CITY OF OPA-LOCKA

The City of Bright Opportunities

PLANNING & ZONING BOARD MEETING
Agenda

Tuesday, March 3, 2026
6:00 PM

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

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

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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

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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

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To participate virtually, please register by 6:00 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
March 3, 2026
6:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

Planning & Zoning Board Meeting Minutes - November 4, 2025

5. PUBLIC HEARING:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE DEVELOPMENT AGREEMENT REQUEST FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

6. ADJOURNMENT:

For further information, please contact the Planning & Zoning Board Clerk by email at rbranch@opalockafl.gov or by telephone at (305) 953-2868 Ext 1504.

FINAL

MEETING MINUTES
CITY OF OPA-LOCKA
PLANNING AND ZONING BOARD
NOVEMBER 4, 2025, 6:00 P.M.

CALL TO ORDER

The Planning and Zoning Board meeting was called to order at 6:27 p.m. on November 4, 2025.

1. ROLL CALL

The following members of the Planning and Zoning Board were present: Board Member Audrey Dominguez, Board Member Aldo Mata, Board Member Dawn Mangham, and Board Member Claudienne Hibbert Smith (arrived 6:45 p.m.)

Also in attendance were Planning and Community Development Director Gregory Gay, Zoning Official Gerald Lee, Director, Planning and Community Development Department Solomon Bankole, City Attorney Pam Booker, and Planning and Zoning Board Clerk Romany Branch.

2. INVOCATION

Invocation was given.

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – May 6, 2025**

Motion made by Board Member Dominguez, seconded by Board Member Mangham, to approve the minutes from the May 6, 2025 meeting. In a roll call vote, the **motion** passed unanimously (3-0). Board Member Hibbert Smith was not present for the vote.

5. PUBLIC HEARING:

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE ~~APPROVAL OR DENIAL~~ CONSIDERATION 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.

City Attorney Booker read the Ordinance into the record.

Attorney Hope Calhoun, representing the applicant, asked if all of their items could be read together as they all contained the same information. Board Member Dominguez said that they are different and would rather address each individually. Attorney Calhoun stated that the property at 1700 Service Road was known as the Cuyahoga site. She explained that the previous application sought industrial use, but this new request changed the land use from Residential to Commercial based on community feedback. The developer hosted a community meeting after the last denial, where residents expressed interest in neighborhood-serving businesses such as coffee shops and local retail rather than industrial operations.

Ms. Calhoun emphasized that the proposed change would provide opportunities for small businesses and local services. She noted the applicant's intent to improve the site's appearance and make it consistent with surrounding uses. The proposed commercial land use would serve as the first step toward redevelopment of the long-vacant parcel.

Board Member Dominguez asked about existing covenant restrictions on the property. Planning and Community Development Director Gregory Gay stated that there are no covenant restrictions that he is aware of established for that site. Attorney Calhoun said that everyone envisioned and wanted residential to go in that location at some point. However, as previously discussed, due to the contamination on the site residential is not advisable and the amount of clean up that would be needed to make that site vaguely usable is more suited for commercial than residential. The land use is what we are requesting to be changed from residential to commercial. The potential purchaser is not aware of any restriction in title ~~Zoning Official Lee stated there were no covenant restrictions of record.~~

Board Member Dominguez asked if there was a traffic study done on that area.

Ms. Calhoun said that there was one done some time ago. Ms, Calhoun said that FDOT has given them permission to access the site on the commercial side not the residential side. As desired by the community, for access on the commercial side, a wall would go up on the residential side so that they won't be impacted at all. The study concluded that there would be minimal impact to traffic flow.

Board Member Dominguez asked how would the residents enter and exit the area. Service Road or Rutland Street can't be the only way (in or out). State Road 9 is very busy.

Ms. Calhoun explained that State Road 9 could be reconfigured so that there will be one access to the property; one new entrance would be created on the commercial side near State Road 9 to minimize impacts on residential streets. The Florida Department of Transportation (FDOT) reviewed and approved this access. A traffic study indicated minimal increases in daily trips.

Board Member Dominguez asked whether adequate parking would be provided for the proposed commercial uses based on the (number of) units.

Ms. Calhoun responded that ~~approximately~~ 60 ~~on-site~~ parking spaces were planned, which met and slightly exceeded the City's code requirements. She explained that parking would be distributed across the site to accommodate neighborhood-scale retail tenants and to prevent spillover into adjacent residential streets.

Board Member Dominguez asked whether the company (that previously came before the board) Modani, would have a showroom space there.

Ms. Calhoun ~~respond~~explained that Modani is a retail developer, commercial user, furniture store. This change to commercial, instead of industrial, is more in line with what they do all day, every day. Their store would be in the back and the other commercial building would be in the front, to be filled with, hopefully, local users.

Board Member Dominguez asked ~~about prior~~ how would the property be mitigated from previous contamination ~~concerns and cleanup status~~.

Ms. Calhoun responded that the current owner has been going through the mitigation requirements through DERM. ~~the site was contaminated, but remediation had been ongoing under Miami-Dade County DERM oversight~~. She explained that the property will be capped through commercial development, it will be sealed then the concrete on top of the mitigation and capping. Mitigation has been ongoing. ~~the plan to cap the site with concrete and asphalt to meet environmental requirements.~~

Board Member Dominguez asked how they planned on cleaning up the contamination.

Ms. Calhoun responded that it will have to be covered; capped and asphalted eventually. All of that is licensed through DERM. Ms. Calhoun asked, after public comments, for time for rebuttal or to respond to questions or comments.

Planning and Community Development Director Gregory Gay advised that Mr. Gerald Lee would take this time for staff presentation.

Board Member Hibbert Smith arrived at approximately 6:45 p.m.

~~Board Member Dominguez asked Zoning Official Lee about the previous contamination~~

Zoning Official Lee presented staff's findings. He stated the parcel was one of the city's largest vacant properties and classified as a brownfield requiring remediation. He said the change to commercial land use aligned with the City's Comprehensive Plan goals of promoting job creation and neighborhood retail centers. This site is zoned for Residential Townhouse Land Use, however, the applicant is asking to change it to Commercial. This application is for the Land Use change. This applicant has submitted four (4) applications; 1 for the land use change from residential to commercial, 2 to change the zoning from residential townhomes to commercial, 3 to review and approve the site plan to build and 4 to review and approve the development agreement concerning the long-term maintenance of the site. With this property being a remediated brownfield, the development agreement may be extremely important to ensure that they maintain all of the safeguards that need to be in place to take care of the property and how they maintain it. With the property as is, none of this (proposed development) is possible without a land use change. We've got to do something to this property to bring it into a position where it can be developed. Thus far, nothing has taken place on that property that was legal or positive. Staff supported approval of the land use change to encourage redevelopment.

~~Board Member Dominguez asked Zoning Official Lee about the previous contamination on the site and whether it had been addressed~~

Board Member Dominguez asked Zoning Official Lee about the previous discussions about the contamination on the site. She said that a lot of businesses wanted to go there but because it was going to cost multiple millions of dollars (to clean) no one wanted to get involved with that location. What will change if it is (designated) commercial if the contamination is still there.

Zoning Official Lee responded that the level of contamination is directly inverse to the property had a known history of contamination and was being monitored under Miami-Dade County DERM. He explained that the approved remediation plan required the site to be capped with concrete and asphalt and that ongoing testing would ensure compliance with the environmental management plan. He added that staff would continue coordinating with DERM to confirm all requirements were met before any future development.

Board Member Dominguez asked whether the proposal could include a café or small commercial use and how such a structure would be built on a previously contaminated site.

Zoning Official Lee explained that, because of the contamination, the remediation plan required the existing surface to be capped and sealed. He explained that any new structure, such as a café, would be "locked in" by building above the cap layer, meaning the contaminated soil would remain undisturbed and encapsulated beneath concrete and foundation materials to maintain compliance with environmental standards.

Board Member Dominguez asked about site maintenance. Director Gay explained that the owner would maintain the capped site per DERM and City requirements and that periodic inspections would ensure compliance.

Board Member Hibbert Smith said they were not eliminating the contaminants from the site. She stated that capping the property only locked in the contamination rather than removing it completely.

Director Gay expanded on demolition. He explained that any demolition would follow the DERM-approved remediation plan and would not disturb the capped subsurface.

Board Member Hibbert Smith asked whether children could have accessed the site in the past. Director Gay explained that the property was fenced off and secured to prevent entry.

Board Member Dominguez opened the floor for public comment.

Brian Dennis, 1240 York Street, spoke in opposition to the proposal. He said the City should not continue playing games with developers and allowing projects that only benefit outside interests. He stated that nothing proposed would directly help residents or the community and that developers were the only ones gaining. He urged the Board to take residents seriously, clean up the property first, and stop approving projects that did not bring value to the City or its citizens.

James Jacobs, 2161 Rutland Street, opposed the request. He said that the presentation “sugarcoated” the contamination issue and that access from State Road 9 North would not work because of existing and new traffic signals by the bridge and along the corridor. He added that county changes on SR-9 North and current congestion between 22nd Avenue and the Golden Glades made the traffic plan infeasible, and he urged the Board to require a better solution before any approvals.

Board Member Hibbert Smith addressed community concerns raised during public comment. She said she wanted to ensure the Board understood the feedback clearly, noting that she heard residents mention job fairs where no one showed up. She asked whether the concern was with the proposed building itself, or if the project would be acceptable if Opa-locka residents were involved in the jobs created.

Brian York responded that past projects had made similar promises of local hiring but failed to deliver. He said that job fairs were poorly advertised and that most residents never heard about them until after they occurred. He added that developers often made commitments that sounded good in meetings but did not follow through once projects were approved. He urged the Board to hold developers accountable and ensure that

future projects genuinely included City residents and provided measurable community benefits.

Keith Jacobs, 27 Wilmington Street, opposed the request. He stated that the site's contamination, pests, and canal conditions would worsen with construction and that traffic on nearby streets was already strained. He added that he worked in construction for decades and that past projects promised local hiring but did not employ Opa-locka residents. He urged the Board to require real community benefits and safety assurances before approving any change.

Johnny Green, 2091 Wilmington Street, also opposed the request. SHe asked for full remediation rather than capping and noted recurring congestion on the corridor and adjacent blocks. SHe encouraged site visits to observe existing conditions and neighborhood impacts.

Board Member Hibbert Smith asked why we haven't mandated that the current owner to correct the (contamination) problem.

City Attorney Booker advised that residential use was inappropriate due to site contaminants and multimillion-dollar cleanup costs. She added that developers would not build housing there because of liability and likely financing barriers. She emphasized that no children should be exposed to the site conditions. She understands that it is currently zoned residential and that the request sought is to change the land use from residential to commercial. It would be a liability for any developer to try to build residential buildings on this site. They will not do it. Most likely they will not get financing but any good counsel for them would say "absolutely not" because of the liability associated with having a child or even adults get injured or have cancer or whatever else as a result of the contaminants on site. That is what has occurred here previously and now why the request is here to make the change. She clarified that jobs and hiring commitments would be addressed later in the development agreement, not in the comprehensive plan amendment, rezoning or site plan. The resident's concerns could be addressed at the appropriate time.

Board Member Hibbert Smith wanted to confirm that even at its best clean up, they do not recommend residential to be on this property.

Director Gay responded that based on the economic information that has been provided, it is financially ~~,residential use was~~ infeasible under Miami-Dade County DERM standards and that commercial redevelopment with a cap, ongoing monitoring, and controlled access was the practical option.

Cheryl Cason, retired Opa-locka Police Chief, opposed the request. She argued that if the site was unsafe for residential use, it was unsafe for any use and should be fully cleaned before development. She cited frequent serious crashes on the corridor and said

any access would require a signal, and she raised notice concerns, stating many residents were unaware of the meeting.

Ms. Calhoun concluded that the commercial designation would address long-term blight, enable neighborhood-serving retail, and comply with DERM and traffic approvals. She stated that future stages would present detailed site plans and conditions.

Board Member Dominguez closed the floor for public comment.

Board Member Dominguez noted the site was first proposed for industrial and now for commercial. She reiterated that contamination would remain even if capped and visitors could still face risk. She asked why, after roughly fifteen years, the property had not been cleaned or maintained and said cleanup should occur first. She concluded she could not support the request at this time.

Motion made by Board Member Mata to approve the Ordinance. Board Member Mangham seconded the motion. In a roll call vote, the **motion** failed (2-2), with Board Member Dominguez and Board Member Mata voting in opposition.

City Attorney Booker stated that the item would proceed to the City Commission with a 2–2 split vote and the comments and concerns raised by the Board included in the record.

2. **AN ~~ORDINANCE~~ RESOLUTION 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.**

City Attorney Booker read the Ordinance into the record.
Ms. Calhoun, representing the applicant, requested approval of the rezoning, stating it was essential to begin redevelopment of the property. She explained the applicant could not proceed without B-3 zoning, which would align with the commercial land use designation and neighborhood input. She noted $2 million had already been invested in remediation under a Brownfield Site Rehabilitation Agreement and described plans for two commercial buildings, façade improvements, an eight-foot landscape wall, and access approved by the Florida Department of Transportation. She said the project would transform a long-neglected site into a positive redevelopment.

Zoning Official Lee stated staff found the request consistent with the city's comprehensive plan and compatible with surrounding uses. He confirmed remediation documentation was complete and said proposed conditions would maintain compatibility with nearby properties.

Board Member Dominguez opened the floor for public comment.

Brian Dennis, 1240 York Street, spoke about developers not benefiting city residents, stating too many projects were approved without community gain. He said residents were tired of promises and wanted meaningful redevelopment that created local opportunities.

Nathan Cohen, proposed developer, stated his goal was to redevelop the property responsibly and in partnership with the city. He said the project would bring long-term investment, job opportunities, and a safer, more attractive site.

Board Member Dominguez closed the floor for public comment.

Board Member Dominguez said she supported seeing new development on the site and preferred commercial uses that would benefit residents, such as a supermarket or coffee shop. She said the community wanted places to enjoy locally rather than traveling to nearby cities. She expressed concern about possible contamination and said if the property could be guaranteed safe, she would fully support the rezoning.

Board Member Hibbert Smith argued the site is already contaminated and exposed.

Board Member Mangham said the board needed to recognize that no one had been willing to redevelop the property for residential use. She said approving the rezoning would allow a developer committed to the site to move forward with a project that made sense, rather than letting the property remain vacant and unchanged.

Board Member Hibbert Smith said construction could not proceed without approved plans and inspections. She emphasized the need for development to support progress in Opa-locka and said this project appeared to be the best use for the site.

Motion made by Board Member Mangham, seconded by Board Member Hibbert Smith, to approve the Ordinance. In a roll call vote, the **motion** passed (3-1), with Board Member Dominguez voting in opposition.

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.

City Attorney Booker read the Resolution into the record.

Director Gay invited questions or comments from the board regarding the final site plan for construction of two commercial buildings at 1700 Service Road.

Board Member Mata commented on the building's modern design, noting it was attractive but lacked the Moorish architectural elements traditionally seen in Opa-locka.

Ms. Hope Calhoun stated the development team was open to revising the design to incorporate Moorish or "modern Moorish" features consistent with the city's character. She said the applicant would work with the architect to integrate appropriate design elements.

Zoning Official Lee confirmed the Board could include a stipulation requiring Moorish architectural design features as part of the site plan approval. The developer, present at the meeting, agreed to the modification.

Motion made by Board Member Mata, seconded by Board Member Mangham, to approve the Resolution with condition discussed. In a roll call vote, the **motion** passed (3-1), with Board Member Dominguez voting in opposition.

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 COMMERCIALINDUSTRIAL 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.**

City Attorney Booker read the Resolution into the record.

Director Gay explained this was the opportunity for the board to suggest any additional criteria or provisions to be included in the agreement. He said the city encourages developers to host job fairs or offer training and apprenticeship programs to provide employment opportunities for Opa-locka residents. He emphasized that while the city can require developers to offer opportunities, it cannot compel them to hire specific individuals, and staff's responsibility is to ensure compliance with the terms of the agreement.

Board Member Hibbert Smith said residents often expressed frustration about not being hired for local projects and suggested the city document each job fair more thoroughly.

She proposed requiring sign-in sheets and tracking attendance to verify outreach efforts and outcomes. She said she would like to participate directly in future job fairs to help improve coordination and transparency.

Ms. Calhoun noted that many applicants at job fairs may not meet licensing or bonding requirements for construction jobs, which can limit hiring despite outreach efforts.

Motion made by Board Member Mangham, seconded by Board Member Hibbert Smith, to approve the Resolution. In a roll call vote, the **motion** passed (3-1), with Board Member Dominguez voting in opposition.

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.**

City Attorney Booker read the Resolution into the record.

Director Gay introduced the item as a special exception request to allow a liquor store within an industrial facility located at 13449 Northwest 42nd Avenue. He stated the property was zoned I-3 and that the use was permitted under the code with a special exception. He said the purpose of the hearing was procedural, as the city planned to review and update zoning code language related to such uses in the future.

Daniel Whitebook, property owner, stated he operated the Opa-locka Indoor Flea Market at the site and was requesting approval for a liquor store within the same address. He said the zoning allowed this use and that the location met the required separation distance from schools, churches, and parks. He noted the request did not involve a variance and that maps confirming compliance were provided.

Board Member Dominguez asked questions about the number of existing liquor stores in the city and the proximity of the proposed location to the Blue Fury Sports Complex, which operates in a separate building within the same property. Director Gay estimated five liquor stores and also explained that Blue Fury was an indoor sports facility used by both adults and children. He noted the code restrictions applied only to schools, churches, and parks, not general recreational facilities.

Jonathan Landon, on behalf of the applicant, stated the liquor store, Opa-locka Airport Liquors, would occupy a separate structure with its own entrance and would not involve on-site consumption. He said the operation was intended primarily for retail sales,

including packaged goods for airport customers, and would be completely independent from the sports facility.

Discussion continued with the Mr. Whitebook regarding tenants.

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the Resolution. In a roll call vote, the **motion** passed (3-1), with Board Member Dominguez voting in opposition.

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.**

City Attorney Booker read the Resolution into the record.

Director Gay introduced the item as a temporary use permit application for truck parking. He stated one of the previously proposed uses had been withdrawn, and the request now only included authorization to use the vacant lot for truck parking. He said the applicant was present to provide remarks, followed by staff's recommendation.

A representative for the property owner said the site was a vacant lot previously used for parking and that the intent was simply to park trucks, including semi-trucks similar to those used by Amazon. He said the operation would not obstruct nearby traffic and that the permit was needed to obtain an address and an occupational license for the activity.

Director Gay confirmed the window tinting business previously proposed for the site had been removed from the application.
Zoning Official Lee explained the temporary use permit would allow activity for six months to one year, with an option to renew. He said the purpose of such permits was to activate vacant sites until permanent development occurred. He noted the property was fully paved and marked for parking, and the applicant's main office was located within 500 feet.

Staff recommended approval of the temporary use permit for truck parking, noting the request complied with city code and would support lawful use of the site until long-term redevelopment plans were finalized.

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

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.**

City Attorney Booker read the Resolution into the record.

Sabrina Escobar, Land Development Consultant for EOP Group, presented the Gold Catering Industrial Kitchen project and noted the short notice prevented a visual presentation. She said the proposal would transform an underutilized industrial site into a modern, code-compliant facility. The project includes unifying twelve lots totaling 75,000 square feet and constructing a two-story, 43,000-square-foot warehouse. She said the design would enhance the area with improved infrastructure and high-quality architecture.

Architect Will Monte of Paramount Consultants said the project would be developed in two phases: an initial 25,000-square-foot industrial kitchen with offices and loading areas, followed by a second kitchen in phase two. He said all infrastructure, including drainage and grease traps, would be installed during the first phase. He added the design incorporated modern Moorish elements to reflect Opa-locka's architectural style and confirmed that existing structures would be demolished with no contamination identified.

Director Gay said the site was located in the city's central industrial area between Alibaba Avenue and the CSX railroad tracks. He said the property was currently used for storage and scrap materials and that the project would replace those uses with a modern, enclosed facility aligned with the city's Innovation District goals.

Zoning Official Lee said the property's I-1 zoning and industrial land use were consistent with the comprehensive plan. He said the applicant filed for unity of title and met all site plan standards, including traffic and infrastructure requirements. He added the project would bring jobs and economic activity to the area, and staff recommended approval.

Board Member Dominguez asked about employment opportunities. Ms. Escobar said Gold Catering would expand operations after relocating to Opa-locka and would host job fairs in coordination with the city to provide hiring opportunities for local residents.

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

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.**

City Attorney Booker read the Resolution into the record.

Director Gay said the item was a companion to the previously approved site plan and involved consideration of the development agreement. He said the agreement followed the city's standard format and included strengthened provisions to ensure ongoing job opportunities and progress reporting from the developer.

Board Member Dominguez requested that the agreement reflect the commitment to incorporate Moorish architectural elements and provide hiring opportunities for Opa-locka residents.

Ms. Escobar confirmed that design elements were discussed during pre-application meetings and supported by staff.

Director Gay advised the applicant to include the renderings for the City Commission's review.

Attorney Mark Craftton, on behalf of the applicant, stated the development agreement used the city's standard form without modifications. He said the developer agreed to comply fully with all requirements, including the detailed provisions related to job fairs, community outreach, and employment reporting.

Motion made by Board Member Dominguez, seconded by Board Member Mangham, to approve the Resolution with the discussed condition. In a roll call vote, the **motion** passed unanimously (4-0).

6. **ADJOURNMENT**

It was moved by Board Member Hibbert Smith, seconded by Board Member Dominguez, to adjourn the meeting.

The meeting was adjourned at 9:19 p.m.

Sponsored by: City Manager

RESOLUTION NO. 25-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, LDM Florida, LLC., intends to construct a 5,250 square foot, Office and mechanical repair building and the renovation of the parking area at 14800 NW 24th Court and provide adequate parking and landscaping in accordance with the City's Land Development Regulations ("City"); and

WHEREAS, the Applicant has submitted a Site Plan Application to construct an Office and mechanical repair building in the Industrial Planned Zoning District (I-2), within the Innovation District; and

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

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

WHEREAS, the City Commission considered the Site Plan Application and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves or denies the Site Plan 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 the Site Plan. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request for Site Plan approval for the Construction of a 5,250 square foot, Office and mechanical repair building and the renovation of the parking area and provide adequate parking and landscaping in accordance with the City's Land Development Regulations ("City"), for the property at 14800 NW 24th Court and identified by folios 08-2122-025-0510 and 08-2122-025-0500 in the I-2 Zoning District, within the Innovation District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be re-numbered 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 _____, 2026.

_____
John H. Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A

_____

Moved by: _____

Seconded by: _____

VOTE:

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

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: LDM Florida LLC

PROPERTY OWNER'S ADDRESS: 520 SE 5 Ave #2512 Burr Ridge, IL 60527
Number/Street City State/Zip Code

APPLICANT'S NAME: Sonia Gonzalez

APPLICANT'S ADDRESS: 4100 N. 58th Ave #109 Hollywood, FL 33021
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-796-0141 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 14800 NW 24 CT Opa-Locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-025-0510/0500 PRESENT ZONING: 7300 Industrial

LEGAL DESCRIPTION: See attached MDC Property Appraiser

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
X Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
___Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

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

_____Narrative concept must be submitted with application

AFFIDAVIT

I, Vic Dodevski, 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

05/16/2025
Date

Sworn to and subscribed before me:

This 16 day of May, 2025

Angelina Gavatski
Notary Public
Attach copy of identification

OFFICIAL SEAL
ANGELINA GAVATSKI
Notary Public, State of Illinois
Commission No. 835210
My Commission Expires
April 04, 2028

My commission expires 04/04/2028

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: Vic Dodevski

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

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

Sole Member

I do give to Jorge Fiallo, PE 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 Jorge Fiallo, PE 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

05/16/2025
Date

Sworn to and subscribed before me:

This 16 day of May, 2025

Angelina Gavatski
Notary Public

OFFICIAL SEAL
ANGELINA GAVATSKI
Notary Public, State of Illinois
Commission No. 835210
My Commission Expires
April 04, 2028

My commission expires: 04/04/2028

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



FIALLOS MEP DESIGN INC

The efficient design to save environments.

LETTER OF INTENT

City of Opa Locka Building Department
780 Fisherman St, Opa-Locka, FL 330154

Reference: New office/mech building and trucks parking.
14800 NW 24th Ct, Miami FL 33054.
Folios: 08-2122-025-0500 & 08-2122-025-0510

To City of Opa Locka, Planning and Community Development.

We have been hired by Victor Dodevski, owner of "LDM Florida, LLC" and mailing address of: 520 SE 5 Avenue, suite 2512, Fort Lauderdale, FL 33301 with the intent to renovate the above property, the proposed renovation consists in a new building with office spaces and mechanical bay and adjacent parking lot. Also, renovation of the existing parking to be trucks parking. The two lots will be joined. Plans for new landscape design, drainage system and parking lot area will be developed as per City requirements and governing codes. For this purpose and further after zoning approval, we will develop all required construction documents to obtain the permit for construction.

If I can be of any further assistance in this matter, please feel free to contact me at (305) 877-1845. Thank You.

Sincerely,

Jorge Fiallo, PE
Professional Engineer
FL PE No. 65527

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/30/2024

PROPERTY INFORMATION

Folio	08-2122-025-0500
Property Address	14800 NW 24 CT OPA-LOCKA, FL 33054-0000
Owner	LDM FLORIDA LLC
Mailing Address	16 W 020 79TH ST BURR RIDGE, IL 60527
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4066 VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	14,000 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$336,000	$336,000	$224,000
Building Value	$0	$0	$0
Extra Feature Value	$1,310	$1,324	$1,340
Market Value	$337,310	$337,324	$225,340
Assessed Value	$272,661	$247,874	$225,340

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$64,649	$89,450	

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

SHORT LEGAL DESCRIPTION

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

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$272,661	$247,874	$225,340
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$337,310	$337,324	$225,340
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$272,661	$247,874	$225,340
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$272,661	$247,874	$225,340

SALES INFORMATION

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

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

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/30/2024

PROPERTY INFORMATION

Folio	08-2122-025-0510
Property Address	14800 NW 24 CT OPA-LOCKA, FL 33054-3110
Owner	LDM FLORIDA LLC
Mailing Address	16 W 020 79 ST BURR RIDGE, IL 60527
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	40,000 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	$960,000	$960,000	$640,000
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$960,000	$960,000	$640,000
Assessed Value	$774,400	$704,000	$640,000

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$185,600	$256,000	

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

SHORT LEGAL DESCRIPTION

22 52 41

OPA LOCKA INDUSTRIAL PK PB 77-73

LOT 8 BLK 6

LOT SIZE 40000 SQ FT

OR 12952-2660 0786 2

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$774,400	$704,000	$640,000
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$960,000	$960,000	$640,000
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$774,400	$704,000	$640,000
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$774,400	$704,000	$640,000

SALES INFORMATION

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

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

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 29, 2026
Secretary of State
9618364752CC

DOCUMENT# L21000498452

Entity Name: LDM FLORIDA LLC

Current Principal Place of Business:

520 SE 5TH AVE
UNIT 2512
FT. LAUDERDALE, FL 33301

Current Mailing Address:

16W020 79TH ST
BURR RIDGE, IL 60527 US

FEI Number: 87-3731889

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

DODEVSKI, SANDRA
520 SE 5TH AVE
UNIT 2512
FT. LAUDERDALE, FL 33301 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
Name	LDM HOLDING LLC
Address	16 W 020 79TH ST
City-State-Zip:	BURR RIDGE IL 60527

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: VIC DODEVSKI MANAGER 01/29/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

Received:
By:
Date:

Attach copy of identification

CITY OF OPA-LOCKA, FLORIDA
INCORPORATED 1926

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14800 NW 24th CT

LEGAL DESCRIPTION: FOLIO # 08-2122-025-0500 and #08-2122-025-0510
Details for Each is attached

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Vic Dodevski PHONE: 773-406-3674
LDM Florida LLC

ADDRESS (If different): 16 W 020 79 ST, Burr Ridge, IL 60527

Signature

Signature of Owner/Representative/Agent | Print and Title | Company/Business Name | Date

Trui Schutter owner 14785 NW 24th LLC 8/30/2024

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14800 NW 24th CT

LEGAL DESCRIPTION: FOLIO # 08-2122-025-0500 and #08-2122-025-0510
Details for Each is attached

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST ____

PROPERTY OWNER'S NAME: Vic DODEvski PHONE: 773-406-3671
LDM Florida LLC

ADDRESS (If different): 16 W 020 79 ST, Burr Ridge, IL 60527

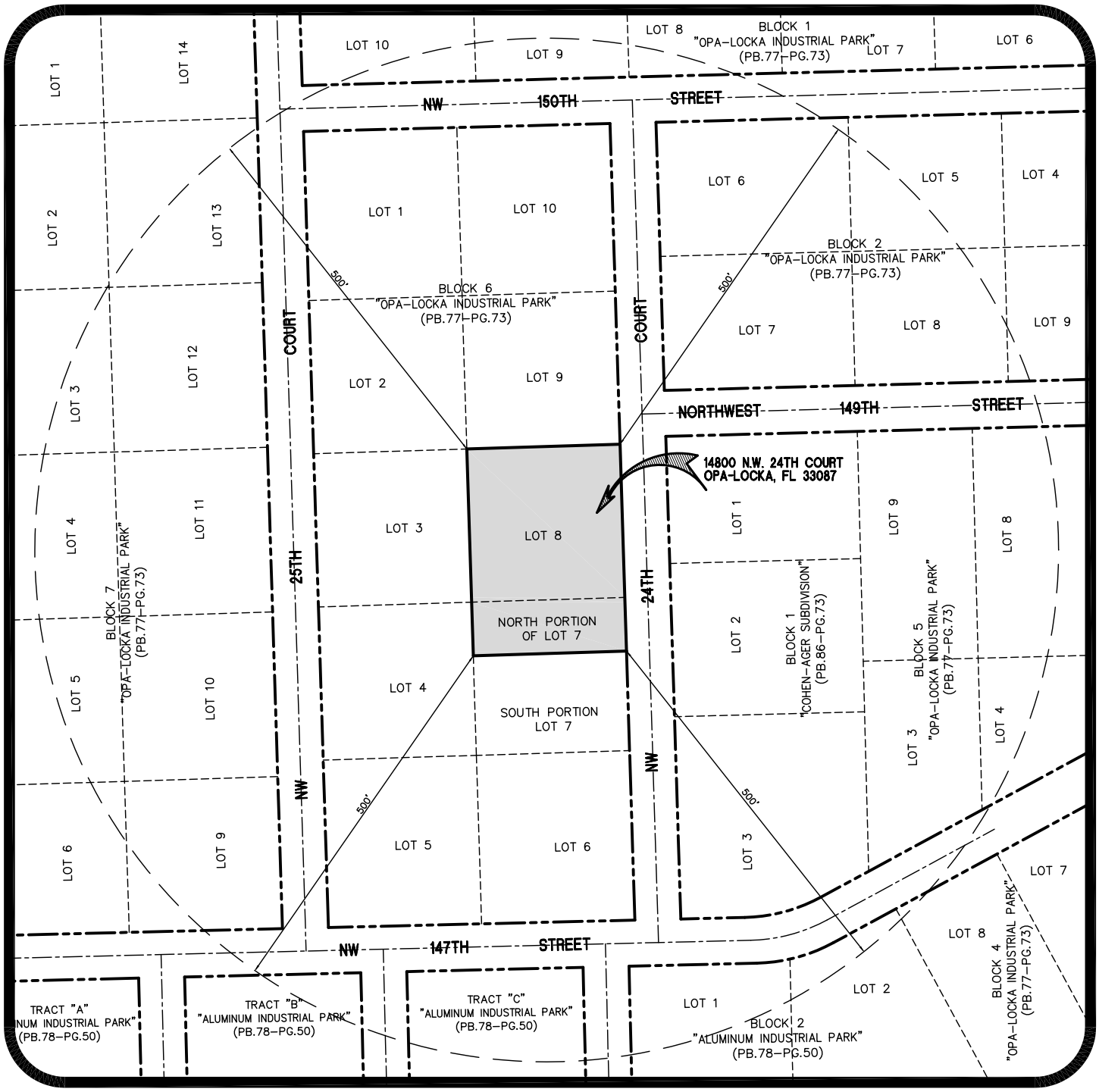
Signature

Signature of Owner/Representative/Agent Print and Title: JAVIER JIMENEZ Company/Business Name 8/30/24 Date

RADIUS MAP

A PORTION OF THE N.W. 1/4 SECTION 22-52-41
MIAMI-DADE COUNTY

SCALE: 1" = 150'



SURVEYOR'S CERTIFICATE:

I hereby certify: That this "RADIUS MAP & OWNER'S LIST" was performed under my direction and is true and correct to the best of my knowledge and belief. This is not a Survey.

THIS SHEET IS NOT VALID WITHOUT THE OTHERS

BENIGNO J. SUAREZ License Number 6583 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by BENIGNO J SUAREZ
Date: 2025.04.30 12:09:33 -04'00'

By: _____
Benigno J. Suarez, PSM Date:
Registered Surveyor and Mapper LS6583
State of Florida

DATE:
04/30/2025
SCALE:
1"=20'

RADIUS MAP
14800 N.W. 24th COURT
OPA-LOCKA, FL 33054

BENNY SUAREZ
SURVEYING INC.
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
PH:(305)807-8319 Email: benysuarez@msn.com

SHEET 1 OF 3 SHEETS

OWNER'S LIST

OWNER'S NAME	LOT	BLOCK	TRACT		P.B. NUMBER
PLS REALTY INC.	13	7		OPA LOCKA INDSUTRIAL PARK	77-73
SOLID FUTURE LLC	12	7		OPA LOCKA INDSUTRIAL PARK	77-73
MURRY GRANEK &EDITH GRANEK ET AL	11	7		OPA LOCKA INDSUTRIAL PARK	77-73
MIAMI-DADE COUNTY ISD/REDD	10	7		OPA LOCKA INDSUTRIAL PARK	77-73
MIAMI-DADE COUNTY ISD/REDD	9	7		OPA LOCKA INDSUTRIAL PARK	77-73
MIAMI-DADE COUNTY ISD/REDD	8	7		OPA LOCKA INDSUTRIAL PARK	77-73
MIAMI-DADE COUNTY ISD/REDD	7	7		OPA LOCKA INDSUTRIAL PARK	77-73
MIAMI-DADE COUNTY ISD/REDD	6	7		OPA LOCKA INDSUTRIAL PARK	77-73
MIAMI-DADE COUNTY ISD/REDD	5	7		OPA LOCKA INDSUTRIAL PARK	77-73
MURRY GRANEK & EDITH GRANEK ET AL	4	7		OPA LOCKA INDSUTRIAL PARK	77-73
SOLID FUTURE LLC	3	7		OPA LOCKA INDSUTRIAL PARK	77-73
PLS REALTY INC	2	7		OPA LOCKA INDSUTRIAL PARK	77-73
MIAMI-DADE COUNTY	1 & 14	7		OPA LOCKA INDSUTRIAL PARK	77-73
ADOLFO HOLDINGS INC	5	2		OPA LOCKA INDSUTRIAL PARK	77-73
2388 NW 150TH LLC	6	2		OPA LOCKA INDSUTRIAL PARK	77-73
SHAI MARKETING RESEARCH INC	7	2		OPA LOCKA INDSUTRIAL PARK	77-73
BIARRITZ LLC	8	2		OPA LOCKA INDSUTRIAL PARK	77-73
T & J ACCOUNT LLC	1	1		COHEN-AGER SUBDIVISION	86-73
14785 NW 24TH CT LLC	2	1		COHEN-AGER SUBDIVISION	86-73
14715 NW 24TH CT LLC	3	1		COHEN-AGER SUBDIVISION	86-73
MAJG OPA LOCKA LLC	3	5		OPA LOCKA INDSUTRIAL PARK	77-73
INFANTE INVESTMENT CORP	9	5		OPA LOCKA INDSUTRIAL PARK	77-73
EDUARDO R GOMEZ &W CLARA R	1	6		OPA LOCKA INDSUTRIAL PARK	77-73
TVG MANAGEMENT LLC	2	6		OPA LOCKA INDSUTRIAL PARK	77-73
TVG MANAGEMENT LLC	3	6		OPA LOCKA INDSUTRIAL PARK	77-73
FIVF III FL1 LLC	4	6		OPA LOCKA INDSUTRIAL PARK	77-73
KODA CONTINENTAL	5	6		OPA LOCKA INDSUTRIAL PARK	77-73
KODA CONTINENTAL	6	6		OPA LOCKA INDSUTRIAL PARK	77-73
SF INVESTMENT PROPERTIES LLC	7 SOUTH	6		OPA LOCKA INDSUTRIAL PARK	77-73
LDM FLORIDA LLC	7 NORTH	6		OPA LOCKA INDSUTRIAL PARK	77-73
LDM FLORIDA LLC	8	6		OPA LOCKA INDSUTRIAL PARK	77-73
RAMON GONZALEZ TRS	9	6		OPA LOCKA INDSUTRIAL PARK	77-73
GNC PROPERTY INVESTMENTS LLC	10	6		OPA LOCKA INDSUTRIAL PARK	77-73

THIS SHEET IS NOT VALID WITHOUT THE OTHERS

DATE:	OWNER'S LIST 14800 N.W. 24th COURT OPA-LOCKA, FL 33054		BENNY SUAREZ SURVEYING INC. 4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185 PH:(305)807-8319 Email: benysuarez@msn.com	SHEET 2 OF 3 SHEETS
04/30/2025				
SCALE:				
1"=20'				

OWNER'S LIST

OWNER'S NAME	LOT	BLOCK	TRACT		P.B. NUMBER
PALM SPRINGS INVESTMENT CORP	10	1		OPA LOCKA INDUSTRIAL PARK	77–73
4D HOLDINGS LLC	9	1		OPA LOCKA INDUSTRIAL PARK	77–73
2358 NW 151 LLC	8	1		OPA LOCKA INDUSTRIAL PARK	77–73
2358 NW 151 LLC	7	1		OPA LOCKA INDUSTRIAL PARK	77–73
2358 NW 151 LLC	6	1		OPA LOCKA INDUSTRIAL PARK	77–73
ENVIRONMENTAL PACKER CORPORATION	4	1		COHEN–AGER SUBDIVISION	86–73
ENVIRONMENTAL PACKER CORPORATION	7	1		OPA LOCKA INDUSTRIAL PARK	86–73
AMERICAN FEDERATED TITLE CORP	1	2		OPA LOCKA INDUSTRIAL PARK	78–50
ZACK INVESTMENTS OPA LOCKA LLC	2	2		OPA LOCKA INDUSTRIAL PARK	78–50
REFERENCE ONLY	TRACT A			OPA LOCKA INDUSTRIAL PARK	78–50
MEDINA PROPERTIES ONE LLC	TRACT B			OPA LOCKA INDUSTRIAL PARK	78–50
DOUBLE E INVESTMENT GROUP INC	TRACT C			OPA LOCKA INDUSTRIAL PARK	78–50

THIS SHEET IS NOT VALID WITHOUT THE OTHERS

DATE: 04/30/2025

SCALE: 1"=20'

OWNER'S LIST
14800 N.W. 24th COURT
OPA-LOCKA, FL 33054

BENNY SUAREZ
SURVEYING INC.
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
PH:(305)807-8319 Email: benysuarez@msn.com

SHEET 3 OF 3 SHEETS

FOLIO	SITE ADDRESS	CITY	ZIP CODE
0821220260070	2400 NW 147 ST	Opa-locka	33054-0000
0821220250460	14945 NW 25 CT	Opa-locka	33054-0000
0821220250060	2358 NW 151 ST	Opa-locka	33054-0000
0821220260010	14701 NW 27 AVE	Opa-locka	33054-0000
0821220250500	14800 NW 24 CT	Opa-locka	33054-0000
0821220250430	2370 NW 149 ST	Opa-locka	33054-0000
0821220250160	2388 NW 150 ST	Opa-locka	33054-0000
0821220250520	14900 NW 24 CT	Opa-locka	33054-0000
0821220270030	14715 NW 24 CT	Opa-locka	33054-0000
0821220260030	2390 NW 147 ST	Opa-locka	33054-0000
0821220250440	2450 NW 150 ST	Opa-locka	33054-0000

0821220020220	14565 NW 26 AVE	Opa-locka	33054-0000
0821220250370	2351 NW 147 ST	Opa-locka	33054-0000
0821220270010	2390 NW 149 ST	Opa-locka	33054-0000
0821220250610	14940 NW 25 CT	Opa-locka	33054-0000
0821220250470	14735 NW 25 CT	Opa-locka	33054-0000
0821220250090	2450 NW 151 ST	Opa-locka	33054-0000
0821220250620	Null	Opa-locka	33054-0000
0821220250530	2400 NW 150 ST	Opa-locka	33054-0000
0821220250170	2385 NW 149 ST	Opa-locka	33054-0000
0821220260040	2375 ALI BABA AVE	Opa-locka	33054-0000
0821220250501	14760 NW 24 CT	Opa-locka	33054-0000

0821220250560	14935 NW 27 AVE	Opa-locka	33054-0000
0821220270020	14785 NW 24 CT	Opa-locka	33054-0000
0821220250480	14705 NW 25 CT	Opa-locka	33054-0000
0821220250150	2370 NW 150 ST	Opa-locka	33054-0000
0821220250510	14800 NW 24 CT	Opa-locka	33054-0000
0821220250570	14851 NW 27 AVE	Opa-locka	33054-0000
0821220250100	2470 NW 151 ST	Opa-locka	33054-0000
0821220250450	14945 NW 25 CT	Opa-locka	33054-0000
0821220250180	2375 NW 149 ST	Opa-locka	33054-0000
0821220270070	2350 NW 149 ST	Opa-locka	33054-0000

PROPERTY DESCRIPTION	LOT SIZE
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	59677
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	120000
MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS	164822
VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING	14000
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	45000
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	43808
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000
HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD	59961
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	60674
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	44054

WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	131677
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	35400
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	41500
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	43000
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000
VACANT LAND - INDUSTRIAL : VACANT LAND	43000
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	43844
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	43649
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	83311
VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING	26000

WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	43000
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	49800
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	87976
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	35000
VACANT LAND - INDUSTRIAL : VACANT LAND	40000
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	86000
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	45456
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	40000
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	35000
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	89400

LEGAL DESCRIPTION
22 52 41 1.37 AC M/L ALUMINUM INDUSTRIAL PK PB 78-50 TRACT C LOT SIZE 59677 SQUARE FEET OR 20935-3053 1202 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 3 BLK 6 LOT SIZE 40000 SQUARE FEET OR 19643-3657 04 2001 5 (2) COC 25544-0525 04 2007 6
22 52 41 OPA LOCKA INDUSTRIAL PARK PB 77-73 LOTS 6-7 & 8 BLK 1 LOT SIZE 120000 SQ FT
ALUMINUM INDUSTRIAL PARK PB 78-50 LOTS 1 & 2 BLK 1 & LOTS 5 & 10 BLK 7 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT SIZE 164822 SQ FT M/L OR 12594-2522 0885 5
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 7 LESS BEG SE COR OF LOT 7 TH N 01 DEG W 130FT S 88 DEG W 200FT S 01 DEG E 130FT N 88 DEG E 200FT TO POB BLK 6 LOT SIZE 14000 SQ FT OR 17543-3898 0297 4
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 9 BLK 5 LOT SIZE 45000 SQUARE FEET OR 19341-1576 1000 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 6 BLK 2 LOT SIZE 43808 SQUARE FEET OR 9583 1478 COC 22239-0020 04 2004 5
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 9 BLK 6 LOT SIZE 40000 SQUARE FEET OR 10560-246 1079 5 COC 24782-2950 06 2006 1
COHEN-AGER SUBDIVISION PB 86-73 LOT 3 BLK 1 LOT SIZE 59961 SQUARE FEET
22 52 41 ALUMINUM INDUSTRIAL PK PB 78-50 LOT 1 BLK 2 LOT SIZE 60674 SQUARE FEET OR 18039-2289 0398 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 1 BLK 6 LOT SIZE 44054 SQUARE FEET OR 18640-2571 0599 1

OPA LOCKA CENTER PB 45-71 LOTS 1 TO 6 & 16 TO 21 INC BLK 310 & TRACT B ALUMINUM IND PK PB 78-50 OR 16531-0649 0994 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 3 BLK 5 LOT SIZE 35400 SQUARE FEET OR 15081-2777 0691 4 COC 22235-1303 04 2004 1
COHEN-AGER SUBDIVISION PB 86-73 LOT 1 BLK 1 LOT SIZE 41500 SQUARE FEET OR 21824-2260 112003 5(3)
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 12 BLK 7 LOT SIZE 43000 SQUARE FEET OR 17820-4090 1097 5 COC 21725-0153 09 2003 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 4 BLK 6 LOT SIZE 40000 SQUARE FEET OR 20504-1147 0602 4
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 9 BLK 1 LOT SIZE 40000 SQUARE FEET OR 17532-0856 0297 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 13 BLK 7 LOT SIZE 43000 SQUARE FEET OR 19881-3191 0801 2(2) COC 23267-0771 04 2005 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 10 BLK 6 LOT SIZE 43844 SQUARE FEET COC 25868-3893 08 2007 6
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 7 BLK 2 LOT SIZE 43649 SQUARE FEET 75R44392 COC 21727-2860 10 2003 1
22 52 41 ALUMINUM INDUSTRIAL PK PB 78-50 LOT 2 BLK 2 LOT SIZE 83311 SQUARE FEET OR 18381-3108 1298 1 COC 25065-4656 10 2006 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 PORT OF LOT 7 DESC BEG SE COR OF LOT 7 TH N 01 DEG W 130FT S 88 DEG W 200FT S 01 DEG E 130FT N 88 DEG E 200FT TO POB BLK 6 LOT SIZE 26000 SQ FT OR 17719-4591 0797 2 (2) COC 26324-3141 11 2007 1

22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 3 BLK 7 OR 17966-2922 0298 1
COHEN-AGER SUBDIVISION PB 86-73 LOT 2 BLK 1 LOT SIZE 49800 SQUARE FEET OR 25447-1867/25842-4863 0307 4
OPA LOCKA INDUSTRIAL PK PB 77-73 LOTS 5 & 6 BLK 6 LOT SIZE 87976 SQ FT OR 17719-4591 0797 2 (2) COC 22684-4067 09 2004 2
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 5 BLK 2 LOT SIZE 35000 SQUARE FEET OR 18988-1251 0200 2 (3)
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 8 BLK 6 LOT SIZE 40000 SQ FT OR 12952-2660 0786 2
PB 77-73 OPA LOCKA INDUSTRIAL PK LOT 4 & LOT 11 BLK 7 LOT SIZE 86000 SQUARE FEET OR 14279-885/19058-2322-25 0989 4
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 10 BLK 1 LOT SIZE 45456 SQUARE FEET OR 15850-0609 0393 1
22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 2 BLK 6 LOT SIZE 40000 SQUARE FEET COC 25544-0525 04 2007 6
22-52-41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 8 BLK 2 LOT SIZE 35000 SQ FT OR 16399-2305 0694 5
COHEN-AGER SUBDIVISION PB 86-73 LOTS 4 & 7 BLK 1 LOT SIZE 89400 SQ FT OR 18750-1906 0899 6

PLANNING & ZONING BOARD

March 3rd,

2026

CONSTRUCTION/OPERATION: Site Plan

Staff Report

APPLICANT'S REQUEST:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

  Folio: 08-2122-025-0510
  22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73
  LOT 8 BLK 6 LOT SIZE 40000 SQ FT OR 12952-2660 0786 2

  Folio: 08-2122-025-0500
  22 52 41 OPA LOCKA INDUSTRIAL PK PB 77-73 LOT 7 LESS BEG SE COR OF LOT 7
  TH N 01 DEG W 130FT S 88 DEG W 200FT S 01 DEG E 130FT N 88 DEG E 200FT TO POB BLK 6
  LOT SIZE 14000 SQ FT OR 17543-3898 0297 4

- The subject properties are currently owned by LDM FLORIDA, LLC., according to the Miami-Dade County Property appraiser's website. The subject Properties have been vacant but have been used for an unlicensed truck parking business. The current property owner has submitted a letter of intent to build a new building with office spaces and a bay for the mechanical repair of their trucks. They will also make renovations of the existing parking area that will include drainage system improvements and new landscape design. The improvements will be developed as per City of Opa-locka requirements and codes.

  This parcel was developed as a warehouse with parking per the zoning code of the time. This building was destroyed by fire and no new construction plans, or development documents were submitted to the City of Opa-locka until now. The two parcel site at 14800 NW 24th Court consist of (parcel 1) folio: 08-2122-025-0510, with a lot size of 40,0000 square feet; (parcel 2) folio: 08-2122-025-0500, with a lot size of 14,000 square feet. The parcels that comprise this site are zoned Industrial Planned (I-2 Zoning District) and total approximately 54,000 square feet and ingress and egress is through NW 24th Court.

- The property owner proposes to develop this parcel through site plan and development agreement review to build a 5,250 square foot warehouse mechanical repair bay and office space, provide parking and landscaping in accordance with the City's Land Development Regulations for the logistic use of this business at this location.

- The owner/applicant has submitted the following application requests: (1) Final Site Plan Review; (2) Development Agreement Review.



SOUTH **NW 24TH COURT** **NORTH**



SOUTH **NW 24TH COURT** **NORTH**

II. Project Details

- **Applicant's intent**

The applicant intends to develop and improve the property for an industrial use that incorporates the 5,250 square foot office / mechanical repair warehouse building space, and provides the required parking spaces for this business and provides landscaping in accordance with the Land Development Regulations.

The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Industrial" which allows for an industrial use, including the operation of an office and a logistics and company vehicle repair operation on this site. The improvements indicated on the site plan represents the minimum required to develop this property site.

Site Computations & Land Development Regulation / Zoning Code	Table 1
Applicant	LDM FLORIDA, LLC.,
Folio Number (s)	Opa-locka: 08-2122-025-0510; 08-2122-025-0500;
Address Location	14800 NW 24th Court, Opa-locka, FL 33054
Building (s) Footprint	**Total Site Area –** 1.24 Acres or 54,000 SF **Office Bldg. & Warehouse - 1,490SF Office; 3,760SF Warehouse/Repair Bay** **Parking Area –** Provides 12 parking spaces **Square Feet of Green Space (open space) Area –** 14,006 SF
Floor Area	Total Approximately 4,250 SF
Zoning	**I-2 – Industrial Planned**
Zoning Code Consistency	The proposed use of this property for an office and warehouse for storage and repair of their company vehicles inside a wholly enclosed building is consistent with the I-2 Zoning Code.
Existing Land Use	Industrial
Future Land Use Designation	Industrial

Comprehensive Plan Consistency	- The proposed use for an office and warehouse for storage and repair of company vehicles is consistent with the Comprehensive Plan and with the zoning designation of I-2.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	**REQUIRED**	**PROPOSED**	**COMPLIANCE**
Front/Street Side (East)	**25 Feet**	**110'-6"**	**YES**
Rear (West)	**25 Feet**	**27' 3"**	**YES**
Side (North)	**15 Feet**	**170'-1"**	**YES**
Side (South)	**15 Feet**	**15'-0"**	**YES**
Lot Coverage	**75%**	**73% (39,166 SF)**	**YES**
Lot Density	**N/A**	**N/A**	**N/A**
Lot Size	**20,000 SF (0.46 Acres)**	**54,000 SF (1.24 Acres)**	**YES**
Lot Width	**N/A**	**N/A**	**N/A**
Building Height	**3 Stories or 45 Feet whichever less**	**Office Building:** 1 Stories/ 16'-0" Feet	**YES**
Structure Length	**N/A**	**N/A**	**N/A**
Other Vehicular Use Area Landscaping	**N/A**		
Parking Details	**Office buildings:** pursuant to the Land Development Regulation Ordinance 15-31: Article VI, section 22-91. One (1) Parking per 400 square feet of office area. **Warehouse building:** One (1) Parking per 2,500 square feet - spaces required	**Office /Warehouse Bldg.** 1,490 SF 3.7 PS **Warehouse Parking Lot: Total Space Provided:** 8.1 PS **12 Total Spaces**	**YES** **12 Parking Spaces**
Landscape/ Pervious Lot Coverage	**25% minimum required pervious**	**26% provided**	**YES**
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Tuesday, January 30th, 2026. To be advertised at least 10 days prior to this Planning and Zoning Board meeting on Thursday, February 12th, 2026. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

- **Overall Analysis**

Existing Conditions:

- The Subject Property is bordered on the North by industrial use, bordered on the East and South by industrial uses and bordered on the West by industrial uses.
- There are currently no sidewalks that border this property
- The property site is identified by folios 08-2122-025-0510; 08-2122-025-050 was being used for a truck parking business without any approvals from the City of Opa-locka. This action will provide for lawful use of this site for an new business.

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Low Density Residential	Low Density Residential	R-1 (Single Family Residential)
South	Industrial	Industrial	I-2 Industrial Planned
East	Industrial	Industrial	I-2 Industrial Planned
West	Low Density Residential / Industrial	Low Density Residential / Industrial	R-1 / I-2

Surrounding Zoning Designation Map

The Site is Highlighted in image



- **General Character / Neighborhood Compatibility:** The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?
  - **Findings:**

COMPLIES

- The proposed development use 'Office and warehouse use" is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses

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

COMPLIES

  - **Findings:**
    - The Applicant is proposing to include landscaping in accordance with the LDR. *(Please see attached Landscape Plan for Trees detailed information*).

- **Fence:** All fences constructed on property perimeters shall comply with the requirements of the City Land Development Regulations. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.
  - **Findings:**
    - The Applicant is not required to have fencing however the applicant has provided through the site plan that he intends to install perimeter fencing.

- **Future Land Use:** Industrial (Industrial Land Use Category).
  - **Findings:**
    - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Industrial land use designation category location.

COMPLIES

- **I-2 (Industrial Planned) Permitted Uses:** Project Specific: *Office and warehousing for storage and maintenance of company vehicles.*

COMPLIES

  - **Findings:**
    - According to the City's Land Development Regulation/ Zoning Code I-2 (Industrial Planned) allows for an Office and warehousing and storage for the maintenance of company vehicles is permitted in this zoning district. It will also include employee vehicle parking. The applicant has submitted requests for Site Plan approval and Development Agreement Approval.

- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition.
  - **Findings:** The Planning and Community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. Project Need Assessment / other Required Approvals

1. Site Plan Review
2. Development Agreement
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Thursday, February12th, 2026

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

1. **Capital Improvement Project (CIP):**
   - No issues reported for the proposed Site Plan

2. **Building:**
   - N/A
3. **Police:**
   - N/A
4. **Community Redevelopment Agency (CRA):**
   - N/A
5. **City Manager's Office (CMO):**
   - N/A
6. **Code Enforcement:**
   - N/A
7. **City Attorney's Office:**
   - Development Agreement under review
8. **Public works:**
   - N/A
9. **Inter-jurisdictional Review:**
   - N/A

V. Staff Recommendation:

- Staff recommend approval of this Site Plan including the following:

  - All signage shall comply with the City's Sign Code Ordinance no. 14-16/Ordinance 15/31 Article X;
  - All landscaping and parking areas must be provided and maintained as shown in the Site Plan;
  - Trees to be planted uniformly placed. (avg. oc.).
  - Agree to provide employment opportunities for City residents through the City Work Force Office and any area educational/vocational training facilities as provided in the Development Agreement.
  - Maintain 100% the use, and function as shown on the site plan.
  - All trash & garbage containers shall comply with the City dumpster enclosure requirements, including proper screening as shown on site plan.
  - Must comply with Miami-Dade County's input/recommendations as appropriate.
  - Requirements of the City LDR and Comprehensive Plan
  - Follow any conditions recommended by the Planning & Zoning Board for the development of this industrial development.

VI. **Attachments:**

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Economic Development Coordinator	Solomon Bankole	
Zoning Official	Gerald J. Lee	
Planning and Community Development Dept. Director	Gregory D. Gay	

VII. Staff Report Updated After the City Commission Meeting on (Pending). *Reflected Actions:*

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

Resolution No. 2026-02-12-01,
A RESOLUTION OF THE PLANNING & ZONING BOARD FOR THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED APPROXIMATELY AT NW 148TH STREET AND NW 24 COURT AND IDENTIFIED BY FOLIO 08-2122-025-0510; 08-2122-025-0500 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby recommended:

a. APPROVED ☐ DATE: 02-12-2026

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ____

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning and Zoning Board Approval Recommendation of this request was by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this 18th day of January, 2022.

_____
Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed expansion and renovation of the office, ROW dedications, and landscaping improvements.

Warehouse Facility

14800 Northwest 24th Court, Opa-locka, Florida

Trip Generation Memorandum

Prepared For:

Jorge Fiallo, P.E.,E.C.
Fiallo's MEP Design, Inc – 2025
The efficient design for saving environments.
Email: Jfiallo@fiallomepdesign.com
Office: (305) 595-6334
Cell: (305) 877-1845
Address: 10010 SW 83 Street, Miami FL 33173

Prepared By:

Caltran Engineering Group

2025

DATE: November 6, 2025

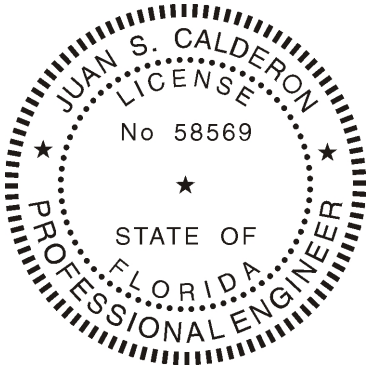
PROJECT LOCATION: 14800 Northwest 24th Court, Opa-locka, Florida

CLIENT: Jorge Fiallo

REPORT BY: CALTRAN Engineering Group, Inc.
790 NW 107th Avenue, Suite 200
Miami, FL, 33172
Certificate of Authorization 29379

ENGINEER'S CERTIFICATION

I, JUAN S. CALDERON, CERTIFY THAT I CURRENTLY HOLD AN ACTIVE PROFESSIONAL ENGINEER'S LICENSE IN THE STATE OF FLORIDA AND I AM COMPETENT THROUGH EDUCATION AND EXPERIENCE TO PROVIDE ENGINEERING SERVICES IN THE CIVIL AND TRAFFIC ENGINEERING DISCIPLINES CONTAINED IN THIS REPORT. I FURTHER CERTIFY THAT THIS REPORT WAS PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AS REQUIRED BY CHAPTER 61G15-18. F.A.C. AND THAT ALL STATEMENTS, CONCLUSIONS AND RECOMMENDATIONS MADE HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Juan S Calderon
2025.11.07 11:31:55 -05'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CALTRAN ENGINEERING GROUP
790 NW 107 AVENUE, Suite 200
MIAMI, FL 33172
CERTIFICATE OF AUTHORIZATION 29379
JUAN S. CALDERON, P.E. NO. 58569

1.0 Introduction

Caltran Engineering Group, Inc. has prepared this Traffic Memorandum in support of a proposed warehouse development located at 14800 NW 24 Court, Opa-locka, Florida (vacant lot). The proposed warehouse will encompass approximately 2.5 × 1,000 square feet of industrial space.

The project area is situated within a predominantly industrial corridor characterized by heavy commercial and freight activity. The surrounding roadway network consists primarily of SR 817/NW 27 Avenue, Alibaba Avenue, and NW 151 Street, which serve as the main access and circulation routes within the study limits. These corridors provide essential connectivity for large vehicles and trucks supporting nearby industrial operations.

This memorandum has been developed to estimate the anticipated trip generation resulting from the proposed warehouse facility and to evaluate potential concurrency and operational impacts along the adjacent roadway network.

Please refer to **APPENDIX A** for architectural site plan.

2.0 Existing Conditions

The project site at 14800 NW 24 Court, Opa-locka, Florida, is located within a highly industrialized area characterized by heavy vehicular traffic, including significant volumes of truck and freight movements. The surrounding roadway network consists primarily of SR 817/NW 27 Avenue, NW 151 Street, and Alibaba Avenue, which together form the primary access and circulation routes within the study limits. These facilities accommodate both local and regional travel demands, serving nearby warehouses, distribution centers, and industrial establishments.

NW 24 Court (Site Access)

NW 24 Court functions as a local access roadway designed primarily for low-speed traffic but frequently utilized by heavy vehicles due to adjacent industrial land uses. Its current configuration allows for truck ingress and egress movements with minimal conflict, supported by the wide outside shoulders. Characteristics are as follows:

- ***Road Type: Two-way local road***
- ***Lanes: 10-foot-wide lanes in each direction***
- ***Outside Shoulders: 12-foot paved outside shoulders***

SR 817 / NW 27 Avenue

SR 817 is the major north-south arterial within the study limits. The roadway supports high-capacity traffic, including freight movement, and provides linkage to the proposed development roadway access. Characteristics are as follows:

- ***Lanes: 6 lanes total (3 lanes per direction at 33 ft each)***
- ***Median: 18 ft raised median***
- ***Sidewalks: 6 ft sidewalks both sides***
- ***Posted speed: 35 MPH***
- ***Functional Classification: Urban Principal Arterial (C4 – Urban General)***

NW 151 Street

NW 151 Street serves as an east-west collector connecting local industrial parcels with NW 27 Avenue. It facilitates local truck circulation and provides access to nearby business establishments. The two-way left turn lane (TWLTL) centerline facilitates turning movements for commercial vehicles while maintaining traffic flow efficiency. Characteristics are as follows:

- ***Lanes:*** *4 lanes total (2 lanes per direction at 20 ft each).*
- ***Median:*** *11 ft two-way left-turn lane (TWLTL).*
- ***Shoulder / Sidewalk: Curb and Gutter (****C&G) and 6 ft sidewalks both sides.*
- ***Functional Classification:*** *Urban Major Collector.*

Alibaba Avenue

Alibaba Avenue functions as an industrial and commercial access segment. The corridor supports connectivity between NW 27 Avenue and adjacent warehouse facilities. Characteristics are as follows:

- ***Lanes:*** *2 lanes total (1 lane per direction at 10 ft each)*
- ***Median:*** *10 ft TWLTL*
- ***Shoulder:*** *6 ft on-street parking lane*
- ***Functional Classification****: Urban Major Collector*

Exhibit 1. illustrates a location map of the proposed warehouse location.



Exhibit 1. Location Map.

3.0 Trip Generation Assessment

A trip generation analysis for the proposed development was performed using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. Based on the characteristics of the project, the most appropriate ITE land use categories were identified as Land Use Code 150 – Warehouse. The corresponding trip generation rates used to estimate vehicular activity associated with the project are summarized below:

Land Use 150 – Multifamily Housing (Mid-Rise)

- Daily: Average (1.38)
- AM Peak Hour: T = 0.10(X) + 13.43
- PM Peak Hour: T = 0.11(X) + 19.62

Table 1 below summarizes the resulting trip generation estimates associated with the proposed development.

Please refer to **APPENDIX B** for Trip Generation Sheets.

Table 1. Trip Generation Rates

Land Use & Data Source	Location	IV	Size	Time Period	Entry Split%	Exit Split%	Total
150 - Warehouse Data Source: Trip Generation Manual, 12th Ed	General Urban/Suburban	1000 Sq. Ft. GFA	5.25	Weekday	-	-	-
					50%	50%	
			5.25	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	11	3	14
					77%	23%	
			5.25	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	6	15	21
					28%	72%	

4.0 Trip Distribution

Based on the surrounding roadway network, the anticipated trip distribution to and from the development is expected to follow the access patterns below:

Table 2. Trip Distribution

Year	TAZ	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
2015	3154	254	244	163	234	383	217	213	273	1981
		12.8%	12.3%	8.2%	11.8%	19.3%	11.0%	10.8%	13.8%	
2045	3154	488	378	177	393	582	313	341	380	3052
		16.0%	12.4%	5.8%	12.9%	19.1%	10.3%	11.2%	12.5%	
2027	3154	348	298	169	298	463	255	264	316	2409
		14.4%	12.4%	7.0%	12.4%	19.2%	10.6%	11.0%	13.1%	

- **ESE and SSE (7% + 12.4% = 19.4%)** Trips originating from the ESE and SSE sectors are projected to use NW 22 Avenue as the primary access route before dispersing into the local network. These vehicles are expected to transition from and to NW 147 Street and NW 150 Street for site access.

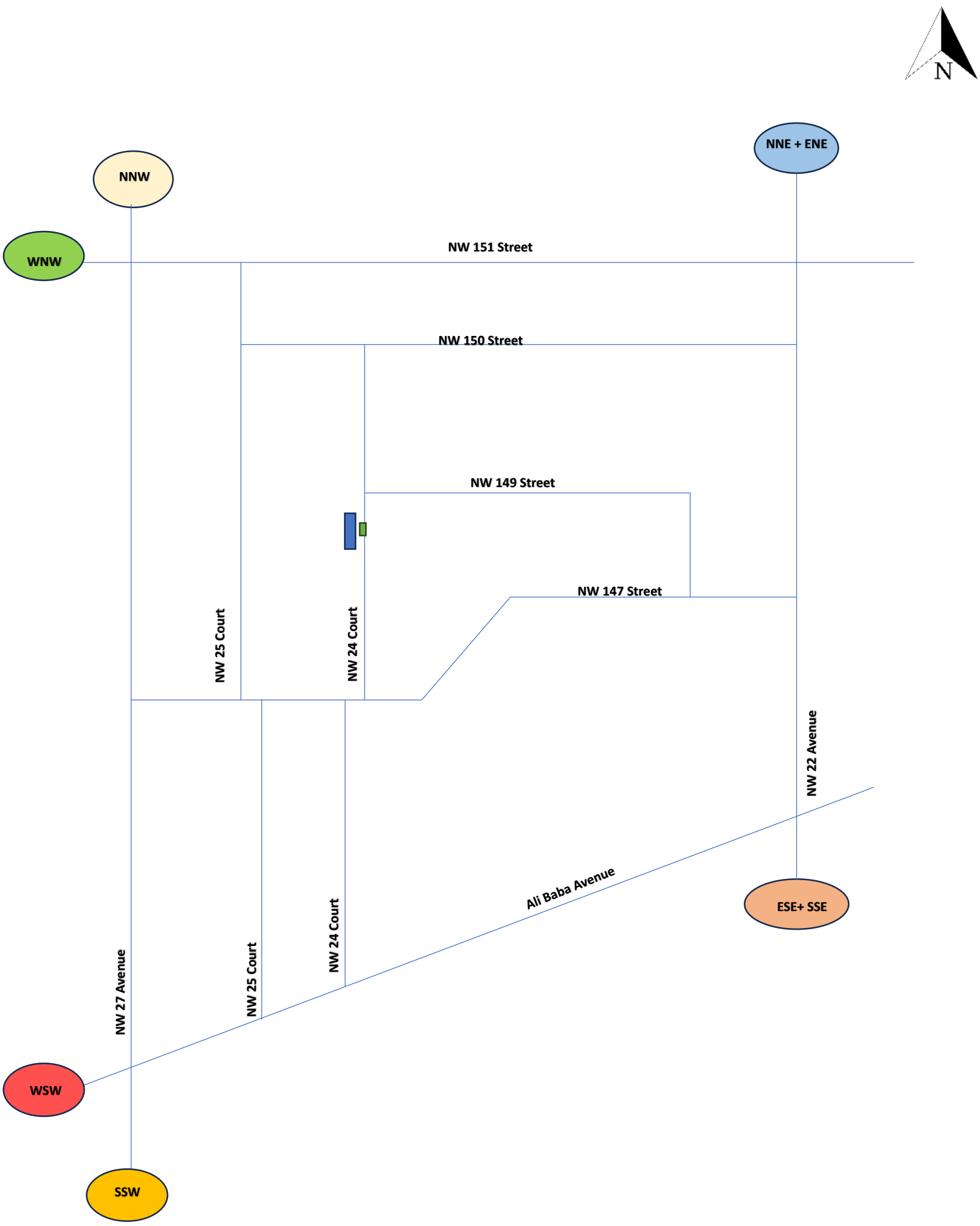
- **SSW Trips (19.2%)** These vehicles will likely travel via State Road 817 (NW 27th Avenue) before diverting to local connectors such as NW 147 Street or NW 24 Court.

- **WNW Trips (11.0%)** Vehicles from the WNW direction are expected to travel eastbound along NW 151 Street, with local access achieved via NW 25 Court before reaching NW 24 Court.

- **NNE and ENE Trips (14.4% + 12.4% = 26.8%)** These movements are anticipated to approach southbound along NW 22 Avenue, with drivers seeking NW 151 Street or NW 150 Street before continuing toward local access roads.

- **NNW Trips (13.1%)** Trips from the NNW direction are also expected to utilize NW 27 Avenue and NW 151 Street before transitioning to local roads.

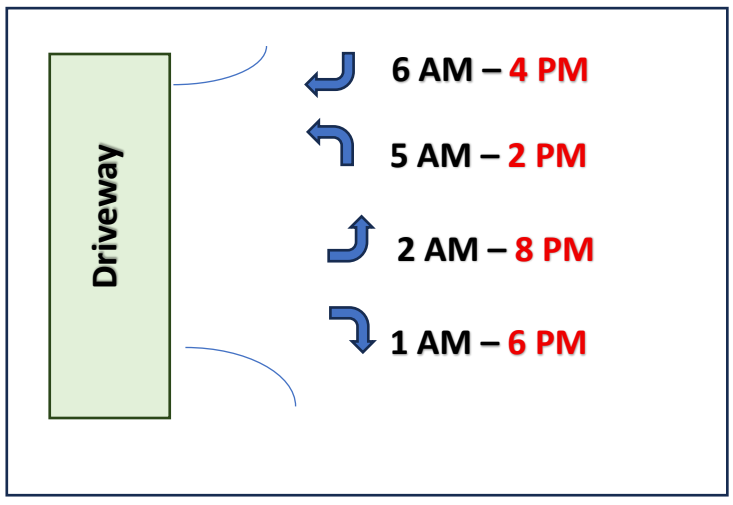
- **WSW Trips (10.6%)**
  Vehicles traveling from the WSW direction are projected to move northbound along NW 27 Avenue, connecting to NW 147 Street for final site approach.



LEGEND

Direction	Trips	Color Used
NNE + ENE	26.8%	
NNW	13.1%	
WNW	11.0%	
WSW	10.6%	
SSW	19.2%	
ESE + SSE	19.4%	

DRIVEWAY DISTRIBUTION



5.0 Turn Lane Evaluation

5.1 Right Turn Criteria

Based on FDOT driveway design criteria, a right-turn deceleration lane with a minimum of 150 feet of storage and 100 feet of transition is required at an access point when a development generates:

- 80 to 125 or more right turns per hour at posted speeds of 45 MPH or less, or
- 33 to 55 or more right turns per hour at posted speeds over 45 MPH.

For the proposed development, the highest projected right-in volume is 6 vehicles during the PM peak hour, which is below the 80-vehicle threshold. Therefore, an exclusive right-turn lane is not warranted at the main driveway.

5.2 Left Turn Criteria

In accordance with the **AASHTO Green Book (7th Edition)**, a left-turn lane should be provided at an access point when peak-hour volumes meet or exceed the thresholds in the table below:

Table 3. Left Turn Volume Criteria

Left-Turn Volume (veh/h)	*Major Road Volume (veh/h/ln)*
25	*200*
30	*150*
35	*150*
40	*150*
45	*150*
50 or more	*100*

As shown in **Exhibit 2**, the proposed development is projected to generate approximately 5 left-turn trips during the AM peak hour, which does not exceed the warrant threshold. Therefore, a left-turn lane is not required.

6.0 Concurrency analysis

This section of the report has been prepared in accordance with the Florida Department of Transportation (FDOT) Multimodal Access Management Guidebook to evaluate roadway capacity and operating conditions within the network expected to accommodate traffic generated by the proposed development.

Traffic and capacity data were obtained from the Miami-Dade County Concurrency Information Center, which monitors available capacity on key public facilities and infrastructure necessary to support projected development. The Center provides concurrency information to both the public and the development community, ensuring that new projects align with available transportation service levels.

The data include tabulations of committed development impacts on remaining facility capacity, analyses of existing and forecast Levels of Service (LOS), and official Service Concurrency Status Letters issued upon request and fee payment to certify service conditions and the availability of capacity to support additional development.

For this analysis, data were reviewed from Station 9542 (NW 27 Avenue) and Station 560 (NW 151 Street), both located within the study limits. A summary of these findings is presented in Table 4.

Table 4. Concurrency Information

Station	CL	Max LOS	PHP	Start	DOS Trips	Available Trip	5%	10%	Existing LOS	Adopted LOS	Concurrency
9542	4	2736	1094	1642	92	1550	0	0	C	E	D
560	A6	8085	2959	5126	85	5041	0	0	C	E	C

Based on the implementation of the forecasted project trips—14 trips during the A.M. peak hour and 21 trips during the P.M. peak hour, it is concluded that the proposed development will not adversely impact roadway capacity. The available roadway capacity at both evaluated stations will remain adequate following the addition of site-generated traffic, and no degradation of the adopted Level of Service (LOS) is expected to occur.

Please Refer to **APPENDIX C** for the FDOT and County concurrency data.

7.0 Parking Analysis

For detailed parking calculations, please refer to **Appendix D**, which includes the site plan and parking calculations. Parking demands are satisfied under Zoning Calculation for the City of Opa-Locka.

REQUIRED PARKING			
1 P.S PER 2500 SQ. FT.	5,250 SQ. FT./ 2500	2.1	12 P.S. PROVIDED
1 P.S PER 400 S.Q OF OFFICE	1,490 SQ. FT./ 400	3.7	
2 P.S PER BAY	2* 3 BAYS	6	
		12 P.S. REQUIRED	

6.0 Summary

Caltran Engineering Group, Inc. conducted a comprehensive traffic assessment for the proposed warehouse development located at 14800 Northwest 24th Court, Opa-locka, Florida. The study evaluated the existing roadway network, trip generation, trip distribution, turn-lane warrants, and concurrency impacts in accordance with the FDOT Multimodal Access Management Guidebook and ITE Trip Generation Manual (12th Edition).

Key Findings:

The proposed warehouse, totaling approximately 5.25 × 1,000 square feet, will generate an estimated 14 trips during the A.M. peak hour and 21 trips during the P.M. peak hour.

Trip distribution analysis indicates that the majority of site traffic will utilize NW 27 Avenue, NW 151 Street, and NW 24 Court, dispersing efficiently through the local network without creating operational conflicts.

Turn-lane evaluation concluded that neither a right-turn nor left-turn lane are warranted at the site access point, as the projected peak-hour turning volumes (6 right turns and 5 left turns, respectively) are well below FDOT threshold criteria.

Concurrency analysis performed using data from FDOT Stations 9542 (NW 27 Avenue) and 560 (NW 151 Street) confirmed that sufficient roadway capacity is available. The resulting Levels of Service (LOS) for the evaluated corridors will remain within the adopted capacity standards following project buildout.

Parking analysis verified that the proposed on-site parking supply meets the City of Opa-locka zoning requirements.

Conclusion:
Based on the findings of this analysis, the proposed warehouse development is not expected to have any adverse impact on the surrounding roadway network. The available roadway capacity and existing intersection operations are adequate to accommodate the minor increase in traffic demand generated by the project. No roadway improvements or turn-lane modifications are warranted at this time.

APPENDIX A
SITE PLAN

NEW COMMERCIAL BUILDING

14800 SW 24th Court
Opa-Locka, Florida 33054



AERIAL MAP

SCALE : N.T.S.

NORTH

LEGAL DESCRIPTION

22 52 41
OPA LOCKA INDUSTRIAL PK PB 77-73
LOT 8 BLK 6
LOT SIZE 40000 SQ FT
OR 12952-2660 0786 2
22 52 41
OPA LOCKA INDUSTRIAL PK PB 77-73
LOT 7 LESS BEG SE COR OF LOT 7
TH N 01 DEG W 130FT S 88 DEG W
200FT S 01 DEG E 130FT N 88 DEG E
200FT TO POB BLK 6
LOT SIZE 14000 SQ FT
OR 17543-3898 0297 4

OWNER'S NAME: LDM FLORIDA LLC
OWNER'S ADDRESS: 16 W 020 79 ST
BURR RIDGE, IL 60527

SCOPE OF WORK

-SITE DEVELOPMENT INCLUDING NEW BUILDING

DRAWING LIST

DRAWING NUMBER	TITLE
A-0.0	COVER SHEET
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-2.0	PROPOSED FLOOR PLAN
A-3.0	PROPOSED ELEVATIONS
A-3.1	PROPOSED ELEVATIONS
L-1.0	LANDSCAPING SITE PLAN
L-2.0	LANDSCAPING DETAILS
C-1.1	PAVING, GRADING AND DRAINAGE PLAN (1 OF 2)
C-1.2	PAVING, GRADING AND DRAINAGE PLAN (2 OF 2)
C-2.0	PAVING, GRADING AND DRAINAGE DETAILS
C-3.1	STORM WATER POLLUTION PREVENTION PLAN (1 OF 2)
C-3.2	STORM WATER POLLUTION PREVENTION PLAN (2 OF 2)
PH-1.0	PHOTOMETRIC SITE PLAN

FIALLO'S MEP DESIGN, INC

10010 SW 83rd St.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

NEW COMMERCIAL BUILDING
LEADER PROPERTIES, LLC
14800 Northwest 24th Court,
Opa-Locka, Florida 33054

JORGE FIALLO
FLORIDA P.E. #65527
Drawings not valid unless Signed, Sealed and Dated by a Registered Professional

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ***JORGE FIALLO, PE*** ON THE DATE ADJACENT TO THE SEAL.
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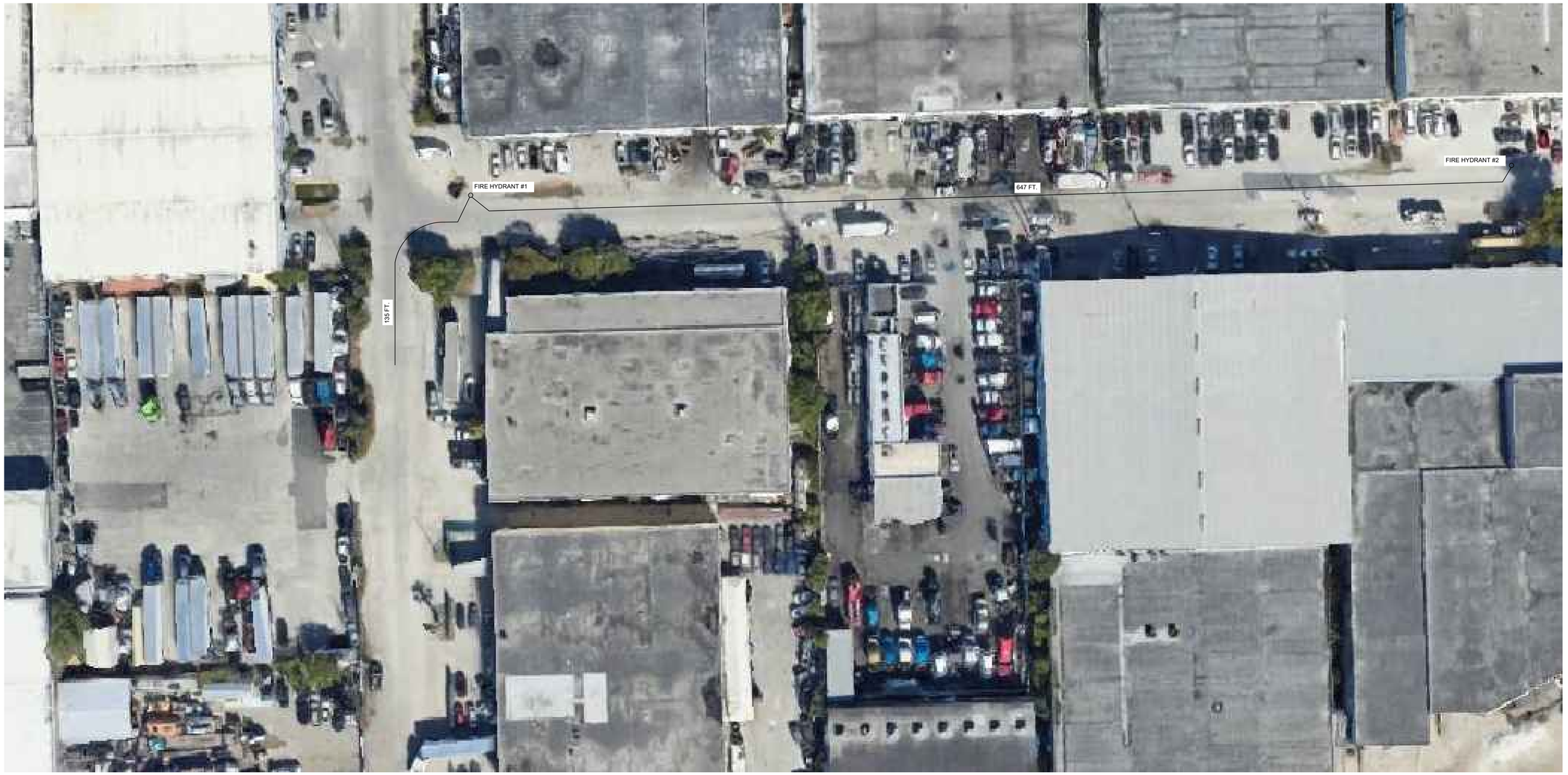
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JOB NUMBER:
23-200-00924

ISSUE DATE:	December, 2023
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

AERIAL MAP, SCOPE OF WORK AND DRAWING LIST

A-0.0
SHEET NUMBER



FIRE HYDRANTS LOCATION

SCALE : N.T.S.

NORTH

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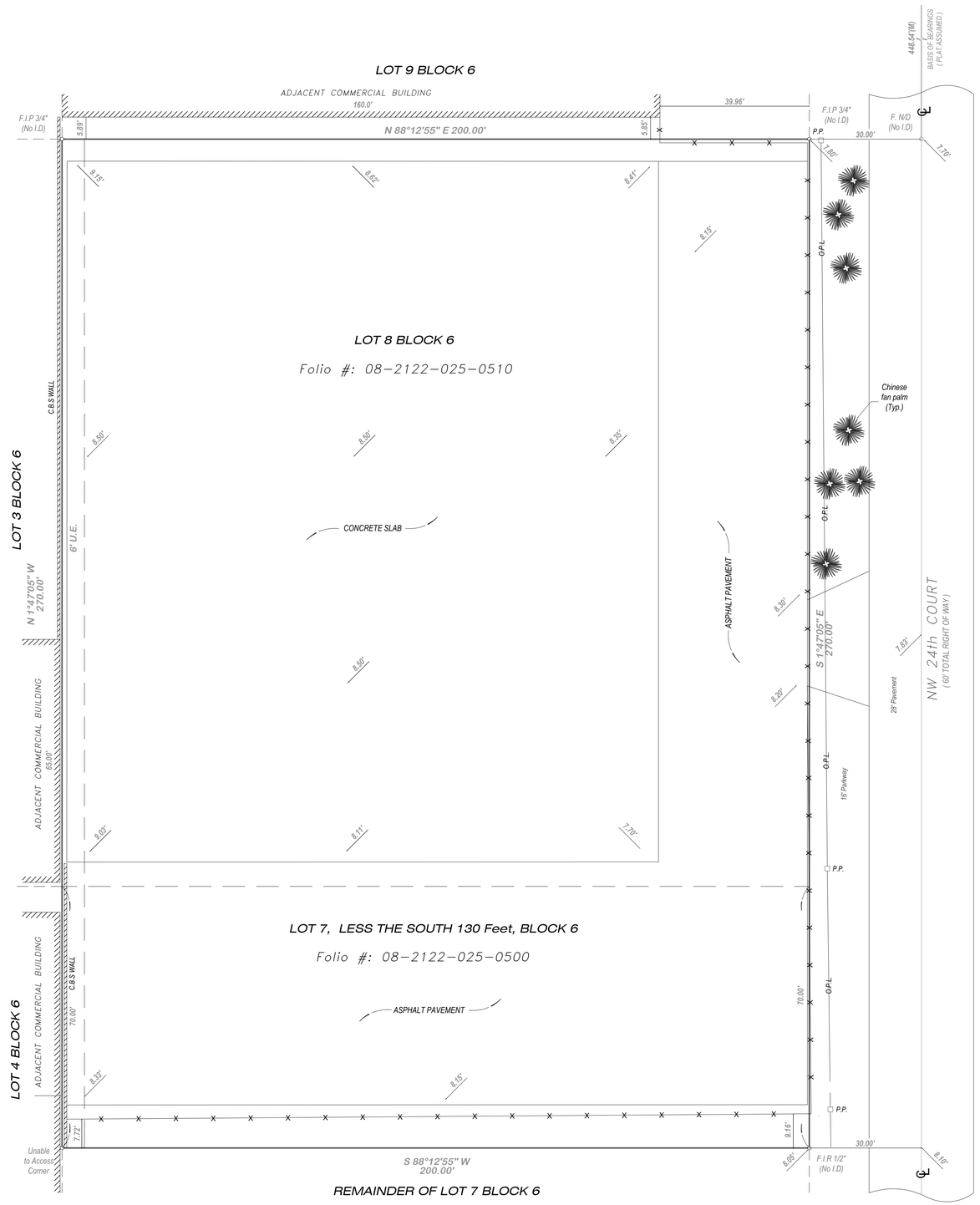
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ISSUE:	-

FIRE HYDRANTS

A-0.1
SHEET NUMBER



EXISTING SITE PLAN

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

NORTH

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10010 SW 83rd St.
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305.877.1845
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CA# 28637

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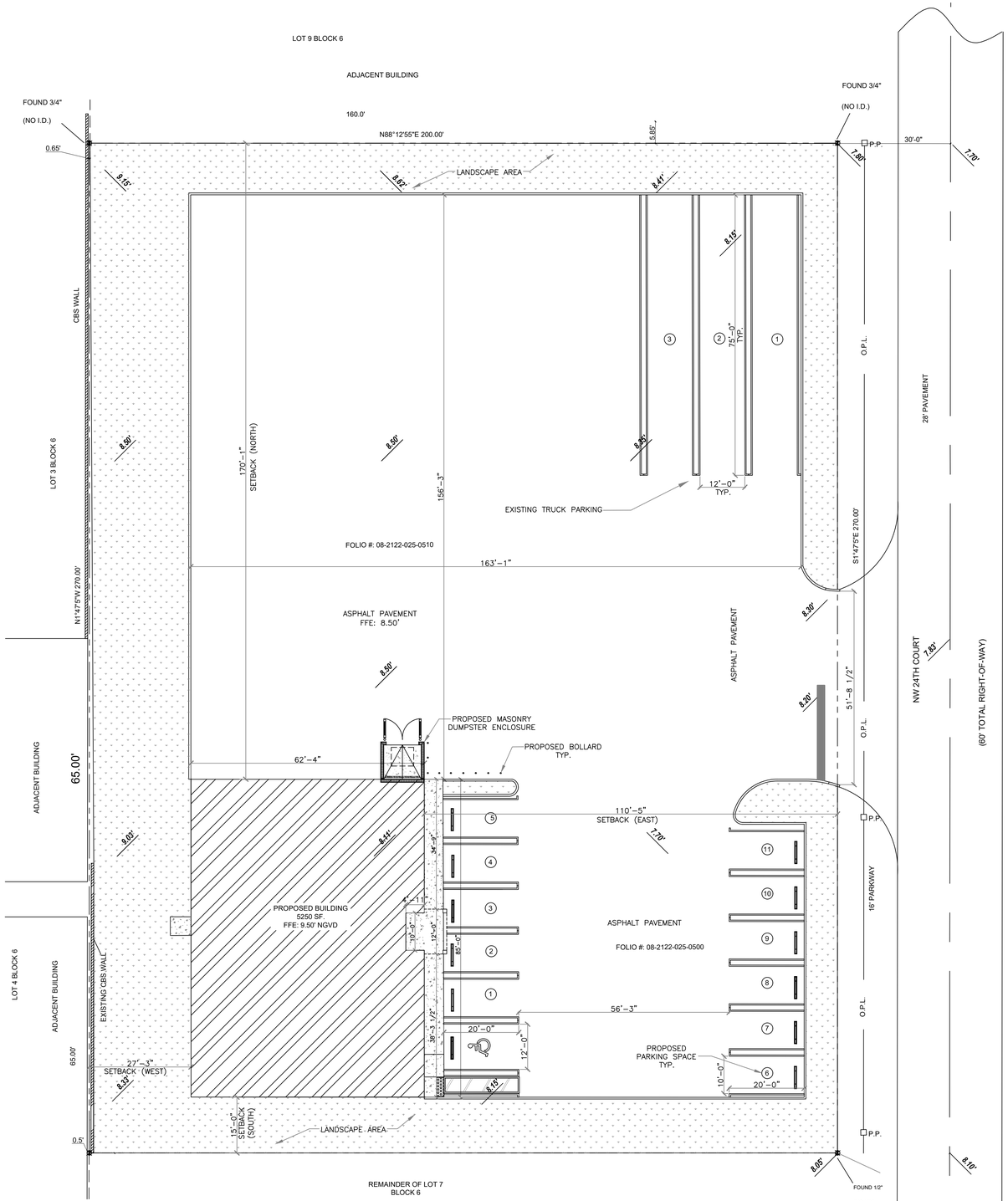
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ISSUE:	-

EXISTING SITE PLAN

A-1.0
SHEET NUMBER

BUILDING AND ZONING CRITERIA

		ALLOWED REQUIRED	PROVIDED
ZONING	I–2		
LOT SIZE		N/A	54,000 SQ. FT.
SETBACKS			
PRINCIPAL BUILDING	FRONT (EAST)	25'–0" MIN.	110'–6"
	SIDE (NORTH)	15'–0" MIN.	170'–1"
	SIDE (SOUTH)	15'–0" MIN.	15'–0"
	REAR (WEST)	25'–0" MIN.	27'–3"
BUILDING HEIGHT		45'–0" MAX./ 3 STORIES	16'–0" NEW 1 STORY
BUILDING AREA			5,250 SQ. FT.
ASPHALT AREA (PARKING LOT)			33,800 SQ. FT.
DUMPSTER ENCLOSURE			116 SQ. FT.
LOT COVERAGE	54,000 SQ. FT. X 75%	40,500 SQ. FT. MAX.	39,166 SQ. FT.
LANDSCAPE OPEN SPACE	54,000 SQ. FT. X 25%	13,500 SQ. FT. MIN.	14,006 SQ. FT.
REQUIRED PARKING			
1 P.S PER 2500 SQ. FT.	5,250 SQ. FT./ 2500	2.1	12 P.S. PROVIDED
1 P.S PER 400 S.Q OF OFFICE	1,490 SQ. FT./ 400	3.7	
2 P.S PER BAY	2* 3 BAYS	6	
		12 P.S. REQUIRED	
HANDICAP PARKING	(1 P.S. PER 25 P.S.)	1 P.S. REQUIRED	1 P.S. PROVIDED FROM TOTAL ABOVE
FLOOD ZONE : "X"			



PROPOSED SITE PLAN

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

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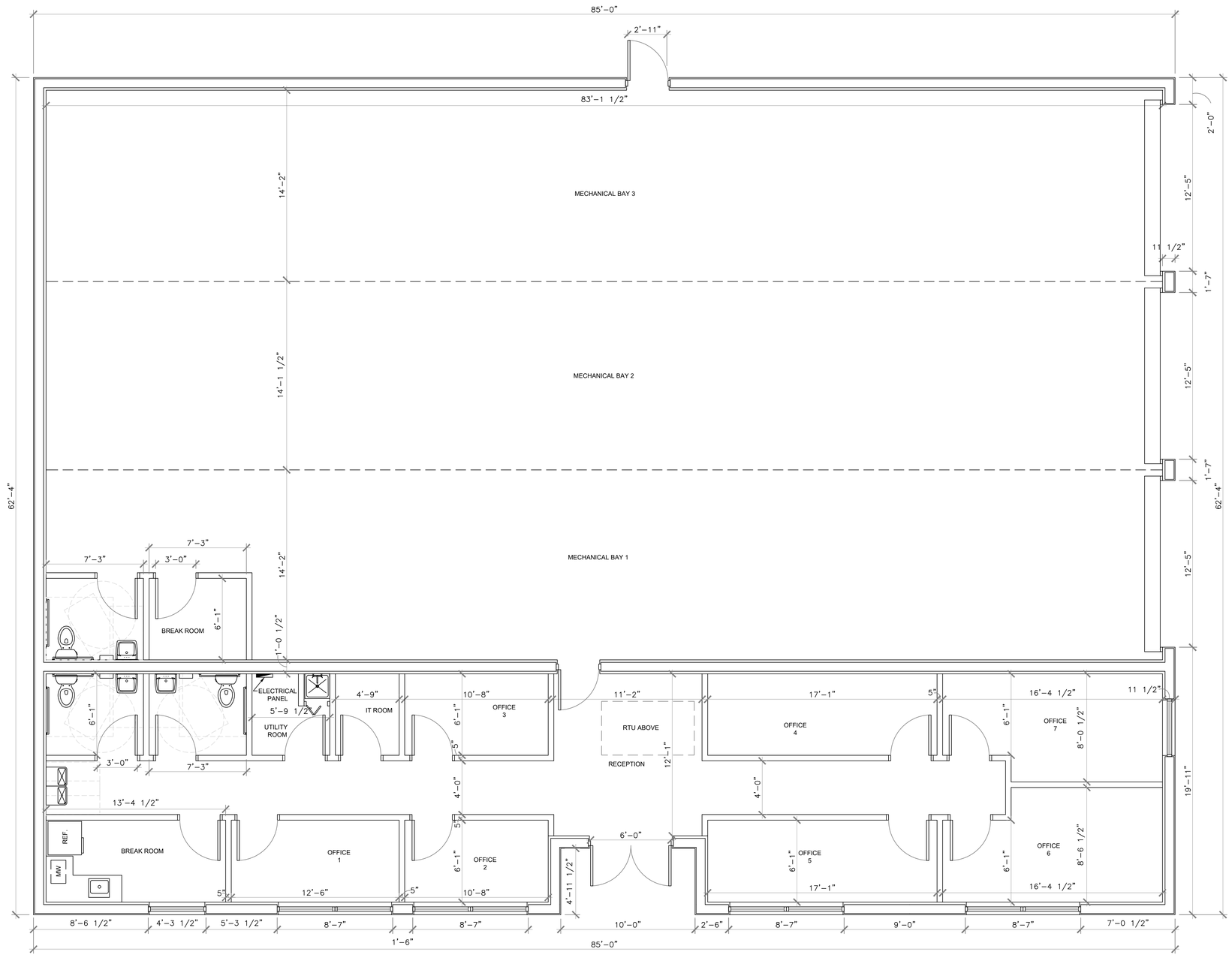
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ISSUE:	-

PROPOSED SITE PLAN

A-1.1
SHEET NUMBER



PROPOSED FLOOR PLAN

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

NORTH

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JOB NUMBER:
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ISSUE:	-

PROPOSED FLOOR PLAN

A-2.0
SHEET NUMBER

APPENDIX B
Trip Generation Sheets

Scenario - 1

Scenario Name: Warehouse
User Group:
Dev. phase: 1
No. of Years to Project Traffic : 0
Analyst Note: For Analyais purposes the AM and PM Peak periods were utilized only
Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
150 - Warehouse	General Urban/Suburban	1000 Sq. Ft. GFA	5.25	Weekday	-	-	-	-
Data Source: Trip Generation Manual, 12th Ed					-	50%	50%	
150(1) - Warehouse	General Urban/Suburban	1000 Sq. Ft. GFA	5.25	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	11	3	14
Data Source: Trip Generation Manual, 12th Ed					T = 0.10(X) + 13.43	77%	23%	
150(2) - Warehouse	General Urban/Suburban	1000 Sq. Ft. GFA	5.25	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	6	15	21
Data Source: Trip Generation Manual, 12th Ed					T = 0.11(X) + 19.62	28%	72%	

APPENDIX C

FDOT LOS Table and Station Reports

9476	NW 72 AVE	S/O NW 138 ST TO NW 114 ST	2	4833	562	4271	0	4271	0	0	C	E+50	C
9478	NW 74 ST CONNECTOR	W/O NW 67 AVE FRO NW 62 AVE TO SR 826	6	8085	3674	4411	0	4411	0	0	C	E+50	C
9480	NW 25 Street	W/O HEFT TO NW 127 AVE	4	2628	1915	713	137	576	0	0	D	D	D
9481	NW 74 ST	W/O NW 77 CT PALMETTO EXPWY TO NW 87 AVE	4	5390	3569	1821	11	1810	0	0	C	D	C
9482	NW 79 AVE	N/O NW 36 ST EXT TO NW 58 ST	4	3222	1888	1334	0	1334	0	0	C	D	C
9484	NW 79 AVE	S/O NW 36 ST EXT TO NW 25 ST	4	3222	1234	1988	0	1988	0	0	C	D	C
9486	NW 79 ST (SR 934)	W/O I-95 NW 7 AVE TO NW 13 CT	4	4296	684	3612	11	3601	0	0	C	E+20	C
9488	NW 81 ST (ONE-WAY WB) (SR 934)	W/O I-95	2	2188	1018	1170	2	1168	0	0	D	E+20	D
9489	GALLOWAY RD/NW 87 AVE	S/O NW 154 ST TO NW 122 ST	4	3222	2164	1058	748	310	0	1	C	D	C
9490	GALLOWAY RD NW 87 AVE	S/O 186 ST FROM NW 170 ST TO NW 186 ST	4	2628	2390	238	1061	-823	1	0	D	D	E+26
9491	NW 95 ST	W/O I-95	4	3222	2165	1057	2	1055	0	0	C	E	C
9492	NW 95 ST	W/O 27 AVE TO NW 36 AVE	2	1269	374	895	21	874	0	0	C	E	C
9493	NW 97 AVE	S/O NW 12 ST	4	3222	1996	1226	32	1194	0	0	C	D	C
9494	NW 97 AVE	S/O NW 25 ST TO NW 12 ST	4	3222	2342	880	119	761	0	0	C	D	C
9495	NW 97 AVE	S/O NW 41 ST TO NW 25 ST	4	3222	1885	1337	0	1337	0	0	C	D	C
9500	W 49 ST/SR 932	W/O W 4 AVE TO SR 826	6	5390	1251	4139	0	4139	0	0	C	E	C
9502	NW 103 ST	W/O SR 826 TO NW 87 AVE	4	3580	2906	674	0	674	0	0	C	HE	C
9506	NW 106 ST	E/O HEFT TO NW 107 AVE	6	3222	2307	915	20	895	0	0	C	D	C
9508	NW 107 Av. (SR 985)	N/O DOLPHIN EXPWY/SR 836 TO NW 12 ST	6	5390	4667	723	0	723	0	0	C	D	C
9510	NW 107 AVE	N/O NW 12 ST TO NW 25 ST	6	5390	3194	2196	0	2196	0	0	C	D	C
9512	NW 107 AVE	N/O NW 25 ST TO NW 41 ST	4	3580	2860	720	0	720	0	0	C	D	C
9513	NW 107 AVE	N/O NW 41 ST TO NW 58 ST	4	3580	2176	1404	0	1404	0	0	C	D	C
9517	NW 119 ST/GRATIGNY RD	W/O NW 27 AVE NW 27 AVE TO NW 37 AVE	8	7210	3533	3677	180	3497	0	0	C	E	C
9518	NW 119 ST	W/O NW 57 AVE TO NW 67 AVE	2	1269	820	449	0	449	0	0	D	E	D
9520	NW 122 ST	W/O NW 57 AVE TO SR 826	4	3222	1607	1615	0	1615	0	0	C	E	C
9522	NW 122 ST	W/O SR 826 TO NW 87 AVE	4	2628	3556	-928	0	-928	1	0	F	D	E+29
9526	NW 135 ST (ONE-WAY EB)	W/O I-95 TO NW 17 AVE	3	1933	1112	821	0	821	0	0	C	E	C
9528	NW 138 ST (SR 916)	E/O NW 57 AVE TO NW 42 AVE	4	3580	2118	1462	14	1448	0	0	C	E	C
9530	NW 138 ST	W/O 57 AVE TO SR 826	2	3040	2304	736	0	736	0	0	D	E	D
9532	NW 138 ST	W/O SR 826 TO NW 87 AVE	2	1330	2108	-778	10	-788	1	0	F	D	E+50
9534	NW 138 ST	S/W OF OKEECHOBEE RD TO NW 107 AVE	4	2628	1216	1412	1084	328	0	0	D	D	D
9542	NW 151 ST	W/O NW 27 AVE TO NW 37 AVE	4	2736	1094	1642	92	1550	0	0	C	E	D
9544	NW 154 ST	E/O NW 79 AVE SR 826 TO NW 84 AVE	4	2628	3524	-896	0	-896	1	0	F	D	E+28
9546	NW 154 ST	W/O NW 87 AVE TO NW 92 AVE	2	1197	677	520	297	223	0	0	D	D	D
9548	NW 167 ST	E/O NW 2 AVE TO NE 6 AVE	6	6885	3848	3037	0	3037	0	0	D	E+50	D
9550	NW 169 ST	E/O NW 77 CT TO NW 67 AVE	4	2628	1144	1484	4	1480	0	0	C	D	C
9552	NW 170 ST	E/O NW 87 AVE TO NW 77 AVE	2	1197	1463	-266	338	-604	1	0	F	D	E+41
9554	NW 199 ST/HONEY HILL DR	E/O HEFT FROM FLA TURNPIKE TO NW 2 AVE	4	2628	1879	749	0	749	0	0	D	D	D
9556	NW 199 ST/HONEY HILL DR	E/O NW 27 AVE TO FLA TURNPIKE	6	4851	2125	2726	0	2726	0	0	C	D	C
9558	NW 199 ST/HONEY HILL DR	W/O NW 27 AVE TO NW 37 AVE	4	3222	1639	1583	0	1583	0	0	C	E	C
9560	NW 199 ST/HONEY HILL DR	W/O NW 37 AVE TO NW 57 AVE	4	3222	1306	1916	0	1916	0	0	C	D	C
9561	NW 199 ST/HONEY HILL DR	W/O NW 47 AVE	4	3222	1273	1949	0	1949	0	0	C	D	C
9562	NW 202 ST	W/O NW 57 AVE TO 67 AVE	2	1440	994	446	0	446	0	0	C	D	C
9574	OKEECHOBEE RD (US 27)	NW/O NW 57 Ave	6	5390	4293	1097	0	1097	0	0	C	D	C
9576	OKEECHOBEE RD (US 27)	SE/O NW 74 ST FROM NW 62 AVE TO NW 67 AVE	0	5390	4559	831	0	831	0	0	C	E	C
9582	OLD CUTLER RD	SW/O SW 72 ST TO SW 88 ST	2	1269	1720	-451	1	-452	1	0	F	E	E+35
9584	OLD CUTLER RD	SW/O SW 88 ST TO SW 57 AVE	2	1269	1424	-155	0	-155	1	0	F	E	E+12
9586	OLD CUTLER RD	SW/O SW 136 ST TO SW 152 ST	2	1440	1404	36	0	36	1	0	D	E	D
9588	OLD CUTLER RD	SW/O SW 152 ST TO SW 168 ST	2	1440	1419	21	0	21	1	0	D	E	D
9590	OLD CUTLER RD	S/O SW 168 ST TO SW 184 ST	2	1440	1753	-313	0	-313	1	0	F	E	E+21
9592	OLD CUTLER RD	SW/O SW 184 ST TO FRANJO ROAD	2	1440	1538	-98	0	-98	1	0	F	D	E+6
9594	OLD CUTLER RD	SW/O FRANJO RD TO SW 216 ST	2	1197	1884	-687	130	-817	1	0	F	D	E+58
9596	OPA LOCKA BLVD (1-WAY WB)	W/O I-95 TO NW 17 AVE	3	3234	1297	1937	23	1914	0	0	C	E	C
9598	NW 52 AVE/PALM AVE-1WAY SB	S/O E/W 21 ST (HIALEAH) TO OKEECHOBEE RD	2	1269	777	492	0	492	0	0	D	E	D
9600	NW 52 AVE	S/O NW 103 ST - NW 74 ST TO NW 119 ST	4	2736	2083	653	0	653	0	0	D	E	D
9618	PERIMETER ROAD	E/O NW 57 AVE BET NW 47 AVE TO NW 72 AVE	2	1440	1291	149	0	149	0	0	C	E	C
9622	PONCE DE LEON BLVD	S/O SW 8 ST TO ALHAMBRA CIRCLE	4	3283	1079	2204	0	2204	0	0	C	E+20	C
9624	PONCE DE LEON BLVD	N/O SW 40 ST TO ALMERIA AVE	4	3283	1041	2242	1	2241	0	0	C	E+20	C
9628	NW 57 AVE	S/O NW 74 ST CONN TO OKEECHOBEE ROAD	4	3580	2662	918	0	918	0	0	C	E	C
9629	NW 57 AVE/RED RD (SR 823)	N/O NW 183 ST TO NW 215 ST/COUNTY LINE	6	5390	3459	1931	0	1931	0	0	C	D	C
9630	NW 57 AVE	S/O NW 215 ST TO NW 186 ST	6	5390	3181	2209	0	2209	0	0	C	D	C

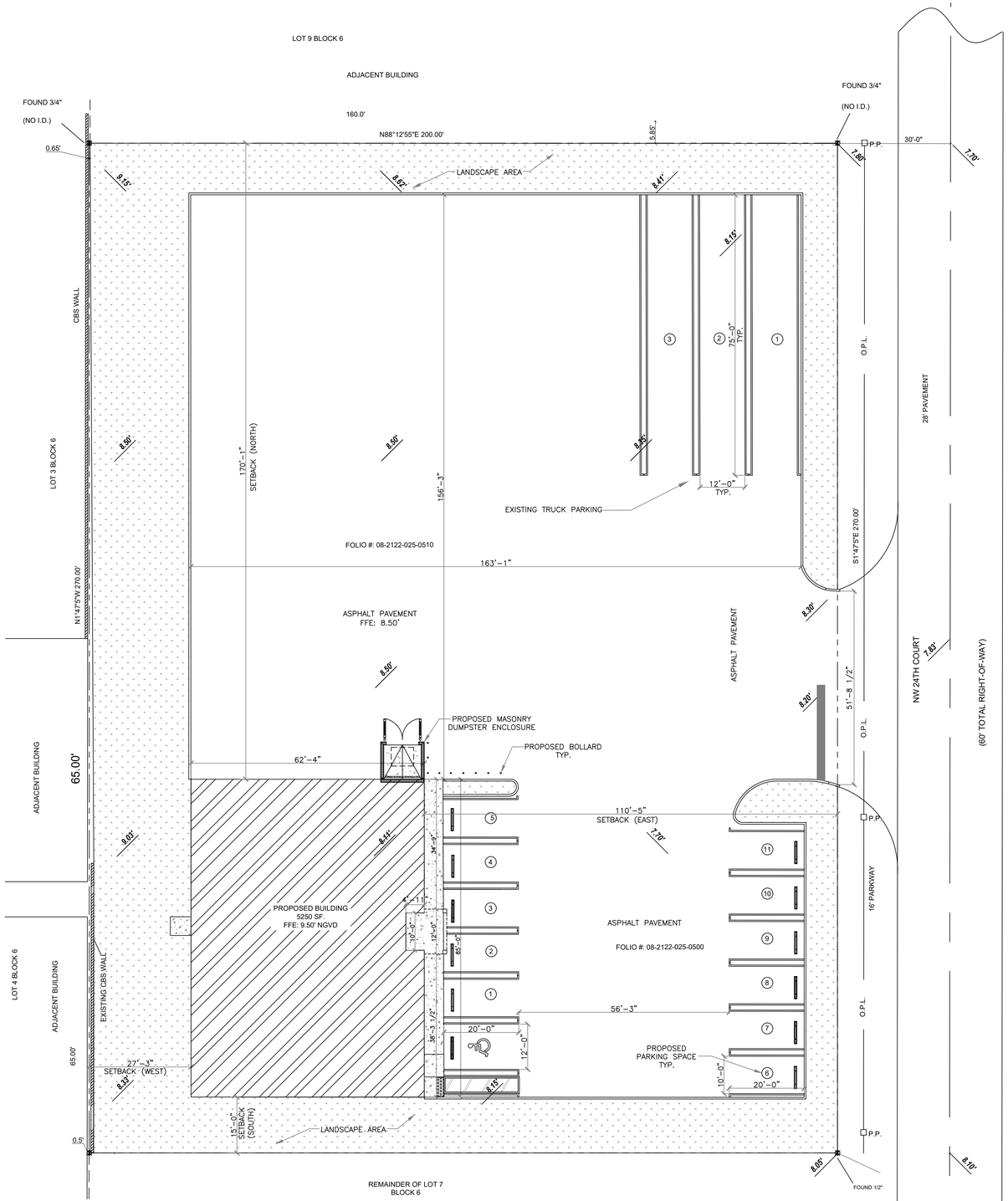
166	NE 6 AVE (SR 915)	N/O NE 167 ST TO NE 135 ST	A 4	4296	1746	2550	0	2550	0	0	C	E+20	C
168	SR 915/NE 6 AV	200' S NE 170 ST	A 4	4296	1652	2644	53	2591	0	0	C	E+20	C
183	SR 5/US-1	800' N OF NE 172 ST	A 6	10815	4210	6605	106	6499	0	0	C	E+50	C
235	SR 7/US-441/SW/NW 7 AV	130' S NW 98 ST	A 4	4560	2144	2416	118	2298	0	0	D	E+50	D
266	SW 8 ST/TAMIAMI TRAIL	E/O SW 147 AVE, FROM SW 147 AVE TO SW 137 AVE	A 6	4680	3866	814	48	766	0	0	D	D	D
268	SR 5/US-1	200' S MIAMI-DADE/BROWARD CO LINE	A 6	6468	4057	2411	57	2354	0	0	C	E+20	C
269	SR A1A/COLLINS AV	300' N NE 172 ST	A 6	5400	4400	1000	0	1000	0	0	D	E+20	D
323	NW 27 AVE (SR 9)	S/O NW 36 ST TO SR 836	A 6	6468	3222	3246	0	3246	0	0	C	E+20	C
324	SR 823/RED RD	400' N OF 23 ST	A 4	3580	2637	943	0	943	0	0	C	E	C
332	SR 5/US-1	200' S CORAL REEF DR/SW 152 ST	A 6	6468	4132	2336	71	2265	0	0	C	EE	C
346	SR 5/US-1	100' N ALLAPATTAH RD/SW 112 AV	A 6	6468	2819	3649	307	3342	0	0	C	EE	C
360	SR 823/RED RD	200' S SR 916/NW 138 ST	A 4	3580	3813	-233	0	-233	1	0	F	E	E+6
361	SR 997/KROME AV	311' S SW 214 ST	A 4	3420	2566	854	26	828	0	0	C	C	C
365	SR 7/US-441/NW 2 AV	200' N IVES DAIRY RD/NW 199 ST	A 6	5390	3875	1515	0	1515	0	0	C	SUMA	C
366	SR 826/NE 167 ST	200' E N MIAMI AV	A 6	5508	3687	1821	21	1800	0	0	D	E+20	D
377	SR 90/SW 8 ST	200' E KROME AV/SR 997	4	3420	1876	1544	37	1507	0	0	C	C	C
405	SR 826/PALMETTO EXPWY	1100' E NW 57 AV/SR 823	8	13390	9925	3465	0	3465	0	0	C	D	C
417	SR 9/NW 27 AV	200' N SR 112/AIRPORT EXPWY	A 4	4380	2567	1813	37	1776	0	0	D	E+50	D
431	SR 9/SW/NW 27 AV	100' S NW 103 ST	A 4	4380	2157	2223	253	1970	0	0	D	E+50	D
436	SR 7/US-441/SW/NW 7 AV	220' N NW 148 ST	A 6	8085	1957	6128	95	6033	0	0	C	E+50	C
518	SR 997/KROME AV	400' NW SR 5/US-1	A 2	1330	481	849	15	834	0	0	C	D	C
521	SR 5/US-1	200' S GRAND AV(CORAL GABLES)	3	6468	4469	1999	0	1999	0	0	C	E+20	C
522	SR 5/US-1	200' S NE 6 AV/SR 915	A 4	4560	2973	1587	121	1466	0	0	E	E+50	E+1
524	SR 5/US-1	450' S NE 123 ST/SR 922	A 4	4560	2387	2173	130	2043	0	0	D	E+50	D
527	SR 90/US-41/SW 8 ST	200' W RED RD/SW 57 AV	A 4	5370	2748	2622	18	2604	0	0	C	E+50	C
528	SR 25/US-27/OKEECHOBEE RD	200' SE SR 826	A 6	5080	3742	1338	0	1338	0	0	A	E	A
531	SR 909/W DIXIE HWY	200' N NE 151 ST	A 4	3580	1282	2298	27	2271	0	0	C	E	C
533	SR 934/N BAY CSWY	450' EAST OF ADVENTURE AVE	A 6	5400	5603	-203	0	-203	1	0	F	E+20	E+24
534	SR 934/NW 74 ST CONNECTOR	600' E NW 72 AV	6	8085	3918	4167	0	4167	0	0	C	E+50	C
537	SR 934/NW 79 ST/E 21 ST	500' E SR 953/LEJEUNE RD	A 4	5370	1432	3938	308	3630	0	0	C	E+50	C
538	SR 934/NW 79 ST	400' W NW 27 AV	A 4	5370	2159	3211	385	2826	0	0	C	E+50	C
540	SR A1A/COLLINS AV	200' S END BRIDG/NCL BAL HARB	A 6	5400	3164	2236	0	2236	0	0	D	E+20	D
541	SR 944/HIALEAH DR	465' N NW 35 AV	A 4	3648	2027	1621	40	1581	0	0	D	E+20	D
542	NW 54 ST/HIALEAH DR	W/O NW 17 AVE BET NW 27 AVE-NW 7 AVE	A 4	3504	1919	1585	0	1585	0	0	D	E+20	D
543	SR 5/US-1	2500' S PALM DR(FLA CITY)	A 4	4296	2173	2123	11	2112	0	0	C	EE	C
544	SR 5/US-1	100' N LUCY ST/SW 328 ST(HOMESTEAD)	A 4	4296	2260	2036	80	1956	0	0	C	EE	C
545	SR 5/US-1	100' N SW 308 ST	A 4	4296	2108	2188	29	2159	0	0	C	EE	C
547	SR-934/NW 79 ST. 400' W NW 7 AVE.		4	4296	1882	2414	99	2315	0	0	C	E+20	C
552	SR 9/SW/NW 27 AV	200' S SR 836/DOLPHIN EXPWY	A 6	4296	3229	1067	3	1064	0	0	C	E+20	C
553	SR 826/PALMETTO EXPWY	600' N OKEECHOBEE RD	10	16840	12964	3876	0	3876	0	0	C	D	C
554	SR 826/PALMETTO EXPWY	1100' W NW 57 AV/SR 823	6	10060	9829	231	0	231	1	0	D	D	D
556	SR 826/NE 163 ST	1700' E SR 5/US-1	A 8	8652	5044	3608	1	3607	0	0	C	E+20	C
559	SR 817/NW 27 AV	100' N SR 826/NW 167 ST	A 6	6468	3027	3441	0	3441	0	0	C	EE	C
560	SR 817/NW 27 AV	100' S NW 151 ST	A 6	8085	2959	5126	85	5041	0	0	C	E+50	C
562	SR 826/PALMETTO EXPWY	400' NORTH OF SR-5	4	6700	4674	2026	0	2026	0	0	C	D	C
563	SR 826/PALMETTO EXPWY	801500' NORTH OF RAMP 87260	6	13320	7523	5797	0	5797	0	0	C	EE	C
564	SR 826/PALMETTO EXPWY	1000' N SW 72 ST	4	8628	8842	-214	0	-214	1	0	F	EE	E+22
565	SR 826/PALMETTO EXPWY	500' N SW 56 ST	8	13620	10669	2951	0	2951	0	0	C	D	C
566	SR 826/PALMETTO EXPWY	200' N SW 40 ST/SR 976	12	20930	13227	7703	0	7703	0	0	C	D	C
567	SR 826/PALMETTO EXPWY	1100' N SW 24 ST	12	20930	18062	2868	0	2868	0	0	D	D	D
568	SR 826/PALMETTO EXPWY	200' N SW 8 ST/SR 90	10	17040	15006	2034	0	2034	0	0	D	D	D

APPENDIX D

Site Plan and Parking Calculations

BUILDING AND ZONING CRITERIA

		ALLOWED REQUIRED	PROVIDED
ZONING	I–2		
LOT SIZE		N/A	54,000 SQ. FT.
SETBACKS			
PRINCIPAL BUILDING	FRONT (EAST)	25'–0" MIN.	110'–6"
	SIDE (NORTH)	15'–0" MIN.	170'–1"
	SIDE (SOUTH)	15'–0" MIN.	15'–0"
	REAR (WEST)	25'–0" MIN.	27'–3"
BUILDING HEIGHT		45'–0" MAX./ 3 STORIES	16'–0" NEW 1 STORY
BUILDING AREA			5,250 SQ. FT.
ASPHALT AREA (PARKING LOT)			33,800 SQ. FT.
DUMPSTER ENCLOSURE			116 SQ. FT.
LOT COVERAGE	54,000 SQ. FT. X 75%	40,500 SQ. FT. MAX.	39,166 SQ. FT.
LANDSCAPE OPEN SPACE	54,000 SQ. FT. X 25%	13,500 SQ. FT. MIN.	14,006 SQ. FT.
REQUIRED PARKING			
1 P.S PER 2500 SQ. FT.	5,250 SQ. FT./ 2500	2.1	12 P.S. PROVIDED
1 P.S PER 400 S.Q OF OFFICE	1,490 SQ. FT./ 400	3.7	
2 P.S PER BAY	2* 3 BAYS	6	
		12 P.S. REQUIRED	
HANDICAP PARKING	(1 P.S. PER 25 P.S.)	1 P.S. REQUIRED	1 P.S. PROVIDED FROM TOTAL ABOVE
FLOOD ZONE : "X"			



PROPOSED SITE PLAN

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

FIALLO'S MEP DESIGN, INC

10010 SW 83rd St.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

NEW COMMERCIAL BUILDING
LEADER PROPERTIES, LLC
14800 Northwest 24th Court,
Opa-Locka, Florida 33054

JORGE FIALLO
FLORIDA P.E. #65527
Drawings not valid unless Signed, Sealed and Dated by a Registered Professional

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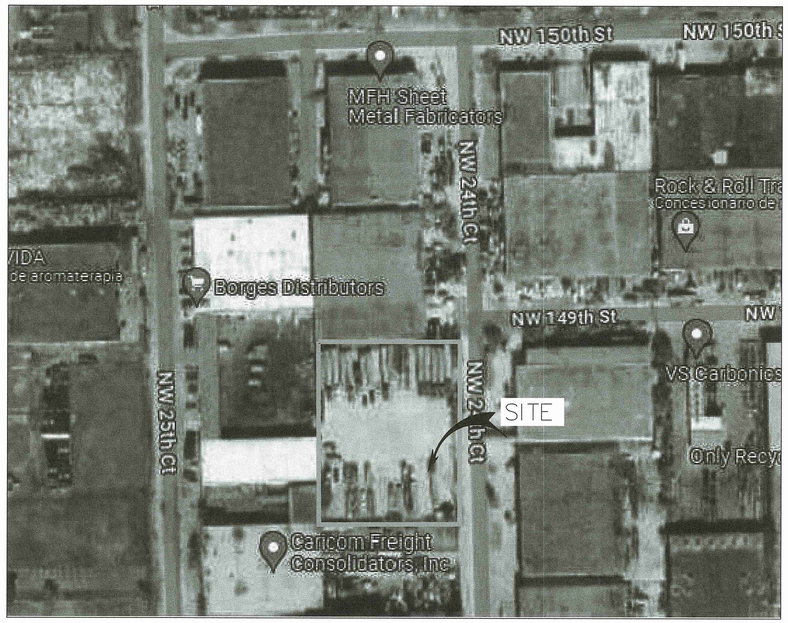
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PROPOSED SITE PLAN

A-1.1
SHEET NUMBER

NEW COMMERCIAL BUILDING

14800 SW 24th Court
Opa-Locka, Florida 33054



AERIAL MAP

SCALE : N.T.S.

NORTH

LEGAL DESCRIPTION

22 52 41
OPA LOCKA INDUSTRIAL PK PB 77-73
LOT 8 BLK 6
LOT SIZE 40000 SQ FT
OR 12952-2660 0786 2
22 52 41
OPA LOCKA INDUSTRIAL PK PB 77-73
LOT 7 LESS BEG SE COR OF LOT 7
TH N 01 DEG W 130FT S 88 DEG W
200FT S 01 DEG E 130FT N 88 DEG E
200FT TO POB BLK 6
LOT SIZE 14000 SQ FT
OR 17543-3898 0297 4

OWNER'S NAME: LDM FLORIDA LLC
OWNER'S ADDRESS: 16 W 020 79 ST
BURR RIDGE, IL 60527

SCOPE OF WORK

-SITE DEVELOPMENT INCLUDING NEW BUILDING

DRAWING LIST

DRAWING NUMBER	TITLE
A-0.0	COVER SHEET
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-2.0	PROPOSED FLOOR PLAN
A-3.0	PROPOSED ELEVATIONS
A-3.1	PROPOSED ELEVATIONS
L-1.0	LANDSCAPING SITE PLAN
L-2.0	LANDSCAPING DETAILS
C-1.1	PAVING, GRADING AND DRAINAGE PLAN (1 OF 2)
C-1.2	PAVING, GRADING AND DRAINAGE PLAN (2 OF 2)
C-2.0	PAVING, GRADING AND DRAINAGE DETAILS
C-3.1	STORM WATER POLLUTION PREVENTION PLAN (1 OF 2)
C-3.2	STORM WATER POLLUTION PREVENTION PLAN (2 OF 2)
PH-1.0	PHOTOMETRIC SITE PLAN

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Opa-Locka, Florida 33054

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12-05-23
JORGE FIALLO
FLORIDA P.E. #65527
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AERIAL MAP, SCOPE OF WORK AND DRAWING LIST

A-0.0
SHEET NUMBER



EXISTING SITE PLAN

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

NORTH

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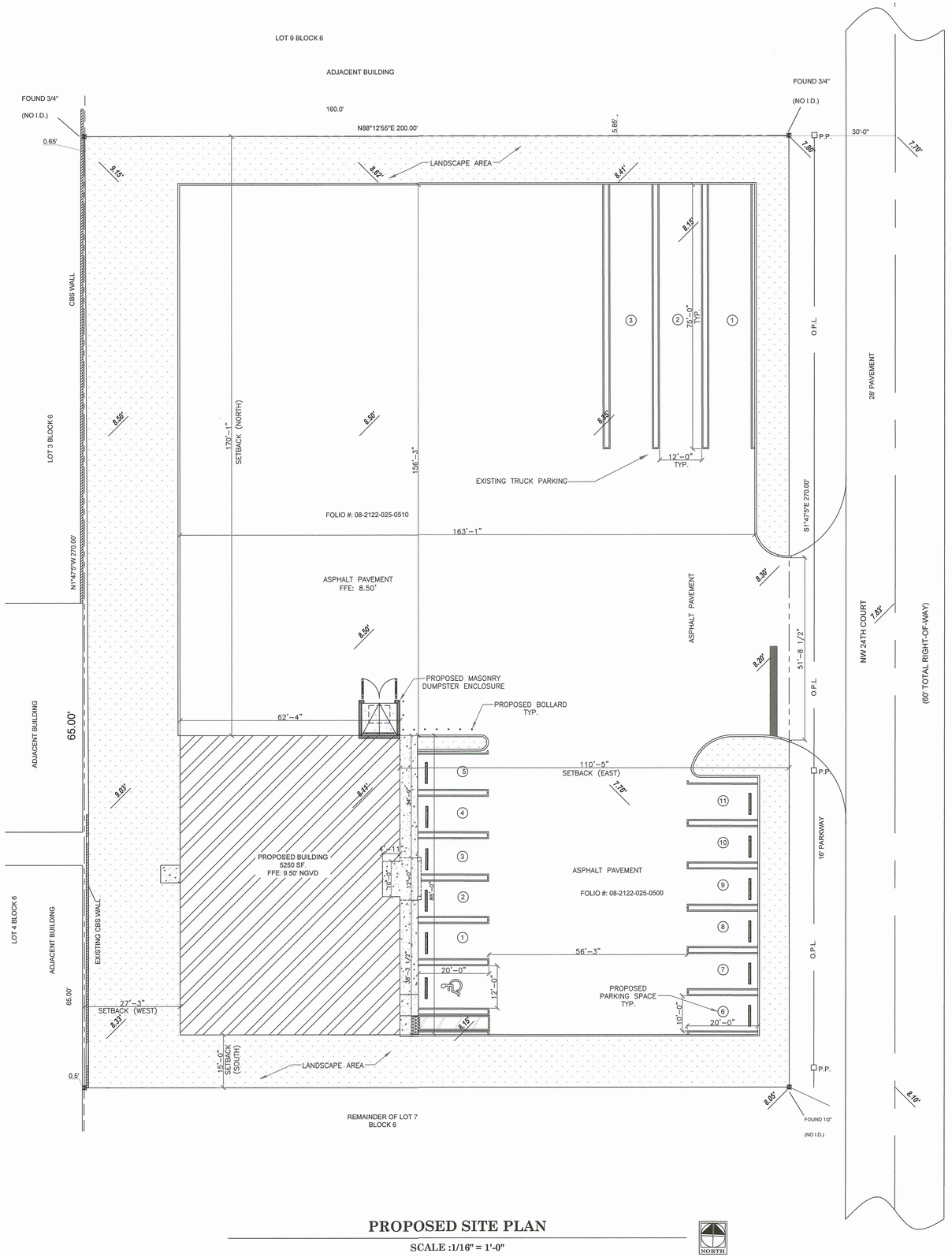
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EXISTING SITE PLAN

A-1.0
SHEET NUMBER

BUILDING AND ZONING CRITERIA

		ALLOWED REQUIRED	PROVIDED
ZONING	I–2		
LOT SIZE		N/A	54,000 SQ. FT.
SETBACKS			
PRINCIPAL BUILDING	FRONT (EAST)	25'–0" MIN.	110'–6"
	SIDE (NORTH)	15'–0" MIN.	170'–1"
	SIDE (SOUTH)	15'–0" MIN.	15'–0"
	REAR (WEST)	25'–0" MIN.	27'–3"
BUILDING HEIGHT		45'–0" MAX./ 3 STORIES	16'–0" NEW 1 STORY
BUILDING AREA			5,250 SQ. FT.
ASPHALT AREA (PARKING LOT)			33,800 SQ. FT.
DUMPSTER ENCLOSURE			116 SQ. FT.
LOT COVERAGE	54,000 SQ. FT. X 75%	40,500 SQ. FT. MAX.	39,166 SQ. FT.
LANDSCAPE OPEN SPACE	54,000 SQ. FT. X 25%	13,500 SQ. FT. MIN.	14,006 SQ. FT.
REQUIRED PARKING			
1 P.S PER 2500 SQ. FT.	5,250 SQ. FT./ 2500	2.1	12 P.S. PROVIDED
1 P.S PER 400 S.Q OF OFFICE	1,490 SQ. FT./ 400	3.7	
2 P.S PER BAY	2* 3 BAYS	6	
		12 P.S. REQUIRED	
HANDICAP PARKING	(1 P.S. PER 25 P.S.)	1 P.S. REQUIRED	1 P.S. PROVIDED FROM TOTAL ABOVE
FLOOD ZONE : "X"			



PROPOSED SITE PLAN

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

NORTH

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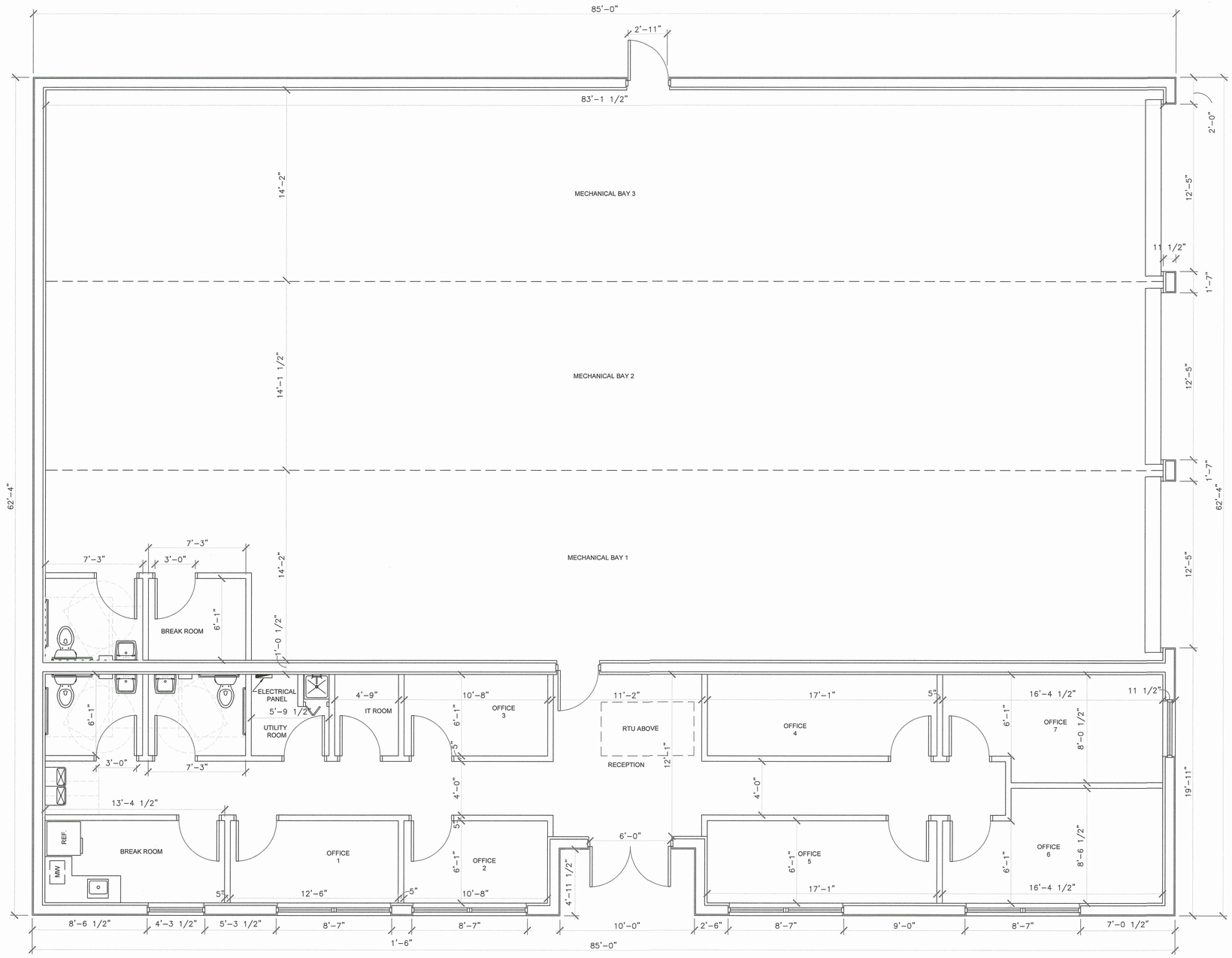
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PROPOSED SITE PLAN

A-1.1
SHEET NUMBER



PROPOSED FLOOR PLAN

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

NORTH

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12-05-23
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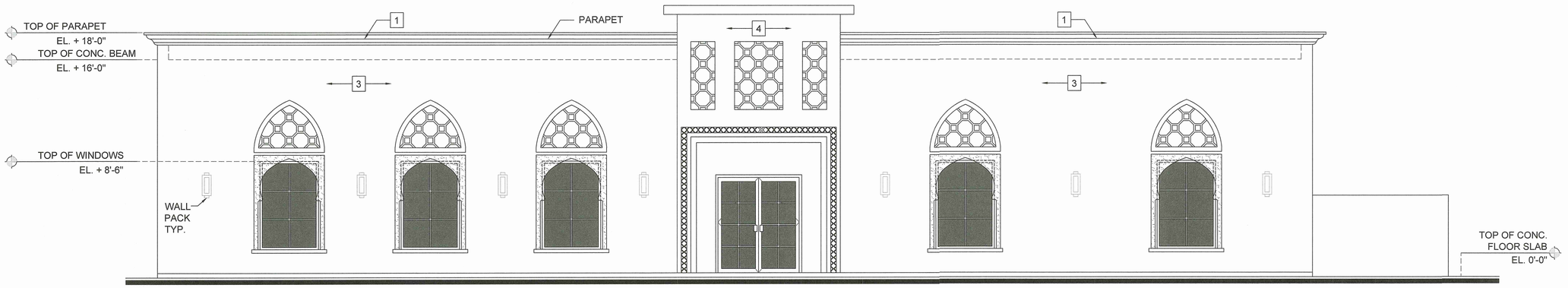
PROPOSED FLOOR PLAN

A-2.0
SHEET NUMBER

KEY NOTE	Building structure color code by City of Opa-Locka
1 TRIM - KINK'S CANYON GREY	3 BASE - COTTON BLOSSOM
2 TRIM - WHITE	4 BASE - SAND WHITE

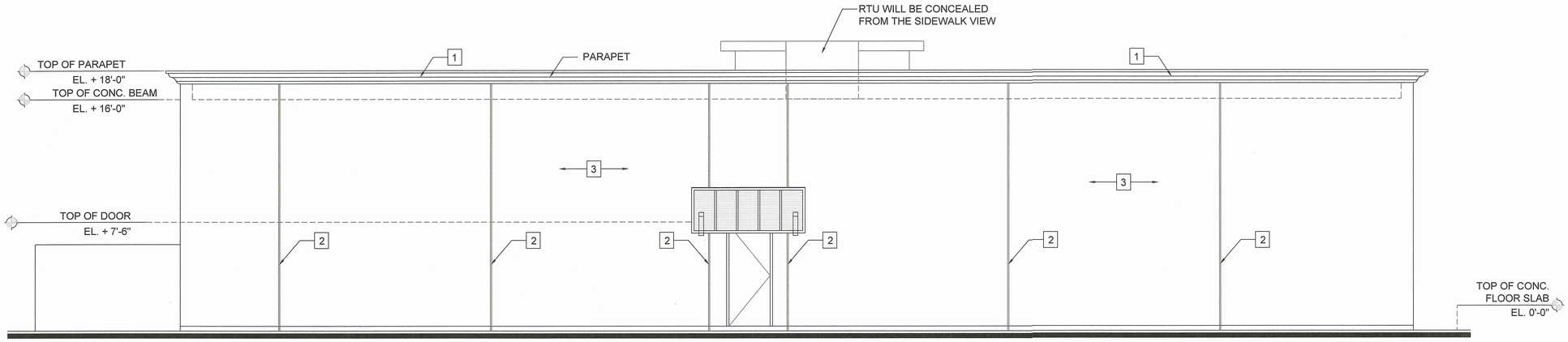
NOTE

Before purchasing paint for any structure, provide to City of Opa-Locka with a sample of the desired color. Once the color is approved only then can be applied.



PROPOSED EAST ELEVATION (FRONT FACADE)

SCALE :N.T.S



PROPOSED WEST ELEVATION (REAR)

SCALE :N.T.S

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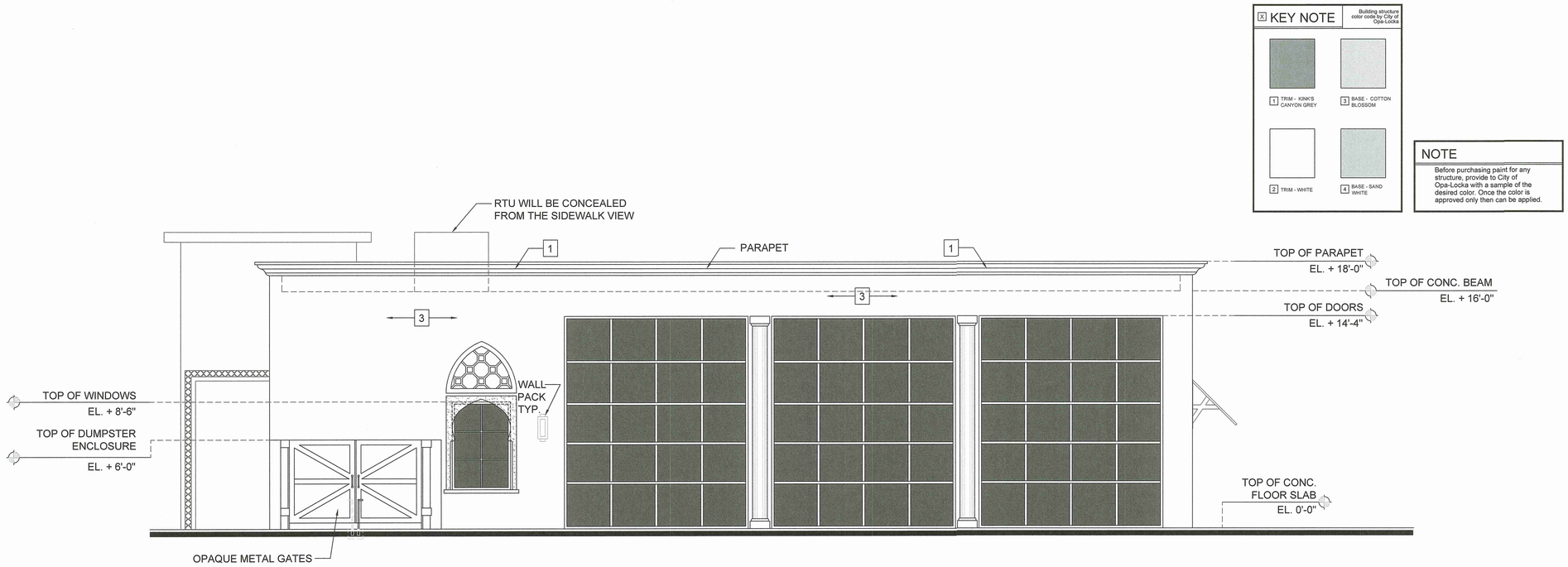
NO.	REVISIONS	DATE

JOB NUMBER:
23-200-00924

ISSUE DATE:	December, 2023
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CHECKED BY:	J. FIALLO
ISSUE:	-

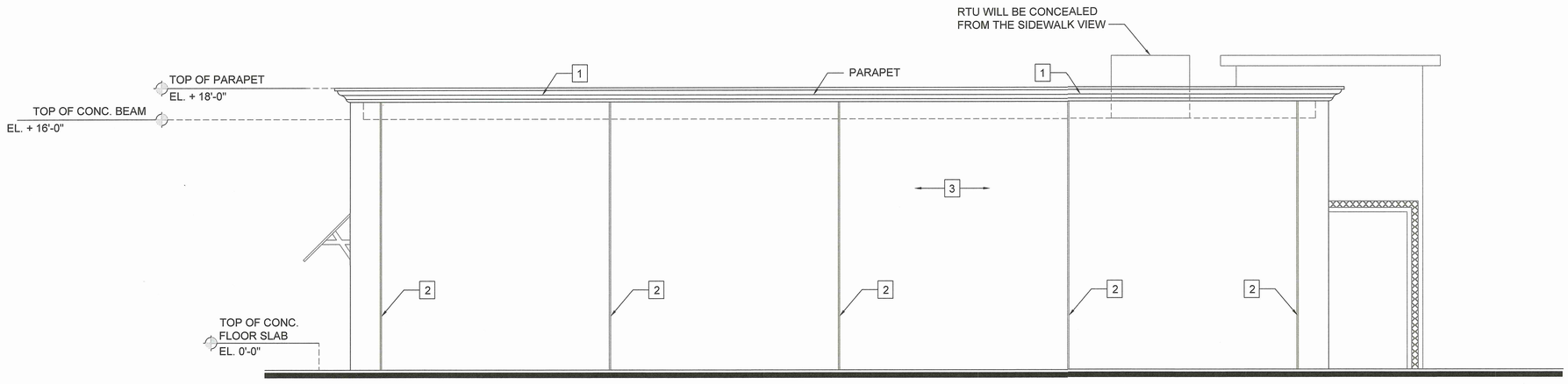
EXTERIOR ELEVATIONS

A-3.0
SHEET NUMBER



PROPOSED NORTH ELEVATION (SIDE FACADE)

SCALE :N.T.S



PROPOSED SOUTH ELEVATION (INTERIOR SIDE)

SCALE :N.T.S

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14800 Northwest 24th Court,
Opa-Locka, Florida 33054

JORGE FIALLO LICENSE No 65527 STATE OF FLORIDA
12-05-24
JORGE FIALLO
FLORIDA P.E. #65527
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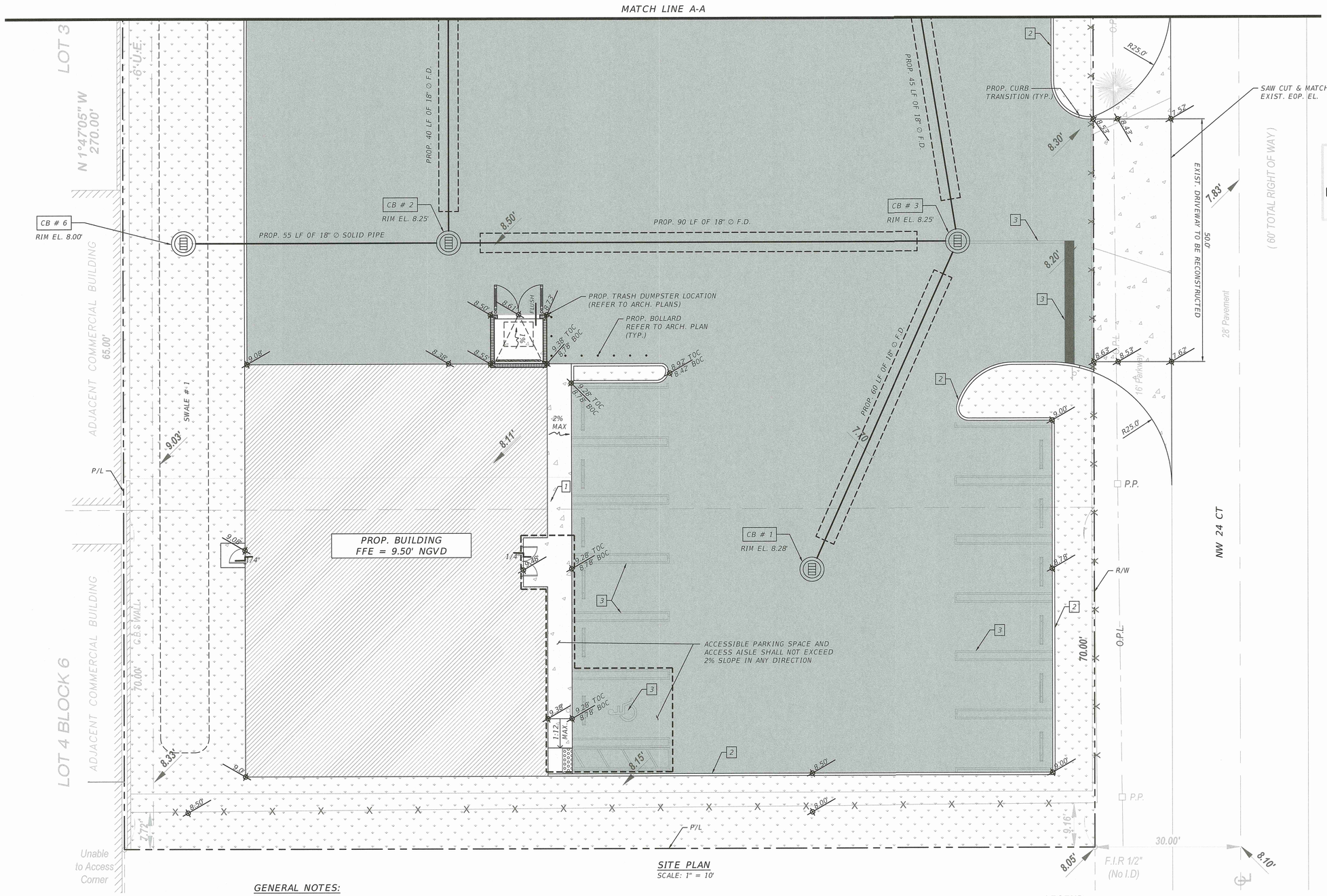
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JOB NUMBER:
23-200-00924

ISSUE DATE:	December, 2023
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ISSUE:	-

EXTERIOR ELEVATIONS

A-3.1
SHEET NUMBER



SITE PLAN
SCALE: 1" = 10'

KEY NOTES:

1 — PROP. 4" THICK CONC. SIDEWALK
2 — PROP. TYPE "D" CURB
3 — PROP. PAVEMENT MARKINGS (REFER TO ARCH. PLANS)

UTILITY STATEMENT:

1. THERE IS LIMITED AS-BUILT INFORMATION AVAILABLE WITHIN THE PRIVATE PROPERTY AREA. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION ACTIVITIES.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES FOR THE PROPOSED WORK AREA. IF ANY UTILITIES ARE IN CONFLICT WITH THE DEMOLITION ACTIVITIES, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONTINUING WITH THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES:

1. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, MUTCD, FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND SPECIFICATIONS 2023-24 EDITION, FLORIDA BUILDING CODE 2023, 8TH EDITION AND ANY APPLICABLE GOVERNING AGENCY.
2. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NGVD OF 1929, AS SHOWN ON TOPOGRAPHIC SURVEY BY CARLOS VILACA & ASSOCIATES USA DATED 11/20/2019.
3. ALL DIMENSIONS ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DIRECTION AND/OR APPROVAL PRIOR TO STARTING WORK.
4. NEITHER THE ENGINEER, NOR THE OWNER, SHALL BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE CONTRACTOR'S WORK.
5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING.
6. ALL DEBRIS FROM DEMOLITION WORK AND EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR IN A LEGAL MANNER. ALL DISTURBED AREAS SHALL BE COVERED WITH SOLID SOD IN ORDER TO PROTECT THEM FROM EROSION.
7. FOR AREAS OF WORK BEYOND SWALES, PROVIDE FILL TO ENSURE THAT THE FINISHED GRADE IS AT LEVEL OF LANDSCAPE AREAS AND/OR SIDEWALK. TAPER TO MATCH EXISTING GRADES.
8. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.
9. CONTRACTOR TO VERIFY LOCATION, ELEVATION, MATERIAL AND CONDITION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. AFTER OBTAINING LOCATIONS FROM SUNSHINE STATE ONE CALL OF FLORIDA, AND OTHER UTILITY COMPANIES, AND PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT REPORT THEM TO THE ENGINEER.
10. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
11. GENERAL CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES RESULTING FROM HIS WORK.
12. GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND/OR DESIGNER IF ANY ADDITIONAL INFORMATION OR SPECIFICATION ARE NEEDED TO LAYOUT OR CONSTRUCT THE PROPOSED WORK.
13. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT HAVE BEEN INCORPORATED INTO THESE PLANS AS A RESULT OF INFORMATION FURNISHED BY OTHERS.

LEGEND:

- CB # 1 — STRUCTURE ID (SEE STRUCTURE TABLE ON PAVING, GRADING AND DRAINAGE DETAILS SHEET)
- 8.50' — EXIST. ELEVATION (EL.)
- 0.00' — PROP. ELEVATION (WORK WITH ARCHITECTURAL PLANS)
- FLOW ARROW (RUNOFF DIRECTION)
- PROP. CONCRETE PAVEMENT (REFER TO STRUCTURAL PLANS)
- PROP. SOD / LANDSCAPING (SEE LANDSCAPING PLANS)
- PROP. ASPHALT PAVEMENT (SEE "TYPICAL PAVEMENT SECTION")

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OPA-LOCKA, FL 33054

12/8/25

ADRIAN ROBAINA, P.E.
FLORIDA P.E. #82271
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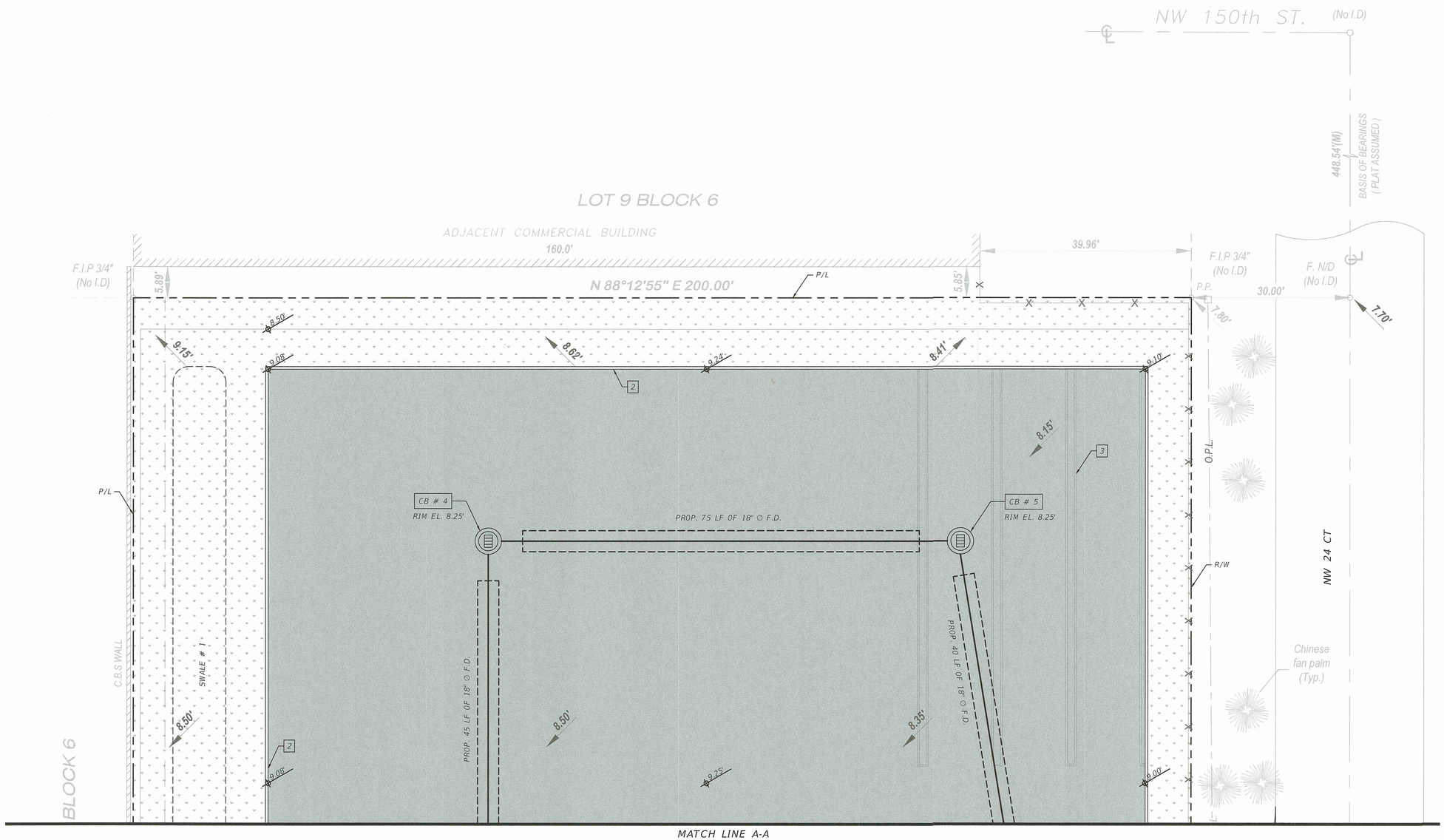
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JOB NUMBER:
CE12182023

ISSUE DATE:	09/25/2025
DRAWN BY:	DS
DESIGNED BY:	AR
CHECKED BY:	RD

PAVING, GRADING, AND DRAINAGE PLAN (1 OF 2)

C-1.1
SHEET NUMBER



MATCH LINE A-A

SITE PLAN

SCALE: 1" = 10'

LEGEND:

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- PROP. ASPHALT PAVEMENT (SEE "TYPICAL PAVEMENT SECTION")

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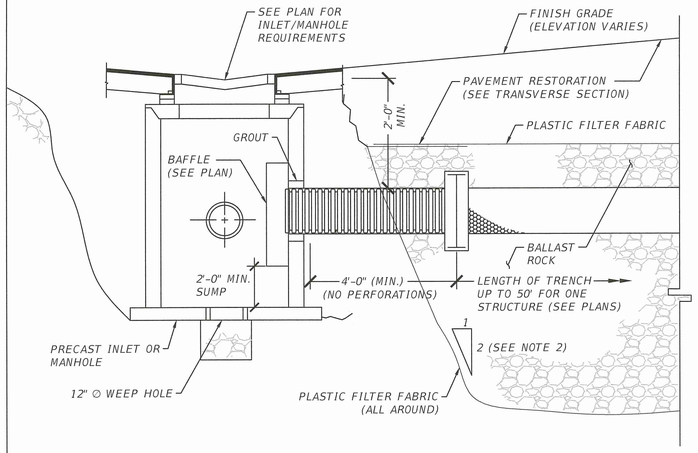
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ISSUE DATE:	09/25/2025
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PAVING, GRADING, AND DRAINAGE PLAN (2 OF 2)

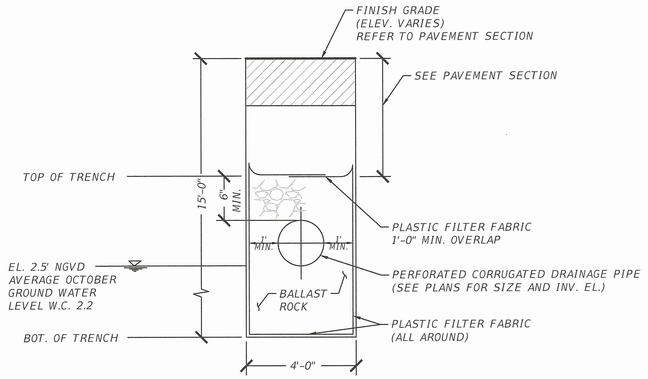
C-1.2

SHEET NUMBER



TYPICAL EXFILTRATION TRENCH DETAIL
SCALE: N.T.S.

WORK THIS DETAILS WITH THE MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS LATEST DETAILS ARE AVAILABLE AT THE FOLLOWING WEBSITE: https://www.miamidade.gov/global/transportation/public-works/engineering-details.page



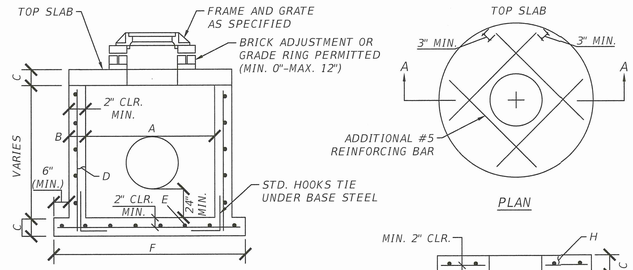
TRANSVERSE SECTION EXFILTRATION TRENCH
SCALE: N.T.S.

SPECIFIC NOTES:

1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF INITIAL SETTLEMENT TAKES PLACE, ADDITIONAL BALLAST ROCK SHALL BE ADDED TO RESTORE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. TRENCH ENDS AND SIDES SHALL BE EXCAVATED AS NEAR VERTICAL AS CONDITIONS ALLOW.
3. CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES FOR ENGINEER'S APPROVAL.
4. STRUCTURES & ADAPTERS SPECIFICATIONS ARE AVAILABLE FROM MANUFACTURER AND SHALL BE INCLUDED AS PART OF THE SHOP DRAWING SUBMITTAL PACKAGE.

EROSION CONTROL NOTES

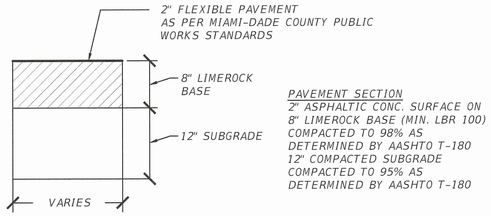
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs) INSTALLED, MAINTAINED, AND INSPECTED AS PER THE FDEP STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.
2. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
3. TAKE MEASURES TO ENSURE TO CLEANUP OF SEDIMENT THAT HAS BEEN TRACKED BY CONSTRUCTION VEHICLES WITHIN THE PROJECT LIMITS. INSTALL EROSION CONTROL DEVICES TO ENSURE SEDIMENT DOES NOT ENTER THE EXISTING OR PROPOSED DRAINAGE SYSTEMS AND ADJACENT PROPERTIES.
4. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS ARE TO BE SODDED. THE REPLACEMENT SOD SHALL BE OF THE SAME TYPE AS THE EXISTING SOD. ALL AREAS OUTSIDE OF THE CLEARING AND GRUBBING LIMITS THAT ARE DISTURBED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL INCLUDE FURNISHING EQUIPMENT AND LABOR NECESSARY TO DESILT AND CLEAN OUT ALL EXIST DRAINAGE PIPES, AND INLETS FOR CLOSEOUT OF THE PROJECT.



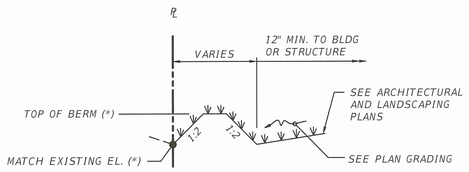
NOTE: CONC. STRENGHT SHALL BE 4000 PSI @ 28 DAYS
INSTALL LIFT HOOKS AS REQUIRED
THIS STANDARD FOR DRAINAGE STRUCTURES TO A 12' MAX. DEPTH.

D	A	B	C	D	E	F	G	H
3.5	3'-6"	6"	8"	#4 @ 12" CCEW	#4 @ 12" CCEW	5'-6"	4'-6"	#4 @ 6" CCEW
D-4	4'-0"	8"	8"	#4 AT 12" CCEW	#4 AT 12" CCEW	6'-4"	5'-4"	#4 AT 6" CCEW
D-5	5'-0"	8"	8"	#5 AT 12" CCEW	#4 AT 12" CCEW	7'-4"	6'-4"	#5 AT 6" CCEW
D-6	6'-0"	8"	10"	#5 AT 12" CCEW	#4 AT 6" CCEW	8'-4"	7'-4"	#5 AT 6" CCEW
D-7	7'-0"	8"	10"	#5 AT 12" CCEW	#4 AT 6" CCEW	9'-4"	8'-4"	#5 AT 6" CCEW
D-8	8'-0"	10"	10"	#5 AT 12" CCEW	#4 AT 6" CCEW	10'-8"	9'-8"	#5 AT 6" CCEW

ref: City of Miami Std. Detail SD-05



TYPICAL PAVEMENT SECTION FOR PARKING LOT

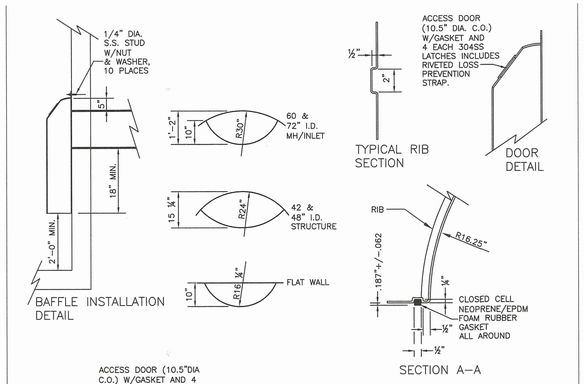


TYPICAL BERM DETAIL
NOT TO SCALE

SPECIFIC NOTE:

FOR ANY PROPOSED FILL MATERIAL: NO MUCK IS PERMITTED. POST CONSTRUCTION PERCOLATION RATES MUST EQUAL OR EXCEED PRE-CONSTRUCTION PERCOLATION RATES.

(*) CONTRACTOR TO VERIFY THAT ADJACENT PROPERTY IS LOWER THAN PROPOSED ELEVATION OF THE TOP OF BERM. IF ADJACENT PROPERTY IS HIGHER, CONTRACTOR TO PROVIDE A 6" MIN. BERM AT PROPERTY LINE ABOVE ADJACENT GRADE.



ABS STORM DRAIN BAFFLE WITH C.O. OR APPROVED EQUAL

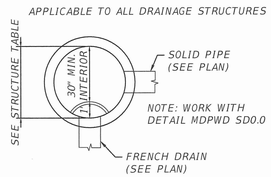
NOTE:
BAFFLE MATERIAL:
1/8" ABS PLASTIC WITH UV PROTECTED BLACK

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED	REVISED 3-18-08	STANDARD STORM DRAINAGE DETAIL STORMWATER BAFFLE	SD 0.0 SHEET 1 OF 1

STORMWATER BAFFLE DETAIL
SCALE: N.T.S.

SHOP DRAWINGS ARE REQUIRED:

SUBMIT SHOP DRAWINGS FOR ALL PRECAST DRAINAGE STRUCTURES, INCLUDING CATCH BASIN INLETS, OPTIONAL PIPE MATERIAL AND BAFFLE SPECS. SHOP DRAWINGS MUST SHOW BAFFLE LOCATION AND SUMP PROVIDED.



BAFFLE CLEARANCE DETAIL
NOT TO SCALE

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DESIGNED BY:	AR
CHECKED BY:	RD

PAVING, GRADING, & DRAINAGE DETAILS

C - 2
SHEET NUMBER

SWPPP SPECIFIC NOTES:

1. *ALL STORM WATER POLLUTION PREVENTION DEVICES SHALL BE INSTALLED, INSPECTED, AND MAINTAINED AS PER FDEP FLORIDA STORM WATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs).*

2. *THE CONTRACTOR'S SHALL PREPARED AN SWPPP IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.*

3. *THE CONTRACTOR SHALL PROVIDE IN THE SWPPP A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. EACH CONSTRUCTION PHASE REQUIRES THE INSTALLATION OF PERIMETER CONTROL, PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES AS PER THE APPROVED SWPPP, UNLESS THE CONTRACTOR PROPOSES A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.*

4. *THE CONTRACTOR IS REQUIRED TO MAINTAIN COPIES OF THE AFOREMENTIONED ITEMS ON SITE, INCLUDING ALL APPLICABLE PERMITS.*

5. *THE CONTRACTOR SHALL BE REQUIRED TO CONDUCT DAILY VISUAL INSPECTIONS OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES ALONG THE PROJECT CORRIDOR. THE CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE THESE ITEMS AS NECESSARY. THE CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE FOR REVIEW UPON REQUEST A DAILY VISUAL INSPECTION LOG.*

6. *THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING BY INSTITUTING A CLEAN, ORDERLY CONSTRUCTION SITE. THE FOLLOWING CONTROLS SHALL BE IMPLEMENTED TO FURTHER REDUCE POLLUTION AT THE PROJECT SITE:*

A. *AS PART OF THE SWPPP, THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO PUBLIC R/W.*

B. *THE CONTRACTOR SHALL DEMONSTRATE THE PROPER DISPOSAL OF ALL CONSTRUCTION WASTE GENERATED WITHIN THE PROJECT LIMITS. WASTE MAY INCLUDE, BUT NOT BE LIMITED TO, VEGETATION FROM CLEARING AND GRUBBING ACTIVITIES, PACKAGING MATERIALS, SCRAP MATERIALS, LITTER FROM TRAVELING PUBLIC, SEWAGE FROM SANITARY FACILITIES, HERBICIDES AND PESTICIDES AND THEIR CONTAINERS, AND HYDROCARBON PRODUCTS. CONTRACTOR SHALL DESIGNATE A WASTE COLLECTION AREA ONSITE AND DELINEATE THE AREA ON THE SWPPP SITE MAP.*

C. *SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE AND LOCAL BOARDS OF HEALTH. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT ALL SANITARY WASTE FROM PORTABLE UNITS.*

D. *THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT LIMITS DURING CONSTRUCTION ACTIVITIES. CONTRACTOR WILL PROVIDE AN ADEQUATE NUMBER OF LITTER CONTAINERS WITH LIDS AT THE STAGING, STOCKPILE AND FIELD OFFICE AREAS (AS APPLICABLE). WASTE COLLECTION WILL BE SCHEDULED SO THAT CONTAINERS ARE EMPTIED PRIOR TO OVERFLOW. SPILLED LITTER CONTAINERS WILL BE CLEANED UP IMMEDIATELY.*

E. *OFF-SITE VEHICLE TRACKING & GENERATION OF DUST: THE CONTRACTOR SHALL MINIMIZE OFFSITE VEHICLE TRACKING OF SEDIMENTS AND GENERATING DUST.*

F. *THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORMWATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS, INCLUDING:*

   REMOVING EXCESS DIRT FROM ROADS DAILY. USING ROADWAY SWEEPERS DURING DUST GENERATING ACTIVITIES SUCH AS EXCAVATION OPERATIONS. STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OFF-SITE TRACKING.

7. *DOWNSTREAM INLETS NOT SHOWN ON SURVEY LIMITS SHALL BE PROTECTED USING APPLICABLE BMPs.*

LEGEND:

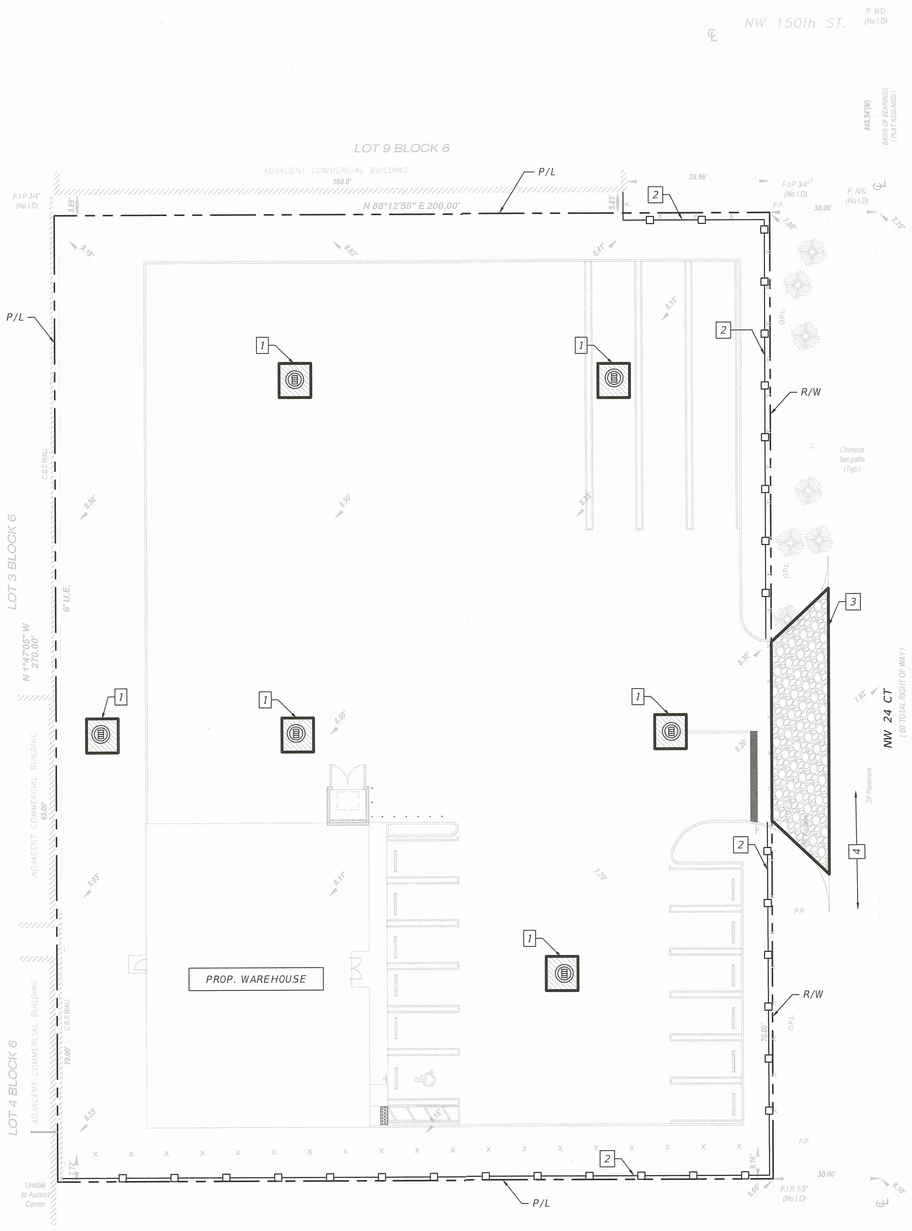
PROP INLET AND MANHOLE PROTECTION

PROP TEMPORARY GRAVEL ROAD

PROP SILT FENCE AT PROJECT LIMITS. PROVIDE TEMPORARY CHAIN LINK FENCE BETWEEN PROPOSED SILT FENCE AND PEDESTRIAN WALKWAYS / AREAS, AS APPLICABLE.

KEY NOTES:

1. *PROP INLET AND MANHOLE PROTECTION*
2. *PROP SILT FENCE*
3. *PROP STABILIZED CONSTRUCTION ENTRANCE/EXIT*
4. *PROVIDE INLET PROTECTION AT THE DOWNSTREAM INLETS. WASHDOWN TRUCKS BEFORE ENTERING THE PUBLIC R/W AS PER FDEP STORM WATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL*



SITE PLAN
SCALE: 1" = 20'

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JOB NUMBER: CE12182023

ISSUE DATE:	09/25/2025
DRAWN BY:	DS
DESIGNED BY:	AR
CHECKED BY:	RD

STORMWATER POLLUTION PREVENTION PLAN (1 OF 2)

C-3.1

SHEET NUMBER

CIVIL ENGINEER:
CONNECT ENGINEERING
CONNECT ENGINEERING, LLC
2645 SW 37 AVE, SUITE 301
MIAMI, FL 33133
O: (305) 981-6142
WWW.CONNECTENG.US

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

1. THE PURPOSE OF EROSION AND SEDIMENTATION CONTROL IS TO PREVENT POLLUTION OF BODIES OF WATER ON OR ADJACENT TO THE PROJECT SITE. IN ADDITION, EROSION CONTROL SHALL PREVENT DAMAGE TO ADJACENT PROPERTY AND WORK IN PROGRESS.
2. ALL EROSION AND SILTATION MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. THE EROSION CONTROL SYMBOLOGY SHOWN ON PLAN SHEETS SHALL BE UTILIZED IN THE DEFINITION AND UTILIZATION OF ALL EROSION AND SILTATION MEASURES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT ALL EROSION CONTROL DEVICES PERIODICALLY AND AFTER EVERY RAINFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
4. DURING CONSTRUCTION, ALL STORM DRAIN INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS. REFER TO THE TYPICAL DRAINAGE INLET SEDIMENTATION PROTECTION DETAILS.
5. ALL CONSTRUCTION DISCHARGE WATER SHALL BE ADEQUATELY FILTERED TO REMOVE SILT PRIOR TO DISCHARGE INTO WATERWAYS AND WETLANDS.
6. ALL STREAM CROSSINGS AND STREAM DIVERSIONS REQUIRE ENVIRONMENTAL APPROVAL PRIOR TO ANY INSTREAM CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN STRICT DUST CONTROL DURING THE PROJECT DURATION. IT IS IMPERATIVE THAT STRICT DUST CONTROL BE MAINTAINED SO THAT DAMAGE OR NUISANCE TO THE AREAS AND FACILITIES ADJACENT TO THIS PROJECT ARE PREVENTED. THIS DUST CONTROL SHALL ALSO INCLUDE THE DUST WHICH MAY OCCUR DURING ANY CONSTRUCTION PROCEDURE. THE OWNER, A/E AND APPLICABLE GOVERNING AGENCY SHALL BE THE SOLE INTERPRETERS OF WHETHER THE DUST IS EXCESSIVE AND WHETHER OR NOT FINES WILL BE LEVIED AGAINST THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A STORMWATER POLLUTION PREVENTION PLAN TO SUPPLEMENT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS CONTAINED IN THESE DRAWINGS AND OBTAINING ALL NECESSARY PERMITS.
9. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN AS INTERIM SHALL BE INSTALLED, MAINTAINED, AND ADJUSTED DURING CONSTRUCTION AS NECESSARY ACCORDING TO THE CONTRACTOR'S SEQUENCING AND AS DIRECTED BY THE OWNER AND APPLICABLE GOVERNING AGENCY. INTERIM MEASURES SHALL BE REMOVED BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN AS FINAL SHALL BE INSTALLED AT THE COMPLETION OF CONSTRUCTION AND LEFT IN PLACE AND MAINTAINED UNTIL THE PAVING CONTRACTOR TAKES CONTROL OF THE SITE.
11. CONTRACTOR SHALL COORDINATE EROSION AND SEDIMENTATION CONTROL MEASURES OUTSIDE PROJECT LIMITS WITH THE APPLICABLE GOVERNING AGENCY.

SILT FENCE NOTES

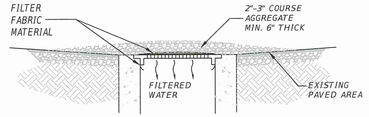
1. SILT FENCE SHALL BE IN PLACE PRIOR TO GRADING.
2. SILT FENCE AND FILTER FABRIC MUST BE ENTRENCHED.
3. POSTS FOR SILT FENCES SHALL BE EITHER 2.5 X 2 INCH DIAMETER WOOD OR 1.25 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
4. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.
5. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 12 INCHES) WHEN EXTRA STRENGTH FABRIC IS USED. WITHOUT THE WIRE SUPPORT FENCE, POSTS SHALL NOT EXCEED 6 FEET.
6. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POST.
7. SEDIMENT MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE PROPOSED AND EXISTING GRADES, PREPARED AND SEEDED OR SODDED.
9. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE CONSTRUCTED IN LIVE STREAMS.
10. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT OR AT A TIME DIRECTED BY THE OWNER AND APPLICABLE GOVERNING AGENCY. IF THE APPLICABLE GOVERNING AGENCY FEELS IT IS NECESSARY FOR THE SILT FENCE TO REMAIN IN PLACE FOR SOME GIVEN TIME AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL LEAVE IT IN PLACE, IN THE PROPERLY INSTALLED WAY, AND WILL, AT THE DIRECTION OF THE APPLICABLE GOVERNING AGENCY, REMOVE IT AT NO ADDITIONAL COST TO OWNER.

SODDING NOTES

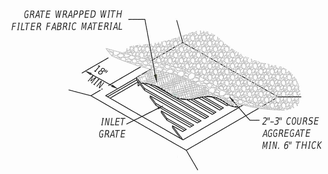
1. GROUND PREPARATION, FERTILIZER APPLICATION, SOD DELIVERY AND SOD INSTALLATION SHALL BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS.
2. PRIOR TO DELIVERY OF SOD, THE ENGINEER SHALL BE NOTIFIED OF THE SOURCE, AND SHALL, AT HIS OPTION, INSPECT AND APPROVE THE SOD PRIOR TO CUTTING.
3. THE SOD SHALL BE DELIVERED ALIVE, FRESH, AND UNINJURED, AND SHALL BE TRANSPLANTED WITHIN 24 HOURS OF THE TIME IT WAS CUT. THE CONTRACTOR SHALL WATER THE SOD DAILY UNTIL ROOTS HAVE BEEN ESTABLISHED. SOD SHALL HAVE A SOIL MAT OF SUFFICIENT THICKNESS ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. IN ADDITION, SOD SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. DEAD SOD SHALL NOT BE USED OR IF THE SOD DIES PRIOR TO ACCEPTANCE OF THE PROJECT, IT SHALL BE REPLACED WITH NEW LIVE SOD.
4. ABSOLUTELY NO MILLET GRASS WILL BE ALLOWED IN THE SOD. ANY MILLET GRASS FOUND IN THE SODDED AREAS SHALL BE PENALIZED IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL PLACE THE WIDTH OF SOD AS DEFINED IN THE PLANS.

MAINTENANCE OF DRAINAGE

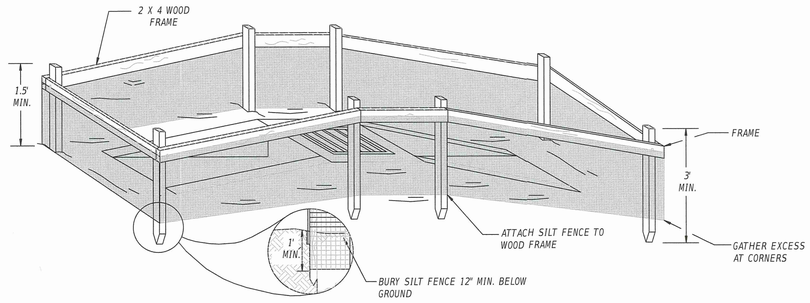
1. THROUGHOUT THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE (I.E. CONTINUOUS AND FLOWING) DRAINAGE ON ALL DRAINAGE PIPES, SYSTEMS, DITCHES AND OTHER ASSOCIATED DRAINAGE CHANNELS. TEMPORARY DRAINAGE PROVISIONS WILL BE REQUIRED FOR THE CONSTRUCTION OF ALL DRAINAGE RELATED ITEMS. DURING CONSTRUCTION THE CONTRACTOR SHALL NOT BE ALLOWED TO DAM DRAINAGE DITCHES AND INCREASE THE TAIL WATER LEVEL IN THE DITCHES BEYOND THAT WHICH IS ACCEPTABLE BY STATUE. PROOF THAT DAMMING IS ACCEPTABLE WILL BE REQUIRED PRIOR TO ALLOWING THE CONTRACTOR TO USE THAT METHOD. THE CONTRACTOR SHALL SEQUENCE THE WORK SO THAT AREAS OF STANDING WATER ARE NOT CREATED. THE CONTRACTOR WILL BE REQUIRED TO CREATE AND SUBMIT A MAINTENANCE OF DRAINAGE PLAN TO THE APPLICABLE AGENCY FOR APPROVAL. THE MAINTENANCE OF DRAINAGE PLAN SHALL INCLUDE DRAINAGE PHASING PLANS, CONSTRUCTION PROCEDURES, ANY TEMPORARY REROUTING REQUIRED, INTENDED DURATIONS OF TEMPORARY DRAINAGE IN EACH AREA, AND ALL RELATED CONSTRUCTION ACTIVITIES REQUIRED FOR MAINTENANCE OF DRAINAGE. THE CONTRACTOR SHALL ALSO HAVE A CONTINGENCY PLAN INCLUDED WITH THE MAINTENANCE OF DRAINAGE PLAN IN CASE OF A STORM EVENT THAT INDICATES HOW THE CONTRACTOR WILL ALLOW FOR THE INCREASED FLOW RATES DURING THE STORM EVENT. IT IS IMPORTANT THAT THE FLOW OF TRAFFIC AND SURROUNDING AREAS ARE NOT AFFECTED BY ANY TEMPORARY DRAINAGE PROVISIONS.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



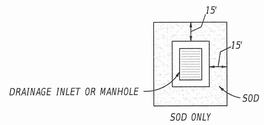
EROSION CONTROL FILTER FABRIC OVER GRATE INLET
NTS



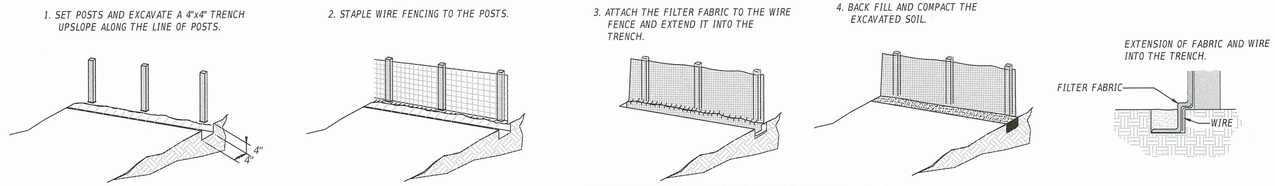
NOTE: SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR LOCATION OF ALL SILT FENCE.

ALTERNATIVE DRAINAGE INLET SEDIMENTATION PROTECTION DETAIL
NTS

NOTE:
REFER TO EROSION AND SEDIMENTATION CONTROL MEASURES SHEET FOR THE VARIOUS EROSION CONTROL TYPES.



INLET SODDING
NTS



NOTE: SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR LOCATION OF ALL SILT FENCE.

SILT FENCE CONSTRUCTION DETAILS
NTS

ZONNING SUBMITTAL - FOR REVIEW ONLY - NOT FOR CONSTRUCTION

NEW COMMERCIAL BUILDING
LEADER PROPERTIES, LLC
14800 NW 24 CT
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FIALLO'S MEP DESIGN, INC
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Jfiallo@fiallomepdesign.com
CA# 28637

12/9/25

ADRIAN ROBAINA, P.E.
FLORIDA P.E. #82271
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NO.	REVISIONS	DATE
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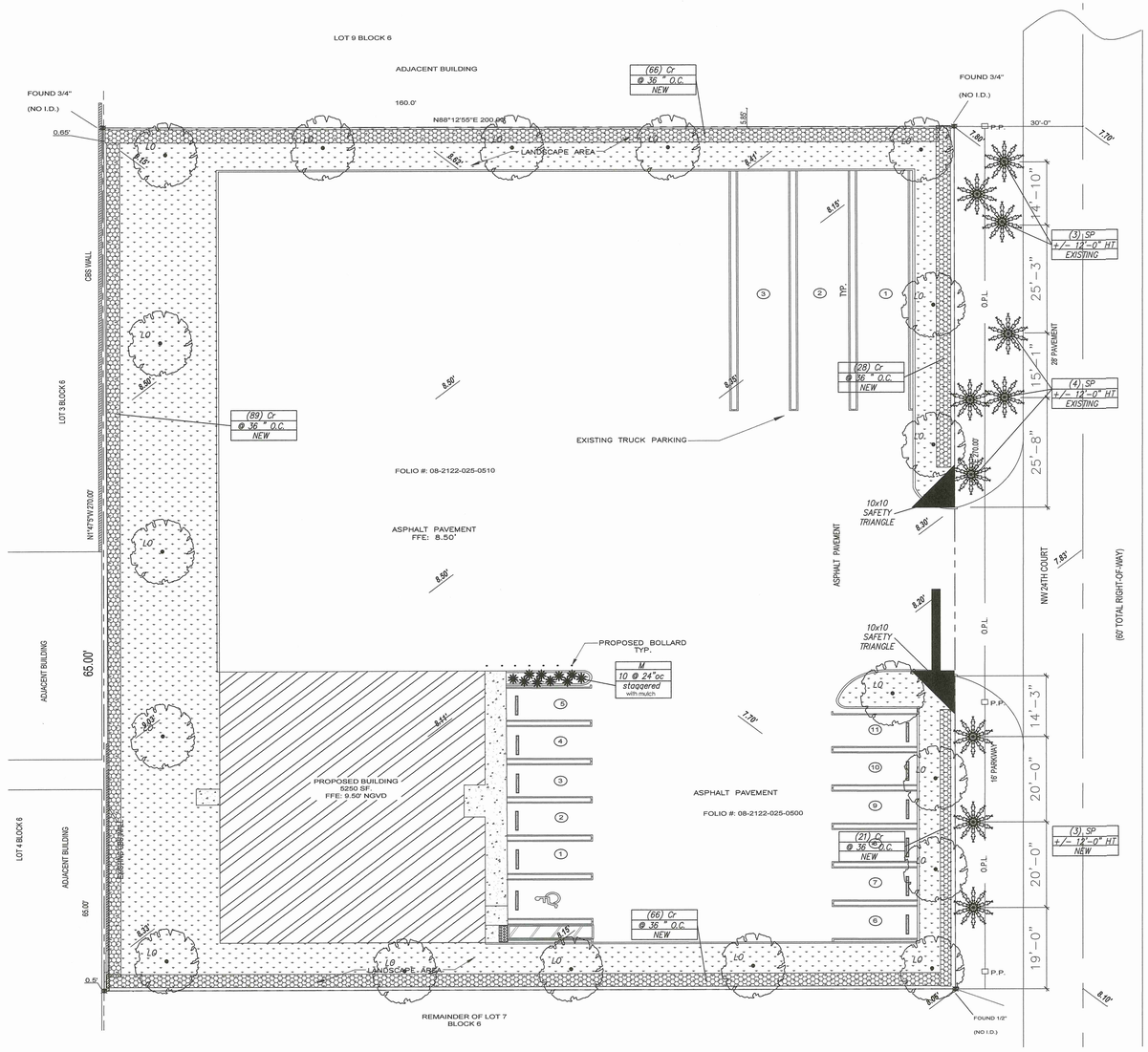
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STORMWATER POLLUTION PREVENTION PLAN (2 OF 2)

C-3.2
SHEET NUMBER



LANDSCAPING SITE PLAN

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

NORTH

LANDSCAPE LEGEND

KEY	NEW / EXIST	BOTANICAL / COMMON NAME	DESCRIPTION	QUANTITY
LO	NEW	Quercus Verginian, Live Oak PLACED INSIDE OF PROPERTY FOR LACK OF LANDSCAPED AREA IN R/W	MIN. 6 IN CALIPER. MIN. 12 FT. HT. MIN. 6 FT CANOPY	7 trees
SHRUBS				
Cr	NEW	Clusia roea Jacq, Florida Clusia (or similar)	MIN. 3 GAL CONTAINER MIN. 18 IN. HT. MIN. 18 IN CANOPY @ 36" O.C.	270 shrubs
M	NEW	MUHLENBERGIA capillaris, BUSH (pink or similar)	MIN. 3 GAL CONTAINER MIN. 18 IN. HT. MIN. 18 IN CANOPY @ 36" O.C.	10 shrubs
LANDSCAPE IN R/W				
SP	EXISTING	Sabal Palmetto, Cabbage Palmetto (or similar)		7 trees
SP	EXISTING TO BE RELOCATED	Sabal Palmetto, Cabbage Palmetto (or similar)		0 trees
SP	NEW	Sabal Palmetto, Cabbage Palmetto (or similar)		3 trees
GROUND COVER				
SA	NEW	ST. AUGUSTINE Grass (GRADE 1) Solid sod cover	2" Ht.	THROUGHT
Mulch	NEW	RED MULCH ground cover	2" Ht.	WHERE NOTED

1– ALL NEW TREES TO HAVE A 4" CALIPER AND A 6 FEET CANOPY AT TIME OF PLANTING
2– 2 PALM TRESS IS EQUAL TO 1 SHADE TREE
3– OVERGROWN TREES TO BE TRIMMED BY LICENSE ARBORIST. APPLY FOR PERMIT AS REQUIRED BY D.E.R.M. TREE SECTION
4– ANY NEW RIGHT–A–WAY TRESS SPACING AT 25FT MIN /MAX. 35' OC EXCEPT AS OTHERWISE PROVIDED IN CITY CODE
*– ALL FINISHED PLANTING BEDS SHALL BE TOP DRESS WITH A MINIMUM OF 2 IN LAYER OF MULCH.

LANDSCAPING DATA

ZONING DISTRICT:	I–2	
LOT AREA: (NET) = 54,000.00 SF (1.24 AC)	REQUIRED	PROVIDED
LANDSCAPED AREA: PERVIOUS OPEN SPACE	20%	20%
A) LANDSCAPE AREA: REQ. OPEN SPACE	13,500 SF	13,500 SF
B) PARKING OPEN SPACE (12 SPACES x 10 SQ. FT. PER SPACE)	120 SF	120 SF
TREES:		
A) REQUIRED 15 TREE PER NET ACRE (1 TREE @ 2,904 SF)	18 TREES	18 TREES
B) SHADE TREES (NEW)		
C) SHADE TREES (EXISTING)		1 TREE
D) PALM TREES (NEW)		12 PALMS TREE
E) PALM TREES (EXISTING)		1 PALMS TREE
F) EXISTING PALM TREES TO BE RELOCATED		4 PALMS TREE
TOTAL TREES REQUIRE FOR SITE TREES PROVIDED		18 TREES
STREET TREES:		
A) 1 TREE PER 35 L.F. OF FRONTAGE = (270 LF / 35= 6.68 TREES)	8 TREES	10 TREES
B) PALM TREES @ 2 PER TREE REQUIRED (NEW)		
* PLACED INSIDE OF PROPERTY FOR LACK OF LANDSCAPED AREA IN R/W		
SHRUBS:		
10 SHRUBS PER 1 SHADE TREE = (28 x 10)	280 SHRUBS	280 SHRUBS
(30% SHRUB TO BE NATIVE)		

NOTES:
1– AUTOMATIC IRRIGATION SPRINKLER SYSTEM REQUIRED PURSUANT TO CHAPTER 18 MIAMI DADE LANDSCAPE ORDINANCE CODE
2– IRRIGATION SUB CONTRACTOR TO PROVIDE DRAWINGS FOR PERMITTING BEFORE COMMENCEMENT.
3– IF IRRIGATION SYSTEM IS NOT PROVIDED, A HOSE BIB SHALL BE LOCATED WITHIN 75FT OF LANDSCAPED AREA

FIALLO'S MEP DESIGN, INC
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Miami, Florida 33173
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Jfiallo@fiallomepdesign.com
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NEW COMMERCIAL BUILDING
LEADER PROPERTIES, LLC
14800 Northwest 24th Court,
Opa-Locka, Florida 33054

JORGE FIALLO
FLORIDA P.E. #65527
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JOB NUMBER:
23-200-00924

ISSUE DATE:	December, 2023
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

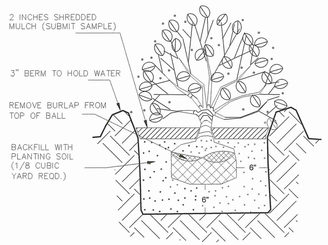
LANDSCAPING SITE PLAN

L-1.0
SHEET NUMBER

STATE OF FLORIDA
BORIANA D. CLOUTIER
AR0014750
REGISTERED ARCHITECT
12-04-2025
BORIANA CLOUTIER
RA # 0014750

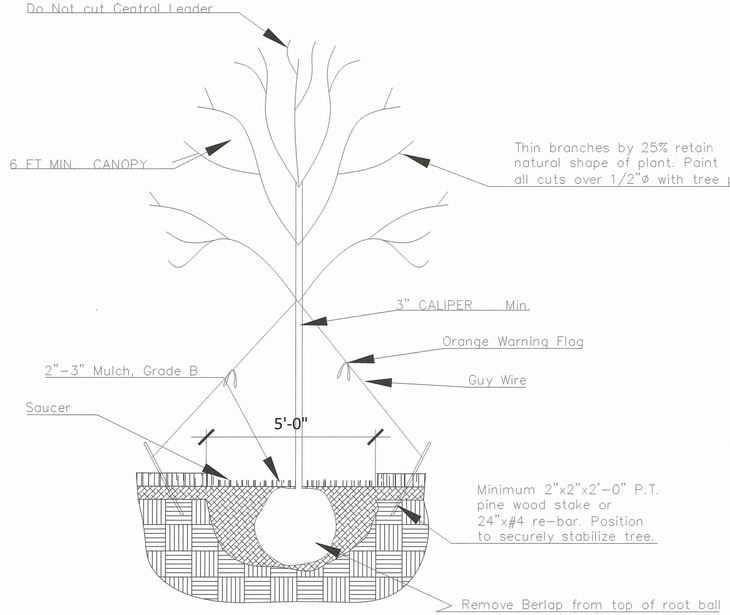
DIEGO DEVELOPMENT INC.
TOMAS D. DIEGO & BORIANA D. CLOUTIER RA
BORIANA D. CLOUTIER R.A. FLA# RA0014750
3601 SW 122 CT. MIAMI, FLA. 33175
CELL: 305-281-0713 CELL: 305-988-5543
Job#: 2024-03
email: tdiego07 @ yahoo.com – bdokova @ gmail.com

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SHRUB PLANTING DETAIL

N.T.S.



TYP. TREE PLANTING DETAIL

N.T.S.

PLANTING NOTES:

1. All Planting material is to be Florida number 1 grade.
2. Sod is to be graded "A", weed free.
3. All sod areas are to be laid level, tight and cut even along planting beds.
4. All planting beds are to be top dressed with a minimum 4"-6" layer of 50/50 top soil.
5. All plants are to be fertilized as per specifications.
6. All finished planting beds to be free of debris, rock and weeds. And shall be top dress with a minimum of 2" layer of mulch.
7. Planting plan shall take precedence over plant list in case of discrepancies.
8. No changes, additions or substation are to be made without the approval of architect or owner.
9. All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
10. All landscaped areas shall have automatic sprinkler system which provides 100% coverage and 50% overlap.
11. Landscaped contractor shall be responsible for providing their own square footage takeoff and field verification for 100% sod coverage for all areas.
12. All lawn areas located in parking island is to be set 3" min. from top of curb.
13. Trees are to be planted within parking island after soil is brought up to grade. Deeply set roof balls are not acceptable.

GENERAL NOTES:

1. Landscape contractor is to locate and verify all underground and overhead utility service prior to commencement of work. Owner and Architect shall not be responsible for any damages to utility service or irrigation system.
2. Landscape contractor shall verify all current drawings for any discrepancy and shall bring to the attention of architect or owner prior to commencement of work.
3. All palm bracing and tree guy wires are to be flagged with bright safety orange flagging tape and/or weather resistant orange spray during the recommended time period for the bracing to remain.
4. All unattended and un-planted tree pits are to be properly barricaded and flagged during installation.
5. All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought up to the attention of the architect for clarification prior to installation.

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14800 Northwest 24th Court,
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FLORIDA P.E. #65527
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CHECKED BY:	J. FIALLO
ISSUE:	-

LANDSCAPING SITE PLAN

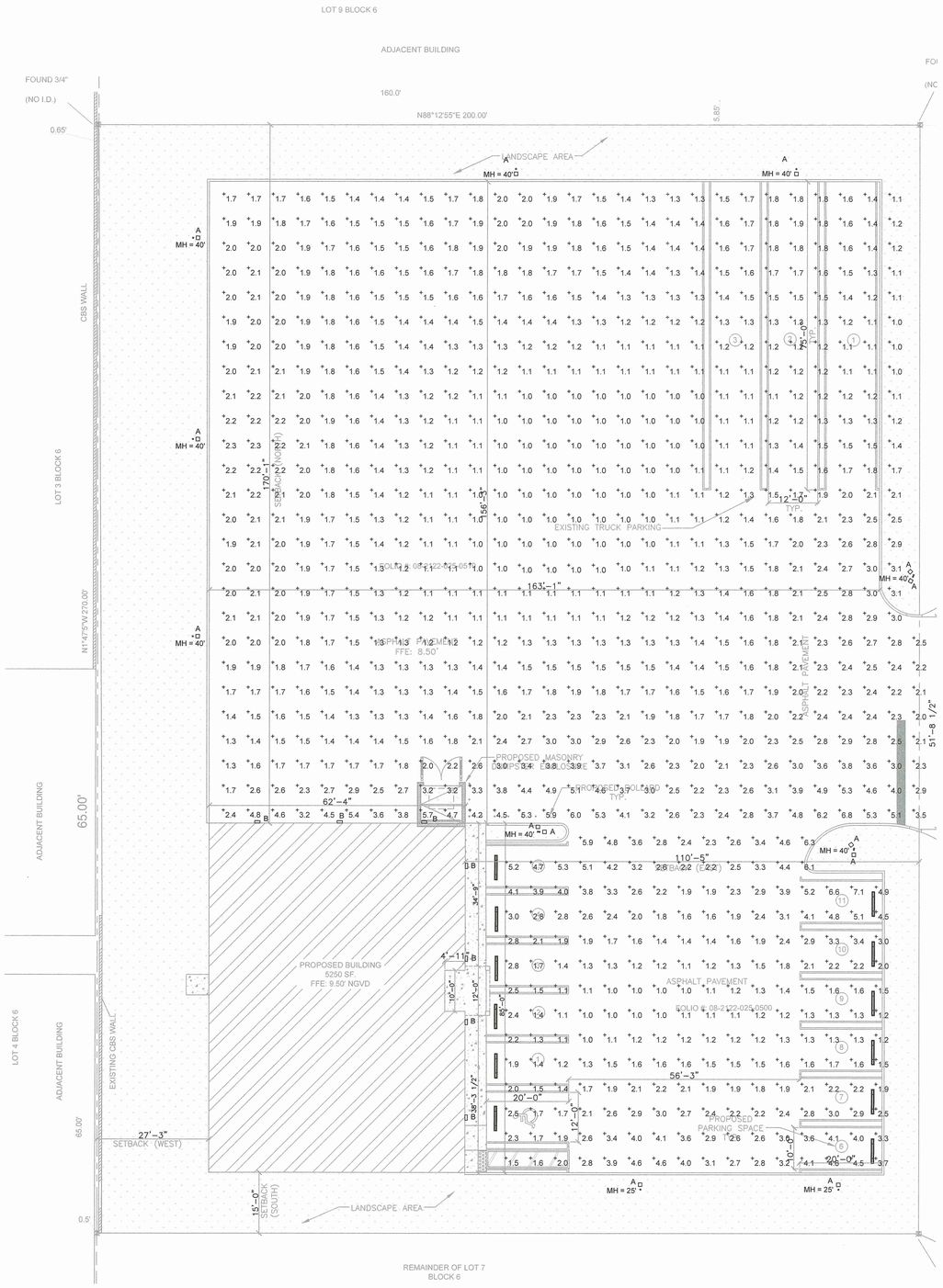
L-2.0

SHEET NUMBER

STATE OF FLORIDA · BORIANA D. CLOUTIER · AR0014750 · REGISTERED ARCHITECT
12-04-2025
BORIANA CLOUTIER
RA # 0014750

DIEGO DEVELOPMENT INC.
TOMAS D. DIEGO & BORIANA D. CLOUTIER RA
BORIANA D. CLOUTIER R.A. FLA# RA0014750
3601 SW 122 CT. MIAMI, FLA. 33175
CELL: 305-281-0713 CELL: 305-988-5543
Job#: 2024-03
email: tdiego07 @ yahoo.com – bdokova @ gmail.com

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PHOTOMETRIC SITE PLAN

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

NORTH

P.P.

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	13	LSI INDUSTRIES, INC	PRSU-S-LED-SS-CW-HSS	LED type, MH = 25' OR 40', FW	1	PRSU-S-LED-SS-CW-HSS.ies	8292	0.95	127
	B	7	LSI INDUSTRIES, INC	PWM-S-LED-LW-CW-UE	LED type, MH = 10', Wall pack	1	PWM-S-LED-LW-CW-UE.ies	1439	0.95	15.1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking Lot Trucks	+	1.8 fc	6.8 fc	1.0 fc	6.8:1	1.8:1	0.3:1
Parking Lot Veh	+	2.4 fc	7.1 fc	1.0 fc	7.1:1	2.4:1	0.3:1

PARKING ILLUMINATION COMPLIES WITH MIAMI DADE COUNTY ORDINANCES 8C-3

FIALLO'S MEP DESIGN, INC

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Miami, Florida 33173
305.877.1845
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CA# 28637

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LEADER PROPERTIES, LLC
14800 Northwest 24th Court,
Opa-Locka, Florida 33054

JORGE FIALLO LICENSE No. 65527 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-05-23

JORGE FIALLO
FLORIDA P.E. #65527
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NO.	REVISIONS	DATE

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23-200-00924

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DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

PHOTOMETRIC SITE PLAN

PH-1.0
SHEET NUMBER

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 REQUEST FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, LDM Florida, LLC., intends to construct a 5,250 square foot, Office and mechanical repair building and the renovation of the parking area at 14800 NW 24th Court 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 an Office and mechanical repair building in the Industrial Planned Zoning District (I-2), within the Innovation District; and

WHEREAS, Planning & Community Development staff for the City of Opa-Locka has reviewed the application of the LDM Florida, 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 Site Plan 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 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 the 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 5,250 square foot, Office and mechanical repair building and the renovation of the parking area and provide adequate parking and landscaping in accordance with the City's Land Development Regulations ("City"), for the property at 14800 NW 24th Court and identified by folios 08-2122-025-0510 and 08-2122-025-0500 in the I-2 Zoning District, within the Innovation District as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.
Sections of this Resolution may be re-numbered 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 _____, 2026.

_____
John H. Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A

_____

Moved by: _____

Seconded by: _____

VOTE:

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

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: LDM Florida LLC

PROPERTY OWNER'S ADDRESS: 16 W 20 79th ST Burr Ridge, IL 60527
Number/Street City State/Zip Code

APPLICANT'S NAME: Sonia Gonzalez

APPLICANT'S ADDRESS: 4100 N. 58th Ave #109 Hollywood, FL 33021
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-796-0141 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 14800 NW 24 CT Opa-Locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2122-025-0500/0510 PRESENT ZONING: 7300 Industrial

LEGAL DESCRIPTION: See attached MDC Property Appraiser

Please check specific request:

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

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

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

_____Narrative concept must be submitted with application

AFFIDAVIT

I, Vic Dodevski, 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

05/16/2025
Date

OFFICIAL SEAL
ANGELINA GAVATSKI
Notary Public, State of Illinois
Commission No. 835210
My Commission Expires
April 04, 2028

Sworn to and subscribed before me:

This 16 day of MAY, 2025

Angelina Gavatski
Notary Public

My commission expires 04/04/2028

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: Vic Dodevski

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

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

Sole Member

I do give to Jorge Fiallo, PE 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 Jorge Fiallo, PE 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

05/16/2025
Date

Sworn to and subscribed before me:

This 16 day of May, 2025

Angelina Gavatski
Notary Public

OFFICIAL SEAL
ANGELINA GAVATSKI
Notary Public, State of Illinois
Commission No. 835210
My Commission Expires
April 04, 2028

My commission expires: 04/04/2028

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



FIALLOS MEP DESIGN INC

The efficient design to save environments.

LETTER OF INTENT

City of Opa Locka Building Department
780 Fisherman St, Opa-Locka, FL 330154

Reference: New office/mech building and trucks parking.
14800 NW 24th Ct, Miami FL 33054.
Folios: 08-2122-025-0500 & 08-2122-025-0510

To City of Opa Locka, Planning and Community Development.

We have been hired by Victor Dodevski, owner of "LDM Florida, LLC" and mailing address of: 520 SE 5 Avenue, suite 2512, Fort Lauderdale, FL 33301 with the intent to renovate the above property, the proposed renovation consists in a new building with office spaces and mechanical bay and adjacent parking lot. Also, renovation of the existing parking to be trucks parking. The two lots will be joined. Plans for new landscape design, drainage system and parking lot area will be developed as per City requirements and governing codes. For this purpose and further after zoning approval, we will develop all required construction documents to obtain the permit for construction.

If I can be of any further assistance in this matter, please feel free to contact me at (305) 877-1845. Thank You.

Sincerely,

Jorge Fiallo, PE
Professional Engineer
FL PE No. 65527

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 29, 2026
Secretary of State
9618364752CC

DOCUMENT# L21000498452

Entity Name: LDM FLORIDA LLC

Current Principal Place of Business:

520 SE 5TH AVE
UNIT 2512
FT. LAUDERDALE, FL 33301

Current Mailing Address:

16W020 79TH ST
BURR RIDGE, IL 60527 US

FEI Number: 87-3731889

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

DODEVSKI, SANDRA
520 SE 5TH AVE
UNIT 2512
FT. LAUDERDALE, FL 33301 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
Name	LDM HOLDING LLC
Address	16 W 020 79TH ST
City-State-Zip:	BURR RIDGE IL 60527

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: VIC DODEVSKI MANAGER 01/29/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

Received:
By:
Date:

Attach copy of identification

CITY OF OPA-LOCKA, FLORIDA
INCORPORATED 1926

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14800 NW 24th CT

LEGAL DESCRIPTION: FOLIO # 08-2122-025-0500 and #08-2122-025-0510
Details for Each is attached

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST ____

PROPERTY OWNER'S NAME: Vic Dodevski PHONE: 773-406-3674
LDM Florida LLC

ADDRESS (If different): 16 W 020 79 ST, Burr Ridge, IL 60527

Signature

Signature of Owner/Representative/Agent | Print and Title | Company/Business Name | Date

Trui Schutter owner 14785 NW 24th LLC 8/30/2024

Received:
By:
Date:

Attach copy of identification

CITY OF OPA-LOCKA, FLORIDA
INCORPORATED 1926

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 14800 NW 24th CT

LEGAL DESCRIPTION: FOLIO # 08-2122-025-0500 and #08-2122-025-0510
Details for Each is attached

I SUPPORT THIS DEVELOPMENT REQUEST ✓

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST ____

PROPERTY OWNER'S NAME: Vic DODEvski PHONE: 773-406-3671
LDM Florida LLC

ADDRESS (If different): 16 W 020 79 ST, Burr Ridge, IL 60527

Signature

Signature of Owner/Representative/Agent Print and Title: JAVIER JIMENEZ Company/Business Name 8/30/24 Date

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

SMGQ LAW
Javier E. Fernandez, ESQ.
.201 Alhambra Circle, Suite 1205,
Coral Gables, FL 33134

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 LDM FLORIDA, LLC

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this___day of_____2025 ("Execution Date") by and between **LDM FLORIDA, LLC** (the "Owner"), a Florida limited liability company with the mailing address of 16 W 020 79TH ST, BURR RIDGE, IL 60527 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 1.24 acres of land located at approximately 14800 NW 24TH CT within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos. 08-2122-025-0500; 08-2122-025-0510, (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution Number _____, approving a Site Plan, for the Proposed Development which includes the construction of ONE WAREHOUSE building that includes 12 parking spaces FOR OFFICE/EMPLOYEE/ CUSTOMER PARKING, as well as planting 21 trees and 280 shrubs and 13,500 square feet of landscaped area through-out the property in accordance with the **LDM FLORIDA, 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, **LDM FLORIDA, LLC**., (the "Owner"), a Florida limited liability company, with the mailing address of 16W 020 79th ST, BURR RIDGE, IL 60527 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 Development Group, LLC/INC/ETC., Site Plan, at approximately 14800 NW 24TH CT, 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 **LDM FLORIDA, LLC**., Site Plan, at approximately 14800 NW 24 CT, OPA-LOCKA, FL 33054 "Final Site Plan" approved by the City Commission via Resolution No._____ for the Proposed Development which includes the construction of a WAREHOUSE building containing 5,250 SF and provides 12 parking spaces, as well as planting 21 trees and 280 shrubs and 13,500 sf of landscaped open space through-out the property in accordance with the **LDM FLORIDA, LLC** approved site plan;

m. as may be amended from time to time.

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

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

p. "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.

q. "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.

r. "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.

s. "Parties" means the City and the **LDM FLORIDA, LLC**.

t. "Project" shall mean the construction and development of the Property in accordance with the Final Site Plan for the Proposed Development, which has been deemed consistent with Industrial Planned (I-2) zoning district regulations for this property and all applicable laws.

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

v. "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.

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

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

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

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

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

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

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

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

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

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

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

e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for

maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until April 2052.

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

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

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

i. Owner agrees to use commercially reasonable efforts to:

1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2026; and
2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:
    a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.
    b) Host or require its general contactor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The

general contractor shall advise the City of any local new hires following its Local Job Fair(s).

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

k. The following timelines shall be complied with by Owner, **LDM FLORIDA, LLC** Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
   1) Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
   2) Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
   3) Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

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

(a) Site plan approvals;
(b) Modifications to existing approvals and permits, including the Project Site Plan;
(c) Water, sewer, paving and drainage permits
(d) Building permits
(e) Sign permits
(f) Certificates of use and occupancy; and
(g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
(h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this Property.
(i) All currently non-complaint physical structures or vehicles if applicable, shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will

also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

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

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

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

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

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

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

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

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

If to the City at: City Manager

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

With a copy to: Law Offices of Burnadette Norris-Weeks, P.A.
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Developer at: **LDM FLORIDA, LLC**
14800 NW 24TH CT,
OPA-LOCKA, FL 33054

And

With a copy to: SMGQ LAW
Javier E. Fernandez, ESQ.
201 Alhambra Circle, Ste. 1205
Coral Gables, FL 33134

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

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

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

such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

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

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

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

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

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____day of _____, 2025.

Approved for form and legal sufficiency:

City Attorney: _____

LDM FLORIDA, LLC.
., a Florida limited liability company

WITNESS:

_____
Signature

By: _____
Owner/Agent
Title: Manager

_____
Print Name

_____
Signature

_____
Print Name

STATE OF FLORIDA)
:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, on this _____ day of _____, 2025 by _____ _____ as Manager of **LDM FLORIDA, LLC**, a Florida limited liability company. He is:

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

_____
Notary Public, State of Florida at Large

_____
Print Name

My Commission Expires:

EXHIBIT A

Legal Description

EXHIBIT B
CITY'S ANNUAL REPORT FORM

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

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

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

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

_____
City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No._____, passed and adopted on _____, 2022.

2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and Prologis Logistics Services Incorporated as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on
_____, 2022 (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.