in accordance with the City's Land Development Regulations and identified by folios **08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370, 08-2122-004-0360, 08-2122-004-0340, 08-2122-004-0350, 08-2122-004-0330, 08-2122-004-0320, 08-2122-004-0310, 08-2122-004-0300, AND 08-2122-004-0290** in the I-1 Zoning District, within the Corridor Mixed Use Overlay District and within the Innovation District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 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	_____

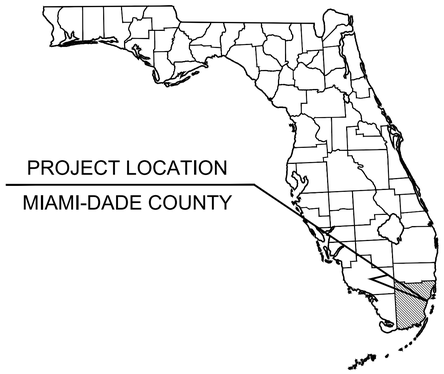
2466 ALI BABA AVENUE

PREPARED FOR

EOP GROUP, LLC

SECTION 22, TOWNSHIP 52S, RANGE 41E

OPA LOCKA- FLORIDA



PROJECT TEAM

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FIBER PROVIDER
RESURGENCE INFRASTRUCTURE
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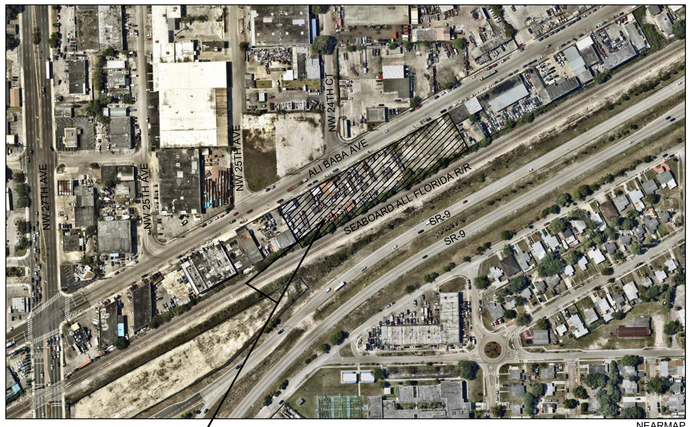

LOCATION MAP
NTS

NORTH

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C-303	WATER AND SEWER DETAILS
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ENGINEERING CERTIFICATION

THE PLAN WAS PREPARED BY UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

ALL CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION, 2025-2026 STANDARD PLANS AND 2025-2026 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

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No.	REVISIONS	DATE	BY

GAVILIAN CONSULTING, LLC
10820 FOX GLEN DRIVE, BOCA RATON, FL 33428
PHONE: 954-319-6738
FLORIDA REGISTRY: 38612

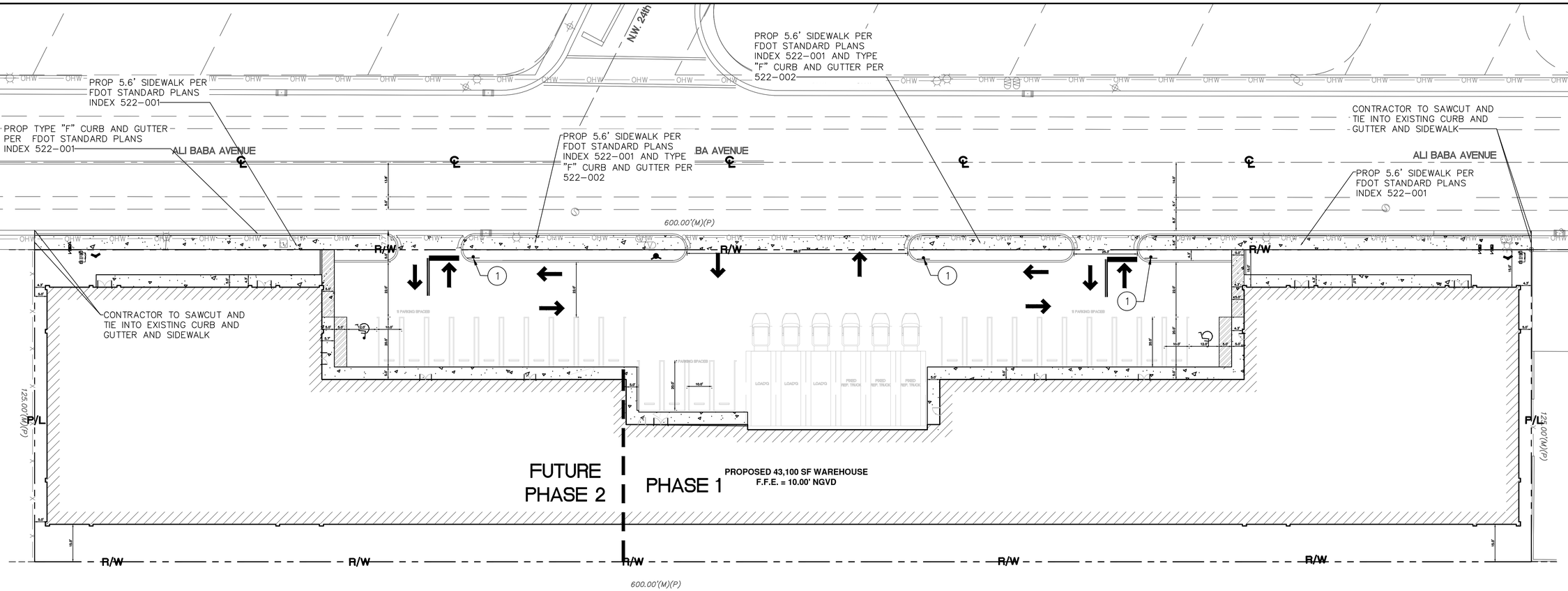
PROJECT 150100040
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY GB
DRAWN BY DO
CHECKED BY GB

2466 ALI BABA AVENUE
GOLD CATERING
OPA LOCKA FL

COVER SHEET

SHEET NUMBER
C-100

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gavilian Consulting, LLC shall be without liability to Gavilian Consulting, LLC.



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- CENTER LINE OF ROAD
- PROP SIGN
- PROP BUILDING
- PROP TYPE 'F' CURB & GUTTER
- PROP TYPE 'D' CURB
- PROP VALLEY GUTTER
- PROP CONCRETE SIDEWALK

R1-1 STOP

①

SITE DATA	
NAME OF PROJECT:	GOLD CATERING
FOLIO #'S:	08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370 08-2122-004-0390, 08-2122-004-0350 08-2122-004-0390, 08-2122-004-0330 08-2122-004-0320, 08-2122-004-0310 08-2122-004-0300, 08-2122-004-0290
PRINCIPLE ADDRESS:	2466 ALI BABA AVENUE OPA LOCKA, FL 33054
TOTAL SITE AREA:	75,000 SF (1.72 AC)
FEMA FLOOD ZONE:	ZONE Z (12086C0136L) DATED 9/11/2009
ZONING:	I-1 (LIGHT INDUSTRIAL)
FUTURE LAND USE:	INDUSTRIAL
SECTION/TOWNSHIP/RANGE:	22/52S/41E
LEGAL DESCRIPTION:	LOTS 30-41, INCLUSIVE, BLOCK 1, OF SECOND ADDITION TO MAGNOLIA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 89, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY,FL.

SITE AREA CALCULATIONS	
TOTAL SITE AREA:	75,000 SF
TOTAL IMPERVIOUS AREA:	61,257 SF (1.41 AC) (81.7%)
BUILDING AREA (1ST FLOOR ONLY):	40,100 SF
PAVEMENT/SIDEWALK AREA:	21,157 SF
TOTAL PERVIOUS AREA:	13,743 SF (0.315 AC) (18.3%)

BUILDING AREA BREAKDOWN	
FIRST FLOOR (WAREHOUSE):	40,100 SF
SECOND FLOOR (OFFICE):	2,940 SF
TOTAL BUILDING AREA:	43,040 SF

BULK REQUIREMENTS		
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	75,000 SF
FLOOR AREA RATIO:	3.0 75,000 SF X 3 = 225,000 SF	0.19 43,040/225,000
BUILDING SETBACKS:		
FRONT (NORTH):	15'	15'
SIDE (INTERIOR) (EAST/WEST):	0'	4.3'/4.3'
REAR (SOUTH):	15'	15'
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 45'	45'

PARKING REQUIREMENTS			
USE:	BLDG AREA:	RATE	SPACES
WAREHOUSE:	40,100 SF	1 SPACE/2,500 SF	16.04
OFFICE:	2,940 SF	1 SPACE/400 SF	7.35
			23.4 OR 24 SPACES
TOTAL PARKING PROVIDED:			26 SPACES
HANDICAP PARKING (HC)			
HC PARKING REQUIRED:			2 SPACES
HC PARKING PROVIDED:			2 SPACES

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

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No.	REVISIONS	DATE	BY

GAVILIAN CONSULTING, LLC
10820 FOX GLEN DRIVE, BOCA RATON, FL 33428
PHONE: 954-319-6738
FLORIDA REGISTRY: 38612

PROJECT 150100040
DATE SEPT 2025
SCALE AS SHOWN
DESIGNED BY GB
DRAWN BY DO
CHECKED BY GB

2466 ALI BABA AVENUE
GOLD CATERING
OPA LOCKA, FL

SITE PLAN

SHEET NUMBER
SP-1

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811)" AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).
4. BOUNDARY & TOPOGRAHIC SURVEY AND ALTA SURVEY PROVIDED BY GAVY & ASSOCIATES, INC. DATED 04/16/2025.

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR CITY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR CITY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION AS RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE EQUIPMENTS OF CHAPTER 62-555.320, FAC.
11. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-VELL PLASTIC PIPE ASSOCIATIONS "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM"
12. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION.
13. ALL WATER MAIN PIPES SHALL BE COLOR CODED USING BLUE AS A PREDOMINANT COLOR IN ACCORDANCE WITH RULE 62-555.320(21)(B)(3), FAC.
14. NO CONNECTIONS TO EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS & BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF OPA LOCKA & OTHER AHJ.
15. LOCATOR TAPE AND WIRE SHALL BE INSTALLED ON ALL NEW WATER MAINS. TAPE WILL BE 3" WIDE AND COLOR CODED AND INSTALLED 12" ABOVE WATER MAIN. WIRE WILL BE 14 STRAND AND COLOR CODED.
16. R.P.M.'S TO BE INSTALLED PRIOR TO C/O AT CENTER OF NEAREST DRIVE AISLE ADJACENT TO ALL HYDRANTS (BLUE). FOR HYDRANTS AT CORNERS, TWO (2) R.P.M.'S SHALL BE INSTALLED, ONE AT EACH ROADWAY.
17. WATER DISTRIBUITION SYSTEM MATERIAL:
   A. THE WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP).
   B. WHERE DUCTILE IRON PIPE (DIP) IS REQUIRED IT SHALL BE 60-42-10. CLASS 50 WALL THICKNESS WITH INTERIOR CEMENT LINING AND EXTERIOR COAL TAR COATING CONFORMING TO ANSI/AWWA C151/A21.51-LATEST REVISION.
   C. PIPE JOINTS SHALL BE MECHANICAL, CONFORMING TO AWWA C-111-00.
   D. ALL GASKETS SHALL BE NEOPRENE. WHERE REQUIRED POLYETHYLENE WRAP SHALL BE INSTALLED.
18. GRAVITY SEWAGE COLLECTION SYSTEM MATERIAL:
   A. ALL SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SRD 35, WITH PUSH-ON RUBBER GASKET JOINTS.
   B. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR EQUAL.
   C. WHERE DIP IS REQUIRED, IT SHALL BE 60-42-10 CLASS 50 WALL THICKNESS WITH INTERIOR POLY LINING AND EXTERIOR COAT FOR COATING CONFORMING TO ANSI/AWWA C151/A21.51-91.

   MANHOLES
   A. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4000 PSI CONCRETE AND GRADE 40 STEEL.
19. TESTING:
   A. PRIOR TO ANY PHYSICAL CONNECTIONS TO EXISTING WATER MAIN SYSTEM, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST, OTHERWISE, TEST SHALL BE CONSIDERED UNSATISFACTORY.
   B. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OF OPA-LOCKA UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD.
   C. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05 OR LATEST REVISION.
   D. ALL NEW WATER MAINS SHALL BE PIGGED PRIOR TO DISINFECTION.
   E. METER CONNECTIONS SHALL BE MADE TO NEW LINES ONLY AFTER TWO CONSECUTIVE DAYS OF BACTERIOLOGICAL SAMPLES HAVE PASSED, AND COPIES OF RESULTS HAVE BEEN PROVIDED TO THE ENGINEER OF RECORD, CITY OF OP-LOCKA AND MIAMI-DADE COUNTY HEALTH DEPT.
   F. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF A MAXIMUM OF 1200' UNLESS OTHERWISE SPECIFIED ON THE PLANS.
   G. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{S * D * \sqrt{P}}{148{,}000}$$

   IN WHICH L EQUALS THE MAXIMUM ALLOWABLE LEAKAGE IN GALLONS PER HOUR. S EQUALS LENGTH OF PIPE (FT), D EQUALS NOMINAL DIAMETER OF PIPE (IN.) AND P EQUALS THE MINIMUM TEST PRESSURE (LBS/SQUARE IN.).

DEMOLITION NOTES

1. ALL MATERIAL

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gavilian Consulting, LLC shall be without liability to Gavilian Consulting, LLC.

GENERAL NOTES & SPECIFICATION FOR WATER AND SEWER MAIN INSTALLATIONS (NOT A PART OF MDWASD NOTES NOR APPROVAL)

1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.
2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA 811. CONTRACTOR TO INCLUDE ON AS-BUILTS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.
3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.
4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.
5. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE ALL MAINS, ALL FITTINGS, ATTACHMENTS, AND EQUIPMENT REQUIRED TO PERFORM TESTING PER WASD STANDARDS. PIPE AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH M-DWASD STANDARD DETAIL GS 2.0 (1 THRU 5 OF 5)
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL INSPECTIONS.
8. ALL TRENCHES TO BE OVER-EXCAVATED A MINIMUM OF 6" TO PROVIDE FOR INSTALLATION OF ROCK BEDDING IN ACCORDANCE WITH M-DWASD STANDARDS.
9. SURFACE RESTORATION, PAVEMENT AND SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH M-DWASD STANDARD DETAILS GS1.9, SS18.0, A1.0, A1.1 AND A4.0, M-DCPWD STANDARD DETAIL R21.1.
10. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER LATERALS PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER CONNECTIONS. CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE SEWER CONNECTION AND PROVIDE THE REQUIRED FITTINGS AND CLEANOUTS AS NEEDED. ALL MODIFICATIONS TO ALIGNMENT SHALL BE CLEARLY RECORDED IN THE AS-BUILT DOCUMENTS.

NOT A PART OF MDWASD NOTES OR APPROVAL

11. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
12. THE PERMITTEE WILL ENSURE THAT NO UNSAFE AREA(S) FOR PEDESTRIAN WILL REMAIN DURING ANY TIME OF CONSTRUCTION. PEDESTRIAN CONTROL FOR CLOSURE OF ROADS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX SERIES 600.
13. ACCESS TO REMAIN OPEN AT ALL TIMES. THE PERMITTEE SHALL PROVIDE AND MAINTAIN SAFE TEMPORARY ACCESS TO ALL ADJACENT PROPERTY AT ALL TIMES AND SHALL MAINTAIN ACCOMMODATIONS FOR INTERSECTING AND CROSSING TRAFFIC WITHIN THE CONSTRUCTION ZONE. NO ROAD OR STREET CROSSING SHALL BE BLOCKED OR UNDULY RESTRICTED AS DETERMINED BY THE ENGINEER.
14. FOR SEWER CONNECTIONS TO V.C.P., THE CONTRACTOR SHALL TELEVISE THE V.C.P. PIPE BEFORE AND AFTER INSTALLATION.
15. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED (AS APPLICABLE).

RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
    a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
    b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
    c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
    d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
    Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

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REQUIREMENTS PER DEPARTMENT OF HEALTH (NOT A PART OF MDWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS:

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
2. BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.
3. BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
4. BETWEEN GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER, PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
5. BETWEEN ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEMS SHALL BE 10 FT. MINIMUM.

WATER MAIN VERTICAL SEPARATIONS:

6. SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*
7. BETWEEN PRESSURE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

* NOTE: CENTER ONE (1) – FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OF PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

WATER NOTES (NOT PART OF MDWASD NOTES OR APPROVAL):

1. CONTRACTOR SHALL PERFORM WATER QUALITY SAMPLES PRIOR TO CONSTRUCTION. VITON O-RING GASKETS SHALL BE PROVIDED WITHIN ALL LIMITS OF IDENTIFIED CONTAMINATION NOT SPECIFICALLY NOTED ON PLANS.
2. CONTRACTOR TO FIELD ADJUST ALL EXISTING VALVE BOXES AND LID ELEVATIONS TO MATCH PROPOSED GRADE ELEVATIONS.
3. ALL PROPOSED UTILITY REMOVALS AND RELOCATIONS DONE BY CONTRACTOR OR BY OTHERS ARE REQUIRED PRIOR TO PROPOSED WM CONSTRUCTION. CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITY OWNERS PRIOR TO CONSTRUCTION.
4. PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS AND FOR TRENCH CUTS SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAIL R21.1 AND FDOT LATEST DESIGN STANDARDS FOR STATE ROADS.

SEWER NOTES (NOT PART OF MDWASD NOTES OR APPROVAL):

5. SANITARY SEWER SERVICE SHALL NOT BE DISRUPTED AT ANY TIME. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PREPARE AND OBTAIN WRITTEN APPROVAL FROM MDWASD FOR A TEMPORARY SEWAGE BY-PASS SYSTEM THAT WILL MAINTAIN SANITARY SERVICE DURING CONSTRUCTION. NO EXISTING SANITARY MAINS OR LATERALS SHALL BE CUT, PLUGGED OR REMOVED PRIOR TO THE APPROVED BY-PASS BEING OPERATIONAL. THE BY-PASS SYSTEM SHALL REMAIN IN SERVICE UNTIL THE PROPOSED SANITARY SEWER MAINS ARE PLACED INTO SERVICE AND ALL EXISTING MAINS AND SERVICES ARE RECONNECTED TO THE PROPOSED MAINS.
6. CONTRACTOR SHALL FIELD VERIFY EXISTING LATERALS TO DETERMINE EXISTING LOCATION, SIZE, MATERIAL, AND OPERATIONAL STATUS (ACTIVE/INACTICE).
7. CONTRACTOR TO ADJUST ALL EXIST. MANHOLE AND CLEAN OUT RIM ELEVATIONS TO MATCH PROPOSED GRADE ELEVATIONS. REFER TO MDWASD DETAIL A 8.0.
8. PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS AND FOR TRENCH CUTS SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAIL R21.2 AND/OR FDOT STANDARDS.
9. ALL MODIFICATIONS, REMOVAL, AND RELOCATIONS OF EXIST. UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO FIELD VERIFY SANITARY SEWER MAIN CONDITION BEFORE CONNECTING. IF SANITARY SEWER MAIN IS IN BAD CONDITION THE CONTRACTOR SHALL CONTACT MDWASD AND THE ENGINEER OF RECORD.

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:
    a. EASEMENTS, IF REQUIRED
    b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
    c. ABSOLUTE BILL OF SALE
    d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
       ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
    e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
    f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
    g. BILL OF SALE SKETCH (8½" x 11") FOR WATER AND SEWER, SEPARATELY
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	CROSS REF.	SPEC. REF.
03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION	GS 0.5	
07/20/2016	D.V.		SHEET 1 OF 2	

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℄, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	CROSS REF.	SPEC. REF.
03/11/2009	V.F.C.	"RECORD DRAWING" REQUIREMENTS	GS 0.5	
07/20/2016	D.V.		SHEET 2 OF 2	

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF MD-WASD LICENSED OPERATOR AND MD-WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

- CUT AND PLUGS
- WATER MAIN OFFSETS
- INTERCONNECTIONS
- SERVICE INSTALLATIONS/ RETIREMENTS/ SERVICES TRANSFERS
- HYDRANT INSTALLATIONS/ RETIREMENTS/ RELOCATIONS
- ANY WORK THAT MY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.

CONTRACTOR SHALL ENSURE ALL SITE PREPARATION REQUIREMENTS ARE MET AS DICTATED IN THE GEOTECHNICAL REPORT

NOTE:
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS SHALL BE RESTRAINED PER GS 2.0

NOTE:
SUBJECT SITE IS WITHIN A SALTWATER INTRUSION AREA. ALL PROPOSED DIP AND FITTINGS TO BE ZINC COATED AND POLYETHYLENE ENCASED PER MD-WASD DETAIL A 9.0

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

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No.	REVISIONS	DATE	BY

GAVILIAN CONSULTING, LLC
10820 FOX GLEN DRIVE, BOCA RATON, FL 33428
PHONE: 954-319-6738
FLORIDA REGISTRY: 38612

PROJECT
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

2466 ALI BABA AVENUE
GOLD CATERING
FL
OPA LOCKA

MIAMI-DADE DERM & HEALTH DEPARTMENT NOTES

SHEET NUMBER
C-102

CIVIL RELATED DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

I. GENERAL

FOR THIS PROJECT, "OWNER" SHALL MEAN LIVELY STONE, LLC., "SURVEY" SHALL MEAN THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LONGITUDE SURVEYORS ON 09/01/20 AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.

1. EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
2. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO EXISTING ITEMS INTENDED TO REMAIN, INCLUDING TREES.
4. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.
5. PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.
6. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
7. PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).
8. THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, STOP WORK IMMEDIATELY AND NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. DO NOT CONTINUE WORK UNTIL THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE.
9. EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY THE CONTRACTORS ACTIVITIES SHALL BE REPAIRED, PATCHED OR REPLACED, SOLELY AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S AND OWNER'S SATISFACTION.
10. TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER THE ISSUANCE OF THE NOTICE TO PROCEED.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

A. PROTECT ALL EXISTING STRUCTURAL AND VEGETATIVE ELEMENTS TO REMAIN DURING DEMOLITION UNLESS OTHERWISE SPECIFIED. CONTRACTOR TO OBTAIN APPROVAL FROM THE CITY OF DEERFIELD BEACH PLANNING DEVELOPMENT SERVICES AND ENVIRONMENTAL SERVICES/ENGINEERING FOR ANY EXCAVATION WITHIN FIFTEEN (15) FEET OF A CITY-OWNED TREE.

B. IF APPLICABLE, PATCH AND REPAIR ALL SURFACES WITHIN THE PUBLIC R/W AFFECTED BY DEMOLITION.

C. SAW-CUT IN NEAT, STRAIGHT LINES, EXISTING CONCRETE OR ASPHALT PAVEMENT.

D. ALL EXISTING CHAIN LINK FENCES AND CBS WALLS ALONG THE PERIMETER OF THE PROPERTY SHALL REMAIN, UNLESS OTHERWISE SPECIFIED.

E. NO ELECTRIC POLES, STREET LIGHTS, WATER METERS/VALVES, FIRE HYDRANTS ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT-OF-WAY, UNLESS OTHERWISE NOTED ON THE PLANS.

F. MAINTAIN ALL EXISTING SURVEY REFERENCES AND MARKERS IN PLACE, OTHERWISE THEY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

G. REFER TO LANDSCAPE PLANS FOR VERIFICATION OF ALL EXISTING TREES TO BE REMOVED, RELOCATED OR TO REMAIN.

H. REMOVE ALL EXISTING IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.

II. DESCRIPTION

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.
2. ALL SITE WORK INCLUDES , BUT IS NOT LIMITED TO THE FOLLOWING:

D. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, AND PAVEMENT.

E. FULL DEPTH REMOVAL OF EXISTING BUILDING FOUNDATIONS, UNDERGROUND UTILITIES AND RELATED STRUCTURES.

F. CLEARING SITE OF DEMOLITION DEBRIS.

G. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.

H. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION OF EXISTING UTILITIES.

I. COORDINATION WITH GOVERNING AGENCIES FOR PROPOSED DEMOLITION AND CONSTRUCTION WORK ALONG ALI BABA AVE.

III. APPLICABLE CODES

1. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.
2. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF OPA-LOCKA PUBLIC WORKS & UTILITIES DEPARTMENT, AND OTHER GOVERNMENTAL AGENCIES WHO MAY HAVE JURISDICTION OF THE PUBLIC RIGHT-OF-WAY. SAID WORK SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS OBTAINED ALL PERMITS AND NOTIFIED ALL THE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

1. AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.
2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. CONTRACTOR SHALL COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.
5. ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY WATER BODIES, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.
6. AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORMWATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE TO ORDER TEMPORARY SUSPENSION OF THE WORK.
7. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.
9. THE CONTRACTOR SHALL SECURE THE WORK AREA WITH FENCING OR OTHER MEANS AS APPROVED BY THE OWNER.

VI. TRAFFIC MAINTENANCE

1. THE CONTRACTOR SHALL FOLLOW FDOT MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHTS-OF-WAY AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT STANDARD PLANS I02 INDEX SERIES), AND PREPARE AND OBTAIN APPROVAL OF SUCH MAINTENANCE OF TRAFFIC PLAN FROM THE APPROPRIATE REGULATORY AGENCY.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING GUARDRAILS, LAMPS, WARNING SIGNS AND FLAGS AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.
3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660 AND OBTAINING APPROVAL FROM THE GOVERNING JURISDICTIONAL AGENCY.
4. THE CONTRACTOR SHALL NOTIFY THE CITY PRIOR TO OBSTRUCTING METERED PARKING SPACES.
5. THE CONTRACTOR SHALL CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. ALL PUBLIC PAVED STREETS AND WALKWAYS MUST BE KEPT FREE OF DEBRIS. THE CONTRACTOR MUST REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

1. REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.
2. REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.
3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND ANY SALVAGE VALUE THERE FROM WILL ACCRUE TO THE CONTRACTOR.

VII. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT

1. THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES REQUIREMENTS.
2. THE CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN NPDES PERMIT PRIOR TO COMMENCEMENT OF DEMOLITION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENTATION AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

EROSION CONTROL NOTES AND SPECIFICATIONS:

BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE MIAMI DADE COUNTY LAND DEVELOPMENT REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 40D-4, F.A.C. AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

B. SEDIMENTION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERIC PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. FUEL SPILLS AND LEAKS PREVENTION
2. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
4. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
5. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
6. SOLID WASTE MANAGEMENT
7. HAZARDOUS WASTE MANAGEMENT
8. CONCRETE WASTE MANAGEMENT
9. SANDBLASTING WASTE MANAGEMENT
10. STRUCTURE CONSTRUCTION AND PAINTING
11. SPILL PREVENTION AND CONTROL
12. CONTAMINATED SOIL MANAGEMENT
13. SANITARY/SEPTIC WASTE MANAGEMENT
14. SOIL EROSION CONTROL
15. STORM WATER TURBIDITY MANAGEMENT

ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.

H. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.

I. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

J. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORMWATER EROSION CONTROL PRACTICES:

A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.

D. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE.

H. SOD SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

I. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

J. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABILIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABILIZATION PRACTICES FOR DETAILS).
3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

STABILIZATION PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(A)

STRUCTURAL PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(A)

WASTE DISPOSAL:

A. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

B. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

C. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

OFFSITE TRACKING:

A. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

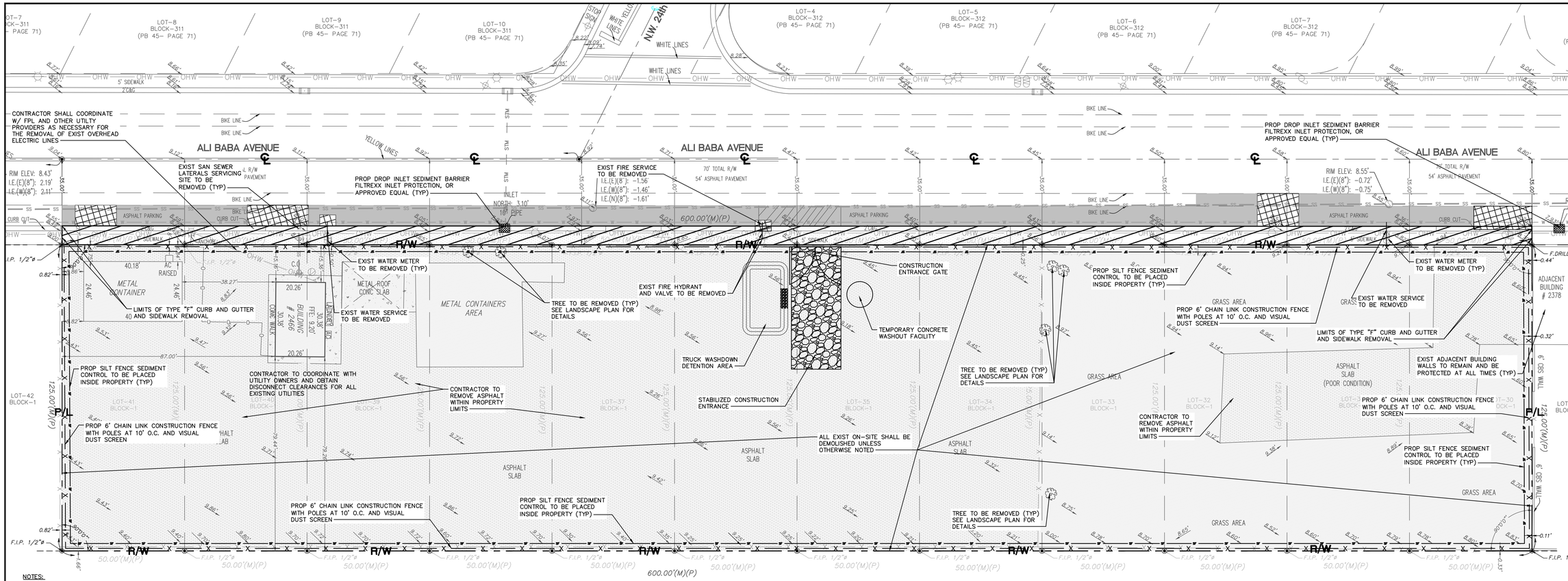
C. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.

D. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

E. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PRE



NOTES:

1. INFORMATION ON THIS PLAN IS BASED ON THE SURVEY PROVIDED BY GAVY & ASSOCIATES, INC., DATED 04/16/2025.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXIST FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION, AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN OMITTED FROM THE PLAN. THE CONTRACTOR SHALL THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXIST UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO SAWCUT AND MATCH EXIST WHEN CONNECTING TO ADJACENT PAVEMENT.
5. PROPOSED LIMITS OF DEMOLITION SHALL INCLUDE REMOVAL OF ALL BUILDING/STRUCTURES, SOD, LANDSCAPING, PAVEMENT (FULL DEPTH OF BASE), UTILITIES, LIGHTING, DRAINAGE, IRRIGATION, SIGNS, WALLS, FENCES, ETC. UNLESS OTHERWISE NOTED ON THIS PLAN.
6. IF REQUIRED, CONTRACTOR TO COORDINATE WITH THE CITY OF OPA-LOCKA PUBLIC WORKS DEPARTMENT AND MIAMI-DADE COUNTY PUBLIC WORK DEPARTMENT TO OBTAIN AN APPROVED MAINTENANCE OF TRAFFIC PLAN FOR VEHICULAR AND PEDESTRIAN TRAFFIC PRIOR TO COMMENCING WORK.
7. DO NOT BLOCK OR OBSTRUCT FIRE HYDRANTS AT ANY TIME. PROVIDE CERTIFIED FIRE EXTINGUISHERS ONSITE.
8. IF ASBESTOS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS TO PREPARE, AS REQUIRED, ALL NECESSARY ABATEMENT AS PER ENVIRONMENTAL REGULATIONS.
9. CONTRACTOR SHALL VISIT JOB SITE AND PHYSICALLY SURVEY ALL OF THE AS-BUILT CONDITIONS TO ASCERTAIN THE FULL SCOPE OF CLEARING AND DEMOLITION WORK. IF CONDITIONS ARE ENCOUNTERED OTHER THAN THOSE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
10. ANY GRAFFITI OR UNAPPROVED SIGNS THAT SHOW UP ON THE CONSTRUCTION FENCE OR JOBSITE SHALL BE REMOVED IMMEDIATELY.
11. INSTALL AND MAINTAIN DUST SCREENS ON THE INSIDE OF THE PROPOSED CONSTRUCTION FENCE IN ORDER TO PREVENT OBSTRUCTIONS TO THE SIDEWALK SHOULD THEY COME LOOSE.
12. CONTRACTOR SHALL SEEK CITY APPROVAL FOR ANY PUBLIC SIDEWALKS AND/OR STREETS TO BE CLOSED DURING CONSTRUCTION.
13. CONTRACTOR SHALL ENSURE PROPER EROSION CONTROL IS IN PLACE PRIOR TO DEMOLITION.
14. CONTRACTOR SHALL REFER TO WATER AND SEWER, AND PAVING AND GRADING PLANS FOR OFF-SITE UTILITY TRENCH, MILLING, AND RESURFACING LIMITS.
15. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS PREPARED FOR ADDITIONAL DEMOLITION WORK.
16. CONTRACTOR SHALL REFER TO THE WATER AND SEWER PLANS FOR ADDITIONAL INFORMATION ON THE REMOVAL OF WATER METERS, SANITARY SEWER LATERALS, WATER SERVICES, ETC.
17. REFER TO PAVING AND GRADING PLANS FOR THE PROPOSED MILLING AND RESURFACING LIMITS.
18. PROPOSED LIMITS OF PUBLIC SIDEWALK DEMOLITION INCLUDE REMOVAL OF EXIST SIDEWALK AND DRIVEWAYS. ALL WORK TO BE COORDINATED WITH MIAMI-DADE PUBLIC WORKS, FDOT AND THE OWNERS CONSTRUCTION SCHEDULE. THE MAINTENANCE OF TRAFFIC PLAN TO BE IN PLACE PRIOR TO COMMENCING WORK.
19. CONTRACTOR TO COORDINATE WITH OWNERSHIP OF FP&L, AT&T AND COMCAST FOR REMOVAL AND RELOCATION OF ALL EXIST. UTILITIES POLES, LIGHT POLES, OVERHEARD WIRES, ETC.
20. ASPHALT ROADWAY MUST BE SAW CUT WHEN REMOVING CURB AND GUTTER.
21. POST SIGN WITH 6-INCH TALL BUILDING ADDRESS VISIBLE TO STREET VIEW.
22. SEE LANDSCAPE PLANS FOR TREES TO REMAIN, BE REMOVED, RELOCATED, OR PROTECTED.

EROSION CONTROL NOTES:

1. STOCKPILED MATERIAL SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR ROCK BAGS.
2. DUMPSTER ARE REQUIRED TO BE COVERED WHEN NOT EMPTYING OR FILLING.
3. CONTRACTOR TO RELOCATE CONSTRUCTION FENCE AND SILT FENCE TO BE WITHIN PROPOSED PROPERTY LINES AFTER PROPOSED DEMOLITION AND RIGHT-OF-WAY IMPROVEMENTS ARE COMPLETED.
4. INSTALL AND MAINTAIN DUST SCREENS ON THE INSIDE OF THE PROPOSED CONSTRUCTION FENCE IN ORDER TO PREVENT OBSTRUCTION ON TO NEIGHBORING PROPERTIES.
5. TRUCK WASH DOWN WATER TO REMOVE EXCESSIVE DIRT FROM TIRES SHALL BE STORED AND TREATED IN THE PROPOSED TRUCK WASH DOWN AREAS IN ACCORDANCE WITH DETAILS PROVIDED. TRUC WASH DOWN LOCATIONS TO BE DETERMINED BY CONTRACTOR'S STAGING AND PHASING PLANS AND COORDINATED WITH CITY.
6. PROPOSED LOCATION OF SILT FENCE AND CONSTRUCTION FENCE MAY BE ADJUSTED DEPENDING ON CONTRACTOR'S STAGING AND PHASING PLANS. CONTRACTOR TO COORDINATE WITH CITY REGARDING APPROVAL OF FENCE LOCATION.
7. IF THERE IS EXCESS RAIN, THE CONTRACTOR SHALL PULL INLET PROTECTION DEVICES FOR ALL INLETS WITHIN RIGHT OF WAT TO FLOODING IN ROADWAY.
8. EXISTING UTILITIES TO REMAIN AND BE PROTECTED AT ALL TIMES.
9. CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR ANY REQUIRED TREE PROTECTION DETAILS.
10. SEE SHEET C-105 FOR EROSION CONTROL DETAILS.

SEABOARD ALL FLORIDA R/R

LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROP SILT FENCE SEDIMENT CONTROL
- PROP 6' CHAIN LINK CONSTRUCTION FENCE WITH POLES AT 10'-0" O.C. AND VISUAL DUST SCREEN
- PROP STABILIZED CONSTRUCTION ENTRANCE
- EXIST WATER MAIN
- DOUBLE DETECTOR CHECK VALVE
- WATER/IRRIGATION METER
- BACKFLOW PREVENTER
- ON-SITE DEMOLITION EXTENTS. UNLESS OTHERWISE INDICATED
- OFF-SITE DEMOLITION EXTENTS. (SEE NOTE 14 BELOW)
- LIMITS OF 2" MILL AND OVERLAY
- FULL DEPTH ASPHALT PAVEMENT REMOVAL

SURVEY LEGEND

- CATCH BASIN
- FIRE HYDRANT
- WOOD POWER POLE
- LIGHT POLE
- TRAFFIC METER
- STREET LIGHT METER
- TRAFFIC POLE
- PHONE BOX
- CABLE BOX
- MANHOLE
- INLET
- WATER METER
- WATER VALVE
- CONTROL VALVE
- PARKING SIGN
- TRAFFIC SIGN
- ELECTRIC METER
- HANDICAP
- ALUMINUM FENCE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- TREE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

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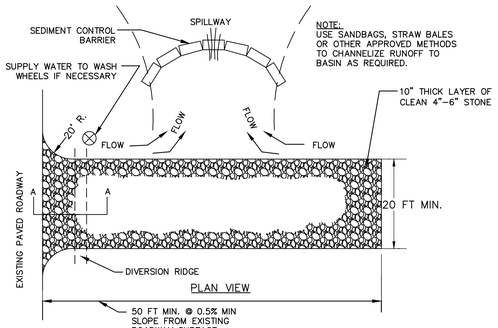
PROJECT 150100040
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY GB
DRAWN BY DO
CHECKED BY GB

2466 ALI BABA AVENUE
GOLD CATERING
OPA LOCKA FL

DEMOLITION & EROSION CONTROL PLAN

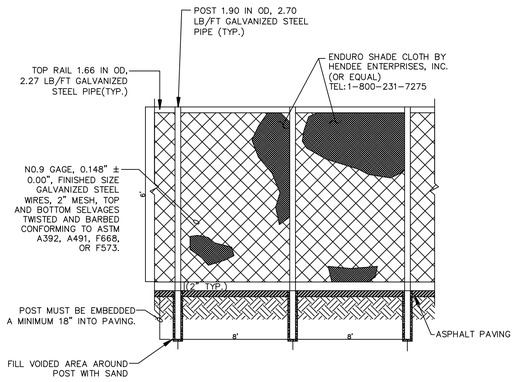
SHEET NUMBER
C-104



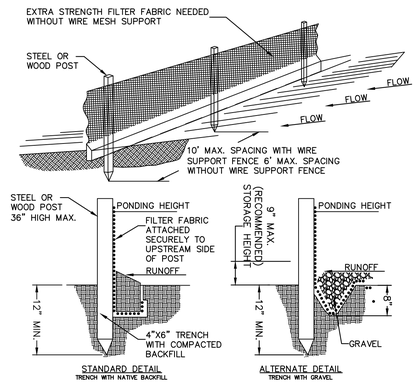
NOTES:

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

1 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

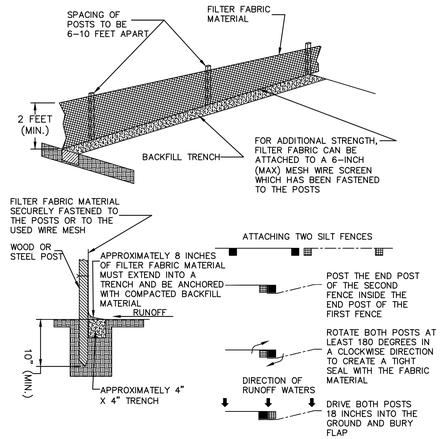


2 6' CHAIN LINK CONSTRUCTION FENCE WITH VISUAL DUST SCREEN
N.T.S.

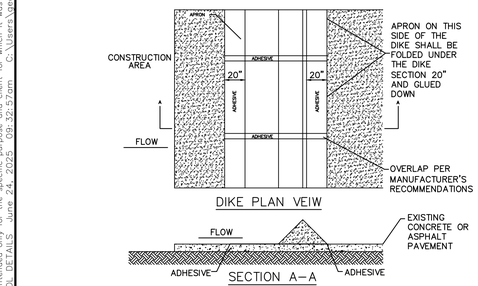


NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



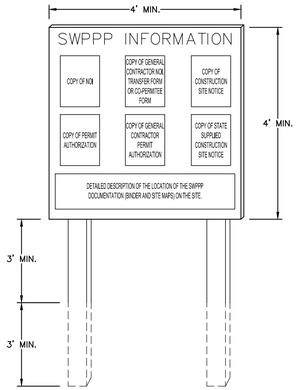
3 SILT FENCE DETAIL WITH INTALLATION
N.T.S.



NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.

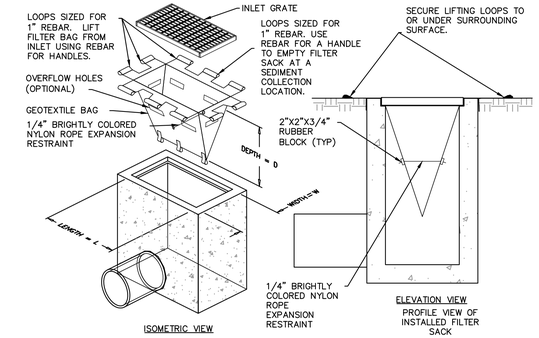
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

4 SILT SIKE ON EXISTING PAVEMENT
N.T.S.



NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

5 SWPP INFORMATION SIGN
N.T.S.



1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

6 FILTER SACK INLET PROTECTION
N.T.S.

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

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PHONE: 954-319-6738
FLORIDA REGISTRY: 38612

PROJECT 150100040
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY GB
DRAWN BY DO
CHECKED BY GB

2466 ALI BABA AVENUE
GOLD CATERING
FL
OPA LOCKA

DEMOLITION & EROSION CONTROL DETAILS

SHEET NUMBER
C-105

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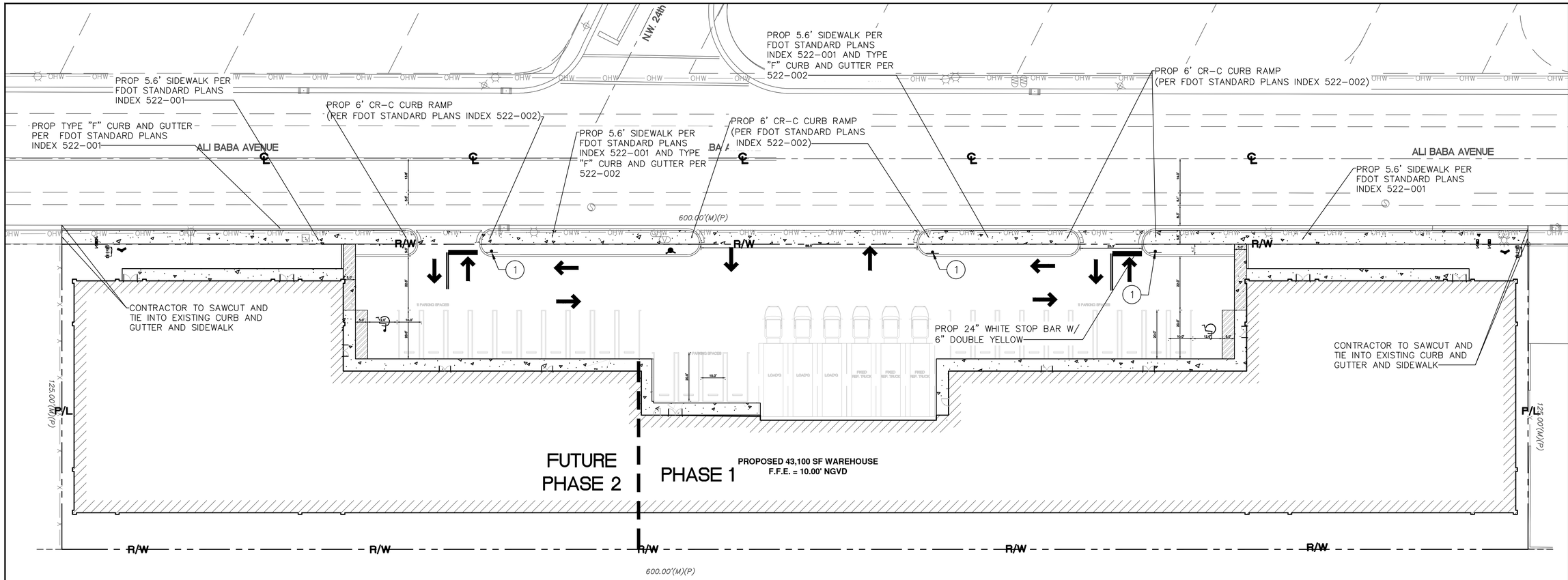
Plotted By:Bzbsbn, George Sheet Set:NoM Square Layout:C102 DEMOLITION & EROSION CONTROL DETAILS June 24, 2025 09:32:57am C:\Users\georgebzbsbn\Desktop\Resk\2466 Ali Baba Ave\CAD\C-105 DEMOLITION & EROSION CONTROL DETAILS.dwg



LEGEND

- R/W — — P/L — PROPERTY LINE/RIGHT-OF-WAY
- CENTER LINE OF ROAD
- PROP SIGN
- PROP LIGHT POLE (BY OTHERS)
- PROP BUILDING
- PROP TYPE 'F' CURB & GUTTER
- PROP TYPE 'D' CURB
- PROP VALLEY GUTTER
- PROP CONCRETE SIDEWALK

R1-1

STOP

(1)

NOTES

1. CONTRACTOR SHALL REPLACE ALL STRIPING REMOVED AND/OR DAMAGED DURING CONSTRUCTION ALONG THE ROAD ABUTTING THE PROPERTY PER APPLICABLE CITY, COUNTY, AND/OR STATE STANDARDS.
2. CONTRACTOR SHALL VERIFY THAT ALL PROPOSED ADA ITEMS WITHIN PROJECT LIMITS (I.E., ROUTES, PARKING, STRIPING, SIGNAGE, ETC.) MEET THE MINIMUM REQUIREMENTS AND SHALL ADJUST ACCORDINGLY, BEFORE THE PROJECT CAN BE DEEMED CERTIFIED AND COMPLETE.
3. ALL CURB RAMPS AND DETECTABLE WARNINGS TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 522-002 (LATEST EDITION).
4. ALL SIGNS TO BE INSTALLED PER FDOT STANDARD PLANS INDEX 700-010 (LATEST EDITION), AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED. ALL SIGNS TO BE INSTALLED PER FDOT STANDARD PLANS INDEX 700-010 (LATEST EDITION), AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT SYMBOLS AND MARKINGS SHALL BE THERMOPLASTIC PAVEMENT MARKINGS UNLESS OTHERWISE NOTED. INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF FDOT STANDARD PLANS INDEXES 706-001 AND 711-002 (LATEST EDITION).
6. PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 706-001 AND 711-002 SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOLLOWING:
   A. APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED SOLVENT BASED OR LATEX TRAFFIC PAINT.
   B. FOLLOW MANUFACTURES RECOMMENDED APPLICATION RATE, WITHOUT THE ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SF PER GALLON, OR AS REQUIRED, PROVIDING MINIMUM 25 MILS WET FILM THICKNESS AND 7.5 MILES DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS.
   C. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING.
   D. PAINT SHALL BE CRISP, STRAIGHT, AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.
7. CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/ MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR ANY OTHER CAUSE.
8. SIGNS SHALL BE IN ACCORDANCE WITH SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART II, AND IN THE LOCATIONS SHOWN ON PLANS.
10. PARKING STALL MARKINGS DEPICTED ON PLAN ARE FOR GRAPHICAL PURPOSES ONLY.
11. INSTALL YELLOW REFLECTIVE PAINT ON ALL MEDIAN NOSES PER MIAMI-DADE COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
12. EXISTING MARKING SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING ONLY.
13. CONTRACTOR TO COORDINATE WITH ARCHITECT PRIOR TO ALL PEDESTRIAN LIGHTS INSTALLATION.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

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FLORIDA REGISTRY: 38612

PROJECT	150100040
DATE	SEPT 2025
SCALE	AS SHOWN
DESIGNED BY	GB
DRAWN BY	DO
CHECKED BY	GB

2466 ALI BABA AVENUE
GOLD CATERING
OPA LOCKA FL

PAVEMENT MARKING & SIGNAGE PLAN

SHEET NUMBER
C-110

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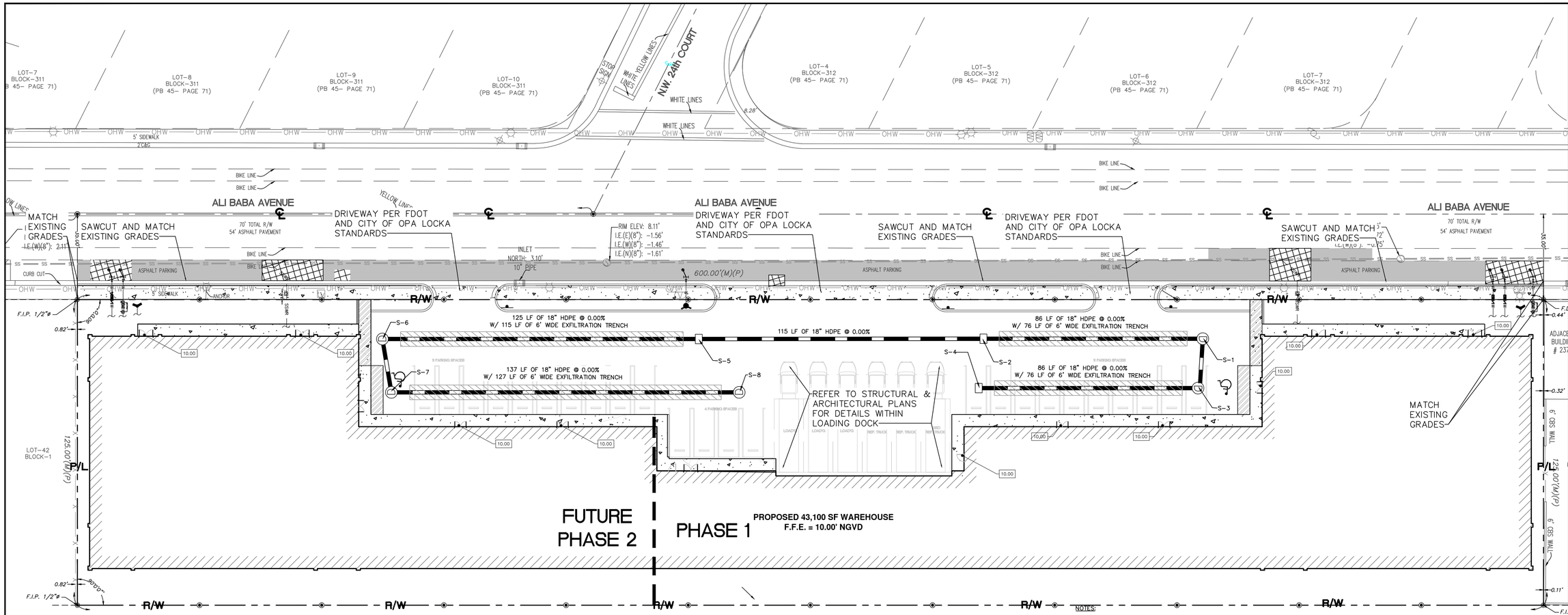

LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROP SAN SEWER (GRAVITY)
- PROP WATER MAIN
- EXIST WATER MAIN
- PROP FIRE HYDRANT
- PROP FDC
- PROP DDCV
- PROP BACKFLOW PREVENTER
- PROP DRAINAGE PIPE AND EXFILTRATION (EXFIL) TRENCH (PER MDC DETAIL
- ON-SITE DEMOLITION EXTENTS. UNLESS OTHERWISE INDICATED
- LIMITS OF 2" MILL AND OVERLAY
- FULL DEPTH ASPHALT PAVEMENT REMOVAL

DRAINAGE STRUCTURE TABLE

STRUCTURE	STRUCTURE TYPE	RIM ELEV.	INVERT ELEVATION	STRUCTURE DETAILS
S-1	DRAINAGE MANHOLE	RIM = 8.60	(18") 5.00 (S) (18") 5.00 (W)	MIAMI-DADE COUNTY SD 2.7 DETAIL 4'-0"(MIN) W/ USF 17 RING TYPE H W/ THE WORD STORM
S-2	CATCH BASIN W/ PRB'S (E,W)	RIM = 8.60	(18") 5.00 (E) (18") 5.00 (W)	MIAMI-DADE COUNTY SD 2.2 DETAIL 4'-0"(MIN) W/ USF 4700-6223
S-3	DRAINAGE MANHOLE	RIM = 8.60	(18") 5.00 (W) (18") 5.00 (N)	MIAMI-DADE COUNTY SD 2.7 DETAIL 4'-0"(MIN) W/ USF 17 RING TYPE H W/ THE WORD STORM
S-4	CATCH BASIN W/ PRB (E)	RIM = 8.60	(18") 5.00 (E)	MIAMI-DADE COUNTY SD 2.2 DETAIL 4'-0"(MIN) W/ USF 4700-6223
S-5	CATCH BASIN W/ PRB'S (E,W)	RIM = 8.60	(18") 5.00 (E) (18") 5.00 (W)	MIAMI-DADE COUNTY SD 2.2 DETAIL 4'-0"(MIN) W/ USF 4700-6223
S-6	DRAINAGE MANHOLE	RIM = 8.60	(18") 5.00 (S) (18") 5.00 (E)	MIAMI-DADE COUNTY SD 2.7 DETAIL 4'-0"(MIN) W/ USF 17 RING TYPE H W/ THE WORD STORM
S-7	DRAINAGE MANHOLE	RIM = 8.60	(18") 5.00 (N) (18") 5.00 (E)	MIAMI-DADE COUNTY SD 2.7 DETAIL 4'-0"(MIN) W/ USF 17 RING TYPE H W/ THE WORD STORM
S-8	DRAINAGE MANHOLE	RIM = 8.60	(18") 5.00 (W)	MIAMI-DADE COUNTY SD 2.7 DETAIL 4'-0"(MIN) W/ USF 17 RING TYPE H W/ THE WORD STORM

- CATCH BASIN
- FIRE HYDRANT
- WOOD POWER POLE
- LIGHT POLE
- TRAFFIC METER
- STREET LIGHT METER
- TRAFFIC POLE
- PHONE BOX
- CABLE BOX
- MANHOLE
- WATER METER
- WATER VALVE
- CONTROL VALVE
- PARKING SIGN
- TRAFFIC SIGN
- ELECTRIC METER
- HANDICAP
- ALUMINUM FENCE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- TREE

ADA NOTES:

600.00'(M)(P)

1. ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
2. ALL WALKWAYS NEAR BUILDING ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION FOR A MINIMUM OF 60 INCHES, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR.
3. CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
4. RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33%. IF VERTICAL RISE IS LESS THAN 6 INCHES, HANDRAILS ARE NOT REQUIRED.
5. RUNNING SLOPE FOR SIDE FLARES OR CURB RAMPS MUCH BE LESS THAN 10%.
6. SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION.
7. SLOPES OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS MUST NOT EXCEED 2% MEASURED IN ANY DIRECTION. THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED AT THE CONTROL MUST BE FLUSH WITH THE CONTROL.
8. GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED ½ INCH WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC.
9. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS (E.G. PAVERS TO CONCRETE) MUST COMPLY WITH THE FLORIDA BUILDING CODE SECTION 303:
   A. VERTICAL CHANGED MUST NOT EXCEED ¼ INCH
   B. LEVEL CHANGES UP TO ½ MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 1:2
   C. LEVEL CHANGES EXCEEDING ½ INCH MUST BE RAMPED TO COMPLY WITH ANSI SECTION 405
10. CONTRACTOR TO VERIFY THAT THE CONDITIONS OF THE FINAL GRADING OF THE SIDEWALK AND CURB AND GUTTER MUST ENSURE THERE IS NO PONDING AND THE WALKWAYS ARE ADA COMPLIANT.

PAVING, GRADING & DRAINAGE NOTES:

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929).
2. ELEVATIONS ARE BASED ON N.G.V.D. 1929; TO CONVERT TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. '88), SUBTRACT 1.58', SURVEY PROVIDED BY GAVY & ASSOCIATES, INC.
3. ALL DRAINAGE STRUCTURES SHALL CONFORM TO MIAMI DADE COUNTY STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
5. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
6. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
7. CONTRACTOR TO ADJUST ANY MANHOLE RIM AND VALVE LIDS TO MATCH PROPOSED GRADES AND SLOPES.
8. ALL STORM MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL TRAFFIC BEARING FRAME AND COVER.
9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPE AREA, AND PROPOSED INLETS FOR ALL NATURAL PAVED AREAS.
10. IF ANY EXISTING STORM DRAINAGE STRUCTURES AND PIPES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM, AS NECESSARY.

NOTES:

1. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
5. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
6. CONTRACTOR TO ADJUST ANY MANHOLE RIMS AND VALVE LIDS TO MATCH PROPOSED GRADES AND SLOPES.
7. CONTRACTOR TO REFER TO CITY OF OPA LOCKA STANDARDS FOR UTILITY PAVEMENT RESTORATION DETAILS.
8. CONTRACTOR SHALL FIELD LOCATE AND PROVIDE FITTINGS FOR RAINWATER LEADERS AS NECESSARY TO CONNECT AND TRANSITION.
9. STORM PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE NOTED.
10. IF ANY EXISTING STORM DRAINAGE STRUCTURES AND PIPES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM, AS NECESSARY.
11. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING FRAME AND COVER.
13. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPE AREAS AND PROPOSED INLETS FOR ALL NATURAL AND PAVED AREAS.
14. CONTRACTOR TO FIELD VERIFY OUTFALL PIPE INSIDE DIAMETER PRIOR TO ORDERING WASTOP VALVES TO ENSURE CORRECT SIZE VALVES ARE ORDERED.
15. CONTRACTOR TO VERIFY OUTFALL PIPE IS WATER TIGHT AND IN GOOD CONDITION FROM THE SEAWALL TO THE FIRST DRAINAGE STRUCTURE UPSTREAM.
16. CONTRACTOR TO VERIFY ALL DRAINAGE STRUCTURES WITH WASTOP VALVE ARE IN GOOD CONDITION AND WATER TIGHT AND SIZED IN A MANNER THAT WILL ALLOW WASTOP VALVE TO BE REMOVED AND/OR REPLACED IN THE FUTURE.
17. ALL STORM SEWER STRUCTURES SHALL NOT INCLUDE WEEPHOLES. A 24-INCH SUMP IS TO BE PROVIDED BELOW THE LOWEST INVERT OR POLLUTION RETARDANT BAFFLE. CONTRACTOR TO VERIFY STORM SEWER STRUCTURES PRIOR TO INSTALLATION. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION.
18. ALL BAFFLES SHALL BE TYPE II PLASTIC BAFFLES WITH 10-INCH DIAMETER CLEANOUT PORTS. CONTRACTOR TO VERIFY BAFFLES PRIOR TO INSTALLATION.
19. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER OR ENGINEER OF RECORD REGARDING ANY GRADING REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
20. IN THE CASE THAT RE-GRADING IMPACTS EXISTING ASPHALT BASE OR REQUIRES OVER BUILD IN AREAS WHERE MATCHING EXISTING, CONTRACTOR TO CONTACT EOR PRIOR TO COMMENCING WORK.
21. SPOT ELEVATIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

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2466 ALI BABA AVENUE
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PAVING, GRADING, & DRAINAGE PLAN

SHEET NUMBER
C-200

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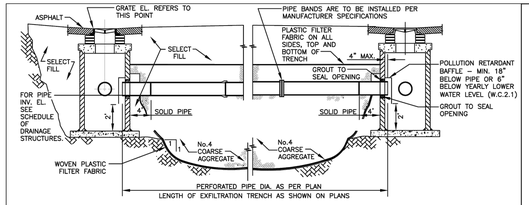
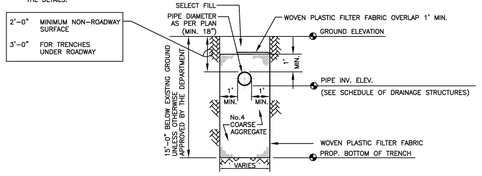


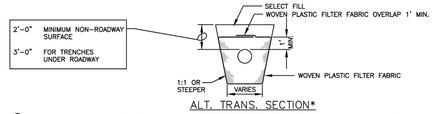
LONGITUDINAL SECTION

NOTE

1.–AFTER THE COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER, OR TAMPERED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COARSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.



TRANSVERSE SECTION



ALT. TRANS. SECTION*

* MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE–IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

NOTES (CONTINUED ON NEXT PAGE)

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC AND FLOW RATE GREATER OR EQUAL TO 50 gal/min.
2. MAXIMUM EXFILTRATION RATE WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/lf.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 02/08/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT–OF–WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE "P" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE "J" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
7. ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
8. PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
9. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN PROJECTS LOCATED IN WELLFIELD PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443–2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100–YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50–YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

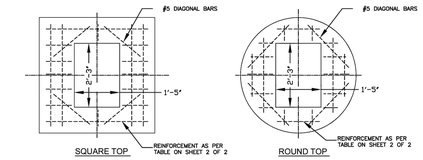
MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS

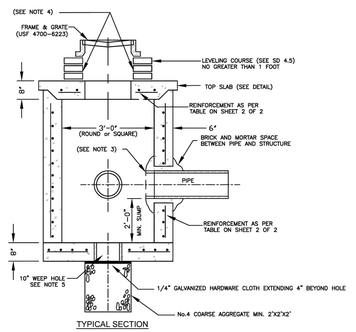
PIPE DIAMETER (Inches)	OUTER SHELL	LINER
	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

NOTE:

PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 06-04-86 10-22-13 05-02-81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2





TYPICAL SECTION

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 9/15/2013 9/28/2012 2/8/2011 3/7/1981	STANDARD STORM DRAINAGE DETAIL PRECAST CATCH BASIN (D-3)	SD 2.2 SHEET 1 OF 2

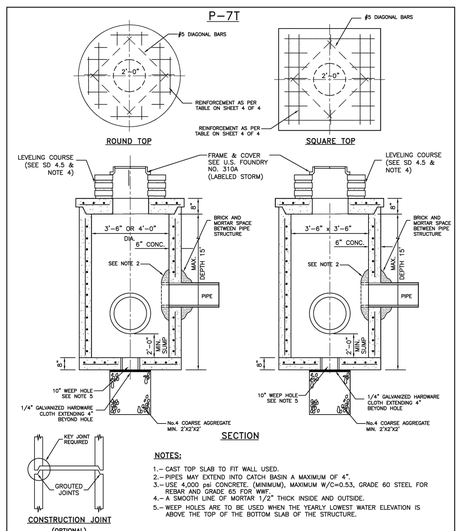
SQUARE STRUCTURE

Standard Detail	Width (ft)	Length (ft)	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.2	3	3	0.0 - 5.0	6	#4@10"H #4@10"V	8	#4@5" E.W.	8	#4@10" E.W.
2.2	3	3	5.1 - 10.0	6	#4@7.5"H #4@10"V	8	#4@5" E.W.	8	#4@10" E.W.
2.2	3	3	10.1-15.0	6	#5@7.5"H #4@10"V	8	#4@5" E.W.	8	#4@10" E.W.

ROUND STRUCTURE

Standard Detail	Dia. (ft)	Height (ft)	Wall Thickness (in)	Wall Steel	Top Slab Thickness (in)	Top Slab Steel	Bottom Slab Thickness (in)	Bottom Slab Steel
2.2	3	0.0 - 5.0	6	8 X 8 W20 #4@10"E.W.	8	#4@5" E.W.	8	#4@10" E.W.
2.2	3	5.1 - 15.0	6	8 X 8 W20 #4@10"E.W.	8	#4@5" E.W.	8	#4@10" E.W.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 5/8/2018	REVISED 5/8/2018	STANDARD STORM DRAINAGE DETAIL PRECAST CATH BASIN (TYPE D-3)	SD 2.2 SHEET 2 OF 2



CONSTRUCTION JOINT (OPTIONAL)

NOTES:

1.– CAST TOP SLAB TO FIT WALL USED.
2.– PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4".
3.– USE 4,000 psi CONCRETE, (MINIMUM), MAXIMUM W/C=0.53, GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.
4.– 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	STANDARD STORM DRAINAGE DETAIL MANHOLE AND INLET (TYPE P)	SD 2.7 SHEET 1 OF 4

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.
ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL ~~DATUM OF 1929. TO CONVERT THE ELEVATIONS HEREON~~ TO NORTH AMERICAN VERTICAL DATUM OF 1988 SUBRACT 1.55 FEET.

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No.	REVISIONS	DATE	BY

GAVILIAN CONSULTING, LLC
10820 FOX GLEN DRIVE, BOCA RATON, FL 33428
PHONE: 954–319–6736
FLORIDA REGISTRY: 38612

PROJECT
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

2466 ALI BABA AVENUE
GOLD CATERING
FL

OPA LOCKA

PAVING & DRAINAGE DETAILS

SHEET NUMBER
C-202

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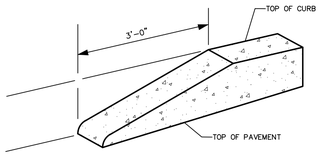
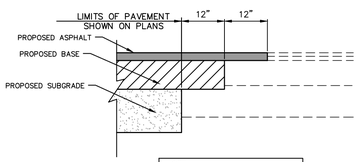


ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.

CURB TRANSITION

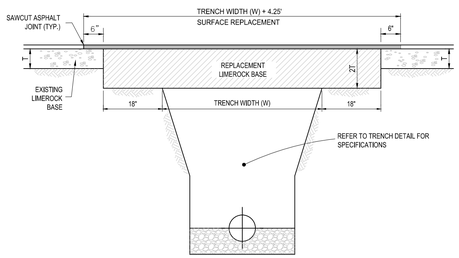
NOT TO SCALE



NOTE:
REFER TO PAVEMENT SECTION FOR MATERIAL THICKNESS

PAVEMENT MATCHING DETAIL

NOT TO SCALE

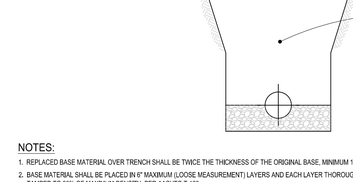


NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY.
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS).
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
9. BACKFILL SHALL BE IN ACCORDANCE WITH DETAIL R-33, EXCEPT AS SHOWN ABOVE.

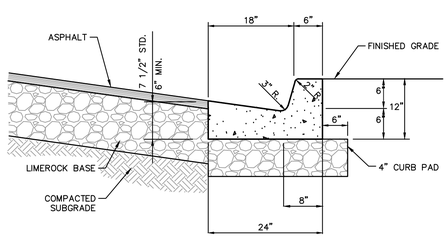
PAVEMENT RESTORATION DETAIL (ALI BABA AVENUE ONLY)

NOT TO SCALE



TYPICAL PAVEMENT RESTORATION DETAIL (ALI BABA AVENUE ONLY)

NOT TO SCALE

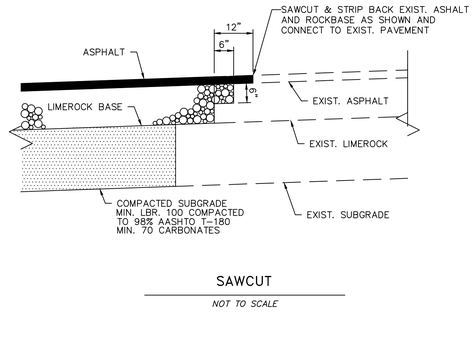


NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN.

TYPE 'F' CURB AND GUTTER

NOT TO SCALE

NOTE:
WITHIN RIGHT OF WAY AREAS ONLY



SAWCUT

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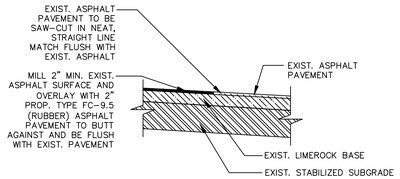
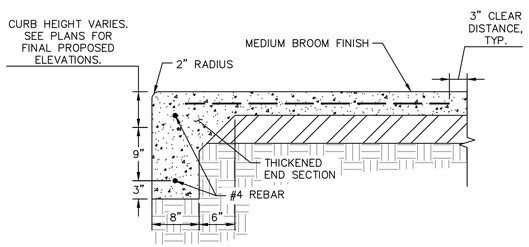


MILLING AND RESURFACING (ALI BABA AVENUE)

NOT TO SCALE



NOTES: .

1. ALL SIDEWALKS CONSTRUCTED WITHIN ADA ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE (IN THE DIRECTION OF TRAVEL), UNLESS OTHERWISE SPECIFICALLY SHOWN ON PLANS. LEVEL LANDINGS IN FRONT OF DOORS AND AT TOP OF RAMPS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.

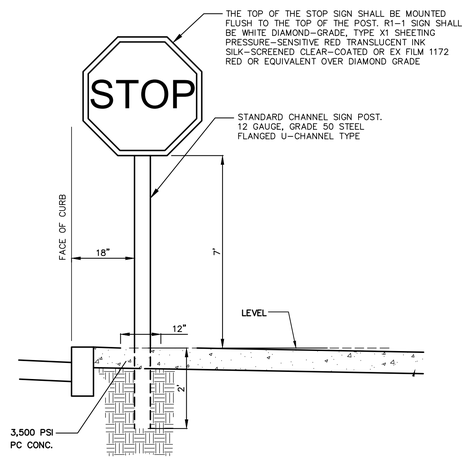
CONCRETE PAVEMENT - INTEGRAL CURB AND SIDEWALK

NOT TO SCALE

R1-1 (30"X30")
STOP SIGN DETAIL

NOTE:

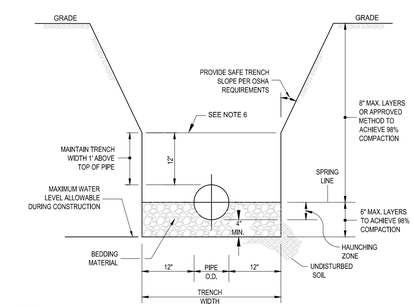
1. STOP SIGN AND ASSEMBLY SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MIAMI-DADE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS AND MUTCD.



SIGN ADJACENT TO PAVEMENT WITH CURB

R1-1 STOP SIGN AND LOCATION

NOT TO SCALE

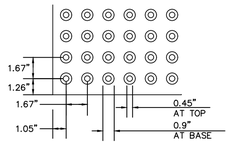


NOTES:

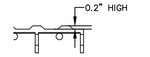
1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
2. BEDDING MATERIAL SHALL CONSIST OF WELL GRADED ASTM C33 #67 ROCK (3/4" TO No.4) AND BE PLACED TO SPRING LINE OF PIPE.
3. BACKFILL MATERIAL SHALL BE FREE OF MUCK, STUMPS, ROOTS, ROCKS OR OTHER MATERIAL UNACCEPTABLE TO ENGINEER.
4. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
5. REFER TO SPECIFICATIONS FOR EXCAVATION IN MUCK OR OTHER UNSUITABLE MATERIAL.
6. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
7. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (WITHIN 12" OF TOP OF PIPE).
8. THOROUGHLY WORK IN AND TAMP THE BEDDING MATERIAL IN THE HAUNCHING ZONE BEFORE PLACING AND COMPACTING REMAINDER OF BACKFILL.

TRENCH DETAIL

NOT TO SCALE



DETECTABLE WARNING RAMP PLAN VIEW



TRUNCATED DOME SECTION VIEW

NOTE:

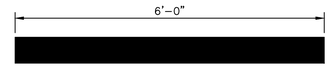
1. TRUNCATED DOMES BY ARMOR TILE, ADA-C-2448 OR APPROVED EQUAL COLOR: YELLOW

GENERAL NOTES FOR CURB RAMP DETECTABLE WARNINGS

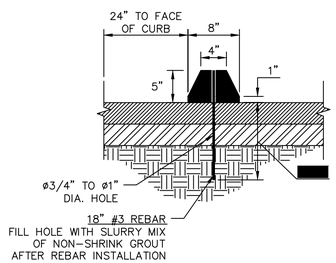
1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
4. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
6. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED OF ARMOR-TILE TACTILE SYSTEMS CAST IN PLACE TILES OR APPROVED EQUAL.

CURB RAMP DETECTABLE WARNING

NOT TO SCALE



PLAN



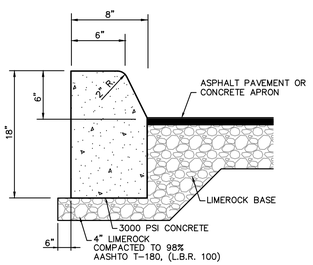
SECTION

NOTES:

1. CONTRACTOR TO COORDINATE EXACT REBAR HOLE SIZES AND LOCATIONS WITH WHEEL STOP MANUFACTURER.

WHEEL STOP

NOT TO SCALE



TYPE 'D' CURB

NOT TO SCALE

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10820 FOX GLEN DRIVE, BOCA RATON, FL 33428
PHONE: 954-319-6738
FLORIDA REGISTRY: 38612

PROJECT 150100040
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY GB
DRAWN BY DO
CHECKED BY GB
FL
OPA LOCKA

2466 ALI BABA AVENUE
GOLD CATERING

PAVING & DRAINAGE DETAILS

SHEET NUMBER
C-203

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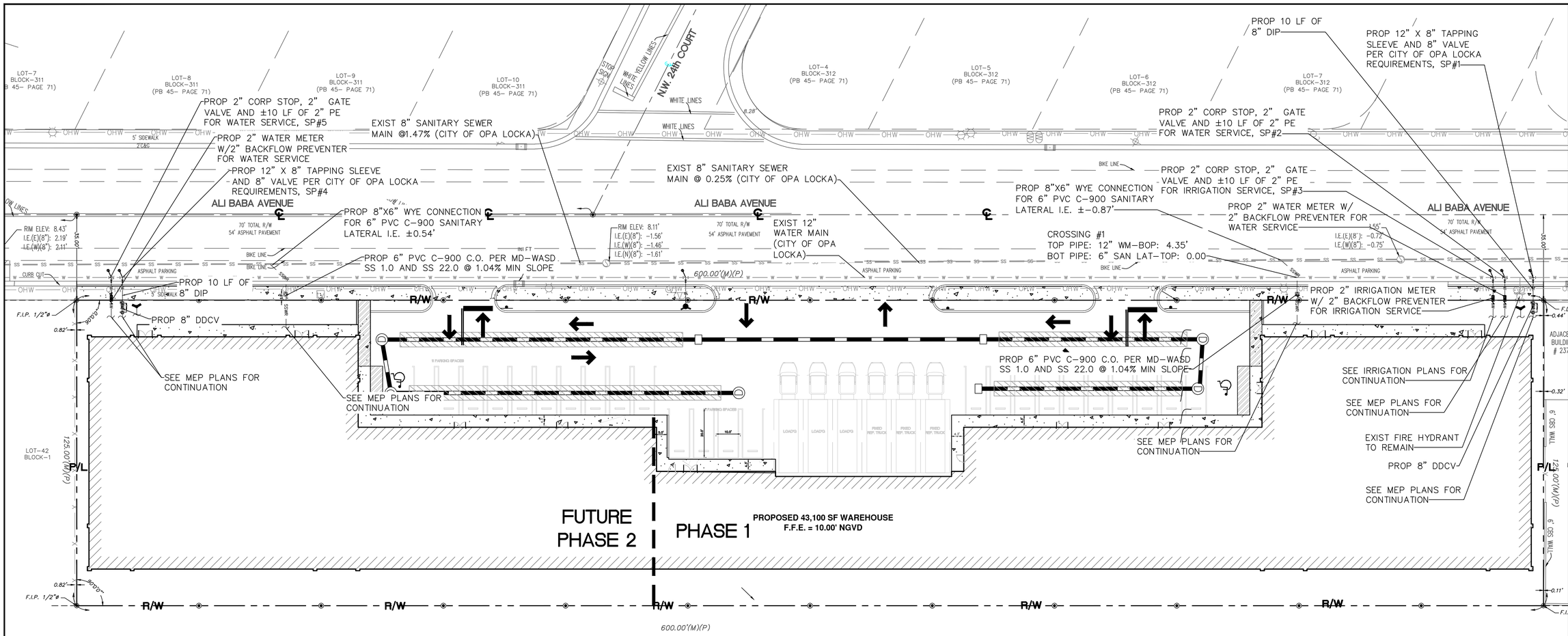
Plotted By:Baloubin, George Sheet Set:ReM Square Layout:C-203 PAVING & DRAINAGE DETAILS June 24, 2025 09:36:03am C:\Users\georgebaloubin\Desktop\Revit\2466 Ali Baba Ave\CAD\C-202 & C-203 PAVING & DRAINAGE DETAILS.dwg



LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROP SAN SEWER (GRAVITY)
- PROP SAN SEWER (FORCE MAIN)
- PROP WATER MAIN
- EXIST WATER MAIN
- PROP FIRE HYDRANT
- PROP FDC
- PROP DDCV
- PROP BACKFLOW PREVENTER

NOTES:

1. INFORMATION ON THIS PLAN IS BASED ON THE SURVEY PROVIDED BY GAVY & ASSOCIATES, INC., DATED 04/16/2025. SHOULD THERE BE ANY UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
2. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN ON PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SERVICE CONNECTIONS PRIOR TO CONSTRUCTION.
4. PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS AND FOR TRENCH CUTS SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAIL R21.1.
5. ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXIST UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
6. MEP TO CONFIRM ALL SIZES OF PROPOSED SERVICES AND LATERALS.
7. FOR CONNECTIONS TO EXIST V.C.P. SAN., THE CONTRACTOR SHALL TELEVISE THE V.C.P. PIPE BEFORE AND AFTER INSTALLATION AND PROVIDE COPIES OF THE VIDEO TO CITY OF OPA-LOCKA AND THE ENGINEER OF RECORD.
8. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.
9. SALTWATER INTRUSION AREA. ALL PROP D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHYLENE ENCASEMENT PER MD-WASD DETAIL A 9.0 AND CONFORM TO AWWA C153, LATEST REVISION OR AWWA C110, LATEST REVISION.
10. SHOP DRAWINGS NEED TO BE SUBMITTED TO CITY OF NORTH MIAMI BEACH WATER AND THE CITY OF OPA-LOCKA FOR APPROVAL OF ALL NECESSARY ITEMS.

ALL ELEVATIONS DEPICTED ARE RELATIVE TO NGVD29 DATUM

THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

- CUT AND PLUGS
- WATER MAIN OFFSETS
- INTERCONNECTIONS
- SERVICE INSTALLATIONS / RETIREMENTS / SERVICE TRANSFERS
- HYDRANT INSTALLATIONS / RETIREMENTS / RELOCATIONS
- ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUALITY OF WASD'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.

NOTE:
ALL EXISTING AND UNUSED METERS ABUTTING THE SUBJECT PROPERTY ARE TO BE REMOVED AND THE EXISTING WATER SERVICE SERVING THE METER TO BE CUT AND PLUGGED AT MAIN BY UTILITY CONTRACTOR

NOTE:
ALL EXIST. MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP. WATER/SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED PER GS 2.0

NOTE:
ALL EXISTING AND UNUSED SANITARY SEWER LATERALS ABUTTING THE SUBJECT PROPERTY ARE TO BE CUT AND CAPPED AT MAIN BY UTILITY CONTRACTOR

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF ANY UTILITY CONFLICTS FOUND NOT IN PLAN, CONTRACTOR TO CONTACT EOR AND UTILITY PROVIDER.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

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PHONE: 954-319-6738
FLORIDA REGISTRY: 38612

PROJECT 150100040
DATE SEPT 2025
SCALE AS SHOWN
DESIGNED BY GB
DRAWN BY DO
CHECKED BY GB

2466 ALI BABA AVENUE
GOLD CATERING
OPA LOCKA FL

WATER AND SEWER PLAN

SHEET NUMBER
C-300

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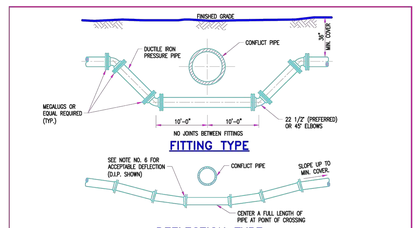


NOTES:

1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE TORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. WHENEVER POSSIBLE MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN (A MIN. 6' SEPARATION MAY BE APPROVED ON A CASE BY CASE BASIS.) MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
4. FITTINGS SHALL BE RESTRAINED.
5. THE DEFLECTION TYPE CROSSING IS PREFERRED.
6. DO NOT EXCEED 50% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION FOR DUCTILE IRON PIPE. PVC PIPE CURVATURE MAY ONLY BE ACCOMPLISHED BY INSTALLING APPROPRIATE BENDS.
7. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH MIN. 12" VERTICAL SEPARATION. WHERE THIS MIN. SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10' LONG CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.
8. WASTEWATER MAINS, WATER MAINS, STORM PIPES AND OTHER UTILITY PIPES SHALL CROSS PERPENDICULAR WHENEVER POSSIBLE.

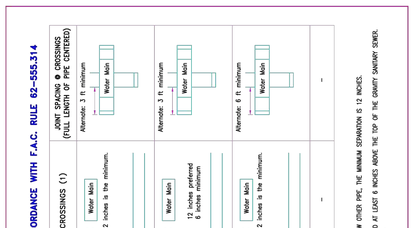
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
07/20/2016	D.V.

STANDARD DETAIL

POTABLE WATER MAIN/FORCE MAIN PRESSURE PIPE CONFLICT DETAIL

GS 1.1 SHEET 1 OF 1



NOTES:
(1) WATER MAIN SHOULD BE ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) FORCE MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES.
(3) 3 FT. GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

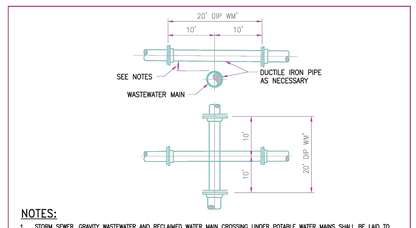
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
10/1/2017	D.V.

STANDARD DETAIL

POTABLE WATER MAIN, WASTEWATER & STORM SEWER CONFLICT

GS 1.5 SHEET 1 OF 2



NOTES:

1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. WHENEVER POSSIBLE MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN (A MIN. 6' SEPARATION MAY BE APPROVED ON A CASE BY CASE BASIS.) MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
4. WASTEWATER LATERALS SHALL CROSS UNDER POTABLE WATER MAINS WITH A MIN. 12" VERTICAL SEPARATION WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, A 20' SECTION OF DUCTILE IRON PIPE POTABLE WATER MAIN CENTERED ON THE CROSSING IS REQUIRED AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6". WHERE THERE IS NO ALTERNATIVE TO A WASTEWATER LATERAL PIPE CROSSING OVER A POTABLE WATER MAIN, A MINIMUM 12" VERTICAL SEPARATION IS REQUIRED, THE LATERAL SHALL BE P.V.C. C-900 SDR18 OR BETTER, THE POTABLE WATER MAIN SHALL BE D.I.P. AND THE PIPE JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING.
5. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH A MIN. 12" VERTICAL SEPARATION. WHERE THIS MIN. SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10' LONG PVC CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.
6. WASTEWATER MAINS, WATER MAINS, STORM PIPES AND OTHER UTILITY PIPES SHALL CROSS PERPENDICULAR WHENEVER POSSIBLE.

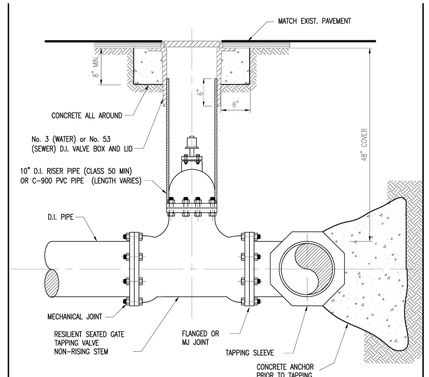
ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
10/1/2017	D.V.

STANDARD DETAIL

WATER AND SEWER MAINS CROSSING

GS 1.5 SHEET 2 OF 2



NOTES:

1. RESILIENT SEATED GATE TAPPING VALVE CAN BE USED FOR SEWER CONNECTION.
2. 18" CLEARANCE FROM FITTINGS AND BELLS.
3. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 "psi" PRIOR TO BEING TAPPED.
4. TAPPING ON CONCRETE MAINS SHALL BE PRESSURE TESTED AT A LOWER PRESSURE THAN THE ACTIVE OPERATING PRESSURE OF THE MAIN.

No.53 Valve Box	GS 1.7.0
No.3 Valve Box	GS 1.7.1
INSTALLATION	GS 1.8

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL

TYPICAL TAPPING VALVE SETTING (16" AND SMALLER)

GS 1.7 SHEET 1 OF 1

PROCEDURE:

1. CONTRACTOR TO INSTALL AND PRESSURE TEST TAPPING SLEEVE AND VALVE, WITNESSED BY M-D.WASD INSPECTOR.
2. ALL TAPS LARGER THAN 20 INCHES SMALL BE DONE BY A TAPPING SPECIALIST WITH CREDENTIALS ACCEPTABLE TO THE DEPARTMENT.
3. CONTRACTOR TO SUPPLY EQUIPMENT TO HANDLE TAPPING MACHINE & DEWATERING EQUIPMENT.
4. 18" CLEARANCE FROM FITTINGS AND BELLS.
5. TAPPING VALVE AND SLEEVE SHALL BE PRESSURE TESTED AT 150 psi PRIOR TO BEING TAPPED.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
01/22/2009	V.F.C.
07/20/2016	D.V.

STANDARD DETAIL

TAPPING SLEEVE AND VALVE INSTALLATION (PROPOSED)

GS 1.8 SHEET 1 OF 1

NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8"–7/8"), COMPACTED TO AT LEAST 90' OF MAX. DENSITY, 6" LIFTS PER AASHTO SPEC. No. T-180.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS BELOW THE WATER TABLE, A FOUNDATION IS REQUIRED. COMPACTED TO AT LEAST 90' OF MAX. DENSITY, 6" LIFTS PER AASHTO SPEC. No. T-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE IN 6" LIFTS. EXTEND EXCAVATION AT LEAST 2' DEEPER FOR FOUNDATION UNLESS SUITABLE MATERIAL IS FOUND AT A LESSER DEPTH. GREATER DEPTHS MAY BE REQUIRED FOR EXTREMELY POOR CONDITIONS.
5. POLYETHYLENE ENCASEMENT OF CAST IRON VALVES, PIPE AND FITTINGS, IF REQUIRED BY THE DEPARTMENT, SHALL BE PER ANSI/AWWA C105/A21.5, METHOD A, B OR C FOR TYPE I CLASS C TUBE, MIN. 8 MILS THICK.
6. NO COMPACTION IS REQUIRED BELOW THE WATER TABLE.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
11/01/2006	V. E. F.
01/30/2017	D.V.
09/22/2022	D.V.

STANDARD DETAIL

TYPICAL TRENCH BACKFILL FOR D.I. WATER AND FORCE MAIN

GS 1.9 SHEET 1 OF 2

NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. FOR PVC PIPE NOM 3/4–INCH MAX. SIZE PIPE BEDDING MATERIAL IS REQUIRED. EXISTING SELECT BACKFILL MATERIAL MAY BE SEGREGATED WITH ANY ROCKS LARGER THAN 2–INCHES REMOVED AND PLACED INTO THE TRENCH IF APPROVED BY THE ENGINEER.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS BELOW THE WATER TABLE, A FOUNDATION IS REQUIRED. COMPACTED TO AT LEAST 90' OF MAX. DENSITY, 6" LIFTS PER AASHTO SPEC. No. T-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE IN 6" LIFTS. EXTEND EXCAVATION AT LEAST 2' DEEPER FOR FOUNDATION UNLESS SUITABLE MATERIAL IS FOUND AT A LESSER DEPTH. GREATER DEPTHS MAY BE REQUIRED FOR EXTREMELY POOR CONDITIONS.
5. POLYETHYLENE ENCASEMENT OF CAST IRON VALVES, PIPE AND FITTINGS, IF REQUIRED BY THE DEPARTMENT, SHALL BE PER ANSI/AWWA C105/A21.5, METHOD A, B OR C FOR TYPE I CLASS C TUBE, MIN. 8 MILS THICK.
6. NO COMPACTION IS REQUIRED BELOW THE WATER TABLE.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
11/01/2006	V. E. F.
01/30/2017	D.V.
09/22/2022	D.V.

STANDARD DETAIL

TYPICAL TRENCH BACKFILL FOR PVC WATER AND SEWER MAINS

GS 1.9 SHEET 2 OF 2

MINIMUM LENGTH OF PIPE (FEET) TO BE RESTRAINED

(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE										
		4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	42"	48"
90° HORIZONTAL BEND		14	20	25	30	35	45	54	62	73	84	93	101
45° HORIZONTAL BEND		6	8	11	13	15	19	22	26	30	35	38	42
22.5° HORIZONTAL BEND		3	4	5	6	7	9	11	12	15	17	18	20
11.25° HORIZONTAL BEND		1	2	3	3	4	4	5	6	7	8	9	10
90° VERTICAL OFFSET	UPPER BEND	55	79	103	125	147	189	228	266	319	368	412	454
	LOWER BEND	22	38	49	59	69	88	106	123	145	165	184	201
45° VERTICAL OFFSET	UPPER BEND	22	32	42	51	60	77	93	109	131	151	170	187
	LOWER BEND	10	14	19	23	28	35	43	50	59	67	75	82
22.5° VERTICAL OFFSET	UPPER BEND	7	12	17	21	26	34	42	49	60	70	78	87
	LOWER BEND	2	4	6	8	10	14	17	21	25	29	33	36
11.25° VERTICAL OFFSET	UPPER BEND	3	4	6	9	11	15	19	22	28	32	37	41
	LOWER BEND	1	1	1	2	3	5	7	8	10	12	14	16
PLUG (DEAD END)		32	45	59	70	83	107	129	151	190	220	244	270
IN–LINE VALVE		32	45	59	70	83	107	129	151	100	110	125	135
TEE (RUN=CD, RESTRAINED)	4"x 0	23											
	6"x 0	21	35										
	8"x 0	18	34	47									
	10"x 0	16	32	46	58								
	12"x 0	13	30	44	57	69							
	16"x 0	7	26	41	55	67	90						
	20"x 0	1	21	36	52	65	88	109					
	24"x 0	1	16	34	49	62	86	108	129				
	30"x 0	8	28	44	58	83	106	127	154				
	36"x 0	1	1	22	39	54	80	103	124	153	179		
	42"x 0	1	1	15	33	49	77	100	122	151	177	201	
	48"x 0	1	1	7	27	44	73	97	120	149	176	200	222
REDUCER (LARGER PIPE, RESTRAINED)	6"x 0	23											
	8"x 0	38	25										
	10"x 0	57	43	24									
	12"x 0	72	60	44	41								
	16"x 0	99	90	78	75	45							
	20"x 0	123	118	107	105	81	45						
	24"x 0	146	140	132	131	111	82	45					
	30"x 0	157	153	148	141	133	113	87	56				
	36"x 0	182	179	175	169	163	147	126	101	56			
	42"x 0	205	202	199	194	189	175	158	138	100	54		
	48"x 0	226	224	221	217	213	201	187	169	138	98	53	

NOTES:

1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   1A: SOIL TYPE–SAND
   1B: TEST PRESSURE–150 PSI
   1C: DEPTH OF BURY–4'
   1D: TRENCH TYPE–3
   1E: SAFETY FACTOR–1.5
   1F: VERTICAL OFFSET–3'
   1G: MINIMUM PIPE LENGTH ALONG TEE RUN–5'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
04/10/2014	J.F.
07/20/2016	D.V.

STANDARD DETAIL

STANDARD REQUIREMENTS FOR WATER AND SEWER MECHANICAL THRUST RESTRAINT

GS 2.0 SHEET 1 OF 1

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

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No.	DATE	BY
	REVISIONS	

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PHONE: 954-319-6738
FLORIDA REGISTRY: 38612

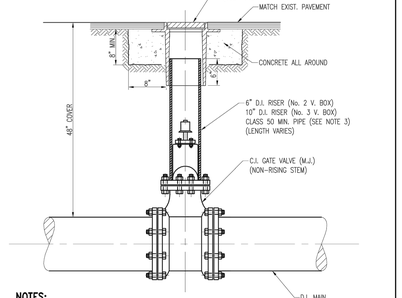
PROJECT 150100040
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY GB
DRAWN BY DO
CHECKED BY GB
FL

2466 ALI BABA AVENUE
GOLD CATERING

OPA LOCKA

WATER AND SEWER DETAILS

SHEET NUMBER
C-302



NOTES:

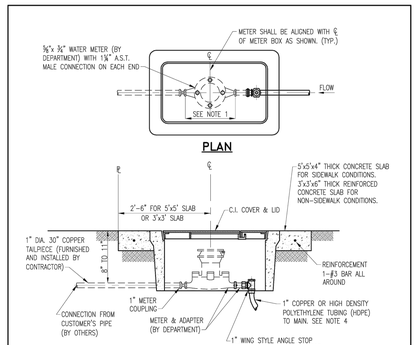
1. USE No. 2 VALVE BOX FOR:
   - FIRE HYDRANT VALVES
   - FIRE LINE SERVICES & DOMESTIC SERVICES
   - 2" MAINS IN EASEMENTS
   - BYPASS VALVES
2. USE No. 3 VALVE BOX FOR ALL MAIN LINE VALVES.
3. PVC C900 PIPE CAN BE USED FOR RISER IN LIEU OF DUCTILE IRON.
4. IF USED FOR RECLAIMED WATER VALVES, THE LID SHALL BE MARKED "R" AND BOTH THE LID AND THE RISER PIPE ARE TO BE COLORED PURPLE PANTONE 522C.

ITEM	CROSS REF.	SPEC. REF.
No. 3 VALVE BOX & LID		WS 3.11
No. 2 VALVE BOX & LID		WS 3.10

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	10/10/2008	V.F.C.

STANDARD DETAIL
TYPICAL GATE VALVE SETTING (SMALLER THAN 16")

WS 1.0 SHEET 1 OF 1



NOTES:

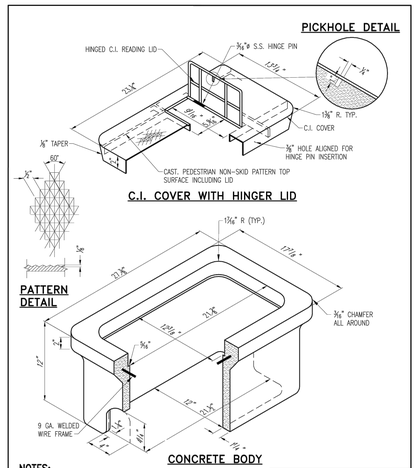
1. METER LAYING LENGTH AS SHOWN; 10⅝" (OUTLET TO OUTLET) FOR ¾" OR 1" METER (11" WITH GASKETS).
2. USE SINGLE METER BOX.
3. CONCRETE SLAB REINFORCEMENT SHALL HAVE 1-#3 BAR ALL AROUND.
4. USE 1" BLUE COLOR HDPE OR 1" COPPER TUBING FOR POTABLE WATER SERVICE. USE ONLY 1" PURPLE COLOR HDPE (NO COPPER ALLOWED) FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. WHEN USING 1" HDPE SERVICE A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STANDARD COPPER TRACE WIRE IS TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE SHALL BE ATTACHED TO WATER MAIN. WIRE MUST EXTEND INTO METER BOX.
7. IF USED FOR RECLAIMED WATER, THE COVER SHALL BE PERMANENTLY EMBOSSED WITH THE WORDING: "RECLAIMED WATER-DO NOT DRINK-NO BEBER-PA BOUT".
8. ALL SPACER TUBES AND TAILPIECES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
9. REPAIRS TO SLAB AND METER ARE PROHIBITED.

ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION		WS 4.11
TYPICAL SERVICE PLAN		WS 4.10

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	06/01/2008	V.F.C.

STANDARD DETAIL
SINGLE METER BOX INSTALLATION

WS 2.10 SHEET 1 OF 3



NOTES:

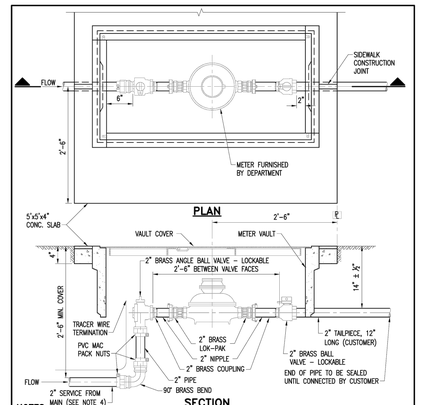
1. SOME DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL. LID WT.= MAX. 53 LBS., MIN. 42 LBS.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION		WS 4.11
TYPICAL SERVICE PLAN		WS 4.10

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	06/01/2008	V.F.C.

STANDARD DETAIL
SINGLE METER BOX DETAIL

WS 2.10 SHEET 2 OF 3



NOTES:

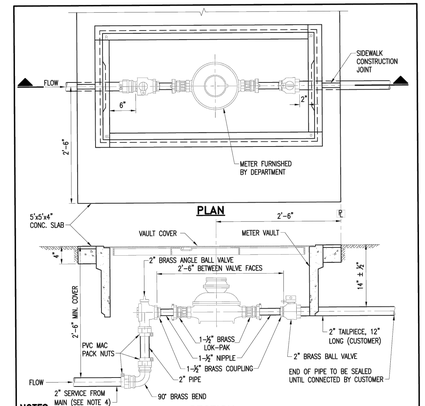
1. USE 2'x4" METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.W.M.
3. A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO WATER MAIN AND EXTEND INTO THE METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
6. METER BOX SHALL BE INSTALLED BETWEEN TWO SEPARATE FLAGS OF CONCRETE.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

ITEM	CROSS REF.	SPEC. REF.
TYPICAL SERVICE PLAN		WS 4.10
2'x4" METER VAULT		WS 4.17

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	05/31/2013	E.A.V.

STANDARD DETAIL
TYPICAL 2" SERVICE INSTALLATION WITH A 2" METER

WS 2.16 SHEET 1 OF 4



NOTES:

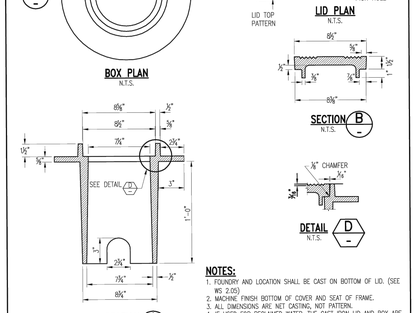
1. USE 2'x4" METER VAULT.
2. METER BOX TO BE IN 5'x5'x4" THICK CONCRETE SLAB WITH 6x6-W1.4xW1.4 W.W.M.
3. A TEN GAUGE DIRECT BURY STRANDED COPPER TRACER WIRE TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE MUST BE ATTACHED TO METER VAULT AND EXTEND INTO THE METER BOX.
4. USE 2" BLUE COLOR HDPE FOR POTABLE WATER SERVICE. USE 2" PURPLE COLOR HDPE FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. FOR SIDEWALK CONDITIONS, METER BOX SHALL BE INSTALLED IN A SINGLE CONCRETE SIDEWALK FLAG.
7. ALL BRASS COMPONENTS SHALL BE MARKED "NL" MEETING THE S3874 AMENDMENT TO THE SAFE DRINKING WATER ACT.

ITEM	CROSS REF.	SPEC. REF.
TYPICAL SERVICE PLAN		WS4.10
2'x4" METER VAULT		WS4.17

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	5/31/2013	E.A.V.

STANDARD DETAIL
TYPICAL 2" SERVICE INSTALLATION WITH A 1-½"" METER

WS 2.16 SHEET 2 OF 4



NOTES:

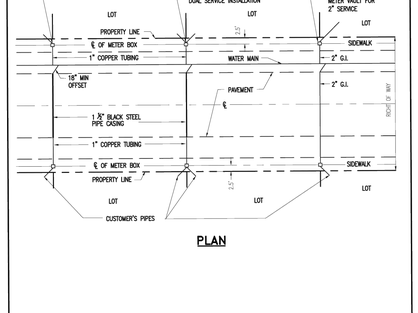
1. FOUNDRY AND LOCATION SHALL BE CAST ON BOTTOM OF LID. (SEE WS 2.05)
2. MACHINE FINISH BOTTOM OF COVER AND SEAT OF FRAME.
3. ALL DIMENSIONS ARE NOT CASTING, NOT PATTERN.
4. IF USED FOR RECLAIMED WATER, THE CAST IRON LID AND BOX ARE TO BE COLORED PURPLE PANTONE 522C, AND THE LETTER "W" REPLACED WITH "R".

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	06/01/2008	V.F.C.

STANDARD DETAIL
No. 2 C.I. VALVE BOX AND LID

WS 3.10 SHEET 1 OF 1



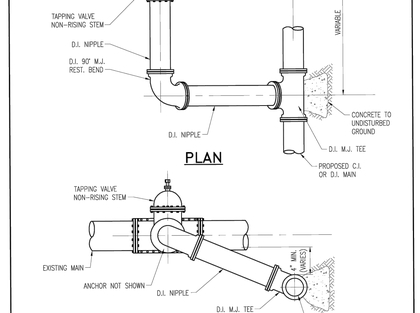
NOTE: METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	11/01/2006	V.E.F.

STANDARD DETAIL
TYPICAL SERVICE PLAN

WS 4.10 SHEET 1 OF 1



NOTE:

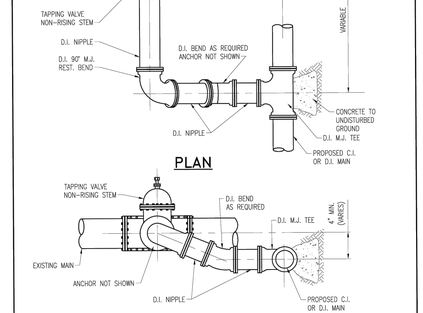
1. ALL PIPE AND FITTINGS TO BE RESTRAINED.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	06/20/2008	V.F.C.

STANDARD DETAIL
TYPICAL CONNECTION TO EXISTING MAIN

WS 4.12 SHEET 1 OF 2



NOTE:

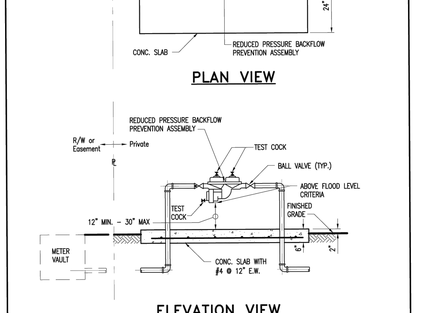
1. ALL PIPE AND FITTINGS TO BE RESTRAINED.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	06/20/2008	V.F.C.

STANDARD DETAIL
TYPICAL CONNECTION TO EXISTING MAIN

WS 4.12 SHEET 2 OF 2



ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL		WS 4.5

MIAMI-DADE COUNTY	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	6/26/2012	F.A.
	3/22/2022	S.G.

STANDARD DETAIL
REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"

WS 4.18 SHEET 1 OF 3

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gavilian Consulting, LLC shall be without liability to Gavilian Consulting, LLC.

No.	DATE	BY
	REVISIONS	

GAVILIAN CONSULTING, LLC
10820 FOX GLEN DRIVE, BOCA RATON, FL 33428
PHONE: 954-319-6758
FLORIDA REGISTRY: 38612

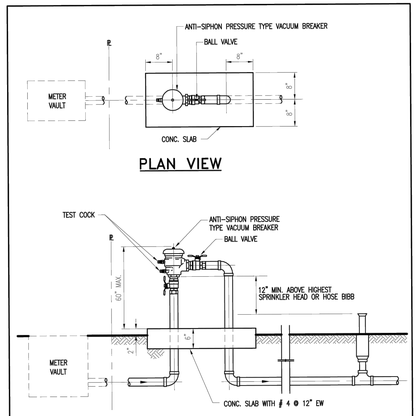
PROJECT	
150100040	
DATE	
JUNE 2025	
SCALE	AS SHOWN
DESIGNED BY	GB
DRAWN BY	DO
CHECKED BY	GB

2466 ALI BABA AVENUE
GOLD CATERING
FL
OPA LOCKA

WATER AND SEWER DETAILS

SHEET NUMBER
C-303

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gavilian Consulting, LLC shall be without liability to Gavilian Consulting, LLC.



		GUARD POST DETAIL	WS4.5	XX 0.0
		ITEM	CROSS REF.	XX 0.0 SPEC. REF.

MIAMI-DADE COUNTY Delivering Excellence Every Day	ISSUE DATE	APPROVED BY
	11/01/2006	V.F.C.

STANDARD DETAIL
PRESSURE VACUUM BREAKER IRRIGATION SYSTEM ONLY

WS 4.19 SHEET 1 OF 2

NOTES:

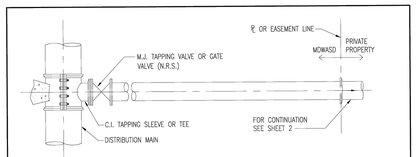
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASD.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

		XXXXX		XX 0.0 XX 0.0
		ITEM	CROSS REF.	SPEC. REF.

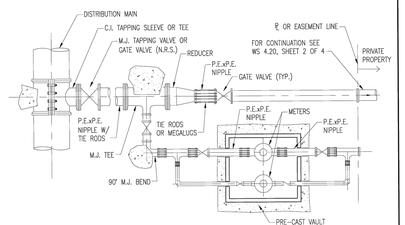
MIAMI-DADE COUNTY Delivering Excellence Every Day	ISSUE DATE	APPROVED BY
	11/01/2006	V.F.C.

STANDARD DETAIL
PRESSURE VACUUM BREAKER IRRIGATION SYSTEM
–NOTES–

WS 4.19 SHEET 2 OF 2



TYPICAL FIRE SERVICE CONNECTION TO MAIN



TYPICAL FIRE & DOMESTIC WATER CONNECTION TO MAIN

NOTES:

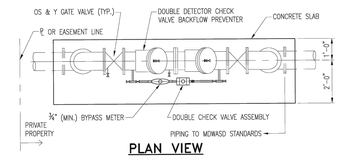
1. ALL EXPOSED METALLIC THREADS ARE TO BE COATED WITH BITUMASTIC PAINT AFTER INSTALLATION.
2. CONCRETE SLAB REQUIRED FOR SECTIONAL VAULTS ONLY.
3. FOR DETAILS OF TIE RODS, SEE DETAIL WS 1.10.
4. DOMESTIC SERVICES 1", 2" & 4" (PER WS 4.21).

4'x4' VAULT	WS 2.20
No. 2 & No. 3 VALVE BOX	WS 3.11
CONC. ANCHORS	GS 1.1
ITEM	CROSS REF. / SPEC. REF.

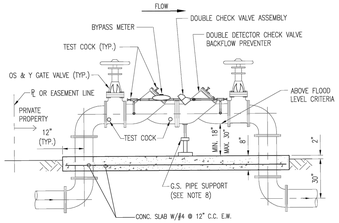
MIAMI-DADE COUNTY Delivering Excellence Every Day	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	10/05/2009	V.F.C.

STANDARD DETAIL
TYPICAL FIRE & DOMESTIC WATER SERVICE CONNECTIONS

WS 4.20 SHEET 1 OF 4



PLAN VIEW



ELEVATION VIEW

NOTES:

PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

		GUARD POST DETAIL	WS 4.5	
		ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY Delivering Excellence Every Day	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	09/30/2009	V.F.C.

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE

WS 4.20 SHEET 2 OF 4

NOTES:

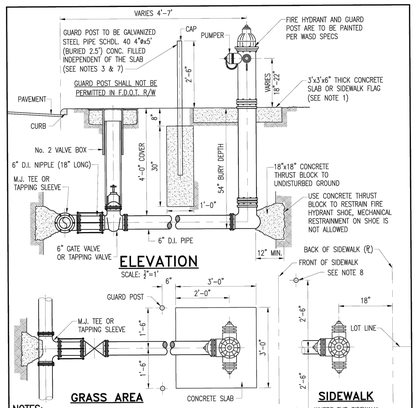
1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POST SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. ALL JOINTS SHALL BE FLANGED OR RESTRAINED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
5. ALL ABOVE GROUND PIPING AND EQUIPMENT, EXCEPT FOR BRASS AND STAINLESS STEEL PORTIONS, SHALL BE FINISHED WITH RED ENAMEL PAINT (KOP–COAT 050B LEAD–FREE), IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. THE DEPARTMENT WILL PROVIDE CHAINS AND LOCKS FOR GATE VALVES.
7. FOR RETROFIT PROJECTS, REPLACE THE EXISTING SINGLE CHECK VALVE DEVICE WITH A SPOOL PIECE AND INSTALL A NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITHIN PRIVATE PROPERTY.
8. ADJUSTABLE PIPE SADDLE SUPPORT (GRINNELL FIG. 264, OR EQUAL) SIZED TO FIT CURVATURE OF DOUBLE DETECTOR CHECK VALVE ASSEMBLY, WITH GALVANIZED STEEL PIPE AND FLOOR FLANGE. ATTACH FLOOR FLANGE TO CONCRETE SLAB WITH GALVANIZED EXPANSION BOLTS.
9. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
10. ALL OUTLETS SHALL BE PLUGGED WITH BRASS PLUGS.

		GUARD POST DETAIL	WS 4.5	
		ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY Delivering Excellence Every Day	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	09/30/2009	V.F.C.

STANDARD DETAIL
DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE NOTES

WS 4.20 SHEET 3 OF 4



NOTES:

1. WHEN THE PORTION OF THE SIDEWALK IS WITHIN THE 4'–7' OFFSET, LOCATE FIRE HYDRANT 1' FROM FACE OF WALK, WITHIN GRASS AREA.
2. IN ALL OTHER CASES, CONTACT FIRE DEPARTMENT FOR FIRE HYDRANT LOCATION.
3. IN SIDEWALK LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'–6' LEFT/RIGHT OF ℄ OF THE FIRE HYDRANT.
4. FIRE HYDRANT SLAB AND GUARD POST CONCRETE WORK SHALL BE DIFFERENT POURS.
5. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS.
6. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS.
7. GUARD POSTS SHALL NOT BE ALLOWED IN F.D.O.T. R/W (SEE SHEET 2 OF 2)
8. POSTS TO BE INSTALLED AT DISCRETION OF INSPECTOR.

CONC. ANCHOR	GS 1.1
No. 2 VALVE BOX	WS 3.10
TYP. TIE ROD DETAIL	GS 1.10
TYP. GATE VALVE	WS 1.0
ITEM	CROSS REF. / SPEC. REF.

MIAMI-DADE COUNTY Delivering Excellence Every Day	ISSUE DATE	APPROVED BY
WATER & SEWER DEPARTMENT	02/25/2013	F.A.

STANDARD DETAIL
TYPICAL FIRE HYDRANT INSTALLATION WITH GUARD POSTS

WS 4.50 SHEET 1 OF 2

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.

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No.	REVISIONS	DATE	BY

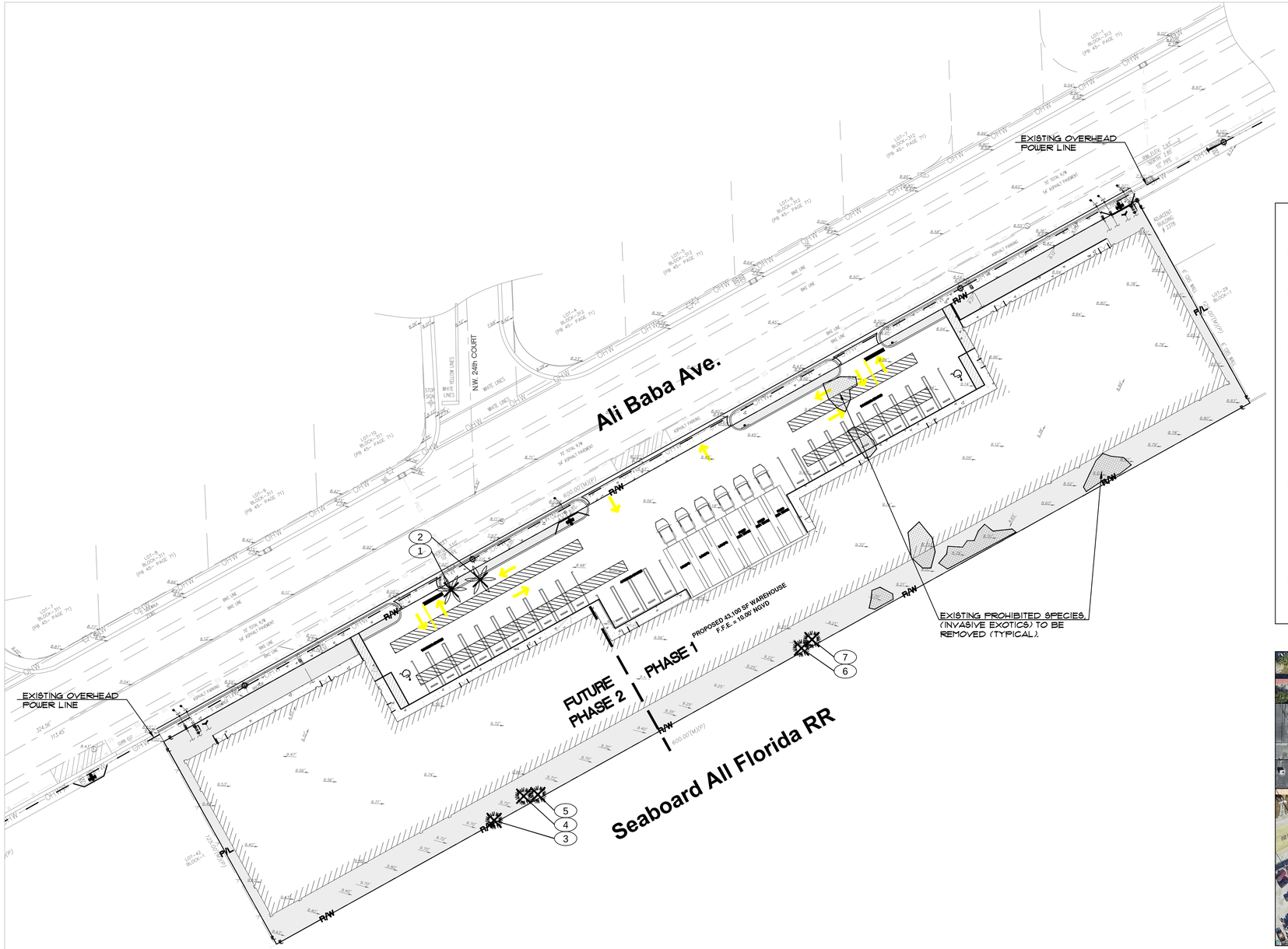
GAVILIAN CONSULTING, LLC
10820 FOX GLEN DRIVE, BOCA RATON, FL 33428
PHONE: 954–319–6758
FLORIDA REGISTRY: 38612

PROJECT 150100040
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY GB
DRAWN BY DO
CHECKED BY GB

2466 ALI BABA AVENUE
GOLD CATERING
FL
OPA LOCKA

WATER AND SEWER DETAILS

SHEET NUMBER
C-304



TREE DISPOSITION NOTES:

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.

2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.

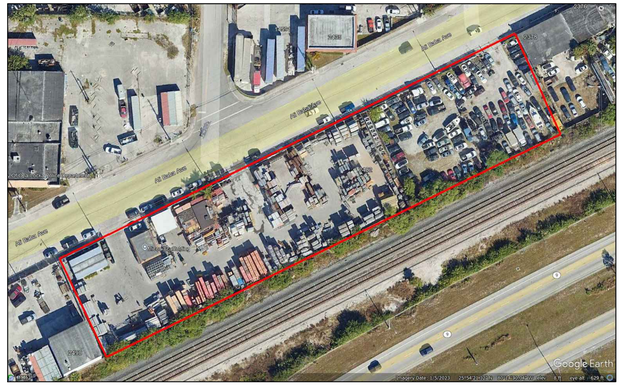
3. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DRER). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.

4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.

5. ALL EXISTING INVASIVE AND EXOTIC VEGETATION AND ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED AND ERADICATED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

6. ISA CERTIFIED ARBORIST TO ROOT PRUNE EXISTING TREES ALONG WHERE ALL CONSTRUCTION WILL OCCUR. THE ARBORIST IS TO BE CONSULTED FOR ROOT PRUNING PRIOR WITH A MINIMUM OF 3 MONTHS PRIOR TO CONSTRUCTION OR DEMOLITION OR AS RECOMMENDED BY THE ARBORIST.

7. ALL EXISTING TREES TO REMAIN AND RELOCATED TO BE CANOPY CLEANED FOR REMOVAL OF DEAD, DYING AND DISEASED BRANCHES, TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST WITH EXPERIENCE IN MATURE CANOPY TREES.



25-15-GOLD CATERING-2466 ALI BABA AVE., OPA-LOCKA, FL. 33054

6/20/2025

TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGH	SPREA	DBH inches	CLEAR TRUNK	CONDITI	STATU	CANOP	CANOP LOSS	REMARKS
1	SR	QUEEN PALM	*Syagrus romanzoffiana*	14	12	8			REMOVE	113	113	
2	SR	QUEEN PALM	*Syagrus romanzoffiana*	15	12	9			REMOVE	113	113	
3	SP	SABAL PALM	*Sabal palmetto*	20	12	10			REMOVE	113	113	
4	SP	SABAL PALM	*Sabal palmetto*	20	12	10			REMOVE	113	113	
5	SP	SABAL PALM	*Sabal palmetto*	20	12	10			REMOVE	113	113	
6	SP	SABAL PALM	*Sabal palmetto*	20	12	10			REMOVE	113	113	
7	SP	SABAL PALM	*Sabal palmetto*	20	12	10			REMOVE	113	113	
		TOTALS								791	791	
		FIELD INVENTORY CONDUCTED BY JFS DESIGN INC. ON JUNE 12, 2025										
		LOCATIONS ARE APPROXIMATE PER FIELD INVENTORY WHICH WAS NOT ABLE TO ACCESS THE PROPERTY										

PARAMOUNT
CONSULTING & ENGINEERING
6135 NW 167th STREET
SUITE E1
MIAMI, FL 33015
Ph: (305) 698-0550
F: (305) 698-0558
www.paramountce.com

PROJECT NAME:
GOLD KOSHER CATERING

PROJECT NUMBER: -

PROJECT ADDRESS:
2466 ALI BABA AVE.
OPA-LOCKA, FL. 33054

PREPARED BY:
WILL OMONTE
PROJECT MANAGER

PREPARED FOR:
-

DATE: -

DRAWN BY: W.O.

DRAWING REVISION LOG

No.	Date:	Revision:

GENERAL CONTRACTOR:
-

ARCHITECT:
-

SUBMITTAL NOTES:

DWG No.
TD-1

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF OPA-LOCKA AND/OR MIAMI-DADE COUNTY DERM TREE SECTION PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, SPECIFICATIONS, ETC.

0' 10' 50'
SCALE: 1" = 30'

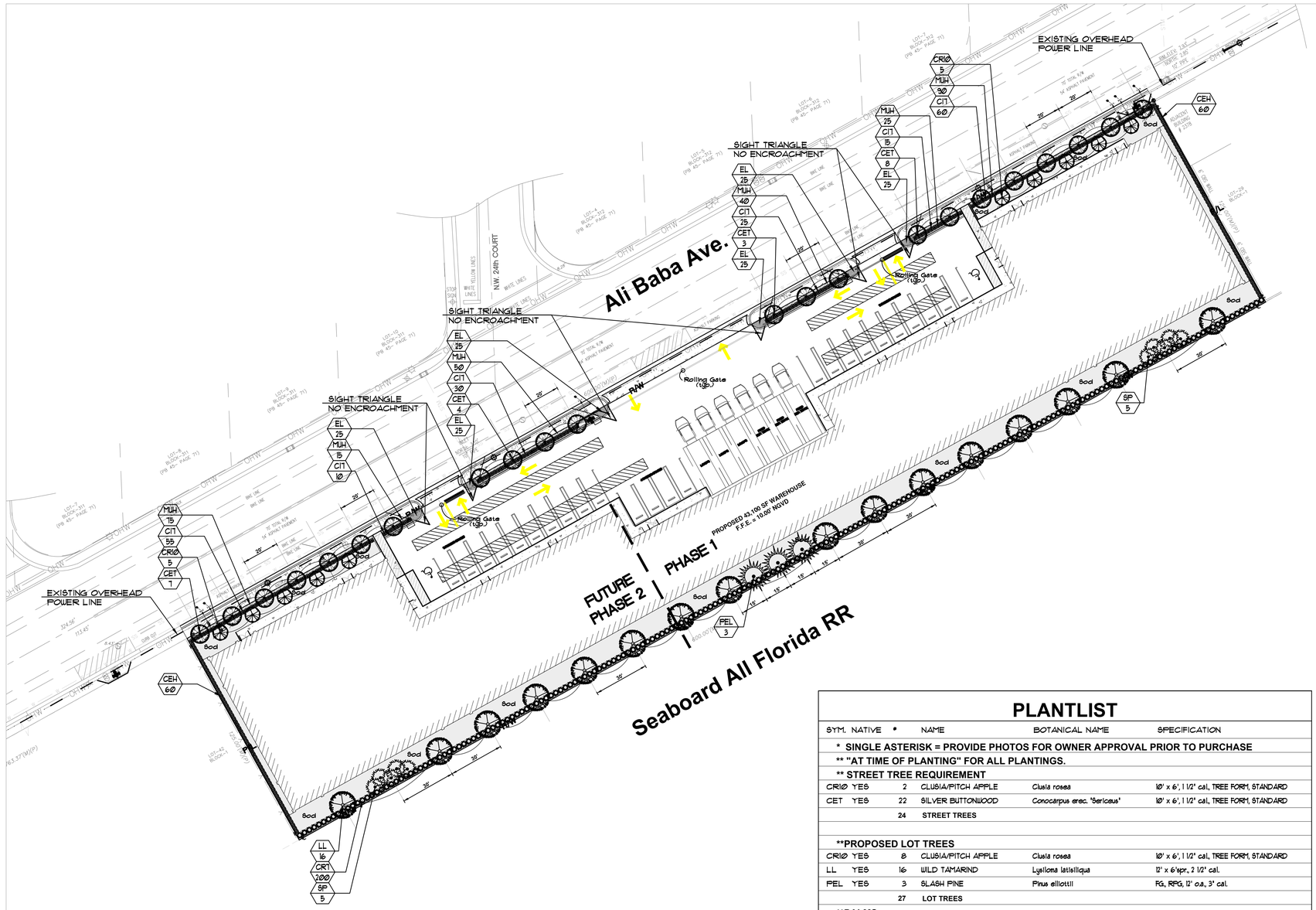
north

TREE DISPOSITION PLAN

08/29/2025

JAMES F. SOCASH
RLA # 0001132

25-15


Ali Baba Ave.
Seaboard All Florida RR
EXISTING OVERHEAD POWER LINE
EXISTING OVERHEAD POWER LINE
N.W. 24th COURT
SIGHT TRIANGLE NO ENCROACHMENT
SIGHT TRIANGLE NO ENCROACHMENT
SIGHT TRIANGLE NO ENCROACHMENT
Rolling Gate (TYP.)
Rolling Gate (TYP.)
Rolling Gate (TYP.)
R/W
FUTURE PHASE 2
PHASE 1
PROPOSED 43,100 SF WAREHOUSE F.F.E. = 10.00' NGVD
EL 25
MJH 40
CIT 25
CET 3
EL 25
MJH 25
CIT 15
CET 8
EL 25
CRIØ 5
MJH 30
CIT 60
CEH 60
EL 25
MJH 50
CIT 30
CET 4
EL 25
MJH 15
CIT 10
MJH 15
CIT 55
CRIØ 5
CET 7
CEH 60
PEL 3
SP 5
LL 16
CRT 200
SP 5
Sod
30'
15'
OHW
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LOT-2 BLOCK-341 (PB 45- PAGE 71)
LOT-3 BLOCK-341 (PB 45- PAGE 71)
LOT-4 BLOCK-341 (PB 45- PAGE 71)
LOT-5 BLOCK-341 (PB 45- PAGE 71)
LOT-6 BLOCK-341 (PB 45- PAGE 71)
LOT-7 BLOCK-341 (PB 45- PAGE 71)
LOT-8 BLOCK-341 (PB 45- PAGE 71)
LOT-9 BLOCK-341 (PB 45- PAGE 71)
LOT-10 BLOCK-341 (PB 45- PAGE 71)
LOT-11 BLOCK-341 (PB 45- PAGE 71)
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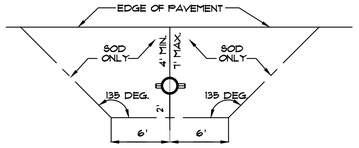


REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5:11.2

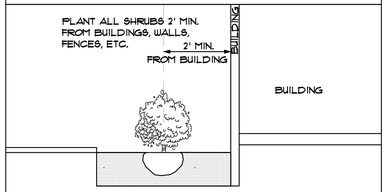
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

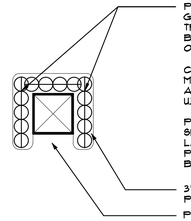
FIRE HYDRANT CLEAR ZONE

N.T.S.



SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR U.N.C.L.E. - TEL: 1 (800) 432-4770

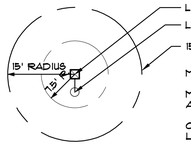
PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



LAMP

LIGHTPOST

15' MIN. RADIUS

MINIMUM 15' CLEARANCE OF ALL SHADE TREES

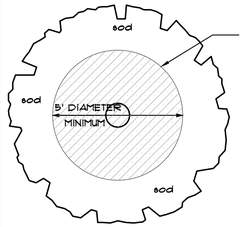
MINIMUM 7.5' CLEARANCE FROM ALL SMALL TREES AND PALMS.

CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MINIMUM CLEARANCES FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



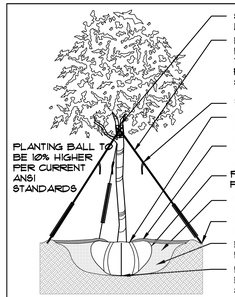
ALL FREE-STANDING TREES AND PALMS SHALL HAVE A MINIMUM 5' DIAMETER MULCH RING

3" ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY.

NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

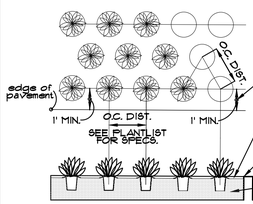
TYPICAL MULCH RING FOR FREE-STANDING TREES AND PALMS

N.T.S.



TREE PLANTING DETAIL

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN, SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

ALL PLANTINGS TO BE 1' MINIMUM FROM ALL EDGES OF PAVEMENT, SIDEWALKS, CURBS, ETC. (TYPICAL)

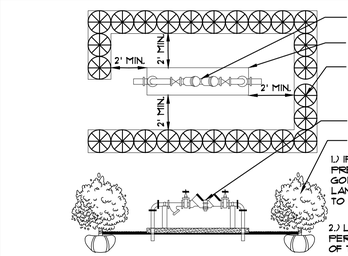
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT (TYPICAL)

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER DETAIL

N.T.S.

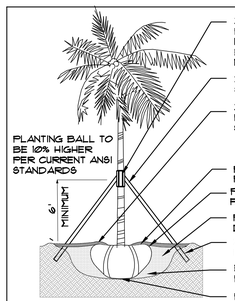


1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-157(d) OF THE MIAMI-DADE COUNTY CODE.

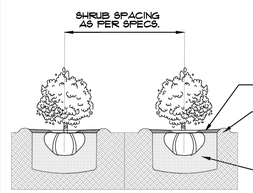
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



PALM PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

2" MIN. SAUCER COLLAR FOR WATER RETENTION

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 'NO CUTS' AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 3-MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

19. ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

21. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

22. THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNING AGENCY, GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND IRRIGATION CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

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6135 NW 167th STREET
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MIAMI, FL 33015
Ph: (305) 698-0550
F: (305) 698-0558
www.paramountce.com

PROJECT NAME:
GOLD KOSHER CATERING

PROJECT NUMBER: -

PROJECT ADDRESS:
2466 ALI BABA AVE.
OPA-LOCKA, FL. 33054

PREPARED BY:
WILL OMONTE
PROJECT MANAGER
PREPARED FOR:
-
DATE: -
DRAWN BY: W.O.

DRAWING REVISION LOG

No.	Date:	Revision:

GENERAL CONTRACTOR:
-

ARCHITECT:
-

SUBMITTAL NOTES:

DWG No.
L-2

Sunshine State 811 of Florida, Inc.

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF OPA-LOCKA AND/OR MIAMI-DADE COUNTY DERM TREE SECTION PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, SPECIFICATIONS, ETC.

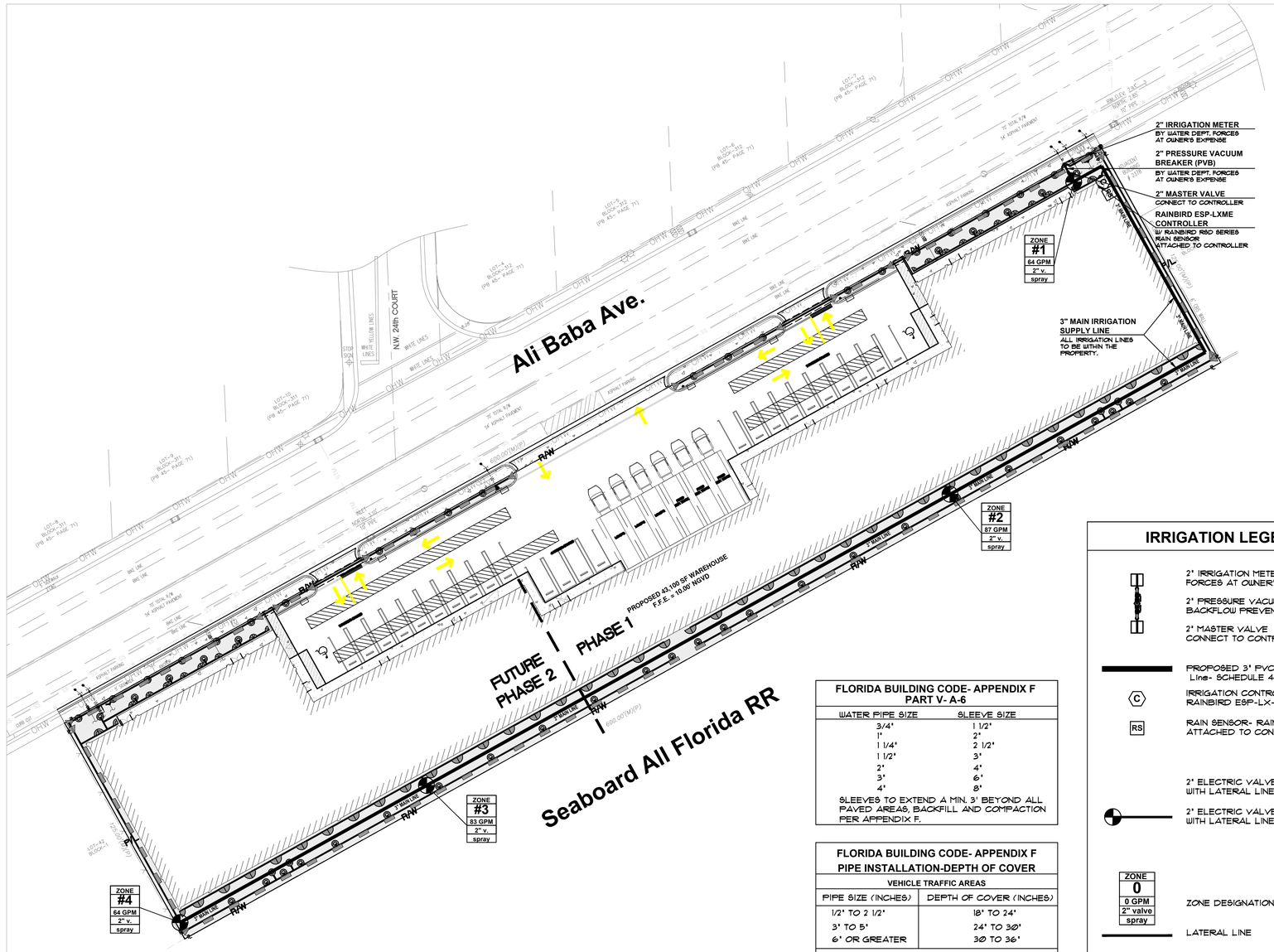
0' 10' 50'
SCALE: 1" = 30'
north

LANDSCAPE DETAILS, SPECIFICATIONS, ETC.

08/29/2025

JAMES F. SOCASH
RLA # 0001132

25-15



IRRIGATION LEGEND

- 2" IRRIGATION METER BY WATER DEPT. FORCES AT OWNER'S EXPENSE
- 2" PRESSURE VACUUM BREAKER (PVB) BACKFLOW PREVENTER
- 2" MASTER VALVE CONNECT TO CONTROLLER
- PROPOSED 3" PVC Main Supply Line- SCHEDULE 40
- (C) IRRIGATION CONTROLLER RAINBIRD ESP-LX-ME MODULAR
- RS RAIN SENSOR- RAINBIRD RSD SERIES ATTACHED TO CONTROLLER
- 2" ELECTRIC VALVES, FOR ROTORS, WITH LATERAL LINE (AS SHOWN)
- 2" ELECTRIC VALVES, FOR SPRAY HEADS WITH LATERAL LINE (AS SHOWN)
- ZONE 0 / 0 GPM / 2" valve / spray — ZONE DESIGNATION
- LATERAL LINE
- PIPE IN SLEEVE (SEE SIZING CHART)
- PIPE CONNECTION
- PIPE CROSSING
- RAINBIRD 5000 PLUS SERIES SAM, 3.5 GPM
- 15' radius / 12' radius / 10' radius — RAINBIRD 1800 STRIP-TYPE 15 EST (END STRIP), 15 CST (CENTER STRIP)
- RAINBIRD 1800 "U SERIES" PRS, 4', 6', 12' POP-UP- QUARTER, HALF FULL 10', 12', 15' RADIUS AS SHOWN.
- RAINBIRD 1401 SERIES BUBBLERS, 1 PER TREE OR PALM 10 GPM

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

SPECIAL NOTES:

S-1: A ROUGH INSPECTION IS REQUIRED BY MIAMI-DADE COUNTY PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

S-2: SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

S-3: ALL NEW IRRIGATION TO BE DUG BY HAND WHEN INSTALLING CLOSE TO EXISTING TREES. ANY ROOTS THAT ARE DAMAGED WILL NEED TO BE PRUNDED BY AN ISA CERTIFIED ARBORIST.

GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SODDED AREAS, 6" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND. ARCH.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. 1(800) 432-8770, 48 HOURS PRIOR TO COMMENCENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL. BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
12. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.
19. ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER".
20. TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SEEVING AS NEEDED.

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WILL OMONTE
PROJECT MANAGER
PREPARED FOR:
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DWG No.
IRR-1

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
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SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, DETAILS, SPECIFICATIONS, ETC.

0' 10' 50'
SCALE: 1" = 30'
north

SITE IRRIGATION PLAN

08/29/2025

JAMES F. SOCASH
RLA # 6001132

25-15

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER _____

FOLIO: 08-2122-004-0380

SEC-TWP-RGE: _____

Legal Description: Lots **30-41** Block **1** Subdivision **MAGNOLIA SUB 2ND ADDN**

P.B. _____ Page _____ Development Name **GOLD CATERING**

Located at (address) **2466 ALI BABA AVE., OPA LOCKA, FL. 33054**

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (Landscape Ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami-Dade County and that none of the species were selected from the "Prohibited Species" list.

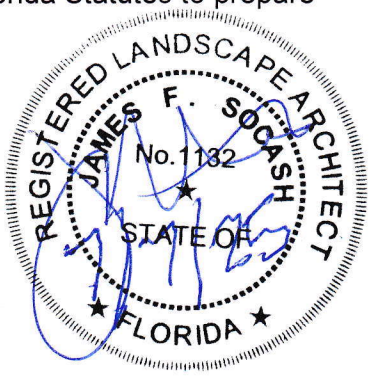
Additionally, automatic sprinkler system (if applicable) complies with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/we am/are authorized under Chapter 481, Florida Statutes to prepare and submit this landscaping/irrigation plan.

_____

Professional Preparer's Signature

Seal:



JAMES F. SOCASH

Print Name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this **7** day of **JULY** **2025**, By **JAMES F. SOCASH** of **JFS DESIGN INC.** A **FLORIDA** corporation, on behalf of the corporation.

He/she is personally known to me or has produced **FL DR LIC. # S220-446-49-417-0** as identification and did not take an oath.

Witness my signature and official seal this **7** day of **JULY** **2025**, in the County and State aforesaid, the date and year last aforesaid.

_____

Notary Public

_____

Print Name

My Commission Expires:

GOLD CATERING

2466 ALI BABA AVE, OPA LOCKA, FL 33054

PERMIT SET

APPLICABLE CODES

- 8UILDING PLANNING AND ZONING ORDINANCE
- FLORIDA BUILDING CODE, 7TH EDITION (2020) (FBC)
- FLORIDA BUILDING CODE, 7TH EDITION (2020), PLUMBING (FBCP)
- FLORIDA BUILDING CODE, 7TH EDITION (2020), MECHANICAL (FBCM)
- FLORIDA BUILDING CODE, 7TH EDITION (2020), ENERGY CONSERVATION (FBCEC)
- FLORIDA BUILDING CODE, 7TH EDITION (2020), FUEL GAS (FBCFG)
- FLORIDA FIRE PREVENTION CODE, 7TH EDITION(2020), (FFPC)
- NFPA 70A, NATIONAL ELECTRICAL CODE (2017 NEC)

SCOPE OF WORK

THE ARCHITECTURAL DESIGN SET FOR THE REVIEW BOARD AND PLANNING AND ZONING

NEW CONSTRUCTION OF A WAREHOUSE BUILDING IN AN INDUSTRIAL ZONE IN THE CITY OF OPA LOCKA

- SITE, ZONING AND BUILDING DATA FURTHER EXPAND
- PROPOSED SITE PLAN
- PROPOSED FLOOR PLAN OF (2) 17,540 SF KITCHEN AND SERVICES, 5,040 LOADING AREA, AND 2,340 SF OF UTILITY SERVICES AND OFFICES
- DRIVEWAYS, PARKING AND LOADING
- BUILDING ELEVATIONS
- CIRCULATION AREAS

LEGAL DESCRIPTION

MAGNOLIA SUB 2ND ADDN PB 46-89 LOT 39 BLK 1
LOT SIZE 6250 SQUARE FEET OR 14539-2234 0590 2
(8) COC 29557-3402 08 2007 4

ZONING AND BUILDING DATA

	REQUIRED/ALLOWED:	PROVIDED:
MUNICIPALITY:	CITY OF OPA LOCKA	
FOLIO #:	08-2122-004-0380	
ZONING DISTRICT:	I-1 LIGHT INDUSTRIAL	
FLOOD ZONE:	ZONE X - NON FLOOD ZONE	
HEIGHT ALLOWED:	3 STORIES OR 45 FEET ABOVE THE AVERAGE SITE ELEVATION, WHICHEVER IS LESS	45'-0" FROM GRADE
LOT AREA:	10,000 SF MINIMUM	75,000 SF
FLOOR AREA RATION	FAR: 3.0 75,000 X 3 = 225,000 SF	AREA DISTRIBUTION: FIRST FLOOR: - KITCHEN 1 = 17,540 SF - KITCHEN 2 = 17,540 SF - LOADING = 5,040 SF TOTAL WAREHOUSE =40,120 SF SECOND FLOOR: - OFFICE = 2,940 SF TOTAL BLDG AREA =43,060 SF
SETBACKS: PRINCIPAL BUILDING SETBACKS: FRONT: REAR: SIDE INTERIOR: SIDE PUBLIC ALLY:	 15'-0" 15'-0" 0'-0" 7'-0"	 15'-0" 15'-0" 5'-0" EAST 5'-0" WEST N/A
	PROJECTS WHICH ACHIEVE A MINIMUM LEED SILVER OR OTHER EQUIVALENT THIRD PARTY CERTIFICATION ARE ELIGIBLE FOR UP TO A 10% INCREASE IN FLOOR AREA4 PROJECTS WHICH ACHIEVE A MINIMUM LEED GOLD OR OTHER EQUIVALENT THIRD PARTY CERTIFICATION ARE ELIGIBLE FOR UP TO A 15% INCREASE IN FLOOR AREA4 PROJECTS WHICH ACHIEVE A MINIMUM LEED PLATINUM OR OTHER EQUIVALENT THIRD PARTY CERTIFICATION ARE ELIGIBLE FOR UP TO A 20% INCREASE IN FLOOR AREA.	
OCCUPANCY GROUP:	FACTORY GROUP F-1	
ALTERATION LEVEL:	TYPE III-B	

ZONING NOTES

- I-1 SHALL HAVE A MINIMUM OF 10,000 SF OR A MINIMUM OF TWO ACRES FOR NEW INDUSTRIAL FLEX SPACE

STORAGE OF SERVICE VEHICLES:
- VEHICLES MAY BE STORED INDOORS
- VEHICLES MAY BE STORED IN AN APPROVED STORAGE YARD
- UP TO 5 VEHICLES NO LARGER THAN A TYPICAL CAR, TRUCK, SUV, OR VAN MAY BE STORED IN THE PARKING AREA FOR USE.

LANDSCAPE REQUIREMENTS:
- EXTERIOR LIGHTING: PEDESTRIAN AREAS WILL NEED TO BE WELL MARKED AND WELL LIT. EXTERIOR LIGHTING SHALL BE AN INTEGRAL PART OF THE LANDSCAPE DESIGN
- OPEN SPACE SHALL BE IN ACCORDANCE WITH THE PLANNING AND ZONING BOARD AND CITY COMMISSION. 1 EACH PLOT SHALL PROVIDE NO LESS THAN 30 PER CENT OF ITS AREA IN LANDSCAPE OPEN SPACE 2. A LANDSCAPE STRIP AT LEAST 25 FEET IN WIDTH LOCATED BETWEEN THE ABUTTING RIGHT OF WAY AND OFF STREET PARKING AND ANY OTHER VEHICULAR USE AREA WHICH IS EXPOSED TO AN ABUTTING RIGHT OF WAY. 3. ON THE PLOT OF A BUILDING OR STRUCTURE OF OF OPEN LOT USE PROVIDING AN OFF STREET PARKING AREA OR OTHER VEHICULAR USE AREA, A NON STABILIZED LANDSCAPE STRIP OF AT LEAST 12 FEET AND HALF IN WIDTH SHALL BE PROVIDED TO FORM A VISUAL SCREEN BETWEEN THE OFF STREET PARKING AREA OR OTHER USE AREA AND ANY ABUTTING PROPERTY

GENERAL NOTES

1. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF PARAMOUNT CONSULTANTS AND ENGINEERING AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN CONSENT.

2. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY MINOR CONSTRUCTION DETAIL. THE GENERAL CONTRACTOR (G.C.) IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.

3. ALL WORK DESCRIBED IN THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (S.F.B.C. REQUIRED.)

4. DO NOT SCALE DRAWINGS, REFER TO QUOTED DIMENSIONS ONLY. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.

5. USE DIMENSION INDICATED ON DRAWINGS; DIMENSIONS OF LARGER SCALE DRAWING AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

6. IN THE EVENT THAT DISCREPANCIES, AMBIGUITIES OR OMISSIONS FROM DRAWINGS OR SPECIFICATIONS ARE FOUND, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING BY THE G.C. IN ORDER TO PROVIDE CLARIFICATION.

7. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION, FINISHING AND OCCUPANCY OF THE PROJECT.

8. ALL WORK MATERIAL SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND ORDINANCES.

9. ALL WORK DONE UNDER THE SUPERVISION OF THE G.C. SHALL BE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WORK AND MATERIALS FROM WEATHER DAMAGE.

11. THE G.C. SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.

12. THE G.C. SHALL PROVIDE AN ON-SITE DUMPSTER OR OTHER APPROVED CONTAINER IN A LOCATION FOR THE DISPOSAL OF REMOVED MATERIALS CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED PERIODICALLY TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.

13. THE CONTRACTOR AGREES TO HOLD OWNER, PROJECT MANAGER, ARCHITECTAND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON THE PART OF THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS, MATERIALS AND EQUIPMENT SUPPLIES AND/OR ANY OF THEIR EMPLOYEES OR AGENTS. IN PERFORMANCE OF THIS CONTRACT AND, IN ANY CASE LEGAL ACTION IS BROUGHT THEREFORE AGAINST OWNER, PROJECT MANAGER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS RESERVE THE RIGHT TO DEFEND SUCH ACTION AND CHARGE ALL COST THEREOF TO THE CONTRACTOR.

14. IT IS THE INTENT OF PARAMOUNT CONSULTANTS AND ENGINEERING THAT THIS WORK CONFORMS WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITY HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY PARAMOUNT CONSULTING 4 ENGINEERING, OF ANY DISCREPANCIES AND SHALL BE RESOLVED BY PARAMOUNT CONSULTANTS AND ENGINEERING .

15. PARAMOUNT CONSULTANTS AND ENGINEERING IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.

16. ALL WORK IS TO BE PLUM, ALIGNED, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET PARAMOUNT CONSULTANTS AND ENGINEERING'S SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP SHALL BE REMOVED AND REDONE AT THE G.C.'S EXPENSE.

17. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASING, JAM AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.

18. ALL WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.

19. ALL PERIMETER THRESHOLDS SHALL BE ½" MAX. WITH THE EXCEPTION OF SECONDARY SLIDING GLASS DOORS EXITING ONTO BALCONIES WITH IMPERVIOUS PAN.

20. ALL GYPSUM WALLBOARD, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT.

21. THE G.C. SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK.

22. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VIII OF THE FLORIDA BUILDING CODE, TABLE 803.3 AS STATED IN #8.

23. THE G.C. GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE PROJECT MANAGER AT NO ADDITIONAL COST.

24. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORESEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY FONS INC. IMMEDIATELY FOR INSTRUCTIONS.

25. ALL ASSEMBLIES REFERENCED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED W/ APPROVED PENETRATION RATED DEVICES.

26. ALL HARDWARE, LIGHTING 4 BATHROOM FIXTURES AND MISCELLANEOUS ITEMS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.

27. THE G.C. SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. G.C. SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWINGS PRIOR TO SUBMITTING FOR ARCHITECT'S REVIEW.

28. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE FLORIDA BUILDING CODE (2017) AND ALL LOCAL, STATE AND FEDERAL LAWS.

29. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723. FBCR 302.10 -INSULATION MATERIALS FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM-84 OR UL 723. FBCR 302.10

TERMITE PROTECTION NOTE

TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH

A MINIMUM 6 MIL VAPOR RETARDANT TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDANT PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

PENETRATION. PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

AERIAL MAP

N T S

2466 ALI BABA AVE
NW 143RD ST
NW 24TH AVE
NW 22ND AVE
NW 140TH ST
NW 27TH AVE
NW 135TH ST
NW 32ND AVE
NW 131ST ST
NW 34TH AVE
NW 127TH ST
NW 37TH AVE
NW 123RD ST
NW 42ND AVE
NW 119TH ST
NW 47TH AVE
NW 115TH ST
NW 50TH AVE
NW 111TH ST
NW 57TH AVE
NW 107TH ST
NW 62ND AVE
NW 103RD ST
NW 67TH AVE
NW 99TH ST
NW 72ND AVE
NW 95TH ST
NW 77TH AVE
NW 91ST ST
NW 82ND AVE
NW 87TH ST
NW 87TH AVE
NW 83RD ST
NW 79TH ST
NW 74TH ST
NW 69TH ST
NW 64TH ST
NW 59TH ST
NW 54TH ST
NW 49TH ST
NW 44TH ST
NW 37TH ST
NW 32ND ST
NW 27TH ST
NW 22ND ST
NW 17TH ST
NW 12TH ST
NW 7TH ST
NW 2ND ST
NW 1ST ST
NW 1ST AVE
NW 7TH AVE
NW 12TH AVE
NW 17TH AVE
NW 22ND AVE
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NW 37TH AVE
NW 42ND AVE
NW 47TH AVE
NW 50TH AVE
NW 57TH AVE
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NW 72ND AVE
NW 77TH AVE
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NW 50TH CT
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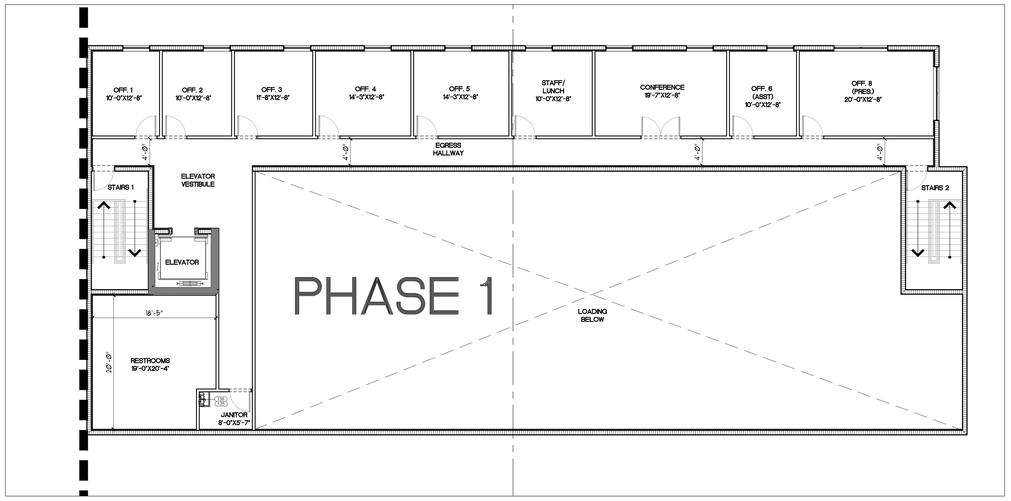
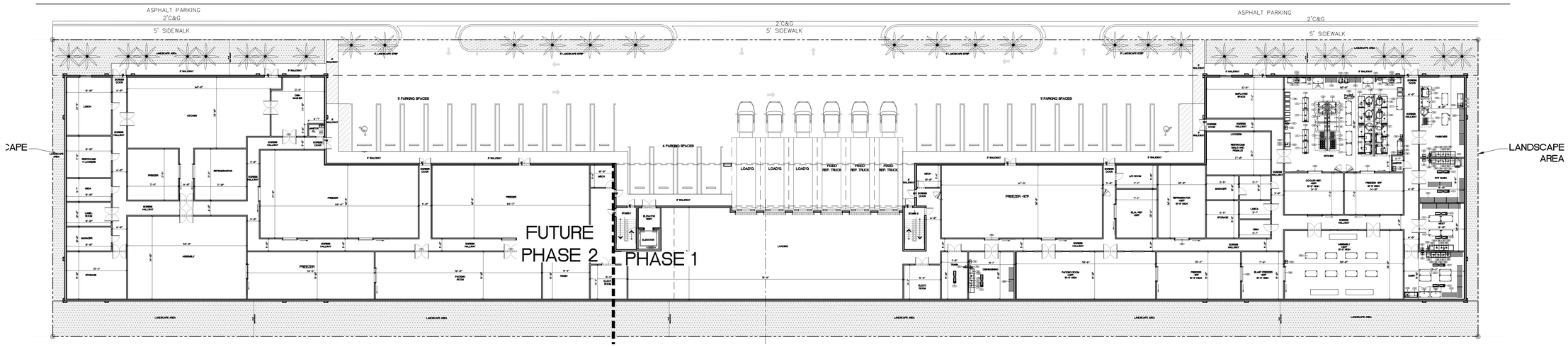
NW 82ND WAY
NW 87TH WAY



2 SECOND FLOOR PLAN
PROPOSED
SCALE 1/8"=1'-0"



1 FIRST FLOOR PLAN
OVERALL
SCALE 1/16"=1'-0"

PARAMOUNT
CONSULTING & ENGINEERING

6135 NW 167th STREET
SUITE E1
MIAMI, FL 33015
Ph: (305) 698-0550
F: (305) 698-0558
www.paramountce.com

PROJECT NAME:
GOLD CATERING

PROJECT NUMBER: -

PROJECT ADDRESS:
2466 ALI BABA AVE
Opa Locka, FL 33054

SHEET TITLE:
PROPOSED OVERALL FLOOR PLANS

PREPARED BY:
WILL OMONTE
PROJECT MANAGER
PREPARED FOR:
CESAR SOTO P.E.
DATE: 10.02.2024
DRAWN BY: W.O.

DRAWING REVISION LOG

No.	Date:	Revision:

GENERAL CONTRACTOR:
-

SUBMITTAL NOTES:
SIGNED AND SEALED DRAWINGS CHECKED FOR STRUCTURAL COMPLIANCE ONLY. BY:

PARAMOUNT CONSULTING AND ENGINEERING
6135 NW 167th STREET - SUITE E1
MIAMI, FL 33015

DWG No.
A1.0

PARAMOUNT
CONSULTING & ENGINEERING
6135 NW 167th STREET
SUITE E1
MIAMI, FL 33015
Ph: (305) 698-0550
F: (305) 698-0558
www.paramountce.com

PROJECT NAME:

GOLD CATERING

PROJECT NUMBER: -

PROJECT ADDRESS:

2466 ALI BABA AVE
Opa Locka, FL 33054

SHEET TITLE:

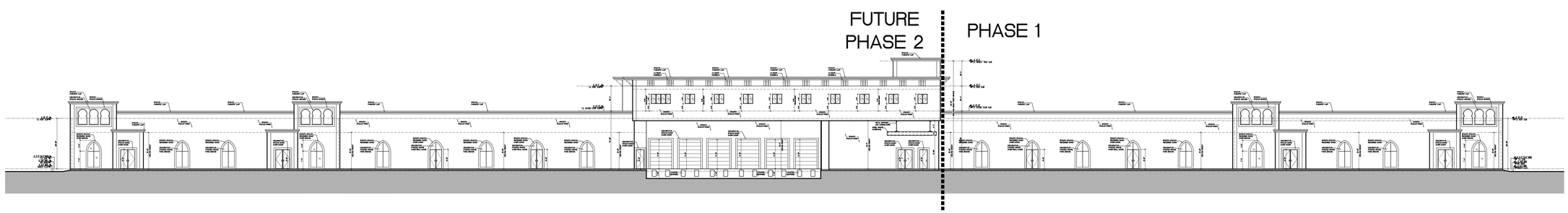
FULL LENGTH
BUILDING
ELEVATIONS

PREPARED BY:
WILL OMONTE
PROJECT MANAGER
PREPARED FOR:
CESAR SOTO P.E.
DATE: 10.02.2024
DRAWN BY: W.O.

DRAWING REVISION LOG

No.	Date:	Revision:

2 SOUTH ELEVATION (REAR)
SCALE 1/16" = 1'-0"



1 NORTH ELEVATION (FRONT)
SCALE 1/16" = 1'-0"

GENERAL CONTRACTOR:
-

SUBMITTAL NOTES:

SIGNED AND SEALED DRAWINGS
CHECKED FOR STRUCTURAL
COMPLIANCE ONLY. BY:

PARAMOUNT CONSULTING
AND ENGINEERING
6135 NW 167th STREET - SUITE E1
MIAMI, FL 33015

DWG No.

A3.0

SKETCH OF BOUNDARY SURVEY
ALTA / NSPS LAND TITLE SURVEY

NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

SUBJECT TO:

The easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor and noted in Schedule B, Section II of the Old Republic National Title Insurance Company, Commitment Number: 24095646, with an effective date of September 23, 2024 at 8 :00 AM, are a matter of survey and have been plotted hereon or noted below:

Items 1 through 6, General Exceptions.

Item 7) Dedications and reservations contained on the Plat of SECOND ADDITION TO MAGNOLIA SUBDIVISION, as recorded in Plat Book 46, Page 89, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property and are plotted on the Survey.(If any)

Items 8 through 14, Matters not Survey related..

Item 15) General Exception

PROPERTY ADDRESS:
2466 ALI BABA AVENUE
OPA LOCKA, FL 33054

FOLIO # 08-2122-004-0290

LEGAL DESCRIPTION:
Lots 30 through 41, inclusive, Block 1, of SECOND ADDITION TO MAGNOLIA SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 46, Page 89, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1) The above captioned property was surveyed and described based on the above legal description: provided by client.

2) This certification is only for the lands as described. it is not a certification of title, zoning, easements, or freedom of encumbrances. abstract not reviewed

3) There may be additional restrictions not shown on this survey that may be found in the public records of this county, examination of abstract of title will have to be made to determine recorded instruments, if any affecting this property.

4) The accuracy obtained for all horizontal control measurement and office calculation of a closed geometric figures, meets or exceeds the current Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in chapter 5J-17.051 (3) (b), 15.b.II, of 1 foot in 15000 feet for Residential Areas.

5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. underground encroachments not located.

6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

7) Underground utilities are not depicted hereon: contact the appropriate authority prior to any design work or construction on the property herein described, for building and zoning information. Surveyor shall be notified as to any deviation from utilities shown hereon.

8) In some cases graphic representation have been exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.

9) Area of the property:
Lot Net Area: ± 75,000 Square Feet.

10) This survey does not reflect or determine ownership. Ownership subject to opinion of title .

11) Type of Survey: ALTA / NSPS Land Title Survey.

12) North arrow direction and bearings are based on an assumed meridian.

13) Elevations are based on the National Geodetic Vertical Datum of 1929
14) No encroachments were noted by this Survey.

15) The property described on this Sketch of ALTA / NSPS Land Title Survey is the same property as described in Schedule "A" in American Land Title Association Commitment, Commitment number: 24095646; with an effective date of September 23, 2024 at 8 :00 AM, issued by Old Republic National Title Insurance Company.

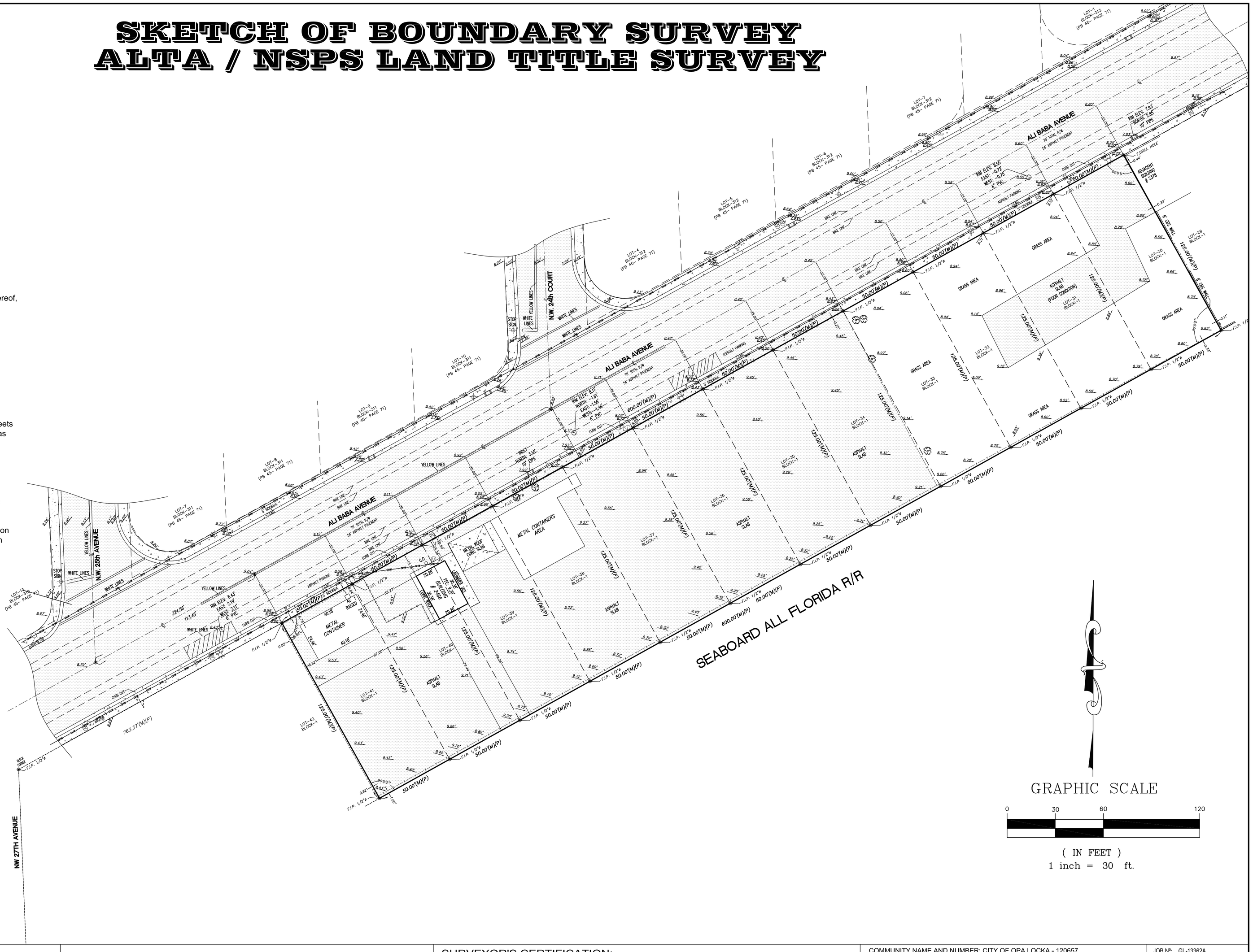
16)There are no cemeteries, gravesites or burial grounds on propertry.

17) All lots are continuous.

18) Access to the property is available via Ali Baba Avenue.

19) The 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys are Effective February 23, 2021. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys are superseded by these standards.
Adopted by the Board of Governors, American Land Title Association (ALTA), on October 8, 2015.
Adopted by the Board of Directors, National Society of Professional Surveyors (NSPS), on October 9, 2015.

SURVEYOR'S CERTIFICATION:
EOP Group, LLC
Weiss Law
Old Republic National Title Insurance Company
Precedent Asset Management - 4C, a Delaware limited liability company, ISAOA ATIMA



GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND AND ABBREVIATIONS:

A.	= ARC	℄	MONUMENT LINE
A/C	= AIR CONDITIONER PAD	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
ALTA	= AMERICAN LAND TITLE ASSOCIATION	N,G,V,D,	= NATIONAL GEODETIC VERTICAL DATUM
CH	= CHORD	NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
CH, BEAR	= CHORD BEARING	O/L	= ON LINE
B.S.	= BUILDING SETBACK	O/S	= OFF SET
C.B.	= CATCH BASIN	PG.	= PAGE
C.L.F.	= CHAIN LINK FENCE	P.B.	= PLAT BOOK
℄	= CENTER LINE	P.C.	= POINT OF CURVATURE
C.O	= CLEAN OUT	P.C.P.	= PERMANENT CONTROL POINT
CONC.	= CONCRETE	P.T.	= POINT OF TANGENCY
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.B.	= PLAT BOOK
ENC.	= ENCROACHMENT	(R)	= RECORD
F.F.EL.	= FINISH FLOOR ELEVATION	R.P.	= RADIUS POINT
F.P.C.P.	= FOUND PERMANENT CONTROL POINT	R.& M.	= RECORD AND MEASURE
F.I.P.1/2"	= FOUND IRON PIPE 1/2"	R/W	= RIGHT OF WAY
F.I.R.1/2"	= FOUND IRON REBAR 1/2"	SWK.	= SIDEWALK
F.N.	= FOUND NAIL	S.N.&D.	= SET NAIL & DISC
F.N.&D.	= FOUND NAIL AND DISC	TYP.	= TYPICAL
F.P.R.M.	= FOUND PERMANENT REFERENCE MONUMENT	U.E.	= UTILITY EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT	WM	= WATER METER
I.D.	= IDENTIFICATION	Δ	= DELTA
(M)	= MEASURED		

SYMBOL

CATCH BASIN	INLET
FIRE HYDRANT	WATER METER
WOOD POWER POLE	WATER VALVE
CONCRETE LIGHT POLE	IRRIGATION VALVE
TRAFFIC METER	PARKING SIGN
STREET LIGHT METER	METAL SIGN
TRAFFIC POLE	ELECTRIC METER
PHONE BOX	HANDICAP
CABLE BOX	ALUMINUM FENCE
MANHOLE	OVERHEAD WIRE
0.00' ELEVATIONS	CHAIN LINK FENCE
	WOOD FENCE
	TREE

GAVY & ASSOCIATES, INC
LAND SURVEYORS
LB # 6971
15022 SW 11 STREET
MIAMI, FL 33194
PHONE: (786) 236-8344

SURVEYOR'S CERTIFICATION:

This is to certify that this Map or Plat and the Survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10(a), 11, 14 & 19 of Table A thereof.
The field work was completed on 8/2/2024
Date of Plat or Map: 9/27/2024

JULIO S. PITA, P.L.S
Professional Land Surveyor
License No. PSM 5789 State of Florida
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

COMMUNITY NAME AND NUMBER: CITY OF OPA LOCKA - 120657		JOB Nº: GL-13362A
PANEL NUMBER AND SUFFIX: 12086C138L		FIELD CREW : ADRIAN R.
FIRM PANEL EFFECTIVE DATE: 9/11/2009		DRAWN : R.A.
FLOOD ZONE: X	BASE FLOOD ELEVATION : N/A	CHECKED: J.P.
COUNTY NAME: MIAMI-DADE	STATE: FLORIDA	FIELD DATE : 8/2/2024

No.	REVISIONS
	UPDATE : 10/18/2024
	UPDATE : 04/16/2025

DATE : 8/2/2024

SHEET 1 of 1

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF A 43,000 SQUARE FOOT CATERING FACILITY ON THE TWELVE ADJACENT PROPERTIES LOCATED AT 2466 ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370, 08-2122-004-0360, 08-2122-004-0340, 08-2122-004-0350, 08-2122-004-0330, 08-2122-004-0320, 08-2122-004-0310, 08-2122-004-0300, AND 08-2122-004-0290, IN THE I-1 ZONING DISTRICT, WITHIN THE CORRIDOR MIXED USE OVERLAY AND THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, EOP GROUP, LLC., intends to construct a 43,000 square foot, two story commercial kitchen and catering facility at the twelve-parcel site beginning at 2466 Ali Baba Avenue and provide adequate parking and landscaping in accordance with the City's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a request for development agreement review to construct this two-story, Moorish-inspired industrial kitchen and warehouse facility in the Light Industrial Zoning District (I-1), within the Corridor Mixed Use Overlay District and within the Innovation District; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of the EOP GROUP, 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 or denial of the development agreement request by the Applicant, as provided herein and attached; and

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 or denies 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 Development Agreement approval for the Construction of a 43,000 square foot, two story commercial kitchen and catering facility on the twelve parcel site beginning at 2466 Ali Baba Avenue and provide adequate parking and landscaping in accordance with the City's Land Development Regulations and identified by folios **08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370, 08-2122-004-0360, 08-2122-004-0340, 08-2122-004-0350, 08-2122-004-0330, 08-2122-004-0320, 08-2122-004-0310, 08-2122-004-0300, AND 08-2122-004-0290** in the I-1 Zoning District, within the Corridor Mixed Use Overlay District and within the Innovation District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Interim City Manager following review by the City Attorney, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter**.**

PASSED AND ADOPTED this _____ day of _____, 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 MEETING SCHEDULE AND REQUIREMENTS FY 2024-2025

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

FY 2024-2025 Meeting Dates (1st Tuesday of Each Month)	**Date Application Found Sufficient**
October 1, 2024	August 16, 2024
November 5, 2024	September 20, 2024
December 3, 2024	October 18, 2024
January 7, 2025	November 22, 2024
February 4, 2025	December 20, 2024
March 4, 2025	January 17, 2025
April 1, 2025	February 14, 2025
May 6, 2025	March 21, 2025
June 3, 2025	April 18, 2025
July 1, 2025	May 16, 2025
August 5, 2025	June 20, 2025
September 2, 2025	July 18, 2025

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1504
Facsimile: 305-953-3060

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: EOP Group, LLC

PROPERTY OWNER'S ADDRESS: 19593 NE 10th Avenue, Miami, FL 33179
Number/Street City State/Zip Code

APPLICANT'S NAME: EOP Group, LLC

APPLICANT'S ADDRESS: 19593 NE 10th Avenue, Miami, FL 33179
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE _____ HOME _____ OTHER 754-265-9769

SUBJECT PROPERTY ADDRESS: 2466 Ali Baba Avenue Opa Locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-004-0380 (see attached additional folios) PRESENT ZONING: I-1 Industrial

LEGAL DESCRIPTION: Lots 30 through 41, inclusive, Block 1, of SECOND ADDITION TO MAGNOLIA SUBDIVISION, according to the Plat therof, as recorded in Plat Book 46, Page 89, of the 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

List of Additional Folio Numbers:

Folio: 08-2122-004-0290

Folio: 08-2122-004-0300

Folio: 08-2122-004-0310

Folio: 08-2122-004-0320

Folio: 08-2122-004-0340

Folio: 08-2122-004-0350

Folio: 08-2122-004-0360

Folio: 08-2122-004-0370

Folio: 08-2122-004-0380

Folio: 08-2122-004-0390

Folio: 08-2122-004-0400

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000161794

Entity Name: EOP GROUP, LLC

Current Principal Place of Business:

19593 NE 10TH AVE,
BLDG 4, BAY H
MIAMI, FL 33179

Current Mailing Address:

19593 NE 10TH AVE,
BLDG 4, BAY H
MIAMI, FL 33179 US

FEI Number: 87-4670099

FILED
Apr 03, 2025
Secretary of State
2412374647CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PINKHASOV, EPHRAIM
19593 NE 10TH AVE
SUITE C
MIAMI, FL 33179 US

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

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	PINKHASOV, EPHRAIM	Name	PINKHASOV, OLGA
Address	19593 NE 10TH AVE, BLDG 4, BAY H	Address	19593 NE 10TH AVE, BLDG 4, BAY H
City-State-Zip:	MIAMI FL 33179	City-State-Zip:	MIAMI FL 33179

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

SIGNATURE: OLGA PINKHASOV MEMBER 04/03/2025

Electronic Signature of Signing Authorized Person(s) Detail — Date

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' 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, Ephraim Pinkhasov 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

7/3/25
Date

Sworn to and subscribed before me:

This 3 day of July 2025

Notary Public

Attach copy of identification

DEBRA JEAN MOLINA
Notary Public - State of Florida
Commission # HH 669137
My Comm. Expires Jun 21, 2029
Bonded through National Notary Assn.

My commission expires _____

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From: _____

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

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

_____

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

_____
Signature

7/3/25
Date

Sworn to and subscribed before me:

This 3 day of July 2025

Debra Jean Molina
Notary Public

DEBRA JEAN MOLINA
Notary Public - State of Florida
Commission # HH 669137
My Comm. Expires Jun 21, 2029
Bonded through National Notary Assn.

My commission expires: _____

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 2435 ALI BABA AVE, OPA-LOCKA, FL 33054

LEGAL DESCRIPTION: OPA LOCKA CENTER PB 45-71, LOTS 1 THRU 9 BLK 312,
LOT SIZE 60618 SQ FT M/L, OR 11568-1170 0982 5, COC 25437-2480 02 2007 2

I SUPPORT THIS DEVELOPMENT REQUEST /

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: GUARDIAN TRANSPORTATION, INC PHONE: 305-695-7593

ADDRESS (If different): _____

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: 2490 ALI BABA AVE, OPA-LOCKA, FL 33054

LEGAL DESCRIPTION: MAGNOLIA SUB 2ND ADDN, PB 46-89,
LOT 42 & ELY1FT OF LOT 43 BLK 1, LOT SIZE 6375 SQ FT M/L

I SUPPORT THIS DEVELOPMENT REQUEST SI

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____ 786-413-7491

PROPERTY OWNER'S NAME: 2490 ALI BABA AVE, LLC PHONE: [illegible]

ADDRESS (If different): _____

Signature

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

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

Mark Grafton, Esq.
Shubin Law Group, P.A.
100 SE 2nd Street, Suite 4020
Miami, FL 33131

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA AND (RESPONSIBLE DEVELOPMENT / PROPERTY OWNER)

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this__day of_____2025 ("Execution Date") by and between **EOP Group, LLC** (the "Owner"), a Florida limited liability company with the mailing address of **19593 NE 10th Ave, Bldg 4, Bay H, Miami, FL 33179** 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 twelve abutting lots that collectively comprise approximately **1.72** acres of land located at approximately **2466 Ali Baba Avenue** within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos: **08-2122-004-0290; 08-2122-004-0300; 08-2122-004-0310; 08-2122-004-0320; 08-2122-004-0330; 08-2122-004-0340; 08-2122-004-0350; 08-2122-004-0360; 08-2122-004-0370; 08-2122-004-0380; 08-2122-004-0390; and 08-2122-004-0400**, (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 consists of **one (1) warehouse** containing over **43,040** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and **twenty-six (26)** parking spaces for office/employee/customer parking, and the planting of **61 trees and 515 shrubs** and **13,382** square feet of landscaped open space in accordance with the **EOP Group, LLC** approved site plan; and

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

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

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

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

WHEREAS, the City Commission pursuant to Resolution No._____, adopted on _____ , authorizes the City Manager to execute this Agreement upon the terms and conditions set forth and listed below, and the Owner is authorized to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

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

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

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

3. Definitions.
   a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
   b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
   c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
   d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
   e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, **EOP Group, LLC**, (the "Owner"), a Florida limited liability company, with the mailing address

of **19593 NE 10th Ave, Bldg 4, Bay H, Miami, FL 33179** 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 **EOP Group, LLC** Site Plan, at approximately **2466 Ali Baba Ave** , 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 **EOP Group, LLC** Site Plan, at approximately **2466 Ali Baba Ave** "Final Site Plan" approved by the City Commission via Resolution No._____
for the Proposed Development which includes the construction **one (1) warehouse** containing over **43,040** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City, and **twenty-six (26)** parking spaces for office/employee/warehouse parking, and the planting of **61** trees and **515** shrubs in the office parking area as well as on the property perimeter and **13,382** square feet of landscaped open space in accordance with the **EOP Group, LLC** approved site plan as may be amended from time to time.

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

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

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

p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any 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, **EOP Group, LLC**.

s. "Project" shall mean the **EOP Group, LLC** and development of **1.72** acre Property at **approximately 2466 Ali Baba Ave** and identified by Miami-Dade County Tax Folio Nos: **08-2122-004-0290; 08-2122-004-0300; 08-2122-004-0310; 08-2122-004-0320; 08-2122-004-0330; 08-2122-004-0340; 08-2122-004-0350; 08-2122-004-0360; 08-2122-004-0370; 08-2122-004-0380; 08-2122-004-0390; and 08-2122-004-0400** (the "Property), as described in the plans prepared by **Paramount Consulting & Engineering** and dated **October 2, 2024,** which proposes the construction of **one (1) warehouse** containing over **43,040** square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City and the development of **twenty-six (26)** parking spaces; the planting of **61 trees** and **515** shrubs in the parking area as well as on the property perimeter and **13,382** square feet of landscape coverage. in accordance with the **EOP Group, LLC** 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 Chapter 163, 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 the Resolution to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".

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

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

i. Owner agrees to use commercially reasonable efforts to:

   1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the

Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2024; and

2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:
    a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa- locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.
    b) Host or require its general 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, **EOP Group, LLC**.
    1) Phased Construction Authorized. Owner (EOP Group, LLC) may develop the Project in two (2) distinct phases as described below. Phase 1 and Phase 2 together shall constitute the "Project" as approved under this Agreement and the Final Site Plan.
    2) Phase 1 Scope and Schedule. Phase 1 shall consist of (i) construction of all on-site and off-site infrastructure improvements necessary to serve the entire Project, including but not limited to water, sanitary sewer, drainage, roadway, and utility improvements; and (ii) construction of the first building (as identified on the Site Plan), including full interior build-out. Phase 1 shall be commenced within six (6) months of execution of this Agreement or as otherwise required by permit conditions, and shall be completed within thirty-six (36) months following issuance of building permits for Phase 1.
    3) Phase 2 Scope and Schedule. Phase 2 shall consist of (i) construction of the shell of the second building as depicted on

the Final Site Plan; and (ii) the full interior build-out of the second building. Owner shall commence Phase 2 construction at such time as determined by Owner in coordination with the City, but in all events shall complete Phase 2, including the interior build-out, no later than eight (8) years from the Effective Date of this Agreement.

4) Vested Rights and Approvals. The City acknowledges and agrees that so long as Phase 1 is timely completed in accordance with this Section, the approvals granted under this Agreement and the Final Site Plan shall remain valid for Phase 2 for the entire eight (8) year period stated herein. Owner shall not be required to obtain new approvals for Phase 2 so long as the development remains substantially in accordance with the Final Site Plan and applicable City Code requirements, including the Moorish design theme.
5) Extensions for Good Cause. Notwithstanding the foregoing, the City Manager may, upon written request by Owner and for good cause shown, grant a reasonable extension of the Phase 1 or Phase 2 completion deadlines, provided that any such extension does not exceed the limits set forth in Section 6 above without City Commission approval.
6) Permitting Obligations. Owner shall diligently pursue and obtain all required permits for both phases and shall keep the City reasonably informed of the status of permit applications and construction schedules.

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 consents 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(1)(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: EOP Group, LLC
19593 NE 10th Ave, Bldg 4, Bay H
Miami, FL 33179

And

With a copy to: Mark Grafton, Esq.
Shubin Law Group, P.A.
100 SE 2nd Street, Suite 4020
Miami, FL 33131

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

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

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

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

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

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

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

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____ By: _____
City Clerk City Manager

Dated: _____day of _____, 2025.

Approved for form and legal sufficiency:

City Attorney: _____

EOP Group, LLC, a Florida limited liability company

WITNESS:

_____
Signature

By: _____
Ephraim Pinkhasov
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 Ephraim Pinkhasov as Manager of **EOP Group, LLC**, a Florida limited liability company. He is:

____personally known to me, or
____produced identification. Type of identification produced _____.

_____
Notary Public, State of Florida at Large

_____
Print Name

My Commission Expires:

EXHIBIT A

Legal Description

Lots 30 through 41, Block 1, of SECOND ADDITION TO MAGNOLIA SUBVISION according to the Plat thereof, as recorded in Plat Book 46, Page 89, of the Public Records of Miami-Dade County, Florida.

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 _____, 202_.

2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and **EOP Group, LLC** as approved by the City of Opa-Locka City Commission pursuant to Resolution No. ___, passed and adopted on _____, 202_ (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.