

CITY OF OPA-LOCKA

The City of Bright Opportunities



REGULAR COMMISSION MEETING Agenda

**Wednesday, April 8, 2026
6:00 PM**

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

City Commission

**Mayor John H. Taylor, Jr.
Vice Mayor Joseph L. Kelley
Commissioner Sherelean Bass
Commissioner Natasha L. Ervin
Commissioner Luis B. Santiago**

Appointed Officials

**City Manager Sha'mecca Lawson
City Attorney Burnadette Norris-Weeks
City Clerk Joanna Flores, CMC**

SPEAKING BEFORE THE CITY COMMISSION

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

To participate virtually, please register by 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
REGULAR COMMISSION MEETING
April 8, 2026
6:00 PM

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **INVOCATION:**
4. **PLEDGE OF ALLEGIANCE:**
5. **AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:**
6. **APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions)**
7. **APPROVAL OF AGENDA:**
8. **APPROVAL OF MINUTES:**

Regular Commission Meeting Minutes — March 25, 2026
9. **DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:**

Commissioner Raquel Regalado
Miami-Dade County, District 7
Re: Autism Awareness
10. **PUBLIC PRESENTATIONS:**
11. **CITIZENS' FORUM:**

(Opportunity for discussion of any concerns – please limit to 3 minutes)
12. **ACTION ITEMS (items from consent agenda pull list):**
13. **ADMINISTRATION:**

CONSENT AGENDA:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING EXECUTION OF AN ASSIGNMENT AND ASSUMPTION PERTAINING TO A BROWNFIELD SITE REHABILITATION AGREEMENT FOR THE PROPERTY LOCATED AT 12705 NW 42ND AVE, AND TO TAKE ANY ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THE AGREEMENT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING EXECUTION OF AN ASSIGNMENT AND ASSUMPTION PERTAINING TO A BROWNFIELD SITE REHABILITATION AGREEMENT FOR THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE, AND TO TAKE ANY ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THE AGREEMENT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S (OCRA) PROPOSED GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AS SET FORTH IN EXHIBIT "A"; REQUESTING THE EXECUTIVE DIRECTOR OR DESIGNEE TO TRANSMIT A COPY OF SAID BUDGET TO MIAMI-DADE COUNTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CORRECTING A SCRIVENER'S ERROR IDENTIFIED IN THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AS REFLECTED IN EXHIBIT "A"; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
5. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING EXECUTION OF AN AMENDED ASSIGNMENT AND ASSUMPTION PERTAINING TO A BROWNFIELD SITE REHABILITATION AGREEMENT FOR 1700 SERVICE ROAD; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
6. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO CONSIDER THE ESTABLISHMENT OF A MINI MOBILE COMMUNITY LIBRARY WITHIN THE PARKS AND RECREATION DEPARTMENT; PROVIDING FOR**

INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Dr. Bass*

7. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO IMPLEMENT AN ENTREPRENEURSHIP TRAINING INITIATIVE FOR RESIDENTS AND FURTHER AUTHORIZE ALLOCATION OF UP TO ONE THOUSAND, FIVE HUNDRED DOLLARS (\$1,500.00) TO SUPPORT PROGRAM FACILITATION, MATERIALS, AND RELATED EXPENSES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Dr. Bass***

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

A. FIRST READING ORDINANCE(S)/PUBLIC HEARING(S):

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, DIVISION 5 ENTITLED “WATER AND SEWER IMPACT FEES”, SPECIFICALLY AMENDING SECTION 22-379(F) ENTITLED “LEGISLATIVE FINDINGS” TO CHANGE THE NAME OF THE UPDATED RATE STUDY CONSULTANT TO STANTEC CONSULTING SERVICES INC; AMENDING SECTION 22-385 ENTITLED “COMPUTATION OF THE AMOUNT OF WATER AND SEWER IMPACT FEE” TO UPDATE WATER AND SEWER AND RELATED FACILITIES FEES; AMENDING SECTION 22-386 ENTITLED “PAYMENT OF FEE” TO UPDATE IMPACT FEE PAYMENT TERMS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager **Deferred from the March 25, 2026 Regular Commission Meeting*****
2. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, “IMPACT FEES”, SPECIFICALLY AMENDING, SECTION 22-310(F), ENTITLED “LEGISLATIVE FINDINGS” TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22-316(A) ENTITLED “COMPUTATION OF THE AMOUNT OF**

PUBLIC SAFETY IMPACT FEE” TO UPDATE THE PUBLIC SAFETY FEE SCHEDULE; AMENDING SECTION 22-317 ENTITLED “PAYMENT OF FEE” TO UPDATE IMPACT FEE PAYMENT TERMS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager **Deferred from the March 25, 2026 Regular Commission Meeting***

3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, “IMPACT FEES”, SPECIFICALLY AMENDING SECTION 22-344(F) ENTITLED “LEGISLATIVE FINDINGS” TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22-350(A) ENTITLED “COMPUTATION OF THE AMOUNT OF PARK IMPACT FEE” TO UPDATE THE PARK IMPACT FEE SCHEDULE; AMENDING SECTION 22-351 ENTITLED “PAYMENT OF FEE” TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS AND UPDATE IMPACT FEE PAYMENT TERMS; DELETING SECTION 22-352 ENTITLED “PARK IMPACT FEE DISTRICTS” TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; AMENDING SECTION 22-353(A) ENTITLED “PARK IMPACT FEE TRUST FUNDS ESTABLISHED” TO UPDATE THE AMOUNT OF PARK IMPACT FEE TRUST FUNDS; AMENDING SECTION 22-354 ENTITLED “USE OF FUNDS” TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager **Deferred from the March 25, 2026 Regular Commission Meeting***

B. SECOND READING ORDINANCE(S)/PUBLIC HEARING(S):

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE V, SECTION 22-116 OF THE CITY OF OPA-LOCKA’S LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING CERTAIN DEFINITIONS WITHIN SECTION 22-116, TO INCLUDE THE DEFINITION OF “TRAVEL TRAILER” TO REDUCE THE OVERALL BODY LENGTH FROM 40 FEET TO 35 FEET; TO AMEND THE DEFINITION OF “CAMPING TRAILER” TO REMOVE THE WORD “VEHICULAR” AND REQUIRE CAMPING TRAILERS TO BE LOADED ONTO OR AFFIXED TO WHEELS; TO REMOVE THE WORD “TRUCK” FROM “TRUCK CAMPER”; TO AMEND THE WORD “MOTOR HOME” TO REQUIRE A “BUILT ON” REQUIREMENT TO MOTOR VEHICLE CHASSIS; TO AMEND THE DEFINITION OF “SCREENED” TO ADD THE WORDS “THE CONDITION OF BEING” AND EXPAND THE DEFINITION OF SIGNIFICANTLY HIDDEN FROM VIEW TO ENCOMPASS A COMBINATION OF STRUCTURES; TO DELETE “RESIDENTIAL TOWNHOUSE DISTRICT”, “MODERATE DENSITY RESIDENTIAL DISTRICT”, “HIGH DENSITY RESIDENTIAL DISTRICT” AND CERTAIN RESIDENTIAL MIXED USE DESIGNATIONS BEARING THE PREFIX HDOD, CMU, AND MNMU; TO

DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A REGISTRATION PROCESS AND FEE OF \$100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING ALL RECREATIONAL VEHICLES TO DISPLAY CURRENT CITY REGISTRATION TO BE VISIBLE FROM THE STREET; ALLOWING A RECREATIONAL VEHICLE NOT EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM \$500.00 TO \$250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on February 25, 2026). *Sponsored by Commissioner Santiago* ***Deferred from the March 25, 2026 Regular Commission Meeting***

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

18. OFFICIAL BOARD REPORTS:

19. MAYOR/COMMISSION REPORTS:

Mayor John H. Taylor, Jr.
*** Financial Oversight**

Vice Mayor Joseph L. Kelley
*** Fiscal Responsibility & Accountability**

20. OFFICIAL BOARD APPOINTMENTS:

Civil Service Board

1 Individual Appointment (Mayor Taylor)

1 Individual Appointment (Commissioner Ervin)

1 Individual Appointment (Commissioner Santiago)

Charter Review Board

2 At-Large Appointments

Historic Environmental Preservation Board

1 Individual Appointment (Commissioner Santiago)

2 At-Large Appointments (Alternate Members)

Planning & Zoning Board

1 Individual Appointment (Vice Mayor Kelley)

Teen, Young Adult and Community Relations Advisory Board

1 Individual Appointment (Mayor Taylor)

1 Individual Appointment (Vice Mayor Kelley)

1 Individual Appointment (Commissioner Dr. Bass)

1 Individual Appointment (Commissioner Ervin)

2 At-Large Appointments

21. ADJOURNMENT:**SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES**

1. **Miami-Dade County Tax Collector Dariel Fernandez in partnership with City of Opa-locka Mayor John H. Taylor presents TConnect - Driving Service Closer to You, Friday, April 3, 2026 from 9:00 AM - 4:00 PM, Opa-locka Government Center, 780 Fisherman Street, Opa-locka, Florida.**
2. **The City of Opa-locka Mayor & Commission presents Glow in the Dark Easter Egg Hunt, Friday, April 3, 2026 from 2:00 PM - 8:00 PM, Sherbondy Park, 215 Perviz Avenue, Opa-locka, Florida. *Hosted by Commissioner Natasha L. Ervin***
3. **The City of Opa-locka Mayor & Commission presents Bunny Jam, Saturday, April 4, 2026 at 11:00 AM, Ingram Park, 2100 Burlington Street, Opa-locka, Florida. *Hosted by Mayor John H. Taylor, Jr.***
4. **The City of Opa-locka Mayor & Commission presents Community Chess & Dominoes Monthly Challenge, Sunday, April 5, 2026 from 3:00 PM - 5:00 PM, Sherbondy Park Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida. *Hosted by Commissioner Dr. Sherelean Bass and Commissioner Luis B. Santiago***
5. **City of Opa-locka Joint Workshop with the City Commission and Charter Review Board, Monday, April 6, 2026 at 6:30 PM, Opa-locka Government Center, 780 Fisherman Street, 3rd Floor Commission Chambers, Opa-locka, Florida.**

6. **The City of Opa-locka Planning & Zoning Board Meeting, Tuesday, April 7, 2026 at 6:00 PM, Opa-locka Government Center, Commission Chambers, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.**
7. **The City of Opa-locka Mayor & Commission presents Community Bingo, Friday, April 10, 2026 at 6:00 PM, Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.**
8. **Join Vice Mayor Joseph L. Kelley for Meet Me Monday, on Monday, April 13, 2026, at 6:00 PM, Jesus Rock Ministries, 1100 Opa-locka Boulevard, Opa-locka, Florida.**
9. **Opa-locka Community Redevelopment Agency Meeting, Tuesday, April 14, 2026 at 6:00 PM, Opa-locka Government Center, Commission Chambers, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.**
10. **The City of Opa-locka Mayor & Commission presents Florida Licensing on Wheels, Friday, April 17, 2026 from 9:30 AM - 1:00 PM, Helen L. Miller Center, 2331 NW 143rd Street, Opa-locka, Florida. DMV services conveniently within the community. *Hosted by Vice Mayor Joseph L. Kelley***
11. **The City of Opa-locka Mayor & Commission presents a Monthly Free Food Distribution, Friday, April 17, 2026, from 9:30 AM - 12:30 PM, Segal Park, 2331 NW 143rd Street, Opa-locka, Florida. First come, first served — while supplies last.**
12. **The City of Opa-locka Mayor & Commission presents Earth Day Plant Giveaway, Wednesday, April 22, 2026 from 4:00 PM - 6:00 PM, Sherbondy Park Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida. *Hosted by Commissioner Dr. Sherelean Bass***
13. **The City of Opa-locka Mayor & Commission presents Fishing Fun Day, Saturday, April 25, 2026 from 9:00 AM - 1:00 PM, Ingram Park Lakefront, 2100 Burlington Street, Opa-locka, Florida. *Hosted by Vice Mayor Joseph L. Kelley***
14. **The City of Opa-locka Mayor & Commission invites you to a Monthly Free Food and Resource Drive, Wednesday, May 6, 2026, from 9:30 AM - 12:30 PM, Sherbondy Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida. First come, first served — while supplies last. *Hosted by Vice Mayor Joseph L. Kelley, co-hosted by Mayor John H. Taylor, Jr. Commissioner Natasha L. Ervin, Commissioner Dr. Sherelean Bass and Commissioner Luis B. Santiago***
15. **The City of Opa-locka Mayor & Commission presents Prayer in the Garden, Wednesday, May 6, 2026 at 12:05 PM, Rose Tydus Prayer Garden, corner of Sharazad Boulevard and Codadad Street, Opa-locka, Florida. *Hosted by Vice Mayor Joseph L. Kelley***

For further information, please contact the Office of the City Clerk by telephone at (305) 953-2800 or via email at jflores@opalockafl.gov.

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

REGULAR COMMISSION MEETING
Wednesday, March 25, 2026
6:00 PM

1. CALL TO ORDER:

Mayor John H. Taylor, Jr. called the meeting to order at 6:01 PM on Wednesday, March 25, 2026, at the Opa-locka Government Center Commission Chambers, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Dr. Sherelean Bass; Commissioner Natasha L. Ervin; Vice Mayor Joseph L. Kelley; Commissioner Luis B. Santiago; and Mayor John H. Taylor, Jr. Also in attendance were City Manager Sha'mecca Lawson; Assistant City Attorney Candice Cobb; and City Clerk Joanna Flores.

3. INVOCATION:

The invocation was delivered by Assistant City Clerk Floralba Valdes-Wright.

4. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Officer Rodney Brisette and recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

- Special Presentation Pastor Gaston Smith

Pastor Gaston Smith of Friendship Missionary Baptist Church and Community Partners Miami presented Chief Dr. Robin Starks with a 2026 Woman of the Year recognition during Women's History Month.

- Commissioner Natasha L. Ervin
Special Presentation by Ariannah Griffin

Following Item 9, Commissioner Ervin introduced Ariannah Griffin for a special presentation. Ms. Griffin delivered remarks portraying Justice Ketanji Brown Jackson and highlighted the importance of hard work and believing in one's future. Commissioner Ervin noted Ms. Griffin was also a product of the City's park programming.

6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions)

Commissioner Ervin requested to pull item 13-1.

Vice Mayor Kelley and Commissioner Santiago requested to be added as co-sponsors to item 13-7.

It was moved by Vice Mayor Kelley, seconded by Commissioner Santiago, to approve the Consent Agenda (items 13-2, 13-3, 13-4, 13-5, 13-6, and 13-7).

There being no additional discussion, the motion to approve the Consent Agenda passed by a 5-0 vote.

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

7. APPROVAL OF AGENDA:

It was moved by Commissioner Bass, seconded by Vice Mayor Kelley, to approve the agenda.

There being no discussion, the motion to approve the agenda passed by a 5-0 vote.

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

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes — March 11, 2026

It was moved by Vice Mayor Kelley, seconded by Commissioner Ervin, to approve the March 11, 2026 Regular Commission Meeting Minutes.

There being no additional discussion, the motion to approve the minutes passed by 5-0 vote.

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

9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:

There were none.

10. PUBLIC PRESENTATIONS:

- SP Plus
Re: Implementation of on street and paid parking

Travis Kell of SP Plus/Metropolis presented an overview of a proposed scan-to-pay parking system for selected on-street areas within the City. The presentation described the company's parking platform, projected operating model, proposed rate structure, projected revenue, and implementation process. Mr. Kell stated the proposal contemplated no upfront hardware cost to the City, a monthly platform fee, resident monthly parking options, and enforcement through license plate scanning. Mr. Kell also identified the general streets and corridors studied for the proposal.

Commissioner Santiago expressed concern with the proposed \$2 first-hour rate and stated the amount was too high for Opa-locka. He also objected to applying paid parking in residential areas, particularly in front of homes where residents and families already face limited parking.

Vice Mayor Kelley stated the City did not want to burden residents, but parking issues throughout Opa-locka needed to be addressed, particularly in commercial areas. He asked how the proposed areas were selected. Mr. Kell stated the locations were identified in consultation with City staff and based on volume analysis. Vice Mayor Kelley stated resident rates, and other flexible options could be considered and supported continued discussion.

11. CITIZENS' FORUM:

Assistant City Clerk Floralba Valdes-Wright announced the protocol for public participation at City Commission meetings.

City Clerk Joanna Flores stated there were no virtual public comments.

Mayor Taylor opened the Citizens' Forum.

Brian Dennis, 2140 York Street, NAACP Criminal Justice Chairman, read into the record a public records request concerning Police Department matters, including records related to the arrest of Simeon Boykins, body camera footage, felony arrest documentation during the tenure of former Chief Kenneth Otley, phone records involving former City officials and police personnel, and a complaint reportedly filed by Chief Robert Starks. Mr. Dennis stated the request was prompted by concerns about possible civil rights violations and controversy surrounding prior arrests.

Mark Cooper, 6801 SW 75th Terrace, stated a pickup truck allegedly dropped by King's Record at property near NW 150th Street and NW 22nd Avenue damaged a fence owned by him. Mr. Cooper stated the company denied responsibility, refused payment, and treated the matter dismissively. He also expressed concern that the company serves as a City contractor for police towing and questioned whether it was the right vendor for that role.

Dr. Charlene Roach Williams, 870 Fisherman Street, stated she wanted to support the cohort program started by Commissioner Bass and offered a \$500 Home Depot gift card to assist with the effort.

Greilyn Rojas, 1206 Wilmington Street, stated repeated annual notices had been received regarding an alleged landlord permit issue even though the home was owner-occupied and not rented. Ms. Rojas asked whether the process could be improved so owner-occupants would not have to submit the same verification documents each year.

Mayor Taylor noted Ms. Ashley Walker would take Ms. Rojas' information.

Chris Roberts, 640 Dunad Avenue, alleged Commissioners should not take legislative action involving a vendor who had made campaign contributions and urged the City Commission to seek legal guidance before proceeding on related items.

Naomi Brea, 936 Codadad Street, praised the improvements at Sherbondy Park and requested consideration of a pocket park on the south side of Ali Baba Avenue and north of Opa-locka Boulevard. Ms. Brea also requested a speed study on Codadad Street, improved signage or traffic control near Burlington Street and Codadad Street, and drainage maintenance near 955 Codadad Street.

Mayor Taylor closed Citizens' Forum.

Mayor Taylor stated the City Clerk would process Mr. Dennis' request.

City Manager Lawson stated staff would review the towing complaint raised by Mr. Cooper with the Police Chief and City Attorney.

Mayor Taylor thanked Dr. Williams for the donation, noted Ms. Rojas had been directed to staff for assistance, and asked staff to review the Codadad Street traffic and drainage concerns.

Vice Mayor Kelley noted similar traffic calming requests had been raised in multiple areas of the City and stated the process can be lengthy.

Commissioner Santiago stated the City was not responsible for damage caused by a contractor, but the company should be reminded it must follow City rules.

Commissioner Ervin asked staff to review caution signage near parks and schools due to speeding.

12. ACTION ITEMS (items from consent agenda pull list):

- 1. [13-1] A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A FACILITY USE AGREEMENT WITH ADC INTERNATIONAL GROUP INC. D/B/A SOCCER STAR ELITE TO UTILIZE**

**SHERBONDY PARK FIELD FOR ITS YOUTH SOCCER PROGRAM;
PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR
SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

Sponsored by Commissioner Santiago Deferred from 02/25/2026 RCM

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Commissioner Santiago, seconded by Commissioner Bass, to discuss Agenda Item 12-1.

Commissioner Santiago stated revisions requested at the prior meeting had been incorporated into the agreement and stated the revised language mirrored the agreement used at Ingram Park. He stated the City should continue expanding park programming opportunities and allow soccer at Sherbondy Park.

Commissioner Ervin stated that she pulled the item because prior discussions with park staff contemplated different sports at different parks and she expressed continued concern regarding the three-day notice provision. She noted football league schedules often change on short notice.

Commissioner Santiago responded that last-minute schedule changes should not prevent the City from expanding programming and stated notice could still be provided when possible.

Commissioner Ervin reiterated the football league cannot always provide a three-day notice.

Vice Mayor Kelley requested clarification regarding the month-to-month agreement, police requirements, restroom use, storage references, and weekend staffing at Sherbondy Park.

Assistant City Attorney Cobb stated either party could terminate the agreement with 30 days' written notice and no penalty.

City Manager Lawson stated the organization would provide a schedule, off-duty police would be required for games with attendance above 50, and the organization would only need restroom access and permission to leave goals on the field.

Daicari Griffin stated Sherbondy Park typically has three staff members on weekends, with additional staff assigned for rentals and games. Parks staff stated simultaneous football and soccer activities could create staffing challenges, particularly during practices and on Saturdays when football staff may be away for games.

Discussion continued regarding staffing, scheduling conflicts between football and soccer, and public access to parks.

Vice Mayor Kelley stated support could be considered if the item were treated as a short-term pilot and later revisited by the City Commission.

Commissioner Ervin clarified that football families are present all day during home games.

Commissioner Bass stated she would have preferred to review both schedules before acting, because the extent of any conflict was still unclear. She also reiterated the agreement could be terminated with 30 days' notice and no penalty.

Vice Mayor Kelley asked whether City Manager Lawson supported a short-term test pilot due to staffing and rental concerns at Sherbondy Park. City Manager Lawson stated there was no objection to a pilot, noting the agreement could be terminated.

It was moved by Vice Mayor Kelley to amend the motion for a 3-month pilot program.

Mayor Taylor stated all parks should be programmed and open to all children throughout the City. He expressed a thriving city should have a thriving park system.

Vice Mayor Kelley stated the City still needed a parks and recreation master plan to determine which sports and amenities should be located at each park. He suggested the pilot approach would allow the City to see how the arrangement works until a broader plan is completed.

Mayor Taylor reiterated Vice Mayor Kelley's 3-month pilot program friendly amendment.

Commissioner Santiago agreed to the friendly amendment.

Commissioner Bass seconded the motion.

There being no additional discussion, the motion to amend passed by 5-0 vote.

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

There being no additional discussion, the amended motion passed by 5-0 vote.

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

13. ADMINISTRATION:

CONSENT AGENDA:

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, DIVISION 5 ENTITLED “WATER AND SEWER IMPACT FEES”, SPECIFICALLY AMENDING SECTION 22-379(F) ENTITLED “LEGISLATIVE FINDINGS” TO CHANGE THE NAME OF THE UPDATED RATE STUDY CONSULTANT TO STANTEC CONSULTING SERVICES INC; AMENDING SECTION 22-385 ENTITLED “COMPUTATION OF THE AMOUNT OF WATER AND SEWER IMPACT FEE” TO UPDATE WATER, SEWER AND RELATED FACILITIES FEES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK MIAMIDADE COUNTY CONTRACT #2023-0216 WITH BIG D ENGINEERING INC. FOR SIDEWALK IMPROVEMENT SERVICES (MIAMI-DADE COUNTY ITB #2023-0216), AND ENTER INTO AN AGREEMENT WITH BIG D ENGINEERING INC. FOR INGRAM PARK IMPROVEMENT NEEDS, IN AN AMOUNT NOT TO EXCEED NINETY-FOUR THOUSAND, NINE HUNDRED NINETEEN DOLLARS AND THIRTEEN CENTS (\$94,919.13), WITH AN ADDITIONAL CONTINGENCY BUDGET OF TEN THOUSAND DOLLARS (\$10,000.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK MIAMIDADE COUNTY CONTRACT #2023-0216 WITH BIG D ENGINEERING INC FOR SIDEWALK IMPROVEMENT SERVICES (MIAMI-DADE COUNTY ITB #2023- 0216), AND ENTER INTO AN AGREEMENT WITH BIG D ENGINEERING INC FOR CENTENNIAL PAVER’S PAD INSTALLATION SERVICES AT HISTORIC CITY HALL, IN AN AMOUNT NOT TO EXCEED SEVENTY-SIX THOUSAND DOLLARS (\$76,000.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A WORKSITE AGREEMENT WITH THE FLORIDA DEPARTMENT OF CORRECTIONS FOR THE USE OF COMMUNITY SERVICE HOURS, PURSUANT TO THE TERMS AND CONDITIONS SET FORTH IN EXHIBIT “A”; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

5. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ADOPTING A CITYWIDE ARTIFICIAL INTELLIGENCE (AI) POLICY, AS SET FORTH IN EXHIBIT “A”; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**
Sponsored by City Manager

6. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO ALLOCATE FIFTY THOUSAND DOLLARS (\$50,000.00) FOR IMPLEMENTATION OF A SUMMER YOUTH EMPLOYMENT PROGRAM AND ENTER INTO AN AGREEMENT WITH THE SOUTH FLORIDA WORKFORCE INVESTMENT BOARD, PURSUANT TO THE TERMS AND CONDITIONS SET FORTH IN EXHIBIT “A”; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

7. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, JOINING MIAMI-DADE COUNTY AND THE OFFICE OF MIAMIDADE COUNTY COMMISSIONER RAQUEL REGALADO, DISTRICT 7, IN RECOGNIZING WORLD AUTISM AWARENESS DAY ON APRIL 2; AUTHORIZING THE RAISING OF THE AUTISM ACCEPTANCE FLAG AT THE OPA-LOCKA GOVERNMENT CENTER ON APRIL 2, 2026; FURTHER AUTHORIZING THE FLAG TO REMAIN DISPLAYED THROUGHOUT THE MONTH OF APRIL IN RECOGNITION OF AUTISM ACCEPTANCE MONTH; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

14. **NEW ITEMS:**

There were none.

15. **PLANNING & ZONING:**

A. PUBLIC HEARINGS:

B. APPEALS:

There were none.

16. **ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:**

A. FIRST READING ORDINANCE(S)/PUBLIC HEARING(S):

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, DIVISION 5 ENTITLED “WATER AND SEWER IMPACT FEES”, SPECIFICALLY AMENDING**

SECTION 22-379(F) ENTITLED “LEGISLATIVE FINDINGS” TO CHANGE THE NAME OF THE UPDATED RATE STUDY CONSULTANT TO STANTEC CONSULTING SERVICES INC; AMENDING SECTION 22-385 ENTITLED “COMPUTATION OF THE AMOUNT OF WATER AND SEWER IMPACT FEE” TO UPDATE WATER, SEWER AND RELATED FACILITIES FEES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above ordinance was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Kelley, seconded by Commissioner Bass, to discuss Agenda Item 16-A.1.

City Manager Lawson introduced the item and stated the recommended amendments to the water and sewer impact fees were necessary to maintain adequate service levels for new residential, commercial, and industrial growth and noted the current rates were insufficient to meet the City’s infrastructure needs.

Mayor Taylor opened the public hearing.

Mark Cooper, 6801 SW 75th Terrace, asked whether the item applied to residential, commercial, and industrial properties and thanked staff for recent sewer connection progress on Alexandria Drive. He asked the City to consider relief for that area so older industrial properties seeking basic sewer access would not be further burdened by higher impact fees. Mr. Cooper stated the area has historically been limited by lack of infrastructure, which discouraged redevelopment and left older uses in place.

Gregory Gay, Director of Planning and Community Development, stated the proposed fee changes would apply citywide to residential, commercial, and industrial development, but would affect new development or additions to existing sites rather than existing facilities.

Aria Austin, Public Works Director, stated water service is available in the area and sanitary sewer connections were recently approved, allowing businesses to move forward with the proper permitting process.

Vice Mayor Kelley proposed amendments applicable to all three impact fee ordinances to ensure impact fees are timely collected, compliance is enforced, and funds are deposited into the proper trust funds rather than the general fund. He stated those protections should be clearly captured in the legislation going forward.

Assistant City Attorney Cobb stated the Code already requires impact fees to be paid before building permits are issued and transferred into the respective trust funds.

Vice Mayor Kelley stated the concern was enforcement and accountability, not the existing language.

Mayor Taylor requested Items 16-A.1, 16-A.2, and 16-A.3 be deferred to later in the meeting.

Following Item 16-B.1, City Manager Lawson then requested to defer Items 16-A.1, 16-A.2, and 16-A.3 to the April 8, 2026, City Commission meeting.

- 2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, "IMPACT FEES", SPECIFICALLY AMENDING, SECTION 22-310(F), ENTITLED "LEGISLATIVE FINDINGS" TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22-316(A) ENTITLED "COMPUTATION OF THE AMOUNT OF PUBLIC SAFETY IMPACT FEE" TO UPDATE THE PUBLIC SAFETY FEE SCHEDULE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

Item was deferred.

- 3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, "IMPACT FEES", SPECIFICALLY AMENDING SECTION 22-344(F) ENTITLED "LEGISLATIVE FINDINGS" TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22- 350(A) ENTITLED "COMPUTATION OF THE AMOUNT OF PARK IMPACT FEE" TO UPDATE THE PARK IMPACT FEE SCHEDULE; AMENDING SECTION 22-351(B) ENTITLED "PAYMENT OF FEE" TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; DELETING SECTION 22- 352 ENTITLED "PARK IMPACT FEE DISTRICTS" TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; AMENDING SECTION 22-353(A) ENTITLED "PARK IMPACT FEE TRUST FUNDS ESTABLISHED" TO UPDATE THE AMOUNT OF PARK IMPACT FEE TRUST FUNDS; AMENDING SECTION 22-354 ENTITLED "USE OF FUNDS" TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

Item was deferred.

B. SECOND READING ORDINANCE(S)/PUBLIC HEARING(S):

- 1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE V, SECTION 22-116 OF THE CITY OF OPALOCKA'S LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING CERTAIN DEFINITIONS WITHIN SECTION 22-116, TO INCLUDE THE DEFINITION OF "TRAVEL TRAILER" TO REDUCE THE OVERALL BODY LENGTH FROM 40 FEET TO 35 FEET; TO AMEND THE DEFINITION OF "CAMPING TRAILER" TO REMOVE THE WORD "VEHICULAR" AND REQUIRE CAMPING TRAILERS TO BE LOADED ONTO OR AFFIXED TO WHEELS; TO REMOVE THE WORD "TRUCK" FROM "TRUCK CAMPER"; TO AMEND THE WORD "MOTOR HOME" TO REQUIRE A "BUILT ON" REQUIREMENT TO MOTOR VEHICLE CHASSIS; TO AMEND THE DEFINITION OF "SCREENED" TO ADD THE WORDS "THE CONDITION OF BEING" AND EXPAND THE DEFINITION OF SIGNIFICANTLY HIDDEN FROM VIEW TO ENCOMPASS A COMBINATION OF STRUCTURES; TO DELETE "RESIDENTIAL TOWNHOUSE DISTRICT", "MODERATE DENSITY RESIDENTIAL DISTRICT", "HIGH DENSITY RESIDENTIAL DISTRICT" AND CERTAIN RESIDENTIAL MIXED USE DESIGNATIONS BEARING THE PREFIX HDOD, CMU, AND MNMU; TO DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A REGISTRATION PROCESS AND FEE OF \$100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING ALL RECREATIONAL VEHICLES TO DISPLAY CURRENT CITY REGISTRATION TO BE VISIBLE FROM THE STREET; ALLOWING A RECREATIONAL VEHICLE NOT EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM \$500.00 TO \$250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN**

EFFECTIVE DATE (first reading / public hearing held on February 25, 2026).
Sponsored by Commissioner Santiago Deferred from 03/11/2026 RCM

The above ordinance was read by Assistant City Attorney Candice Cobb.

It was moved by Commissioner Santiago, seconded by Vice Mayor Kelley, to discuss Agenda Item 16-B.2.

Commissioner Santiago introduced the item and stated the City had been working on the RV regulations for approximately one year. He stated residents were generally satisfied with the proposed rules and no recent complaints had been received.

Mayor Taylor opened the public hearing.

Through a translator, Osmany Cruz, 900 Curtiss Drive, stated Florida law does not allow a city to charge a fee or tax simply for parking an RV on private property. Mr. Cruz opposed paying the proposed \$100 fee to keep an RV parked on private property. Mr. Cruz stated Florida already prohibits using RVs as dwellings and argued the City should not impose an additional fee for storage of a vehicle on private property.

Through a translator, Luis Galvez, 2006 Wilmington Street, asked for clarification regarding what qualifies as side-yard parking and whether the regulation applied to all side-yard areas or only those immediately adjacent to the house. Mr. Galvez also asked how the City would treat RV slide-out panels, explaining one panel on the RV could be closed but another had been damaged and could not currently retract.

Lori [no last name provided] 1840 Opa-locka Boulevard, asked whether the proposed \$100 registration fee would be charged annually or only once and stated the amount was too high. Ms. Lori also expressed concern regarding the penalty structure, stating the fines could be burdensome, particularly for new homeowners who may not know the City's rules, and asked whether the affidavit requirement would remain as part of the registration process.

Mayor Taylor closed the public hearing.

Commissioner Santiago stated the City had worked on the RV item for an extended period with staff and residents, but concerns raised during public comment regarding possible conflict with Florida law had not been identified earlier. He said the issue should be researched further to avoid future legal problems.

Commissioner Santiago requested to defer the item until the next Commission meeting.

Through the translator, Gregory Gay, Director of Planning and Community Development, clarified that side-yard parking would only be allowed where there is adequate access, slide-out panels would not be allowed, the first violation fine had been reduced to \$250 with \$500 for subsequent violations, and the affidavit requirement would remain.

Mayor Taylor stated the item was deferred until a date certain.

C. RESOLUTION(S):

There were none.

17. CITY MANAGER'S REPORT:

City Manager Lawson stated a written report had been submitted and highlighted several items. Construction at Segal Park was underway but had experienced a slight weather delay. Playground equipment was scheduled for delivery the following day and installation was expected to begin immediately thereafter. Upon completion of the playground, work on the parking lot project would resume. City Manager Lawson also reported the Finance Department continued audit work for Fiscal Year 2025 with accounting support from CFLG, and applications for the owner-occupied minor home repair program would continue to be accepted through April 16, 2026. She then introduced Naomi Payne as the City's new planner and noted the City had been without a planner for more than two years.

Mayor Taylor thanked City Manager Lawson for the prompt response to a resident concern regarding an alligator sighting and requested follow-up once signage was installed. Mayor Taylor expressed appreciation that the owner-occupied home repair program was active. He also requested a mid-year budget presentation or report. Mayor Taylor asked for an update regarding the development site near NW 17th Avenue and NW 135th Street, raised concerns about illegal dumping in alleyways and canal banks, and requested review of residential street striping, sidewalk conditions, and lighting assessment.

Commissioner Santiago stated illegal dumping remained a concern and supported publicly identifying offenders. He praised City Manager Lawson for visible progress throughout the City, but requested a more detailed impact fee report showing how fees were collected.

City Manager Lawson clarified the report provided to the City Commission covered the last two years and reflected the only new development projects identified by staff, along with the corresponding dollar amounts.

Commissioner Santiago requested more detail regarding the report, including receipts, payments, and where the impact fee funds were deposited or used. City Manager Lawson stated a report would be provided.

Vice Mayor Kelley stated illegal dumping appeared to be increasing and said alligator warning signs should have already been posted in affected areas. He also asked that additional legislation or a resolution be prepared to strengthen impact fee compliance going forward.

Commissioner Ervin shared a compliment received at a recent event in North Miami, where a resident stated Opa-locka appeared cleaner and was clearly changing for the better. She said

the positive feedback was passed along to City Manager Lawson and praised the work being done.

18. OFFICIAL BOARD REPORTS:

City Clerk Flores presented the Charter Review Board report and stated three recommendations from the March 5, 2026 meeting had been provided to the City Commission. She requested direction regarding a joint workshop between the City Commission and the Charter Review Board and reviewed ballot deadlines for the August and November 2026 elections.

Mayor Taylor supported scheduling the workshop in April.

Vice Mayor Kelley stated the timing of any ballot question should remain under consideration until the City Commission had more clarity

19. MAYOR/COMMISSION REPORTS:

Mayor John H. Taylor, Jr.

- **Financial Oversight**

Vice Mayor Joseph L. Kelley

- **Fiscal Responsibility & Accountability**

Commissioner Luis B. Santiago

- **Reallocation of Labor Day Event Funds**

Commissioner Bass announced the Earth Day celebration would be held on April 22 from 4:00 PM to 6:00 PM at Sherbondy Village and stated plants would be distributed to Opa-locka residents.

Commissioner Ervin thanked staff for their work and stated the youth fair trip with 75 children was successful. She also thanked the City Manager's Office, Parks and Recreation, volunteers, and sponsors for their support, and announced the annual glow-in-the-dark Easter egg hunt and Easter basket-making event at Sherbondy Park.

Commissioner Santiago thanked colleagues for supporting community events and stated the City continued moving in a positive direction. He announced plans to continue the domino and chess event in April and discussed a possible reallocation of Labor Day event funds to support a voter registration event. City Manager Lawson noted legislation would be required.

Vice Mayor Kelley reported on recent community activities, including monthly bingo, career day at Nathan B. Young, the Feeding South Florida distribution, and a recent health fair. He also reminded residents about the upcoming Farm Share distribution and Prayer in the Garden, and announced plans to develop a Fishing Fun event into a longer-term fishing club at Ingram Park.

Commissioner Santiago raised resident concerns regarding Pine Tree Lake and stated residents believed they were being charged \$1,500 each for lake cleaning. City Manager Lawson stated that information was not accurate and said a report would be provided.

Mayor Taylor thanked everyone who supported the recent street cleaning event held with the Florida Caribbean Students Association and announced the annual Hattitude Brunch, the upcoming T-Connect services at City Hall, and Bunny Jam at Ingram Park. He also requested a financial oversight update.

City Manager Lawson stated the City remained on track for the upcoming audit, and Finance Director Niema Gantt confirmed the audit process was continuing, and the City was awaiting comments from the efficiency audit team.

20. OFFICIAL BOARD APPOINTMENTS:

There were none.

21. ADJOURNMENT:

It was moved by Vice Mayor Kelley, seconded by Commissioner Santiago, to adjourn the meeting.

There being no further business to come before the City Commission, it was moved by Vice Mayor Kelley, seconded by Commissioner Santiago to adjourn the meeting at 8:46 PM.

[Minutes prepared by T. Baclawski, Prototype-Inc.]

RESOLUTION NO. 26-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING EXECUTION OF AN ASSIGNMENT AND ASSUMPTION PERTAINING TO A BROWNFIELD SITE REHABILITATION AGREEMENT FOR THE PROPERTY LOCATED AT 12705 NW 42ND AVE, AND TO TAKE ANY ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THE AGREEMENT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, GPT NW 42ND Avenue Owner II LLC is the owner of the property located at 12705 NW 42nd Avenue in Opa-Locka and desires to assign the Brownfield Site Rehabilitation Agreement (BSRA) to TA Ironwood Industrial II N, LLC.; and

WHEREAS, pursuant to City of Opa-Locka Resolution 99-6013, the property identified was designated as a Brownfield Economic Redevelopment Area; and

WHEREAS, on November 8, 2023, GPT NW 42nd Avenue Owner II LLC entered into a Brownfield Site Rehabilitation Agreement (BSRA) with Miami Dade County that committed the owner to voluntarily implement a cleanup plan for the site's eventual redevelopment. The BSRA allows a site to be safely redeveloped while limiting future environmental liability; and

WHEREAS, the Assignment & Assumption of BSRA, assigns the obligation of the BSRA to the new owner. As per paragraph 18 in the BSRA, the owner may assign its right and responsibilities under the BSRA with written consent of Miami Dade County and the local government with jurisdiction over the property (The City of Opa-Locka) which consent cannot be unreasonable withheld. There is no obligation on the part of the City; and

WHEREAS, pursuant to paragraph 18 in the BSRA, the owner may assign its right and responsibilities under the BSRA with written consent of Miami Dade County and the local government with jurisdiction over the property (The City of Opa-Locka), which consent cannot be unreasonable withheld; and

WHEREAS, the City Commission of the City of Opa-Locka desires to authorize execution of an assignment and assumption of a Brownfield Site Rehabilitation Agreement, attached hereto as Exhibit "A", for property located at 12705 NW 42nd Avenue, within the City, to a new owner.

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

SECTION 1. ADOPTION OF REPRESENTATIONS

The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

SECTION 2. AUTHORIZATION FOR EXECUTION

The City Commission of the City of Opa-Locka hereby authorizes the City Manager, and necessary City parties, to execute the Assignment & Assumption of the BSRA to assign all obligations, rights and responsibilities under the BSRA to a new owner with written consent of Miami Dade County, consistent with the documents attached hereto as Composite Exhibit "A."

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption and is subject to the approval of the Governor or his designee.

PASSED and ADOPTED this_____ day of_____ 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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



City of Opa-locka Agenda Cover Memo

City Manager:	Sha'mecca Lawson		CM Signature				
Commission Meeting Date:	4.8.2026		Item Type:	Resolution	Ordinance		Other
			<i>(Enter X in box)</i>	X			
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Resolution Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
					X		X
Funding Source: <i>Account#:</i>	<i>(Enter Fund & Dept)</i> Ex: N/A See Financial Impact section below		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
				X			
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
	X						
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
		X					
Sponsor Name	City Manager		Department:	City Manager			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AUTHORIZING THE CITY MANAGER TO EXECUTE AN ASSIGNMENT AND ASSUMPTION OF BROWNSFIELD SITE REHABILITATION AGREEMENT FOR THE PROPERTY LOCATED AT 12705 NW 42ND AVE, AND TO TAKE ANY ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THE AGREEMENT.

Staff Summary:

GPT NW 42ND Avenue Owner II LLC is the owner of the property located at 12705 NW 42nd Avenue in Opa-locka and desires to assign the Brownsfield Site Rehabilitation Agreement (BSRA) to TA Ironwood Industrial II N, LLC . Pursuant to City of Opa-locka Resolution 99-6013, the property identified was designated as a Brownfield Economic Redevelopment Area.

On November 8, 2023, GPT NW 42nd Avenue Owner II LLC entered into a Brownfield Site Rehabilitation Agreement (BSRA) with Miami Dade County that committed the owner to voluntarily implement a cleanup plan for the site's eventual redevelopment. The BSRA allows a site to be safely redeveloped while limiting future environmental liability.

The Assignment & Assumption of BSRA, assigns the obligation of the BSRA to the new owner. As per paragraph 18 in the BSRA, the owner may assign its right and responsibilities under the BSRA with written consent of Miami Dade County and the local government with jurisdiction over the property (The City of Opa-locka) which consent cannot be unreasonable withheld. There is no obligation on the part of the City.

Financial Impact – This legislation will have no Financial Impact to the City.

Proposed Action:

Staff recommend the City Commission approve this legislation.

Attachment:

Assignment and Assumption of BSRA

**ASSIGNMENT AND ASSUMPTION OF BROWNFIELD SITE
REHABILITATION AGREEMENT**

This Assignment and Assumption of Brownfield Site Rehabilitation Agreement (“Agreement”) is made by and between GPT NW 42ND AVENUE OWNER III LLC (“Assignor”) and TA IRONWOOD INDUSTRIAL II N, LLC (“Assignee”).

WHEREAS, on November 8, 2023, Assignor and Miami-Dade County (“MDC”) entered into a Brownfield Site Rehabilitation Agreement (“BSRA”) pursuant to section 376.80, Florida Statutes, Brownfield Site ID No. BF139901004, attached hereto as Exhibit “A”; and

WHEREAS, Assignor intends to assign the BSRA to Assignee; and

WHEREAS, Assignee intends to become the Person Responsible for Brownfield Site Rehabilitation for the brownfield site pursuant to section 376.80, Florida Statutes, and otherwise agrees to assume the obligations arising under the BSRA; and

WHEREAS, per paragraph 18 of the BSRA, Assignor may assign its rights and responsibilities under the BSRA with written consent of MDC and the local government with jurisdiction over the real property.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto, intending to be legally bound hereby, covenant and agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Assignee meets the eligibility requirements of section 376.82, Florida Statutes.
3. Assignor transfers, assigns, and sets over unto Assignee, all of Assignor’s rights, title, and interest in the BSRA, with said assignment to be effective on the effective date of this Agreement.
4. Assignee, as of the effective date of this Agreement, assumes all of the obligations under the BSRA, specifically including but not limited to conducting site rehabilitation and submitting technical reports, obtaining any local, state, and federal permits required for site rehabilitation work, allowing FDEP access to the site, and conducting site rehabilitation under the observation of professional engineers or professional geologists.
5. Pursuant to paragraph 22 of the BSRA, Assignee’s representatives for the BSRA are Jeff Harrington (Mailing Address: TA Realty, One Federal Street, 17th Floor, Boston, MA 02110, Attn: Jeff Harrington; Phone: (857) 285-4736; Email: harrington@tarealty.com) and Victor Rodriguez (Mailing Address: Foundry Commercial, 2121 Ponce de Leon Blvd, Suite 430, Coral Gables, FL 33134, Attn: Victor Rodriguez; Phone: (786) 865-7395; Email: harrington@tarealty.com).

6. Assignor shall be released from any and all obligations of the BSRA arising on or after the effective date of this Agreement.
7. By executing this Agreement, under penalty of perjury Assignor and Assignee attest that (i) there is no operating agreement, written or oral, which limits the authority of the Assignor's and Assignee's signatories to execute this Agreement and (ii) Assignor's and Assignee's signatories are fully authorized to execute this Agreement.
8. This Agreement shall be construed and interpreted in accordance with the laws of the State of Florida.
9. Attached hereto as Exhibit B is an updated Site Access Agreement.

IN WITNESS WHEREOF, this Agreement has been made and executed on the date set forth by each duly authorized representative, and is effective as of the date of the execution of the final required signatory.

ASSIGNOR:

GPT NW 42ND AVENUE OWNER III LLC,
a Delaware limited liability company

By:  _____

Print Name: Sonya A. Huffman
Print Title: Chief Administrative Officer
Address: c/o Blackstone Property Advisors L.P
345 Park Avenue, 42nd Floor
New York, New York 10154

Date: June 17, 2025

ASSIGNEE:

TA IRONWOOD INDUSTRIAL II N, LLC,
a Delaware limited liability company

By: 

Print Name: **Scott L. Dalrymple**

Print Title: **Sr. Vice President**

Address: 1 Federal Street 18th Floor
Boston, MA 02110

Date: June 17, 2025

CITY/COUNTY

By: _____

Print Name: _____

Title: _____

Address: _____

Date: _____

Approved as to form and legality: _____
MDC Assistant County Attorney

MIAMI-DADE COUNTY

By: _____

Mayor, or her designee

Print Name: _____

Address: _____

Date: _____

FILING AND ACKNOWLEDGMENT FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated RER Clerk, receipt of which is hereby acknowledged.

Clerk (or Deputy Clerk)

Date: _____

cc: Scott Sweeney, FDEP Brownfields Program Manager
Justin Cross, FDEP Government Analyst II, Brownfields Program
Megan Johnson, FDEP Environmental Consultant, Brownfields Program
Ryenne Hathaway, Southeast District Brownfields Coordinator, FDEP
Sandra Rezola, MDC RER's Brownfields Coordinator, RER-DERM
Matthew Schroth, Counsel for Assignor (mschroth@gibsondunn.com)
Christopher Papavasiliou, Counsel for Assignee (cpapavasiliou@nutter.com)

EXHIBIT A - Brownfield Site Rehabilitation Agreement

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

BEFORE MIAMI-DADE COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

IN RE: **GPT NW 42ND AVENUE OWNER III, LLC**
Ironwood Commerce Center North
12705 NW 42 Avenue, Opa-Locka, Florida 33054
Opa-Locka Brownfield Area
Folio Number: 08-2129-000-0064
Brownfield Area Identification Number: BF139901000
Brownfield Site Identification Number: BF139901004
IW5-23397/File-N/A

BROWNFIELD SITE REHABILITATION AGREEMENT PURSUANT TO §376.80(5),
Florida Statutes (F.S.)

WHEREAS, the Brownfields Redevelopment Act was enacted to reduce public health and environmental hazards on existing commercial and industrial sites by offering incentives to encourage responsible persons to voluntarily develop and implement cleanup plans; and

WHEREAS, Miami-Dade County ("MDC") has been delegated the authority to administer the Florida Brownfields Program on behalf of the State of Florida's Department of Environmental Protection ("Department") and to administer and enforce the provisions of Chapters 403 and 376, F.S., and the rules promulgated thereunder, Chapters 62-777 and 62-780, Florida Administrative Code (F.A.C.), as amended; and

WHEREAS, MDC has jurisdiction over the matters addressed in this Brownfield Site Rehabilitation Agreement ("BSRA"); and

WHEREAS, the Department and MDC through its delegation, have the authority, pursuant to §376.81, F.S., to establish by rule, criteria for determining the rehabilitation program tasks that comprise a site rehabilitation program and the level at which a rehabilitation program task and a site rehabilitation program may be deemed complete;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is agreed as follows:

This BSRA is entered into between MDC and GPT NW 42ND AVENUE OWNER III, LLC, hereinafter the Person Responsible For Brownfield Site Rehabilitation ("PRFBSR") (collectively referred to as the "parties"), for the rehabilitation of a brownfield site within a designated brownfield area pursuant to §376.80(5), F.S. MDC and the PRFBSR agree to the following:

1. MDC

The Department of Regulatory and Economic Resources (RER) is the agency of MDC with authority and power to enforce the provisions of Chapters 376 and 403, F.S.

2. PERSON RESPONSIBLE FOR BROWNFIELD SITE REHABILITATION

GPT NW 42ND AVENUE OWNER III, LLC is the PRFBSR as defined in §376.79(15), F.S., for the real property described in the map and legal description in **Attachment A** (the "Brownfield Site"), incorporated herein, that has been designated by the City of Opa-Locka in Resolution Number 99-6013 as a brownfield area as defined in §376.79(5), F.S. **Attachment A** is a composite exhibit that includes: (a) the legal description and map of the Brownfield Site; and (b) the City of Opa-Locka resolution with all attachments including the map of the designated brownfield area. The brownfield site consists of 9.2635 acres.

3. PRFBSR'S DUTIES

The PRFBSR agrees:

- (a) to conduct "site rehabilitation" of any "contaminated site(s)" as defined in §376.79, F.S., whose source originates on the real property described in **Attachment A as the Brownfield site**. If such contaminated site(s) extend(s) beyond the boundary of the Brownfield site, then PRFBSR agrees to conduct site rehabilitation to address the entire contaminated site;
- (b) to conduct site rehabilitation and submit technical reports and rehabilitation plans in a timely manner according to the attached brownfield site rehabilitation schedule agreed upon by the parties, **Attachment B** incorporated herein;
- (c) to conduct site rehabilitation activities under the observation of professional engineers or professional geologists, as applicable, who are registered in accordance with the requirements of Chapters 471 or 492, F.S., respectively. Submittals provided by the PRFBSR must be signed and sealed by a professional engineer registered under Chapter 471, F.S., or by a professional geologist registered under Chapter 492, F.S., as applicable, certifying that the submittal and associated work comply with the laws and rules of MDC and the Department and those governing the profession. Upon completion of the approved remedial action, a professional engineer registered under Chapter 471, F.S., or a professional geologist registered under Chapter 492, F.S., as applicable, must certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by MDC;

- (d) to conduct site rehabilitation in accordance with Chapter 62-160, F.A.C., as the same may be amended from time to time;
- (e) to obtain any local, state or federal approvals or permits required for the site rehabilitation work and to conduct the necessary site rehabilitation consistent with local, state, and federal laws, rules and ordinances. All site rehabilitation shall be consistent with the cleanup criteria in §376.81, F.S., the requirements of Chapters 62-780, F.A.C., Contaminated Site Cleanup Criteria, and 62-777, F.A.C., Contaminant Cleanup Target Levels;
- (f) to allow access by MDC and the Department during the entire site rehabilitation process, as evidenced by the attached documentation, **Attachment C**, incorporated herein, establishing that such site access has been secured by agreement with the **real property owner**. Upon the transfer of any real property interest in any portion of the Brownfield Site before site rehabilitation is complete, the PRFBSR shall notify MDC within 15 days from the date that such an interest is effective. With notice the PRFBSR shall provide a copy of an access agreement in substantially the same form as that in **Attachment C** with any successor in interest to the **real property owner** of the Brownfield Site or with any party with a real property interest in the Brownfield Site after the effective date of this agreement, granting such access to the MDC and the Department; and
- (g) to consider appropriate pollution prevention measures and to implement those that the PRFBSR determines are reasonable and cost-effective, taking into account the ultimate use or uses of the real property described in **Attachment A**. Local pollution prevention programs as well as state pollution prevention programs are available to assist in determining pollution reduction measures. MDC recommends that the PRFBSR contact the Department's Waste Reduction and Registration Program or Hazardous Waste Program and Permitting at the following websites: <https://floridadep.gov/waste/waste-reduction> and <https://floridadep.gov/waste/permitting-compliance-assistance/content/hazardous-waste-management-main-page> for recommendations on waste minimization and waste management and for assistance with pollution prevention measures. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include the goals for the reduction of releases of toxic materials.

4. CERTIFICATION

The PRFBSR, in accordance with the provisions of § 376.80(5), F.S., certifies that it has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the

proposed redevelopment complies with applicable laws and requirements for such redevelopment. Documentation that supports this certification is provided as **Attachment D**, incorporated herein.

5. SITE CONTRACTOR

The PRFBSR must ensure that the contractor who is performing the majority of the site rehabilitation program tasks pursuant to this BSRA or supervising the performance of such tasks by licensed subcontractors in accordance with the provisions of § 489.113(9), F.S., has provided certification to MDC that the contractor meets the requirements listed below. If the identity of the contractor is known at the time of the execution of this BSRA, a Brownfields Redevelopment Program Contractor Certification Form (CCF) shall be submitted as **Attachment E** to this BSRA, and incorporated herein. If the contractor has not yet been determined, the PRFBSR shall ensure that the CCF is submitted to the MDC Brownfield Coordinator and approved by MDC before the contractor begins performing any site rehabilitation tasks at the site.

The PRFBSR must submit to MDC documentation as **Attachment F**, incorporated herein, which shows a National Environmental Laboratory Accreditation Program ("NELAP")-recognized authority has accredited the laboratory(s) that will perform the analyses required by this agreement.

Any contractor that performs site rehabilitation tasks at a contaminated site originating on the real property as described in **Attachment A** shall provide documentation in accordance with the provisions of the paragraph above and with **Attachments E and F**, if applicable, showing that any contractor that performs site rehabilitation tasks:

- (a) meets all certification and license requirements imposed by law; and
- (b) performs, or has laboratory analyses performed, pursuant to NELAP certification requirements and performs, or has field sampling work performed, in accordance with the Standard Operating Procedures provided in Chapter 62-160, F.A.C., as amended, if applicable to performance of site rehabilitation tasks.

6. CONTINUOUS COMPLIANCE

During the entire site rehabilitation process, the PRFBSR agrees to ensure that the contractor continues to comply with the requirements of **Paragraph 5** of this BSRA pursuant to the requirements of §376.80(6), F.S.

7. VOLUNTARY CLEANUP TAX CREDIT PROGRAM

Not all activities that are approved or performed in association with a BSRA are eligible for the state's Voluntary Cleanup Tax Credit (VCTC). In accordance with § 376.30781, F.S., only the costs of voluntary cleanup activity incurred and paid by the applicant that are integral to site rehabilitation or for solid waste removal are eligible for the VCTC. "Site rehabilitation" as defined in §376.79(19), F.S., means the assessment of site contamination and the remediation activities that reduce the levels of contaminants at a site through accepted treatment methods to meet the cleanup target levels established for that site. "Solid waste removal" as defined in §376.30781(3), F.S., means removal of solid waste from the land surface or excavation of solid waste from below the land surface and removal of the solid waste from the brownfield site.

Contamination assessment or remediation paid for by the State of Florida for a discharge that is eligible for a state-funded cleanup under the Drycleaning Solvent Cleanup Program (DSCP) or one of the Petroleum Restoration Program's (PRP) eligibility programs, may not be used to calculate a tax credit. Likewise, expenses incurred that are statutorily-required to participate in the DSCP (i.e., deductibles) or one of the PRP eligibility programs (i.e., deductibles, review fees, limited contamination assessment reports, and co-payments), are not eligible for the state's VCTC. Nothing contained herein is intended to limit the VCTC otherwise available to the PRFBSR under applicable law.

General information about the VCTC Program is available at <https://floridadep.gov/waste/waste-cleanup/content/voluntary-cleanup-tax-credit>. For specific questions regarding the VCTC Program, please contact the Department's Waste Cleanup Program at (850) 245-8958.

8. ADVISORY COMMITTEE

The PRFBSR shall establish an advisory committee pursuant to the requirements of §376.80(4), F.S., for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. The advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. However, if an appropriate local advisory committee already exists, this committee may be used for requesting public participation and for the purposes of complying with this paragraph.

The PRFBSR shall provide the advisory committee a copy of the final proposed draft BSRA, including attachments, and a copy of the executed BSRA. When the PRFBSR submits a site assessment report or the technical document containing the proposed course of action following site assessment to MDC for review, the PRFBSR shall hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site

assessment report or the technical document containing the proposed course of action following site assessment.

The names, addresses, contact information and applicable affiliation for each advisory committee member is included as **Attachment G**, incorporated herein.

9. INDEMNIFICATION

The PRFBSR shall save and hold harmless and indemnify MDC and the Department against any and all liability, claims, judgments or costs of whatsoever kind and nature for injury to, or death of any person or persons and for the loss or damage to any property resulting from the use, service, operation or performance of work under the terms of this BSRA and from the negligent acts or omissions of the PRFBSR or its employees, agents, contractors, subcontractors, or other representatives, to the extent allowed by law.

10. LIABILITY PROTECTION

The liability protection provided under §376.82, F.S., shall become effective upon execution of this BSRA and shall remain effective, provided the PRFBSR complies with the terms of this BSRA.

11. TERMINATION

Pursuant to §376.80(8), F.S., if the PRFBSR fails to comply with this BSRA, MDC shall notify the PRFBSR and allow 90 days for the PRFBSR to return to compliance with the provision at issue or to negotiate a modification to the BSRA with MDC for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with this BSRA and a modification cannot be negotiated, MDC may terminate this BSRA.

The PRFBSR may terminate this BSRA at any time upon written notice to MDC.

Termination of this BSRA by either party will revoke the immunity provision of §376.82, F.S.

12. IMMINENT HAZARD

Nothing herein shall be construed to limit the authority of MDC to undertake any action in response to, or to recover the costs of responding to, conditions at or from the real property described in **Attachment A** that require MDC to take action to abate an imminent hazard to the public health, welfare or the environment.

13. RELEASE OF LIABILITY

Upon successful completion of this BSRA as evidenced by the issuance of a Site Rehabilitation Completion Order (SRCO) for each contaminated site originating from the real property described in **Attachment A**, the PRFBSR and his or her successors and assigns, shall be relieved from further liability for site rehabilitation as described in paragraph 3.a. of this BSRA to MDC and third parties and of liability in contribution to any other party who has or may incur cleanup liability for the contaminated site(s).

This release of liability is subject to the reopener provisions of §376.82(3), F.S.

14. GOVERNING LAW

This BSRA has been delivered in the State of Florida and shall be construed in accordance with the laws of Florida and any applicable local regulations. Wherever possible, each provision of this BSRA shall be interpreted in such manner as to be effective and valid under applicable law. If any provision of this BSRA shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this BSRA. Any action hereon or in connection herewith shall be brought in Miami-Dade County, Florida.

15. SUBMITTALS

The PRFBSR shall submit one hard (paper) copy or one electronic (digital) copy of any certifications or documentation required in **Paragraph 5** ("Site Contractor") above, and all data, reports, responses, addenda, or modifications to reports and plans required by this BSRA to:

Wilbur Mayorga
Chief, Environmental Monitoring & Restoration Division
MDC Department of Regulatory and Economic Resources
701 NW 1st Court, 4th Floor
Miami, Florida 33136

MDC encourages the submittal of documents for review in an electronic format rather than the submittal of paper copies. All electronic copies of documents shall be in the format listed in **Attachment H**, incorporated herein. Time frames for MDC's review of technical reports and plans and submittal of documents by the PRFBSR shall be governed by the schedule in **Attachment B**. After final MDC approval of each report or plan, an electronic copy shall be submitted to MDC within 30 days. The electronic copy of the report shall be submitted in the format listed in **Attachment H**.

16. DOCUMENT REVIEW

During the site rehabilitation process, if MDC fails to complete the review of a technical document within the time frame specified in this BSRA, with the exceptions of “no further action proposals,” “monitoring only proposals,” and feasibility studies, which must be approved prior to implementation, the PRFBSR may proceed to the next site rehabilitation task. However, the PRFBSR does so at its own risk and may be required by MDC to complete additional work on a previous task.

17. FEES

MDC may charge and retain applicable fees for use in supporting the administration of the Brownfields Program. Any such fees shall be charged in accordance with the current fee schedule that has been reviewed and approved by the Board of County Commissioners. Nothing in this provision shall preclude MDC from charging and collecting administrative fees, investigative costs, or other costs incurred by MDC resulting from performing enforcement and compliance functions. Nothing in this Agreement shall prohibit MDC from seeking penalties, damages, costs, or attorney fees as provided by law or ordinance. All civil penalties and damages recovered by MDC shall be deposited in a separate county fund which shall be used as set forth in Section 24-31, of the Code of Miami-Dade County, Florida.

18. ASSIGNMENT

The PRFBSR shall not assign any rights or responsibilities under this BSRA to any other party without the written consent of MDC and the local government with jurisdiction over the real property described in **Attachment A**. However, MDC shall not withhold its consent to such an assignment if: (a) the proposed assignee meets all of the eligibility criteria under §376.82, F.S.; (b) the proposed assignee has agreed, in writing, to assume all obligations of the PRFBSR under the terms of this BSRA; and (c) the assignment of PRFBSR obligations under any agreement with the local government with jurisdiction over the real property has been approved, in writing, by the local government.

19. WAIVER

By entering into this BSRA, the PRFBSR waives its right to challenge the contents of this BSRA in an administrative hearing afforded by §120.569 and §120.57, F.S., or an appeal afforded by the terms of §120.68, F.S. This BSRA does not deny the PRFBSR a right to challenge MDC’s actions taken pursuant to this BSRA. No delay or failure to exercise any right, power or remedy accruing to either party upon breach or default by either party under this BSRA, shall impair any such right, power or remedy of either party; nor shall such delay or failure be construed as a waiver of any such breach or default, or any similar breach or default thereafter.

20. EFFECTIVE DATE AND ADMINISTRATIVE HEARING

This BSRA (Order) is final and effective on the date of execution unless a timely petition for an administrative hearing is filed under §§120.569 and 120.57, F.S., within 21 days after the date of receipt of notice of agency action. Upon the timely filing of such petition, this BSRA will not be effective until further order of MDC. The liability protection for the PRFBSR pursuant to §376.82(2), F.S., becomes effective upon execution of the BSRA. The procedures for petitioning a hearing are set forth below.

Please be advised that mediation of this decision pursuant to §120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for Hearing:

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., MDC may grant a request for an extension of time to file a petition for hearing. Such a request shall be filed with (received by) the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, within 21 days of receipt of this BSRA. Petitioner shall mail a copy of the request to the PRFBSR at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

How to File a Petition for Administrative Hearing:

A person whose substantial interests are affected by this BSRA may petition for an administrative proceeding (hearing) under §§120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed with (received by) the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, within 21 days of receipt of this BSRA. Petitioner shall mail a copy of the petition to the PRFBSR at the time of filing. Failure to file a petition within this time period shall constitute a waiver of any right to request an administrative proceeding under Chapter 120, F.S.

Pursuant to §120.569(2), F.S., and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

1. The name, address, any e-mail address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the PRFBSR's name and address; the Department's Brownfield Area and Brownfield Site Identification Numbers; and the name and address of the Brownfield Site; the name and address of each agency affected;
2. A statement of when and how each petitioner received notice of MDC's action or proposed action;

3. An explanation of how each petitioner's substantial interests will be affected by MDC's action or proposed action;
4. A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
5. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of MDC's action or proposed action;
6. A statement of the specific rules or statutes the petitioner contends require reversal or modification of MDCs action or proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
7. A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes MDC to take with respect to MDC's action or proposed action.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that MDCs final action may be different from the position taken by it in this BSRA. Persons whose substantial interests will be affected by any such final decision of MDC have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

21. JUDICIAL REVIEW

Except for the PRFBSR, any party has the right to seek judicial review of this BSRA under §120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The notice of appeal must be filed within **30** days after this BSRA is filed with the clerk of RER (see below).

22. CONTACTS FOR GENERAL AND LEGAL QUESTIONS

Any questions about the content of this BSRA, MDC's review of the BSRA, or technical questions should be directed to MDC's Brownfields Coordinator referenced in **Paragraph 15** of this BSRA or to the PRFBSR's representative at:

Clifton Coffey
602 W. Office Center Drive, Suite 200
Fort Washington, PA 19034

(212)297-1007

Questions regarding legal issues should be referred to MDC's County Attorney's Office at 305-375-5151. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

23. ENTIRETY OF AGREEMENT

This BSRA represents the entire agreement of the parties. Any alterations, variations, changes, modifications or waivers of provisions of this BSRA shall only be valid when they have been reduced to writing, duly signed by each of the parties hereto, and attached to the original of this BSRA, unless otherwise provided herein.

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GPT NW 42ND AVENUE OWNER II, LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901004

IN WITNESS WHEREOF, each of the parties has made and executed this Brownfield Site Rehabilitation Agreement on the date set forth for each signature of each representative below: Daniella Levine Cava, MDC Mayor or her designee, and GPT NW 42ND AVENUE OWNER II, LLC, the Person Responsible for Brownfield Site Rehabilitation, signing by and through Clifton Coffey, Authorized Signatory, duly authorized to execute same.

PERSON RESPONSIBLE FOR BROWNFIELD
SITE REHABILITATION: GPT NW 42ND
AVENUE OWNER II, LLC

By: 
Clifton Coffey, Authorized Signatory

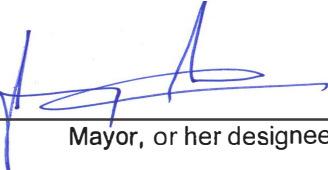
Date: 10/19/2023

602 W. Office Center Drive, Suite 200

Fort Washington, PA 19034

(212) 297-1007

MIAMI-DADE COUNTY

By: 
Mayor, or her designee
Jimmy Morales
(Print Name)

Date: 11/8/2023

Approved as to form and legality:


MDC Assistant County Attorney
Christopher Wahl
(Print MDC Assistant County Attorney's Name)

FILING AND ACKNOWLEDGMENT FILED, on this date,
pursuant to §120.52 Florida Statutes, with the designated
RER Clerk, receipt of which is hereby acknowledged.

Juan Fernandez-Barquin,
Clerk of the Court and Comptroller

Attested by:  11-9-23
Deputy Clerk: Olga Valverde - e18183

cc: Billy Hessman, FDEP Brownfields Program Manager
Justin Cross, FDEP Government Analyst II, Brownfields Program
Megan Johnson, FDEP Environmental Consultant, Brownfields Program
Martina Plafcan, Southeast District Brownfields Coordinator, FDEP
Sandra Rezola, Brownfields Coordinator, DERM-RER



List of Attachments

Attachment A	Local Government Resolution for the Brownfield Area and Map and Legal Description of the Brownfield Site
Attachment B	Brownfield Site Rehabilitation Schedule
Attachment C	Site Access Agreement
Attachment D	Certification of Redevelopment Agreement
Attachment E	Contractor Certification Form
Attachment F	Quality Assurance Certificate
Attachment G	Advisory Committee Members
Attachment H	Format for Submittal of Technical Documents

Attachment A

Local Government Resolution for the Brownfield Area and Map and Legal Description of
the Brownfield Site

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, WITH ATTACHMENT, DESIGNATING THE BOUNDARIES OF THE BROWNFIELDS ECONOMIC REDEVELOPMENT AREA INCLUDING ALL AREAS OUTLINED ON THE ATTACHED MAP AND ATTACHED LEGAL DESCRIPTION FOR THE PURPOSE OF ENVIRONMENTAL REMEDIATION AND; FURTHER AUTHORIZING THE CITY MANAGER TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION

WHEREAS, in resolution No. 98-5885, the City Commission emphasized the critical importance to the City of expeditious actions to redevelop real property with perceived contaminated sites which are underutilized ("brownfields"); and

WHEREAS, the Opa-locka Brownfields Task Force Technical and Identification Committee and Legal Committee have completed their survey of potential brownfields sites within the City and prepared a priority list of such potential sites which are attached to this resolution and incorporated herein; and

WHEREAS, the Brownfields Redevelopment Act, as revised and amended (Section 376.77, Florida Statutes) provides for a local government to designate a "brownfields area" containing one or more potential brownfields sites; and

WHEREAS, the task force has unanimously proposed a brownfields area, a map and a legal description which are attached and made an integral part of this resolution; and

WHEREAS, designation of a brownfields area is an essential step before any brownfields site rehabilitation agreements can be negotiated between persons proposing to redevelop brownfields sites and the Florida Department of Environmental Protection; and

WHEREAS, the designation of a brownfields area is likely to benefit the owners of property in the area by facilitating the clean-up and further redevelopment of their properties and

nearby and adjacent properties; and

WHEREAS, the Florida Statutes provide additional protection for any property owner located in a proposed brownfields area to have the property removed from the proposed designation; and

WHEREAS, the City's Public Works Department and Utilities Department wishes to begin the process of working with the owners of potential brownfields sites to have those sites formally designated as soon as the legal requirements have been completed.

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

Section 1: The above clauses are hereby incorporated by reference.

Section 2: The City Commission makes the following findings:

- a. All potential brownfields sites to date are located within the confines of the proposed brownfields area excepting only those already subject to clean-up requirements under state or federal statutes and thus not eligible for brownfields site designation.
- b. Based on its knowledge of the City and the uses which its land has been put to, it is unlikely that additional sites will be located in the near future in areas of the City not contained in the proposed brownfields area.
- c. The proposed area warrants economic development and such development is likely, if concerns over actual or suspected contamination can be resolved.
- d. The area is the smallest area that will allow a focused approach to the problems of brownfields sites within the City.
- e. Private investors have expressed interest in developing or redeveloping several properties, the completion of which is likely to lead to the creation of a significant number of new permanent jobs, and at least one such investor has expressed a willingness to request designation of a

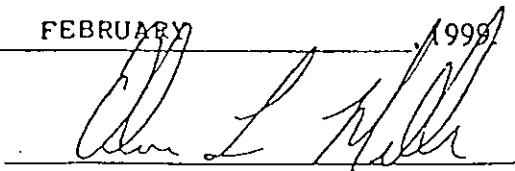
brownfields site so as to rehabilitate and redevelop the property.

- f. At least one of the potential sites in the area offers the potential for additional recreational open space within the City.
- g. All of the proposed brownfields area is within the boundaries of a designated enterprise zone, and accordingly, no hearing is required under the terms of section 376.80(2)(a).

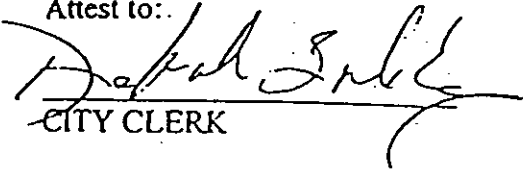
Section 3: The City Commission accordingly:

- a. Announces its intention to designate a brownfields area, the boundaries of which will be those on the attached map and legal description which are incorporated herein by reference, subject, however, to the views of the public.
- b. Directs the City Manager to cause notice of the proposed area to be advertised in local newspapers and posted in appropriate locations, including the opportunity for interested persons to express their views on the designated area, and the opportunity for property owners to have their properties excluded.
- c. Authorizes the City Manager to enter into negotiations with interested owners of properties identified by the task force as potential brownfields sites to establish whether they are prepared to request designation as a brownfields site and to undertake the necessary clean-up and redevelopment of the site on their own or in conjunction with other interested parties.
- d. Further directs the City Manager and the task force to reconsider the proposed brownfields area in light of any comments received and discussions with the property owners, and to report the findings to the Commission.

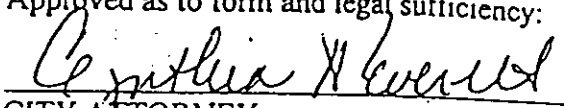
PASSED AND ADOPTED this 24 day of FEBRUARY, 1998


MAYOR

Attest to:


CITY CLERK

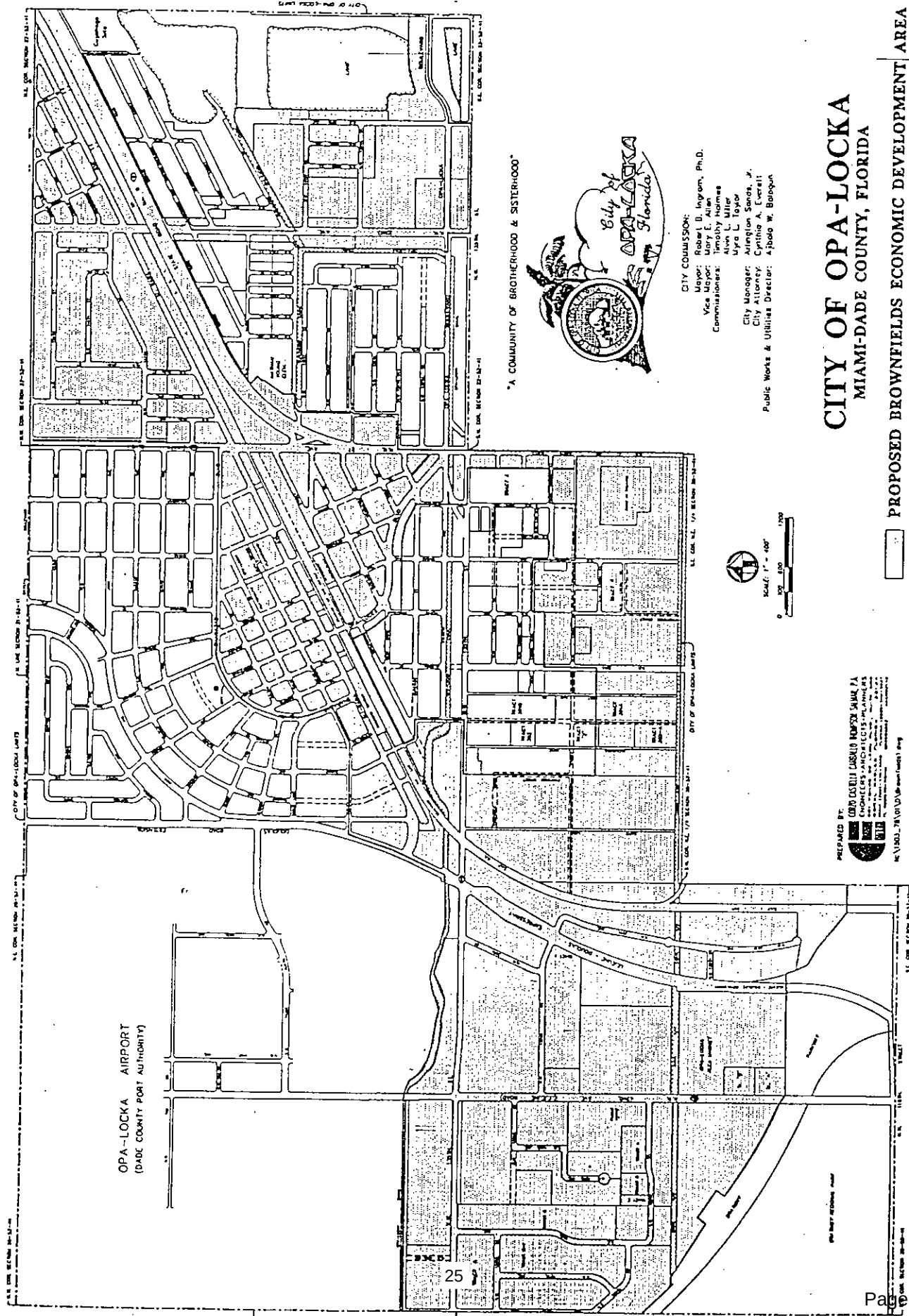
Approved as to form and legal sufficiency:


CITY ATTORNEY

February 2, 1991
DATE

Moved by: COMMISSIONER MILLER
Second by: COMMISSIONER ALLEN
Commission Vote: 3-0
Commissioner Allen: YES
Commissioner Bradley: NOT PRESENT
Commissioner Miller: YES
Vice-Mayor Taylor: NOT PRESENT
Mayor Miller: YES

brownsfieldl.rcsn/cdk



CITY OF OPA-LOCKA
MIAMI-DADE COUNTY, FLORIDA
PROPOSED BROWNFIELDS ECONOMIC DEVELOPMENT AREA
OCTOBER 27, 1998

CITY COMMISSION:
 Mayor: Robert D. Ingram, Ph.D.
 Vice Mayor: Mary E. Allen
 Commissioners:
 John L. Miller
 William L. Miller
 City Manager: Arlington S. Smith, Jr.
 City Attorney: Cynthia A. Farrell
 Public Works & Utilities Director: Alphonse W. Baragon

PREPARED BY: **URS CONSULTANTS GROUP, INC.**
ENGINEERS AND ARCHITECTS-PLANNERS
 10000 W. 11th Avenue, Suite 100
 Miami, Florida 33156
 Tel: (305) 551-1100
 Fax: (305) 551-1101
 E-Mail: info@urscorp.com
 Website: www.urscorp.com

A Resolution of the City Commission of the City of Opa-locka, Florida, with attachment, designating the boundaries of the Brownfields Economic redevelopment area including all areas outlined on the attached map and attached legal description for the purpose of environmental remediation and; further authorizing the City Manager to notify the Florida Department of Environmental Protection of said designation.

That portion of Section 20, Township 52 South, Range 41 East, South of the Opa-Locke CANAL

A portion of Section 21, Township 52 South, Range 41 East, being more particularly described as follows:

TOGETHER WITH:

AND:

Street, thence Southwesterly, along Raymond Hay Brlton Street, to N.W. 22nd Avenue, thence Southerly, along N.W. 22nd Avenue, to the Southerly Right of Way Line of the Opa Locka Canal, thence Northeasterly, along said Southerly Right of Way line, to a point on the Northerly prolongation of the Westerly shoreline of an existing lake, thence Southerly, along said prolongation, to the Northerly shoreline of said lake; thence meander Southerly and Easterly, along the Westerly and Southerly shoreline, to the Easterly shoreline; thence continue Easterly to N.W. 17th Avenue; thence Southerly, along N.W. 17th Avenue, to Opa-Locka Boulevard; thence Westerly and Southwesterly, along Opa-Locka Boulevard, to N.W. 19th Avenue; thence Southerly along N.W. 19th Avenue, to N.W. 135th Street, thence Westerly, along N.W. 135th Street, to the Point of Beginning.

The following described portion of the North 1/2 of Section 28.

TOGETHER WITH:

NOTE:

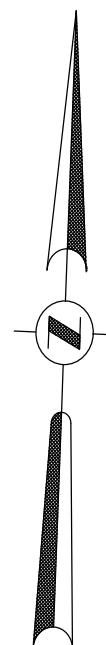
CITY OF OPA-LOCKA
HALL OF RECORDS, OPA-LOCKA, FLORIDA

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Anyone who desires to appeal any decision made by any board, agency, or commission to any matter considered at such meeting or hearing, will need a record of the proceedings, and for that reason may need to pay for a full &

1600f M
bno:



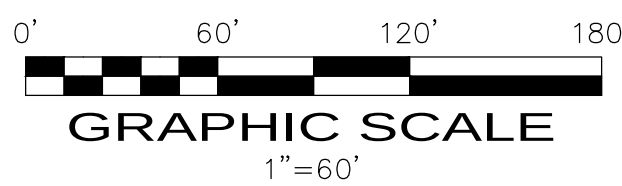
SCALE: 1"=300'
PORTION OF SECTION 29,
TOWNSHIP 52 SOUTH, RANGE 41 EAST

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARKS: N-462; ELEVATION: 7.84 FEET & N-600; ELEVATION: 7.48 FEET.
3. FLOOD ZONE: AH, BASE FLOOD ELEVATION: 7 FEET & 8 FEET; AE, BASE FLOOD ELEVATION: 7 FEET; X, BASE FLOOD ELEVATION: NONE; PANEL #12036C0019L; COMMUNITY #120657; MAP DATE: 9/11/09. FLOOD ZONE LINES ARE DEPICTED APPROXIMATELY.
4. THIS SITE LIES WITHIN TOWNSHIP 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE WITH THE SOUTH LINE OF THE NE 1/4 OF SECTION 29-52-41 BEING S87°49'49"W.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$.
8. PARKING IS DEPICTED APPROXIMATELY. PAINT WAS VERY FADED.
9. PARCEL 3 OF THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 7045259, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 7, 2018 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN 5, 4 & 6, PARCELS A, B SECTION II OF SAID COMMITMENT:
ITEM 1: 2, 3, 4 & 6; STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 6: GRANT OF AVIGATION EASEMENT IN O.R.B. 3498, PAGE 209 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 7: CANAL MAINTENANCE AGREEMENT AND RIGHT OF WAY ON RIGHT-OF-WAY MAP IN PLAT BOOK 77, PAGE 96 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 8: RESERVATIONS IN DEED BOOK 176, PAGE 339 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 9: COVENANTS, CONDITIONS, AND RESTRICTIONS IN EASEMENT DEED IN O.R.B. 10288, PAGE 2284 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 10: TERMS AND CONDITIONS IN NON-EXCLUSIVE PRIVATE EASEMENT IN O.R.B. 11076, PAGE 601, AMENDED BY AMENDMENT TO NON-EXCLUSIVE PRIVATE EASEMENT IN O.R.B. 14401, PAGE 1400 APPLIES TO THIS SITE AS DEPICTED HEREON
ITEM 11: PRIVATE EASEMENT AGREEMENT IN O.R.B. 14695, PAGE 2028 APPLIES TO THIS SITE AS DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER DADE COUNTY RECORDS.
11. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COMMENCE AT THE CENTER 'F' SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03 EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31" , FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

SAID LANDS LYING AND BEING IN THE CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 403,518 SQUARE FEET (9.2635 ACRES), MORE OR LESS.



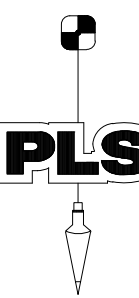
TO FOUNDRY COMMERCIAL:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(a), 8 & 11 OF TABLE A THEREOF.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA

IRONWOOD COMMERCE CENTER
12691 & 12705 NW 42nd AVENUE
OPA LOCKA, MIAMI-DADE COUNTY,
FLORIDA 33054

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**



PULICE LAND SURVEYORS, INC
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

CLIENT: LINK LOGISTICS

ORDER NO.: 71773M

Attachment B
Brownfield Site Rehabilitation Schedule

Attachment B
Table I
Brownfield Site Rehabilitation Schedule

Type of Report or Activity	PRFBBSR Action or Submittal Time Frames	RER Review or Comment Time frames
Notice of Interim Source Removal Action or Emergency Response Action situations.	Within 24 hours of initiation of the action.	No comment required.
Interim Source Removal Proposal	When seeking approval before implementation of an alternative product recovery method, groundwater recovery, soil treatment or disposal technique (see Rule 62-780.525, F.A.C.)	Within 30 days of receipt.
Interim Source Removal Plan	When seeking approval before implementation of an alternative product recovery method, groundwater recovery, soil treatment or disposal technique (62-780.525, F.A.C.)	Within 30 days of receipt.
Interim Source Removal Status Report	Within 60 days of completion of source removal activities and every 60 days thereafter or when the field activity is terminated, whichever occurs first.	No comment required.
Interim Source Removal Report	Within 60 days of completion of interim source removal activities.	Within 60 days of receipt.
Site Rehabilitation Plan (SRP) or Combined Document; (Optional submittal) (See Rule 62-780.450, F.A.C.)	Optional: SRP submitted within 270 days of executing BSRA. May include multiple tasks.	Within 60 days of receipt.
Site Assessment Report (SAR)	SAR submitted within 270 days of executing BSRA.	Within 60 days of receipt.
Risk Assessment Report (RAR)	Optional: (within 60 days of SAR approval.)	Within 90 days of receipt.
No Further Action (NFA) Proposal	When the site meets the criteria for NFA (See Rule 62-780.680, F.A.C.).	Within 60 days of receipt.
Well Survey and Sampling Results pursuant to paragraph 62-780.600(3)(h), F.A.C.	Within 60 days of discovery of contamination beyond the property boundaries	Within 60 days of receipt.
Natural Attenuation with Monitoring (NAM) Plan	When the site meets the criteria for Natural Attenuation with Monitoring (See Rule 62-780.690, F.A.C.).	Within 60 days of receipt.
Natural Attenuation with Monitoring (NAM) Report	Within 60 days of sample collection.	No comment required.
Remedial Action Plan (RAP)	Within 90 days of approval of a SRP, SAR or RAR.	Within 60 days of receipt.
As-Built Drawings	Within 120 days of initiating operation of the active remediation system.	No comment required.
Initiate Operation of Active Remedial Action	Within 120 days of RAP approval.	No comment required.
Proposals submitted pursuant to subsection 62-780.700(14), F.A.C.	Optional during active remediation	Within 60 days of receipt
Remedial Action Status Report (Monthly or quarterly status reports may be required for submittal - - depending on site conditions and Advisory Committee.)	Within 60 days of the anniversary date of initiating operation of active remediation system.	No comment required.

Post Active Remediation Monitoring (PARM) Plan	When the site meets the criteria for NFA (see Rule 62-780.680) or Leveling-Off [see Rule 62-780.700(18)]	Within 60 days of receipt.
Post Active Remediation Monitoring (PARM) Report	Within 60 days of sample collection.	No comment required.
Leveling Off Determination	Within 60 days of sample collection.	Within 60 days of receipt.
Post Active Remediation Monitoring (PARM) Plan resampling proposal (Rule 62-780.750(4)(e), F.A.C.	Within 60 days of sample collection.	Within 60 days of receipt.
Site Rehabilitation Completion Report (SRCR)	Within 60 days of the final sampling event. If SRCR not approved then submit modifications, etc., within 60 days of RER's response.	Within 60 days of receipt. If the brownfield site meets the requirements of Chapter 62-780, F.A.C., for the issuance of an SRCO, then an SRCO will be issued.
Pilot Study Work Plan	When seeking approval before implementation of a Pilot Study pursuant to Rule 62-780.700(2), F.A.C.	Within 60 days of receipt.
Notices for Field Activities except for Start of Interim Source Removal or Emergency Response Action situations.	Within seven (7) days but not less than 24 hours prior notice to RER to perform field activity.	No comment required.
Submittal to the RER of addenda, responses, or modification to plans or reports, pursuant to Chapter 62-780, F.A.C.	Within 60 days of receipt of RER's response.	Within the same time frame for review of the original submittal.
Submittal of Form and Actual Notice required in subsection 62-780.220(2), F.A.C.	See text of rule for "Initial Notice of Contamination Beyond Property Boundaries" in subsection 62-780.220(2), F.A.C.	No comment required.
Submittal of Actual and Constructive Notice required in subsection 62-780.220(3), F.A.C.	See text of rule for "Subsequent Notice of Contamination Beyond Source Property Boundaries for Establishment of a Temporary Point of Compliance (TPOC)" in subsection 62-780.220(3), F.A.C.	No comment required.
Submittal of Notice required in subsection 62-780.220(7), F.A.C.	See text of rule for requirement that PRFBSR provide notice of RER's intent to approve site closure using institutional controls, institutional and engineering controls, or alternative cleanup target levels.	No comment required.

GPT NW 42ND AVENUE OWNER III, LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901004

Attachment C
Site Access Agreement

**SITE ACCESS AGREEMENT
PERMISSION TO ENTER PROPERTY
BROWNFIELDS REDEVELOPMENT PROGRAM**

1. GPT NW 42nd Avenue Owner III, LLC, the real property owner ("undersigned" or "owner"), hereby grants permission to the Miami-Dade County Department of Regulatory and Economic Resources (RER) and the State of Florida, Department of Environmental Protection ("Department") and its agents and subcontractors to enter the undersigned's property ("the property") located at 12705 NW 42 Avenue, Opa-Locka, Florida 33054, Parcel ID 08-2129-000-0064 as described in **Attachment A** attached to the Brownfield Site Rehabilitation Agreement ("BSRA") for the brownfield site assigned the Brownfield Site Identification Number BF139901004, beginning on the date of execution of the BSRA and ending on such date as deemed appropriate by RER or the successful completion of the BSRA, whichever occurs first.
2. This permission is contemplated to be used for the following activities that may be performed by RER and/or the Department, its agents, representatives or subcontractors:
 - a. Having access to areas where contamination may exist.
 - b. Investigation of soil and groundwater including, but not limited to, the installation of groundwater monitoring wells, the use of geophysical equipment, the use of an auger for collection of soil and sediment samples, the logging of existing wells, videotaping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, and other materials deemed appropriate by the Department and the like.
 - c. Removal, treatment and/or disposal of contaminated soil and water, which may include the installation of recovery wells or other treatment systems.
3. Upon completion of the investigation, RER and/or Department will restore the property as near as practicable to its condition immediately prior to the commencement of such activities.
4. The granting of this permission by the undersigned is not intended, nor should it be construed, as an admission of liability on the part of the undersigned or the undersigned's successors and assigns for any contamination discovered on the property.
5. RER, and the Department, its agents, representatives or subcontractors may enter the property during normal business hours and may also make special arrangements to enter the property at other times after agreement from the undersigned.
6. RER and the Department acknowledge and accept any responsibility it may have under applicable law (Section 768.28, Florida Statutes) for damages caused by the acts of its employees acting within the scope of their employment while on the property.
7. In exercising its access privileges, the RER and/or the Department will take reasonable steps not to interfere with the Owner's operations, or the remediation and redevelopment activities pursuant to the BSRA.

GPT NW 42nd Avenue Owner III, LLC


Name: Clifton Coffey
Title: Authorized Signatory
Date: 10/19/2023


Witness
Name: Francisco Ryn
Date: 10/19/2023

Site Access Agreement
Brownfield Site ID #: BF139901004
September 18, 2023
Page 2 of 2

Accepted by RER by the following authorized agent:



Signature of RER Representative
Name: Sandra Rezola
Title: Manager, EMES, RER-DEPM
Date: 10/27/2023



Witness
Name: Jose R. Mas
Date: 10/27/23

Attachment D
Certification of Redevelopment Agreement

RESOLUTION NO. 22-084

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, GPT NW 42ND AVENUE OWNER II, LLC C/O GRAMERCY PROPERTY TRUST & GPT NW 42ND AVENUE OWNER III, LLC C/O GRAMERCY PROPERTY TRUST seeks to redevelop this two-parcel site with the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed Use Overlay requirements. The applicant has prepared a site plan to illustrate the proposed retail and warehouse distribution facility; and

WHEREAS, according to the City of Opa-Locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed use, including retail and warehouse/distribution facilities; and

WHEREAS, as indicated on the accompanying plans, the proposed development would consist of six buildings containing approximately 741,837 square feet which combines both commercial and warehouse uses and 74,182 square feet of office use; and

WHEREAS, the Plans also incorporate traditional Moorish architecture to complement the surrounding community and the general design goals of the City; and

WHEREAS, the Planning & Zoning Board reviewed this request on September 13, 2022, for final site plan approval and recommended approval by a 4-0 vote; and

WHEREAS, the City Commission of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the final site plan of Applicant within the City, as provided herein and attached hereto as Exhibit "A".

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

SECTION 1. Recitals.

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

SECTION 2. Approval/Denial.

Approval/Denial of Site Plan. The City Commission of the City of Opa-Locka has reviewed the recommendation of the Planning & Zoning Board and hereby **approves** / denies the Site Plan request for the construction and operation of an industrial and commercial mixed-use retail, and warehouse distribution facility on the property located at 12691 NW 42nd Avenue and identified by folio 08-2129-000-0050 and 12705 NW 42nd Avenue and identified by folio 08-2129-000-0064 and both properties are in the B-3 Zoning District. A copy of the Site Plan is attached hereto and incorporated herein as Exhibit "A".

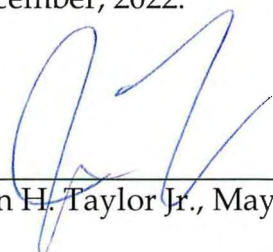
SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

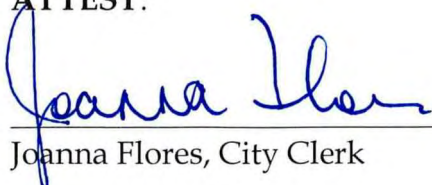
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED and ADOPTED this 14th day of December, 2022.



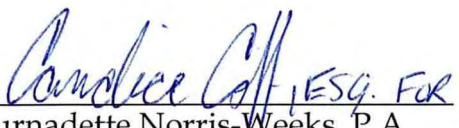
John H. Taylor Jr., Mayor

ATTEST:



Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Commissioner Williams

Seconded by: Commissioner Bass

VOTE: 4-1

Commissioner Bass	YES
Commissioner Kelley	YES
Commissioner Williams	NO
Vice Mayor Ervin	YES
Mayor Taylor	YES



**City of Opa-locka
Agenda Cover Memo**

Department Director:	Gregory D. Gay		Department Director Signature:		
City Manager:	Darvin Williams		CM Signature:		
Commission Meeting Date:	December 14, 2022		Item Type:		
			(Enter X in box)		
Fiscal Impact:	Yes	No	Resolution Reading:		
(Enter X in box)			(Enter X in box)		
		X	Public Hearing:		
			(Enter X in box)		
Funding Source:	(Enter Fund & Dept)		Advertising Requirement:		
	Ex: N/A		(Enter X in box)		
Account# :	See Financial Impact section below				
ILA Required:	Yes	No	RFP/RFQ/Bid#:		
(Enter X in box)		X			
Strategic Plan Related	Yes	No	Strategic Plan Priority Area:	Strategic Plan Obj./Strategy:	
(Enter X in box)	X		Enhance Organizational ☐	(list the specific objective/strategy this item will address)	
			Bus. & Economic Dev ☒		
			Public Safety ☐		
			Quality of Education ☐		
			Qual. of Life & City Image ☒		
			Communication ☐		
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Applicant, GPT NW 42nd Avenue Owner II, LLC & GPT NW 42nd Avenue Owner III, LLC seeks to redevelop this two-parcel site and has submitted formal requests for site plan and development agreement approvals for the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution

facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed use Overlay requirements.

Background

This property is located in the southwest section of the City of Opa-locka on the east-side of NW 42nd Avenue, across from the City's Public Works Department. The property is owned by GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC according to Miami-Dade County Property appraiser's website. As indicated on the site plan the proposed development would consist of six buildings containing approximately 741,837 square feet which combines both commercial and warehouse uses and would provide 74,182 square feet of office use.

The applicant intends to develop the property with a commercial logistics uses in accordance with the Commercial B-3 zoning district regulations and the corridor mixed use overlay requirements for the inclusion of industrial warehouse and distribution uses. The proposed development would consist of six buildings containing over 740,000 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City. This development provides for both commercial and warehouse uses with a commercial visual appeal. This planned development is anticipated to generated approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees.

The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay", for "Parcel 1" and a land use designation of "industrial" with a "Corridor Mixed Use Overlay", for "Parcel 2" which allows for an industrial/commercial mixed-use, which would include warehouse / distribution facilities and showrooms. Because the buildings are expected to be built on a speculative basis for many tenants and are not a build-to-suit for a specific tenant in mind, measurable commercial-retail at this time is not possible in order to preserve flexibility needed to best respond to leasing demand once the buildings are constructed. The site plan does provide a means for separate uses within each building to permit commercial retail, showroom and flex office space.

The proposed development use "Retail Center" and "Warehouse Distribution Center" is in harmony with the general characteristic of the surrounding neighborhood for Commercial/Industrial Uses. For Horizontal Mixed Use the Development where the different types of uses, industrial and commercial are horizontally integrated, the site plan has multiple buildings, and each building may be a separate use. There must be clear indicators as to the area designated for retail and for commercial uses. Retail uses must be specific to the products produced on site and any accessory uses. The applicant is proposing a speculative, multi-tenant commercial logistics project that has been designed to attract small- and medium-sized users that are anticipated to require approximately 10% in aggregate of square footage as retail/showroom and flex office space buildout inside the buildings. The buildings facing Lejeune and Douglas/Lejeune will feature shallower depths at 145 feet, more glass and storefronts, high auto parking counts, enhanced lighting and concealed truck courts, which are visually appealing to the neighborhood and will attract smaller businesses with office/showroom/retail spaces along the storefronts.

According to the City's Land Development Regulation/ Zoning Code B-3 (Commercial Industrial) allows Warehouse facilities for light industrial and light manufacturing uses; The B-3 Zoning District also permits B-1 & B-2 Uses and the district permits Flea Markets & Bazaars. As a mixed-use development there must be clear indications of retail, sales and service uses and distinct indicators of where those uses will be located. The MXUOD District permits Retail and Service Uses as well as Hotels, Movie Theaters, Health Spas, and Medical and Business Offices. The commercial mixed use also includes Recreational Facilities that include recreation buildings for indoor sports, i.e. indoor soccer, swimming pools, parks, (which could include a water park) open space and recreational area for tennis courts, basketball courts, etc.

Financial Impact

Approval of this site plan and development agreement will not provide any negative financial impact.

Proposed Action:

Staff recommended approval of this Resolution

Attachment:

DRAFT Resolution
P&Z Application Package
P&Z Board Meeting Minutes 9-13-22

April 19, 2022

VIA HAND DELIVERY

Mr. Gregory Gay
Director, Planning and Community Development Department
3400 NW 135 Street, Building B
Opa-Locka, Florida 33054

**Re: GPT NW 42 Avenue Owner II LLC and GPT NW 42 Avenue Owner III LLC
- Letter of Intent for Site Plan Review**

Dear Mr. Gay:

This letter constitutes the letter of intent on behalf of GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC (the "Applicants") in support of their request for site plan approval for a proposed commercial logistics project in connection with that certain $\pm$ 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain $\pm$ 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property"; legally described in Exhibit "A").

Parcel 1 is located in the southeast corner of NW 42 Avenue/LeJeune Road and State Road 924/Gratigny Parkway, south of the Miami-Dade County canal while Parcel 2 is located west of the Douglas Road/LeJeune Road connector and north of the Miami-Dade County canal. Parcel 1 has served as the location for the Opa-Locka Flea Market and Parcel 2 is currently used for truck parking. Both parcels are surrounded by industrial uses to the north and to the west, while Parcel 1 is directly east of a recently approved logistics/warehouse and commercial development. The City of Opa-Locka's Comprehensive Plan, Future Land Use Plan (LUP) map provides that Parcel 1 has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay" while Parcel 2 has a land use designation of "Industrial." Additionally, according to the City of Opa-Locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and Parcel 1 is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed-use, including warehouse/distribution facilities. An aerial of the Property is included below.

- Incorporating use of more glass and storefronts within the architectural design increases the commercial appeal visible to the main thoroughfares and allows for more retail/showroom/office spaces
- Enhanced lighting features

The proposed project is anticipated to generate approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees. The Plans also incorporate traditional Moorish architecture to complement the surrounding community and general design goals of the City. The Applicants have included in Exhibit "B" responses to site plan review and approval requirements as outlined in Article III, Section 22-55 of the City of Opa-Locka Code. Overall, the proposed project creates an emphasis on the booming commercial logistics industry in order to foster the existing warehouse sector within Opa-Locka while generating well-paying jobs for residents.

Additionally, the City of Opa-Locka Zoning Code Section 22-99(F)(6)(c) regulating off-street parking within the Corridor Mixed Use Overlay District states that applicants may request a minimum parking stall area of 8 ½' by 18', instead of 10' by 20' for 90 degree angled parking as mandated by Article 8 of the Code. The Applicants are hereby requesting a parking stall area of 9' by 19' including a two foot overhang.

Based on the above and attached, we submit that the proposed development is consistent with the City of Opa-Locka Comprehensive Plan and its Zoning Code requirements. The Applicants respectfully request your favorable consideration of the application. If you have any questions or require any additional information, please do not hesitate to call at 305-789-7782.

Sincerely,

HOLLAND & KNIGHT, LLP

Joseph G. Goldstein

Enclosures

Cc: Mr. Gerald Lee
Mr. Clifton Coffey
Mr. Anthony Nelson
Mr. Camilo Rios
Mr. Jorge Rios
Robert Holland, Esq.
Alessandria San Roman, Esq.

Exhibit "A"

Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

Exhibit "B"

Application Questions

See: Section 22-55, Opa Locka Code

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

The City of Opa-Locka's Comprehensive Plan, Future Land Use Plan (LUP) map provides that the Property has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay." Within the commercial district, the development specifically advances Comprehensive Plan Policy LU-7.5 by developing six buildings containing over 740,000 square feet of commercial logistics space that will help improve the local economy and promote job creation and economic development in an area centrally located off of a half section line road and a major highway, State Road 924/Gratigny Parkway. Additionally, the proposed development aligns with Comprehensive Policy LU-3.2 by designing and building the building fronting NW LeJeune Road with (1) shallower buildings, which create more opportunities for smaller businesses, tenants in a variety of industries, and retail/showroom/office spaces facing NW LeJeune Road and the Douglas/LeJeune Connector, (2) concealed truck courts, which shield/screen truck loading and unloading from main thoroughfares, (3) incorporating use of more glass and storefronts, and (4) enhanced lighting features.

Furthermore, the City of Opa-Locka recognizes in its Comprehensive Plan the need to "maximiz[e] economic opportunities for current and future residents through job creation, fostering existing and attracting new businesses and industries, and maintaining an ample supply of economically-generating land uses within the City's boundaries." This project will provide economic opportunities for Opa-Locka residents by creating higher paying jobs and attracting new businesses and industries. The Bureau of Labor Statistics provides that non-supervisory warehouse employees earn 25-30% higher hourly wages than non-supervisory employees in retail. The average pay for non-supervisory warehousing and storage employees is approximately \$17-\$19 per hour compared to \$12-\$15 per hour in non-supervisory retail positions. In addition, the Owner is committed to investing in workforce training capabilities and resident employment.

- 2. The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the City.**

The development permitted by the application will result in a favorable impact on the economy of the City. As previously stated, the proposed project is anticipated to generate approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees. Additionally, the development is expected to create substantial high quality job opportunities for the residents of Opa-Locka.

3. **The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.**

The proposed development will utilize current best management practices and design standards and will not unduly burden water, sewer and solid waste disposal utilities. Since the project is primarily a commercial logistics use, there will be no meaningful impact to the recreation or education facilities in the area.

4. **The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.**

The property is located on three major arterials, NW 42nd Avenue, the Gragny Parkway and the Douglas/LeJeune Connector. The net trips are expected to be reduced by approximately 6,626 daily trips due to the change of use from retail area to warehouse. Due to this net reduction in the anticipated trips, there will be no projected increased demand on public transportation facilities, roads, streets and highways.

5. **Plan Submission and Review. Any application for site plan approval shall include the following information:**

- a. **The location and size of the site, including its legal description and a current certified survey (less than six months old).**

The subject property consists of approximately $\pm$ 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain $\pm$ 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property" legally described in Exhibit "A" of the letter of intent). A current certified survey is included as part of this application package.

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

A title report is included as part of this application package. The developer is the owner and there are no liens and encumbrances listed on the Property.

- c. **The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures within 100 feet.**

The above aerial shows existing conditions within 100 feet of the development. The existing conditions within 100 feet generally include roadways, drainage canals and other industrial/commercial properties.

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

Please see the letter of intent for a breakdown of the density and land use. The project will consist of approximately 732,993 square feet of commercial logistics space and the associated parking and loading areas. The project will have a maximum of 80% impermeable area as required by code taking into consideration the use of permeable paver areas and pervious areas.

- e. The location, size, and character of any common open space and the form of organization proposed to own and maintain any common open space.**

The Property is organized to avoid conflict between the truck traffic and pedestrian/vehicular traffic. It organizes the main entrances into the buildings together to form spaces for beautifying through landscaping and modern Moorish façades, which front the main roads.

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

The buildings will be commercial logistics space and range, with a maximum height of 65 feet, measured from adjacent grade at building fronts to top of parapets. This is to articulate the facades and to aide in the screening of roof top mechanical equipment. All buildings incorporate shallower buildings and more glass and storefronts to appeal to retail, showroom, and office users. The truck courts have been placed strategically in the middle of the buildings, which shield/screen truck loading and unloading from main thoroughfares.

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

The proposed project will not require any off-site roadway improvements. The project will require potable water main extensions and sanitary sewer main extensions as shown on plans to serve the project. The Property will have adequate access for fire protection and refuse collection vehicles.

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

The proposed development will require easements for potable water system, electric utilities, and communication utilities. These easements will require an easement recorded by instrument based on the as-builts for each utility. The project will be provided water by City of Opa-Locka, sanitary sewer collection by the Miami-Dade Water and Sewer Department and electrical service by FPL. All easements for each utility will be based on their standard utility easement instruments.

- i. In the case of plans which call for development over a period of years, a phasing schedule showing the approximate times within which applications for building permits are intended to be filed.**

The project schedule anticipates construction of the six proposed buildings in a single phase with development commencing as follows:

Item No.	Action	Date
1	Site Plan Approval	9/19/2022
2	Plat Approval	8/1/2022
3	Building 1 Permit Issuance	12-19-2022
4	Building 2 Permit Issuance	12-19-2022
5	Building 3 Permit Issuance	12-19-2022
6	Building 4 Permit Issuance	12-19-2022
7	Building 5 Permit Issuance	12-19-2022
8	Building 6 Permit Issuance	12-19-2022
9	Completion of Construction	*pending building permit issuance and subject to market conditions.

Projected phasing and construction is an estimate based on experience. Ultimate phasing is subject to market and availability of resources.

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

Please see complete application for all development plans and specifications.

- k. A demonstration that the proposed development does not degrade adopted levels of service in the City.**

The City requires that the project not degrade the adopted level of services for potable water, sanitary sewer, solid waste, drainage, and traffic. The following items have been requested and will be provided to the City.

- Potable Water – There is a net increase of 14,124 gallons per day (GPD) for the proposed development compared to the existing development, which consists an enclosed building area of 5,360 square feet of retail space. A letter of availability has been requested from the City of Opa-Locka to confirm the additional water demand availability.
- Fire Flow – While not a concurrency requirement, fire flow tests have been requested to confirm that the existing Opa-Locka water main can provide the minimum required 3,000 gallons permit for an industrial site. The fire flow test will be provided upon receipt.
- Sanitary Sewer – There is a net increase of 14,124 gallons per day (GPD) for the proposed development compared to the existing development, which consists an enclosed building area of 5,360 square feet of retail space. A letter of availability has been requested from the City of Opa-Locka to confirm the additional sewer demand availability.
- Solid Waste – A letter of availability from Miami Dade County has been requested and will be provided upon receipt.
- Drainage - The stormwater management system for the project will consist of a network of exfiltration trench and retention areas to provide water quality treatment and water quantity attenuation in accordance with the storm water management standards for Miami-Dade County for both flood protection and water quality treatment.
- Traffic Circulation – The main access and egress points to the site will be from NW 42nd Avenue and the site will have internal circulation to all the buildings throughout the property.

1. Architectural elevations for buildings in the development; exact number of dwelling units, sizes and types and total number of bedrooms, if residential. For nonresidential development, the Floor Area Ratio and Gross Square Footage shall be required.

Elevations were designed as a contemporary interpretation of traditional Moorish architecture. The layering and screening which is typical of Moorish architecture is present while maintaining the use of the colors approved by the City of Opa-Locka and in line with the City's Comprehensive Plan. Additionally, the buildings will also include a pattern formed on the concrete which is similar to the geometric patterns typically seen on Moorish architecture. By maintaining the aesthetic of Moorish architecture typically seen in Opa-Locka and combining it with a modern

approach common of the Miami area, the City's fabric is respectfully considered in the building elevations.

m. Plans for signs, if any.

The Applicants will work with the City on its signage plan. Any signage used will generally comply with the City's Code. Visibility from the surrounding streets and highways will be of primary importance.

n. Traffic Study stating current average daily and peak hour traffic volume counts, a description of existing traffic conditions, programmed and planned roadway improvements, and future traffic conditions. All roadway improvements and associated costs shall be provided.

The property is located on three major arterials, NW 42nd Avenue, the Gratigny Parkway and the Douglas/LeJeune Connector. The proposed warehouse will generate approximately 1,196 daily trips compared to the existing retail area that is estimate to generate approximately 7,822 daily trips (to be confirmed with a driveway count). Due to this net reduction in the anticipated trips, there will be no projected increased demand on public transportation facilities, roads, streets and highways.

o. Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions for irrigation and maintenance. Certification of Compliance with City Landscape and Miami-Dade County Chapter 18A requirements.

A landscaping plan is provided that includes a variety of types of native, flowering, and decorative tree species and shrubbery that comply and meet the landscaping requirements of the City and Miami-Dade County Chapter 18A.

p. Color renderings and elevations.

Elevations for the proposed buildings are provided. They show a modern-Moorish approach to warehouse design, while maintaining a pedestrian scale through the articulation of the entrances and providing ample glazing and glass to soften the predominantly concrete facades.

q. Photometrics

The site lighting has been designed to comply with Miami-Dade Code, Chapter 8C-3 and all other local codes and ordinances. The site lighting has been designed using LED pole mounted fixtures and wall packs with full cut-off.

r. Flood criteria data and finished floor elevations

The proposed buildings will have a minimum finished floor elevation of 11.2 feet NGVD. The minimum finish floor shall be set above the highest of the following three criteria.

One foot above the FEMA flood elevation base flood elevation of 8 feet NGVD = elevation 9 feet NGVD,

Highest adjacent road crown plus 6 inches = 8 feet NGVD

County Flood Criteria = 6 feet NGVD

- s. Additional data, maps, plans, surveys, or statements as may be required for the particular use or activity involved.**

Plans and survey are being provided under separate cover.

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2019-2020

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

FY 2018-2019 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 1, 2019
November 5, 2019
December 3, 2019
January 7, 2020
February 4, 2020
March 3, 2020
April 7, 2020
May 5, 2020
June 2, 2020
July 7, 2020
August 4, 2020
September 8, 2020

August 16, 2019
September 20, 2019
October 18, 2019
November 22, 2019
December 20, 2019
January 17, 2020
February 21, 2020
March 20, 2020
April 18, 2020
May 22, 2020
June 19, 2020
July 24, 2020

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

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

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

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

PROPERTY OWNER'S ADDRESS: 90 Park Avenue 32 Floor NY NY 10016
Number/Street City State/Zip Code

APPLICANT'S NAME: Same as Property Owner

APPLICANT'S ADDRESS: Same as Property Owner
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (212) 297-1007 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0050 & 08-2129-000-0064 PRESENT ZONING: B-3

LEGAL DESCRIPTION: See attached Exhibit "A"

Please check specific request:

- ☐ Tentative Plat
- ☐ Final Plat
- ☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
- ☐ Rezoning
- ☐ Drainage Plan
- ☐ Fill Permit Request
- ☐ Preliminary Site Plan Review
- ☒ Final Site Plan Review
- ☐ Conditional Use Permit – No Plans
- ☐ Conditional Use Permit – With Plans
- ☐ Special Exception – No Plans
- ☐ Special Exception – With Plans
- ☐ Development Agreement
- ☐ Restrictive Covenant
- ☐ Other – Please specify: _____

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

Received:
By:
Date:

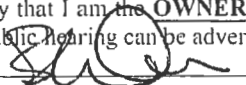
PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☐ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D.
- ☒ 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, must be submitted on CD-Rom disc in Cad and PDF format.
- ☒ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☒ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies
- ☒ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

I, GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature 

Date 3-22-22

Sworn to and subscribed before me:

This 22nd day of March, 2022.

Banica Defrank

My commission expires 06/03/2025.

Notary Public

Attach copy of identification

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in Queens County
Commission Expires June 03, 2025

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:

GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

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

I GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

See Exhibit "A"

I do give to Holland & Knight LLP (Joseph G. Goldstein, et al.) the power of Attorney and authority to speak on my behalf and process the enclosed application for site plan approval in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Holland & Knight LLP (Joseph G. Goldstein, et al.) to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

Date

Sworn to and subscribed before me:

This 22nd day of MARCH, 2022.

Notary Public

My commission expires: 06/03/2025.

BANICA DEFRANK NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01DE6283659 Qualified in Queens County Commission Expires June 03, 2025

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

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road

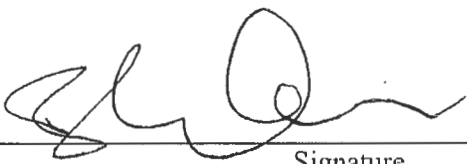
LEGAL DESCRIPTION: See Exhibit "A"

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____



Signature

Exhibit "A"
Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

375-FOOT RADIUS MAP OF:

LOCATION: 12691 and 12705 NW Le Jeune Road,
Opa-Locka FL 33054
FOLIO: 08-2129-000-0050 and -0064

PREPARED FOR: HOLLAND & KNIGHT, LLP
ORDER: 220308

DATE: March 11, 2022



SCALE: 1"= 400'



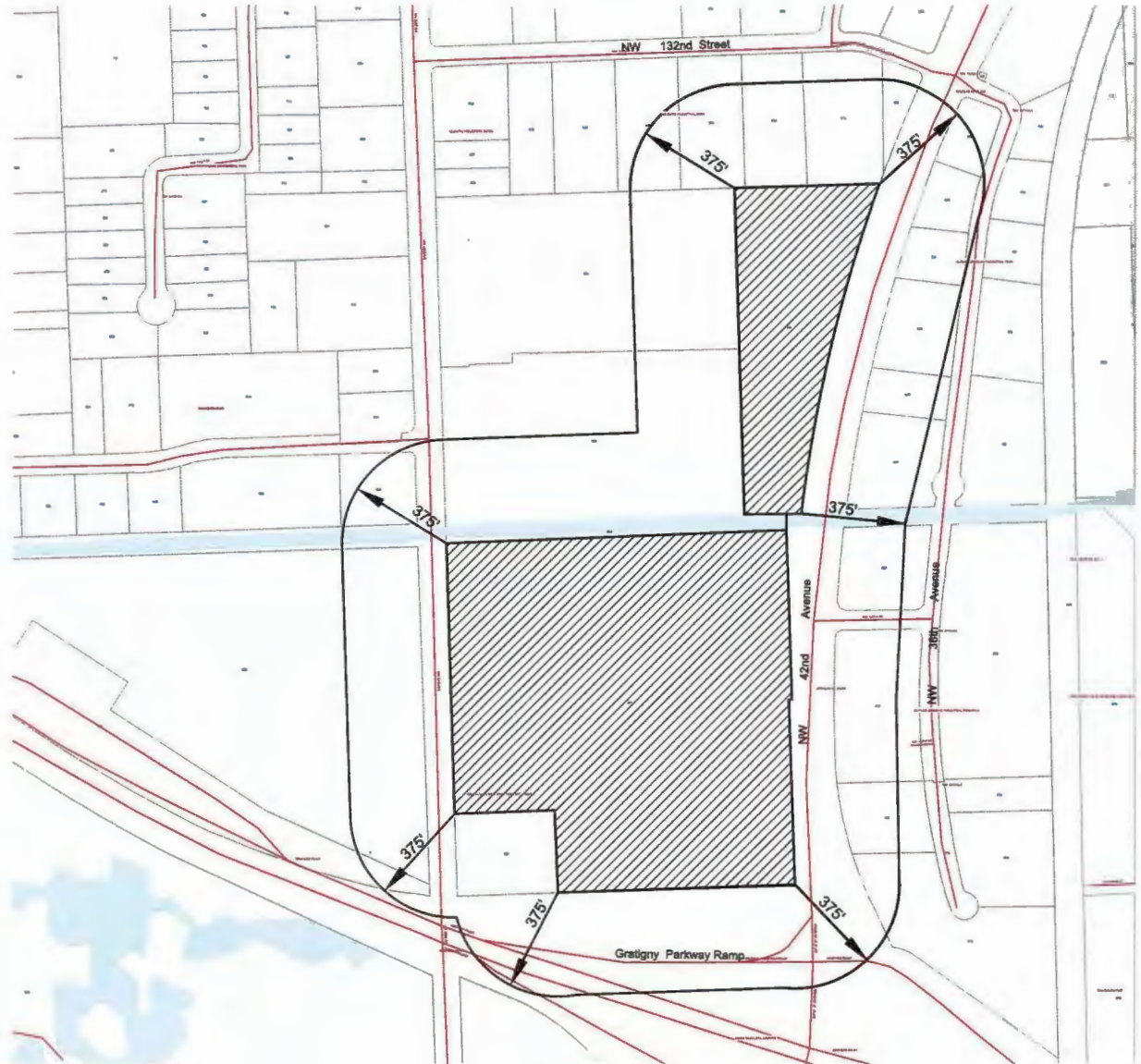
The Zoning Specialists Group, Inc.

7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305)828-1210

www.thezoningspecialistsgroup.com





TITLE INFORMATION BRINGDOWN

File No.: 9829483
Customer Reference: 164183.1

March 18, 2022

Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Re: Miami-Dade County, Florida
Buyer: Purchaser with contractual rights under a purchase agreement with the
vested owner identified at item 4 below
Seller: GPT NW 42nd Avenue Owner II LLC, a Delaware limited liability company

Pursuant to your request, the Company has caused a search to be made of the Public
Records of Miami-Dade County, Florida, solely as revealed by its title plant indices, from
October 04, 2021, at 11:00 PM through February 24, 2022, at 11:00 PM and said search
reveals that the following documents have been recorded during said period:

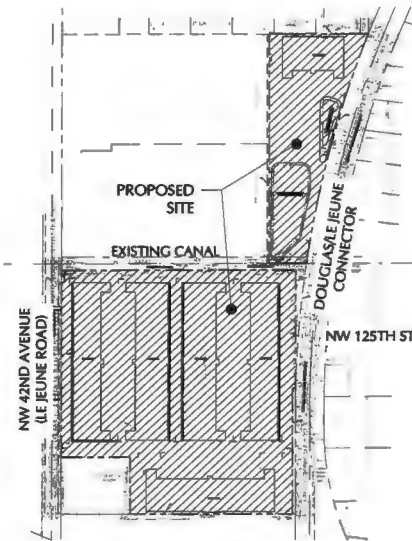
NOTHING NEW FOUND OF RECORD.

CAUTION: A determination of the validity and effect of any instrument listed above must be
made before any commitment, policy, or endorsement is issued in reliance thereon.

Yolanda E. Rodriguez
By: _____
Authorized Officer or Agent

SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST
FOLIOS: 08-2129-000-0050 & 08-2129-000-0064

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
C-100	COVER SHEET
C-000	GENERAL NOTES & SPECIFICATIONS
C-000	PARTIAL SITE PLAN
C-001	PARTIAL SITE PLAN
C-000	PARTIAL UTILITY PLAN
C-001	PARTIAL UTILITY PLAN



LOCATION SKETCH
SCALE: 1" = 300'

LEGAL DESCRIPTION:

A PORTION OF THE SW 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR NW 42ND AVENUE AND LESS THE EAST 5.00 FEET OF THE SOUTH RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH BEARING N06°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN SOUTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH BEARING N08°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RECORD PLAT RECORDED IN BOOK 72, AT PAGE 98 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING N71°17'02" E 86' WEST FROM THE CENTER OF SAID CURVE; THENCE RUN WEST BEARING N71°17'02" E 86' WEST ALONG SAID CURVE TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF THE LE JEUNE-DOUGLAS EXPRESSWAY; THENCE RUN ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH BEARING N06°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL 11.

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400

Date	Description	No.
Revision		
SIGNATURE	MICHAEL CARR	DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 74242		
LANGAN		
Langan Engineering and Environmental Services, Inc.		
110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301		
T. 954.328.2100	F. 954.328.2101	www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 688886048E17261816		
Project		
ICC - PHASE 2		
OFA LOCKA		
MIAMI-DADE COUNTY		FLORIDA
Drawing Title		
COVER SHEET		
Project No. 330059104	Drawing No.	
Date 03/29/2022	C-100	
Drawn By CMV		
Checked By NPC	Sheet 0 of 1	

RLC Architects
 1000 N. W. 42nd Ave., Suite 100
 Fort Lauderdale, FL 33309
 Phone: (954) 573-1100
 Fax: (954) 573-1101
 Email: info@rlcarchitects.com
 Website: www.rlcarchitects.com

FLORIDA ARCHITECTS
 License No. 12500
 Exp. Date 12/31/2022

FLORIDA ARCHITECTS
 License No. 12500
 Exp. Date 12/31/2022

FLORIDA ARCHITECTS
 License No. 12500
 Exp. Date 12/31/2022

IRONWOOD COMMERCE CENTER - PHASE 2
 OPALOCKA, FLORIDA
 LINK LOGISTICS

IRONWOOD COMMERCE CENTER - PHASE 2
 OPALOCKA, FLORIDA
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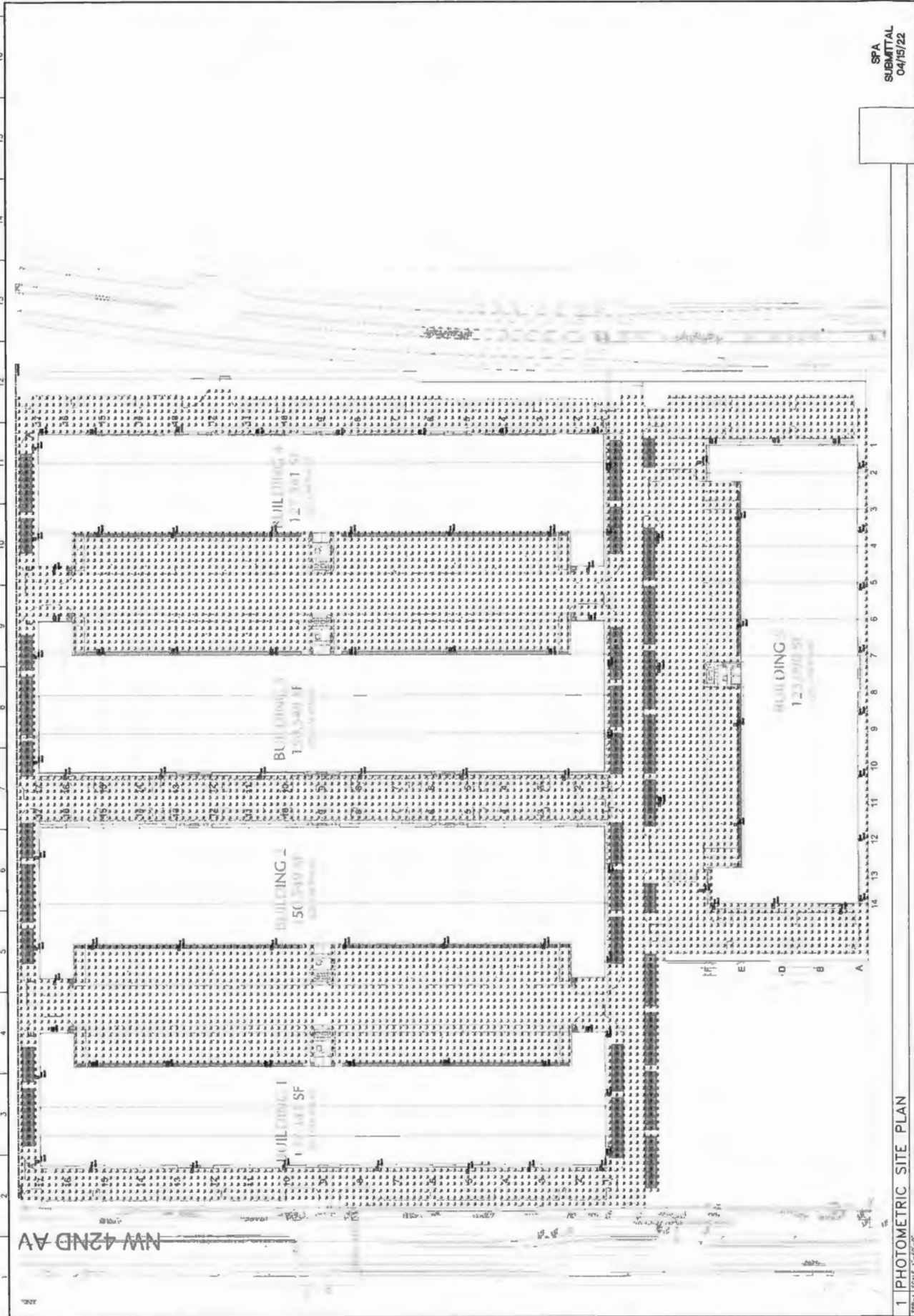
IRONWOOD COMMERCE CENTER - PHASE 2
 OPALOCKA, FLORIDA
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 OPALOCKA, FLORIDA
 LINK LOGISTICS

IRONWOOD COMMERCE CENTER - PHASE 2
 OPALOCKA, FLORIDA
 LINK LOGISTICS



21 April 2022

Yamilet Senespleda, PE, PTOE
Manager Traffic Engineering Division
Miami-Dade County Dept. Transportation and Public Works
111 NW 1st Street, Suite 1510
Miami, Florida 33128

**Re: Traffic Generation Statement
Ironwood Commerce Center-Phase 2
Opa-locka, Florida
Langan Project No.: 330059104**

Dear Ms. Senespleda:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the Ironwood Commerce Center-Phase 2 development to show that the development will generate less traffic than the existing development on site. Therefore, Miami-Dade County Traffic Engineering Division can waive the need for a Level 2 traffic-impact analysis. The development property is an existing flea market that will be redeveloped with 741,817 square-feet of warehouse uses. This report includes trip generation calculations for the proposed redevelopment. **Attachment A** contains the figures of this report. **Figure 1** shows an aerial photograph of the site. The proposed development meets city traffic-concurrency requirements because the proposed warehouse generates less traffic than the existing use it will replace.

Project Description

The proposed development will comprise 741,817 square feet of warehouse uses that will be built through six buildings and expected to be constructed by the end of 2024. The 43.02-acre site (Folio No.: 08-2129-000-0050 & 08-2129-000-0064) is north of the Gratigny Parkway (SR-924), west of 42nd / 37th Avenue Connector and east of NW 42nd Avenue (SR-953) in Opa-locka, Florida. Site access will be provided through existing and proposed driveways along NW 42nd Avenue and 42nd / 37th Avenue Connector. The proposed development will not have gated-controlled access. **Attachment B** contains a copy of the site plan and shows the location of the driveway connections.

Trip Generation Analysis

Traffic counts were collected at the current site to determine existing trip generation. As shown in **Table 1**, the existing flea market generates 5,760 daily trips, 179 morning peak hour trips, and 179 afternoon peak hour trips, while the proposed development is expected to generate 1,210 daily, 113 morning peak hour and 115 afternoon peak hour trips. We prepared trip estimates for the proposed development, summarized in **Table 1**, using equations from the 11th Edition of the ITE *Trip Generation Manual*. **Attachment C** contains the collected traffic count data with an aerial showing the location where data was collected. A negative net difference indicates that the warehouse will generate less daily and peak hour trips than the existing flea market.

Table 1 - Trip Generation Estimates

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	51%	49%	2,960	2,800	5,760
Warehousing	150	741,817 SF	T = 1.58 (X) + 38.29	50%	50%	605	605	1,210
Difference						-2,355	-2,195	-4,550

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	69%	31%	123	56	179
Warehousing	150	741,817 SF	T = 0.12 (X) + 23.62	77%	23%	87	26	113
Difference						-36	-30	-66

Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	43%	57%	209	275	484
Warehousing	150	741,817 SF	T = 0.12 (X) + 26.48	28%	72%	32	83	115
Difference						-177	-192	-369

* Trip Generation based on collected 24-hour data on site.

Project Traffic Distribution

We determined the directional distribution of site generated trips based on cardinal distribution data for TAZ 275 from the Miami-Dade County 2045 Transportation Model (see **Attachment C**) and from the development's access to the surrounding roadway network. Project traffic was assigned 17% northwest, 32% northeast, 23% southeast, and 28% southwest based on the TAZ data as shown in **Figure 2**. We interpolated the 2015 and 2045 directional-distribution values from the model data to develop percentages for 2024. **Table 2** shows the proposed development's trip-distribution percentages.

Table 2 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	19.80%	12.40%	8.20%	14.40%	16.00%	11.70%	7.00%	10.60%
2045	15.70%	14.60%	7.30%	15.20%	17.80%	11.00%	8.10%	10.30%
2024	18.57%	13.06%	7.93%	14.64%	16.54%	11.49%	7.33%	10.51%

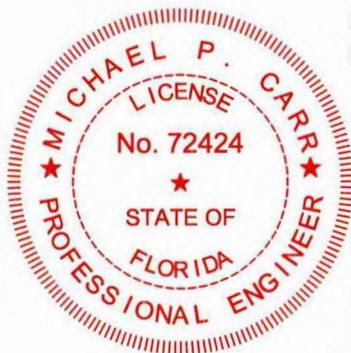
Driveway Volumes

The site's vehicular access will be through three driveways to NW 42nd Avenue and four driveways to 42nd / 37th Avenue Connector. Site Driveways A and C are proposed right-in / right-out driveways located along NW 42nd Avenue and Site Driveway B is an existing full access driveway also located along NW 42nd Avenue. Site Driveways D, E, and G are proposed right-in / right-out driveways located along NW 42nd / 37th Avenue Connector and Site Driveway F is a proposed full access driveway located at the existing intersection of 42nd / 37th Avenue Connector & NW 125th Street. We evaluated the need for right-turn lanes at the project's proposed driveways based on FDOT Access Management Standards and determined that none of the proposed driveways warrant an exclusive right-turn lane. The existing full-access driveway along NW 42nd Avenue has an existing southbound left-turn lane that will provide vehicle storage along such road and will serve the proposed redevelopment. The proposed full-access driveway connection to NW 42nd / 37th Avenue Connector will align with NW 125th Street and the developer will construct a northbound left-turn lane to facilitate access to the proposed site. **Figure 2** shows the site driveway locations and volumes.

Conclusion

We determined that the proposed Ironwood Commerce Center-Phase 2 development is not expected to generate more than the existing development. Therefore, the county can waive the traffic-impact analysis requirement. The proposed development will have seven driveway connections, three to NW 42nd Avenue and four to NW42nd / 37th Avenue Connector, with only one full-access driveway on each road. The full-access driveway along NW 42nd avenue is an existing median opening with left-turn lane to serve the site. The proposed full-access driveway connection to NW42nd / 37th Avenue Connector will align with NW 125th Street and the developer will construct a northbound left-turn lane to facilitate access to the proposed site. We found that the expected right-turn volumes at the project proposed driveways do not warrant the need for an exclusive right-turn lane. The proposed development will not have gated-controlled access.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Michael P. Carr, P.E.
P.E. License No. 72424
Associate

A handwritten signature in blue ink, appearing to read "E. Schwarz".

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:jmk

Attachments:

- Attachment A – Figures
- Attachment B – Site Plan
- Attachment C – Traffic & Distribution Data

Florida Certificate of Authorization No. 6601

\\angan.com\data\FTL\data\330059103\Project Data\Discipline\Traffic\Reports\Trip Generation Memo\2022-04-21 Link Flea Market Trip Gen Statement.docx

ATTACHMENT A FIGURES



LANGAN

Langan Engineering and
Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00038621A/001728/01/00

Project

**FOUNDRY - FLEA
MARKET SITE**

OPA LOCKA
MIAMI-DADE COUNTY

FLORIDA

Drawing Title

SITE LOCATION

Project No.

330059104

Date

APRIL 2022

Drawn By

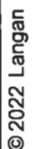
JMK

Checked By

MGP

Figure

1



Figure

2

ATTACHMENT B
SITE PLAN

ATTACHMENT C
TRAFFIC & DISTRIBUTION DATA



Flea Market Opa Locka
Miami Dade County
(3) ATRs (24 hour data collection)
• NW 42nd Avenue & Flea Market West Entrance
• Polo Blvd & Flea Market East Entrance
• NW 42nd Avenue & Flea Market South Entrance
(1) TMC (24 hour data collection)
• NW 42nd Avenue & Flea Market Middle Entrance
Langan Project No.: 330059104
Prepared: 2022-02-11 (LANGAN)
Requested by: Lilibeth Turino

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
 City: Opa-locka
 Control: 1-Way Stop(WB)

Project ID: 22-140135-001
 Date: 3/29/2022

Total																			
NS/EW Streets:		SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance					
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
	12:00 AM	0	23	0	0	0	16	0	0	0	0	0	0	0	0	0	0	39	
	12:15 AM	0	12	0	0	0	16	0	0	0	0	0	0	0	0	0	0	28	
	12:30 AM	0	6	0	0	0	16	0	0	0	0	0	0	0	0	0	0	22	
	12:45 AM	0	10	0	0	0	7	0	0	0	0	0	0	0	0	0	0	17	
	1:00 AM	0	9	0	0	0	7	0	0	0	0	0	0	0	0	0	0	16	
	1:15 AM	0	9	0	0	0	4	0	1	0	0	0	0	0	0	0	0	14	
	1:30 AM	0	7	0	0	0	5	0	0	0	0	0	0	0	0	0	0	12	
	1:45 AM	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	9	
	2:00 AM	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	0	8	
	2:15 AM	0	9	0	0	0	5	0	1	0	0	0	0	0	0	0	0	15	
	2:30 AM	0	6	0	0	0	7	0	0	0	0	0	0	0	0	0	0	13	
	2:45 AM	0	7	0	0	0	3	0	0	0	0	0	0	0	0	0	0	10	
	3:00 AM	0	8	0	0	0	9	0	1	0	0	0	0	0	0	0	0	18	
	3:15 AM	0	11	0	0	0	6	0	0	0	0	0	0	0	0	0	0	17	
	3:30 AM	0	19	0	0	0	6	0	0	0	0	0	0	0	0	0	0	25	
	3:45 AM	0	12	0	0	0	7	0	0	0	0	0	0	0	0	0	0	19	
	4:00 AM	0	13	0	0	0	21	0	0	0	0	0	0	0	0	0	0	34	
	4:15 AM	0	19	0	0	0	16	0	2	0	0	0	0	0	0	0	0	37	
	4:30 AM	0	23	0	0	0	22	0	0	0	0	0	0	0	0	0	0	45	
	4:45 AM	0	27	0	0	1	18	0	2	0	0	0	0	0	0	1	0	49	
	5:00 AM	0	30	0	0	1	29	0	0	0	0	0	0	0	0	1	0	61	
	5:15 AM	0	65	0	0	1	29	0	0	0	0	0	0	1	0	0	0	96	
	5:30 AM	0	82	0	0	1	63	0	1	0	0	0	0	0	0	0	0	147	
	5:45 AM	0	137	0	0	0	81	0	1	0	0	0	0	0	0	0	0	219	
	6:00 AM	0	110	0	0	1	82	0	0	0	0	0	0	0	0	0	0	193	
	6:15 AM	0	122	0	0	0	127	0	3	0	0	0	0	0	0	0	0	252	
	6:30 AM	0	181	0	0	0	160	0	1	0	0	0	0	0	0	0	0	342	
	6:45 AM	0	236	1	2	2	199	0	3	0	0	0	0	0	0	1	1	444	
	7:00 AM	0	182	0	1	1	208	0	3	0	0	0	0	0	0	1	0	396	
	7:15 AM	0	185	0	0	1	191	0	3	0	0	0	0	0	0	2	0	382	
	7:30 AM	0	162	1	0	0	210	0	1	0	0	0	0	0	0	2	0	376	
	7:45 AM	0	212	0	2	4	233	0	2	0	0	0	0	1	0	0	0	454	
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :		0	1940	2	5	13	1814	0	25	0	0	0	0	2	0	0	0	3809	
PEAK HR VOL :		0.00%				0.70%				0.00%				20.00%				1608	
PEAK HR FACTOR :		0.870				0.896				0.750				0.625				0.885	
PEAK HR VOL :		0.00%				0.70%				0.00%				20.00%				1608	
PEAK HR FACTOR :		0.870				0.896				0.750				0.625				0.885	

NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL		
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU			
	8:00 AM	0	147	3	4	3	236	0	4	0	0	0	0	1	0	5	0	403		
	8:15 AM	0	138	1	5	5	249	0	3	0	0	0	0	2	0	0	0	403		
	8:30 AM	0	152	2	3	7	215	0	3	0	0	0	0	1	0	1	0	384		
	8:45 AM	0	156	6	7	8	194	0	1	0	0	0	0	0	0	2	0	374		
	9:00 AM	0	157	4	4	7	222	0	2	0	0	0	0	2	0	2	0	400		
	9:15 AM	0	112	5	11	6	176	0	1	0	0	0	0	2	0	2	0	315		
	9:30 AM	0	122	4	5	11	145	0	1	0	0	0	0	4	0	2	0	294		
	9:45 AM	0	150	5	7	16	138	0	2	0	0	0	0	4	0	9	0	331		
	10:00 AM	0	132	9	14	11	166	0	2	0	0	0	0	5	0	0	0	284		
	10:15 AM	0	117	3	11	10	132	0	1	0	0	0	0	4	0	14	0	292		
	10:30 AM	0	102	2	13	16	110	0	1	0	0	0	0	7	0	10	0	261		
	10:45 AM	0	124	2	15	17	114	0	3	0	0	0	0	2	0	7	0	284		
	11:00 AM	0	106	5	18	12	132	0	2	0	0	0	0	5	0	9	0	289		
	11:15 AM	0	139	5	24	20	142	0	5	0	0	0	0	4	0	14	1	354		
	11:30 AM	0	149	5	14	9	124	0	2	0	0	0	0	10	0	14	0	327		
	11:45 AM	0	132	3	18	15	112	0	2	0	0	0	0	12	0	11	0	305		
	12:00 PM	0	125	9	18	19	149	0	4	0	0	0	0	5	0	18	0	347		
	12:15 PM	0	135	4	17	19	127	0	6	0	0	0	0	6	0	12	0	326		
	12:30 PM	0	150	2	21	13	131	0	3	0	0	0	0	10	0	13	0	346		
	12:45 PM	0	126	3	18	11	117	0	3	0	0	0	0	10	0	16	0	304		
	1:00 PM	0	143	6	14	11	127	0	2	0	0	0	0	10	0	14	0	327		
	1:15 PM	0	157	5	16	11	166	0	3	0	0	0	0	8	0	10	0	376		
	1:30 PM	0	161	3	15	21	130	0	6	0	0	0	0	5	0	18	0	359		
	1:45 PM	0	139	5	22	13	145	0	2	0	0	0	0	7	0	9	0	342		
	2:00 PM	0	127	3	27	9	159	0	7	0	0	0	0	8	0	14	0	354		
	2:15 PM	0	143	3	17	12	133	0	3	0	0	0	0	9	0	9	0	329		
	2:30 PM	0	162	3	11	12	157	0	4	0	0	0	0	3	0	18	0	370		
	2:45 PM	0	136	2	18	11	152	0	1	0	0	0	0	5	0	12	0	337		
	3:00 PM	0	176	5	22	11	188	0	1	0	0	0	0	3	0	7	0	413		
	3:15 PM	0	176	4	13	24	160	0	6	0	0	0	0	11	0	16	0	410		
	3:30 PM	0	181	2	14	9	283	0	10	0	0	0	0	5	0	13	0	517		
	3:45 PM	0	194	10	13	9	201	0	2	0	0	0	0	7	0	15	0	451		
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL		
APPROACH %'s :		0	4566	133	449	368	5072	0	98	0	0	0	0	177	0	324	1	11208		
PEAK HR VOL :		0.00%				6.98%				0.00%				35.26%				1791		
PEAK HR FACTOR :		0.933				0.748				0.713				0.713				0.866		
PEAK HR VOL :		0.00%				0.70%				0.00%				20.00%				1791		
PEAK HR FACTOR :		0.937				0.735				0.00%				0.591				0.797	0.866	

PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
	4:00 PM	0	215	5	30	14	222	0	1	0	0	0	0	6	0	14	0	507	
	4:15 PM	0	197	4	18	17	209	0	3	0	0	0	0	7	0	18	0	473	
	4:30 PM	0	224	4	12	11	292	0	0	0	0	0	0	7	0	18	0	568	
	4:45 PM	0	210	3	14	11	213	0	8	0	0	0	0	4	0	14	0	479	
	5:00 PM	0	221	5	18	8	266	0	6	0	0	0	0	6	0	14	0	545	
	5:15 PM	0	227	3	15	5	217	0	1	0	0	0	0	1	0	22	0	491	
	5:30 PM	0	220	1	19	10	205	0	0	0	0	0	0	10	0	10	0	475	
	5:45 PM	0	192	1	16	2	180	0	2	0	0	0	0	5	0	18	0	416	
	6:00 PM	0	196	0	20	6	207	0	0	0	0	0	0	8	0	12	0	449	
	6:15 PM	0	221	1	18	5	111	0	1	0	0	0	0	6	0	14	0	472	
	6:30 PM	0	152	0	13	2	125	0	2	0	0	0	0	9	0	14	0	317	
	6:45 PM	0	145	0	1	0	111	0	2	0	0	0	0	0	0	0	0	227	
	7:00 PM	0	134	0	6	0	99	0	3	0	0	0	0	0	0	0	0	242	
	7:15 PM	0	83	0	2	0	91	0	1	0	0	0	0	0	0	0	0	177	
	7:30 PM	0	99	0	4	0	71	0	0	0	0	0	0	0	0	0	0	174	
	7:45 PM	0	82	0	0	0	78	0	0	0	0	0	0	0	0	0	0	173	
	8:00 PM	0	91	0	4	0	79	0	0	0	0	0	0	0	0	0	0	174	

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd
 City: Ocala
 Control: 1-Way Stop/HT

Project ID: 22-140135-001
 Date: 3/29/2022

NS/EW Streets:		SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance				
		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
AM		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	12:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	1:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
	2:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	2:15 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
	2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:45 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
	3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
	3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:15 AM	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	3
	4:30 AM	0	2	0	0	0	6	0	0	0	0	0	0	0	0	0	0	8
	4:45 AM	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	5
	5:00 AM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	1	0	6
	5:15 AM	0	1	0	0	0	5	0	0	0	0	0	0	0	0	0	0	6
	5:30 AM	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	7
	5:45 AM	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10
	6:00 AM	0	3	0	0	0	6	0	0	0	0	0	0	0	0	0	0	9
	6:15 AM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
	6:30 AM	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	10
	6:45 AM	0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10
	7:00 AM	0	9	0	0	0	13	0	0	0	0	0	0	0	0	0	0	22
	7:15 AM	0	12	0	0	0	12	0	1	0	0	0	0	0	1	0	0	25
	7:30 AM	0	11	0	0	0	14	0	1	0	0	0	0	0	1	0	0	27
	7:45 AM	0	9	0	0	0	13	0	0	0	0	0	0	1	0	0	0	23
TOTAL VOLUMES:		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %s:		0	79	0	0	0	107	0	2	0	0	0	0	25.00%	0.00%	75.00%	0.00%	192
PEAK HRL:		87:00 AM - 88:00 AM																TOTAL
PEAK HRL VOL:		0	41	0	0	0	52	0	1	0	0	0	0	1	0	2	0	97
PEAK HRL FACTOR:		0.000	0.854	0.000	0.000	0.000	0.929	0.000	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.500	0.000	0.896
		0.854				0.893				0.750								
NOON		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	8:00 AM	0	0	0	0	0	21	0	1	0	0	0	0	0	0	0	0	31
	8:15 AM	0	10	0	1	0	20	0	2	0	0	0	0	0	0	0	0	33
	8:30 AM	0	13	0	0	0	22	0	0	0	0	0	0	0	0	0	0	36
	8:45 AM	0	13	1	2	0	19	0	1	0	0	0	0	0	0	0	0	36
	9:00 AM	0	7	0	0	0	17	0	0	0	0	0	0	0	0	0	0	24
	9:15 AM	0	8	0	0	0	12	0	0	0	0	0	0	1	0	0	0	21
	9:30 AM	0	10	0	0	0	17	0	0	0	0	0	0	1	0	0	0	28
	9:45 AM	0	15	0	0	2	12	0	0	0	0	0	0	1	0	0	0	30
	10:00 AM	0	14	2	1	1	10	0	1	0	0	0	0	1	0	0	0	30
	10:15 AM	0	11	0	0	0	19	0	0	0	0	0	0	0	2	0	0	32
	10:30 AM	0	8	0	0	0	15	0	0	0	0	0	0	0	0	0	0	23
	10:45 AM	0	14	0	1	1	18	0	1	0	0	0	0	0	2	0	0	37
	11:00 AM	0	10	0	0	1	14	0	0	0	0	0	0	0	1	0	0	26
	11:15 AM	0	9	0	0	0	15	0	0	0	0	0	0	1	0	0	0	25
	11:30 AM	0	19	0	0	2	18	0	2	0	0	0	0	0	0	2	0	38
	11:45 AM	0	23	0	0	0	15	0	0	0	0	0	0	0	0	1	0	39
	12:00 PM	0	13	1	0	1	10	0	2	0	0	0	0	0	0	0	1	28
	12:15 PM	0	10	0	0	0	18	0	1	0	0	0	0	0	0	0	0	29
	12:30 PM	0	21	0	1	0	13	0	0	0	0	0	0	0	1	0	0	36
	12:45 PM	0	11	0	0	0	10	0	1	0	0	0	0	0	0	1	0	23
	1:00 PM	0	12	0	0	0	10	0	0	0	0	0	0	0	0	0	0	22
	1:15 PM	0	13	0	0	0	20	0	2	0	0	0	0	0	0	0	0	35
	1:30 PM	0	11	0	1	1	13	0	1	0	0	0	0	1	0	0	0	28
	1:45 PM	0	15	0	1	1	12	0	0	0	0	0	0	1	0	1	0	31
	2:00 PM	0	11	1	1	0	8	0	3	0	0	0	0	2	0	0	0	26
	2:15 PM	0	12	0	0	0	8	0	1	0	0	0	0	0	0	0	0	21
	2:30 PM	0	16	0	0	0	1	7	0	2	0	0	0	0	0	1	0	27
	2:45 PM	0	15	0	0	0	1	13	0	0	0	0	0	0	0	0	0	29
	3:00 PM	0	16	0	1	0	14	0	1	0	0	0	0	0	0	0	0	32
	3:15 PM	0	17	1	0	0	9	0	0	0	0	0	0	1	0	0	0	28
	3:30 PM	0	15	1	0	0	13	0	0	0	0	0	0	2	0	1	0	32
	3:45 PM	0	12	0	0	0	1	5	0	0	0	0	0	0	0	1	0	19
TOTAL VOLUMES:		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %s:		0	413	7	10	14	442	0	22	0	0	0	0	44.44%	0.00%	55.56%	0.00%	935
PEAK HRL:		83:00 PM - 84:00 PM																TOTAL
PEAK HRL VOL:		0	60	2	1	1	41	0	1	0	0	0	0	3	0	2	0	111
PEAK HRL FACTOR:		0.00	0.882	0.500	0.250	0.250	0.732	0.000	0.250	0.000	0.000	0.000	0.000	0.375	0.000	0.500	0.000	0.867
		0.875				0.717				0.417								
PM		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	4:00 PM	0	15	0	1	0	6	0	0	0	0	0	0	0	0	1	0	23
	4:15 PM	0	11	0	0	0	8	0	1	0	0	0	0	0	0	1	0	21
	4:30 PM	0	12	0	0	0	6	0	0	0	0	0	0	0	0	1	0	21
	4:45 PM	0	11	0	0	1	12	0	2	0	0	0	0	0	0	0	0	26
	5:00 PM	0	11	1	0	0	15	0	0	0	0	0	0	0	0	1	0	29
	5:15 PM	0	8	0	0	0	11	0	0	0	0	0	0	0	0	0	0	19
	5:30 PM	0	20	0	0	3	4	0	0	0	0	0	0	0	0	0	0	27
	5:45 PM	0	7	0	0	0	8	0	0	0	0	0	0	1	0	0	0	16
	6:00 PM	0	10	0	0	1	7	0	0	0	0	0	0	0	0	1	0	19
	6:15 PM	0	5	0	2	0	4	0	0	0	0	0	0	0	0	0	0	11
	6:30 PM	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	0	9
	6:45 PM	0	7	0	0	0	5	0	2	0	0	0	0	0	0	0	0	14
	7:00 PM	0	7	0	0	0	4	0	0	0	0	0	0	0	0	0	0	11
	7:15 PM	0	1	0	0	0	9	0	1	0	0	0	0	0	0	0	0	9
	7:30 PM	0	6	0	0	0	5	0	0	0	0	0	0	0	0	0	0	11
	7:45 PM	0	1	0	0	0	9	0	0	0	0	0	0	0	0	0	0	10
	8:00 PM	0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	10
	8:15 PM	0																

National Data & Surveying Services
Intersection Turning Movement Count

Locations: SR 953/NW 42nd Ave/N Le Jaune Rd & Flea Market Middle Entrance Project ID: 22-140135-001
City: Ocala Date: 3/29/2022

Pedestrians (Crosswalks)

NS/EW Streets:	SR 953/NW 42nd Ave/N Le Jaune Rd	SR 953/NW 42nd Ave/N Le Jaune Rd	Flea Market Middle Entrance	Flea Market Middle Entrance	
	NORTH LEG		SOUTH LEG		
	EB	WB	EB	WB	
AM					
12:00 AM	0	0	0	0	0
12:15 AM	0	0	0	0	0
12:30 AM	0	0	0	0	0
12:45 AM	0	0	0	0	0
1:00 AM	0	0	0	0	0
1:15 AM	0	0	0	0	0
1:30 AM	0	0	0	0	0
1:45 AM	0	0	0	0	0
2:00 AM	0	0	0	0	0
2:15 AM	0	0	0	0	0
2:30 AM	0	0	0	0	0
2:45 AM	0	0	0	0	0
3:00 AM	0	0	0	0	0
3:15 AM	0	0	0	0	0
3:30 AM	0	0	0	0	0
3:45 AM	0	0	0	0	0
4:00 AM	0	0	0	0	0
4:15 AM	0	0	0	0	0
4:30 AM	0	0	0	0	0
4:45 AM	0	0	0	0	0
5:00 AM	0	0	0	0	0
5:15 AM	0	0	0	0	0
5:30 AM	0	0	0	0	0
5:45 AM	0	0	0	0	0
6:00 AM	0	0	0	0	0
6:15 AM	0	0	0	0	0
6:30 AM	0	0	0	0	0
6:45 AM	0	0	0	0	0
7:00 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0
7:45 AM	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	
APPROACH %'s :	0	0	0	0	
PEAK HR :	07:00 AM - 08:00 AM		75.00% 25.00%		
PEAK HR VOL :	0	0	0	0	2
PEAK HR FACTOR :			0.250		0.250

	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
NOON									
8:00 AM	1	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0
9:15 AM	1	0	0	0	0	0	0	0	1
9:30 AM	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	1	0	0	0	1
10:30 AM	0	1	0	0	0	0	0	0	1
10:45 AM	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	1	0	0	1
12:15 PM	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	66.67%	33.33%	0	0	50.00%	50.00%	0	0	5
PEAK HR :	03:00 PM - 04:00 PM								
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
PM									
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	2	0	0	0	2
5:15 PM	0	0	0	0	1	0	0	0	1
5:30 PM	0	1	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0
7:00 PM	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	2	0	0	0	2
7:30 PM	0	0	0	0	0	0	0	0	0
7:45 PM	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	0	0	0	0
8:30 PM	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0.00%	100.00%	0	0	100.00%	0.00%	0	0	6
PEAK HR :	04:30 PM - 05:30 PM								
PEAK HR VOL :	0	0	0	0	3	0	0	0	3
PEAK HR FACTOR :					0.375				0.375

SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance

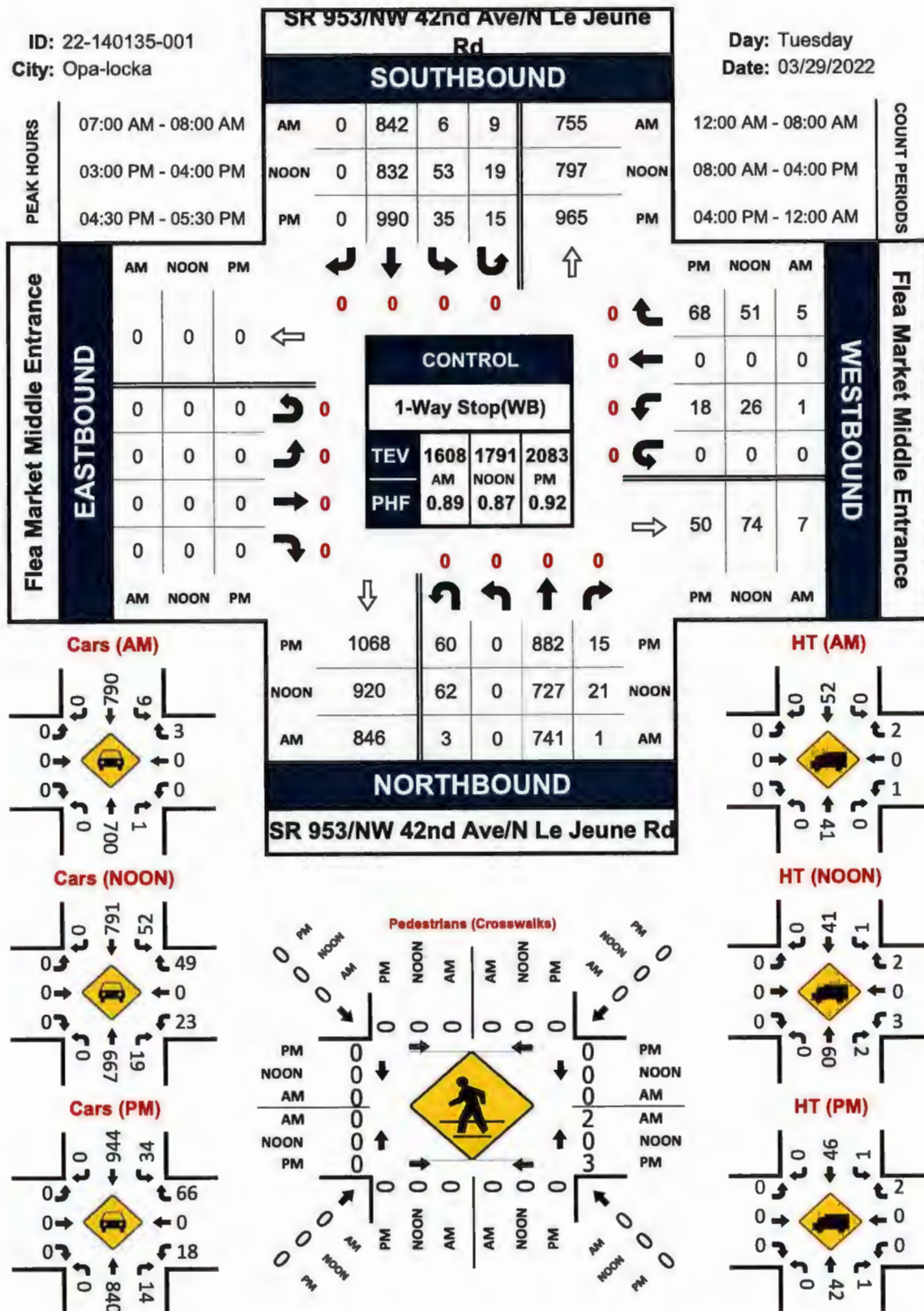
Peak Hour Turning Movement Count

ID: 22-140135-001

City: Opa-locka

Day: Tuesday

Date: 03/29/2022



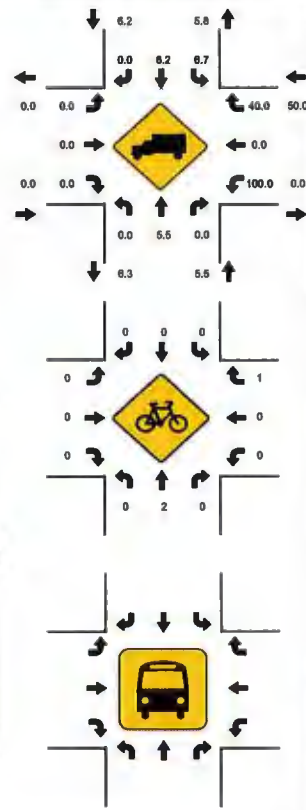
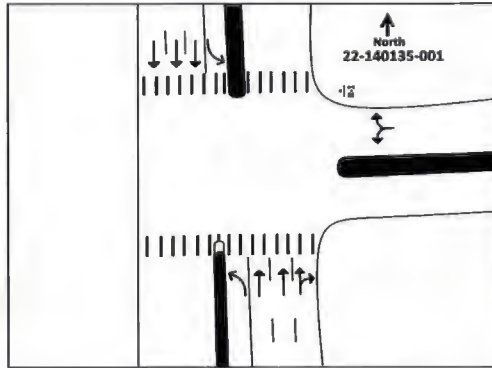
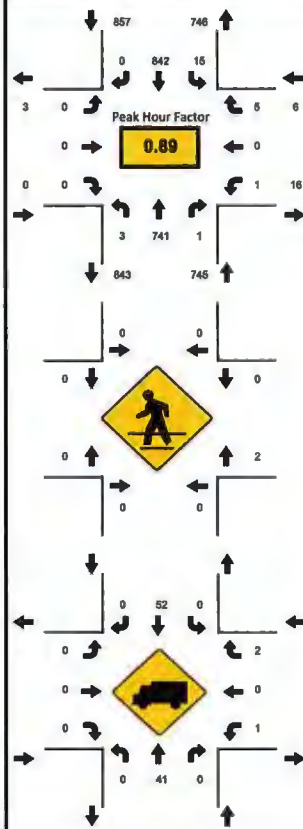
LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



National Data & Surveying Services



15-Min Count Period Beginning At	953/NW 42nd Ave/N Le Jeune Northbound					953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
12:00 AM	0	23	0	0		0	16	0	0		0	0	0	0		0	0	0	0		39	106
12:15 AM	0	12	0	0		0	16	0	0		0	0	0	0		0	0	0	0		28	83
12:30 AM	0	6	0	0		0	16	0	0		0	0	0	0		0	0	0	0		22	69
12:45 AM	0	10	0	0		0	7	0	0		0	0	0	0		0	0	0	0		17	59
01:00 AM	0	9	0	0		0	7	0	0		0	0	0	0		0	0	0	0		16	51
01:15 AM	0	9	0	0		0	4	0	1		0	0	0	0		0	0	0	0		14	43
01:30 AM	0	7	0	0		0	5	0	0		0	0	0	0		0	0	0	0		12	44
01:45 AM	0	1	0	0		0	8	0	0		0	0	0	0		0	0	0	0		9	45
02:00 AM	0	5	0	0		0	3	0	0		0	0	0	0		0	0	0	0		8	46
02:15 AM	0	9	0	0		0	5	0	1		0	0	0	0		0	0	0	0		15	56
02:30 AM	0	6	0	0		0	7	0	0		0	0	0	0		0	0	0	0		13	58
02:45 AM	0	7	0	0		0	3	0	0		0	0	0	0		0	0	0	0		10	70
03:00 AM	0	6	0	0		0	9	0	1		0	0	0	0		0	0	0	0		16	79
03:15 AM	0	11	0	0		0	6	0	0		0	0	0	0		0	0	0	0		17	95
03:30 AM	0	19	0	0		0	6	0	0		0	0	0	0		0	0	0	0		25	115
03:45 AM	0	12	0	0		0	7	0	0		0	0	0	0		0	0	0	0		19	135
04:00 AM	0	13	0	0		0	21	0	0		0	0	0	0		0	0	0	0		34	165
04:15 AM	0	19	0	0		0	16	0	2		0	0	0	0		0	0	0	0		37	192
04:30 AM	0	23	0	0		0	22	0	0		0	0	0	0		0	0	0	0		45	251
04:45 AM	0	27	0	0		1	18	0	2		0	0	0	0		0	0	1	0		49	353
05:00 AM	0	30	0	0		1	29	0	0		0	0	0	0		0	0	1	0		61	523
05:15 AM	0	65	0	0		1	29	0	0		0	0	0	0		1	0	0	0		96	655
05:30 AM	0	82	0	0		1	63	0	1		0	0	0	0		0	0	0	0		147	811
05:45 AM	0	137	0	0		0	81	0	1		0	0	0	0		0	0	0	0		219	1006
06:00 AM	0	110	0	0		1	82	0	0		0	0	0	0		0	0	0	0		193	1231
06:15 AM	0	122	0	0		0	127	0	3		0	0	0	0		0	0	0	0		252	1434
06:30 AM	0	181	0	0		0	160	0	1		0	0	0	0		0	0	0	0		342	1564
06:45 AM	0	236	1	2		2	199	0	3		0	0	0	0		0	0	1	0		444	1598
07:00 AM	0	182	0	1		1	208	0	3		0	0	0	0		0	0	1	0		396	1608
07:15 AM	0	185	0	0		1	191	0	3		0	0	0	0		0	0	2	0		382	1212
07:30 AM	0	162	1	0		0	210	0	1		0	0	0	0		0	0	2	0		376	830
07:45 AM	0	212	0	2		4	233	0	2		0	0	0	0		1	0	0	0		454	454
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	848	4	8		16	932	0	12		4	0	0	0		4	0	8	0		1832	
Heavy Trucks	0	48	0			0	56	0			0	0	0			4	0	4			112	
Pedestrians	0					0					0						8				8	
Bicycles	0	4	0			0	0	0			0	0	0			0	0	4			8	
Railroad Stopped Buses																						

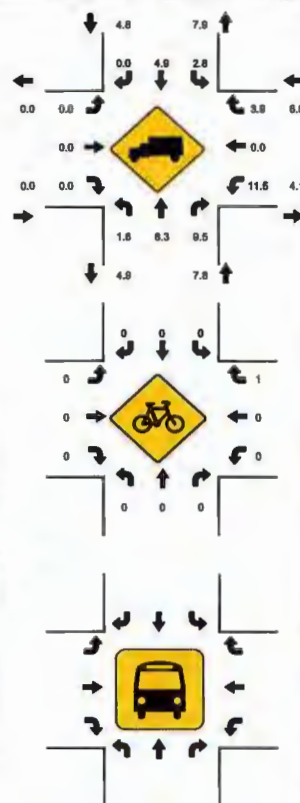
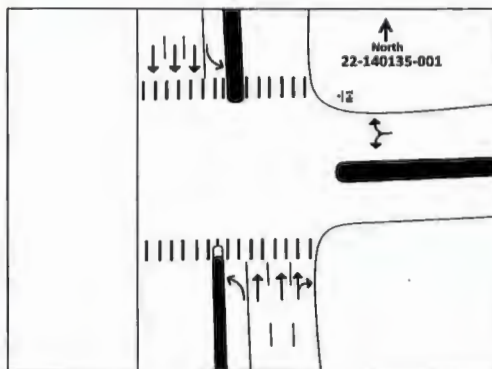
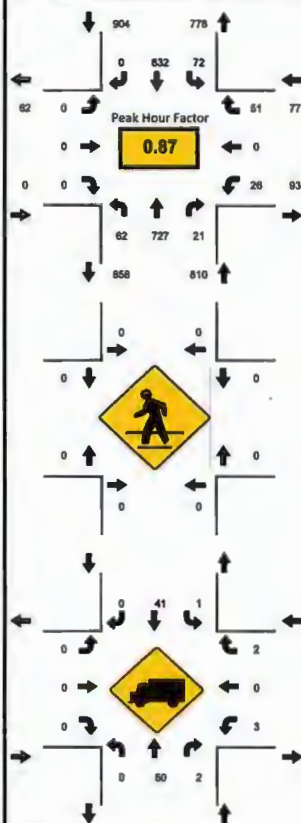
LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 03:00 PM - 04:00 PM
Peak 15-Minute: 03:30 PM - 03:45 PM



National Data & Surveying Services



15-Min Count Period Beginning At	SR 953/NW 42nd Ave/N Le Jeune					SR 953/NW 42nd Ave/N Le Jeune					Flea Market Middle Entrance					Flea Market Middle Entrance					Total	Hourly Total	
	Northbound					Southbound					Eastbound					Westbound							
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*			
08:00 AM	0	147	3	4		3	236	0	4		0	0	0	0		1	0	5	0		395	1534	
08:15 AM	0	138	1	5		5	249	0	3		0	0	0	0		2	0	0	0		395	1533	
08:30 AM	0	152	2	3		7	215	0	3		0	0	0	0		1	0	1	0		378	1441	
08:45 AM	0	156	6	7		8	194	0	1		0	0	0	0		0	0	2	0		366	1351	
09:00 AM	0	157	4	4		7	222	0	2		0	0	0	0		2	0	2	0		394	1307	
09:15 AM	0	112	5	11		8	178	0	1		0	0	0	0		2	0	2	0		303	1181	
09:30 AM	0	122	4	5		11	145	0	1		0	0	0	0		4	0	2	0		288	1158	
09:45 AM	0	150	5	7		16	138	0	2		0	0	0	0		4	0	9	0		322	1117	
10:00 AM	0	132	9	14		11	108	0	2		0	0	0	0		5	0	5	0		268	1061	
10:15 AM	0	117	3	11		10	132	0	1		0	0	0	0		4	0	14	0		280	1062	
10:30 AM	0	102	2	13		16	110	0	1		0	0	0	0		7	0	10	0		247	1106	
10:45 AM	0	124	2	15		17	114	0	3		0	0	0	0		2	0	7	0		266	1170	
11:00 AM	0	108	5	18		12	132	0	2		0	0	0	0		5	0	9	0		269	1189	
11:15 AM	0	139	5	24		20	142	0	5		0	0	0	0		4	0	14	1		324	1245	
11:30 AM	0	149	5	14		9	124	0	2		0	0	0	0		10	0	14	0		311	1224	
11:45 AM	0	132	3	18		15	112	0	2		0	0	0	0		12	0	11	0		285	1235	
12:00 PM	0	125	9	18		19	149	0	4		0	0	0	0		5	0	18	0		325	1233	
12:15 PM	0	135	4	17		19	127	0	6		0	0	0	0		6	0	12	0		303	1219	
12:30 PM	0	150	2	21		13	131	0	3		0	0	0	0		10	0	16	0		322	1273	
12:45 PM	0	126	3	18		11	117	0	3		0	0	0	0		10	0	16	0		283	1289	
01:00 PM	0	143	6	14		11	127	0	2		0	0	0	0		10	0	14	0		311	1324	
01:15 PM	0	157	5	16		11	186	0	3		0	0	0	0		8	0	10	0		357	1333	
01:30 PM	0	161	3	15		21	130	0	6		0	0	0	0		5	0	18	0		338	1285	
01:45 PM	0	139	5	22		13	145	0	2		0	0	0	0		7	0	9	0		318	1302	
02:00 PM	0	127	3	27		9	159	0	7		0	0	0	0		8	0	14	0		320	1302	
02:15 PM	0	143	3	17		12	133	0	3		0	0	0	0		9	0	9	0		309	1372	
02:30 PM	0	162	3	11		12	167	0	4		0	0	0	0		3	0	18	0		355	1454	
02:45 PM	0	136	2	18		11	152	0	1		0	0	0	0		5	0	12	0		318	1592	
03:00 PM	0	176	5	22		11	188	0	1		0	0	0	0		3	0	7	0		390	1710	
03:15 PM	0	178	4	13		24	160	0	6		0	0	0	0		11	0	16	0		391	1320	
03:30 PM	0	181	2	14		9	283	0	10		0	0	0	0		5	0	13	0		493	929	
03:45 PM	0	194	10	13		9	201	0	2		0	0	0	0		7	0	15	0		436	2588	
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total		
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*			
All Vehicles	0	776	40	88		96	1132	0	40		0	0	0	0		44	0	64	0		2260		
Heavy Trucks	0	88	4			4	66	0			0	0	0			8	0	4			144		
Pedestrians	0						0				0					0					0		
Bicycles	0	0	0			0	0	0			0	0	0			0	0	4			4		
Railroad																							
Stopped Buses																							

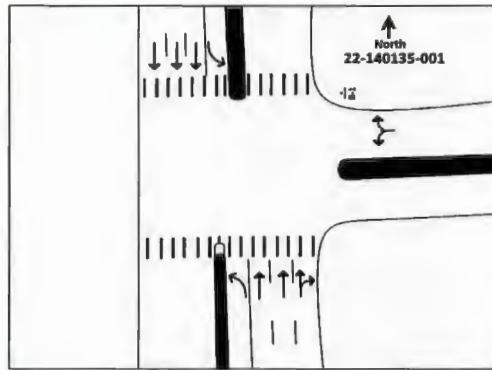
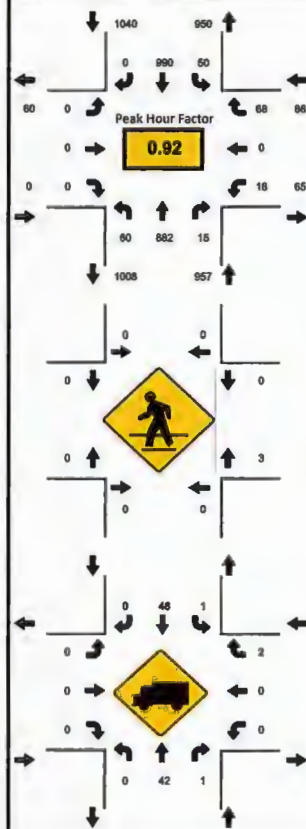
LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:30 PM - 04:45 PM



National Data & Surveying Services



15-Min Count Period Beginning At	SR 953/NW 42nd Ave/N Le Jeune Northbound					SR 953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	215	5	30		14	222	0	1		0	0	0	0		6	0	14	0		507	2027
04:15 PM	0	197	4	18		17	209	0	3		0	0	0	0		7	0	18	0		473	2065
04:30 PM	0	224	4	12		11	292	0	0		0	0	0	0		7	0	18	0		588	2083
04:45 PM	0	210	3	14		11	215	0	8		0	0	0	0		4	0	14	0		479	1990
05:00 PM	0	221	5	19		8	286	0	8		0	0	0	0		8	0	14	0		545	1927
05:15 PM	0	227	3	15		5	217	0	1		0	0	0	0		1	0	22	0		491	1831
05:30 PM	0	220	1	19		10	205	0	0		0	0	0	0		10	0	10	0		475	1787
05:45 PM	0	192	1	18		2	180	0	2		0	0	0	0		5	0	18	0		418	1608
06:00 PM	0	198	0	20		8	207	0	0		0	0	0	0		8	0	12	0		449	1465
06:15 PM	0	221	1	18		5	161	0	1		0	0	0	0		6	0	14	0		427	1258
06:30 PM	0	152	0	13		2	125	0	2		0	0	0	0		9	0	14	0		317	1008
06:45 PM	0	154	0	5		0	111	0	2		0	0	0	0		0	0	0	0		272	865
07:00 PM	0	134	0	6		0	99	0	3		0	0	0	0		0	0	0	0		242	766
07:15 PM	0	83	0	2		0	91	0	1		0	0	0	0		0	0	0	0		177	698
07:30 PM	0	99	0	4		0	71	0	0		0	0	0	0		0	0	0	0		174	858
07:45 PM	0	92	0	3		0	78	0	0		0	0	0	0		0	0	0	0		173	813
08:00 PM	0	91	0	4		0	79	0	0		0	0	0	0		0	0	0	0		174	559
08:15 PM	0	63	0	3		0	88	0	1		0	0	0	0		0	0	0	0		135	497
08:30 PM	0	70	0	2		0	59	0	0		0	0	0	0		0	0	0	0		131	451
08:45 PM	0	57	0	2		0	60	0	0		0	0	0	0		0	0	0	0		119	399
09:00 PM	0	80	0	1		0	51	0	0		0	0	0	0		0	0	0	0		112	355
09:15 PM	0	45	0	1		0	42	0	1		0	0	0	0		0	0	0	0		89	318
09:30 PM	0	48	0	5		0	28	0	0		0	0	0	0		0	0	0	0		79	301
09:45 PM	0	39	0	0		0	35	0	1		0	0	0	0		0	0	0	0		75	279
10:00 PM	0	39	0	1		0	35	0	0		0	0	0	0		0	0	0	0		75	281
10:15 PM	0	39	0	0		0	33	0	0		0	0	0	0		0	0	0	0		72	281
10:30 PM	0	25	0	0		0	31	0	1		0	0	0	0		0	0	0	0		57	246
10:45 PM	0	45	0	0		0	32	0	0		0	0	0	0		0	0	0	0		77	218
11:00 PM	0	28	0	0		0	47	0	0		0	0	0	0		0	0	0	0		75	186
11:15 PM	0	21	0	0		0	15	0	1		0	0	0	0		0	0	0	0		37	91
11:30 PM	0	13	0	0		0	16	0	0		0	0	0	0		0	0	0	0		29	54
11:45 PM	0	18	0	0		0	7	0	0		0	0	0	0		0	0	0	0		25	25
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	908	20	76		44	1168	0	32		0	0	0	0		28	0	88	0		2364	
Heavy Trucks	0	48	4			4	60	0			0	0	0	0		0	0	4			120	
Pedestrians	0	0					0				0					8					8	
Bicycles	0	0	0			0	4	0			0	0	0			0	0	0			4	
Railroad Stopped Buses																						

VOLUME

Flea Market NW Entrance E/O SR 953/NW 42nd Ave /N Le Jeune Rd

Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_001

DAILY TOTALS					NB	SB					EB	WB					Total
					0	0					198	199					397
AM Period	NB	SB		EB	WB		TOTAL	PM Period	NB	SB		EB	WB		TOTAL		
00:00				0	0		0	12:00				4	6		10		
00:15				0	0		0	12:15				4	4		8		
00:30				0	0		0	12:30				4	7		11		
00:45				0	0		0	12:45				6	18	2	19	8	37
01:00				0	0		0	13:00				3	3		6		
01:15				1	0		1	13:15				7	4		11		
01:30				1	2		3	13:30				5	8		13		
01:45				0	2	0	2	13:45				1	16	8	23	9	39
02:00				0	0		0	14:00				7	6		13		
02:15				3	1		4	14:15				5	3		8		
02:30				0	1		1	14:30				4	4		8		
02:45				1	4	1	3	14:45				4	20	3	16	7	36
03:00				1	2		3	15:00				2	5		7		
03:15				0	0		0	15:15				3	3		6		
03:30				0	0		0	15:30				1	2		3		
03:45				0	1	0	2	15:45				1	7	0	10	1	17
04:00				1	1		2	16:00				3	0		3		
04:15				2	2		4	16:15				4	3		7		
04:30				2	2		4	16:30				0	1		1		
04:45				3	8	1	6	16:45				5	12	3	7	8	19
05:00				0	2		2	17:00				2	4		6		
05:15				1	0		1	17:15				2	2		4		
05:30				2	3		5	17:30				4	3		7		
05:45				2	5	0	5	17:45				3	11	5	14	8	25
06:00				2	3		5	18:00				4	4		8		
06:15				5	2		7	18:15				1	3		4		
06:30				3	3		6	18:30				2	2		4		
06:45				0	10	2	10	18:45				3	10	4	13	7	23
07:00				2	0		2	19:00				4	3		7		
07:15				3	4		7	19:15				1	1		2		
07:30				1	2		3	19:30				1	3		4		
07:45				3	9	3	9	19:45				3	9	1	8	4	17
08:00				3	4		7	20:00				1	5		6		
08:15				3	2		5	20:15				2	0		2		
08:30				7	4		11	20:30				0	2		2		
08:45				3	16	5	15	20:45				0	3	0	7	0	10
09:00				1	2		3	21:00				0	0		0		
09:15				3	2		5	21:15				1	0		1		
09:30				2	2		4	21:30				0	1		1		
09:45				5	11	3	9	21:45				0	1	0	1	0	2
10:00				0	2		2	22:00				1	0		1		
10:15				3	2		5	22:15				0	1		1		
10:30				4	3		7	22:30				0	0		0		
10:45				3	10	1	8	22:45				0	1	0	1	0	2
11:00				2	2		4	23:00				1	0		1		
11:15				5	2		7	23:15				1	3		4		
11:30				4	3		7	23:30				0	0		0		
11:45				1	12	1	8	23:45				0	2	0	3	0	5
TOTALS				88	77		165	TOTALS				110	122		232		
SPLIT %				53.3%	46.7%		41.6%	SPLIT %				47.4%	52.6%		58.4%		

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	198	199	397
AM Peak Hour	07:45	11:45	08:00	PM Peak Hour	12:45	13:15	13:15		
AM Pk Volume	16	18	31	PM Pk Volume	21	26	46		
Pk Hr Factor	0.571	0.643	0.705	Pk Hr Factor	0.750	0.813	0.885		
7 - 9 Volume	25	24	49	4 - 6 Volume	23	21	44		
7 - 9 Peak Hour	07:45	08:00	08:00	4 - 6 Peak Hour	16:45	17:00	16:45		
7 - 9 Pk Volume	16	15	31	4 - 6 Pk Volume	13	14	25		
Pk Hr Factor	0.571	0.750	0.705	Pk Hr Factor	0.650	0.700	0.781		

VOLUME

Flea Market NE Entrance W/O Polo Blvd

Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_002

DAILY TOTALS					NB	SB	EB				WB	Total
					0	0	660				763	1,423
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00			0	0	0	12:00			19	17	36	
00:15			0	0	0	12:15			16	21	37	
00:30			0	0	0	12:30			17	16	33	
00:45			0	0	0	12:45			24	76	100	
01:00			0	0	0	13:00			11	25	36	
01:15			0	0	0	13:15			20	16	36	
01:30			0	0	0	13:30			24	24	48	
01:45			0	0	0	13:45			15	70	85	
02:00			0	0	0	14:00			20	18	38	
02:15			0	0	0	14:15			18	22	40	
02:30			0	0	0	14:30			22	22	44	
02:45			0	0	0	14:45			20	80	100	
03:00			1	1	2	15:00			18	22	40	
03:15			0	0	0	15:15			14	23	37	
03:30			0	0	0	15:30			24	24	48	
03:45			0	1	1	15:45			20	76	96	
04:00			0	0	0	16:00			18	16	34	
04:15			0	0	0	16:15			22	12	34	
04:30			0	0	0	16:30			16	19	35	
04:45			1	1	2	16:45			13	69	82	
05:00			0	0	0	17:00			21	14	35	
05:15			0	0	0	17:15			18	10	28	
05:30			0	0	0	17:30			15	12	27	
05:45			0	0	0	17:45			7	61	68	
06:00			0	0	0	18:00			10	10	20	
06:15			0	0	0	18:15			8	13	21	
06:30			0	0	0	18:30			4	5	9	
06:45			1	1	2	18:45			4	26	30	
07:00			0	0	0	19:00			1	3	4	
07:15			1	4	5	19:15			0	0	0	
07:30			2	2	4	19:30			3	3	6	
07:45			3	6	9	19:45			2	6	8	
08:00			1	5	6	20:00			1	1	2	
08:15			2	9	11	20:15			0	3	3	
08:30			6	10	16	20:30			0	0	0	
08:45			9	18	27	20:45			1	2	3	
09:00			5	13	18	21:00			2	3	5	
09:15			17	17	34	21:15			0	0	0	
09:30			5	13	18	21:30			0	0	0	
09:45			11	38	49	21:45			2	4	6	
10:00			9	20	29	22:00			0	0	0	
10:15			15	16	31	22:15			1	1	2	
10:30			13	19	32	22:30			0	0	0	
10:45			6	43	49	22:45			0	1	1	
11:00			17	17	34	23:00			0	0	0	
11:15			12	17	29	23:15			0	0	0	
11:30			25	30	55	23:30			0	0	0	
11:45			27	81	108	23:45			0	0	0	
TOTALS			189	272	461	TOTALS			471	491	962	
SPLIT %			41.0%	59.0%	32.4%	SPLIT %			49.0%	51.0%	67.6%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	660	763	1,423
AM Peak Hour	11:30	11:30	11:30	PM Peak Hour	15:30	12:45	12:45		
AM Pk Volume	87	89	176	PM Pk Volume	84	94	173		
Pk Hr Factor	0.806	0.742	0.800	Pk Hr Factor	0.875	0.810	0.816		
7 - 9 Volume	24	51	75	4 - 6 Volume	130	105	235		
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:15	16:00	16:15		
7 - 9 Pk Volume	18	42	60	4 - 6 Pk Volume	72	62	132		
Pk Hr Factor	0.500	0.583	0.556	Pk Hr Factor	0.818	0.816	0.943		

VOLUME

Flea Market SW Entrance E/O SR 953/NW 42nd Ave/N Le Jeune Rd

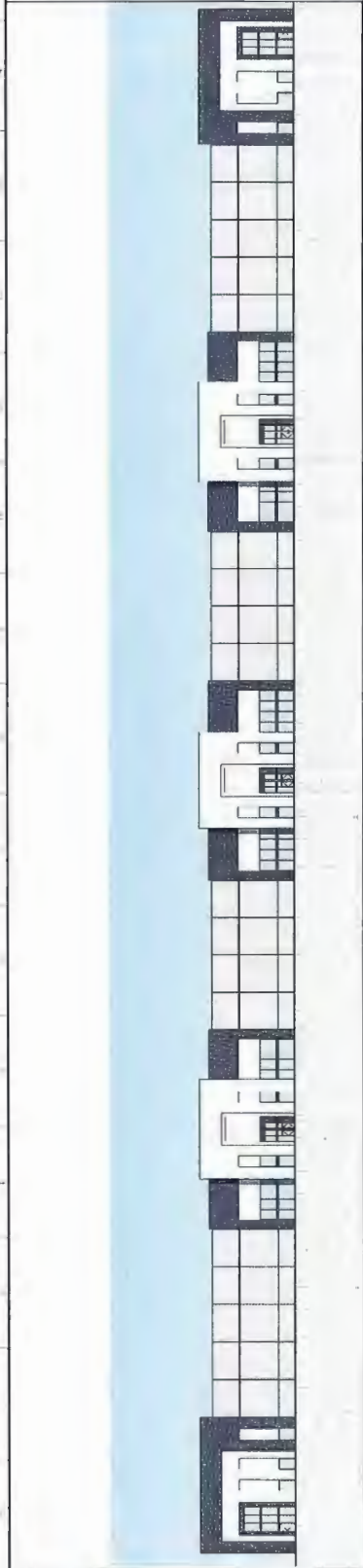
Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_003

DAILY TOTALS					NB	SB	EB				WB	Total
					0	0	1,187				1,192	2,379
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL
00:00			1	1	2		12:00			27	34	61
00:15			2	3	5		12:15			40	32	72
00:30			0	1	1		12:30			40	34	74
00:45			0	3 0 5	0 8		12:45			42 149	30 130	72 279
01:00			0	0	0		13:00			35	24	59
01:15			0	0	0		13:15			26	35	61
01:30			0	0	0		13:30			39	28	67
01:45			0	0	0		13:45			23 123	44 131	67 254
02:00			0	0	0		14:00			23	43	66
02:15			0	0	0		14:15			33	29	62
02:30			1	0	1		14:30			35	18	53
02:45			0 1 0	0	0 1		14:45			32 123	28 118	60 241
03:00			0	1	1		15:00			20	33	53
03:15			0	0	0		15:15			24	23	47
03:30			0	0	0		15:30			24	26	50
03:45			0	0 1	0 1		15:45			33 101	27 109	60 210
04:00			0	0	0		16:00			23	33	56
04:15			0	0	0		16:15			24	30	54
04:30			1	0	1		16:30			15	25	40
04:45			1 2 0	0	1 2		16:45			22 84	25 113	47 197
05:00			1	0	1		17:00			19	33	52
05:15			0	0	0		17:15			21	28	49
05:30			2	2	4		17:30			13	36	49
05:45			2 5 0 2	2	2 7		17:45			22 75	27 124	49 199
06:00			1	0	1		18:00			14	33	47
06:15			1	0	1		18:15			3	29	32
06:30			1	0	1		18:30			8	19	27
06:45			3 6 1 1	1	4 7		18:45			3 28	17 98	20 126
07:00			5	2	7		19:00			2	13	15
07:15			8	1	9		19:15			3	5	8
07:30			8	0	8		19:30			8	7	15
07:45			5 26 5 8	8	10 34		19:45			3 16 9 34		12 50
08:00			9	6	15		20:00			3	5	8
08:15			13	6	19		20:15			1	5	6
08:30			16	3	19		20:30			2	1	3
08:45			20 58 9 24	24	29 82		20:45			4 10 5 16		9 26
09:00			30	9	39		21:00			3	3	6
09:15			17	14	31		21:15			2	4	6
09:30			21	15	36		21:30			1	8	9
09:45			26 94 13 51	51	39 145		21:45			0 6 0 15		0 21
10:00			32	20	52		22:00			2	2	4
10:15			31	19	50		22:15			0	0	0
10:30			33	22	55		22:30			2	1	3
10:45			32 128 24 85	85	56 213		22:45			1 5 0 3		1 8
11:00			41	32	73		23:00			0	4	4
11:15			36	38	74		23:15			1	0	1
11:30			31	22	53		23:30			0	0	0
11:45			35 143 27 119	119	62 262		23:45			0 1 1 5		1 6
TOTALS			466	296	762		TOTALS			721	896	1617
SPLIT %			61.2%	38.8%	32.0%		SPLIT %			44.6%	55.4%	68.0%

DAILY TOTALS					NB	SB	EB				WB	Total
					0	0	1,187				1,192	2,379
AM Peak Hour			11:00	11:45	11:45	PM Peak Hour			12:15	13:15	12:00	
AM Pk Volume			143	127	269	PM Pk Volume			157	150	279	
Pk Hr Factor			0.872	0.934	0.909	Pk Hr Factor			0.935	0.852	0.943	
7 - 9 Volume			84	32	116	4 - 6 Volume			159	237	396	
7 - 9 Peak Hour			08:00	08:00	08:00	4 - 6 Peak Hour			16:00	17:00	17:00	
7 - 9 Pk Volume			58	24	82	4 - 6 Pk Volume			84	124	199	
Pk Hr Factor			0.725	0.667	0.707	Pk Hr Factor			0.875	0.861	0.957	

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	367	294	161	385	338	254	214	305	2,375
261	3161	Percent	15.8	12.7	7.0	16.6	14.6	10.9	9.2	13.2	
262	3162	Trips	558	444	335	596	680	405	364	517	4,002
262	3162	Percent	14.3	11.4	8.6	15.3	17.4	10.4	9.3	13.3	
263	3163	Trips	245	188	171	318	343	185	173	295	1,943
263	3163	Percent	12.8	9.8	8.9	16.6	17.9	9.7	9.0	15.4	
264	3164	Trips	350	331	203	476	382	387	141	342	2,689
264	3164	Percent	13.4	12.7	7.8	18.2	14.6	14.8	5.4	13.1	
265	3165	Trips	468	253	211	433	384	312	182	334	2,591
265	3165	Percent	18.2	9.8	8.2	16.8	14.9	12.1	7.0	13.0	
266	3166	Trips	298	198	152	290	328	316	119	239	1,955
266	3166	Percent	15.4	10.2	7.8	15.0	16.9	16.3	6.1	12.3	
267	3167	Trips	232	128	99	212	169	213	114	176	1,354
267	3167	Percent	17.3	9.5	7.4	15.8	12.6	15.9	8.5	13.1	
268	3168	Trips	122	117	110	145	165	168	55	112	1,011
268	3168	Percent	12.3	11.7	11.1	14.6	16.7	16.9	5.6	11.2	
269	3169	Trips	662	403	383	590	941	505	328	543	4,399
269	3169	Percent	15.2	9.3	8.8	13.5	21.6	11.6	7.5	12.5	
270	3170	Trips	3,024	1,243	390	519	758	625	565	2,491	9,620
270	3170	Percent	31.5	12.9	4.1	5.4	7.9	6.5	5.9	25.9	
271	3171	Trips	400	322	174	310	428	194	228	293	2,364
271	3171	Percent	17.0	13.7	7.4	13.2	18.2	8.3	9.7	12.5	
272	3172	Trips	497	425	303	419	488	412	204	461	3,363
272	3172	Percent	15.5	13.2	9.5	13.1	15.2	12.9	6.4	14.4	
273	3173	Trips	395	394	180	276	409	201	142	280	2,325
273	3173	Percent	17.4	17.3	7.9	12.1	18.0	8.8	6.2	12.3	
274	3174	Trips	189	159	102	129	256	148	94	157	1,242
274	3174	Percent	15.3	12.9	8.3	10.4	20.8	12.0	7.6	12.7	
275	3175	Trips	920	578	380	670	742	542	325	491	4,665
275	3175	Percent	19.8	12.4	8.2	14.4	16.0	11.7	7.0	10.6	
276	3176	Trips	487	371	276	519	639	330	190	462	3,296
276	3176	Percent	14.9	11.3	8.4	15.9	19.5	10.1	5.8	14.1	
277	3177	Trips	164	103	99	207	227	130	119	127	1,177
277	3177	Percent	14.0	8.8	8.4	17.6	19.3	11.1	10.1	10.8	
278	3178	Trips	154	79	66	125	230	142	77	128	1,001
278	3178	Percent	15.4	7.9	6.6	12.5	23.0	14.2	7.7	12.8	
279	3179	Trips	225	120	127	166	298	186	118	189	1,447
279	3179	Percent	15.7	8.4	8.9	11.6	20.9	13.1	8.3	13.2	
280	3180	Trips	156	94	89	141	205	203	99	134	1,145
280	3180	Percent	13.9	8.4	7.9	12.6	18.3	18.1	8.8	11.9	
281	3181	Trips	653	346	270	641	856	577	287	364	4,145
281	3181	Percent	16.4	8.7	6.8	16.0	21.4	14.4	7.2	9.1	
282	3182	Trips	256	229	149	287	431	217	84	158	1,815
282	3182	Percent	14.1	12.6	8.2	15.9	23.8	12.0	4.6	8.7	
283	3183	Trips	262	221	107	450	315	412	146	327	2,282
283	3183	Percent	11.7	9.9	4.8	20.1	14.1	18.4	6.5	14.6	
284	3184	Trips	262	166	200	384	261	283	150	203	1,920
284	3184	Percent	13.7	8.7	10.5	20.1	13.7	14.8	7.9	10.6	
285	3185	Trips	102	98	85	170	119	94	76	134	887
285	3185	Percent	11.6	11.2	9.7	19.3	13.5	10.8	8.7	15.3	
286	3186	Trips	408	423	354	832	651	566	296	426	4,014
286	3186	Percent	10.3	10.7	8.9	21.0	16.5	14.3	7.5	10.8	

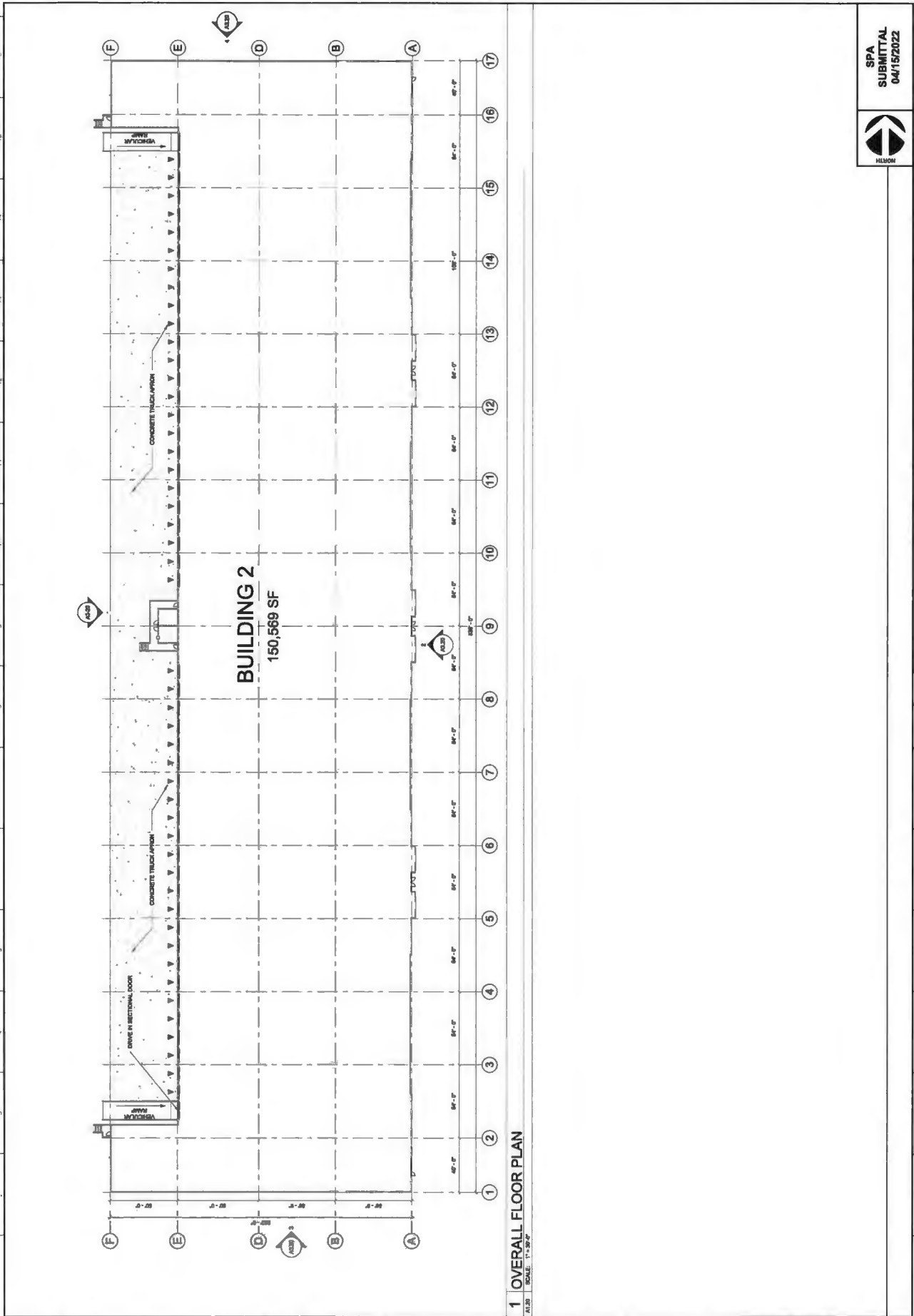
Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	361	358	126	499	512	378	362	285	2,991
261	3161	Percent	12.5	12.4	4.4	17.3	17.8	13.1	12.6	9.9	
262	3162	Trips	719	606	289	1,008	1,004	692	603	665	5,701
262	3162	Percent	12.9	10.9	5.2	18.0	18.0	12.4	10.8	11.9	
263	3163	Trips	318	259	143	426	380	259	209	291	2,308
263	3163	Percent	13.9	11.3	6.2	18.7	16.6	11.4	9.2	12.7	
264	3164	Trips	662	465	225	799	825	630	458	580	4,769
264	3164	Percent	14.3	10.0	4.9	17.2	17.8	13.6	9.9	12.5	
265	3165	Trips	660	460	300	877	693	577	443	594	4,654
265	3165	Percent	14.4	10.0	6.5	19.0	15.1	12.5	9.6	12.9	
266	3166	Trips	408	243	267	474	501	434	331	479	3,183
266	3166	Percent	13.0	7.8	8.5	15.1	16.0	13.9	10.6	15.3	
267	3167	Trips	250	146	107	231	189	232	126	136	1,425
267	3167	Percent	17.6	10.3	7.6	16.3	13.3	16.4	8.9	9.6	
268	3168	Trips	175	131	91	171	187	202	130	90	1,193
268	3168	Percent	14.8	11.2	7.8	14.6	15.9	17.2	11.0	7.6	
269	3169	Trips	873	542	410	748	1,066	584	469	724	5,512
269	3169	Percent	16.1	10.0	7.6	13.8	19.7	10.8	8.7	13.4	
270	3170	Trips	3,789	1,163	487	509	811	745	787	2,881	11,224
270	3170	Percent	33.9	10.4	4.4	4.6	7.3	6.7	7.0	25.8	
271	3171	Trips	441	400	148	495	522	329	360	384	3,089
271	3171	Percent	14.3	13.0	4.8	16.1	17.0	10.7	11.7	12.5	
272	3172	Trips	578	579	246	637	658	518	390	481	4,261
272	3172	Percent	14.2	14.2	6.0	15.6	16.1	12.7	9.6	11.8	
273	3173	Trips	422	455	171	414	491	323	212	359	2,941
273	3173	Percent	14.8	16.0	6.0	14.5	17.3	11.3	7.5	12.6	
274	3174	Trips	211	199	106	231	262	179	145	143	1,484
274	3174	Percent	14.3	13.5	7.2	15.6	17.7	12.2	9.8	9.7	
275	3175	Trips	896	834	417	867	1,015	627	461	587	5,790
275	3175	Percent	15.7	14.6	7.3	15.2	17.8	11.0	8.1	10.3	
276	3176	Trips	582	590	463	858	883	428	401	446	4,694
276	3176	Percent	12.5	12.7	10.0	18.5	19.0	9.2	8.6	9.6	
277	3177	Trips	171	152	91	274	254	159	123	146	1,370
277	3177	Percent	12.5	11.1	6.7	20.0	18.6	11.6	9.0	10.6	
278	3178	Trips	386	262	162	342	523	316	244	242	2,524
278	3178	Percent	15.6	10.6	6.6	13.8	21.1	12.8	9.9	9.8	
279	3179	Trips	234	200	169	260	354	204	178	204	1,836
279	3179	Percent	13.0	11.1	9.4	14.4	19.6	11.3	9.9	11.3	
280	3180	Trips	165	170	98	209	234	190	126	130	1,350
280	3180	Percent	12.5	12.9	7.4	15.8	17.7	14.4	9.5	9.9	
281	3181	Trips	638	449	369	850	937	562	304	432	4,701
281	3181	Percent	14.0	9.9	8.1	18.7	20.7	12.4	6.7	9.5	
282	3182	Trips	289	177	177	366	413	242	167	200	2,056
282	3182	Percent	14.2	8.7	8.7	18.0	20.3	11.9	8.2	9.9	
283	3183	Trips	232	274	182	558	353	372	189	254	2,488
283	3183	Percent	9.6	11.4	7.6	23.1	14.6	15.4	7.8	10.5	
284	3184	Trips	309	229	215	523	364	292	261	216	2,463
284	3184	Percent	12.8	9.5	8.9	21.7	15.1	12.1	10.8	9.0	
285	3185	Trips	171	150	119	252	179	111	120	194	1,347
285	3185	Percent	13.2	11.6	9.2	19.5	13.8	8.6	9.3	15.0	
286	3186	Trips	498	498	325	896	752	506	353	523	4,417
286	3186	Percent	11.5	11.4	7.5	20.6	17.3	11.6	8.1	12.0	



**IRONWOOD COMMERCE CENTER -
PHASE 2
BUILDINGS 1-6**



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IRONWOOD COMMERCE CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

RLC Architects
10000 W. BOULEVARD, SUITE 200
FORT MYERS, FL 33907
TEL: 888.888.8888
WWW.RLCARCHITECTS.COM

REVISIONS

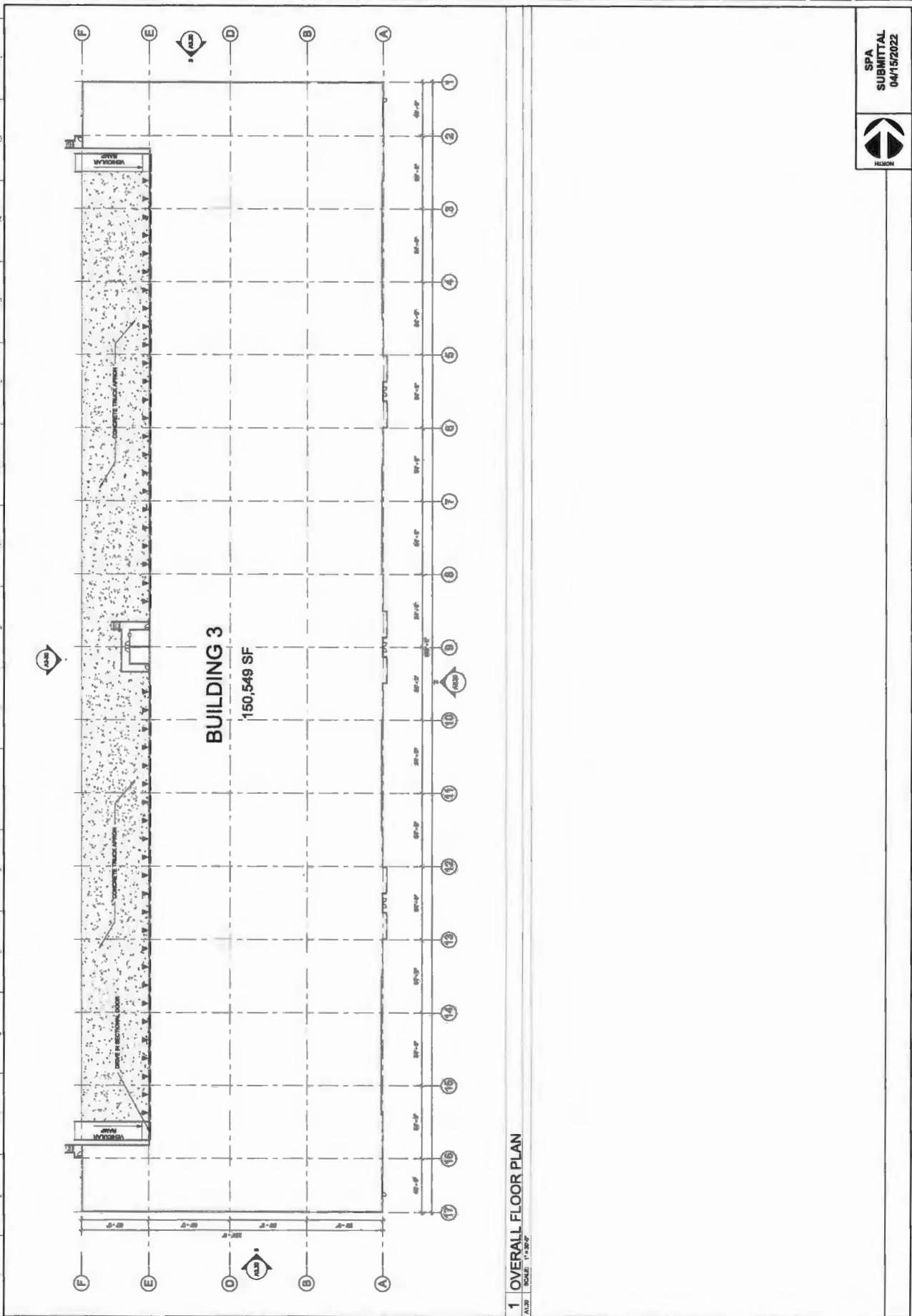
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DESIGN TITLE:
BUILDING 3
OVERALL FLOOR PLAN

DATE: 04/15/2022

PROJECT:
Project Manager: JMB
Project Engineer: JMB
Civil Engineer: JMB
Architect: JMB

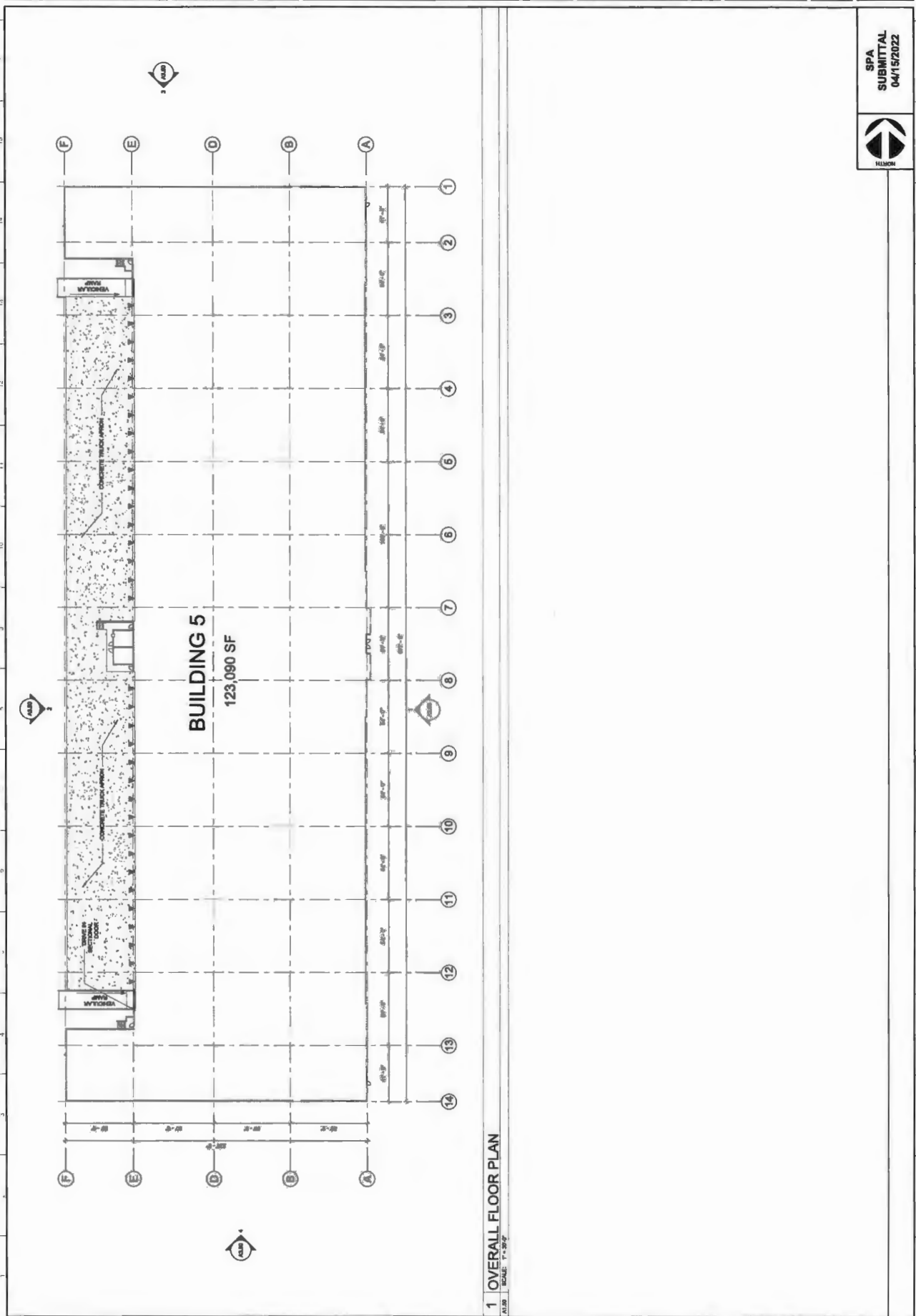
Sheet No.
A1.30



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SUBMITTAL
04/15/2022



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OPA-LOCKA, FLORIDA
LINK LOGISTICS

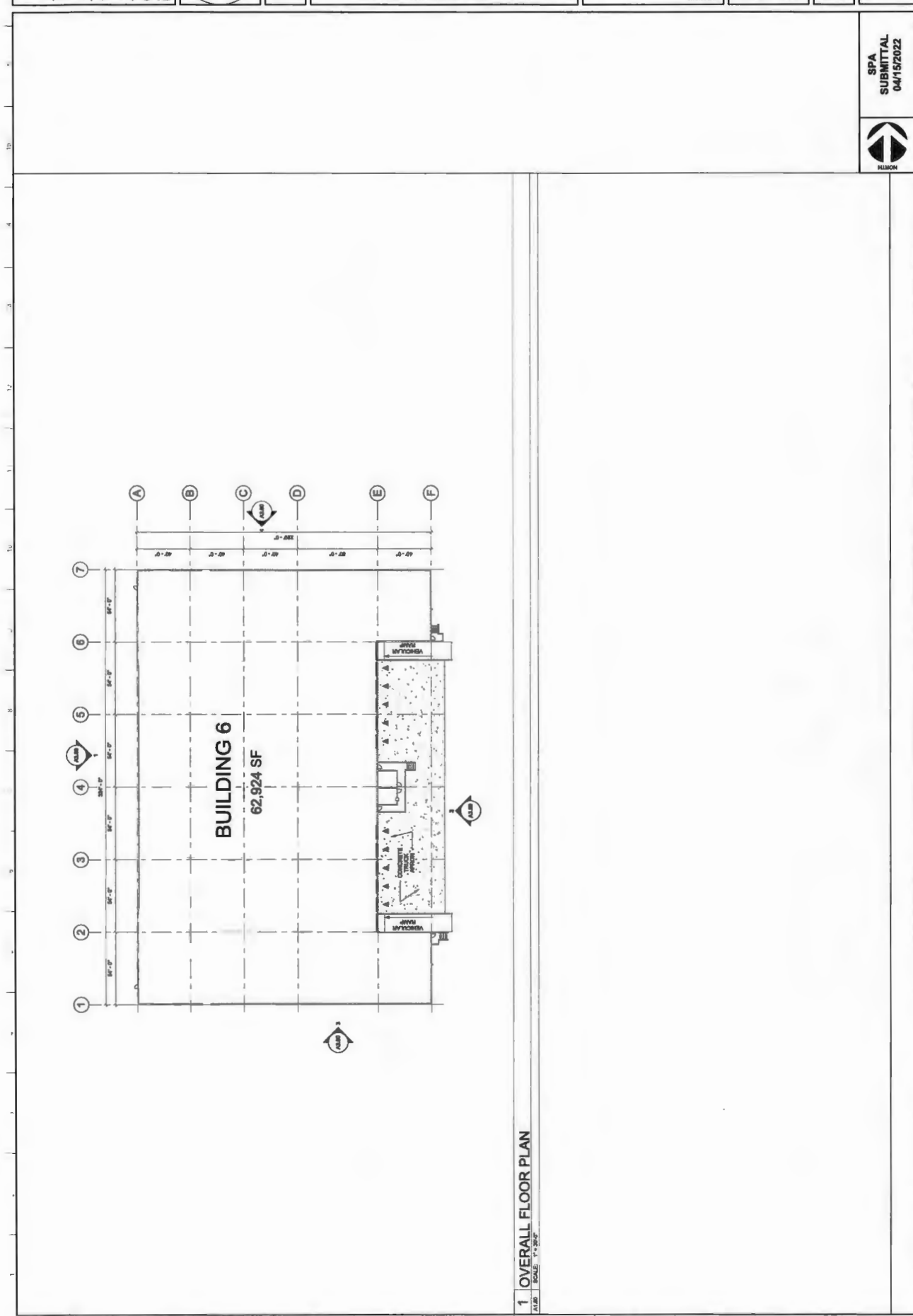
REVISIONS

NO.	DATE	DESCRIPTION

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DRAWN BY: [Signature]
CHECKED BY: [Signature]

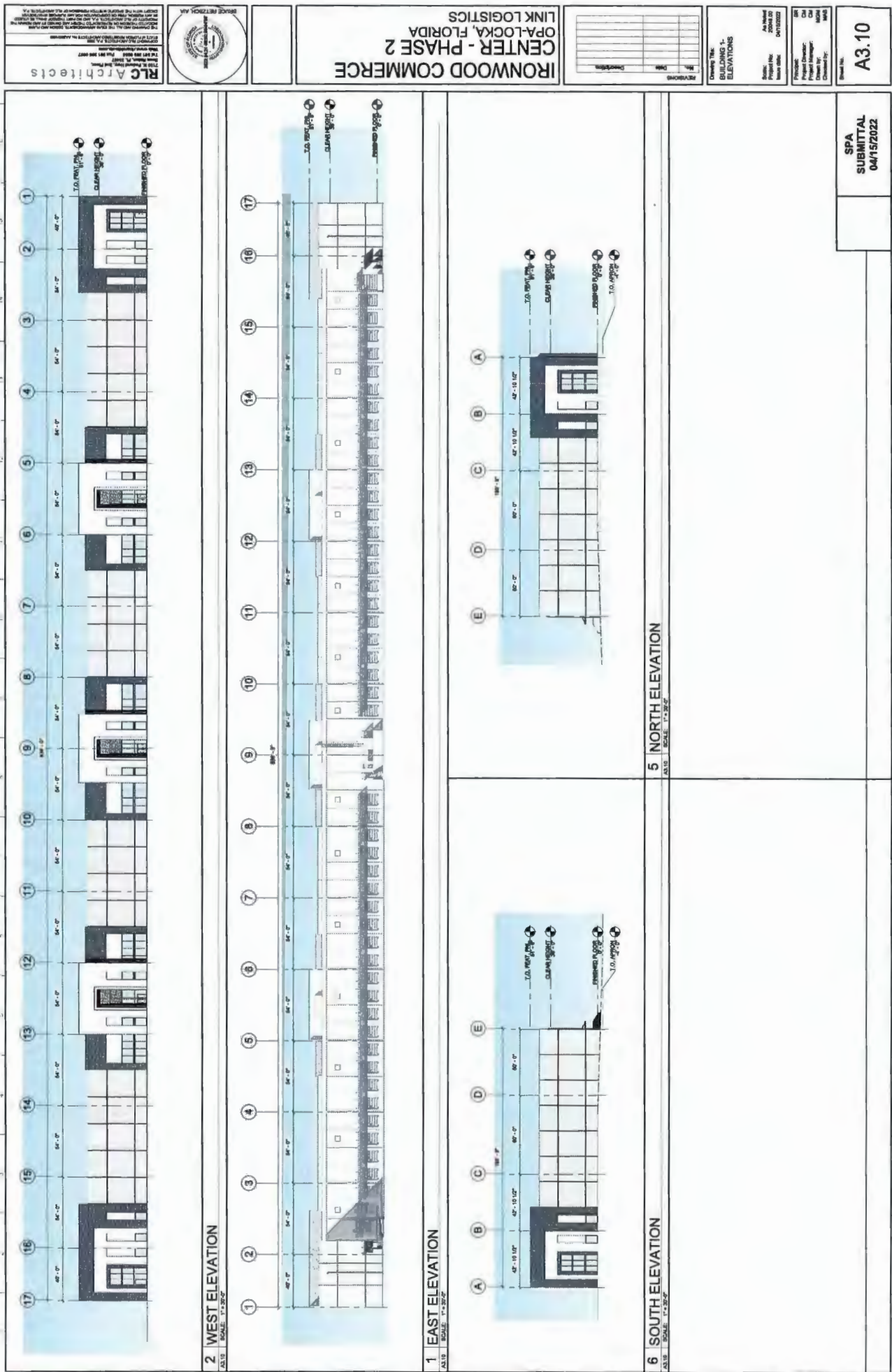
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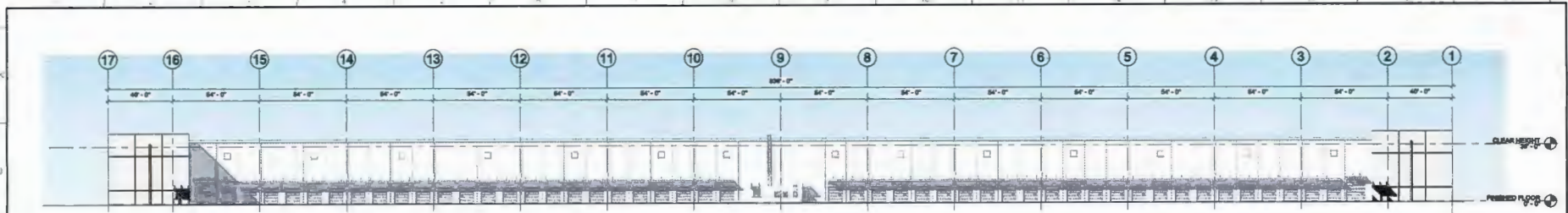


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04/15/2022



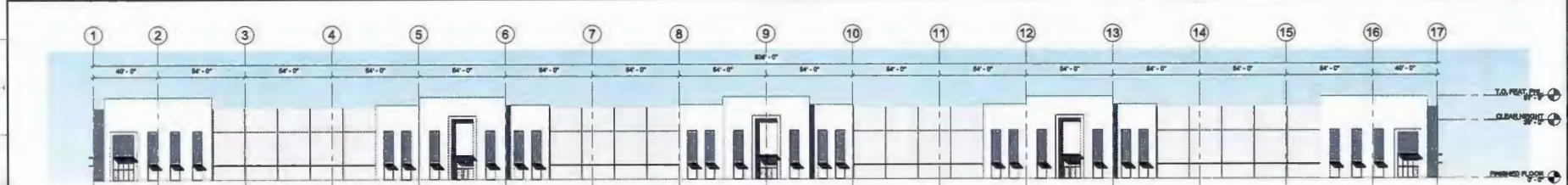


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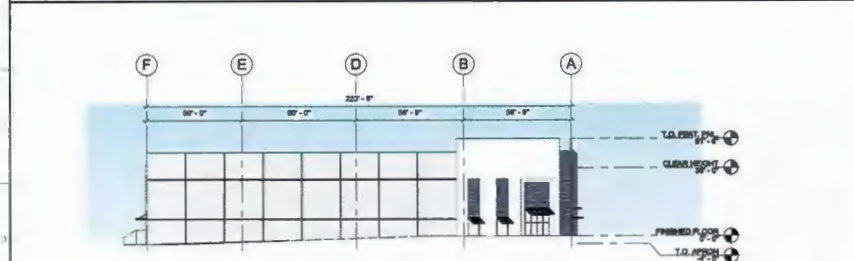
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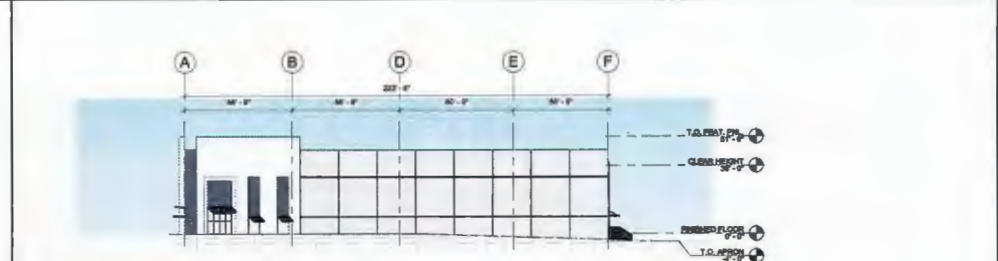
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A3.20 SCALE: 1"=30'-0"



3 SOUTH ELEVATION

A3.20 SCALE: 1"=30'-0"



4 NORTH ELEVATION

A3.20 SCALE: 1"=30'-0"

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**IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS**

No.	Date	Description

Drawing Title:
**BUILDING 2-
ELEVATIONS**

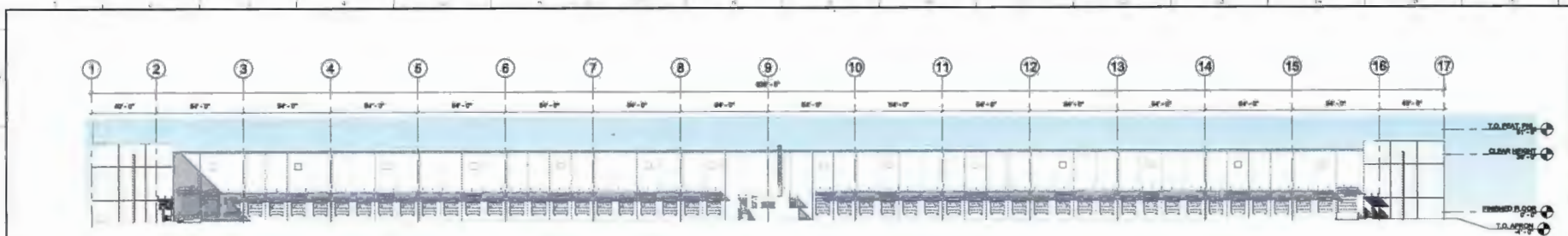
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Issue No: 04/15/2022

Prepared: SM
Project Director: CM
Project Manager: CM
Drawn by: RMB
Checked by: RMB

Sheet No:
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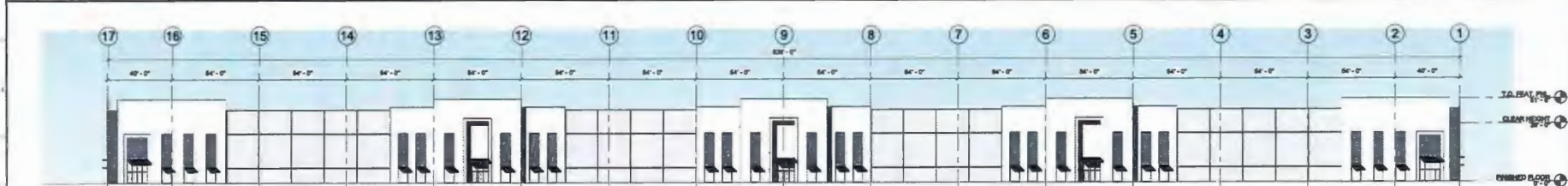
**SPA
SUBMITTAL
04/15/2022**

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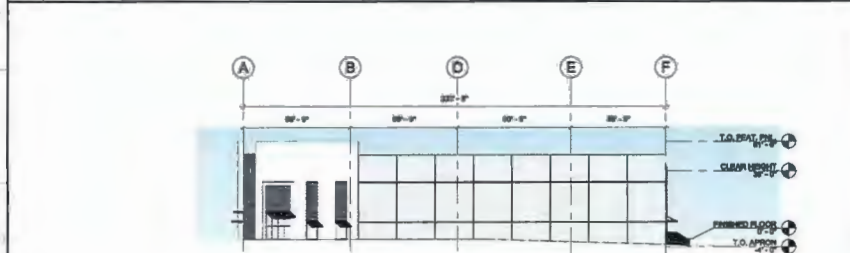
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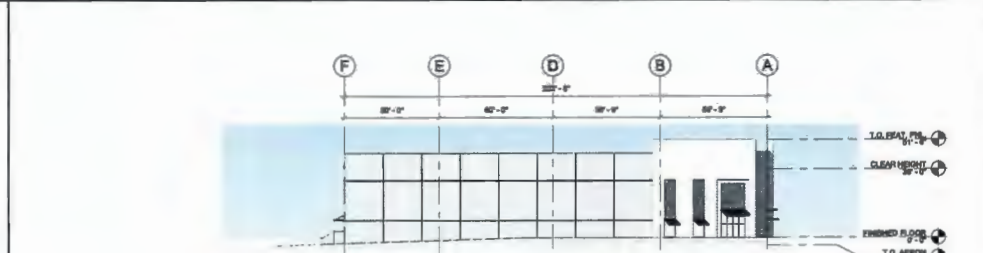
2 WEST ELEVATION

A3.30 SCALE: 1" = 32'-0"



3 SOUTH ELEVATION

A3.30 SCALE: 1" = 32'-0"



5 NORTH ELEVATION

A3.30 SCALE: 1" = 32'-0"

RLC Architects
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 WWW.RLCARCHITECTS.COM



**IRONWOOD COMMERCE
 CENTER - PHASE 2**
 OPA-LOCKA, FLORIDA
 LINK LOGISTICS

NO.	DATE	DESCRIPTION

Drawing Title:
**BUILDING 3-
 ELEVATIONS**

Scale:
 Project No:
 Issue No:

Project:
 Project Director:
 Project Manager:
 Drawn by:
 Checked by:

Sheet No.
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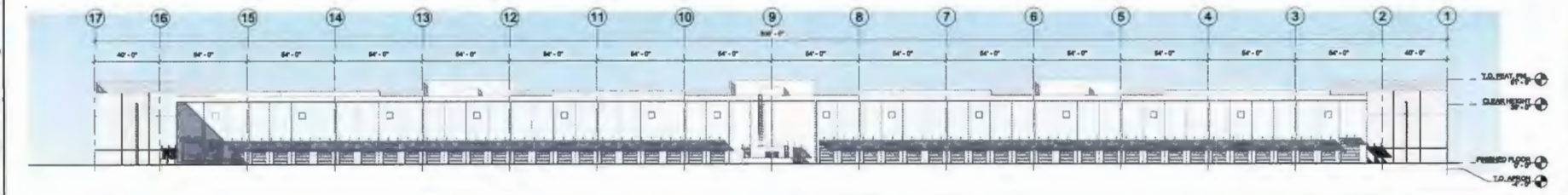
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 SUBMITTAL
 04/15/2022**

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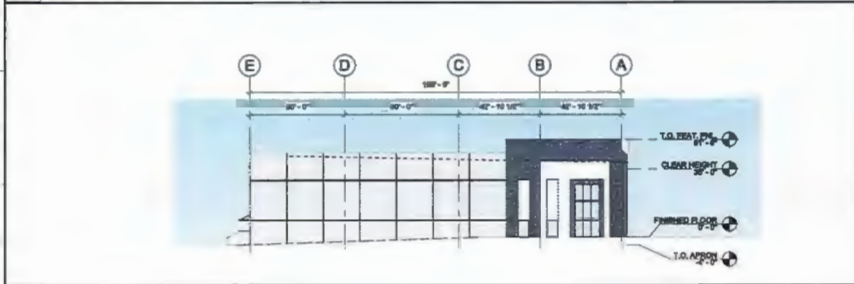
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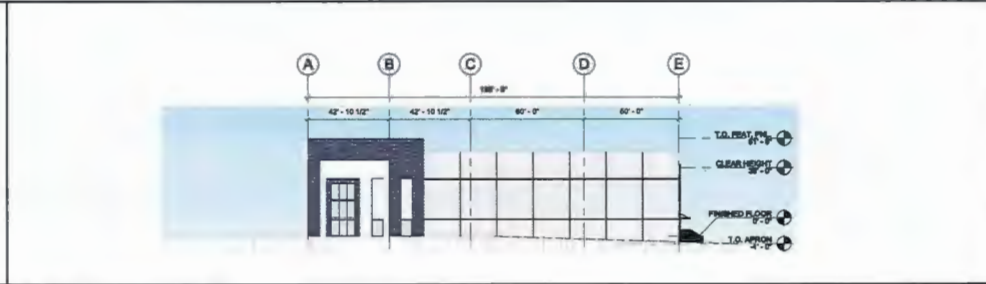
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AS40 SCALE: 1"=30'-0"



3 SOUTH ELEVATION

AS40 SCALE: 1"=30'-0"



4 NORTH ELEVATION

AS40 SCALE: 1"=30'-0"

RLC Architects
10000 Rte 100, Suite 100, Dallas, TX 75243
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IRONWOOD COMMERCE
 CENTER - PHASE 2
 OPA-LOCKA, FLORIDA
 LINK LOGISTICS

REVISIONS

No.	Description

Drawing Title:
 BUILDING 4 -
 ELEVATIONS

Scale: As Noted
 Project No: 20046.05
 Issue Date: 04/15/2022

Principal:
 Project Director:
 Project Manager:
 Drawn by:
 Checked by:

BR
 CM
 CM
 AMS
 MAM

Sheet No.

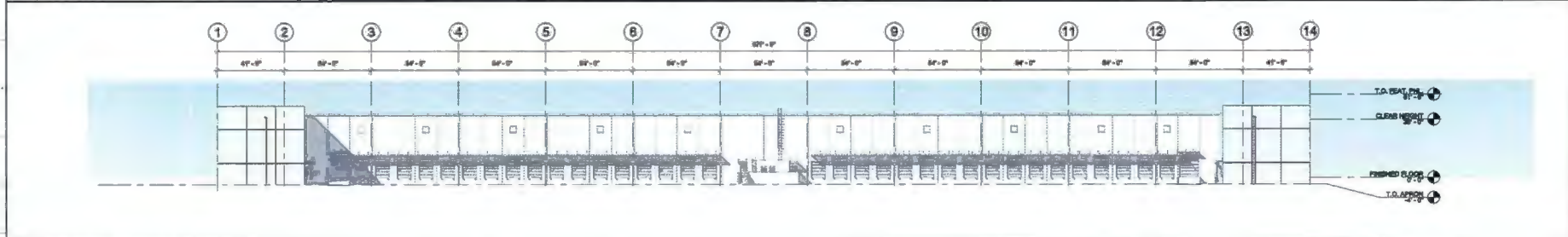
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 04/15/2022

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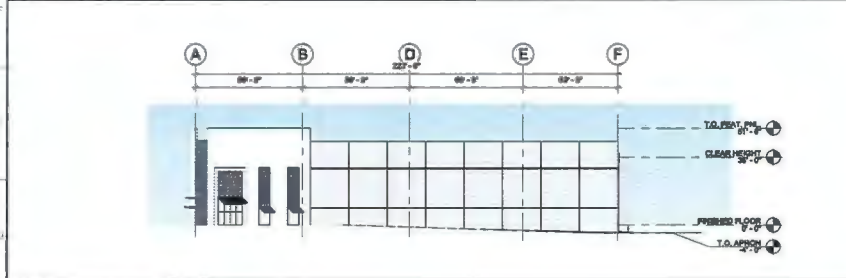
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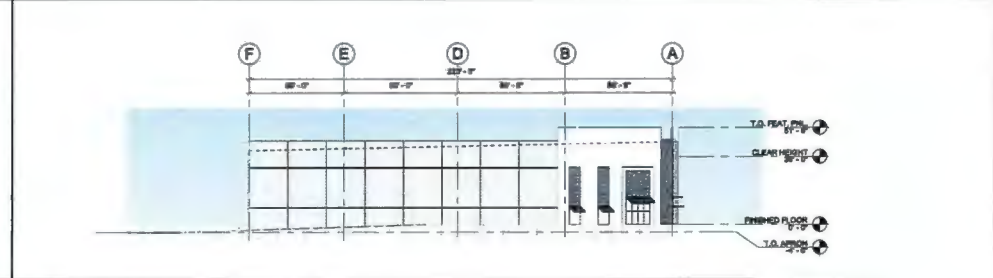
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2 SOUTH ELEVATION
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3 WEST ELEVATION
A3.50 SCALE: 1" = 30'-0"



4 EAST ELEVATION
A3.50 SCALE: 1" = 30'-0"

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 Website: www.rlcarchitects.com



**IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS**

REVISION	DATE	DESCRIPTION

REVISIONS		
No.	Date	Description

Principal: Project Director: Project Manager: Drawn by: Checked by:	BR CM CM AMS AMS
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SUBMITTAL
04/15/2022**

A3.50

SPA
SUBMITTAL
04/15/2022

A4.10

1 FRONT ENTRY
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NO.	DESCRIPTION

DATE: 04/15/2022
PROJECT NO: 202008001
DRAWN BY: JLM

PROJECT: IRONWOOD COMMERCE CENTER - PHASE 2
OWNER: LINK LOGISTICS
DESIGNED BY: RLC ARCHITECTS

PROJECT: IRONWOOD COMMERCE CENTER - PHASE 2
OWNER: LINK LOGISTICS
DESIGNED BY: RLC ARCHITECTS

DATE: 04/15/2022
PROJECT NO: 202008001
DRAWN BY: JLM

IRONWOOD COMMERCE
CENTER - PHASE 2
OPALOCKA, FLORIDA
LINK LOGISTICS



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www.rlcarchitects.com

1 CORNER PERSPECTIVE
SCALE: 1" = 1'-0"



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SUBMITTAL
04/15/2022

A4.20

Sheet No.

Project Director: [Name]
Drawn by: [Name]
Checked by: [Name]
Scale: [Scale]
Project No.: [Number]
Date: [Date]

REVISIONS
No. Description
Date

No.	Description	Date

IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS



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GPT NW 42ND AVENUE OWNER III, LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901004

Attachment E
Contractor Certification Form

CONTRACTOR CERTIFICATION FORM**Brownfields Redevelopment Program**Contractor Name SCS Engineers Date: 7/31/2023Contractor Address: 9500 South Dadeland Blvd., Suite 610, Miami, FL 33156Contact Name: Michael BerzinskyPhone No.: 305-412-8185 Fax No.: 305-412-8105Brownfield Site ID #: BF139901004**CONTRACTOR CERTIFIES BY CHECKING ALL APPROPRIATE BOXES:****YES NO**

- | | | |
|---|-------------------------------------|--------------------------|
| 1. It meets all certification and license requirements imposed by law. | ☒ | ☐ |
| 2. It performs or contracts laboratory analysis pursuant to National Environmental Laboratory Accreditation Program certification requirements and performs or contracts field-sampling work in accordance with the Standard Operating Procedures for Field Activities pursuant to Chapter 62-160, Florida Administrative Code. | ☒ | ☐ |
| 3. It complies with all applicable OSHA regulations. | ☒ | ☐ |
| 4. Has the capacity to perform the majority of the site rehabilitation program tasks pursuant to a brownfield site rehabilitation agreement or supervise the performance of such tasks by licensed subcontractors in accordance with Section 489.113(9), Florida Statutes (F.S.). | ☒ | ☐ |

The person named below by signing as an "Officer of the Company" hereby certifies to the Florida Department of Environmental Protection (FDEP) that the Contractor named above meets the requirements for contractors participating in the Brownfields Redevelopment Program [Section 376.80(6), F.S.]:

<u><i>Brittney Odom</i></u>	<u>7/31/2023</u>	<u>Brittney Odom</u>
Signature of Officer of the Company and Date Signed		Print Name of Officer of the Company

Vice President
Title of Officer of the Company

Contractors must immediately notify the FDEP (Brownfields District Coordinator, delegated local program) of any change in the above criteria. The FDEP may order a suspension or cessation of work for failure of a contractor to maintain their required certification.

GPT NW 42ND AVENUE OWNER III, LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901004

Attachment F
Quality Assurance Certificate



State of Florida
Department of Health, Bureau of Public Health Laboratories
This is to certify that



E86546

JUPITER ENVIRONMENTAL LABORATORIES, INC.
150 SOUTH OLD DIXIE HWY
JUPITER, FL 33458

has complied with Florida Administrative Code 64E-1,
for the examination of environmental samples in the following categories

DRINKING WATER - GROUP II UNREGULATED CONTAMINANTS, DRINKING WATER - OTHER REGULATED CONTAMINANTS, DRINKING WATER - MICROBIOLOGY, DRINKING WATER - PRIMARY INORGANIC CONTAMINANTS, DRINKING WATER - SECONDARY INORGANIC CONTAMINANTS, DRINKING WATER - SYNTHETIC ORGANIC CONTAMINANTS, NON-POTABLE WATER - EXTRACTABLE ORGANICS, NON-POTABLE WATER - GENERAL CHEMISTRY, NON-POTABLE WATER - METALS, NON-POTABLE WATER - PESTICIDES-HERBICIDES-PCB'S, NON-POTABLE WATER - VOLATILE ORGANICS, SOLID AND CHEMICAL MATERIALS - EXTRACTABLE ORGANICS, SOLID AND CHEMICAL MATERIALS - GENERAL CHEMISTRY, SOLID AND CHEMICAL MATERIALS - METALS, SOLID AND CHEMICAL MATERIALS - PESTICIDES-HERBICIDES-PCB'S, SOLID AND CHEMICAL MATERIALS - VOLATILE ORGANICS

Continued certification is contingent upon successful on-going compliance with the NELAC Standards and FAC Rule 64E-1 regulations. Specific methods and analytes certified are cited on the Laboratory Scope of Accreditation for this laboratory and are on file at the Bureau of Public Health Laboratories, P. O. Box 210, Jacksonville, Florida 32231. Clients and customers are urged to verify with this agency the laboratory's certification status in Florida for particular methods and analytes.

Date Issued: July 01, 2023 Expiration Date: June 30, 2024



Susanne Crowe, MHA
Interim Chief Bureau of Public Health Laboratories
DH Form 1697, 7/04
NON-TRANSFERABLE E86546-61-07/01/2023
Supersedes all previously issued certificates

Attachment G

Advisory Committee Members

Attachment G
Advisory Committee Members

Kachief P. Nugent

Resident
1115 Sharazad Blvd., Apartment # 5
Opa Locka, FL 33054
nugentkachief@gmail.com

Rene Lopez

Business Owner
Do You Need A Good Plumber, Inc.
751 Opa Locka Boulevard,
Opa Locka, FL 33054
305-758-9215

Michael Schefren

Business Owner
12700 NW 42 Avenue,
Opa Locka FL, 33054
(786)551-7286
michael@nomex.com

Attachment H

Format for Submittal of Technical Documents

Attachment H
Format for Submittal of Technical Documents

1. One hard copy or one electronic copy of each report or proposal and final reports shall be submitted to MDC.
2. Where an electronic format exists of the records it shall be used to transmit the data, file, report, document, map, plans, picture, record, or any other object that may be available in an electronic format. Electronic records shall be kept in industry standard non-proprietary formats: TIFF, GIF, JPEG, PDF, or in Microsoft Word, Microsoft Excel, and Microsoft Access not older than one (1) release behind the current.
3. Data requested shall be transmitted using available media such as E-mail, Compact Disc (CD), or File Transfer via an FTP site. Additional formats may be considered at the time of the request.
4. After final approval of each report, an electronic copy and one hard copy shall be submitted within 30 days.
5. The media shall include a file directory and specify the "naming convention".
 - (a) Final reports (any text files) must be in one of the approved formats.
 - (b) Site maps and surveys shall be in TIFF, JPEG or ".pdf" format.
 - (c) Site-specific GIS data tables shall be in Excel or text (tab delimited) format.
 - (d) The cover of the media shall include the Site Name, Designated Brownfield Area, Date and Type of Report(s).

The left inside cover of the media should list all the files located on the media.

EXHIBIT B - Site Access Agreement

**SITE ACCESS AGREEMENT
PERMISSION TO ENTER PROPERTY
BROWNFIELDS REDEVELOPMENT PROGRAM**

1. TA Ironwood Industrial II N, LLC, the real property owner ("undersigned" or "owner"), hereby grants permission to the Miami-Dade County Department of Regulatory and Economic Resources (RER) and the State of Florida, Department of Environmental Protection ("Department") and its agents and subcontractors to enter the undersigned's property ("the property") located at 12705 NW 42nd Avenue, Opa Locka, Parcel ID 08-2129-000-0064 as described in **Attachment A** attached to the Brownfield Site Rehabilitation Agreement ("BSRA") for the brownfield site assigned the Brownfield Site Identification Number **BF139901004**, beginning on the date of execution of the BSRA and ending on such date as deemed appropriate by RER or the successful completion of the BSRA, whichever occurs first.
2. This permission is contemplated to be used for the following activities that may be performed by RER and/or the Department, its agents, representatives or subcontractors:
 - a. Having access to areas where contamination may exist.
 - b. Investigation of soil and groundwater including, but not limited to, the installation of groundwater monitoring wells, the use of geophysical equipment, the use of an auger for collection of soil and sediment samples, the logging of existing wells, videotaping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, and other materials deemed appropriate by the Department and the like.
 - c. Removal, treatment and/or disposal of contaminated soil and water, which may include the installation of recovery wells or other treatment systems.
3. Upon completion of the investigation, RER and/or Department will restore the property as near as practicable to its condition immediately prior to the commencement of such activities.
4. The granting of this permission by the undersigned is not intended, nor should it be construed, as an admission of liability on the part of the undersigned or the undersigned's successors and assigns for any contamination discovered on the property.
5. RER, and the Department, its agents, representatives or subcontractors may enter the property during normal business hours and may also make special arrangements to enter the property at other times after agreement from the undersigned.
6. RER and the Department acknowledge and accept any responsibility it may have under applicable law (Section 768.28, Florida Statutes) for damages caused by the acts of its employees acting within the scope of their employment while on the property.
7. In exercising its access privileges, the RER and/or the Department will take reasonable steps not to interfere with the Owner's operations, or the remediation and redevelopment activities pursuant to the BSRA.

Real Property Owner

TA Ironwood Industrial II N, LLC,
a Delaware limited liability company

By: TA Realty Value-Add Fund XIII REIT, LLC,
a Delaware limited liability company
its sole member

Signature of Witness:

By: Jeff J. Harrington
Name: Jeff Harrington
Title: Authorized Signatory
Date: 8/28/2025

Megan E Beaulé
Name: Megan E Beaulé
Date: 28 August, 2025

Site Access Agreement
Brownfield Site ID #: 139901004
_____, 2025
Page 2 of 2

Accepted by RER by the following authorized agent:

Signature of RER representative

Signature of Witness

Print Name: _____

Print Name: _____

Title of RER representative

Date

Date

CITY/COUNTY

By: _____

Print Name: _____

Title: _____

Address: _____

Date: _____

Approved as to form and legality: *Veronica Sandy*
MDC Assistant County Attorney

MIAMI-DADE COUNTY

By: _____

Mayor, or her designee

Print Name: _____

Address: _____

Date: _____

FILING AND ACKNOWLEDGMENT FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated RER Clerk, receipt of which is hereby acknowledged.

Clerk (or Deputy Clerk)

Date: _____

cc: Scott Sweeney, FDEP Brownfields Program Manager
Justin Cross, FDEP Government Analyst II, Brownfields Program
Megan Johnson, FDEP Environmental Consultant, Brownfields Program
Ryenne Hathaway, Southeast District Brownfields Coordinator, FDEP
Sandra Rezola, MDC RER's Brownfields Coordinator, RER-DERM
Matthew Schroth, Counsel for Assignor (mschroth@gibsondunn.com)
Christopher Papavasiliou, Counsel for Assignee (cpapavasiliou@nutter.com)

RESOLUTION NO. 26-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING EXECUTION OF AN ASSIGNMENT AND ASSUMPTION PERTAINING TO A BROWNFIELD SITE REHABILITATION AGREEMENT FOR THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE, AND TO TAKE ANY ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THE AGREEMENT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, GPT NW 42ND Avenue Owner II LLC is the owner of the property located at 12691 NW 42nd Avenue in Opa-Locka and desires to assign the Brownfield Site Rehabilitation Agreement (BSRA) to TA Ironwood Industrial II N, LLC; and

WHEREAS, pursuant to City of Opa-Locka Resolution 99-6013, the property was designated as a Brownfield Economic Redevelopment Area; and

WHEREAS, on November 8, 2023, GPT NW 42nd Avenue Owner II LLC entered into a Brownfield Site Rehabilitation Agreement (BSRA) with Miami Dade County that committed the owner to voluntarily implement a cleanup plan for the site's eventual redevelopment. The BSRA allows a site to be safely redeveloped while limiting future environmental liability; and

WHEREAS, the Assignment & Assumption of BSRA, assigns the obligation of the BSRA to the new owner. Pursuant to paragraph 18 in the BSRA, the owner may assign its right and responsibilities under the BSRA with written consent of Miami Dade County and the local government with jurisdiction over the property (The City of Opa-Locka), which consent cannot be unreasonably withheld; and

WHEREAS, the City Commission of the City of Opa-Locka desires to authorize execution of an assignment and assumption of a Brownfield Site Rehabilitation Agreement, attached hereto as Exhibit "A", for property located at 12691 NW 42nd Avenue, within the City, to a new owner.

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

SECTION 1. ADOPTION OF REPRESENTATIONS

The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

SECTION 2. AUTHORIZATION FOR EXECUTION

The City Commission of the City of Opa-Locka hereby authorizes the City Manager, and necessary City parties, to execute the Assignment & Assumption of the Brownfield Site Rehabilitation Agreement (BSRA) to assign all obligations, rights and responsibilities under the BSRA to a new owner with written consent of Miami Dade County, consistent with the documents attached hereto as Composite Exhibit "A."

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption and is subject to the approval of the Governor or his designee.

PASSED and ADOPTED this_____day of_____ 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by:_____

Seconded by: _____

VOTE:

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



City of Opa-locka Agenda Cover Memo

City Manager:	Sha'mecca Lawson		CM Signature				
Commission Meeting Date:	4.8.2026		Item Type:	Resolution	Ordinance		Other
			<i>(Enter X in box)</i>	X			
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Resolution Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
				X			X
Funding Source: <i>Account#:</i>	<i>(Enter Fund & Dept)</i> Ex: N/A See Financial Impact section below		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
				X			
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
	X						
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
	X						
Sponsor Name	City Manager		Department:	City Manager			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AUTHORIZING THE CITY MANAGER TO EXECUTE AN ASSIGNMENT AND ASSUMPTION OF BROWNSFIELD SITE REHABILITATION AGREEMENT FOR THE PROPERTY LOCATED AT 12691 NW 42ND AVE, AND TO TAKE ANY ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THE AGREEMENT.

Staff Summary:

GPT NW 42ND Avenue Owner II LLC is the owner of the property located at 12691 NW 42nd Avenue in Opa-locka and desires to assign the Brownsfield Site Rehabilitation Agreement (BSRA) to TA Ironwood Industrial II N, LLC . Pursuant to City of Opa-locka Resolution 99-6013, the property was designated as a Brownfield Economic Redevelopment Area.

On November 8, 2023 GPT NW 42nd Avenue Owner II LLC entered into a Brownfield Site Rehabilitation Agreement (BSRA) with Miami Dade County that committed the owner to voluntary implement a cleanup

plan for the site's eventual redevelopment. The BSRA allows a site to be safely redeveloped while limiting future environmental liability.

The Assignment & Assumption of BSRA, assigns the obligation of the BSRA to the new owner. As per paragraph 18 in the BSRA, the owner may assign its right and responsibilities under the BSRA with written consent of Miami Dade County and the local government with jurisdiction over the property (The City of Opa-locka) which consent cannot be unreasonable withheld. There is no obligation on the part of the City.

Financial Impact – This legislation will have no Financial Impact to the City.

Proposed Action:

Staff recommend the City Commission approve this legislation.

Attachment:

Assignment and Assumption of BSRA
Explanation of Brownfield Site Rehabilitation Agreement

**ASSIGNMENT AND ASSUMPTION OF BROWNFIELD SITE
REHABILITATION AGREEMENT**

This Assignment and Assumption of Brownfield Site Rehabilitation Agreement (“Agreement”) is made by and between GPT NW 42ND AVENUE OWNER II LLC (“Assignor”) and TA IRONWOOD INDUSTRIAL II, LLC (“Assignee”).

WHEREAS, on November 8, 2023, Assignor and Miami-Dade County (“MDC”) entered into a Brownfield Site Rehabilitation Agreement (“BSRA”) pursuant to section 376.80, Florida Statutes, Brownfield Site ID No. BF139901005, attached hereto as Exhibit “A”; and

WHEREAS, Assignor intends to assign the BSRA to Assignee; and

WHEREAS, Assignee intends to become the Person Responsible for Brownfield Site Rehabilitation for the brownfield site pursuant to section 376.80, Florida Statutes, and otherwise agrees to assume the obligations arising under the BSRA; and

WHEREAS, per paragraph 18 of the BSRA, Assignor may assign its rights and responsibilities under the BSRA with written consent of MDC and the local government with jurisdiction over the real property.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto, intending to be legally bound hereby, covenant and agree as follows:

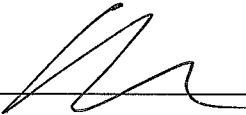
1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Assignee meets the eligibility requirements of section 376.82, Florida Statutes.
3. Assignor transfers, assigns, and sets over unto Assignee, all of Assignor’s rights, title, and interest in the BSRA, with said assignment to be effective on the effective date of this Agreement.
4. Assignee, as of the effective date of this Agreement, assumes all of the obligations under the BSRA, specifically including but not limited to conducting site rehabilitation and submitting technical reports, obtaining any local, state, and federal permits required for site rehabilitation work, allowing FDEP access to the site, and conducting site rehabilitation under the observation of professional engineers or professional geologists.
5. Pursuant to paragraph 22 of the BSRA, Assignee’s representatives for the BSRA are Jeff Harrington (Mailing Address: TA Realty, One Federal Street, 17th Floor, Boston, MA 02110, Attn: Jeff Harrington; Phone: (857) 285-4736; Email: harrington@tarealty.com) and Victor Rodriguez (Mailing Address: Foundry Commercial, 2121 Ponce de Leon Blvd, Suite 430, Coral Gables, FL 33134, Attn: Victor Rodriguez; Phone: (786) 865-7396; Email: victor.rodriguez@foundrycommercial.com).

6. Assignor shall be released from any and all obligations of the BSRA arising on or after the effective date of this Agreement.
7. By executing this Agreement, under penalty of perjury Assignor and Assignee attest that (i) there is no operating agreement, written or oral, which limits the authority of the Assignor's and Assignee's signatories to execute this Agreement and (ii) Assignor's and Assignee's signatories are fully authorized to execute this Agreement.
8. This Agreement shall be construed and interpreted in accordance with the laws of the State of Florida.
9. Attached hereto as Exhibit B is an updated Site Access Agreement.

IN WITNESS WHEREOF, this Agreement has been made and executed on the date set forth by each duly authorized representative, and is effective as of the date of the execution of the final required signatory.

ASSIGNOR:

GPT NW 42ND AVENUE OWNER II LLC,
a Delaware limited liability company

By:  _____

Print Name: Sonya A. Huffman

Print Title: Chief Administrative Officer

Address: c/o Blackstone Property Advisors L.P.
345 Park Avenue, 42nd Floor
New York, New York 10154

Date: June 17, 2025

ASSIGNEE:

TA IRONWOOD INDUSTRIAL II, LLC,
a Delaware limited liability company

By: 

Print Name: Scott L. Dalrymple

Print Title: Sr. Vice President

Address: 1 Federal Street 18th Floor
Boston, MA 02110

Date: June 17, 2025

CITY/COUNTY

By: _____

Print Name: _____

Title: _____

Address: _____

Date: _____

Approved as to form and legality: _____
MDC Assistant County Attorney

MIAMI-DADE COUNTY

By: _____

Mayor, or her designee

Print Name: _____

Address: _____

Date: _____

FILING AND ACKNOWLEDGMENT FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated RER Clerk, receipt of which is hereby acknowledged.

Clerk (or Deputy Clerk)

Date: _____

cc: Scott Sweeney, FDEP Brownfields Program Manager
Justin Cross, FDEP Government Analyst II, Brownfields Program
Megan Johnson, FDEP Environmental Consultant, Brownfields Program
Ryenne Hathaway, Southeast District Brownfields Coordinator, FDEP
Sandra Rezola, MDC RER's Brownfields Coordinator, RER-DERM
Matthew Schroth, Counsel for Assignor (mschroth@gibsondunn.com)
Christopher Papavasiliou, Counsel for Assignee (cpapavasiliou@nutter.com)

EXHIBIT A - Brownfield Site Rehabilitation Agreement

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

BEFORE MIAMI-DADE COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

IN RE: **GPT NW 42ND AVENUE OWNER II, LLC**
Ironwood Commerce Center
12691 NW 42 Avenue, Opa-Locka, Florida 33054
Opa-Locka Brownfield Area
Folio Number: 08-2129-000-0050
Brownfield Area Identification Number: BF139901000
Brownfield Site Identification Number: BF139901005
SW-1173/File-12833

BROWNFIELD SITE REHABILITATION AGREEMENT PURSUANT TO §376.80(5),
Florida Statutes (F.S.)

WHEREAS, the Brownfields Redevelopment Act was enacted to reduce public health and environmental hazards on existing commercial and industrial sites by offering incentives to encourage responsible persons to voluntarily develop and implement cleanup plans; and

WHEREAS, Miami-Dade County ("MDC") has been delegated the authority to administer the Florida Brownfields Program on behalf of the State of Florida's Department of Environmental Protection ("Department") and to administer and enforce the provisions of Chapters 403 and 376, F.S., and the rules promulgated thereunder, Chapters 62-777 and 62-780, Florida Administrative Code (F.A.C.), as amended; and

WHEREAS, MDC has jurisdiction over the matters addressed in this Brownfield Site Rehabilitation Agreement ("BSRA"); and

WHEREAS, the Department and MDC through its delegation, have the authority, pursuant to §376.81, F.S., to establish by rule, criteria for determining the rehabilitation program tasks that comprise a site rehabilitation program and the level at which a rehabilitation program task and a site rehabilitation program may be deemed complete;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is agreed as follows:

This BSRA is entered into between MDC and GPT NW 42ND AVENUE OWNER II, LLC, hereinafter the Person Responsible For Brownfield Site Rehabilitation ("PRFBSR") (collectively referred to as the "parties"), for the rehabilitation of a brownfield site within a designated brownfield area pursuant to §376.80(5), F.S. MDC and the PRFBSR agree to the following:

1. MDC

The Department of Regulatory and Economic Resources (RER) is the agency of MDC with authority and power to enforce the provisions of Chapters 376 and 403, F.S.

2. PERSON RESPONSIBLE FOR BROWNFIELD SITE REHABILITATION

GPT NW 42ND AVENUE OWNER II, LLC is the PRFBSR as defined in §376.79(15), F.S., for the real property described in the map and legal description in **Attachment A** (the “Brownfield Site”), incorporated herein, that has been designated by the City of Opa-Locka in Resolution Number 99-6013 as a brownfield area as defined in §376.79(5), F.S. **Attachment A** is a composite exhibit that includes: (a) the legal description and map of the Brownfield Site; and (b) the City of Opa-Locka resolution with all attachments including the map of the designated brownfield area. The brownfield site consists of 33.7559 acres.

3. PRFBSR’S DUTIES

The PRFBSR agrees:

- (a) to conduct “site rehabilitation” of any “contaminated site(s)” as defined in §376.79, F.S., whose source originates on the real property described in **Attachment A as the Brownfield site**. If such contaminated site(s) extend(s) beyond the boundary of the Brownfield site, then PRFBSR agrees to conduct site rehabilitation to address the entire contaminated site;
- (b) to conduct site rehabilitation and submit technical reports and rehabilitation plans in a timely manner according to the attached brownfield site rehabilitation schedule agreed upon by the parties, **Attachment B** incorporated herein;
- (c) to conduct site rehabilitation activities under the observation of professional engineers or professional geologists, as applicable, who are registered in accordance with the requirements of Chapters 471 or 492, F.S., respectively. Submittals provided by the PRFBSR must be signed and sealed by a professional engineer registered under Chapter 471, F.S., or by a professional geologist registered under Chapter 492, F.S., as applicable, certifying that the submittal and associated work comply with the laws and rules of MDC and the Department and those governing the profession. Upon completion of the approved remedial action, a professional engineer registered under Chapter 471, F.S., or a professional geologist registered under Chapter 492, F.S., as applicable, must certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by MDC;

- (d) to conduct site rehabilitation in accordance with Chapter 62-160, F.A.C., as the same may be amended from time to time;
- (e) to obtain any local, state or federal approvals or permits required for the site rehabilitation work and to conduct the necessary site rehabilitation consistent with local, state, and federal laws, rules and ordinances. All site rehabilitation shall be consistent with the cleanup criteria in §376.81, F.S., the requirements of Chapters 62-780, F.A.C., Contaminated Site Cleanup Criteria, and 62-777, F.A.C., Contaminant Cleanup Target Levels;
- (f) to allow access by MDC and the Department during the entire site rehabilitation process, as evidenced by the attached documentation, **Attachment C**, incorporated herein, establishing that such site access has been secured by agreement with the **real property owner**. Upon the transfer of any real property interest in any portion of the Brownfield Site before site rehabilitation is complete, the PRFBSR shall notify MDC within 15 days from the date that such an interest is effective. With notice the PRFBSR shall provide a copy of an access agreement in substantially the same form as that in **Attachment C** with any successor in interest to the **real property owner** of the Brownfield Site or with any party with a real property interest in the Brownfield Site after the effective date of this agreement, granting such access to the MDC and the Department; and
- (g) to consider appropriate pollution prevention measures and to implement those that the PRFBSR determines are reasonable and cost-effective, taking into account the ultimate use or uses of the real property described in **Attachment A**. Local pollution prevention programs as well as state pollution prevention programs are available to assist in determining pollution reduction measures. MDC recommends that the PRFBSR contact the Department's Waste Reduction and Registration Program or Hazardous Waste Program and Permitting at the following websites: <https://floridadep.gov/waste/waste-reduction> and <https://floridadep.gov/waste/permitting-compliance-assistance/content/hazardous-waste-management-main-page> for recommendations on waste minimization and waste management and for assistance with pollution prevention measures. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include the goals for the reduction of releases of toxic materials.

4. CERTIFICATION

The PRFBSR, in accordance with the provisions of § 376.80(5), F.S., certifies that it has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the

proposed redevelopment complies with applicable laws and requirements for such redevelopment. Documentation that supports this certification is provided as **Attachment D**, incorporated herein.

5. SITE CONTRACTOR

The PRFBSR must ensure that the contractor who is performing the majority of the site rehabilitation program tasks pursuant to this BSRA or supervising the performance of such tasks by licensed subcontractors in accordance with the provisions of § 489.113(9), F.S., has provided certification to MDC that the contractor meets the requirements listed below. If the identity of the contractor is known at the time of the execution of this BSRA, a Brownfields Redevelopment Program Contractor Certification Form (CCF) shall be submitted as **Attachment E** to this BSRA, and incorporated herein. If the contractor has not yet been determined, the PRFBSR shall ensure that the CCF is submitted to the MDC Brownfield Coordinator and approved by MDC before the contractor begins performing any site rehabilitation tasks at the site.

The PRFBSR must submit to MDC documentation as **Attachment F**, incorporated herein, which shows a National Environmental Laboratory Accreditation Program ("NELAP")-recognized authority has accredited the laboratory(s) that will perform the analyses required by this agreement.

Any contractor that performs site rehabilitation tasks at a contaminated site originating on the real property as described in **Attachment A** shall provide documentation in accordance with the provisions of the paragraph above and with **Attachments E and F**, if applicable, showing that any contractor that performs site rehabilitation tasks:

- (a) meets all certification and license requirements imposed by law; and
- (b) performs, or has laboratory analyses performed, pursuant to NELAP certification requirements and performs, or has field sampling work performed, in accordance with the Standard Operating Procedures provided in Chapter 62-160, F.A.C., as amended, if applicable to performance of site rehabilitation tasks.

6. CONTINUOUS COMPLIANCE

During the entire site rehabilitation process, the PRFBSR agrees to ensure that the contractor continues to comply with the requirements of **Paragraph 5** of this BSRA pursuant to the requirements of §376.80(6), F.S.

7. VOLUNTARY CLEANUP TAX CREDIT PROGRAM

Not all activities that are approved or performed in association with a BSRA are eligible for the state's Voluntary Cleanup Tax Credit (VCTC). In accordance with § 376.30781, F.S., only the costs of voluntary cleanup activity incurred and paid by the applicant that are integral to site rehabilitation or for solid waste removal are eligible for the VCTC. "Site rehabilitation" as defined in §376.79(19), F.S., means the assessment of site contamination and the remediation activities that reduce the levels of contaminants at a site through accepted treatment methods to meet the cleanup target levels established for that site. "Solid waste removal" as defined in §376.30781(3), F.S., means removal of solid waste from the land surface or excavation of solid waste from below the land surface and removal of the solid waste from the brownfield site.

Contamination assessment or remediation paid for by the State of Florida for a discharge that is eligible for a state-funded cleanup under the Drycleaning Solvent Cleanup Program (DSCP) or one of the Petroleum Restoration Program's (PRP) eligibility programs, may not be used to calculate a tax credit. Likewise, expenses incurred that are statutorily-required to participate in the DSCP (i.e., deductibles) or one of the PRP eligibility programs (i.e., deductibles, review fees, limited contamination assessment reports, and co-payments), are not eligible for the state's VCTC. Nothing contained herein is intended to limit the VCTC otherwise available to the PRFBSR under applicable law.

General information about the VCTC Program is available at <https://floridadep.gov/waste/waste-cleanup/content/voluntary-cleanup-tax-credit>. For specific questions regarding the VCTC Program, please contact the Department's Waste Cleanup Program at (850) 245-8958.

8. ADVISORY COMMITTEE

The PRFBSR shall establish an advisory committee pursuant to the requirements of §376.80(4), F.S., for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. The advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. However, if an appropriate local advisory committee already exists, this committee may be used for requesting public participation and for the purposes of complying with this paragraph.

The PRFBSR shall provide the advisory committee a copy of the final proposed draft BSRA, including attachments, and a copy of the executed BSRA. When the PRFBSR submits a site assessment report or the technical document containing the proposed course of action following site assessment to MDC for review, the PRFBSR shall hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site

assessment report or the technical document containing the proposed course of action following site assessment.

The names, addresses, contact information and applicable affiliation for each advisory committee member is included as **Attachment G**, incorporated herein.

9. INDEMNIFICATION

The PRFBSR shall save and hold harmless and indemnify MDC and the Department against any and all liability, claims, judgments or costs of whatsoever kind and nature for injury to, or death of any person or persons and for the loss or damage to any property resulting from the use, service, operation or performance of work under the terms of this BSRA and from the negligent acts or omissions of the PRFBSR or its employees, agents, contractors, subcontractors, or other representatives, to the extent allowed by law.

10. LIABILITY PROTECTION

The liability protection provided under §376.82, F.S., shall become effective upon execution of this BSRA and shall remain effective, provided the PRFBSR complies with the terms of this BSRA.

11. TERMINATION

Pursuant to §376.80(8), F.S., if the PRFBSR fails to comply with this BSRA, MDC shall notify the PRFBSR and allow 90 days for the PRFBSR to return to compliance with the provision at issue or to negotiate a modification to the BSRA with MDC for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with this BSRA and a modification cannot be negotiated, MDC may terminate this BSRA.

The PRFBSR may terminate this BSRA at any time upon written notice to MDC.

Termination of this BSRA by either party will revoke the immunity provision of §376.82, F.S.

12. IMMINENT HAZARD

Nothing herein shall be construed to limit the authority of MDC to undertake any action in response to, or to recover the costs of responding to, conditions at or from the real property described in **Attachment A** that require MDC to take action to abate an imminent hazard to the public health, welfare or the environment.

13. RELEASE OF LIABILITY

Upon successful completion of this BSRA as evidenced by the issuance of a Site Rehabilitation Completion Order (SRCO) for each contaminated site originating from the real property described in **Attachment A**, the PRFBSR and his or her successors and assigns, shall be relieved from further liability for site rehabilitation as described in paragraph 3.a. of this BSRA to MDC and third parties and of liability in contribution to any other party who has or may incur cleanup liability for the contaminated site(s).

This release of liability is subject to the reopener provisions of §376.82(3), F.S.

14. GOVERNING LAW

This BSRA has been delivered in the State of Florida and shall be construed in accordance with the laws of Florida and any applicable local regulations. Wherever possible, each provision of this BSRA shall be interpreted in such manner as to be effective and valid under applicable law. If any provision of this BSRA shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this BSRA. Any action hereon or in connection herewith shall be brought in Miami-Dade County, Florida.

15. SUBMITTALS

The PRFBSR shall submit one hard (paper) copy or one electronic (digital) copy of any certifications or documentation required in **Paragraph 5** ("Site Contractor") above, and all data, reports, responses, addenda, or modifications to reports and plans required by this BSRA to:

Wilbur Mayorga
Chief, Environmental Monitoring & Restoration Division
MDC Department of Regulatory and Economic Resources
701 NW 1st Court, 4th Floor
Miami, Florida 33136

MDC encourages the submittal of documents for review in an electronic format rather than the submittal of paper copies. All electronic copies of documents shall be in the format listed in **Attachment H**, incorporated herein. Time frames for MDC's review of technical reports and plans and submittal of documents by the PRFBSR shall be governed by the schedule in **Attachment B**. After final MDC approval of each report or plan, an electronic copy shall be submitted to MDC within 30 days. The electronic copy of the report shall be submitted in the format listed in **Attachment H**.

16. DOCUMENT REVIEW

During the site rehabilitation process, if MDC fails to complete the review of a technical document within the time frame specified in this BSRA, with the exceptions of “no further action proposals,” “monitoring only proposals,” and feasibility studies, which must be approved prior to implementation, the PRFBSR may proceed to the next site rehabilitation task. However, the PRFBSR does so at its own risk and may be required by MDC to complete additional work on a previous task.

17. FEES

MDC may charge and retain applicable fees for use in supporting the administration of the Brownfields Program. Any such fees shall be charged in accordance with the current fee schedule that has been reviewed and approved by the Board of County Commissioners. Nothing in this provision shall preclude MDC from charging and collecting administrative fees, investigative costs, or other costs incurred by MDC resulting from performing enforcement and compliance functions. Nothing in this Agreement shall prohibit MDC from seeking penalties, damages, costs, or attorney fees as provided by law or ordinance. All civil penalties and damages recovered by MDC shall be deposited in a separate county fund which shall be used as set forth in Section 24-31, of the Code of Miami-Dade County, Florida.

18. ASSIGNMENT

The PRFBSR shall not assign any rights or responsibilities under this BSRA to any other party without the written consent of MDC and the local government with jurisdiction over the real property described in **Attachment A**. However, MDC shall not withhold its consent to such an assignment if: (a) the proposed assignee meets all of the eligibility criteria under §376.82, F.S.; (b) the proposed assignee has agreed, in writing, to assume all obligations of the PRFBSR under the terms of this BSRA; and (c) the assignment of PRFBSR obligations under any agreement with the local government with jurisdiction over the real property has been approved, in writing, by the local government.

19. WAIVER

By entering into this BSRA, the PRFBSR waives its right to challenge the contents of this BSRA in an administrative hearing afforded by §120.569 and §120.57, F.S., or an appeal afforded by the terms of §120.68, F.S. This BSRA does not deny the PRFBSR a right to challenge MDC’s actions taken pursuant to this BSRA. No delay or failure to exercise any right, power or remedy accruing to either party upon breach or default by either party under this BSRA, shall impair any such right, power or remedy of either party; nor shall such delay or failure be construed as a waiver of any such breach or default, or any similar breach or default thereafter.

20. EFFECTIVE DATE AND ADMINISTRATIVE HEARING

This BSRA (Order) is final and effective on the date of execution unless a timely petition for an administrative hearing is filed under §§120.569 and 120.57, F.S., within 21 days after the date of receipt of notice of agency action. Upon the timely filing of such petition, this BSRA will not be effective until further order of MDC. The liability protection for the PRFBSR pursuant to §376.82(2), F.S., becomes effective upon execution of the BSRA. The procedures for petitioning a hearing are set forth below.

Please be advised that mediation of this decision pursuant to §120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for Hearing:

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., MDC may grant a request for an extension of time to file a petition for hearing. Such a request shall be filed with (received by) the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, within 21 days of receipt of this BSRA. Petitioner shall mail a copy of the request to the PRFBSR at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

How to File a Petition for Administrative Hearing:

A person whose substantial interests are affected by this BSRA may petition for an administrative proceeding (hearing) under §§120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed with (received by) the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, within 21 days of receipt of this BSRA. Petitioner shall mail a copy of the petition to the PRFBSR at the time of filing. Failure to file a petition within this time period shall constitute a waiver of any right to request an administrative proceeding under Chapter 120, F.S.

Pursuant to §120.569(2), F.S., and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

1. The name, address, any e-mail address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the PRFBSR's name and address; the Department's Brownfield Area and Brownfield Site Identification Numbers; and the name and address of the Brownfield Site; the name and address of each agency affected;
2. A statement of when and how each petitioner received notice of MDC's action or proposed action;

3. An explanation of how each petitioner's substantial interests will be affected by MDC's action or proposed action;
4. A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
5. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of MDC's action or proposed action;
6. A statement of the specific rules or statutes the petitioner contends require reversal or modification of MDC's action or proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
7. A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes MDC to take with respect to MDC's action or proposed action.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that MDC's final action may be different from the position taken by it in this BSRA. Persons whose substantial interests will be affected by any such final decision of MDC have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

21. JUDICIAL REVIEW

Except for the PRFBSR, any party has the right to seek judicial review of this BSRA under §120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The notice of appeal must be filed within **30** days after this BSRA is filed with the clerk of RER (see below).

22. CONTACTS FOR GENERAL AND LEGAL QUESTIONS

Any questions about the content of this BSRA, MDC's review of the BSRA, or technical questions should be directed to MDC's Brownfields Coordinator referenced in **Paragraph 15** of this BSRA or to the PRFBSR's representative at:

Clifton Coffey
602 W. Office Center Drive, Suite 200
Fort Washington, PA 19034

(212)297-1007

Questions regarding legal issues should be referred to MDC's County Attorney's Office at 305-375-5151. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

23. ENTIRETY OF AGREEMENT

This BSRA represents the entire agreement of the parties. Any alterations, variations, changes, modifications or waivers of provisions of this BSRA shall only be valid when they have been reduced to writing, duly signed by each of the parties hereto, and attached to the original of this BSRA, unless otherwise provided herein.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

GPT NW 42ND AVENUE OWNER II, LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901005

IN WITNESS WHEREOF, each of the parties has made and executed this Brownfield Site Rehabilitation Agreement on the date set forth for each signature of each representative below: Daniella Levine Cava, MDC Mayor or her designee, and GPT NW 42ND AVENUE OWNER II, LLC, the Person Responsible for Brownfield Site Rehabilitation, signing by and through Clifton Coffey, Authorized Signatory, duly authorized to execute same.

PERSON RESPONSIBLE FOR BROWNFIELD
SITE REHABILITATION: GPT NW 42ND
AVENUE OWNER II, LLC

By: 
Clifton Coffey, Authorized Signatory

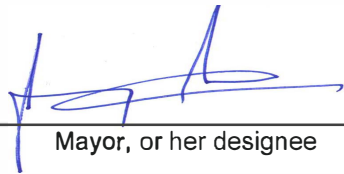
Date: 10/19/2023

602 W. Office Center Drive, Suite 200

Fort Washington, PA 19034

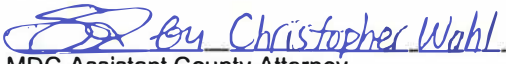
(212) 297-1007

MIAMI-DADE COUNTY

By: 
Mayor, or her designee
Jimmy Morales
(Print Name)

Date: 11/8/2023

Approved as to form and legality:


MDC Assistant County Attorney

Christopher Wahl
(Print MDC Assistant County Attorney's Name)

FILING AND ACKNOWLEDGMENT FILED, on this date,
pursuant to §120.52 Florida Statutes, with the designated
RER Clerk, receipt of which is hereby acknowledged.

Juan Fernandez-Barquin,
Clerk of the Court and Comptroller

Attested by:  11/9/23
Deputy Clerk: Olga Valverde - e18183



cc: Billy Hessman, FDEP Brownfields Program Manager
Justin Cross, FDEP Government Analyst II, Brownfields Program
Megan Johnson, FDEP Environmental Consultant, Brownfields Program
Martina Plafcan, Southeast District Brownfields Coordinator, FDEP
Sandra Rezola, Brownfields Coordinator, DERM-RER

List of Attachments

Attachment A	Local Government Resolution for the Brownfield Area and Map and Legal Description of the Brownfield Site
Attachment B	Brownfield Site Rehabilitation Schedule
Attachment C	Site Access Agreement
Attachment D	Certification of Redevelopment Agreement
Attachment E	Contractor Certification Form
Attachment F	Quality Assurance Certificate
Attachment G	Advisory Committee Members
Attachment H	Format for Submittal of Technical Documents

Attachment A

Local Government Resolution for the Brownfield Area and Map and Legal Description of
the Brownfield Site

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, WITH ATTACHMENT, DESIGNATING THE BOUNDARIES OF THE BROWNFIELDS ECONOMIC REDEVELOPMENT AREA INCLUDING ALL AREAS OUTLINED ON THE ATTACHED MAP AND ATTACHED LEGAL DESCRIPTION FOR THE PURPOSE OF ENVIRONMENTAL REMEDIATION AND; FURTHER AUTHORIZING THE CITY MANAGER TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION

WHEREAS, in resolution No. 98-5885, the City Commission emphasized the critical importance to the City of expeditious actions to redevelop real property with perceived contaminated sites which are underutilized ("brownfields"); and

WHEREAS, the Opa-locka Brownfields Task Force Technical and Identification Committee and Legal Committee have completed their survey of potential brownfields sites within the City and prepared a priority list of such potential sites which are attached to this resolution and incorporated herein; and

WHEREAS, the Brownfields Redevelopment Act, as revised and amended (Section 376.77, Florida Statutes) provides for a local government to designate a "brownfields area" containing one or more potential brownfields sites; and

WHEREAS, the task force has unanimously proposed a brownfields area, a map and a legal description which are attached and made an integral part of this resolution; and

WHEREAS, designation of a brownfields area is an essential step before any brownfields site rehabilitation agreements can be negotiated between persons proposing to redevelop brownfields sites and the Florida Department of Environmental Protection; and

WHEREAS, the designation of a brownfields area is likely to benefit the owners of property in the area by facilitating the clean-up and further redevelopment of their properties and

nearby and adjacent properties; and

WHEREAS, the Florida Statutes provide additional protection for any property owner located in a proposed brownfields area to have the property removed from the proposed designation; and

WHEREAS, the City's Public Works Department and Utilities Department wishes to begin the process of working with the owners of potential brownfields sites to have those sites formally designated as soon as the legal requirements have been completed.

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

Section 1: The above clauses are hereby incorporated by reference.

Section 2: The City Commission makes the following findings:

- a. All potential brownfields sites to date are located within the confines of the proposed brownfields area excepting only those already subject to clean-up requirements under state or federal statutes and thus not eligible for brownfields site designation.
- b. Based on its knowledge of the City and the uses which its land has been put to, it is unlikely that additional sites will be located in the near future in areas of the City not contained in the proposed brownfields area.
- c. The proposed area warrants economic development and such development is likely, if concerns over actual or suspected contamination can be resolved.
- d. The area is the smallest area that will allow a focused approach to the problems of brownfields sites within the City.
- e. Private investors have expressed interest in developing or redeveloping several properties, the completion of which is likely to lead to the creation of a significant number of new permanent jobs, and at least one such investor has expressed a willingness to request designation of a

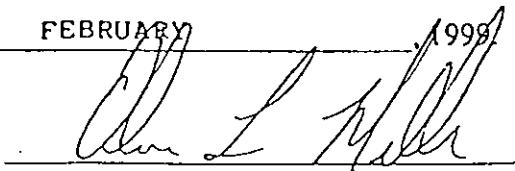
brownfields site so as to rehabilitate and redevelop the property.

- f. At least one of the potential sites in the area offers the potential for additional recreational open space within the City.
- g. All of the proposed brownfields area is within the boundaries of a designated enterprise zone, and accordingly, no hearing is required under the terms of section 376.80(2)(a).

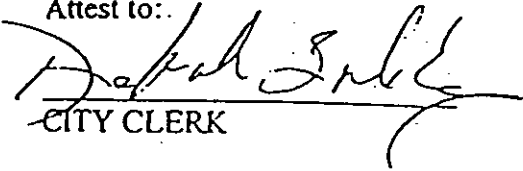
Section 3: The City Commission accordingly:

- a. Announces its intention to designate a brownfields area, the boundaries of which will be those on the attached map and legal description which are incorporated herein by reference, subject, however, to the views of the public.
- b. Directs the City Manager to cause notice of the proposed area to be advertised in local newspapers and posted in appropriate locations, including the opportunity for interested persons to express their views on the designated area, and the opportunity for property owners to have their properties excluded.
- c. Authorizes the City Manager to enter into negotiations with interested owners of properties identified by the task force as potential brownfields sites to establish whether they are prepared to request designation as a brownfields site and to undertake the necessary clean-up and redevelopment of the site on their own or in conjunction with other interested parties.
- d. Further directs the City Manager and the task force to reconsider the proposed brownfields area in light of any comments received and discussions with the property owners, and to report the findings to the Commission.

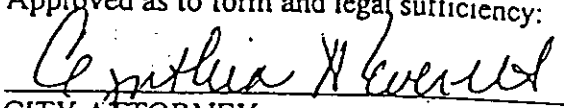
PASSED AND ADOPTED this 24 day of FEBRUARY, 1998


MAYOR

Attest to:


CITY CLERK

Approved as to form and legal sufficiency:


CITY ATTORNEY

February 2, 1991
DATE

Moved by: COMMISSIONER MILLER

Second by: COMMISSIONER ALLEN

Commission Vote: 3-0

Commissioner Allen: YES

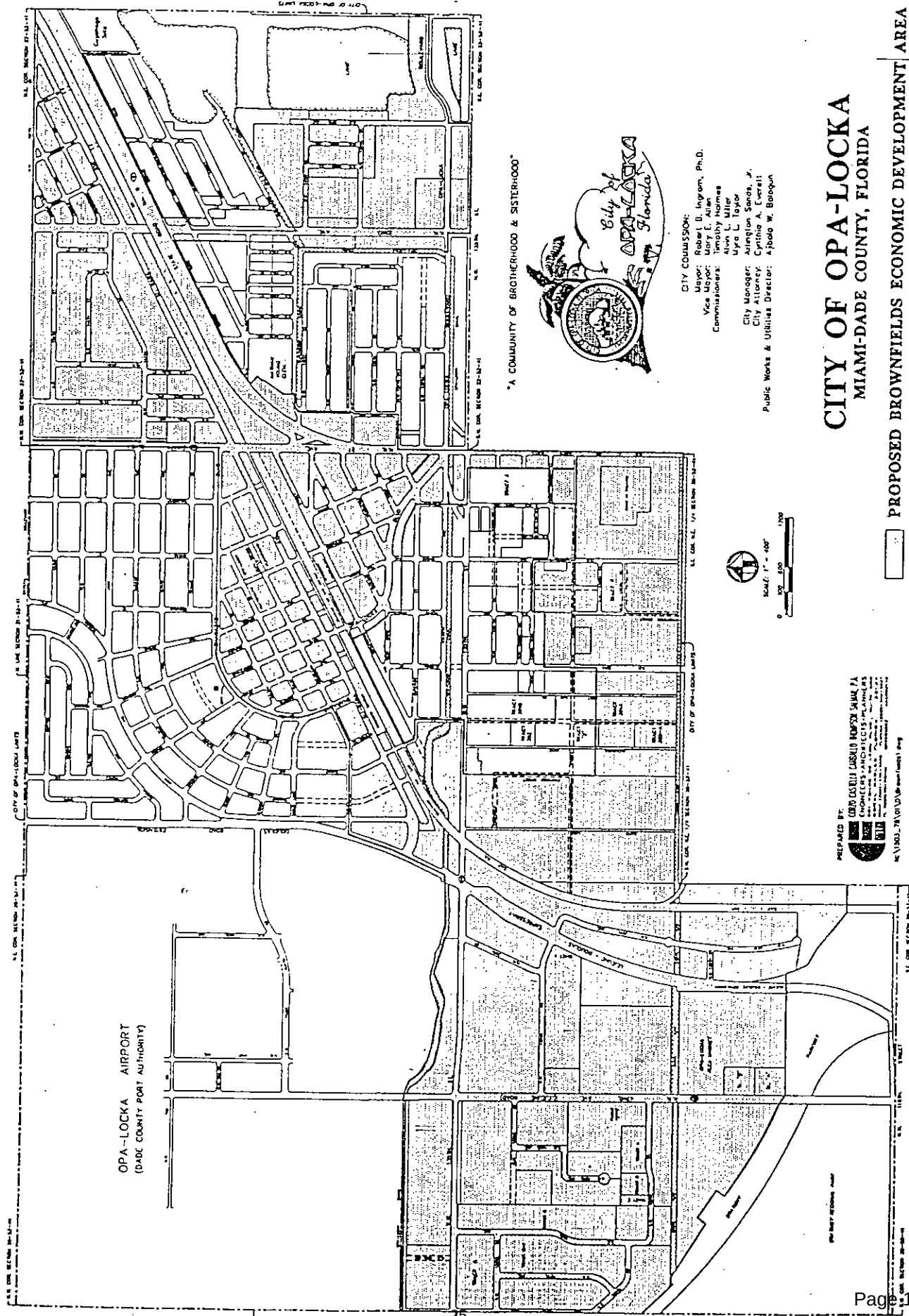
Commissioner Bradley: NOT PRESENT

Commissioner Miller: YES

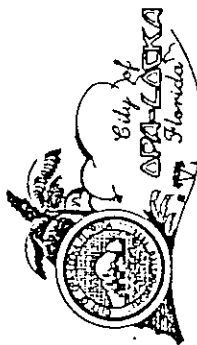
Vice-Mayor Taylor: NOT PRESENT

Mayor Miller: YES

brownsfieldl.rcsn/cdk



"A COMMUNITY OF BROTHERHOOD & SISTERHOOD"



CITY COMMISSION:
 Mayor: Robert D. Ingram, Ph.D.
 Vice Mayor: Mary E. Allen
 Commissioners:
 John L. Miller
 William L. Miller
 City Manager: Arlington S. Jones, Jr.
 City Attorney: Cynthia A. Farrell
 Public Works & Utilities Director: Alphonse W. Baragon

CITY OF OPA-LOCKA
 MIAMI-DADE COUNTY, FLORIDA
 PROPOSED BROWNFIELDS ECONOMIC DEVELOPMENT AREA
 OCTOBER 27, 1998

PREPARED BY: **DADE COUNTY PLANNING DEPARTMENT**
 PLANNERS: **DADE COUNTY PLANNING DEPARTMENT**
 DATE: **10/27/98**

**LEGAL DESCRIPTION
OF PROPOSED BROWNFIELDS
ECONOMIC DEVELOPMENT AREA
IN THE CITY OF OPA-LOCKA, FLORIDA**

That portion of Section 20, Township 32 South, Range 41 East, lying Southwesterly of the Opa-Locka Canal

TOGETHER WITH

a portion of Section 21, Township 32 South, Range 41 East, being more particularly described as follows:

Begin at the Southeast corner of said Section 21, being at the intersection of N. W. 135th Street and N. W. 27th Avenue, thence Westerly, along N. W. 135th Street, to Codded Street, thence Northerly, along Codded Street, to Superior Street, thence Northwesterly and Westerly, along a 20 foot alley which lies Southwesterly of Opa-Locka Boulevard, to Perme Avenue, thence Northerly, along Perme Avenue, to West Drive, thence Northwesterly, along a 20 foot Alley, which lies Southwesterly of Opa-Locka Boulevard, to the Southerly Right of Way line of the Seaboard Air Line Railway, thence Southwesterly, along said Right of Way line to Duval Avenue, thence Southeasterly, along Duval Avenue, to Superior Street, thence Easterly, along Superior Street, to Seaside Street, thence Southerly, along Seaside Street, to N. W. 135th Street, thence Westerly, along N. W. 135th Street, to the LeJaune-Douglas Expressway, thence Northwesterly, along the LeJaune-Douglas Expressway, to Fubermus Street, thence Easterly and Northwesterly, along Fubermus Street, to Sherwood Boulevard, thence Northwesterly, Northerly, Northwesterly and Easterly along Sherwood Boulevard, to N. W. 27th Avenue, thence Southerly, along N. W. 27th Avenue, to the Point of Beginning

TOGETHER WITH

The following described portions of Section 22, Township 32 South, Range 41 East, to wit:

Begin at a point on the West line of said Section 20, being at the intersection of N. W. 27th Avenue and Superior Street, thence Northerly, along N. W. 27th Avenue, to the Northwest corner of said Section 22, thence Easterly, along N. W. 131st Street and its Easterly extension, to the Northeast corner of said Section 22, thence Southerly, along the East line of said Section 22 to the Northerly shoreline of an existing lake, thence Southwesterly, along said shoreline, to N. W. 18th Avenue, thence Northerly, along N. W. 18th Avenue, to the Southerly Right of Way line of the State Road No. 9 Service Road, thence Southwesterly, along said Southerly Right of Way Line, to N. W. 143rd Street, thence Southwesterly, Southeasterly, Southwesterly and Southerly, along the Westerly Boundary of the Nicholas Young Elementary School Site, to N. W. 141st Street, thence Westerly, along N. W. 141st Street, to N. W. 26th Avenue, thence Southerly, along N. W. 26th Avenue, to Superior Street, thence Westerly, along Superior Street, to the Point of Beginning

AND

Begin at a point on the South line of said Section 22, being at the intersection of N. W. 22nd Avenue and N. W. 135th Street, thence Northerly, along N. W. 22nd Avenue, to Opa-Locka Boulevard, thence Westerly, along Opa-Locka Boulevard, to the Easterly Right of Way line of Opa-Locka Canal, thence Northerly, along said Easterly Right of Way line, to Burlington Street, thence Northwesterly, along Burlington Street, to a point that is 100 feet West of the West Right of Way line of N. W. 22nd Avenue, thence Northerly, along a line that is parallel to and 100 feet West of said West Right of Way line, to the Southerly Right of Way line of State Road No. 9 Service Road, thence Northwesterly, along said Southerly Right of Way line, to a point that is 100 feet East of the East Right of Way line of N. W. 22nd Avenue, thence Southerly, along a line that is parallel to and 100 feet East of said East Right of Way line, to Raymond Ray Britton Street, thence Southwesterly, along Raymond Ray Britton Street, to N. W. 22nd Avenue, thence Southerly, along N. W. 22nd Avenue, to the Southerly Right of Way line of the Opa-Locka Canal, thence Northwesterly, along said Southerly Right of Way line, to a point on the Northerly prolongation of the Westerly shoreline of an existing lake, thence Southerly, along said prolongation, to the Northerly shoreline of said lake, thence Southerly and Easterly, along the Westerly and Southerly shorelines, to the Easterly shoreline, thence continue Easterly to N. W. 17th Avenue, thence Southerly, along N. W. 17th Avenue, to Opa-Locka Boulevard, thence Westerly and Southwesterly, along Opa-Locka Boulevard, to N. W. 19th Avenue, thence Southerly, along N. W. 19th Avenue, to N. W. 135th Street, thence Westerly, along N. W. 135th Street, to the Point of Beginning

TOGETHER WITH

The following described portions of the North 1/2 of Section 28, Township 32 South, Range 41 East, to wit:

Begin at the Northeast corner of said Section 28, being at the intersection of N. W. 135th Street and N. W. 27th Avenue, thence Southerly, along N. W. 27th Avenue, to the Southeast corner of the North 1/2 of said Section 28, thence Westerly, along the South line of the North 1/2 of Section 28, to the Southwest corner of the North 1/2 of Section 28, thence Northerly, along the West line of the North 1/2 of Section 28, to the Northwest corner of Section 28, thence Easterly, along N. W. 135th Street, to a point that is 320 feet more or less West of the West Right of Way line of Alexandria Drive, thence Southerly, parallel to Alexandria Drive, to the prolongation of N. W. 110th Street, thence Easterly, along the prolongation of N. W. 110th Street, to N. W. 32 Avenue, thence Northerly, along N. W. 32nd Avenue, to N. W. 112nd Street, thence Easterly, along N. W. 112nd Street and its prolongation, to N. W. 31 Avenue, thence Northerly, along N. W. 31st Avenue, to N. W. 132nd Terrace, thence Easterly, along N. W. 132nd Terrace, to N. W. 30th Avenue, thence Southerly, along N. W. 30th Avenue, to the prolongation of N. W. 131st Street, thence Easterly, along the prolongation of N. W. 131st Street, to N. W. 28th Avenue, thence Northerly, along N. W. 28th Avenue, to N. W. 132nd Street, thence Easterly, along N. W. 132nd Street, to a 20 foot alley which lies West of and is parallel to N. W. 27th Avenue, thence Northerly, along said alley, to N. W. 135th Street, thence Easterly, along N. W. 135th Street, to the Point of Beginning

TOGETHER WITH

That portion of Section 29, Township 32 South, Range 41 East, lying Northerly of the Grating Parkway

NOTE

For delineation of the property described herein before refer to Map of the area dated December 8, 1998, prepared by Corro Castillo Carballo Thompson Seltman, P.A.

Sheet 1 of 2 Sheets

SCHWEBKE - SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS • ENGINEERS • 3220 CORPORATE WAY, VEEVAH, FLA. 33205

ORDER NO. 178-27C
DATE 1-15-99
THIS IS NOT A "LAND SURVEY"

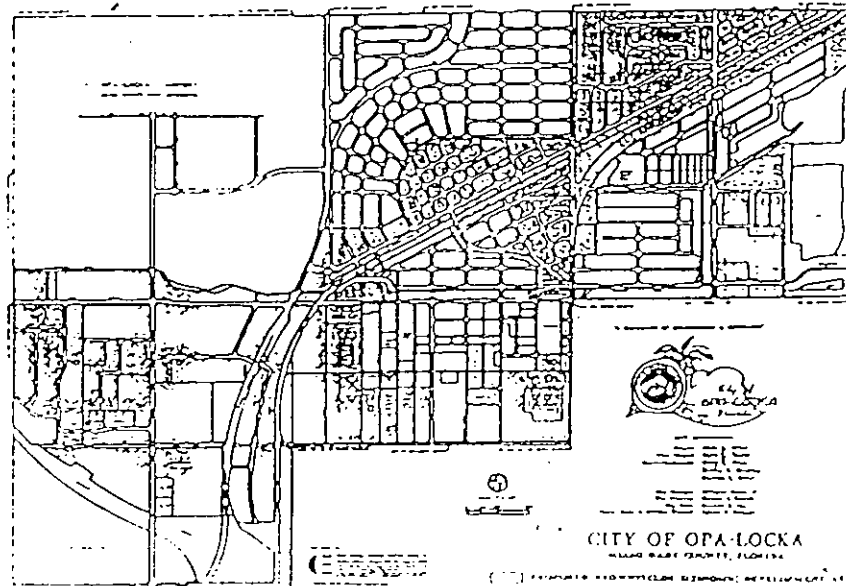
Robert F. Jackson
Robert F. Jackson
FLA. PROF. LAND SURVEYOR - 1114

Sheet 2 of 2 Sheets

SCHWEBKE - SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS • ENGINEERS • 3220 CORPORATE WAY, VEEVAH, FLA. 33205

ORDER NO. 178-27C
DATE 1-15-99
THIS IS NOT A "LAND SURVEY"

Robert F. Jackson
Robert F. Jackson
FLA. PROF. LAND SURVEYOR - 1114



SUNDAY, FEBRUARY 14, 1939.

That portion of Section 20, Township 52 South, Range 41 East, Southwerty of the Ope-Loake CANAL

A portion of Section 21, Township 52 South, Range 41 East, being more particularly described as follows:

TOGETHER WITH:

The following described portions of Section 22, Township 52 South, Range 41 East, to wit:

Begin at a point on the West line of said Section 22, being at the intersection of N.W. 27th Avenue and Superior Street, thence Northerly along N.W. 27th Avenue, to the Northwest corner of said Section 22; thence Easterly, along N.W. 151st Street and its Easterly extension, to the Northeast corner of said Section 22, then Southerly along the East line of said Section 22, to the Northerly shoreline of an existing lake; thence Southwesterly, along said shoreline, to N.W. 18th Avenue; thence Northerly, along N.W. 18th Avenue, to the Southerly Right of Way line of the State Road No. 9 Service Road, thence Southwesterly, along said Southerly Right of Way line, to N.W. 143rd Street; thence Southwesterly, Southeastery, Southwesterly and Southerly, along the Westerly Boundary of the Nathan Young Elementary School Site, to N.W. 141st Street; thence Westerly, along N.W. 141st Street, to N.W. 26th Avenue; thence Southerly, along N.W. 26th Avenue, to Superior Street, thence Westerly, along Superior Street, to the Point of Beginning.

Begin at a point on the South line of said Section 22, being at the intersection of N.W. 22nd Avenue and N.W. 135th Street; thence Northerly, along N.W. 22nd Avenue, to Opa-Locka Boulevard; thence Westerly, along Opa-Locka Boulevard, to the Easterly Right of Way line of the Opa-Locka Canal; thence Northerly, along said Easterly Right of Way line, to Burlington Street; thence Northeasterly, along Burlington Street, to a point that is 100 feet West of the West Right of Way line of N.W. 22nd Avenue; thence Northerly, along a line that is parallel to and 100 feet

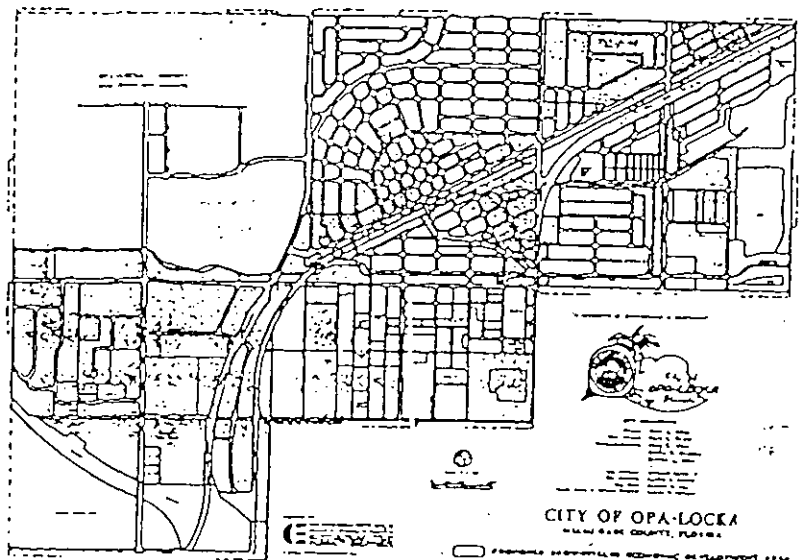
West of said West Right of Way line, to the Southern Right of Way line of State Road No. 9 Service Road, thence Northeasterly, along said Southern Right of Way Line, to a point that is 100 feet East of the East Right of Way Line of N.W. 22nd Avenue, thence Southerly, along a line that is parallel to and 100 feet East of said East Right of Way line, to Raymond Ray Britton Street, thence Southwesterly, along Raymond Ray Britton Street, to N.W. 22nd Avenue, thence Southerly, along N.W. 22nd Avenue, to the Eastern Right of Way Line of the Opa-Locka Canal, thence Northeasterly, along said Southern Right of Way line, to a point on the Northern prolongation of the Westerly shoreline of an existing lake, thence Southerly, along said prolongation, to the Northern shoreline of said lake; thence meander Southerly and Easterly, along the Westerly and Southerly shoreline, to the Easterly shoreline, thence continue Easterly to N.W. 17th Avenue; thence Southerly, along N.W. 17th Avenue, to Opa-Locka Boulevard; thence Westerly and Southwesterly, along Opa-Locka Boulevard, to N.W. 19th Avenue; thence Southerly, along N.W. 19th Avenue, to N.W. 135th Street, thence Westerly, along N.W. 135th Street, to the Point of Beginning.

The following described portion of the North 1/2 of Section 28,
Township 52 South, Range 41 East to wit:

Begin at the Northeast corner of said Section 28, being at the intersection of N.W. 135th Street and N.W. 27th Avenue, thence Southerly, along N.W. 27th Avenue, to the Southeast corner of the North 1/2 of said Section 28; thence Westerly, along the South line of the North 1/2 of Section 28, to the Southwest corner of the North 1/2 of Section 28, thence Northerly, along the West line of the North 1/2 of Section 28, to the Northwest corner of Section 28, thence Easterly, along N.W. 135th Street, to a point that is 320 feet more or less West of the West Right of way line of Alexandria Drive; thence Southerly, parallel to Alexandria Drive, to the prolongation of N.W. 130th Street; thence Easterly, along the prolongation of N.W. 130th Street, to N.W. 32nd Avenue; thence Northerly, along N.W. 32nd Avenue, to N.W. 132nd Street; thence Easterly, along N.W. 132nd Street and its prolongation, to N.W. 31st Avenue; thence Northerly, along N.W. 31st Avenue, to N.W. 132nd Terrace; thence Easterly, along N.W. 132nd Terrace, to N.W. 30th Avenue; thence Southerly, along N.W. 30th Avenue, to the prolongation of N.W. 131st Street; thence Easterly, along the prolongation of N.W. 131st Street, to N.W. 28th Avenue; thence Northerly, along N.W. 28th Avenue, to N.W. 132nd Street, thence Easterly, along N.W. 132nd Street, to a 29 foot alley which lies West of and is parallel to N.W. 27th Avenue; thence Northerly, along said alley, to N.W. 135th Street; thence Easterly, along N.W. 135th Street, to the Point of Beginning.

That portion of Section 29, Township 52 South, Range 41 East, lying
Northerly of the Gratiot Parkway.

For delineation of the property described herein before refer to Map of the area dated December 8, 1998, prepared by Corro Castella Carmelo-Thompson Selman, P.A.



CITY OF OPA-LOCKA

CLAY COUNTY, FLORIDA

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

— 1992 —

4. A Resolution of the City Commission of the City of Opel Locks, Florida, accepting a "Finding of Necessity" Report for the Community Redevelopment area in the City of Opel Locks, declaring certain areas of the City as urban or blighted areas as defined in Sections 163.340, Florida Statutes, and directing the following rehabilitation, conservation and redevelopment of such areas necessary and in the best interest of the public health, safety, morals and welfare of the residents of the City of Opel Locks, Florida, in accordance with Section 163.355, Florida Statutes, and directing the City Manager to initiate and prepare a plan for redevelopment for adoption in accordance with Section 163.360 through 163.365, Florida Statutes.

A Resolution of the City Commission of Opa-Locka, Florida, grandchildenring a zoning change from I-2 to I-2A to Toys Motors of 12675 Alexander Drive; the property legally described as Lot 89 thru 94, Block 302, HILL GARDENS SECTION 1, P.B. 21462, Tax Folio No. 08-2129 003 C022

• A Resolution of the City Commission of the City of Ocala, Florida, granting/denying a zoning change from 1-2 to 1-2A in Auto Detail International, 12860 Port Sals Road, the property legally described as Lot 7 Block 300 to 11 E119 for RW NUGARDENS SECTION 1, PB 31142, Tax Code No. 01 12125 007 0140.

A Resolution of the City Commission of the City of Oak Lake, for the granting, amending & zoning change from L-10 to L-2A to Auto Detail International, 17800 Port Sales Road, the property hereby described as TA 301A with MS251 & with SS10 in REV PLAT MILE GARDENS SECTION 1 PB 36-56 for frontage on 2178 Port Sales Rd.

A Resolution of the City Commission of the City of Ocala, Florida, granting/denying a zoning change from L-2 to L-2A to International Express Parts, 7095 Alexander Drive, the property hereby described as Lot 65-66-67-68-69 MILE GARDENS SECTION 1, PB 3116; T-3S R-2E S-21N E-1W Sec 12, 22, 32

4. Resolution of the City of Opa-Locka, Florida, providing for a special exception to New Fellowship Christian Center, Inc. at property located at 8311 Duned Avenue, legally described as Lot 1 BA 81 PB 31 67 Tax Folio No. 05 21 21 07A-0720 to allow a daycare and an adult youth education program center on property zoned R 1.1 Single Family.

A Resolution of the City of Opa-Locka, Florida, granting planning a Special Exception to Miami Commercial Project, Inc. on property located at 12254-11260 N.W. 28th Avenue, for a charter school (Florida International Academy) to be located in A-1 zoning, legally described as Bag 25F-111 Cor. (A 10 W 181 BF) (A 10200 W 181 E 103 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076

Copies of the proposed resolutions and Staff Plan Reviews may be inspected by the public at the City Clerk's Office at the above address. Any and all parties are invited to attend the meeting and be heard. Anyone who desires to appeal any decision made by any board, agency, or commission to any matter considered at such meeting or hearing, will need a record of the proceedings, and for that purpose, the

Verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Deborah Sheffield Irby
City Clerk

Deborah Sheffield Inty
City Clerk

1600f M
5000f

LEGAL DESCRIPTION:

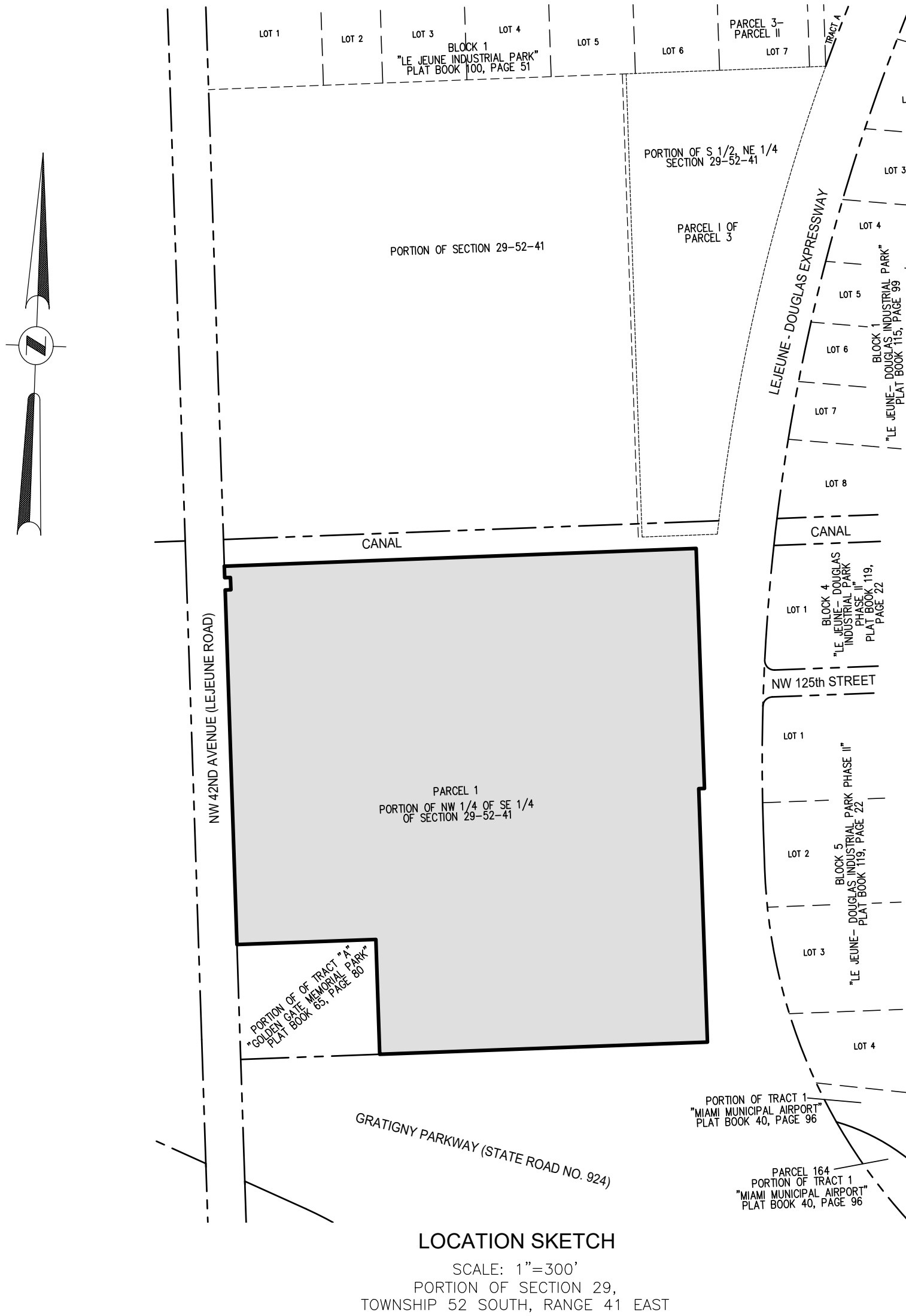
PARCEL 1:
THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

SAID LANDS LYING AND BEING IN THE CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,470,406 SQUARE FEET (33.7559 ACRES), MORE OR LESS.



NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY BENCHMARKS: N-462; ELEVATION: 7.84 FEET & N-600; ELEVATION: 7.48 FEET.
3. FLOOD ZONE: AH, BASE FLOOD ELEVATION: 7 FEET & 8 FEET; AE, BASE FLOOD ELEVATION: 7 FEET; X, BASE FLOOD ELEVATION: NONE; PANEL #12036C0119L; COMMUNITY #120657; MAP DATE: 9/11/09. FLOOD ZONE LINES ARE DEPICTED APPROXIMATELY.
4. THIS SITE LIES IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. FL-E ZONE WITH THE SOUTH LINE OF THE NE 1/4 OF SECTION 29-52-41 BEING S87°49'49"W.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8. PARKING IS DEPICTED APPROXIMATELY. PAINT WAS VERY FADED.
9. PARCEL 1 OF THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 7045258, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MAY 31, 2018 AT 11:00 P.M.. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT
ITEMS 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 5: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 12922, PAGE 855 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 6: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 14426, PAGE 2196 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 7: GRANT OF EASEMENT IN O.R.B. 16481, PAGE 2212 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 8: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 17196, PAGE 1509 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 9: NOT ADDRESSED.
ITEM 10: MINERAL RESERVATIONS IN DEED NO. 1770 IN DEED BOOK 2457, PAGE 29, CANAL AND EASEMENT RESERVATIONS RELEASED IN DEED BOOK 4224, PAGE 299, AND RELEASE IN O.R.B. 6284, PAGE 101, AS AFFECTED BY NON-USE COMMITMENT IN O.R.B. 14415, PAGE 1568 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 11: GRANT OF AVIGATION EASEMENT IN O.R.B. 3498, PAGE 209 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 12: EASEMENT FOR SEWAGE FACILITY AND CANAL MAINTENANCE IN O.R.B. 6167, PAGE 310 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 13: COVENANT RUNNING WITH THE LAND IN O.R.B. 12178, PAGE 3044 LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
ITEM 14: MEMORANDUM OF PROFIT SHARING AGREEMENT IN O.R.B. 14876, PAGE 707 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 15: MEMORANDUM OF PROFIT SHARING AGREEMENT IN O.R.B. 14876, PAGE 711 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 16: SURVEY MATTERS DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER DADE COUNTY RECORDS.
11. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

TO FOUNDRY COMMERCIAL:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8 & 11 OF TABLE A THEREOF.

□ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
□ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
□ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 1 OF 2

5		
4		
3	#71773S SURVEY SPLIT 8/7/23	L.H.
2	#69701 UPDATE SURVEY 7/5/22	M.F.
1	#67156 ORIGINAL SURVEY 6/1/20	L.S.
NO.	REVISIONS	BY

IRONWOOD COMMERCE CENTER

12691 & 12705 NW 42nd AVENUE
OPA LOCKA, MIAMI-DADE COUNTY,
FLORIDA 33054

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3670

DRAWN BY: L.S.

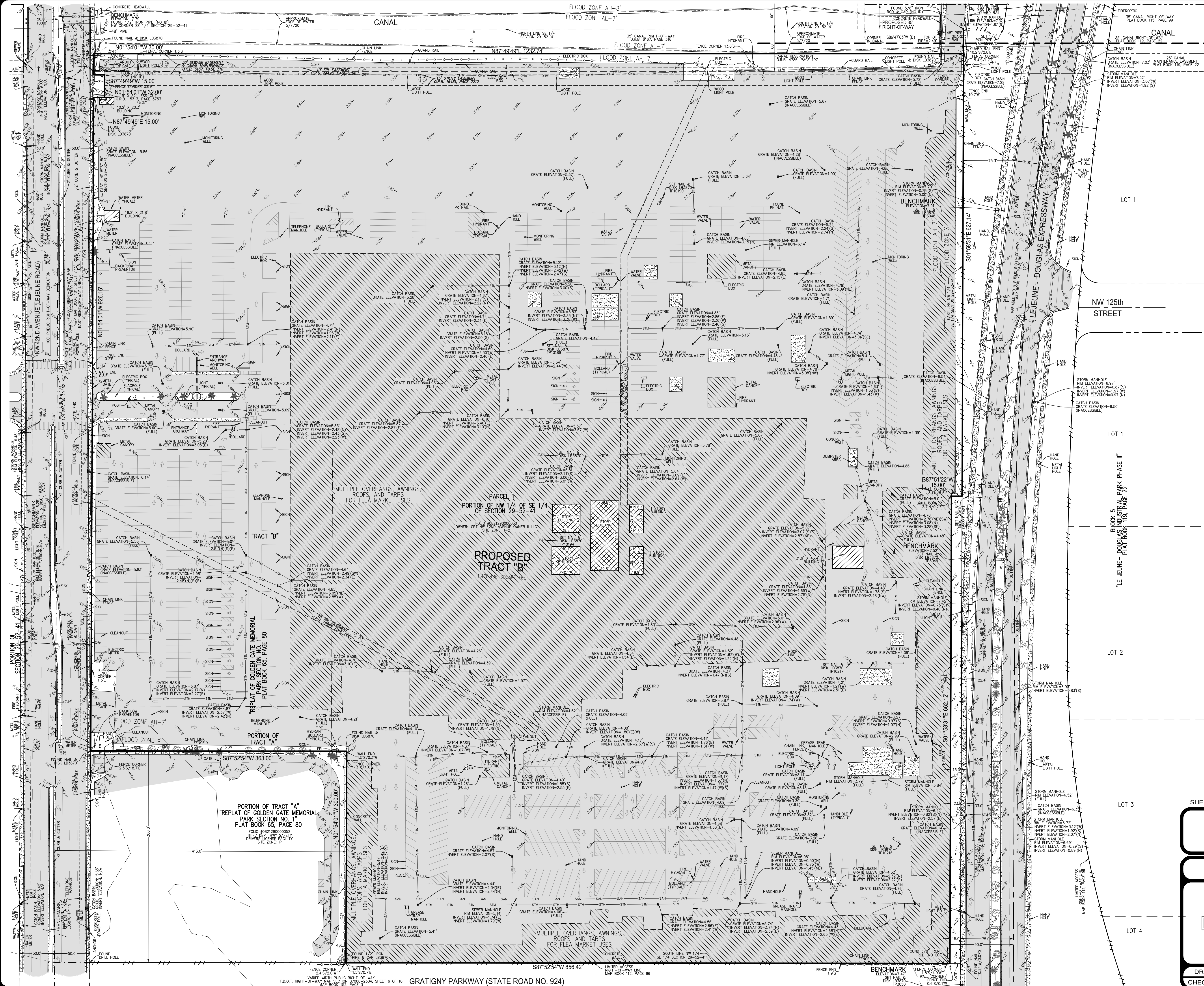
CHECKED BY: J.F.P.

SCALE: 1" = 60'

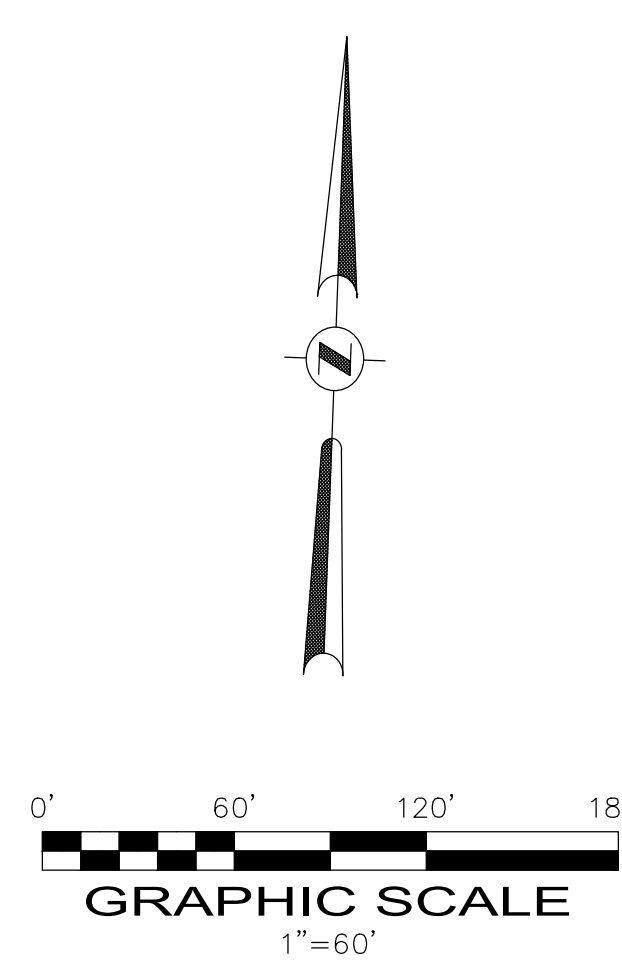
SURVEY DATE: 7/5/22

CIENT: LINK LOGISTICS

ORDER NO.: 71773S



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - LIMITED ACCESS LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNKNOWN UNDERGROUND LINES
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - GUMBO LIMBO
 - UNIDENTIFIED TREE
 - MAHOGANY
 - BLACK OLIVE
 - CABBAGE PALM
 - ROYAL PALM
 - COCONUT PALM
 - UNIDENTIFIED PALM
 - INFORMATION PER DEED
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - 7 TITLE COMMITMENT IDENTIFICATION



SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

IRONWOOD COMMERCE CENTER
12691 & 12705 NW 42nd AVENUE
OPA LOCKA, MIAMI-DADE COUNTY,
FLORIDA 33064

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

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5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3670

PLS

DRAWN BY: L.S.
CHECKED BY: J.F.P.

SCALE: 1" = 60'
SURVEY DATE: 7/5/22

CLIENT: LINK LOGISTICS
ORDER NO.: 717735

Attachment B
Brownfield Site Rehabilitation Schedule

Attachment B
Table I
Brownfield Site Rehabilitation Schedule

Type of Report or Activity	PRFBRSR Action or Submittal Time Frames	RER Review or Comment Time frames
Notice of Interim Source Removal Action or Emergency Response Action situations.	Within 24 hours of initiation of the action.	No comment required.
Interim Source Removal Proposal	When seeking approval before implementation of an alternative product recovery method, groundwater recovery, soil treatment or disposal technique (see Rule 62-780.525, F.A.C.)	Within 30 days of receipt.
Interim Source Removal Plan	When seeking approval before implementation of an alternative product recovery method, groundwater recovery, soil treatment or disposal technique (62-780.525, F.A.C.)	Within 30 days of receipt.
Interim Source Removal Status Report	Within 60 days of completion of source removal activities and every 60 days thereafter or when the field activity is terminated, whichever occurs first.	No comment required.
Interim Source Removal Report	Within 60 days of completion of interim source removal activities.	Within 60 days of receipt.
Site Rehabilitation Plan (SRP) or Combined Document; (Optional submittal) (See Rule 62-780.450, F.A.C.)	Optional: SRP submitted within 270 days of executing BSRA. May include multiple tasks.	Within 60 days of receipt.
Site Assessment Report (SAR)	SAR submitted within 270 days of executing BSRA.	Within 60 days of receipt.
Risk Assessment Report (RAR)	Optional: (within 60 days of SAR approval.)	Within 90 days of receipt.
No Further Action (NFA) Proposal	When the site meets the criteria for NFA (See Rule 62-780.680, F.A.C.).	Within 60 days of receipt.
Well Survey and Sampling Results pursuant to paragraph 62-780.600(3)(h), F.A.C.	Within 60 days of discovery of contamination beyond the property boundaries	Within 60 days of receipt.
Natural Attenuation with Monitoring (NAM) Plan	When the site meets the criteria for Natural Attenuation with Monitoring (See Rule 62-780.690, F.A.C.).	Within 60 days of receipt.
Natural Attenuation with Monitoring (NAM) Report	Within 60 days of sample collection.	No comment required.
Remedial Action Plan (RAP)	Within 90 days of approval of a SRP, SAR or RAR.	Within 60 days of receipt.
As-Built Drawings	Within 120 days of initiating operation of the active remediation system.	No comment required.
Initiate Operation of Active Remedial Action	Within 120 days of RAP approval.	No comment required.
Proposals submitted pursuant to subsection 62-780.700(14), F.A.C.	Optional during active remediation	Within 60 days of receipt
Remedial Action Status Report (Monthly or quarterly status reports may be required for submittal - - depending on site conditions and Advisory Committee.)	Within 60 days of the anniversary date of initiating operation of active remediation system.	No comment required.

Post Active Remediation Monitoring (PARM) Plan	When the site meets the criteria for NFA (see Rule 62-780.680) or Leveling-Off [see Rule 62-780.700(18)]	Within 60 days of receipt.
Post Active Remediation Monitoring (PARM) Report	Within 60 days of sample collection.	No comment required.
Leveling Off Determination	Within 60 days of sample collection.	Within 60 days of receipt.
Post Active Remediation Monitoring (PARM) Plan resampling proposal (Rule 62-780.750(4)(e), F.A.C.	Within 60 days of sample collection.	Within 60 days of receipt.
Site Rehabilitation Completion Report (SRCR)	Within 60 days of the final sampling event. If SRCR not approved then submit modifications, etc., within 60 days of RER's response.	Within 60 days of receipt. If the brownfield site meets the requirements of Chapter 62-780, F.A.C., for the issuance of an SRCO, then an SRCO will be issued.
Pilot Study Work Plan	When seeking approval before implementation of a Pilot Study pursuant to Rule 62-780.700(2), F.A.C.	Within 60 days of receipt.
Notices for Field Activities except for Start of Interim Source Removal or Emergency Response Action situations.	Within seven (7) days but not less than 24 hours prior notice to RER to perform field activity.	No comment required.
Submittal to the RER of addenda, responses, or modification to plans or reports, pursuant to Chapter 62-780, F.A.C.	Within 60 days of receipt of RER's response.	Within the same time frame for review of the original submittal.
Submittal of Form and Actual Notice required in subsection 62-780.220(2), F.A.C.	See text of rule for "Initial Notice of Contamination Beyond Property Boundaries" in subsection 62-780.220(2), F.A.C.	No comment required.
Submittal of Actual and Constructive Notice required in subsection 62-780.220(3), F.A.C.	See text of rule for "Subsequent Notice of Contamination Beyond Source Property Boundaries for Establishment of a Temporary Point of Compliance (TPOC)" in subsection 62-780.220(3), F.A.C.	No comment required.
Submittal of Notice required in subsection 62-780.220(7), F.A.C.	See text of rule for requirement that PRFBSR provide notice of RER's intent to approve site closure using institutional controls, institutional and engineering controls, or alternative cleanup target levels.	No comment required.

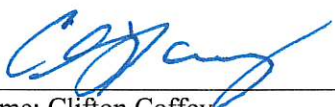
GPT NW 42ND AVENUE OWNER II, LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901005

Attachment C
Site Access Agreement

**SITE ACCESS AGREEMENT
PERMISSION TO ENTER PROPERTY
BROWNFIELDS REDEVELOPMENT PROGRAM**

1. GPT NW 42nd Avenue Owner II, LLC, the real property owner ("undersigned" or "owner"), hereby grants permission to the Miami-Dade County Department of Regulatory and Economic Resources (RER) and the State of Florida, Department of Environmental Protection ("Department") and its agents and subcontractors to enter the undersigned's property ("the property") located at 12691 NW 42 Avenue, Opa-Locka, Florida 33054, Parcel ID 08-2129-000-0050 as described in **Attachment A** attached to the Brownfield Site Rehabilitation Agreement ("BSRA") for the brownfield site assigned the Brownfield Site Identification Number BF139901005, beginning on the date of execution of the BSRA and ending on such date as deemed appropriate by RER or the successful completion of the BSRA, whichever occurs first.
2. This permission is contemplated to be used for the following activities that may be performed by RER and/or the Department, its agents, representatives or subcontractors:
 - a. Having access to areas where contamination may exist.
 - b. Investigation of soil and groundwater including, but not limited to, the installation of groundwater monitoring wells, the use of geophysical equipment, the use of an auger for collection of soil and sediment samples, the logging of existing wells, videotaping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, and other materials deemed appropriate by the Department and the like.
 - c. Removal, treatment and/or disposal of contaminated soil and water, which may include the installation of recovery wells or other treatment systems.
3. Upon completion of the investigation, RER and/or Department will restore the property as near as practicable to its condition immediately prior to the commencement of such activities.
4. The granting of this permission by the undersigned is not intended, nor should it be construed, as an admission of liability on the part of the undersigned or the undersigned's successors and assigns for any contamination discovered on the property.
5. RER, and the Department, its agents, representatives or subcontractors may enter the property during normal business hours and may also make special arrangements to enter the property at other times after agreement from the undersigned.
6. RER and the Department acknowledge and accept any responsibility it may have under applicable law (Section 768.28, Florida Statutes) for damages caused by the acts of its employees acting within the scope of their employment while on the property.
7. In exercising its access privileges, the RER and/or the Department will take reasonable steps not to interfere with the Owner's operations, or the remediation and redevelopment activities pursuant to the BSRA.

GPT NW 42nd Avenue Owner II, LLC



Name: Clifton Coffey
Title: Authorized Signatory
Date: 10/19/2023



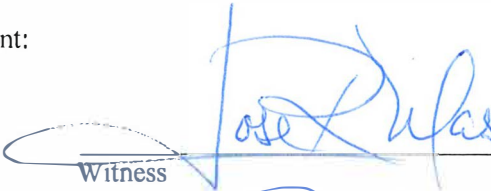
Witness
Name: Francisco Rynaa
Date: 10/19/2023

Site Access Agreement
Brownfield Site ID #: BF139901005
September 18, 2023
Page 2 of 2

Accepted by RER by the following authorized agent:



Signature of RER Representative
Name: Sandra Rezola
Title: Manager, EMES, RER-DEEM
Date: 10/27/2023



Witness
Name: Jose R. Mas
Date: 10/27/23

Attachment D
Certification of Redevelopment Agreement

RESOLUTION NO. 22-084

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, GPT NW 42ND AVENUE OWNER II, LLC C/O GRAMERCY PROPERTY TRUST & GPT NW 42ND AVENUE OWNER III, LLC C/O GRAMERCY PROPERTY TRUST seeks to redevelop this two-parcel site with the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed Use Overlay requirements. The applicant has prepared a site plan to illustrate the proposed retail and warehouse distribution facility; and

WHEREAS, according to the City of Opa-Locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed use, including retail and warehouse/distribution facilities; and

WHEREAS, as indicated on the accompanying plans, the proposed development would consist of six buildings containing approximately 741,837 square feet which combines both commercial and warehouse uses and 74,182 square feet of office use; and

WHEREAS, the Plans also incorporate traditional Moorish architecture to complement the surrounding community and the general design goals of the City; and

WHEREAS, the Planning & Zoning Board reviewed this request on September 13, 2022, for final site plan approval and recommended approval by a 4-0 vote; and

WHEREAS, the City Commission of the City of Opa-Locka finds that it is in the best interest of the City and its residents to approve the final site plan of Applicant within the City, as provided herein and attached hereto as Exhibit "A".

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

SECTION 1. Recitals.

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

SECTION 2. Approval/Denial.

Approval/Denial of Site Plan. The City Commission of the City of Opa-Locka has reviewed the recommendation of the Planning & Zoning Board and hereby **approves** / denies the Site Plan request for the construction and operation of an industrial and commercial mixed-use retail, and warehouse distribution facility on the property located at 12691 NW 42nd Avenue and identified by folio 08-2129-000-0050 and 12705 NW 42nd Avenue and identified by folio 08-2129-000-0064 and both properties are in the B-3 Zoning District. A copy of the Site Plan is attached hereto and incorporated herein as Exhibit "A".

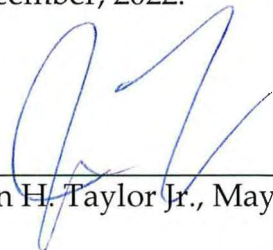
SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

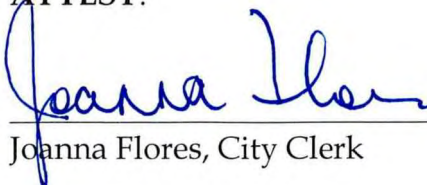
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED and ADOPTED this 14th day of December, 2022.



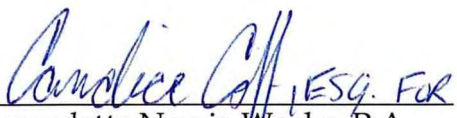
John H. Taylor Jr., Mayor

ATTEST:



Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Commissioner Williams

Seconded by: Commissioner Bass

VOTE: 4-1

Commissioner Bass	YES
Commissioner Kelley	YES
Commissioner Williams	NO
Vice Mayor Ervin	YES
Mayor Taylor	YES



**City of Opa-locka
Agenda Cover Memo**

Department Director:	Gregory D. Gay		Department Director Signature:		
City Manager:	Darvin Williams		CM Signature:		
Commission Meeting Date:	December 14, 2022		Item Type:		
			(Enter X in box)		
Fiscal Impact:	Yes	No	Resolution Reading:		
(Enter X in box)			(Enter X in box)		
		X	Public Hearing:		
			(Enter X in box)		
Funding Source:	(Enter Fund & Dept)		Advertising Requirement:		
	Ex: N/A		(Enter X in box)		
Account# :	See Financial Impact section below				
ILA Required:	Yes	No	RFP/RFQ/Bid#:		
(Enter X in box)		X			
Strategic Plan Related	Yes	No	Strategic Plan Priority Area:	Strategic Plan Obj./Strategy:	
(Enter X in box)	X		Enhance Organizational ☐	(list the specific objective/strategy this item will address)	
			Bus. & Economic Dev ☒		
			Public Safety ☐		
			Quality of Education ☐		
			Qual. of Life & City Image ☒		
			Communication ☐		
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL AND COMMERCIAL MIXED-USE RETAIL, AND WAREHOUSE DISTRIBUTION FACILITY ON THE PROPERTY LOCATED AT 12691 NW 42ND AVENUE AND 12705 NW 42ND AVENUE, OPA-LOCKA, FLORIDA 33054, IDENTIFIED BY FOLIOS 08-2129-000-0050 AND 08-2129-000-0064, IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Applicant, GPT NW 42nd Avenue Owner II, LLC & GPT NW 42nd Avenue Owner III, LLC seeks to redevelop this two-parcel site and has submitted formal requests for site plan and development agreement approvals for the construction and operation of an industrial and commercial mixed-use retail and warehouse distribution

facility in accordance with the Commercial B-3 zoning district and the Corridor Mixed use Overlay requirements.

Background

This property is located in the southwest section of the City of Opa-locka on the east-side of NW 42nd Avenue, across from the City's Public Works Department. The property is owned by GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC according to Miami-Dade County Property appraiser's website. As indicated on the site plan the proposed development would consist of six buildings containing approximately 741,837 square feet which combines both commercial and warehouse uses and would provide 74,182 square feet of office use.

The applicant intends to develop the property with a commercial logistics uses in accordance with the Commercial B-3 zoning district regulations and the corridor mixed use overlay requirements for the inclusion of industrial warehouse and distribution uses. The proposed development would consist of six buildings containing over 740,000 square feet and incorporates traditional Moorish architecture to complement the surrounding community and general design goals of the City. This development provides for both commercial and warehouse uses with a commercial visual appeal. This planned development is anticipated to generated approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees.

The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay", for "Parcel 1" and a land use designation of "industrial" with a "Corridor Mixed Use Overlay", for "Parcel 2" which allows for an industrial/commercial mixed-use, which would include warehouse / distribution facilities and showrooms. Because the buildings are expected to be built on a speculative basis for many tenants and are not a build-to-suit for a specific tenant in mind, measurable commercial-retail at this time is not possible in order to preserve flexibility needed to best respond to leasing demand once the buildings are constructed. The site plan does provide a means for separate uses within each building to permit commercial retail, showroom and flex office space.

The proposed development use "Retail Center" and "Warehouse Distribution Center" is in harmony with the general characteristic of the surrounding neighborhood for Commercial/Industrial Uses. For Horizontal Mixed Use the Development where the different types of uses, industrial and commercial are horizontally integrated, the site plan has multiple buildings, and each building may be a separate use. There must be clear indicators as to the area designated for retail and for commercial uses. Retail uses must be specific to the products produced on site and any accessory uses. The applicant is proposing a speculative, multi-tenant commercial logistics project that has been designed to attract small- and medium-sized users that are anticipated to require approximately 10% in aggregate of square footage as retail/showroom and flex office space buildout inside the buildings. The buildings facing Lejeune and Douglas/Lejeune will feature shallower depths at 145 feet, more glass and storefronts, high auto parking counts, enhanced lighting and concealed truck courts, which are visually appealing to the neighborhood and will attract smaller businesses with office/showroom/retail spaces along the storefronts.

According to the City's Land Development Regulation/ Zoning Code B-3 (Commercial Industrial) allows Warehouse facilities for light industrial and light manufacturing uses; The B-3 Zoning District also permits B-1 & B-2 Uses and the district permits Flea Markets & Bazaars. As a mixed-use development there must be clear indications of retail, sales and service uses and distinct indicators of where those uses will be located. The MXUOD District permits Retail and Service Uses as well as Hotels, Movie Theaters, Health Spas, and Medical and Business Offices. The commercial mixed use also includes Recreational Facilities that include recreation buildings for indoor sports, i.e. indoor soccer, swimming pools, parks, (which could include a water park) open space and recreational area for tennis courts, basketball courts, etc.

Financial Impact

Approval of this site plan and development agreement will not provide any negative financial impact.

Proposed Action:

Staff recommended approval of this Resolution

Attachment:

DRAFT Resolution
P&Z Application Package
P&Z Board Meeting Minutes 9-13-22

April 19, 2022

VIA HAND DELIVERY

Mr. Gregory Gay
Director, Planning and Community Development Department
3400 NW 135 Street, Building B
Opa-Locka, Florida 33054

**Re: GPT NW 42 Avenue Owner II LLC and GPT NW 42 Avenue Owner III LLC
- Letter of Intent for Site Plan Review**

Dear Mr. Gay:

This letter constitutes the letter of intent on behalf of GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC (the "Applicants") in support of their request for site plan approval for a proposed commercial logistics project in connection with that certain $\pm$ 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain $\pm$ 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property"; legally described in Exhibit "A").

Parcel 1 is located in the southeast corner of NW 42 Avenue/LeJeune Road and State Road 924/Gratigny Parkway, south of the Miami-Dade County canal while Parcel 2 is located west of the Douglas Road/LeJeune Road connector and north of the Miami-Dade County canal. Parcel 1 has served as the location for the Opa-Locka Flea Market and Parcel 2 is currently used for truck parking. Both parcels are surrounded by industrial uses to the north and to the west, while Parcel 1 is directly east of a recently approved logistics/warehouse and commercial development. The City of Opa-Locka's Comprehensive Plan, Future Land Use Plan (LUP) map provides that Parcel 1 has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay" while Parcel 2 has a land use designation of "Industrial." Additionally, according to the City of Opa-Locka's official Zoning Map, the Property is designated B-3 (Commercial Intensive Business District) and Parcel 1 is subject to a Corridor Mixed-Use Overlay, which allows for an industrial/commercial mixed-use, including warehouse/distribution facilities. An aerial of the Property is included below.



The Applicants seek to develop the Property with a commercial logistics project in accordance with the Commercial and Corridor Mixed Use Overlay requirements. South Florida (Miami-Dade, Broward, and Palm Beach Counties) is home to over 416 million square feet of warehouse space – the largest concentration of warehouse space in Florida. According to CBRE Group, Inc., with 3,100 acres of developable land remaining, South Florida can only accommodate an additional 48 million square feet of logistics space before it is built out, which is approximately 7.5 years using historical delivery trends. In November 2021, the South Florida Business Journal similarly highlighted the growing need for warehouse and distribution space, which is undergoing a “boom” in Miami-Dade County. At 3% vacancy and declining, Miami-Dade County desperately needs more commercial warehouse space. Given the growth of traditional logistics and transshipment use along with the rise of e-commerce in today's economy and existing projects in the immediate vicinity catering to this market, a commercial logistics facility as proposed would be an ideal location and unique opportunity for the City of Opa-Locka.

The Applicants have prepared a site plan (“Plan”) to illustrate the proposed facility. The Plan provides information relating to the general layout, building aesthetics, landscaping guidelines, and parking areas. As indicated in the accompanying plans, the proposed development would consist of six buildings containing over 740,000 square feet. The proposed commercial logistics project combines both commercial and warehouse uses with an emphasis on a commercial visual appeal by utilizing the following design features:

- Shallower buildings, which create more opportunities for smaller businesses, tenants in a variety of industries, and retail/showroom/office spaces facing LeJeune and Douglas/LeJeune Connector
- Concealed truck courts, which shield/screen truck loading and unloading from main thoroughfares

- Incorporating use of more glass and storefronts within the architectural design increases the commercial appeal visible to the main thoroughfares and allows for more retail/showroom/office spaces
- Enhanced lighting features

The proposed project is anticipated to generate approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees. The Plans also incorporate traditional Moorish architecture to complement the surrounding community and general design goals of the City. The Applicants have included in Exhibit "B" responses to site plan review and approval requirements as outlined in Article III, Section 22-55 of the City of Opa-Locka Code. Overall, the proposed project creates an emphasis on the booming commercial logistics industry in order to foster the existing warehouse sector within Opa-Locka while generating well-paying jobs for residents.

Additionally, the City of Opa-Locka Zoning Code Section 22-99(F)(6)(c) regulating off-street parking within the Corridor Mixed Use Overlay District states that applicants may request a minimum parking stall area of 8 ½' by 18', instead of 10' by 20' for 90 degree angled parking as mandated by Article 8 of the Code. The Applicants are hereby requesting a parking stall area of 9' by 19' including a two foot overhang.

Based on the above and attached, we submit that the proposed development is consistent with the City of Opa-Locka Comprehensive Plan and its Zoning Code requirements. The Applicants respectfully request your favorable consideration of the application. If you have any questions or require any additional information, please do not hesitate to call at 305-789-7782.

Sincerely,

HOLLAND & KNIGHT, LLP

Joseph G. Goldstein

Enclosures

Cc: Mr. Gerald Lee
Mr. Clifton Coffey
Mr. Anthony Nelson
Mr. Camilo Rios
Mr. Jorge Rios
Robert Holland, Esq.
Alessandria San Roman, Esq.

Exhibit "A"

Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

Exhibit "B"

Application Questions

See: Section 22-55, Opa Locka Code

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

The City of Opa-Locka's Comprehensive Plan, Future Land Use Plan (LUP) map provides that the Property has a land use designation of "Commercial" with a "Corridor Mixed Use Overlay." Within the commercial district, the development specifically advances Comprehensive Plan Policy LU-7.5 by developing six buildings containing over 740,000 square feet of commercial logistics space that will help improve the local economy and promote job creation and economic development in an area centrally located off of a half section line road and a major highway, State Road 924/Gratigny Parkway. Additionally, the proposed development aligns with Comprehensive Policy LU-3.2 by designing and building the building fronting NW LeJeune Road with (1) shallower buildings, which create more opportunities for smaller businesses, tenants in a variety of industries, and retail/showroom/office spaces facing NW LeJeune Road and the Douglas/LeJeune Connector, (2) concealed truck courts, which shield/screen truck loading and unloading from main thoroughfares, (3) incorporating use of more glass and storefronts, and (4) enhanced lighting features.

Furthermore, the City of Opa-Locka recognizes in its Comprehensive Plan the need to "maximiz[e] economic opportunities for current and future residents through job creation, fostering existing and attracting new businesses and industries, and maintaining an ample supply of economically-generating land uses within the City's boundaries." This project will provide economic opportunities for Opa-Locka residents by creating higher paying jobs and attracting new businesses and industries. The Bureau of Labor Statistics provides that non-supervisory warehouse employees earn 25-30% higher hourly wages than non-supervisory employees in retail. The average pay for non-supervisory warehousing and storage employees is approximately \$17-\$19 per hour compared to \$12-\$15 per hour in non-supervisory retail positions. In addition, the Owner is committed to investing in workforce training capabilities and resident employment.

- 2. The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the City.**

The development permitted by the application will result in a favorable impact on the economy of the City. As previously stated, the proposed project is anticipated to generate approximately 1,000 construction jobs, 765 permanent jobs, and an excess of \$90 million in new investment inclusive of \$6 million of permits and impact fees. Additionally, the development is expected to create substantial high quality job opportunities for the residents of Opa-Locka.

3. **The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.**

The proposed development will utilize current best management practices and design standards and will not unduly burden water, sewer and solid waste disposal utilities. Since the project is primarily a commercial logistics use, there will be no meaningful impact to the recreation or education facilities in the area.

4. **The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.**

The property is located on three major arterials, NW 42nd Avenue, the Gragny Parkway and the Douglas/LeJeune Connector. The net trips are expected to be reduced by approximately 6,626 daily trips due to the change of use from retail area to warehouse. Due to this net reduction in the anticipated trips, there will be no projected increased demand on public transportation facilities, roads, streets and highways.

5. **Plan Submission and Review. Any application for site plan approval shall include the following information:**

- a. **The location and size of the site, including its legal description and a current certified survey (less than six months old).**

The subject property consists of approximately $\pm$ 43.76 acres of land located at 12691 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0050 ("Parcel 1") and that certain $\pm$ 9.98 acres of land located at 12705 NW LeJeune Road in Opa-Locka, Florida and identified by folio number 08-2129-000-0064 ("Parcel 2") (collectively, the "Property" legally described in Exhibit "A" of the letter of intent). A current certified survey is included as part of this application package.

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

A title report is included as part of this application package. The developer is the owner and there are no liens and encumbrances listed on the Property.

- c. **The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures within 100 feet.**

The above aerial shows existing conditions within 100 feet of the development. The existing conditions within 100 feet generally include roadways, drainage canals and other industrial/commercial properties.

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

Please see the letter of intent for a breakdown of the density and land use. The project will consist of approximately 732,993 square feet of commercial logistics space and the associated parking and loading areas. The project will have a maximum of 80% impermeable area as required by code taking into consideration the use of permeable paver areas and pervious areas.

- e. The location, size, and character of any common open space and the form of organization proposed to own and maintain any common open space.**

The Property is organized to avoid conflict between the truck traffic and pedestrian/vehicular traffic. It organizes the main entrances into the buildings together to form spaces for beautifying through landscaping and modern Moorish façades, which front the main roads.

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

The buildings will be commercial logistics space and range, with a maximum height of 65 feet, measured from adjacent grade at building fronts to top of parapets. This is to articulate the facades and to aide in the screening of roof top mechanical equipment. All buildings incorporate shallower buildings and more glass and storefronts to appeal to retail, showroom, and office users. The truck courts have been placed strategically in the middle of the buildings, which shield/screen truck loading and unloading from main thoroughfares.

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

The proposed project will not require any off-site roadway improvements. The project will require potable water main extensions and sanitary sewer main extensions as shown on plans to serve the project. The Property will have adequate access for fire protection and refuse collection vehicles.

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

The proposed development will require easements for potable water system, electric utilities, and communication utilities. These easements will require an easement recorded by instrument based on the as-builts for each utility. The project will be provided water by City of Opa-Locka, sanitary sewer collection by the Miami-Dade Water and Sewer Department and electrical service by FPL. All easements for each utility will be based on their standard utility easement instruments.

- i. In the case of plans which call for development over a period of years, a phasing schedule showing the approximate times within which applications for building permits are intended to be filed.**

The project schedule anticipates construction of the six proposed buildings in a single phase with development commencing as follows:

Item No.	Action	Date
1	Site Plan Approval	9/19/2022
2	Plat Approval	8/1/2022
3	Building 1 Permit Issuance	12-19-2022
4	Building 2 Permit Issuance	12-19-2022
5	Building 3 Permit Issuance	12-19-2022
6	Building 4 Permit Issuance	12-19-2022
7	Building 5 Permit Issuance	12-19-2022
8	Building 6 Permit Issuance	12-19-2022
9	Completion of Construction	*pending building permit issuance and subject to market conditions.

Projected phasing and construction is an estimate based on experience. Ultimate phasing is subject to market and availability of resources.

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

Please see complete application for all development plans and specifications.

- k. A demonstration that the proposed development does not degrade adopted levels of service in the City.**

The City requires that the project not degrade the adopted level of services for potable water, sanitary sewer, solid waste, drainage, and traffic. The following items have been requested and will be provided to the City.

- Potable Water – There is a net increase of 14,124 gallons per day (GPD) for the proposed development compared to the existing development, which consists an enclosed building area of 5,360 square feet of retail space. A letter of availability has been requested from the City of Opa-Locka to confirm the additional water demand availability.
- Fire Flow – While not a concurrency requirement, fire flow tests have been requested to confirm that the existing Opa-Locka water main can provide the minimum required 3,000 gallons permit for an industrial site. The fire flow test will be provided upon receipt.
- Sanitary Sewer – There is a net increase of 14,124 gallons per day (GPD) for the proposed development compared to the existing development, which consists an enclosed building area of 5,360 square feet of retail space. A letter of availability has been requested from the City of Opa-Locka to confirm the additional sewer demand availability.
- Solid Waste – A letter of availability from Miami Dade County has been requested and will be provided upon receipt.
- Drainage - The stormwater management system for the project will consist of a network of exfiltration trench and retention areas to provide water quality treatment and water quantity attenuation in accordance with the storm water management standards for Miami-Dade County for both flood protection and water quality treatment.
- Traffic Circulation – The main access and egress points to the site will be from NW 42nd Avenue and the site will have internal circulation to all the buildings throughout the property.

1. Architectural elevations for buildings in the development; exact number of dwelling units, sizes and types and total number of bedrooms, if residential. For nonresidential development, the Floor Area Ratio and Gross Square Footage shall be required.

Elevations were designed as a contemporary interpretation of traditional Moorish architecture. The layering and screening which is typical of Moorish architecture is present while maintaining the use of the colors approved by the City of Opa-Locka and in line with the City's Comprehensive Plan. Additionally, the buildings will also include a pattern formed on the concrete which is similar to the geometric patterns typically seen on Moorish architecture. By maintaining the aesthetic of Moorish architecture typically seen in Opa-Locka and combining it with a modern

approach common of the Miami area, the City's fabric is respectfully considered in the building elevations.

m. Plans for signs, if any.

The Applicants will work with the City on its signage plan. Any signage used will generally comply with the City's Code. Visibility from the surrounding streets and highways will be of primary importance.

n. Traffic Study stating current average daily and peak hour traffic volume counts, a description of existing traffic conditions, programmed and planned roadway improvements, and future traffic conditions. All roadway improvements and associated costs shall be provided.

The property is located on three major arterials, NW 42nd Avenue, the Gratigny Parkway and the Douglas/LeJeune Connector. The proposed warehouse will generate approximately 1,196 daily trips compared to the existing retail area that is estimate to generate approximately 7,822 daily trips (to be confirmed with a driveway count). Due to this net reduction in the anticipated trips, there will be no projected increased demand on public transportation facilities, roads, streets and highways.

o. Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions for irrigation and maintenance. Certification of Compliance with City Landscape and Miami-Dade County Chapter 18A requirements.

A landscaping plan is provided that includes a variety of types of native, flowering, and decorative tree species and shrubbery that comply and meet the landscaping requirements of the City and Miami-Dade County Chapter 18A.

p. Color renderings and elevations.

Elevations for the proposed buildings are provided. They show a modern-Moorish approach to warehouse design, while maintaining a pedestrian scale through the articulation of the entrances and providing ample glazing and glass to soften the predominantly concrete facades.

q. Photometrics

The site lighting has been designed to comply with Miami-Dade Code, Chapter 8C-3 and all other local codes and ordinances. The site lighting has been designed using LED pole mounted fixtures and wall packs with full cut-off.

r. Flood criteria data and finished floor elevations

The proposed buildings will have a minimum finished floor elevation of 11.2 feet NGVD. The minimum finish floor shall be set above the highest of the following three criteria.

One foot above the FEMA flood elevation base flood elevation of 8 feet NGVD = elevation 9 feet NGVD,

Highest adjacent road crown plus 6 inches = 8 feet NGVD

County Flood Criteria = 6 feet NGVD

- s. Additional data, maps, plans, surveys, or statements as may be required for the particular use or activity involved.**

Plans and survey are being provided under separate cover.

Received:
By:
Date:

" THE GREAT CITY "



PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2019-2020

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

FY 2018-2019 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 1, 2019
November 5, 2019
December 3, 2019
January 7, 2020
February 4, 2020
March 3, 2020
April 7, 2020
May 5, 2020
June 2, 2020
July 7, 2020
August 4, 2020
September 8, 2020

August 16, 2019
September 20, 2019
October 18, 2019
November 22, 2019
December 20, 2019
January 17, 2020
February 21, 2020
March 20, 2020
April 18, 2020
May 22, 2020
June 19, 2020
July 24, 2020

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

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

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

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

PROPERTY OWNER'S ADDRESS: 90 Park Avenue 32 Floor NY NY 10016
Number/Street City State/Zip Code

APPLICANT'S NAME: Same as Property Owner

APPLICANT'S ADDRESS: Same as Property Owner
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE (212) 297-1007 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0050 & 08-2129-000-0064 PRESENT ZONING: B-3

LEGAL DESCRIPTION: See attached Exhibit "A"

Please check specific request:

- ☐ Tentative Plat
- ☐ Final Plat
- ☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
- ☐ Rezoning
- ☐ Drainage Plan
- ☐ Fill Permit Request
- ☐ Preliminary Site Plan Review
- ☒ Final Site Plan Review
- ☐ Conditional Use Permit – No Plans
- ☐ Conditional Use Permit – With Plans
- ☐ Special Exception – No Plans
- ☐ Special Exception – With Plans
- ☐ Development Agreement
- ☐ Restrictive Covenant
- ☐ Other – Please specify: _____

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

Received:
By:
Date:

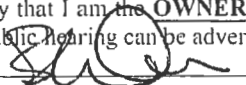
PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☐ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D.
- ☒ 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, must be submitted on CD-Rom disc in Cad and PDF format.
- ☒ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☒ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- ☒ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

I, GPT NW 42nd Avenue Owner II LLC and GPT NW 42nd Avenue Owner III LLC, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature 

Date 3-22-22

Sworn to and subscribed before me:

This 22nd day of March, 2022.

Banica Defrank

My commission expires 06/03/2025.

Notary Public

Attach copy of identification

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in Queens County
Commission Expires June 03, 2025

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:

GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC

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

I GPT NW 42nd Avenue Owner II LLC & GPT NW 42nd Avenue Owner III LLC, being first duly sworn, depose and say that I am the owner of the property legally described as:

See Exhibit "A"

I do give to Holland & Knight LLP (Joseph G. Goldstein, et al.) the power of Attorney and authority to speak on my behalf and process the enclosed application for site plan approval in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Holland & Knight LLP (Joseph G. Goldstein, et al.) to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Signature

Date

Sworn to and subscribed before me:

This 22nd day of MARCH, 2022.

Notary Public

My commission expires: 06/03/2025.

BANICA DEFRANK NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01DE6283659 Qualified in Queens County Commission Expires June 03, 2025

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

Received:
By:
Date:

Attach copy of identification



**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 12691 NW LeJeune Road and 12705 NW LeJeune Road

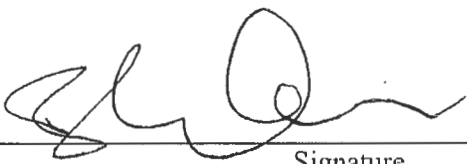
LEGAL DESCRIPTION: See Exhibit "A"

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____



Signature

Exhibit "A"
Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PARCEL I:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 86°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'31.4" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400.

375-FOOT RADIUS MAP OF:

LOCATION: 12691 and 12705 NW Le Jeune Road,
Opa-Locka FL 33054
FOLIO: 08-2129-000-0050 and -0064

PREPARED FOR: HOLLAND & KNIGHT, LLP
ORDER: 220308

DATE: March 11, 2022



SCALE: 1"= 400'



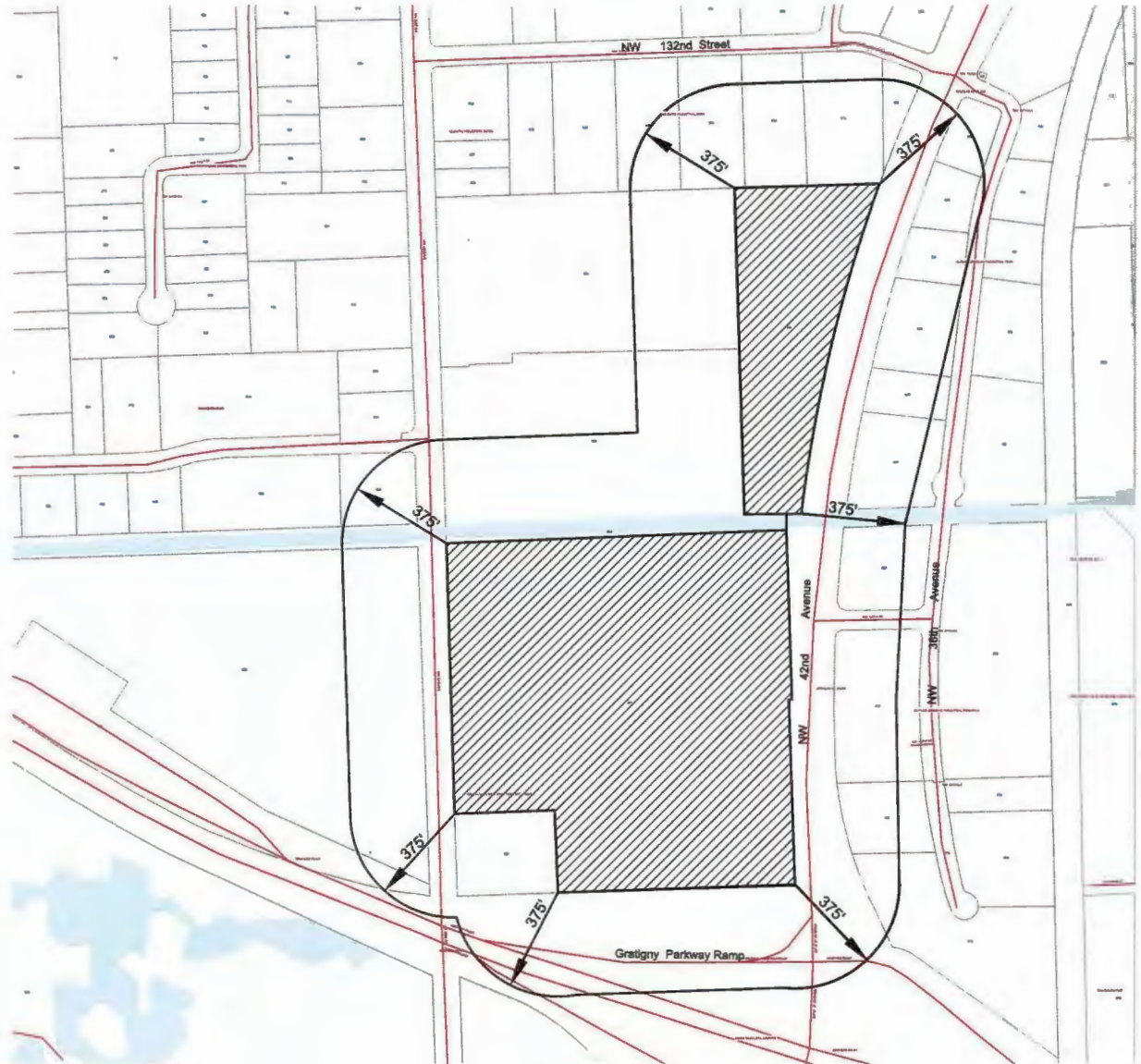
The Zoning Specialists Group, Inc.

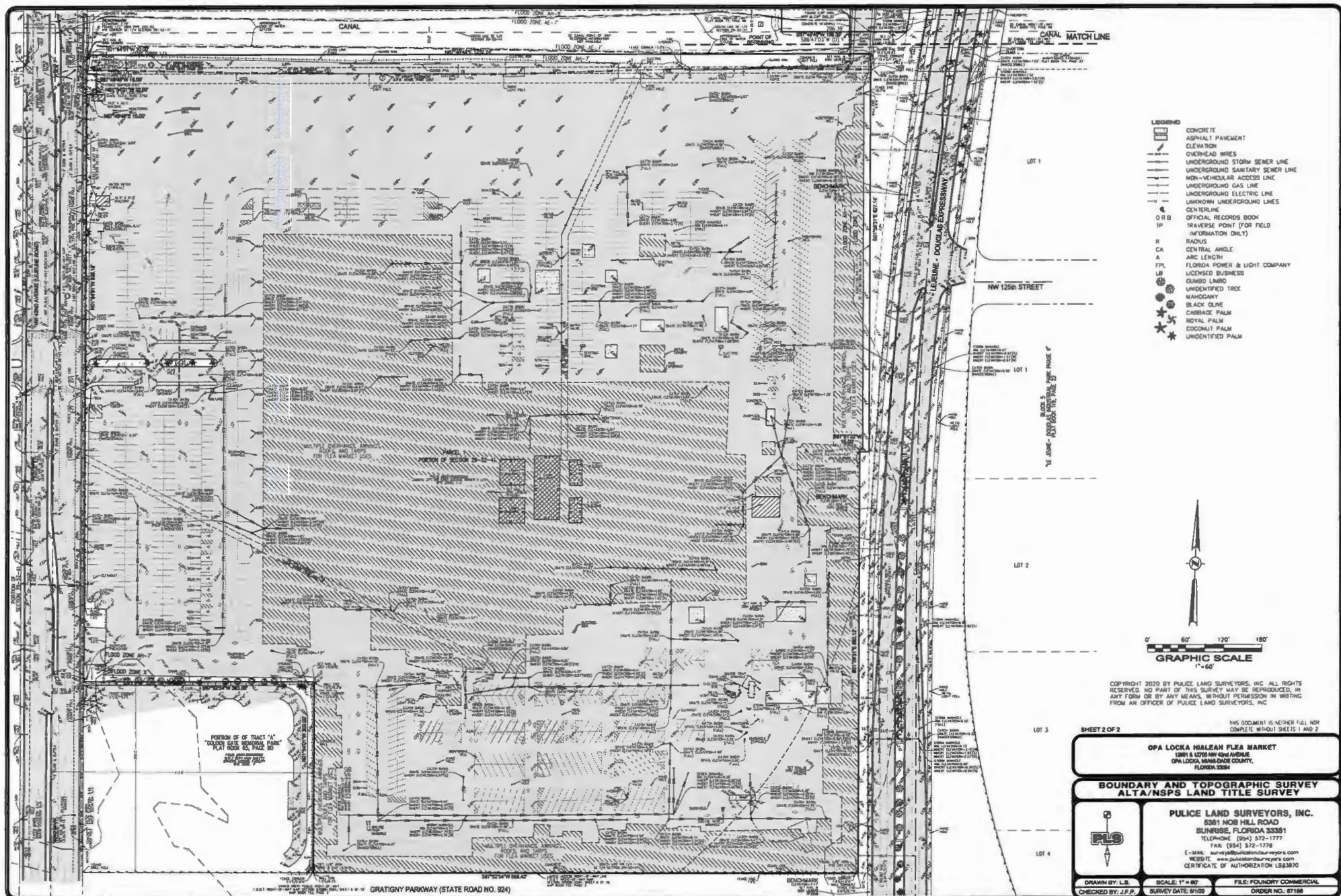
7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305)828-1210

www.thezoningspecialistsgroup.com





TITLE INFORMATION BRINGDOWN

File No.: 9829483
Customer Reference: 164183.1

March 18, 2022

Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Re: Miami-Dade County, Florida
Buyer: Purchaser with contractual rights under a purchase agreement with the
vested owner identified at item 4 below
Seller: GPT NW 42nd Avenue Owner II LLC, a Delaware limited liability company

Pursuant to your request, the Company has caused a search to be made of the Public
Records of Miami-Dade County, Florida, solely as revealed by its title plant indices, from
October 04, 2021, at 11:00 PM through February 24, 2022, at 11:00 PM and said search
reveals that the following documents have been recorded during said period:

NOTHING NEW FOUND OF RECORD.

CAUTION: A determination of the validity and effect of any instrument listed above must be
made before any commitment, policy, or endorsement is issued in reliance thereon.

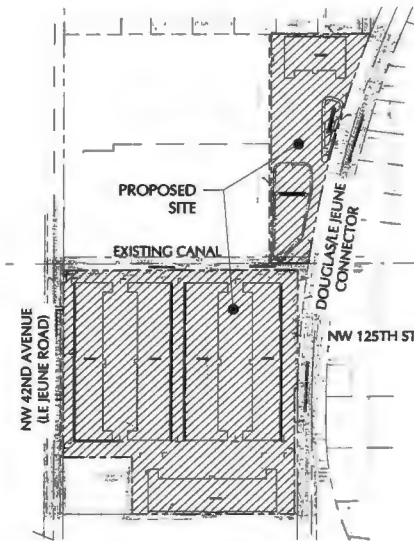
Yolanda E. Rodriguez
By: _____
Authorized Officer or Agent

IRONWOOD COMMERCE CENTER - PHASE 2

12691 NW LE JEUNE RD & 12705 NW LE JEUNE RD
OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA

SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST
FOLIOS: 08-2129-000-0050 & 08-2129-000-0064

INDEX OF SHEETS		
SHEET NO.	DESCRIPTION	
C-000	COVER SHEET	
C-001	GENERAL NOTES & SPECIFICATIONS	
C-002	PARTIAL SITE PLAN	
C-003	PARTIAL SITE PLAN	
C-004	PARTIAL SITE PLAN	
C-005	PARTIAL UTILITY PLAN	
C-006	PARTIAL UTILITY PLAN	



LOCATION SKETCH
SCALE: 1" = 300'

LEGAL DESCRIPTION:

A PORTION OF THE SW 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, LESS THE NORTH 35 FEET AND LESS THE SOUTH 300 FEET OF THE WEST 413 FEET THEREOF, AND LESS THE WEST 50 FEET FOR ROAD RIGHT OF WAY FOR N.W. 42ND AVENUE AND LESS THE EAST 15.00 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, AND LESS A 15 FOOT STRIP OF LAND CONVEYED TO THE CITY OF OPA LOCKA, FLORIDA, IN WARRANTY DEED RECORDED DECEMBER 18, 1991 IN OFFICIAL RECORDS BOOK 15313, PAGE 3753, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

PARCEL 1:

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'03" EAST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1132.56 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND, HEREINAFTER TO BE DESCRIBED; THENCE RUN NORTH 03°01'12" WEST FOR A DISTANCE OF 1210.00 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 88°47'03" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 531.43 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5363.84 FEET, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF THE LE JEUNE-DOUGLAS EXPRESSWAY AND N.W. 119TH STREET EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 77, AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 71°17'02.6" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 132°53'14" FOR A DISTANCE OF 1256.84 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEARING NORTH 84°42'34" WEST FROM THE CENTER OF THE AFORESAID CURVE; THENCE RUN SOUTH 86°47'03" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 206.39 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE WEST 10 FEET THEREOF.

PARCEL 11:

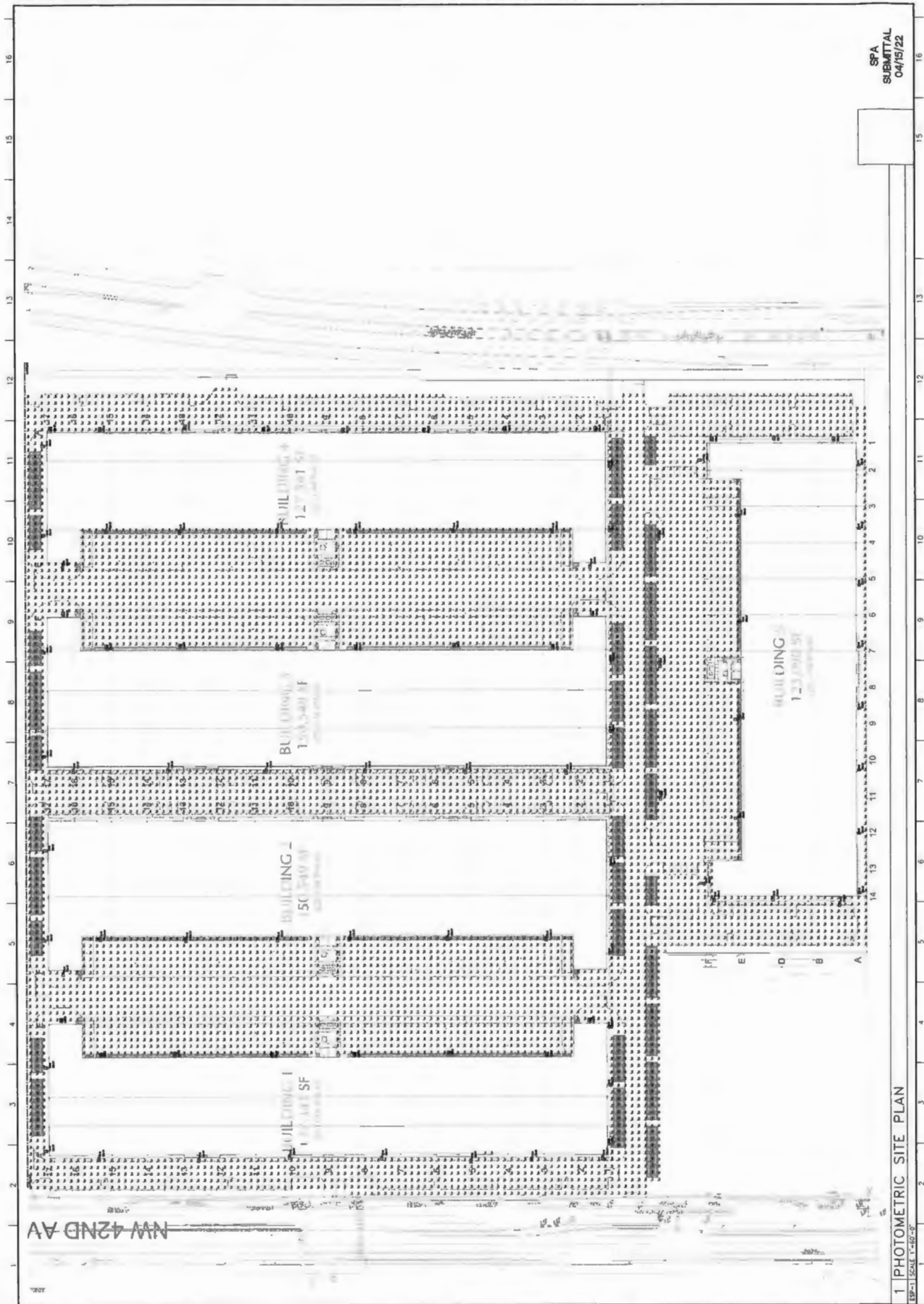
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RUNNING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7, IN BLOCK 1, OF "LE JEUNE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SET OUT IN INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 11076, AT PAGE 601, AS AMENDED BY INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 14441, PAGE 1400

Date	Description	No.
Revisions		
No. 72424		
STATE OF FLORIDA		
PROFESSIONAL ENGINEER		
SIGNATURE		
MICHAEL CARR		
PROFESSIONAL ENGINEER FL Lic. No. 72424		
LANGAN		
Langan Engineering and Environmental Services, Inc.		
110 East Broadway Boulevard, Suite 1500 Fort Lauderdale, FL 33301		
T: 954.320.2100 F: 954.320.2101 www.langan.com		
FL CERTIFICATE OF AUTHORIZATION NO. 0000000-0000000-0000000		
Project		
ICC - PHASE 2		
MIAMI-DADE COUNTY FLORIDA		
Drawing Title		
COVER SHEET		
Project No.	Drawing No.	
330059104	C-100	
Date	03/26/2022	
Drawn By	CRV	
Checked By	MPC	
Sheet		0 of 1

Draw: 03/20/22 Title: 03/27 User: mpc Date: 03/27 Langan: 03/27 Layout: 03/27 Document Code: 330059104-0000000-0000000

RLC Architects Professional Seal of R. L. C. Architects, Inc. No. 12345, State of Florida, Exp. 12/31/2023 12345 Main Street, Suite 100, Tampa, FL 33601 Phone: (813) 123-4567, Fax: (813) 123-4568, Email: info@rlcarchitects.com	LINK LOGISTICS OPALOCKA, FLORIDA CENTER - PHASE 2	IRONWOOD COMMERCE	REVISIONS <table border="1"> <tr><th>No.</th><th>Description</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	Description	Date										PHOTOMETRIC SITE PLAN	State: AS 10/10/20 Project No: 200418-00 Date: 04/17/2022 Principal: [Signature] Project Director: [Signature] Designer: [Signature] Checker: [Signature] Drafter: [Signature]	ESP-1 Sheet No.
				No.	Description	Date												
Project Title: [Blank] Project Location: [Blank] Project Description: [Blank]																		



SPA
SUBMITTAL
04/15/22

1 PHOTOMETRIC SITE PLAN
ESP-1 SCALE 1"=50'-0"

21 April 2022

Yamilet Senespleda, PE, PTOE
Manager Traffic Engineering Division
Miami-Dade County Dept. Transportation and Public Works
111 NW 1st Street, Suite 1510
Miami, Florida 33128

**Re: Traffic Generation Statement
Ironwood Commerce Center-Phase 2
Opa-locka, Florida
Langan Project No.: 330059104**

Dear Ms. Senespleda:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the Ironwood Commerce Center-Phase 2 development to show that the development will generate less traffic than the existing development on site. Therefore, Miami-Dade County Traffic Engineering Division can waive the need for a Level 2 traffic-impact analysis. The development property is an existing flea market that will be redeveloped with 741,817 square-feet of warehouse uses. This report includes trip generation calculations for the proposed redevelopment. **Attachment A** contains the figures of this report. **Figure 1** shows an aerial photograph of the site. The proposed development meets city traffic-concurrency requirements because the proposed warehouse generates less traffic than the existing use it will replace.

Project Description

The proposed development will comprise 741,817 square feet of warehouse uses that will be built through six buildings and expected to be constructed by the end of 2024. The 43.02-acre site (Folio No.: 08-2129-000-0050 & 08-2129-000-0064) is north of the Gratigny Parkway (SR-924), west of 42nd / 37th Avenue Connector and east of NW 42nd Avenue (SR-953) in Opa-locka, Florida. Site access will be provided through existing and proposed driveways along NW 42nd Avenue and 42nd / 37th Avenue Connector. The proposed development will not have gated-controlled access. **Attachment B** contains a copy of the site plan and shows the location of the driveway connections.

Trip Generation Analysis

Traffic counts were collected at the current site to determine existing trip generation. As shown in **Table 1**, the existing flea market generates 5,760 daily trips, 179 morning peak hour trips, and 179 afternoon peak hour trips, while the proposed development is expected to generate 1,210 daily, 113 morning peak hour and 115 afternoon peak hour trips. We prepared trip estimates for the proposed development, summarized in **Table 1**, using equations from the 11th Edition of the ITE *Trip Generation Manual*. **Attachment C** contains the collected traffic count data with an aerial showing the location where data was collected. A negative net difference indicates that the warehouse will generate less daily and peak hour trips than the existing flea market.

Table 1 - Trip Generation Estimates

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	51%	49%	2,960	2,800	5,760
Warehousing	150	741,817 SF	T = 1.58 (X) + 38.29	50%	50%	605	605	1,210
Difference						-2,355	-2,195	-4,550

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	69%	31%	123	56	179
Warehousing	150	741,817 SF	T = 0.12 (X) + 23.62	77%	23%	87	26	113
Difference						-36	-30	-66

Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Flea Market (Existing Development)*	N/A	N/A	N/A	43%	57%	209	275	484
Warehousing	150	741,817 SF	T = 0.12 (X) + 26.48	28%	72%	32	83	115
Difference						-177	-192	-369

* Trip Generation based on collected 24-hour data on site.

Project Traffic Distribution

We determined the directional distribution of site generated trips based on cardinal distribution data for TAZ 275 from the Miami-Dade County 2045 Transportation Model (see **Attachment C**) and from the development's access to the surrounding roadway network. Project traffic was assigned 17% northwest, 32% northeast, 23% southeast, and 28% southwest based on the TAZ data as shown in **Figure 2**. We interpolated the 2015 and 2045 directional-distribution values from the model data to develop percentages for 2024. **Table 2** shows the proposed development's trip-distribution percentages.

Table 2 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	19.80%	12.40%	8.20%	14.40%	16.00%	11.70%	7.00%	10.60%
2045	15.70%	14.60%	7.30%	15.20%	17.80%	11.00%	8.10%	10.30%
2024	18.57%	13.06%	7.93%	14.64%	16.54%	11.49%	7.33%	10.51%

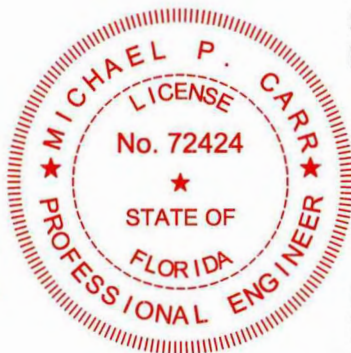
Driveway Volumes

The site's vehicular access will be through three driveways to NW 42nd Avenue and four driveways to 42nd / 37th Avenue Connector. Site Driveways A and C are proposed right-in / right-out driveways located along NW 42nd Avenue and Site Driveway B is an existing full access driveway also located along NW 42nd Avenue. Site Driveways D, E, and G are proposed right-in / right-out driveways located along NW 42nd / 37th Avenue Connector and Site Driveway F is a proposed full access driveway located at the existing intersection of 42nd / 37th Avenue Connector & NW 125th Street. We evaluated the need for right-turn lanes at the project's proposed driveways based on FDOT Access Management Standards and determined that none of the proposed driveways warrant an exclusive right-turn lane. The existing full-access driveway along NW 42nd Avenue has an existing southbound left-turn lane that will provide vehicle storage along such road and will serve the proposed redevelopment. The proposed full-access driveway connection to NW 42nd / 37th Avenue Connector will align with NW 125th Street and the developer will construct a northbound left-turn lane to facilitate access to the proposed site. **Figure 2** shows the site driveway locations and volumes.

Conclusion

We determined that the proposed Ironwood Commerce Center-Phase 2 development is not expected to generate more than the existing development. Therefore, the county can waive the traffic-impact analysis requirement. The proposed development will have seven driveway connections, three to NW 42nd Avenue and four to NW42nd / 37th Avenue Connector, with only one full-access driveway on each road. The full-access driveway along NW 42nd avenue is an existing median opening with left-turn lane to serve the site. The proposed full-access driveway connection to NW42nd / 37th Avenue Connector will align with NW 125th Street and the developer will construct a northbound left-turn lane to facilitate access to the proposed site. We found that the expected right-turn volumes at the project proposed driveways do not warrant the need for an exclusive right-turn lane. The proposed development will not have gated-controlled access.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Michael P. Carr, P.E.
P.E. License No. 72424
Associate

A handwritten signature in blue ink, appearing to read "E. Schwarz".

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:jmk

Attachments:

- Attachment A – Figures
- Attachment B – Site Plan
- Attachment C – Traffic & Distribution Data

Florida Certificate of Authorization No. 6601

\\angan.com\data\FTL\data\330059103\Project Data\Discipline\Traffic\Reports\Trip Generation Memo\2022-04-21 Link Flea Market Trip Gen Statement.docx

ATTACHMENT A FIGURES



LANGAN

Langan Engineering and
Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00038621A/001724/00166

Project

**FOUNDRY - FLEA
MARKET SITE**

OPA LOCKA
MIAMI-DADE COUNTY

FLORIDA

Drawing Title

SITE LOCATION

Project No.

330059104

Date

APRIL 2022

Drawn By

JMK

Checked By

MGP

Figure

1

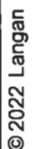
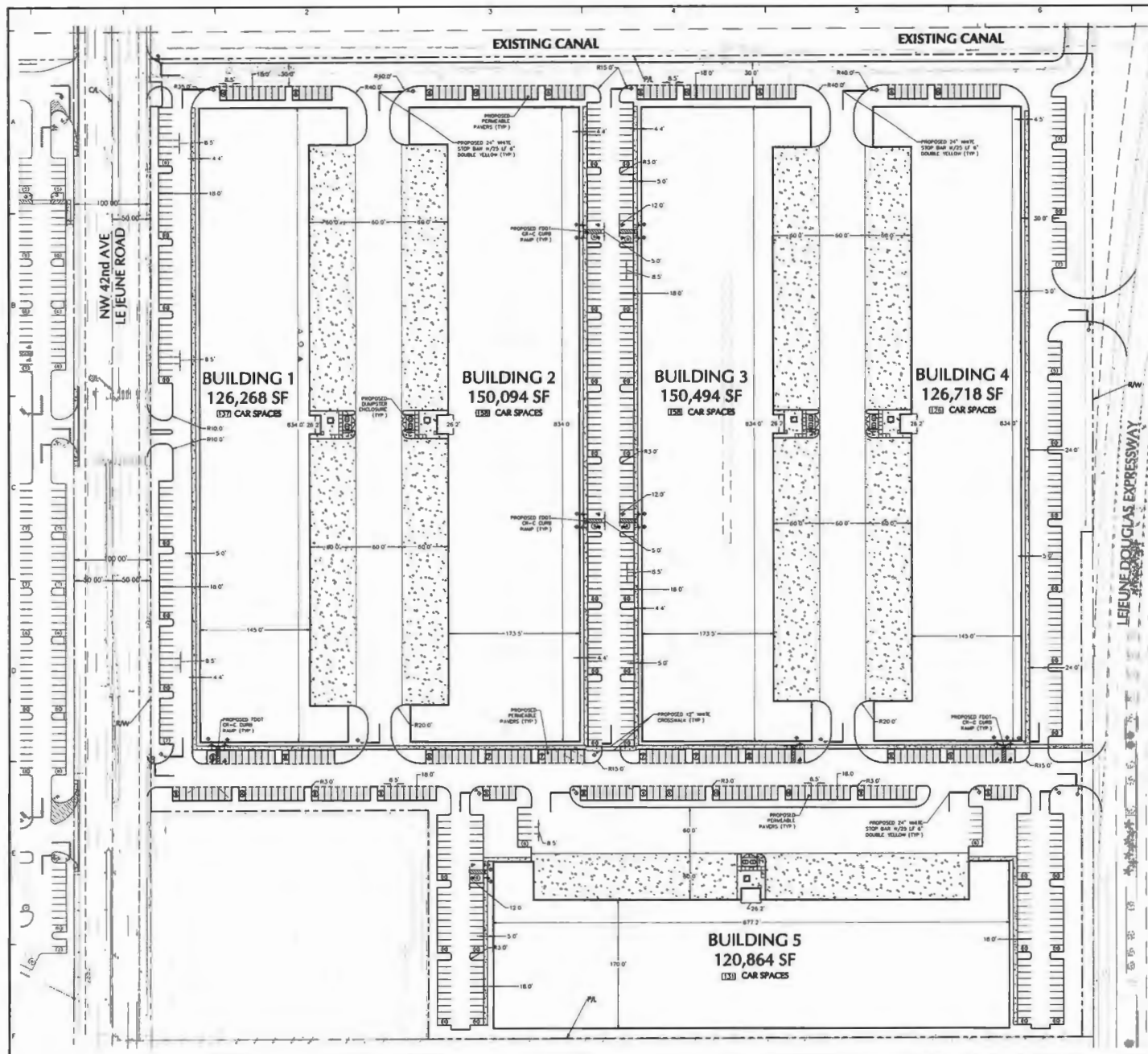


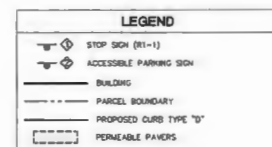
Figure 2

ATTACHMENT B
SITE PLAN

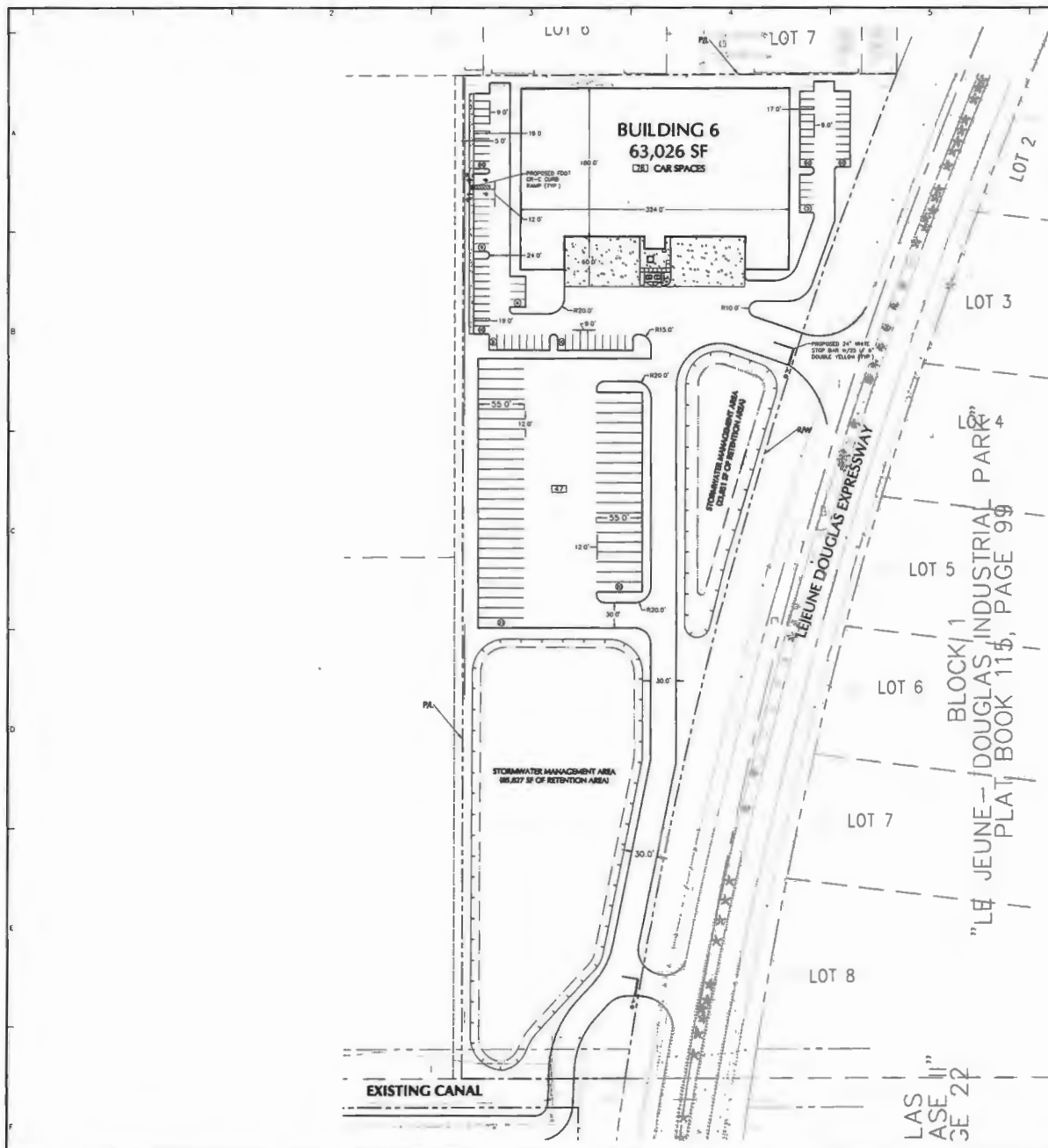
[illegible]

PARKING TABLE			
USE/RATIO	SQUARE FOOTAGE	PERMITTED/REQUIRED	PROPOSED LOT
Office (10%) (U600)	73,746	186 SPACES	
Warehouse 1 each 2,500 SF	73,744	285 SPACES	786 SPACES
TOTAL		480 SPACES	786 SPACES

* Assumed each building has 10 % office



Date	Description	No
Revisions		
SIGNATURE		DATE
MICHAEL CARR		SIGNED
PROFESSIONAL ENGINEER FL LIC. No. 72424		
LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954-330-2100 F: 954-330-2191 www.langan.com PPHS Registry No. 00000015,001729,00188		
Project		
OPA LOCKA FLORIDA MAHARAJA COUNTY Growing Title		
PARTIAL SITE PLAN Project No. 330059104 Date 03/29/2012 Drawn By CRV Checked By MPC Drawing No. C-300		



CITY OF OPA-LOCKA ZONING TABLE			
ZONING DISTRICT: COMMERCIAL INTENSIVE BUSINESS DISTRICT (B-3) (1)			
SITE	ITEM	PROPOSED LOT	EXISTING LOT
	Land Use:	Warehousing / Distribution	Warehousing / Distribution
BUILDING	Lot Area:	10,000 SF (0.23 Acres)	43.02 Acres +/-
	Min. Lot Area:	N/A	N/A
	Min. Lot Frontage:	150 FT	150 FT
	Min. Front Setback:	10 FT	47 FT
	Min. Side Setback:	5 FT	10 FT
	Min. Rear Setback:	5 FT	10 FT
	Maximum Building Coverage:	40 FT x 100 FT	40 FT x 100 FT
	Maximum Impervious Coverage:	80%	80%
PARKING AND ACCESS	Minimum Yards:	10 FT	10 FT
	Min. Front Yard:	10 FT	10 FT
	Min. Side Yard:	10 FT	10 FT
	Min. Rear Yard:	10 FT	10 FT
	Standard Setback:	10 FT x 20 FT	10 FT x 20 FT
	Min. Number of Spaces per Gross Floor Area:	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Number of Spaces:	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Access Width:	20 FT	20 FT
NOTES	Storage of Vehicles:	5 FT	5 FT
	Min. Driveway Separation:	10 FT	10 FT
	Min. Driveway Separation:	10 FT	10 FT
	Min. Driveway Separation:	10 FT	10 FT
	Min. Driveway Separation:	10 FT	10 FT
	Min. Driveway Separation:	10 FT	10 FT
	Min. Driveway Separation:	10 FT	10 FT
	Min. Driveway Separation:	10 FT	10 FT

PARKING TABLE			
USE (RATIO)	SQUARE FOOTAGE	PERMITTED SPACES	PROPOSED LOT
Office (100%) (100%)	75,000	165 SPACES	165 SPACES
Warehouse (100%) (100%)	757,404	285 SPACES	285 SPACES
TOTAL		450 SPACES	450 SPACES

LEGEND	
	STOP SIGN (R1-1)
	ACCESSIBLE PARKING SIGN
	BUILDING
	PARCEL BOUNDARY
	PROPOSED CURB TYPE "D"
	PERMEABLE PAVERS



Date	Description	No.
Revisions		
SIGNATURE: MICHAEL CARR DATE SIGNED: 03/29/2022		
PROFESSIONAL ENGINEER FL Lic. No. 72424		
LANGAN Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1000 Fort Lauderdale, FL 33301 T: 954.338.2100 F: 954.338.2101 www.langan.com Project No. 330059104		
FOUNDRY - FLEA MARKET SITE OPA-LOCKA, FLORIDA Drawing Title:		
PARTIAL SITE PLAN Project No. 330059104 Drawing No. C-300 Date: 03/29/2022 Drawn By: CRV Checked By: APC		

Date: 03/29/2022 Time: 23:12 User: crrv File: Site Plan - Langan - Layout - C-300 (2) Drawing Date: 03/29/2022 03:00:00

ATTACHMENT C
TRAFFIC & DISTRIBUTION DATA



Flea Market Opa Locka

Miami Dade County

(3) ATRs (24 hour data collection)

- NW 42nd Avenue & Flea Market West Entrance
- Polo Blvd & Flea Market East Entrance
- NW 42nd Avenue & Flea Market South Entrance

(1) TMC (24 hour data collection)

- NW 42nd Avenue & Flea Market Middle Entrance

Langan Project No.: 330059104

Prepared: 2022-02-11 (LANGAN)

Requested by: Lilibeth Turino

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
City: Opa-locka
Control: 1-Way Stop(WB)

Project ID: 22-140135-001
Date: 3/29/2022

		Total																	
NS/EW Streets:		SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance					
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
	12:00 AM	0	23	0	0	0	16	0	0	0	0	0	0	0	0	0	0	39	
	12:15 AM	0	12	0	0	0	16	0	0	0	0	0	0	0	0	0	0	28	
	12:30 AM	0	6	0	0	0	16	0	0	0	0	0	0	0	0	0	0	22	
	12:45 AM	0	10	0	0	0	7	0	0	0	0	0	0	0	0	0	0	17	
	1:00 AM	0	9	0	0	0	7	0	0	0	0	0	0	0	0	0	0	16	
	1:15 AM	0	9	0	0	0	4	0	1	0	0	0	0	0	0	0	0	14	
	1:30 AM	0	7	0	0	0	5	0	0	0	0	0	0	0	0	0	0	12	
	1:45 AM	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	9	
	2:00 AM	0	5	0	0	0	5	0	1	0	0	0	0	0	0	0	0	8	
	2:15 AM	0	9	0	0	0	5	0	1	0	0	0	0	0	0	0	0	15	
	2:30 AM	0	6	0	0	0	7	0	0	0	0	0	0	0	0	0	0	13	
	2:45 AM	0	7	0	0	0	3	0	0	0	0	0	0	0	0	0	0	10	
	3:00 AM	0	8	0	0	0	9	0	1	0	0	0	0	0	0	0	0	18	
	3:15 AM	0	11	0	0	0	6	0	0	0	0	0	0	0	0	0	0	17	
	3:30 AM	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	
	3:45 AM	0	12	0	0	0	7	0	0	0	0	0	0	0	0	0	0	19	
	4:00 AM	0	13	0	0	0	21	0	0	0	0	0	0	0	0	0	0	34	
	4:15 AM	0	19	0	0	0	16	0	2	0	0	0	0	0	0	0	0	37	
	4:30 AM	0	23	0	0	0	22	0	0	0	0	0	0	0	0	0	0	45	
	4:45 AM	0	27	0	0	1	18	0	2	0	0	0	0	0	0	1	0	49	
	5:00 AM	0	30	0	0	1	29	0	0	0	0	0	0	0	0	1	0	61	
	5:15 AM	0	65	0	0	1	29	0	0	0	0	0	0	1	0	0	0	96	
	5:30 AM	0	82	0	0	0	63	0	1	0	0	0	0	0	0	0	0	147	
	5:45 AM	0	137	0	0	0	81	0	1	0	0	0	0	0	0	0	0	219	
	6:00 AM	0	110	0	0	1	82	0	0	0	0	0	0	0	0	0	0	193	
	6:15 AM	0	122	0	0	0	127	0	3	0	0	0	0	0	0	0	0	252	
	6:30 AM	0	181	0	0	0	160	0	1	0	0	0	0	0	0	0	0	342	
	6:45 AM	0	236	1	2	2	199	0	3	0	0	0	0	0	0	1	0	444	
	7:00 AM	0	182	0	1	2	208	0	3	0	0	0	0	0	0	1	0	396	
	7:15 AM	0	185	0	0	1	191	0	3	0	0	0	0	0	0	2	0	382	
	7:30 AM	0	162	1	0	0	210	0	1	0	0	0	0	0	0	2	0	376	
	7:45 AM	0	212	0	2	4	233	0	2	0	0	0	0	1	0	0	0	454	
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :		0	1940	2	5	13	1814	0	25	0	0	0	0	2	0	0.00%	80.00%	0.00%	3809
PEAK HRL :		07:00 AM - 08:00 AM				08:00 AM - 09:00 AM				09:00 AM - 10:00 AM				10:00 AM - 11:00 AM				TOTAL	
PEAK HR VOL :		741				842				0				0				1608	
PEAK HR FACTOR :		0.400				0.375				0.000				0.250				0.885	
		0.870				0.896								0.750					

NOON		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND					
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
	8:00 AM	0	147	3	4	3	236	0	4	0	0	0	0	1	0	5	0	403	
	8:15 AM	0	138	1	5	5	249	0	3	0	0	0	0	2	0	0	0	403	
	8:30 AM	0	152	2	3	7	215	0	3	0	0	0	0	1	0	1	0	384	
	8:45 AM	0	156	6	7	8	194	0	1	0	0	0	0	0	0	2	0	374	
	9:00 AM	0	157	4	4	7	222	0	2	0	0	0	0	2	4	2	0	400	
	9:15 AM	0	112	5	11	6	176	0	1	0	0	0	0	2	2	2	0	315	
	9:30 AM	0	122	4	5	11	145	0	1	0	0	0	0	4	0	2	0	294	
	9:45 AM	0	150	5	7	16	138	0	2	0	0	0	0	4	0	9	0	331	
	10:00 AM	0	132	9	14	11	166	0	2	0	0	0	0	5	0	0	0	284	
	10:15 AM	0	117	3	11	10	132	0	1	0	0	0	0	4	0	14	0	292	
	10:30 AM	0	102	2	13	16	110	0	1	0	0	0	0	7	0	10	0	261	
	10:45 AM	0	124	2	15	17	114	0	3	0	0	0	0	2	0	7	0	284	
	11:00 AM	0	106	5	18	12	132	0	2	0	0	0	0	5	0	9	0	289	
	11:15 AM	0	139	5	24	20	142	0	5	0	0	0	0	4	0	16	1	354	
	11:30 AM	0	149	5	14	9	124	0	2	0	0	0	0	10	0	14	0	327	
	11:45 AM	0	132	3	18	15	112	0	2	0	0	0	0	12	0	11	0	305	
	12:00 PM	0	125	9	18	19	149	0	4	0	0	0	0	5	0	18	0	347	
	12:15 PM	0	135	4	17	19	127	0	6	0	0	0	0	6	0	12	0	326	
	12:30 PM	0	150	2	21	13	131	0	3	0	0	0	0	10	0	13	0	346	
	12:45 PM	0	126	3	18	11	117	0	3	0	0	0	0	10	0	16	0	304	
	1:00 PM	0	143	6	14	11	127	0	2	0	0	0	0	10	0	14	0	327	
	1:15 PM	0	157	5	16	11	166	0	3	0	0	0	0	8	0	10	0	376	
	1:30 PM	0	161	3	15	21	130	0	6	0	0	0	0	5	0	18	0	359	
	1:45 PM	0	139	5	22	13	145	0	2	0	0	0	0	7	0	9	0	342	
	2:00 PM	0	127	3	27	9	159	0	7	0	0	0	0	8	0	14	0	354	
	2:15 PM	0	143	3	17	12	133	0	3	0	0	0	0	9	0	9	0	329	
	2:30 PM	0	162	3	11	12	157	0	4	0	0	0	0	3	0	18	0	370	
	2:45 PM	0	136	2	18	11	152	0	1	0	0	0	0	5	0	12	0	337	
	3:00 PM	0	176	5	22	11	188	0	1	0	0	0	0	3	0	7	0	413	
	3:15 PM	0	176	4	13	24	160	0	6	0	0	0	0	11	0	16	0	410	
	3:30 PM	0	181	2	14	9	283	0	10	0	0	0	0	5	0	13	0	517	
	3:45 PM	0	194	10	13	9	201	0	2	0	0	0	0	7	0	15	0	451	
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :		0	4566	133	449	368	5072	0	98	0	0	0	0	177	0	324	1	11208	
PEAK HRL :		03:00 PM - 04:00 PM				04:00 PM - 05:00 PM				05:00 PM - 06:00 PM				06:00 PM - 07:00 PM				TOTAL	
PEAK HR VOL :		727				832				0				26				1791	
PEAK HR FACTOR :		0.000				0.552				0.000				0.591				0.866	
		0.933				0.748								0.713					

PM		NORTHBOUND				SOUTHBOUND				EASTBOUND			
----	--	------------	--	--	--	------------	--	--	--	-----------	--	--	--

Project ID: 22-140135-001
Date: 3/29/2022

Cars

NS/EW Streets:

SR 953/NW 42nd Ave/N Le Jeune Rd

SR 953/NW 42nd Ave/N Le Jeune Rd

Flem Market Middle Entrance

Flem Market Middle Entrance

AM

NORTHBOUND

SOUTHBOUND

EASTBOUND

WESTBOUND

00

00

00

00

NL

NT

NR

NU

SL

ST

SR

SU

EL

ET

ER

EU

WL

WT

WR

WU

TOTAL

39

27

21

17

16

14

10

8

7

12

13

18

16

24

19

33

34

37

46

55

209

140

249

385

304

332

434

374

374

349

431

TOTAL VOLUMES:

0.00%

99.63%

0.11%

0.27%

0.75%

97.93%

0.00%

1.32%

0.00%

0.00%

0.00%

0.00%

16.67%

0.00%

83.33%

0.00%

PEAK HR:

0.00

700

1

3

0.375

0.898

0.000

0.667

0.000

0.000

0.000

0.000

0.000

0.000

0.750

0.000

PEAK HR VOL:

0.00

0.859

0.000

0.000

0.000

0.000

0.000

0.000

0.000

0.000

0.000

0.000

0.000

0.000

0.000

0.000

PEAK HR FACTOR:

0.00

0.859

0.000

0.000

0.000

0.889

0.000

0.667

0.000

0.000

0.000

0.000

0.000

0.750

0.000

0.876

NOON

NORTHBOUND

SOUTHBOUND

EASTBOUND

WESTBOUND

00

00

00

00

NL

NT

NR

NU

SL

ST

SR

SU

EL

ET

ER

EU

WL

WT

WR

WU

TOTAL

372

370

340

378

336

294

376

294

266

301

234

260

281

305

341

331

311

328

343

308

381

382

485

432

TOTAL VOLUMES:

0.00%

86.02%

2.67%

9.30%

7.36%

91.14%

0.00%

1.50%

0.00%

0.00%

0.00%

0.00%

34.74%

0.00%

65.05%

0.21%

PEAK HR:

0.00

667

19

61

0.52

0.791

0.000

0.180

0.000

0.000

0.000

0.000

0.275

0.000

0.766

0.000

PEAK HR VOL:

0.00

0.916

0.475

0.726

0.542

0.732

0.000

0.450

0.000

0.000

0.000

0.000

0.575

0.000

0.692

0.000

PEAK HR FACTOR:

0.00

0.911

0.000

0.000

0.000

0.745

0.000

0.180

0.000

0.000

0.000

0.000

0.575

0.000

0.692

0.000

PM

NORTHBOUND

SOUTHBOUND

EASTBOUND

WESTBOUND

00

00

00

00

NL

NT

NR

NU

SL

ST

SR

SU

EL

ET

ER

EU

WL

WT

WR

WU

TOTAL

484

452

547

453

516

472

448

400

430

416

308

258

237

168

163

163

111

144

132

126

119

111

75

75

76

75

75

23

29

TOTAL VOLUMES:

0.00%

92.99%

0.72%

6.30%

2.55%

96.52%

0.00%

0.83%

0.00%

0.00%

0.00%

0.00%

29.44%

0.00%

70.56%

0.00%

PEAK HR:

0.00

840

14

59

0.773

0.941

0.000

0.132

0.000

0.000

0.000

0.000

0.643

0.000

0.750

0.000

PEAK HR VOL:

0.00

0.959

0.875

0.819

0.773

0.941

0.000

0.59

0.000

0.000

0.000

0.000

0.643

0.000

0.750

0.000

PEAK HR FACTOR:

0.00

0.959

0.875

0.819

0.773

0.941

0.000

0.132

0.000

0.000

0.000

0.000

0.643

0.000

0.750

0.000

National Data & Surveying Services

Intersection Turning Movement Count

Location: SR 953/NW 42nd Ave/N Le Jeune Rd
 City: Ocala
 Control: 1-Way Stop/HT

Project ID: 22-140135-001
 Date: 3/29/2022

NS/EW Streets:		HT															
		SR 953/NW 42nd Ave/N Le Jeune Rd				SR 953/NW 42nd Ave/N Le Jeune Rd				Flea Market Middle Entrance				Flea Market Middle Entrance			
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
	2:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:15 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0
	2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:45 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0
	3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
	3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 AM	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0
	4:30 AM	0	2	0	0	0	6	0	0	0	0	0	0	0	0	0	0
	4:45 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0
	5:00 AM	0	2	0	0	0	3	0	0	0	0	0	0	0	1	0	0
	5:15 AM	0	1	0	0	0	5	0	0	0	0	0	0	0	0	0	0
	5:30 AM	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0
	5:45 AM	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0
	6:00 AM	0	3	0	0	0	6	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	9	0	0	0	13	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	12	0	0	0	12	0	1	0	0	0	0	0	1	0	0
	7:30 AM	0	11	0	0	0	14	0	1	0	0	0	0	0	1	0	0
	7:45 AM	0	9	0	0	0	13	0	0	0	0	0	0	1	0	0	0
TOTAL VOLUMES:		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
APPROACH %s:		0.00%	79	0	0	0.00%	107	0	2	0	0	0	0	25.00%	0.00%	75.00%	0.00%
PEAK HRL:		07:00 AM - 08:00 AM															
PEAK HRL VOL:		0	41	0	0	0	52	0	1	0	0	0	0	1	0	2	0
PEAK HRL FACTOR:		0.000	0.854	0.000	0.000	0.000	0.929	0.000	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.500	0.000
		0.854				0.883				0.750				0.896			
		TOTAL				TOTAL				TOTAL				TOTAL			
		192				192				192				192			
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		192				192				192				192			
		192				192											

National Data & Surveying Services
Intersection Turning Movement Count

Locations: SR 953/NW 42nd Ave/N Le Jaune Rd & Flea Market Middle Entrance Project ID: 22-140135-001
City: Ocala Date: 3/29/2022

Pedestrians (Crosswalks)

NS/EW Streets:	SR 953/NW 42nd Ave/N Le Jaune Rd	SR 953/NW 42nd Ave/N Le Jaune Rd	Flea Market Middle Entrance	Flea Market Middle Entrance	
	NORTH LEG		SOUTH LEG		
	EB	WB	EB	WB	
AM					
12:00 AM	0	0	0	0	0
12:15 AM	0	0	0	0	0
12:30 AM	0	0	0	0	0
12:45 AM	0	0	0	0	0
1:00 AM	0	0	0	0	0
1:15 AM	0	0	0	0	0
1:30 AM	0	0	0	0	0
1:45 AM	0	0	0	0	0
2:00 AM	0	0	0	0	0
2:15 AM	0	0	0	0	0
2:30 AM	0	0	0	0	0
2:45 AM	0	0	0	0	0
3:00 AM	0	0	0	0	0
3:15 AM	0	0	0	0	0
3:30 AM	0	0	0	0	0
3:45 AM	0	0	0	0	0
4:00 AM	0	0	0	0	0
4:15 AM	0	0	0	0	0
4:30 AM	0	0	0	0	0
4:45 AM	0	0	0	0	0
5:00 AM	0	0	0	0	0
5:15 AM	0	0	0	0	0
5:30 AM	0	0	0	0	0
5:45 AM	0	0	0	0	0
6:00 AM	0	0	0	0	0
6:15 AM	0	0	0	0	0
6:30 AM	0	0	0	0	0
6:45 AM	0	0	0	0	0
7:00 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0
7:45 AM	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	
APPROACH %'s :	0	0	0	0	
PEAK HR :	07:00 AM - 08:00 AM		75.00% 25.00%		
PEAK HR VOL :	0	0	0	0	2
PEAK HR FACTOR :			0.250		0.250

	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
NOON									
8:00 AM	1	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0
9:15 AM	1	0	0	0	0	0	0	0	1
9:30 AM	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	1	0	0	0	1
10:30 AM	0	1	0	0	0	0	0	0	1
10:45 AM	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	1	0	0	1
12:15 PM	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	2	1	0	0	1	1	0	0	5
	66.67%	33.33%			50.00%	50.00%			
PEAK HR :	03:00 PM - 04:00 PM								
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
PM									
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	2	0	0	0	2
5:15 PM	0	0	0	0	1	0	0	0	1
5:30 PM	0	1	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0
7:00 PM	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	2	0	0	0	2
7:30 PM	0	0	0	0	0	0	0	0	0
7:45 PM	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	0	0	0	0
8:30 PM	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	1	0	0	5	0	0	0	6
	0.00%	100.00%			100.00%	0.00%			
PEAK HR :	04:30 PM - 05:30 PM								
PEAK HR VOL :	0	0	0	0	3	0	0	0	3
PEAK HR FACTOR :					0.375				0.375

SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance

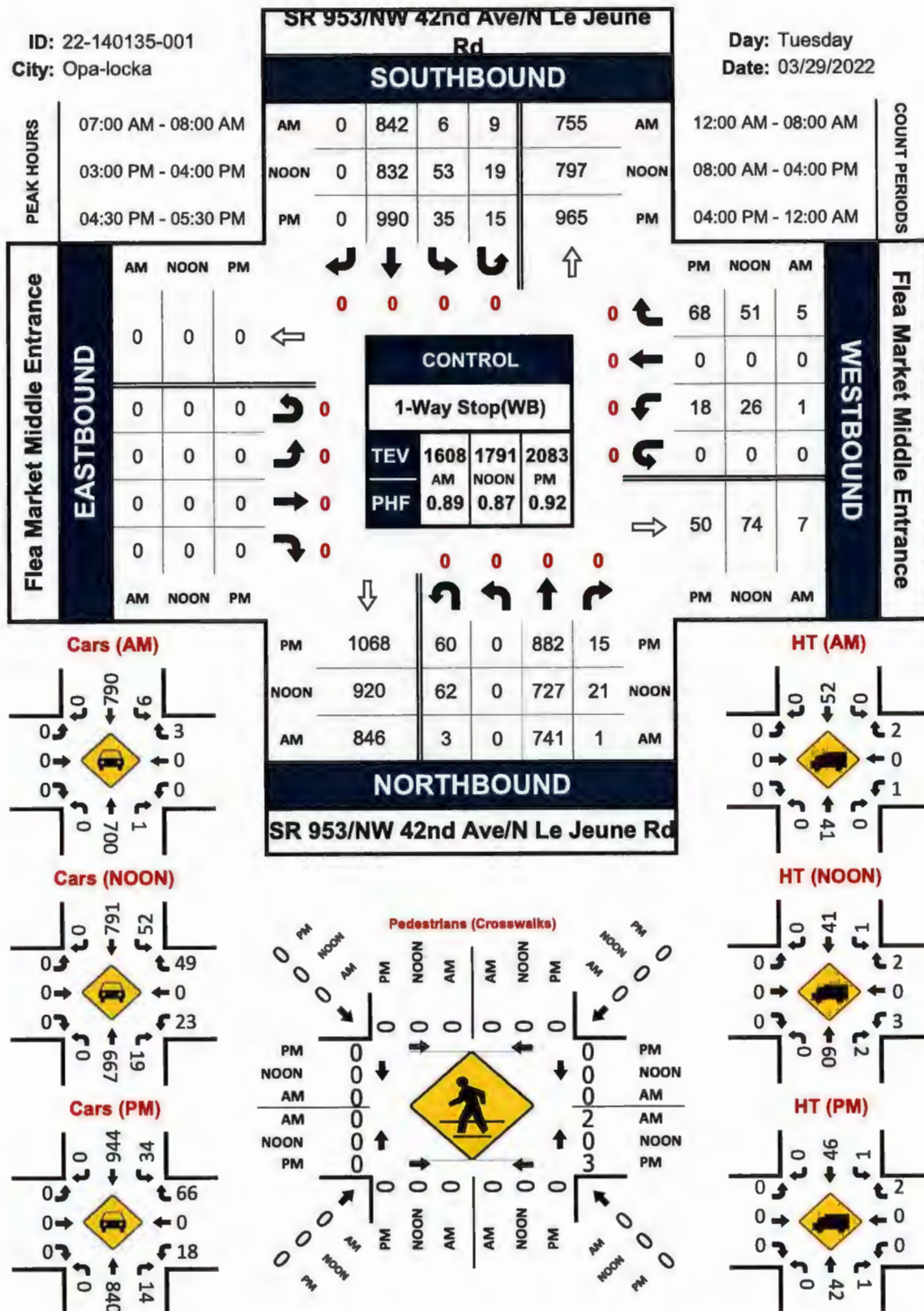
Peak Hour Turning Movement Count

ID: 22-140135-001

City: Opa-locka

Day: Tuesday

Date: 03/29/2022



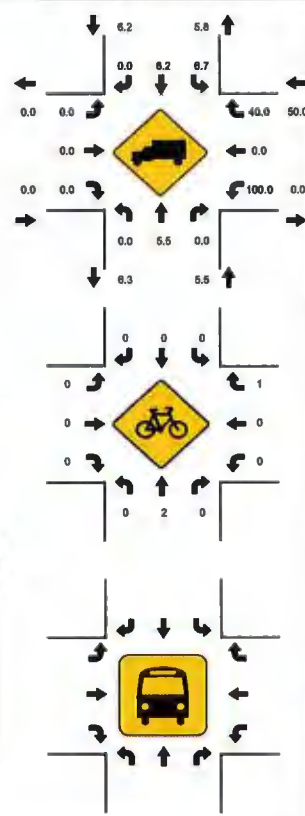
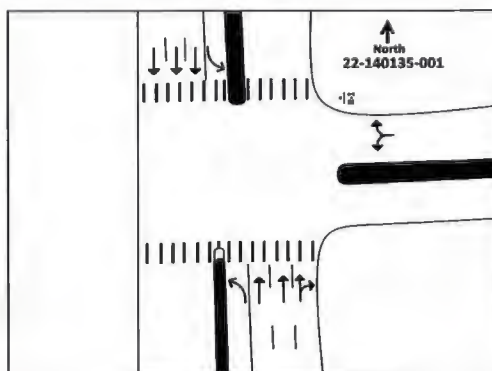
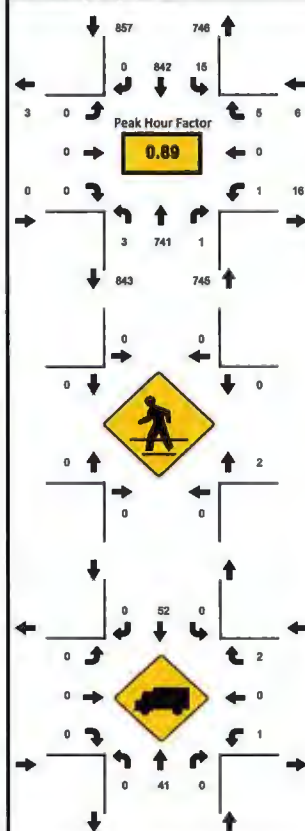
LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

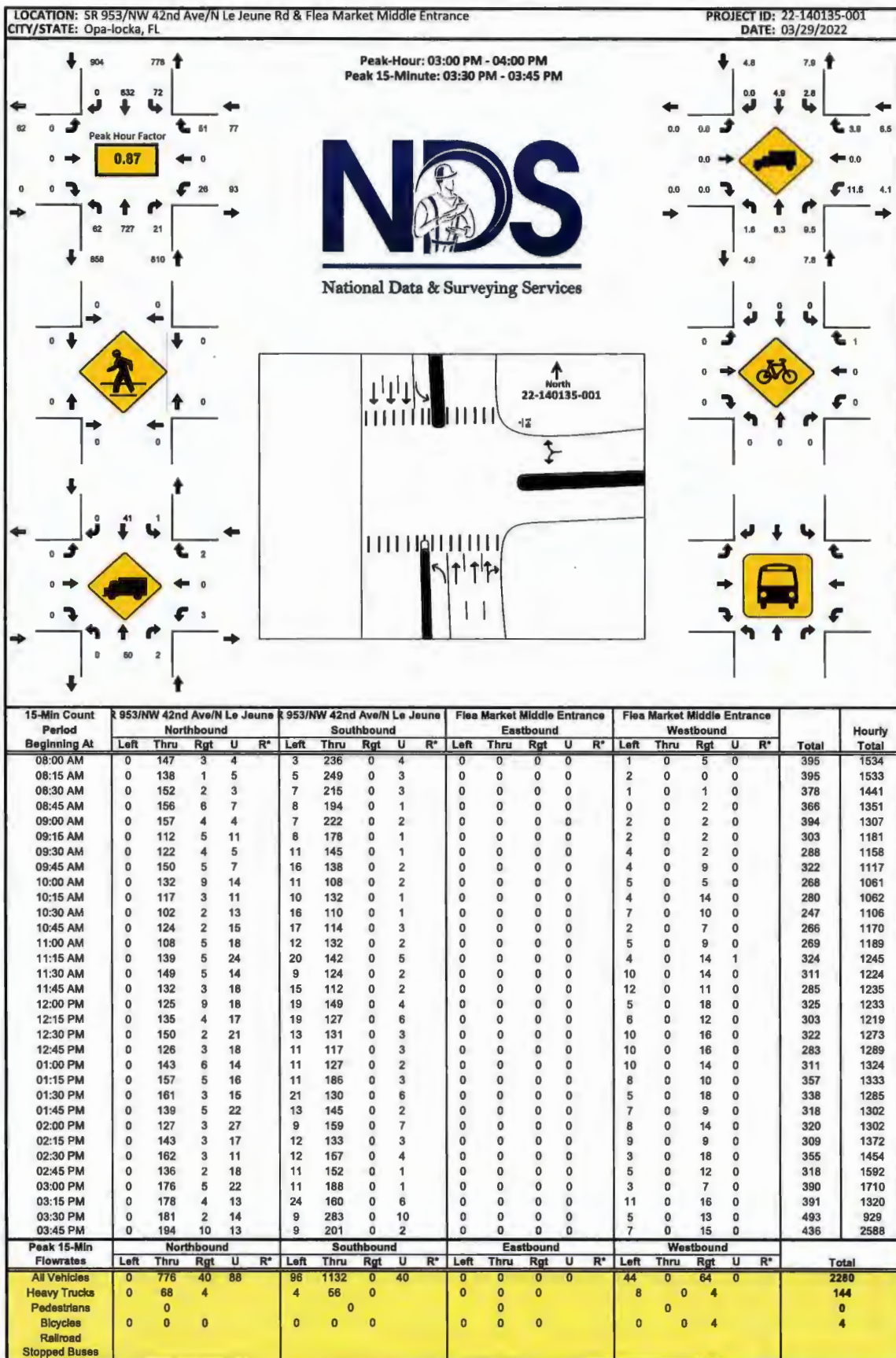
Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



National Data & Surveying Services



15-Min Count Period Beginning At	953/NW 42nd Ave/N Le Jeune					953/NW 42nd Ave/N Le Jeune					Flea Market Middle Entrance					Flea Market Middle Entrance					Total	Hourly Total	
	Northbound					Southbound					Eastbound					Westbound							
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*			
12:00 AM	0	23	0	0		0	16	0	0		0	0	0	0		0	0	0	0		39	106	
12:15 AM	0	12	0	0		0	16	0	0		0	0	0	0		0	0	0	0		28	83	
12:30 AM	0	6	0	0		0	16	0	0		0	0	0	0		0	0	0	0		22	69	
12:45 AM	0	10	0	0		0	7	0	0		0	0	0	0		0	0	0	0		17	59	
01:00 AM	0	9	0	0		0	7	0	0		0	0	0	0		0	0	0	0		16	51	
01:15 AM	0	9	0	0		0	4	0	1		0	0	0	0		0	0	0	0		14	43	
01:30 AM	0	7	0	0		0	5	0	0		0	0	0	0		0	0	0	0		12	44	
01:45 AM	0	1	0	0		0	8	0	0		0	0	0	0		0	0	0	0		9	45	
02:00 AM	0	5	0	0		0	3	0	0		0	0	0	0		0	0	0	0		8	46	
02:15 AM	0	9	0	0		0	5	0	1		0	0	0	0		0	0	0	0		15	56	
02:30 AM	0	6	0	0		0	7	0	0		0	0	0	0		0	0	0	0		13	58	
02:45 AM	0	7	0	0		0	3	0	0		0	0	0	0		0	0	0	0		10	70	
03:00 AM	0	6	0	0		0	9	0	1		0	0	0	0		0	0	0	0		16	79	
03:15 AM	0	11	0	0		0	6	0	0		0	0	0	0		0	0	0	0		17	95	
03:30 AM	0	19	0	0		0	6	0	0		0	0	0	0		0	0	0	0		25	115	
03:45 AM	0	12	0	0		0	7	0	0		0	0	0	0		0	0	0	0		19	135	
04:00 AM	0	13	0	0		0	21	0	0		0	0	0	0		0	0	0	0		34	165	
04:15 AM	0	19	0	0		0	16	0	2		0	0	0	0		0	0	0	0		37	192	
04:30 AM	0	23	0	0		0	22	0	0		0	0	0	0		0	0	0	0		45	251	
04:45 AM	0	27	0	0		1	18	0	2		0	0	0	0		0	0	1	0		49	353	
05:00 AM	0	30	0	0		1	29	0	0		0	0	0	0		0	0	1	0		61	523	
05:15 AM	0	65	0	0		1	29	0	0		0	0	0	0		1	0	0	0		96	655	
05:30 AM	0	82	0	0		1	63	0	1		0	0	0	0		0	0	0	0		147	811	
05:45 AM	0	137	0	0		0	81	0	1		0	0	0	0		0	0	0	0		219	1006	
06:00 AM	0	110	0	0		1	82	0	0		0	0	0	0		0	0	0	0		193	1231	
06:15 AM	0	122	0	0		0	127	0	3		0	0	0	0		0	0	0	0		252	1434	
06:30 AM	0	181	0	0		0	160	0	1		0	0	0	0		0	0	0	0		342	1564	
06:45 AM	0	236	1	2		2	199	0	3		0	0	0	0		0	0	1	0		444	1598	
07:00 AM	0	182	0	1		1	208	0	3		0	0	0	0		0	0	1	0		396	1608	
07:15 AM	0	185	0	0		1	191	0	3		0	0	0	0		0	0	2	0		382	1212	
07:30 AM	0	162	1	0		0	210	0	1		0	0	0	0		0	0	2	0		376	830	
07:45 AM	0	212	0	2		4	233	0	2		0	0	0	0		1	0	0	0		454	454	
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total		
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*			
All Vehicles	0	848	4	8		16	932	0	12		4	0	0	0		4	0	8	0		1832		
Heavy Trucks	0	48	0			0	56	0			0	0	0			4	0	4			112		
Pedestrians	0						0				0						8				8		
Bicycles	0	4	0			0	0	0			0	0	0			0	0	4			8		
Railroad Stopped Buses																							



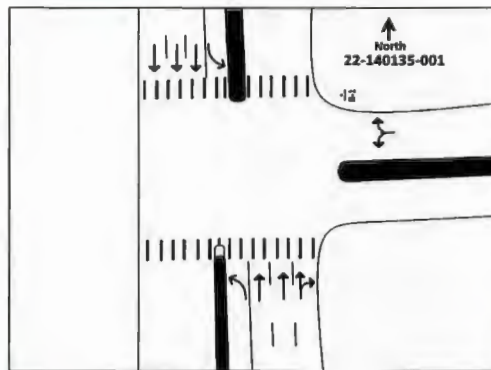
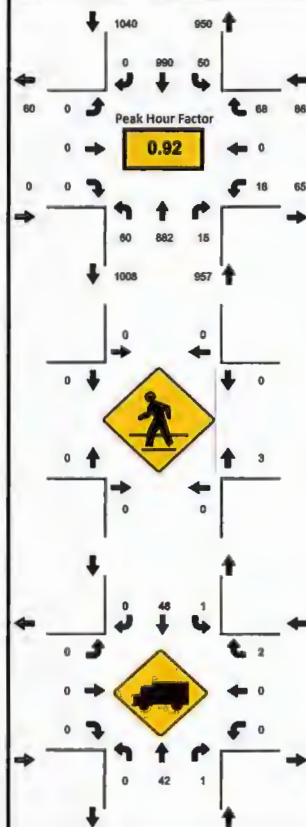
LOCATION: SR 953/NW 42nd Ave/N Le Jeune Rd & Flea Market Middle Entrance
CITY/STATE: Opa-locka, FL

PROJECT ID: 22-140135-001
DATE: 03/29/2022

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:30 PM - 04:45 PM



National Data & Surveying Services



15-Min Count Period Beginning At	SR 953/NW 42nd Ave/N Le Jeune Northbound					SR 953/NW 42nd Ave/N Le Jeune Southbound					Flea Market Middle Entrance Eastbound					Flea Market Middle Entrance Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	215	5	30		14	222	0	1		0	0	0	0		6	0	14	0		507	2027
04:15 PM	0	197	4	18		17	209	0	3		0	0	0	0		7	0	18	0		473	2065
04:30 PM	0	224	4	12		11	292	0	0		0	0	0	0		7	0	18	0		588	2083
04:45 PM	0	210	3	14		11	215	0	8		0	0	0	0		4	0	14	0		479	1990
05:00 PM	0	221	5	19		8	286	0	8		0	0	0	0		8	0	14	0		545	1927
05:15 PM	0	227	3	15		5	217	0	1		0	0	0	0		1	0	22	0		491	1831
05:30 PM	0	220	1	19		10	205	0	0		0	0	0	0		10	0	10	0		475	1787
05:45 PM	0	192	1	18		2	180	0	2		0	0	0	0		5	0	18	0		418	1609
06:00 PM	0	198	0	20		8	207	0	0		0	0	0	0		8	0	12	0		449	1465
06:15 PM	0	221	1	18		5	161	0	1		0	0	0	0		6	0	14	0		427	1258
06:30 PM	0	152	0	13		2	125	0	2		0	0	0	0		9	0	14	0		317	1008
06:45 PM	0	154	0	5		0	111	0	2		0	0	0	0		0	0	0	0		272	865
07:00 PM	0	134	0	6		0	99	0	3		0	0	0	0		0	0	0	0		242	766
07:15 PM	0	83	0	2		0	91	0	1		0	0	0	0		0	0	0	0		177	698
07:30 PM	0	99	0	4		0	71	0	0		0	0	0	0		0	0	0	0		174	858
07:45 PM	0	92	0	3		0	78	0	0		0	0	0	0		0	0	0	0		173	813
08:00 PM	0	91	0	4		0	79	0	0		0	0	0	0		0	0	0	0		174	559
08:15 PM	0	63	0	3		0	88	0	1		0	0	0	0		0	0	0	0		135	497
08:30 PM	0	70	0	2		0	59	0	0		0	0	0	0		0	0	0	0		131	451
08:45 PM	0	57	0	2		0	60	0	0		0	0	0	0		0	0	0	0		119	399
09:00 PM	0	80	0	1		0	51	0	0		0	0	0	0		0	0	0	0		112	355
09:15 PM	0	45	0	1		0	42	0	1		0	0	0	0		0	0	0	0		89	318
09:30 PM	0	48	0	5		0	28	0	0		0	0	0	0		0	0	0	0		79	301
09:45 PM	0	39	0	0		0	35	0	1		0	0	0	0		0	0	0	0		75	279
10:00 PM	0	39	0	1		0	35	0	0		0	0	0	0		0	0	0	0		75	281
10:15 PM	0	39	0	0		0	33	0	0		0	0	0	0		0	0	0	0		72	281
10:30 PM	0	25	0	0		0	31	0	1		0	0	0	0		0	0	0	0		57	246
10:45 PM	0	45	0	0		0	32	0	0		0	0	0	0		0	0	0	0		77	218
11:00 PM	0	28	0	0		0	47	0	0		0	0	0	0		0	0	0	0		75	186
11:15 PM	0	21	0	0		0	15	0	1		0	0	0	0		0	0	0	0		37	91
11:30 PM	0	13	0	0		0	16	0	0		0	0	0	0		0	0	0	0		29	54
11:45 PM	0	18	0	0		0	7	0	0		0	0	0	0		0	0	0	0		25	25
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	908	20	76		44	1168	0	32		0	0	0	0		28	0	88	0		2364	
Heavy Trucks	0	48	4			4	60	0			0	0	0	0		0	0	4			120	
Pedestrians	0						0				0						8				8	
Bicycles	0	0	0			0	4	0			0	0	0			0	0	0			4	
Railroad																						
Stopped Buses																						

VOLUME

Flea Market NW Entrance E/O SR 953/NW 42nd Ave /N Le Jeune Rd

Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_001

DAILY TOTALS					NB	SB	EB				WB	Total	
					0	0	198				199	397	
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL	
00:00			0	0	0		12:00			4	6	10	
00:15			0	0	0		12:15			4	4	8	
00:30			0	0	0		12:30			4	7	11	
00:45			0	0	0		12:45			6	18	24	
01:00			0	0	0		13:00			3	3	6	
01:15			1	0	1		13:15			7	4	11	
01:30			1	2	3		13:30			5	8	13	
01:45			0	2	2		13:45			1	16	17	
02:00			0	0	0		14:00			7	6	13	
02:15			3	1	4		14:15			5	3	8	
02:30			0	1	1		14:30			4	4	8	
02:45			1	4	5		14:45			4	20	24	
03:00			1	2	3		15:00			2	5	7	
03:15			0	0	0		15:15			3	3	6	
03:30			0	0	0		15:30			1	2	3	
03:45			0	1	1		15:45			1	7	8	
04:00			1	1	2		16:00			3	0	3	
04:15			2	2	4		16:15			4	3	7	
04:30			2	2	4		16:30			0	1	1	
04:45			3	8	11		16:45			5	12	17	
05:00			0	2	2		17:00			2	4	6	
05:15			1	0	1		17:15			2	2	4	
05:30			2	3	5		17:30			4	3	7	
05:45			2	5	7		17:45			3	11	14	
06:00			2	3	5		18:00			4	4	8	
06:15			5	2	7		18:15			1	3	4	
06:30			3	3	6		18:30			2	2	4	
06:45			0	10	10		18:45			3	10	13	
07:00			2	0	2		19:00			4	3	7	
07:15			3	4	7		19:15			1	1	2	
07:30			1	2	3		19:30			1	3	4	
07:45			3	9	12		19:45			3	9	12	
08:00			3	4	7		20:00			1	5	6	
08:15			3	2	5		20:15			2	0	2	
08:30			7	4	11		20:30			0	2	2	
08:45			3	16	19		20:45			0	3	3	
09:00			1	2	3		21:00			0	0	0	
09:15			3	2	5		21:15			1	0	1	
09:30			2	2	4		21:30			0	1	1	
09:45			5	11	16		21:45			0	1	1	
10:00			0	2	2		22:00			1	0	1	
10:15			3	2	5		22:15			0	1	1	
10:30			4	3	7		22:30			0	0	0	
10:45			3	10	13		22:45			0	1	1	
11:00			2	2	4		23:00			1	0	1	
11:15			5	2	7		23:15			1	3	4	
11:30			4	3	7		23:30			0	0	0	
11:45			1	12	13		23:45			0	2	2	
TOTALS	88				77		TOTALS	110				122	
SPLIT %	53.3%				46.7%		SPLIT %	47.4%				52.6%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	198	199	397
AM Peak Hour	07:45	11:45	08:00	PM Peak Hour	12:45	13:15	13:15		
AM Pk Volume	16	18	31	PM Pk Volume	21	26	46		
Pk Hr Factor	0.571	0.643	0.705	Pk Hr Factor	0.750	0.813	0.885		
7 - 9 Volume	25	24	49	4 - 6 Volume	23	21	44		
7 - 9 Peak Hour	07:45	08:00	08:00	4 - 6 Peak Hour	16:45	17:00	16:45		
7 - 9 Pk Volume	16	15	31	4 - 6 Pk Volume	13	14	25		
Pk Hr Factor	0.571	0.750	0.705	Pk Hr Factor	0.650	0.700	0.781		

VOLUME

Flea Market NE Entrance W/O Polo Blvd

Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_002

DAILY TOTALS					NB	SB	EB				WB	Total
					0	0	660				763	1,423
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00			0	0	0	12:00			19	17	36	
00:15			0	0	0	12:15			16	21	37	
00:30			0	0	0	12:30			17	16	33	
00:45			0	0	0	12:45			24	76	100	
01:00			0	0	0	13:00			11	25	36	
01:15			0	0	0	13:15			20	16	36	
01:30			0	0	0	13:30			24	24	48	
01:45			0	0	0	13:45			15	70	85	
02:00			0	0	0	14:00			20	18	38	
02:15			0	0	0	14:15			18	22	40	
02:30			0	0	0	14:30			22	22	44	
02:45			0	0	0	14:45			20	80	100	
03:00			1	1	2	15:00			18	22	40	
03:15			0	0	0	15:15			14	23	37	
03:30			0	0	0	15:30			24	24	48	
03:45			0	1	1	15:45			20	76	96	
04:00			0	0	0	16:00			18	16	34	
04:15			0	0	0	16:15			22	12	34	
04:30			0	0	0	16:30			16	19	35	
04:45			1	1	2	16:45			13	69	82	
05:00			0	0	0	17:00			21	14	35	
05:15			0	0	0	17:15			18	10	28	
05:30			0	0	0	17:30			15	12	27	
05:45			0	0	0	17:45			7	61	68	
06:00			0	0	0	18:00			10	10	20	
06:15			0	0	0	18:15			8	13	21	
06:30			0	0	0	18:30			4	5	9	
06:45			1	1	2	18:45			4	26	30	
07:00			0	0	0	19:00			1	3	4	
07:15			1	4	5	19:15			0	0	0	
07:30			2	2	4	19:30			3	3	6	
07:45			3	6	9	19:45			2	6	8	
08:00			1	5	6	20:00			1	1	2	
08:15			2	9	11	20:15			0	3	3	
08:30			6	10	16	20:30			0	0	0	
08:45			9	18	27	20:45			1	2	3	
09:00			5	13	18	21:00			2	3	5	
09:15			17	17	34	21:15			0	0	0	
09:30			5	13	18	21:30			0	0	0	
09:45			11	38	49	21:45			2	4	6	
10:00			9	20	29	22:00			0	0	0	
10:15			15	16	31	22:15			1	1	2	
10:30			13	19	32	22:30			0	0	0	
10:45			6	43	49	22:45			0	1	1	
11:00			17	17	34	23:00			0	0	0	
11:15			12	17	29	23:15			0	0	0	
11:30			25	30	55	23:30			0	0	0	
11:45			27	81	108	23:45			0	0	0	
TOTALS			189	272	461	TOTALS			471	491	962	
SPLIT %			41.0%	59.0%	32.4%	SPLIT %			49.0%	51.0%	67.6%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	660	763	1,423
AM Peak Hour	11:30	11:30	11:30	PM Peak Hour	15:30	12:45	12:45		
AM Pk Volume	87	89	176	PM Pk Volume	84	94	173		
Pk Hr Factor	0.806	0.742	0.800	Pk Hr Factor	0.875	0.810	0.816		
7 - 9 Volume	24	51	75	4 - 6 Volume	130	105	235		
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:15	16:00	16:15		
7 - 9 Pk Volume	18	42	60	4 - 6 Pk Volume	72	62	132		
Pk Hr Factor	0.500	0.583	0.556	Pk Hr Factor	0.818	0.816	0.943		

VOLUME

Flea Market SW Entrance E/O SR 953/NW 42nd Ave/N Le Jeune Rd

Day: Tuesday
Date: 3/29/2022City: Opa-locka
Project #: FL22_140136_003

DAILY TOTALS						NB	SB	EB				WB	Total
						0	0	1,187				1,192	2,379
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL		
00:00			1	1	2	12:00			27	34	61		
00:15			2	3	5	12:15			40	32	72		
00:30			0	1	1	12:30			40	34	74		
00:45			0	3 0 5	0 8	12:45			42 149	30 130	72 279		
01:00			0	0	0	13:00			35	24	59		
01:15			0	0	0	13:15			26	35	61		
01:30			0	0	0	13:30			39	28	67		
01:45			0	0	0	13:45			23 123	44 131	67 254		
02:00			0	0	0	14:00			23	43	66		
02:15			0	0	0	14:15			33	29	62		
02:30			1	0	1	14:30			35	18	53		
02:45			0 1	0	0 1	14:45			32 123	28 118	60 241		
03:00			0	1	1	15:00			20	33	53		
03:15			0	0	0	15:15			24	23	47		
03:30			0	0	0	15:30			24	26	50		
03:45			0	0 1	0 1	15:45			33 101	27 109	60 210		
04:00			0	0	0	16:00			23	33	56		
04:15			0	0	0	16:15			24	30	54		
04:30			1	0	1	16:30			15	25	40		
04:45			1 2	0	1 2	16:45			22 84	25 113	47 197		
05:00			1	0	1	17:00			19	33	52		
05:15			0	0	0	17:15			21	28	49		
05:30			2	2	4	17:30			13	36	49		
05:45			2 5	0 2	2 7	17:45			22 75	27 124	49 199		
06:00			1	0	1	18:00			14	33	47		
06:15			1	0	1	18:15			3	29	32		
06:30			1	0	1	18:30			8	19	27		
06:45			3 6	1 1	4 7	18:45			3 28	17 98	20 126		
07:00			5	2	7	19:00			2	13	15		
07:15			8	1	9	19:15			3	5	8		
07:30			8	0	8	19:30			8	7	15		
07:45			5 26	5 8	10 34	19:45			3 16	9 34	12 50		
08:00			9	6	15	20:00			3	5	8		
08:15			13	6	19	20:15			1	5	6		
08:30			16	3	19	20:30			2	1	3		
08:45			20 58	9 24	29 82	20:45			4 10	5 16	9 26		
09:00			30	9	39	21:00			3	3	6		
09:15			17	14	31	21:15			2	4	6		
09:30			21	15	36	21:30			1	8	9		
09:45			26 94	13 51	39 145	21:45			0 6	0 15	0 21		
10:00			32	20	52	22:00			2	2	4		
10:15			31	19	50	22:15			0	0	0		
10:30			33	22	55	22:30			2	1	3		
10:45			32 128	24 85	56 213	22:45			1 5	0 3	1 8		
11:00			41	32	73	23:00			0	4	4		
11:15			36	38	74	23:15			1	0	1		
11:30			31	22	53	23:30			0	0	0		
11:45			35 143	27 119	62 262	23:45			0 1	1 5	1 6		
TOTALS			466 296		762	TOTALS			721 896		1617		
SPLIT %			61.2% 38.8%		32.0%	SPLIT %			44.6% 55.4%		68.0%		

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	367	294	161	385	338	254	214	305	2,375
261	3161	Percent	15.8	12.7	7.0	16.6	14.6	10.9	9.2	13.2	
262	3162	Trips	558	444	335	596	680	405	364	517	4,002
262	3162	Percent	14.3	11.4	8.6	15.3	17.4	10.4	9.3	13.3	
263	3163	Trips	245	188	171	318	343	185	173	295	1,943
263	3163	Percent	12.8	9.8	8.9	16.6	17.9	9.7	9.0	15.4	
264	3164	Trips	350	331	203	476	382	387	141	342	2,689
264	3164	Percent	13.4	12.7	7.8	18.2	14.6	14.8	5.4	13.1	
265	3165	Trips	468	253	211	433	384	312	182	334	2,591
265	3165	Percent	18.2	9.8	8.2	16.8	14.9	12.1	7.0	13.0	
266	3166	Trips	298	198	152	290	328	316	119	239	1,955
266	3166	Percent	15.4	10.2	7.8	15.0	16.9	16.3	6.1	12.3	
267	3167	Trips	232	128	99	212	169	213	114	176	1,354
267	3167	Percent	17.3	9.5	7.4	15.8	12.6	15.9	8.5	13.1	
268	3168	Trips	122	117	110	145	165	168	55	112	1,011
268	3168	Percent	12.3	11.7	11.1	14.6	16.7	16.9	5.6	11.2	
269	3169	Trips	662	403	383	590	941	505	328	543	4,399
269	3169	Percent	15.2	9.3	8.8	13.5	21.6	11.6	7.5	12.5	
270	3170	Trips	3,024	1,243	390	519	758	625	565	2,491	9,620
270	3170	Percent	31.5	12.9	4.1	5.4	7.9	6.5	5.9	25.9	
271	3171	Trips	400	322	174	310	428	194	228	293	2,364
271	3171	Percent	17.0	13.7	7.4	13.2	18.2	8.3	9.7	12.5	
272	3172	Trips	497	425	303	419	488	412	204	461	3,363
272	3172	Percent	15.5	13.2	9.5	13.1	15.2	12.9	6.4	14.4	
273	3173	Trips	395	394	180	276	409	201	142	280	2,325
273	3173	Percent	17.4	17.3	7.9	12.1	18.0	8.8	6.2	12.3	
274	3174	Trips	189	159	102	129	256	148	94	157	1,242
274	3174	Percent	15.3	12.9	8.3	10.4	20.8	12.0	7.6	12.7	
275	3175	Trips	920	578	380	670	742	542	325	491	4,665
275	3175	Percent	19.8	12.4	8.2	14.4	16.0	11.7	7.0	10.6	
276	3176	Trips	487	371	276	519	639	330	190	462	3,296
276	3176	Percent	14.9	11.3	8.4	15.9	19.5	10.1	5.8	14.1	
277	3177	Trips	164	103	99	207	227	130	119	127	1,177
277	3177	Percent	14.0	8.8	8.4	17.6	19.3	11.1	10.1	10.8	
278	3178	Trips	154	79	66	125	230	142	77	128	1,001
278	3178	Percent	15.4	7.9	6.6	12.5	23.0	14.2	7.7	12.8	
279	3179	Trips	225	120	127	166	298	186	118	189	1,447
279	3179	Percent	15.7	8.4	8.9	11.6	20.9	13.1	8.3	13.2	
280	3180	Trips	156	94	89	141	205	203	99	134	1,145
280	3180	Percent	13.9	8.4	7.9	12.6	18.3	18.1	8.8	11.9	
281	3181	Trips	653	346	270	641	856	577	287	364	4,145
281	3181	Percent	16.4	8.7	6.8	16.0	21.4	14.4	7.2	9.1	
282	3182	Trips	256	229	149	287	431	217	84	158	1,815
282	3182	Percent	14.1	12.6	8.2	15.9	23.8	12.0	4.6	8.7	
283	3183	Trips	262	221	107	450	315	412	146	327	2,282
283	3183	Percent	11.7	9.9	4.8	20.1	14.1	18.4	6.5	14.6	
284	3184	Trips	262	166	200	384	261	283	150	203	1,920
284	3184	Percent	13.7	8.7	10.5	20.1	13.7	14.8	7.9	10.6	
285	3185	Trips	102	98	85	170	119	94	76	134	887
285	3185	Percent	11.6	11.2	9.7	19.3	13.5	10.8	8.7	15.3	
286	3186	Trips	408	423	354	832	651	566	296	426	4,014
286	3186	Percent	10.3	10.7	8.9	21.0	16.5	14.3	7.5	10.8	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	361	358	126	499	512	378	362	285	2,991
261	3161	Percent	12.5	12.4	4.4	17.3	17.8	13.1	12.6	9.9	
262	3162	Trips	719	606	289	1,008	1,004	692	603	665	5,701
262	3162	Percent	12.9	10.9	5.2	18.0	18.0	12.4	10.8	11.9	
263	3163	Trips	318	259	143	426	380	259	209	291	2,308
263	3163	Percent	13.9	11.3	6.2	18.7	16.6	11.4	9.2	12.7	
264	3164	Trips	662	465	225	799	825	630	458	580	4,769
264	3164	Percent	14.3	10.0	4.9	17.2	17.8	13.6	9.9	12.5	
265	3165	Trips	660	460	300	877	693	577	443	594	4,654
265	3165	Percent	14.4	10.0	6.5	19.0	15.1	12.5	9.6	12.9	
266	3166	Trips	408	243	267	474	501	434	331	479	3,183
266	3166	Percent	13.0	7.8	8.5	15.1	16.0	13.9	10.6	15.3	
267	3167	Trips	250	146	107	231	189	232	126	136	1,425
267	3167	Percent	17.6	10.3	7.6	16.3	13.3	16.4	8.9	9.6	
268	3168	Trips	175	131	91	171	187	202	130	90	1,193
268	3168	Percent	14.8	11.2	7.8	14.6	15.9	17.2	11.0	7.6	
269	3169	Trips	873	542	410	748	1,066	584	469	724	5,512
269	3169	Percent	16.1	10.0	7.6	13.8	19.7	10.8	8.7	13.4	
270	3170	Trips	3,789	1,163	487	509	811	745	787	2,881	11,224
270	3170	Percent	33.9	10.4	4.4	4.6	7.3	6.7	7.0	25.8	
271	3171	Trips	441	400	148	495	522	329	360	384	3,089
271	3171	Percent	14.3	13.0	4.8	16.1	17.0	10.7	11.7	12.5	
272	3172	Trips	578	579	246	637	658	518	390	481	4,261
272	3172	Percent	14.2	14.2	6.0	15.6	16.1	12.7	9.6	11.8	
273	3173	Trips	422	455	171	414	491	323	212	359	2,941
273	3173	Percent	14.8	16.0	6.0	14.5	17.3	11.3	7.5	12.6	
274	3174	Trips	211	199	106	231	262	179	145	143	1,484
274	3174	Percent	14.3	13.5	7.2	15.6	17.7	12.2	9.8	9.7	
275	3175	Trips	896	834	417	867	1,015	627	461	587	5,790
275	3175	Percent	15.7	14.6	7.3	15.2	17.8	11.0	8.1	10.3	
276	3176	Trips	582	590	463	858	883	428	401	446	4,694
276	3176	Percent	12.5	12.7	10.0	18.5	19.0	9.2	8.6	9.6	
277	3177	Trips	171	152	91	274	254	159	123	146	1,370
277	3177	Percent	12.5	11.1	6.7	20.0	18.6	11.6	9.0	10.6	
278	3178	Trips	386	262	162	342	523	316	244	242	2,524
278	3178	Percent	15.6	10.6	6.6	13.8	21.1	12.8	9.9	9.8	
279	3179	Trips	234	200	169	260	354	204	178	204	1,836
279	3179	Percent	13.0	11.1	9.4	14.4	19.6	11.3	9.9	11.3	
280	3180	Trips	165	170	98	209	234	190	126	130	1,350
280	3180	Percent	12.5	12.9	7.4	15.8	17.7	14.4	9.5	9.9	
281	3181	Trips	638	449	369	850	937	562	304	432	4,701
281	3181	Percent	14.0	9.9	8.1	18.7	20.7	12.4	6.7	9.5	
282	3182	Trips	289	177	177	366	413	242	167	200	2,056
282	3182	Percent	14.2	8.7	8.7	18.0	20.3	11.9	8.2	9.9	
283	3183	Trips	232	274	182	558	353	372	189	254	2,488
283	3183	Percent	9.6	11.4	7.6	23.1	14.6	15.4	7.8	10.5	
284	3184	Trips	309	229	215	523	364	292	261	216	2,463
284	3184	Percent	12.8	9.5	8.9	21.7	15.1	12.1	10.8	9.0	
285	3185	Trips	171	150	119	252	179	111	120	194	1,347
285	3185	Percent	13.2	11.6	9.2	19.5	13.8	8.6	9.3	15.0	
286	3186	Trips	498	498	325	896	752	506	353	523	4,417
286	3186	Percent	11.5	11.4	7.5	20.6	17.3	11.6	8.1	12.0	



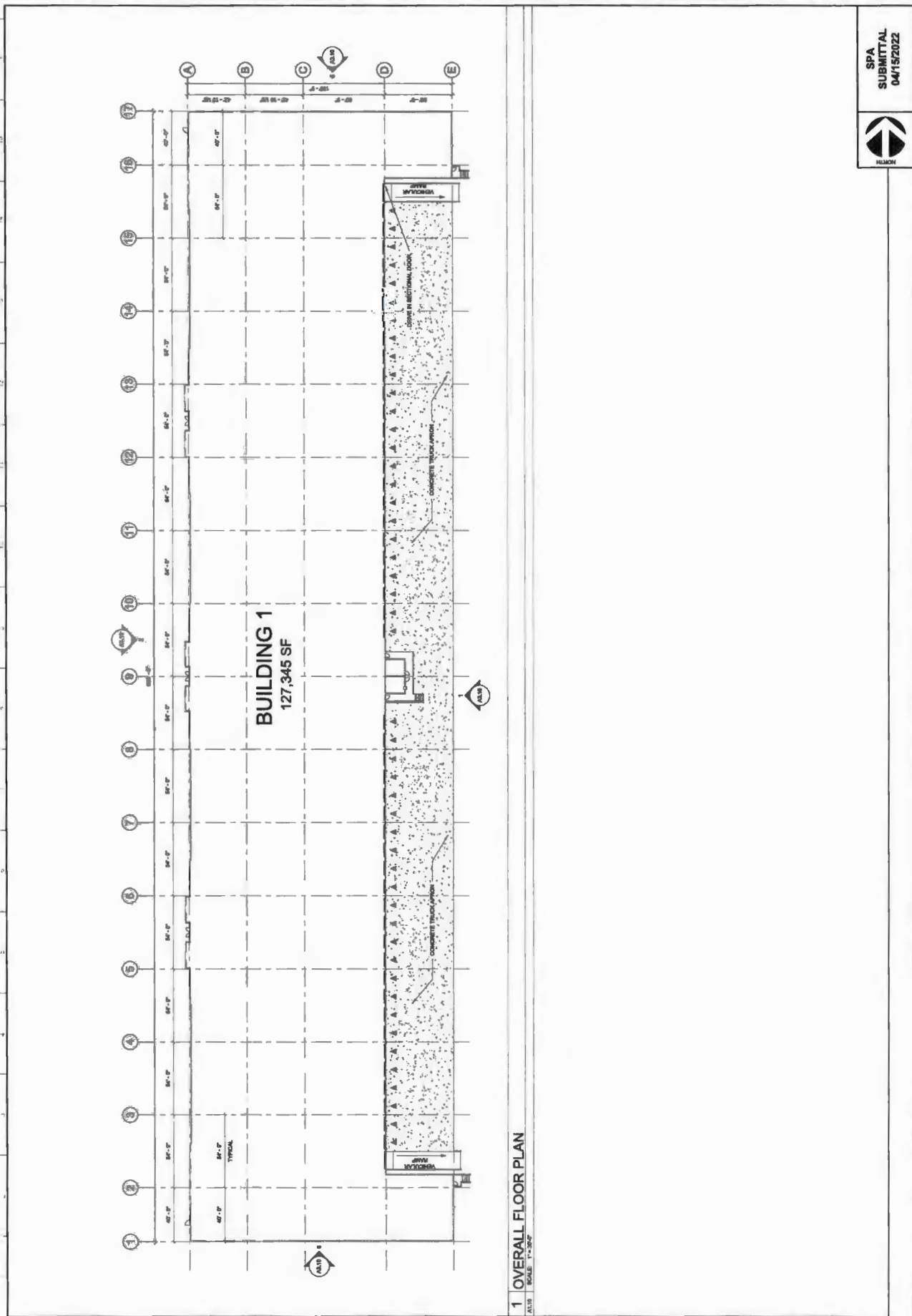
IRONWOOD COMMERCE CENTER - PHASE 2 BUILDINGS 1-6

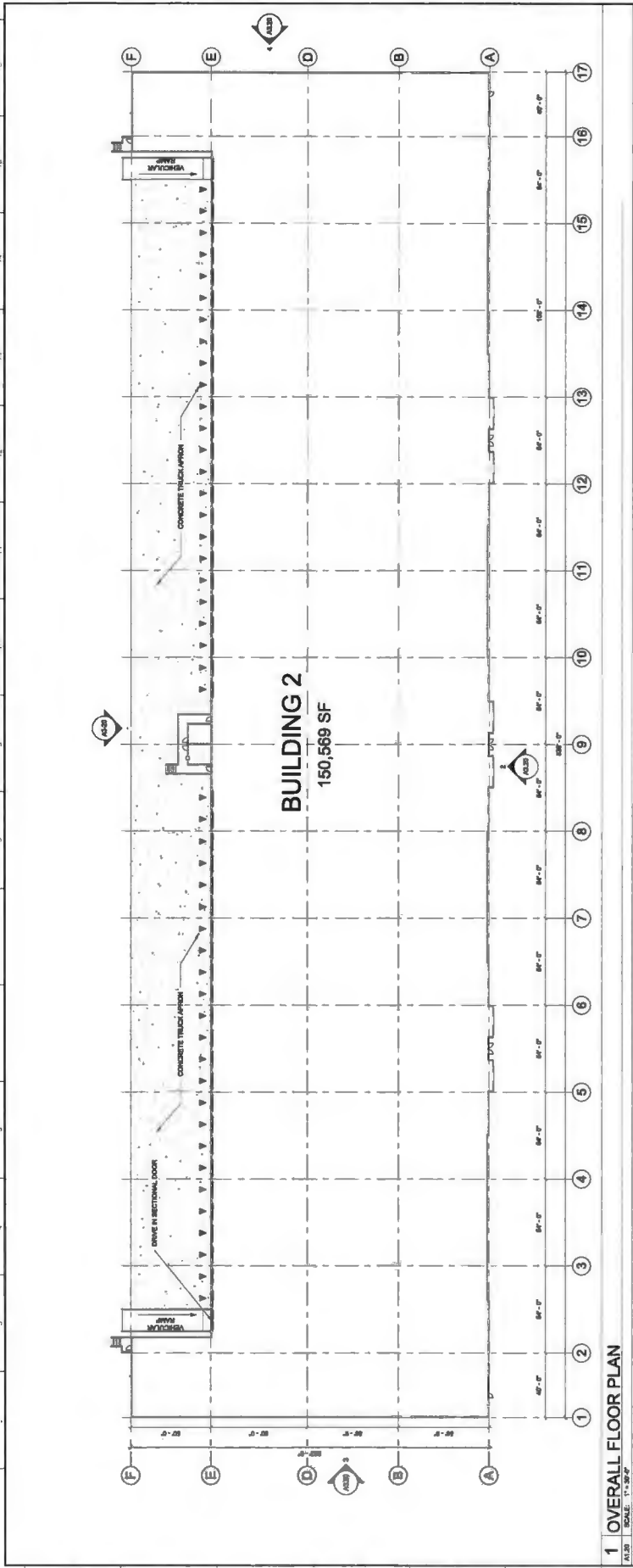


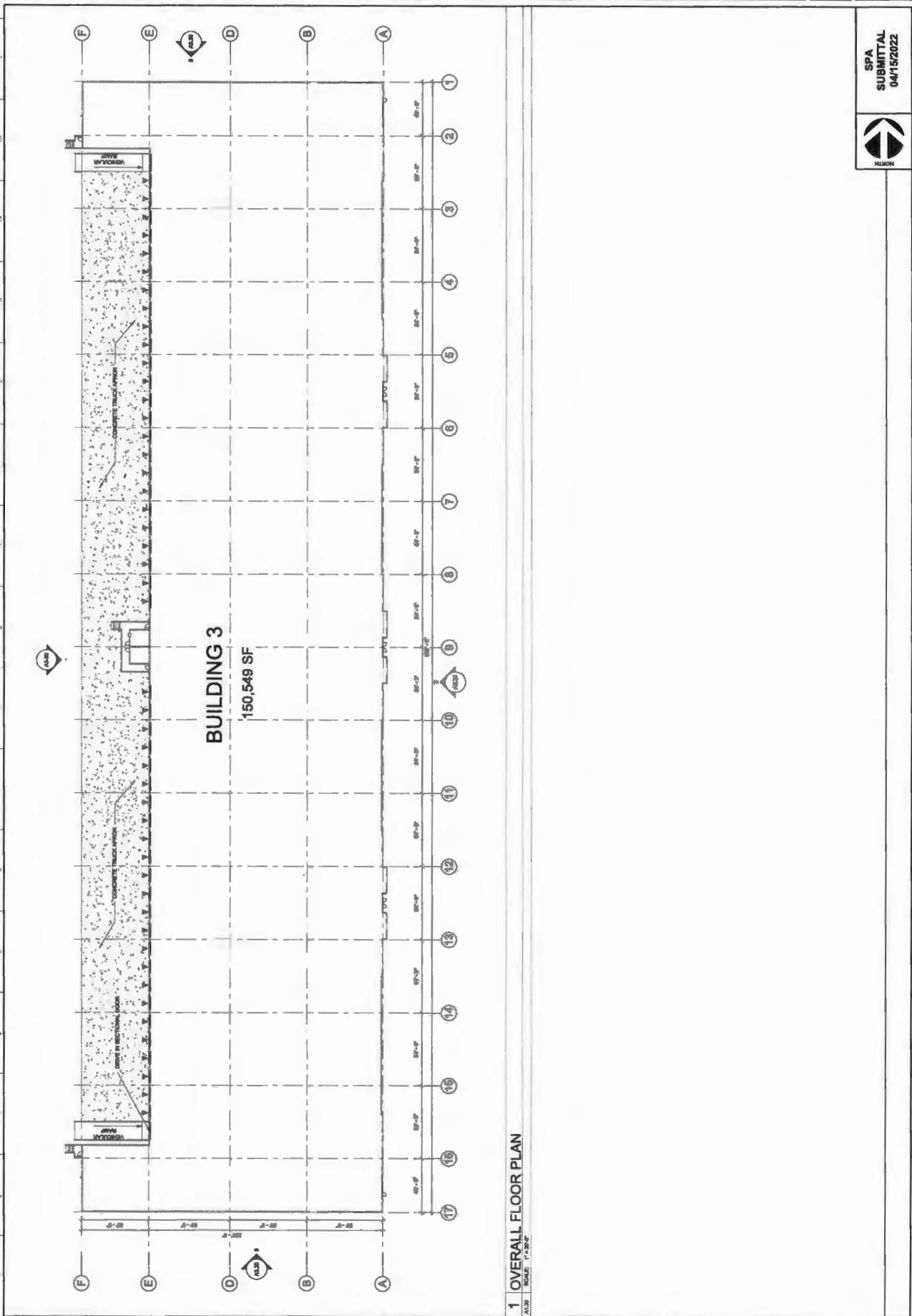
**SPA SUBMITTAL
04/15/2022**

**SPA
SUBMITTAL
04/15/2022**

RLC Architects 1100 N. Pine Street, Suite 100 Tampa, FL 33604 Phone: 813.251.1100 Fax: 813.251.1101 Email: info@rlcarchitects.com		IRONWOOD COMMERCE CENTER - PHASE 2 OPA-LOCKA, FLORIDA LINK LOGISTICS	DRAWING TITLE COVER SHEET	SCALE AS SHOWN PROJECT NO. 2020-00	SHEET NO. 001 OF 002												
			REVISIONS <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION											
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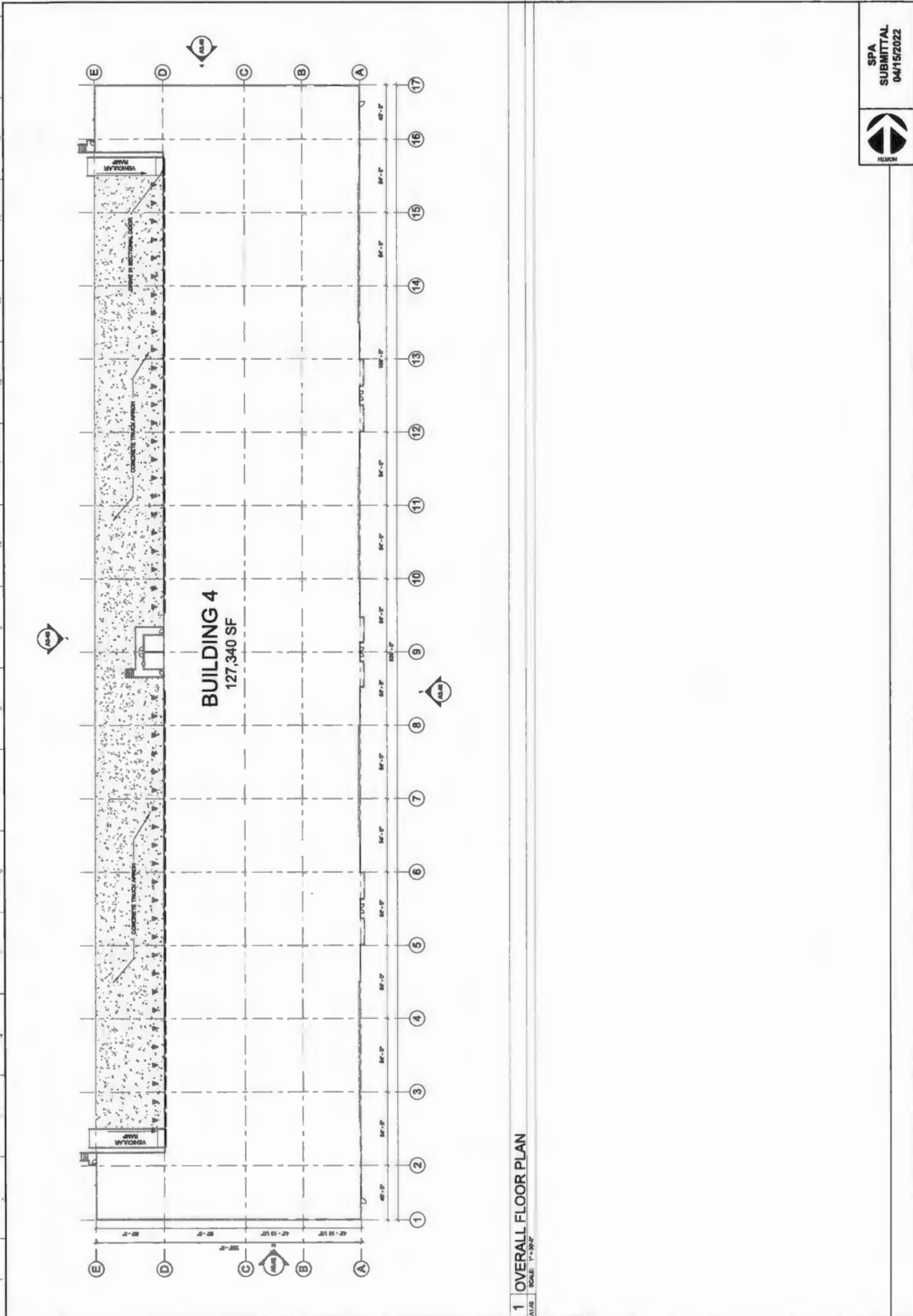






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SUBMITTAL
04/15/2022

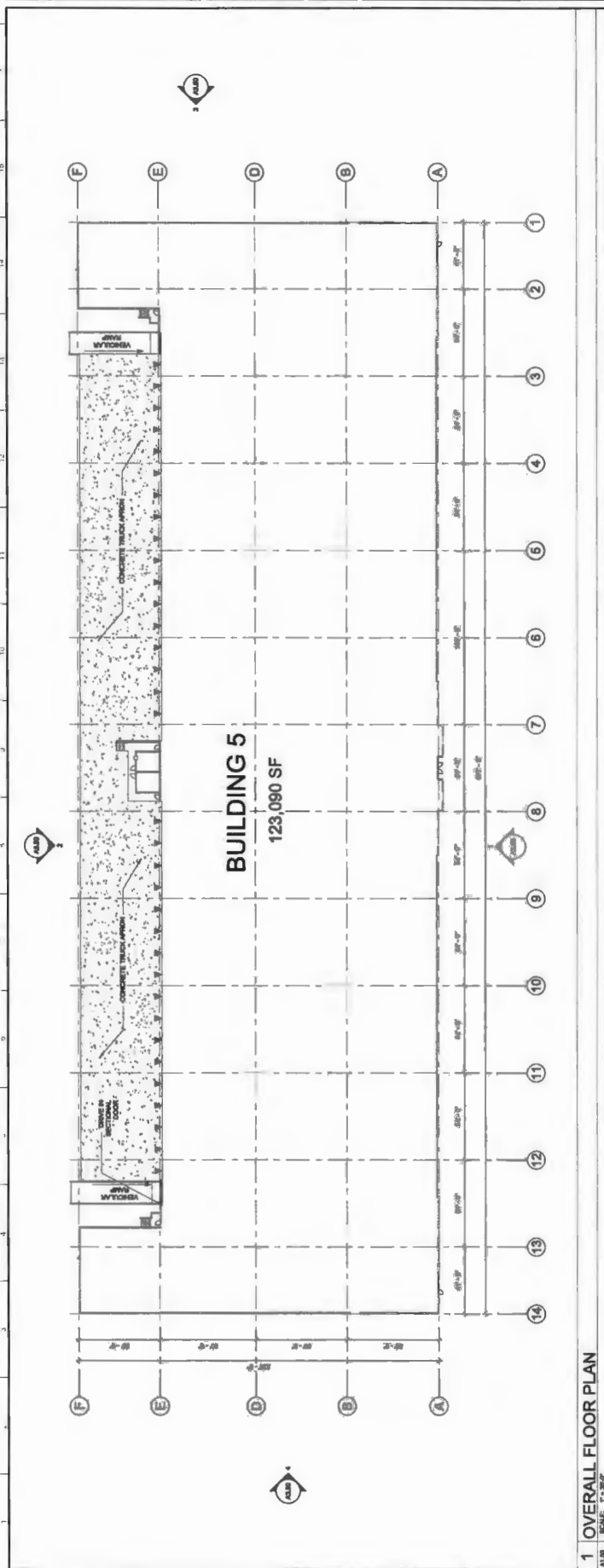




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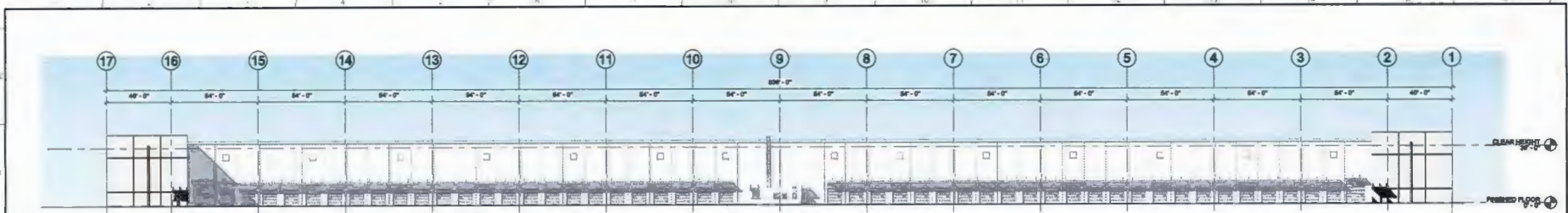
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 04/15/2022





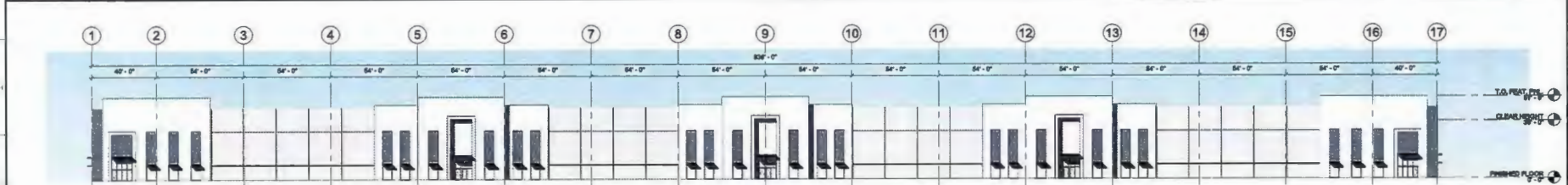


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 4/15/2022 10:00 AM



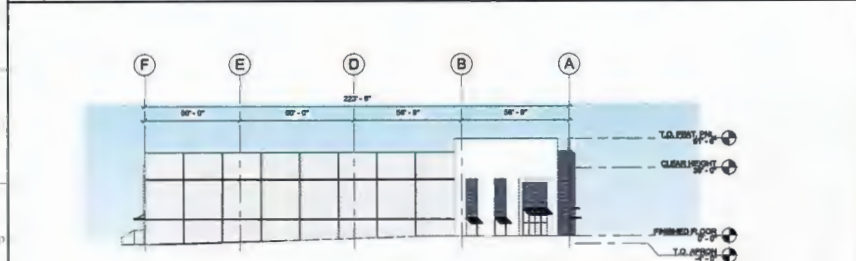
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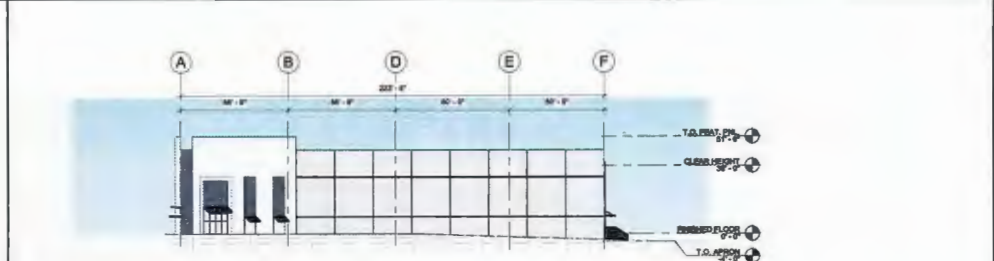
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A3.20 SCALE: 1"=30'-0"



3 SOUTH ELEVATION

A3.20 SCALE: 1"=30'-0"



4 NORTH ELEVATION

A3.20 SCALE: 1"=30'-0"

RLC Architects



**IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOKA, FLORIDA
LINK LOGISTICS**

No.	Date	Description

Drawing Title:
**BUILDING 2-
ELEVATIONS**

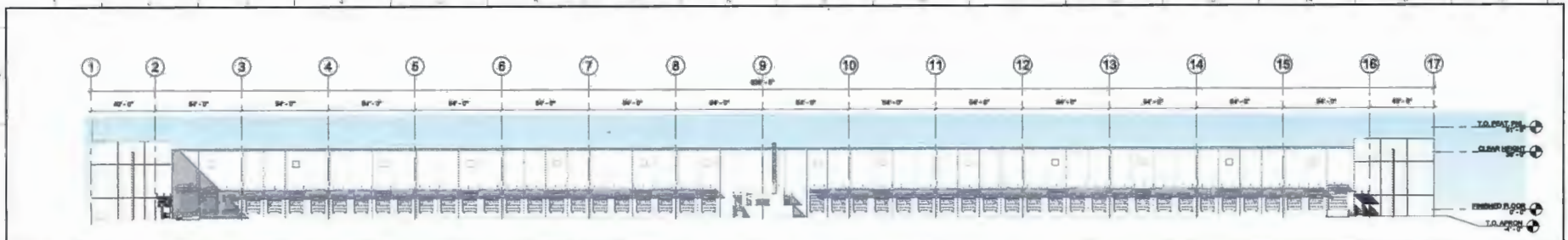
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Project No: 20049.01
Issue No: 04/15/2022

Prepared: SM
Project Director: CM
Project Manager: CM
Checked by: MMB
Checked by: MMB

Sheet No:
A3.20

**SPA
SUBMITTAL
04/15/2022**

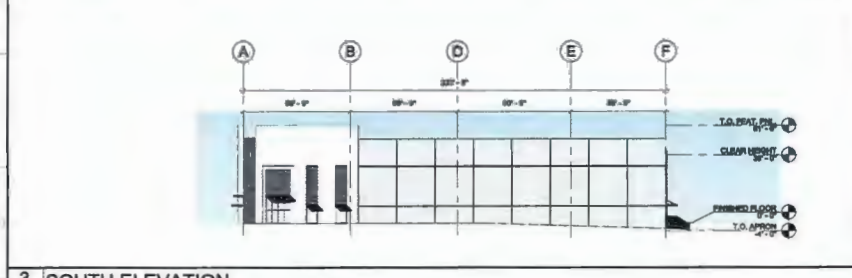
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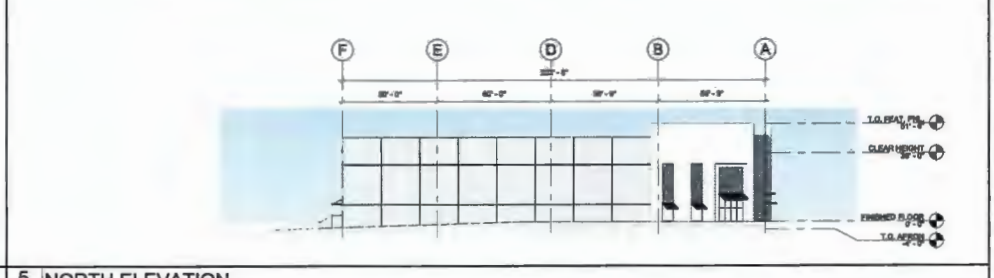
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2 WEST ELEVATION
 A3.30 SCALE: 1" = 30'-0"



3 SOUTH ELEVATION
 A3.30 SCALE: 1" = 30'-0"



5 NORTH ELEVATION
 A3.30 SCALE: 1" = 30'-0"

RLC Architects
 10000 N. 15th Ave., Suite 100
 Fort Lauderdale, FL 33322
 Tel: 954.571.1111
 Fax: 954.571.1112
 Email: info@rlcarchitects.com
 Website: www.rlcarchitects.com

IRONWOOD COMMERCE
 CENTER - PHASE 2
 OPA-LOCKA, FLORIDA
 LINK LOGISTICS

REVISIONS
 No. Date Description

No.	Date	Description

Drawing Title:
 BUILDING 3-
 ELEVATIONS

Scale: Project No: Issue No:	At Hand: 2008.00 04/15/2022
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Principal:
 Project Director:
 Project Manager:
 Drawn by:
 Checked by:

BR CM AMB SWS	BR CM AMB SWS
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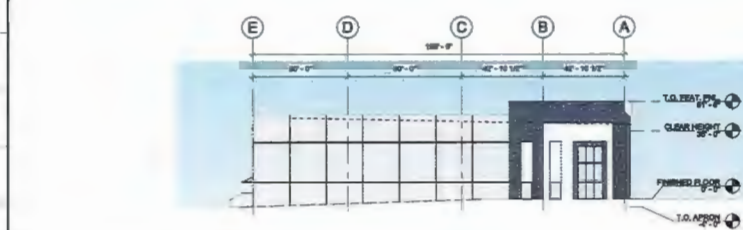
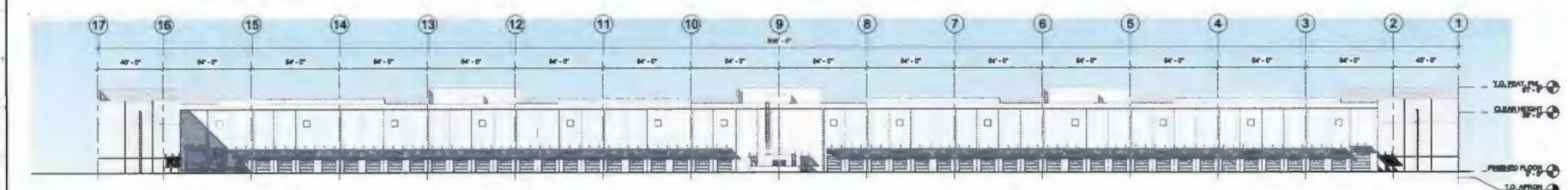
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**SPA
SUBMITTAL**
04/15/2022

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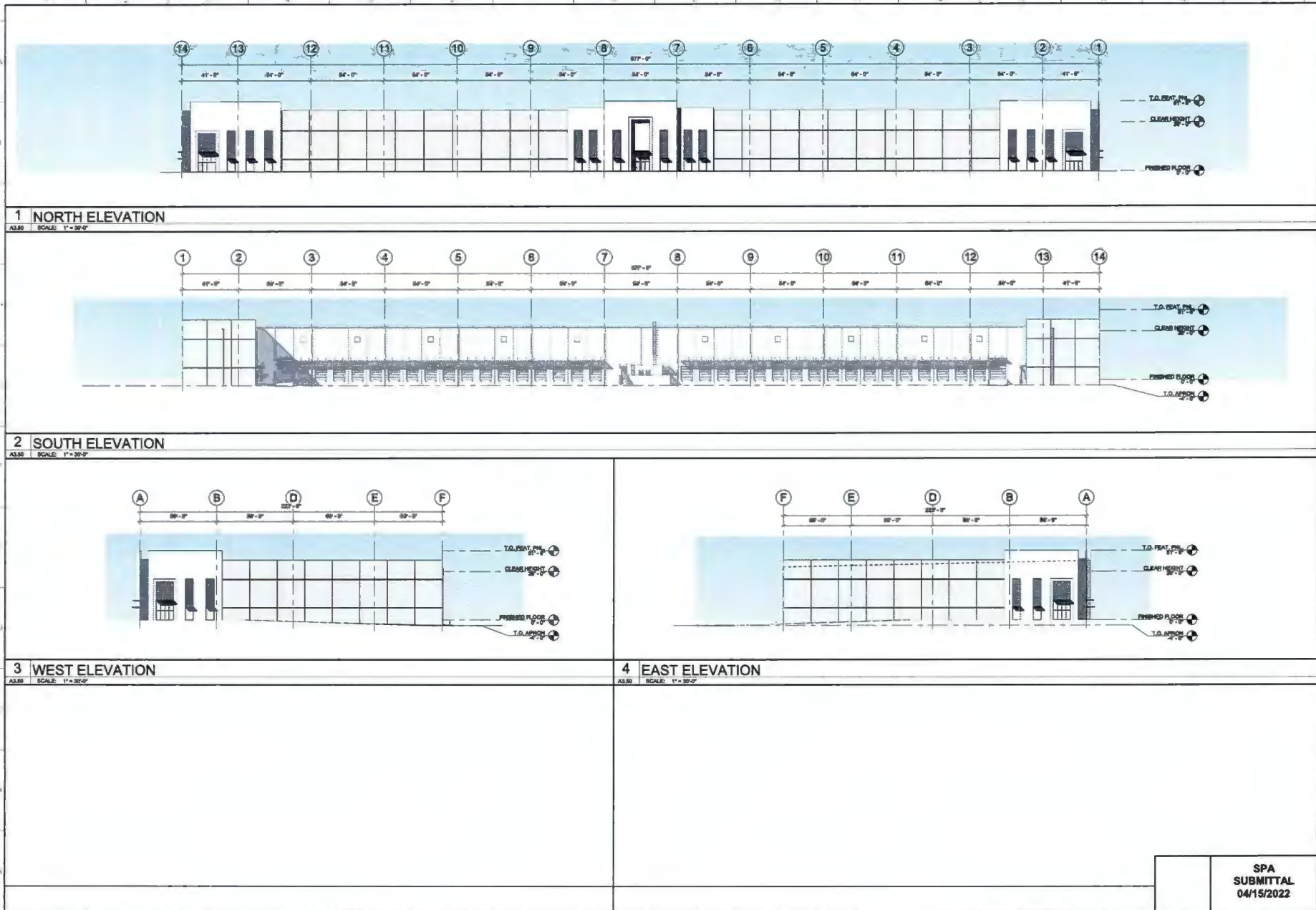
107

Page 264 of 518



RLC Architects
7140 N. Federal Hwy., 3rd Floor,
Fort Lauderdale, FL 33309
(954) 575-1100

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RLC Architects
 10000 W. 10th Ave., Suite 100
 Fort Lauderdale, FL 33324
 Phone: (954) 576-1000
 Fax: (954) 576-1001
 Email: info@rlcarchitects.com
 Website: www.rlcarchitects.com

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 Fax: (954) 576-1001
 Email: info@rlcarchitects.com
 Website: www.rlcarchitects.com

IRONWOOD COMMERCE
CENTER - PHASE 2
OPA-LOCKA, FLORIDA
LINK LOGISTICS

Description	Date

Drawing Title:
**BUILDING 5-
ELEVATIONS**

 Scale:
 Project No:
 Issue No:
 As Held:
 200405.00
 04/15/2022

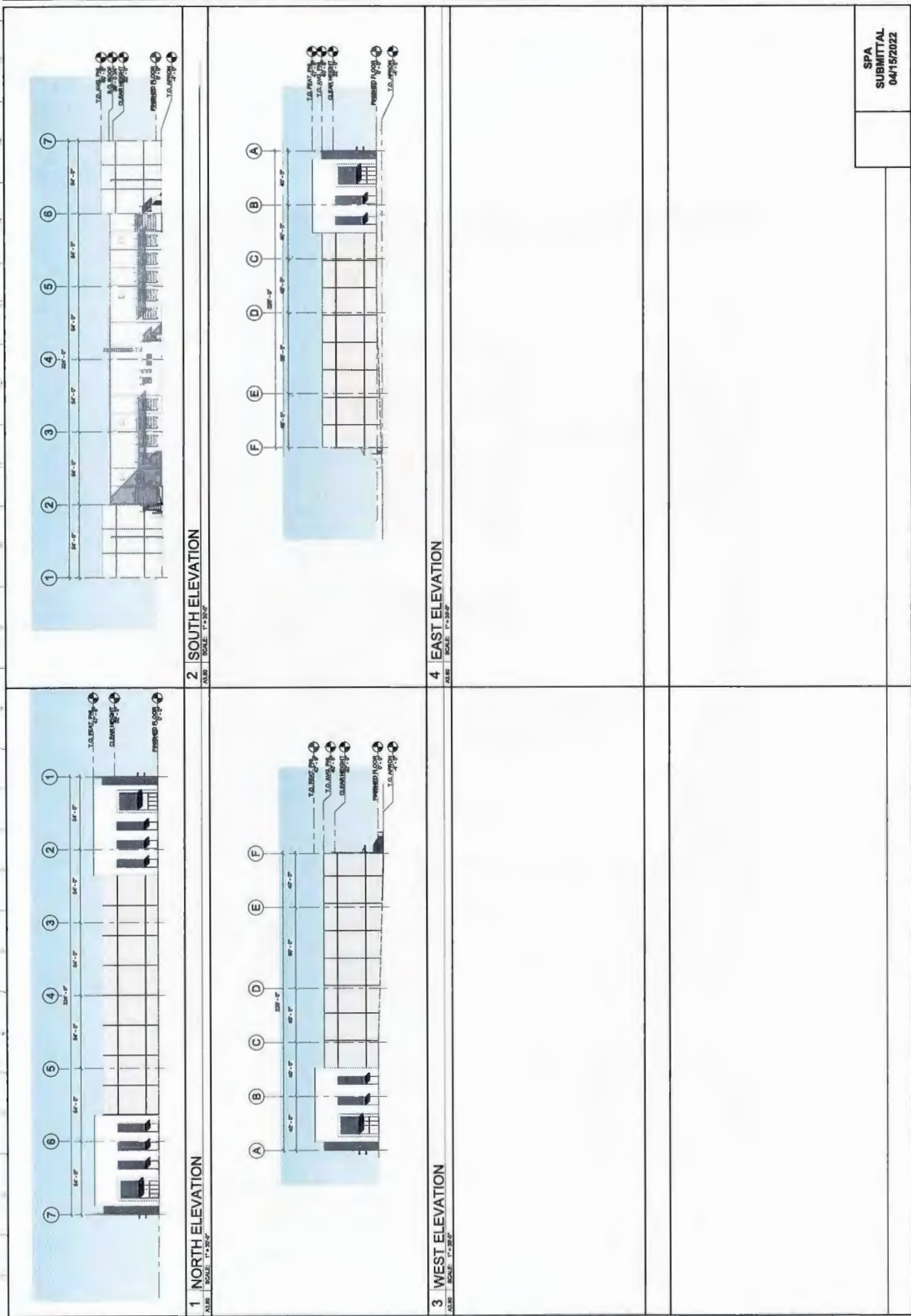
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 Project Director:
 Project Manager:
 Drawn by:
 Checked by:

BR
 CM
 CM
 AMS
 AMS

Sheet No.
A3.50

SPA
 SUBMITTAL
 04/15/2022

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 04/15/2022



SPA
SUBMITTAL
04/15/2022

A4.10

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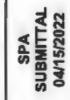
PROJECT NO.	202008001
PROJECT NAME	IRONWOOD COMMERCE CENTER - PHASE 2
DATE	04/15/2022

PROJECT OWNER	LINK LOGISTICS
DESIGNER	RLC ARCHITECTS
DATE	04/15/2022

IRONWOOD COMMERCE
CENTER - PHASE 2
OPALOCKA, FLORIDA
LINK LOGISTICS



RLC Architects
7100 N. W. 11th Avenue, Suite 100
Miami, Florida 33150
Phone: 305.555.1111
Fax: 305.555.1112
www.rlcarchitects.com



GPT NW 42ND AVENUE OWNER II, LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901005

Attachment E
Contractor Certification Form

CONTRACTOR CERTIFICATION FORM Brownfields Redevelopment Program

Contractor Name SCS Engineers Date: 7/31/2023
Contractor Address: 9500 South Dadeland Blvd., Suite 610, Miami, FL 33156
Contact Name: Michael Berzinsky
Phone No.: 305-412-8185 Fax No.: 305-412-8105
Brownfield Site ID #: BF139901005

CONTRACTOR CERTIFIES BY CHECKING ALL APPROPRIATE BOXES:

	YES	NO
1. It meets all certification and license requirements imposed by law.	☒	☐
2. It performs or contracts laboratory analysis pursuant to National Environmental Laboratory Accreditation Program certification requirements and performs or contracts field-sampling work in accordance with the Standard Operating Procedures for Field Activities pursuant to Chapter 62-160, Florida Administrative Code.	☒	☐
3. It complies with all applicable OSHA regulations.	☒	☐
4. Has the capacity to perform the majority of the site rehabilitation program tasks pursuant to a brownfield site rehabilitation agreement or supervise the performance of such tasks by licensed subcontractors in accordance with Section 489.113(9), Florida Statutes (F.S.).	☒	☐

The person named below by signing as an "Officer of the Company" hereby certifies to the Florida Department of Environmental Protection (FDEP) that the Contractor named above meets the requirements for contractors participating in the Brownfields Redevelopment Program [Section 376.80(6), F.S.]:

Brittney Odom 7/31/2023 Brittney Odom
Signature of Officer of the Company and Date Signed Print Name of Officer of the Company

Vice President
Title of Officer of the Company

Contractors must immediately notify the FDEP (Brownfields District Coordinator, delegated local program) of any change in the above criteria. The FDEP may order a suspension or cessation of work for failure of a contractor to maintain their required certification.

GPT NW 42ND AVENUE OWNER II, LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901005

Attachment F
Quality Assurance Certificate



State of Florida
Department of Health, Bureau of Public Health Laboratories
This is to certify that



E86546

JUPITER ENVIRONMENTAL LABORATORIES, INC.
150 SOUTH OLD DIXIE HWY
JUPITER, FL 33458

has complied with Florida Administrative Code 64E-1,
for the examination of environmental samples in the following categories

DRINKING WATER - GROUP II UNREGULATED CONTAMINANTS, DRINKING WATER - OTHER REGULATED CONTAMINANTS, DRINKING WATER - MICROBIOLOGY, DRINKING WATER - PRIMARY INORGANIC CONTAMINANTS, DRINKING WATER - SECONDARY INORGANIC CONTAMINANTS, DRINKING WATER - SYNTHETIC ORGANIC CONTAMINANTS, NON-POTABLE WATER - EXTRACTABLE ORGANICS, NON-POTABLE WATER - GENERAL CHEMISTRY, NON-POTABLE WATER - METALS, NON-POTABLE WATER - PESTICIDES-HERBICIDES-PCB'S, NON-POTABLE WATER - VOLATILE ORGANICS, SOLID AND CHEMICAL MATERIALS - EXTRACTABLE ORGANICS, SOLID AND CHEMICAL MATERIALS - GENERAL CHEMISTRY, SOLID AND CHEMICAL MATERIALS - METALS, SOLID AND CHEMICAL MATERIALS - PESTICIDES-HERBICIDES-PCB'S, SOLID AND CHEMICAL MATERIALS - VOLATILE ORGANICS

Continued certification is contingent upon successful on-going compliance with the NELAC Standards and FAC Rule 64E-1 regulations. Specific methods and analytes certified are cited on the Laboratory Scope of Accreditation for this laboratory and are on file at the Bureau of Public Health Laboratories, P. O. Box 210, Jacksonville, Florida 32231. Clients and customers are urged to verify with this agency the laboratory's certification status in Florida for particular methods and analytes.

Date Issued: July 01, 2023 Expiration Date: June 30, 2024



Susanne Crowe, MHA
Interim Chief Bureau of Public Health Laboratories
DH Form 1697, 7/04
NON-TRANSFERABLE E86546-61-07/01/2023
Supersedes all previously issued certificates

Attachment G

Advisory Committee Members

Attachment G
Advisory Committee Members

Kachief P. Nugent

Resident

1115 Sharazad Blvd., Apartment # 5

Opa Locka, FL 33054

nugentkachief@gmail.com

Rene Lopez

Business Owner

Do You Need A Good Plumber, Inc.

751 Opa Locka Boulevard,

Opa Locka, FL 33054

305-758-9215

Michael Schefren

Business Owner

12700 NW 42 Avenue,

Opa Locka FL, 33054

(786)551-7286

michael@nomex.com

Attachment H

Format for Submittal of Technical Documents

Attachment H
Format for Submittal of Technical Documents

1. One hard copy or one electronic copy of each report or proposal and final reports shall be submitted to MDC.
2. Where an electronic format exists of the records it shall be used to transmit the data, file, report, document, map, plans, picture, record, or any other object that may be available in an electronic format. Electronic records shall be kept in industry standard non-proprietary formats: TIFF, GIF, JPEG, PDF, or in Microsoft Word, Microsoft Excel, and Microsoft Access not older than one (1) release behind the current.
3. Data requested shall be transmitted using available media such as E-mail, Compact Disc (CD), or File Transfer via an FTP site. Additional formats may be considered at the time of the request.
4. After final approval of each report, an electronic copy and one hard copy shall be submitted within 30 days.
5. The media shall include a file directory and specify the "naming convention".
 - (a) Final reports (any text files) must be in one of the approved formats.
 - (b) Site maps and surveys shall be in TIFF, JPEG or ".pdf" format.
 - (c) Site-specific GIS data tables shall be in Excel or text (tab delimited) format.
 - (d) The cover of the media shall include the Site Name, Designated Brownfield Area, Date and Type of Report(s).

The left inside cover of the media should list all the files located on the media.

EXHIBIT B - Site Access Agreement

**SITE ACCESS AGREEMENT
PERMISSION TO ENTER PROPERTY
BROWNFIELDS REDEVELOPMENT PROGRAM**

1. TA Ironwood Industrial II, LLC, the real property owner ("undersigned" or "owner"), hereby grants permission to the Miami-Dade County Department of Regulatory and Economic Resources (RER) and the State of Florida, Department of Environmental Protection ("Department") and its agents and subcontractors to enter the undersigned's property ("the property") located at 12691 NW 42nd Avenue, Opa Locka, Parcel ID 08-2129-000-0050 as described in **Attachment A** attached to the Brownfield Site Rehabilitation Agreement ("BSRA") for the brownfield site assigned the Brownfield Site Identification Number **BF139901005**, beginning on the date of execution of the BSRA and ending on such date as deemed appropriate by RER or the successful completion of the BSRA, whichever occurs first.
2. This permission is contemplated to be used for the following activities that may be performed by RER and/or the Department, its agents, representatives or subcontractors:
 - a. Having access to areas where contamination may exist.
 - b. Investigation of soil and groundwater including, but not limited to, the installation of groundwater monitoring wells, the use of geophysical equipment, the use of an auger for collection of soil and sediment samples, the logging of existing wells, videotaping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, and other materials deemed appropriate by the Department and the like.
 - c. Removal, treatment and/or disposal of contaminated soil and water, which may include the installation of recovery wells or other treatment systems.
3. Upon completion of the investigation, RER and/or Department will restore the property as near as practicable to its condition immediately prior to the commencement of such activities.
4. The granting of this permission by the undersigned is not intended, nor should it be construed, as an admission of liability on the part of the undersigned or the undersigned's successors and assigns for any contamination discovered on the property.
5. RER, and the Department, its agents, representatives or subcontractors may enter the property during normal business hours and may also make special arrangements to enter the property at other times after agreement from the undersigned.
6. RER and the Department acknowledge and accept any responsibility it may have under applicable law (Section 768.28, Florida Statutes) for damages caused by the acts of its employees acting within the scope of their employment while on the property.
7. In exercising its access privileges, the RER and/or the Department will take reasonable steps not to interfere with the Owner's operations, or the remediation and redevelopment activities pursuant to the BSRA.

Real Property Owner

TA Ironwood Industrial II, LLC,
a Delaware limited liability company

By: TA Realty Value-Add Fund XIII REIT, LLC,
a Delaware limited liability company
its sole member

Signature of Witness:

By: Jeffery J. Harrington
Name: Jeff Harrington
Title: Authorized Signatory
Date: 8/28/2025

Megane E. Beaulieu
Name: Megane E. Beaulieu
Date: August 28, 2025

Site Access Agreement
Brownfield Site ID #: 139901005
_____ , 2025
Page 2 of 2

Accepted by RER by the following authorized agent:

Signature of RER representative

Signature of Witness

Print Name: _____

Print Name: _____

Title of RER representative

Date

Date

CITY/COUNTY

By: _____

Print Name: _____

Title: _____

Address: _____

Date: _____

Approved as to form and legality: 
MDC Assistant County Attorney

MIAMI-DADE COUNTY

By: _____

Mayor, or her designee

Print Name: _____

Address: _____

Date: _____

FILING AND ACKNOWLEDGMENT FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated RER Clerk, receipt of which is hereby acknowledged.

Clerk (or Deputy Clerk)

Date: _____

cc: Scott Sweeney, FDEP Brownfields Program Manager
Justin Cross, FDEP Government Analyst II, Brownfields Program
Megan Johnson, FDEP Environmental Consultant, Brownfields Program
Ryenne Hathaway, Southeast District Brownfields Coordinator, FDEP
Sandra Rezola, MDC RER's Brownfields Coordinator, RER-DERM
Matthew Schroth, Counsel for Assignor (mschroth@gibsondunn.com)
Christopher Papavasiliou, Counsel for Assignee (cpapavasiliou@nutter.com)

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S (OCRA) PROPOSED GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AS SET FORTH IN EXHIBIT "A"; REQUESTING THE EXECUTIVE DIRECTOR OR DESIGNEE TO TRANSMIT A COPY OF SAID BUDGET TO MIAMI-DADE COUNTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as a prerequisite to carrying out redevelopment activities for the fiscal year commencing October 1, 2025 and ending September 30, 2026 (Fiscal Year 2025-2026), it is required that the OCRA's Board approve and adopt the annual General Operating and Tax Increment Fund Budget ("Budget"), attached and incorporated as Exhibit "A"; and

WHEREAS, there is currently an Interlocal Agreement (the "Agreement") in existence between the Opa-Locka Community Redevelopment Agency ("OCRA"), the City of Opa-Locka (the "City"), and Miami-Dade County (the "County") which requires, among other things, for the OCRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Commission and Board of County Commissioners, respectively; and

WHEREAS, the OCRA Board has approved and adopted its Fiscal Year 2025-2026 Budget; and

WHEREAS, the City Manager recommends that the City Commission approves the OCRA adopted Fiscal Year 2025-2026 Budget; and

WHEREAS, approval of the OCRA's Fiscal Year 2025-2026 budget will permit the OCRA to execute its budgeted programs and projects; and

WHEREAS, on September 11, 2025 the Opa-Locka CRA Board adopted the CRA's FY 25 Budget and the budget is composed of Three Million, Six Hundred Ninety-One Thousand, Two Hundred Eighty-Four Dollars (\$3,691,284.00) in revenue (Two Million, Eight Hundred Thirty-Eight Thousand, Five Hundred Thirty-Four Dollars (\$2,838,534.00) of Tax Increment Financing (TIF) from the City and County, Six Hundred Fifty-Two Thousand, Seven Hundred Fifty Dollars (\$652,750.00) of prior year carryover, and One Hundred Thirty Thousand Dollars (\$130,000.00) of interest income; and

WHEREAS, budget expenditures total Three Million, Six Hundred Thirty-Four Thousand, Two Hundred Eighty-Four Dollars (\$3,634,284.00), consisting of One Million, Six Hundred Twenty-Three Thousand, Nine Hundred Dollars (\$1,623,900.00) in

operating expenses, One Million, Eight Hundred Forty-Six Thousand, Nine Hundred Eighty-One Dollars (\$1,846,981.00) in capital projects, and a Fifty Thousand Dollars (\$50,000.00) contingency; and

WHEREAS, all the expenses, to the best of the City's knowledge and belief, are included in the Budget and are in accordance with state law, the Interlocal Agreement, and the Agency's Redevelopment Plan; and

WHEREAS, pursuant to Interlocal Agreements a copy of the Opa-Locka CRA's budget is required to be transmitted to Miami-Dade County; and

WHEREAS, the City Commission of the City of Opa-Locka have considered the Opa-Locka CRA's Budget for Fiscal Year 2025-2026 and find that it is in the best interest of the City and its residents to approve the budget as set forth in Exhibit "A".

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

SECTION 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

The City Commission of the City of Opa-Locka, Florida hereby authorizes the Community Redevelopment Agency's Proposed General Operating and Tax Increment Fund Budget for the Fiscal Year Commencing October 1, 2025, and ending September 30, 2026, as set forth in Exhibit "A". This resolution further requests that the OCRA Executive Director or Designee transmits a copy of this resolution to Miami-Dade County.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this ____ day of _____, 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

OTE:

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



City of Opa-locka Agenda Cover Memo

Budget Administrator	Floyd Harris		Budget Administrator Signature:		
City Manager:	Sha'mecca Lawson		CM Signature:		
Commission Meeting Date:	4.8.2026	Item Type:	Resolution	Ordinance	Other
		<i>(Enter X in box)</i>	X		
Fiscal Impact: <i>(Enter X in box)</i> N/A	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading	
				2nd Reading	
	X		Public Hearing: <i>(Enter X in box)</i>	Yes	No
				X	X
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> See Attachments		Advertising Requirement: <i>(Enter X in box)</i>	Yes	
				No	
				X	
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:		
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
	X				
Sponsor Name	City Manager		Department:	Finance	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA ADOPTING THE COMMUNITY RE-DEVELOPMENT AGENCY'S (CRA) FY 26 BUDGET.

Staff Summary:

Issue/Recommendation: The Opa-locka Community Re-development Agency (CRA) Board has approved and adopted its FY26 Budget. Staff recommends that the City Commission approve the Opa-locka CRA Adopted FY 26 Budget.

History: All Opa-locka CRA budgets and budget amendments must be approved by the City Commission by Resolution.

Current Activity: On September 11, 2025, the Opa-locka CRA Board adopted the CRA's FY 26 Budget. The budget is composed of \$3,691,284 of revenue (\$2,838,534 of Tax Increment Financing (TIF) from the City and

County, \$652,750 of prior year carryover and \$130,000 of interest income). Expenditures were also \$3,634,284 with \$1,623,900 of operating expense, \$1,846,981 of capital projects and a \$50,000 contingency.

Financial Impact: Approval of the Opa-locka CRA FY 26 budget will permit the CRA to execute its budgeted programs and projects.

Proposed Action:

Staff recommends that the City Commission approve the Opa-locka CRA FY 26 Budget.

Attachment:

CRA Resolution 24-23 – Opa-locka CRA FY 26 Budget

RESOLUTION NO. 26- 6

A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA), AMENDING, APPROVING, AND ADOPTING AN AMENDMENT TO THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, TO REALLOCATE FUNDS FROM DEVELOPMENT ASSISTANCE, PARK AMENITIES, AND POLICE AGREEMENT TO FUND BALANCE CARRYOVER, AS SET FORTH IN EXHIBIT "A"; DIRECTING THE INTERIM EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF SAID AMENDED BUDGET TO THE STATE OF FLORIDA OVERSIGHT BOARD; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Opa-locka Community Redevelopment Agency ("OCRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the Opa-locka Redevelopment Plan ("Plan"); and

WHEREAS, as a prerequisite to carrying out redevelopment activities for the fiscal year commencing October 1, 2025 and ending September 30, 2026 ("FY 2025-2026"), it is required that the Opa-locka CRA's Board approve and adopt the annual General Operating and Tax Increment Fund Budget ("Budget"), attached and incorporated as Exhibit "A"; and

WHEREAS, pursuant to Interlocal Agreements a copy of the Opa-locka CRA's budget is required to be transmitted to Miami-Dade County; and

WHEREAS, all the expenses included in the Budget are in accordance with state law, the Interlocal Agreement, and the Agency's Redevelopment Plan;

WHEREAS, the Opa-Locka CRA Board wishes to reallocate of certain funds from development assistance, park amenities, and police agreement to fund balance carryover in the Budget attached in Exhibit "A"; and

WHEREAS, the Opa-locka CRA Board wishes to approve and adopt the amended Opa-locka CRA's Budget for FY2025-2026 as set forth in Exhibit "A".

NOW, THEREFORE, BE IT DULY RESOLVED BY THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY:

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

Resolution No. 26-6

SECTION 2. AUTHORIZATION

The Board of the Opa-locka Community Redevelopment Agency hereby approves, amends, and adopts the amended Opa-locka Community Redevelopment Agency's General Operating and Tax Increment Fund Budget for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026, to allocate of certain funds for the purchase of property, and to reallocate funds from Fund Balance Carryover to Building Purchases, as set forth in Exhibit "A".

SECTION 3. INSTRUCTIONS TO EXECUTIVE DIRECTOR.

The Interim Executive Director is directed to transmit a copy of said budget, as amended, to the City of Opa-locka and State of Florida oversight board.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

SECTION 5. CONFLICT.

All sections or parts of sections of the applicable City of Opa-locka resolution currently in place in conflict herewith are intended to be rescinded and repealed to the extent of such conflict.

SECTION 6. SCRIVENER'S ERRORS

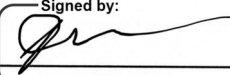
Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Opa-locka Community Redevelopment Agency Interim Executive Director, or designee, without need of public hearing, by filing a corrected copy of same with the Opa-locka Community Redevelopment Agency Secretary.

SECTION 7. EFFECTIVE DATE

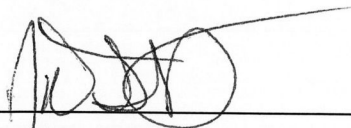
This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED AND ADOPTED

Resolution No. 26-6

Signed by:

D77F297D835047D...
Jannie Russell
OCRA Chair

ATTEST:


Jerome Senior
Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


OCRA Attorney

Moved by: Board Member Bass

Seconded by: Board Member Santiago

VOTE:

Board Member Bass	(Yes)) <u> X </u>	(No) <u> </u>
Board Member Ervin	(Yes) <u> </u>	(No) <u> </u>
Board Member Kelley	(Yes)) <u> X </u>	(No) <u> </u>
Board Member Taylor	(Yes) <u> </u>	(No) <u> </u>
Board Member Santiago	(Yes)) <u> X </u>	(No) <u> </u>
Vice Chairwoman N. Williams	(Yes) <u> </u>	(No) <u> </u>
Chairwoman Russell	(Yes)) <u> X </u>	(No) <u> </u>

Certificate Of Completion

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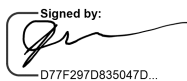
Signer Events

Jannie Russell

j.russellolcra@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

D77F297D835047D...

Signature Adoption: Drawn on Device

Using IP Address:

2603:3020:1a77:200:cd45:ffc2:66d1:f430

Timestamp

Sent: 3/13/2026 6:57:17 AM

Viewed: 3/13/2026 10:10:30 AM

Signed: 3/13/2026 10:12:44 AM

Electronic Record and Signature Disclosure:

Accepted: 3/13/2026 10:10:30 AM

ID: c396ec13-182e-462a-ab6b-fbaf70ca2837

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

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Timestamp

Carbon Copy Events

Status

Timestamp

Francie Farinas Aubi

faubi@wsh-law.com

Litigation Paralegal

Weiss Serota Helfman Cole + Bierman

Security Level: Email, Account Authentication
(None)

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Resent: 3/13/2026 10:12:46 AM

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Marlon Hill

mhill@wsh-law.com

Security Level: Email, Account Authentication
(None)

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Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	3/13/2026 10:10:30 AM
Signing Complete	Security Checked	3/13/2026 10:12:44 AM
Completed	Security Checked	3/13/2026 10:12:44 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

CRA

ACCT	Account Title	Adopted Budget	Budget Amend #1	Amended Bgt Thru BA #1	Budget Amend #2	Amended Bgt Thru BA #2	Comments
180	REVENUES						
311110	City Tax Increment Revenue	1,774,382		1,774,382		1,774,382	
371,009	Rent Revenue	70,000		70,000		70,000	
311120	County Tax Increment Revenue	1,064,152		1,064,152		1,064,152	
	Total Tax Increment Revenue	2,908,534	-	2,908,534	-	2,908,534	
383010	Fund Balance Carryover - Prior Year	415,034	1,146,981	1,562,015	(909,265)	652,750	Carryover Correction
361100	Interest Earnings	130,000		130,000		130,000	
369900	Misc. Revenue	-		-		-	
	(A) REVENUE TOTAL	3,453,568	1,146,981	4,600,549	(909,265)	3,691,284	
	Administrative Expenditures:						
515320	Accounting & Audits	50,000		50,000		50,000	
515492	Advertising & Notices	6,000		6,000		6,000	
515401	Local Travel	2,000		2,000		2,000	
515341	County Admin Fee 1.5%	15,962		15,962		15,962	
515391	Administrative Fees (City)	5,000		5,000		5,000	
515448	Occupancy (City)	1,000		1,000		1,000	
515442	Insurance (City)	10,000		10,000		10,000	
515493	General Expense	2,000		2,000	17,500	19,500	Property Expenses
515510	Office Supplies	3,000		3,000		3,000	
515420	Postage/FedEx/Courier	2,000		2,000		2,000	
515342	Minutes Processing	500		500		500	
515540	Membership Dues	3,000		3,000		3,000	
515343	State Admin Fee	225		225		225	
515411	Telephone	2,500		2,500		2,500	
515413	Internet	2,500		2,500		2,500	
515430	Utilities	10,000		10,000	20,735	30,735	Property Utilities
	(B) Subtotal Adm. Exp	115,687	-	115,687	38,235	153,922	
	Operating Expenditures:						
513470	Printing & Binding	5,000		5,000		5,000	
515480	Marketing/Promotional Events/Positioning			-		-	
515400	Out of Town Travel	20,000		20,000		20,000	
515547	Conferences & Meetings	6,000		6,000		6,000	
515541	Education	5,000		5,000		5,000	
514370	Legal Services/Court Costs	85,000		85,000	35,000	120,000	Legal fees for bldg purchase
515312	Professional Services	392,700		392,700		392,700	
515548	Home Improvement Assist	135,000		135,000		135,000	
515544	Commercial Grants	150,000		150,000		150,000	
515549	Micro Business Grants	100,000		100,000		100,000	
515545	Home Ownership / Rental Assistance (Affordable Housing 10%)	350,000		350,000		350,000	
515464	Admin Reimbursement General Fund	170,000		170,000	(120,000)	50,000	Carryover correction
515646	Computer Equipment	11,000		11,000		11,000	
515340	Other Contracted Services	279,200		279,200		279,200	
	Total Operating Expenditures	1,708,900	-	1,708,900	(85,000)	1,623,900	
	CAPITAL PROJECTS - Grants & Other						
515601	Streetscapes	150,000		150,000		150,000	
515605	Green Projects	100,000		100,000		100,000	
5776001	Development Assistance	620,000		620,000	(612,500)	7,500	Carryover correction
5776007	Park Amenities	250,000		250,000	(250,000)	-	Carryover correction
519621	Building Purchase	450,000	1,146,981	1,596,981		1,596,981	
		-		-		-	
	Total Cap Projects - Grants & Other	1,570,000	1,146,981	2,716,981	(862,500)	1,854,481	
	CAPITAL PROJECTS - Infrastructure						
541461	Capital Maintenance	2,000		2,000		2,000	
	Total Cap Projects - Infrastructure	2,000	-	2,000	-	2,000	
	(C) Total Operating. Expense + Capital	3,396,587	1,146,981	4,543,568	(909,265)	3,634,303	
581950							
	(D) Reserve/Contingency	50,000		50,000	6,981	56,981	
	EXPENDITURE TOTAL (B+C+D)	3,446,587	1,146,981	4,593,568	(902,284)	3,691,284	
	YEAR-END CARRY-OVER	6,981	-	6,981	(6,981)	-	



Opa-locka CRA Budget Narrative

1. History/Background of CRA

The City Commission established The Opa-locka Community Redevelopment Agency (Opa-locka CRA) in 2012 to create a framework for the redevelopment and enhancement of selected areas of the central urban district. The Opa-locka CRA was established under the authority of Part I, Chapter 163, Florida Statutes, through the adoption of Resolution 10-8043 on April 14, 2010. On June 23, 2012, the CRA entered into an interlocal agreement with the City of Opa-locka and Miami Dade County regarding the creation and operation of the Opa-locka Redevelopment Area, the establishment of any new community redevelopment area or the expansion of any community redevelopment area.

2. Past Accomplishments

a. Rental Assistance

\$3,446

b. Commercial Rehab Grant

\$667,578

c. Home Rehab Grant

\$232,317

d. Property Acquisition

\$4,680,831

e. Micro Business Grant

\$124,345

3. Projected Revenue, Expenditures and Explanations (Exhibit A)

a. Projected Revenue:

City TIF: \$1,774,382

County TIF: \$1,064,152

Total TIF: \$2,908,534

Carryover from Prior Year: 652,750

Earned Interest: \$130,000

Rental Revenue: \$70,000

Revenue Total: **\$3,691,284**

b. Projected Expenditures:

Administrative Expenses \$161,422

Accounting & Audits: \$50,000

Advertising & Notices: \$6,000

Local Travel: \$2,000

Other Admin. Exp: \$ (Refer to attached Exhibit B; to include but not limited to: Membership dues, insurance, office supplies, staff support in finance, HR, clerk, IT etc.) County Admin Fee 1.5%; \$15,962

Operating Expenditures \$1,623,900

Occupancy: \$5,000

Printing & Binding: \$5000 (Printing & Binding of plans and projects)

Out of Town Travel: \$20,000 (travel to conferences and seminars related to redevelopment and economic development)

Conferences & Meetings: \$6,000 (conference and seminar fees related to redevelopment and economic development)

Education: \$5,000 (membership fees)

Legal Services/ Court Costs: \$120,000

Professional Services: \$392,700 (Services for CRA Executive Director, CRA project management and oversight)

Other Contracted Services: \$279,200 (Other Services as needed)

Capital Projects-Grants & Others \$1,846,981

Streetscapes: \$150,000 (Streetscape beautification projects)

Building Purchase: \$1,596,981 (Purchase building within the OCRA)

Green Projects: \$100,000

Reserve Contingency \$50,000 (Reserves for unexpected cost overruns)

Year-end Carry-over \$652,750

4. List of Board Members, Advisory Members, Executive Staff and Staff:

Jannie Russell (Board Chair), Nikisha Williams (Vice Chair), Joseph Kelley (Board Member), Luis Santiago (Board Member), Dr. Sherlean Bass (Board Member), John Taylor Jr. (Board Member), Jason Walker (Interim Executive Director), Sandy Dorsainvil (Program Coordinator), Jerome Senior (Chief of Staff), vonCarol Kinchens (Program Coordinator)

RESOLUTION NO. 26-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CORRECTING A SCRIVENER’S ERROR IDENTIFIED IN THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AS REFLECTED IN EXHIBIT “A”; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Opa-Locka, FL adopted its 2025-2026 Fiscal Year General, Proprietary and Special Revenue Funds budgets by passage of Ordinance 2025-26 (“Fiscal Year 2025-2026 Budget”); and

WHEREAS, following passage, a scrivener’s error was identified within the Fiscal Year 2025-2026 Budget; and

WHEREAS, specifically, at the bottom of Page 25 of the budget book, under the Citywide - Summary section, a Projected Value of Thirteen Million, Nine Hundred Sixty-Nine Thousand, Four Hundred Four Dollars (\$13,969,404.00) was provided as the Proposed Fiscal Year 2025-2026 Adjusted Open Balance. The correct value of Twenty-One Million Eight Hundred Seventy-Four Thousand Eight Hundred Eighty-Four Dollars (\$21,874,884.00) was inadvertently not provided; and

WHEREAS, the City Commission desires to correct its Fiscal Year 2025-2026 Budget, as set forth in Exhibit “A”.

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

SECTION 1. RECITALS ADOPTED

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

The City Commission of the City of Opa-Locka hereby corrects a scrivener’s error in its Fiscal Year 2025-2026 Budget, as set forth in Exhibit “A”.

SECTION 3. SCRIVENER’S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect upon the adoption of this Resolution by the Commission of the City of Opa-Locka and upon a filing of a certified copy hereof with the Florida Department of State and is subject to the approval of the Governor or Governor's Designee.

SECTION 5. EFFECTIVE DATE.

This Resolution shall take effect upon the adoption of this Resolution by the Commission of the City of Opa-Locka and upon a filing of a certified copy hereof with the Florida Department of State and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this _____ day of _____, 2026.

John H. Taylor, Jr., Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass _____

Commissioner Santiago _____

Resolution No. 26-XX

Commissioner Ervin _____

Vice Mayor Kelley _____

Mayor Taylor _____



City of Opa-locka Agenda Cover Memo

Budget Administrator	Floyd Harris		Budget Administrator Signature:				
City Manager:	Sha'mecca Lawson		CM Signature:				
Commission Meeting Date:	April 8, 2026		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
				X			
Fiscal Impact: <i>(Enter X in box)</i> N/A	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
					X		X
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> See Attachments		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
						X	
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
		X					
Sponsor Name	City Manager		Department:	Finance			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA ADOPTING A RESOLUTION TO CORRECT A SCRIVENER ERROR IDENTIFIED IN FY2026 BUDGET.

Staff Summary:

Issue/Recommendation: A scrivener error was identified in the City of Opa-locka FY2026 Budget and is being corrected with this legislation.

History: At the bottom of Page 25 of the budget book, under the Citywide – Summary section, a Projected Value of (\$13,969,404) was provided as Proposed FY2026 Adjusted Open Balance. In error, the correct value of \$21,874,884 was inadvertently not provided.

Current Activity: The snippet below offers what was adopted in comparison to what the correction is. For reference the changes are in yellow highlights.

ADOPTED

Account Title	FY2024 Actual	FY 2025 Amended Budget	FY 2025 Fcst	FY 2025 Over / (Under) Amend Bdgt	FY 2026 Proposed	FY 2026 Over / (Under) Fcst
Adjusted Open	35,967,945	35,844,288	35,844,288	-	21,874,884	(13,969,404)
FY24 Audit Adjustments	(663,724)					
Add't To / (Use Of) Fund Balance	540,067	(23,019,834)	(13,969,404)	9,050,430	(12,083,201)	1,886,202
Close	35,844,288	12,824,454	21,874,884	9,050,430	9,772,632	(12,102,251)

CORRECTION

Account Title	FY 2024 Actual	FY 2025 Amended Budget	FY 2025 Fcst	FY 2025 Over / (Under) Amend Bdgt	FY 2026 Proposed	FY 2026 Over / (Under) Fcst
Adjusted Open	35,967,945	35,844,288	35,844,288	-	21,874,884	21,874,884
FY24 Audit Adjustments	(663,724)					
Add't To / (Use Of) Fund Balance	540,067	(23,019,834)	(13,969,404)	9,050,430	(12,083,201)	1,886,202
Close	35,844,288	12,824,454	21,874,884	9,050,430	9,791,683	23,761,086

Financial Impact: There will be no Financial Impact to the City.

Proposed Action:

Staff recommends that the City Commission approve the correction to a scrivener error on the Citywide – Summary section of the City of Opa-locka FY 26 Budget.

Attachment:

RESOLUTION NO. 26-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING EXECUTION OF AN AMENDED ASSIGNMENT AND ASSUMPTION PERTAINING TO A BROWNFIELD SITE REHABILITATION AGREEMENT FOR 1700 SERVICE ROAD; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Castle Opa, LLC is the owner of the property located at 1700 Service Road in Opa-locka and is under contract to sell the property to 1700 Service Holdings; and

WHEREAS, pursuant to City of Opa-locka Resolution 99-6013, the property was designated as a Brownfield Economic Redevelopment Area. In 2018, Castle Opa, LLC bought the property and entered into a Brownfield Site Rehabilitation Agreement (BSRA) with Miami Dade County that committed the owner to voluntarily implement a cleanup plan for the site's eventual redevelopment; and

WHEREAS, the BSRA allows a site to be safely redeveloped while limiting future environmental liability. The Assignment & Assumption of BSRA, would assign the obligation of the BSRA to the new owner; and

WHEREAS, pursuant to paragraph 18 in the BSRA, the owner may assign its right and responsibilities under the BSRA with written consent of Miami Dade County and the local government with jurisdiction over the property (The City of Opa-locka), which consent cannot be unreasonable withheld; and

WHEREAS, the City Commission previously passed Resolution 26-006, authorizing the execution of the BSRA Assignment and Assumption Agreement to provide the City's written consent; and

WHEREAS, following the passage of Resolution 26-006, the owner, Castle Opa, LLC, advised the City that an error was discovered in the BSRA assignment that was previously executed by City. The parties have since amended the BSRA Assumption and Assignment Agreement, as attached hereto as Exhibit "A", and have requested the City to executed the amended agreement; and

WHEREAS, the City Commission of the City of Opa-Locka desires to authorize execution of the amended assignment and assumption of a Brownfield Site Rehabilitation Agreement for property located at 1700 Service Road to a new owner, as attached hereto as Exhibit "A".

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

SECTION 1. ADOPTION OF REPRESENTATIONS

The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

SECTION 2. AUTHORIZATION FOR EXECUTION

The City Commission of the City of Opa-Locka hereby authorizes the City Manager, and necessary City parties, to execute the amended Assignment and Assumption of the BSRA to assign all obligations, rights and responsibilities under the BSRA to a new owner with written consent of Miami Dade County, consistent with the documents attached hereto as Composite Exhibit "A."

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption and is subject to the approval of the Governor or his designee.

PASSED and ADOPTED this_____ day of_____ 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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



City of Opa-locka Agenda Cover Memo

City Manager:	Sha'mecca Lawson		CM Signature		
Commission Meeting Date:	4.8.2026	Item Type: (Enter X in box)	Resolution	Ordinance	Other
			X		
Fiscal Impact: (Enter X in box)	Yes	No	Resolution Reading: (Enter X in box)	1st Reading	
		X		Public Hearing: (Enter X in box)	Yes
					X
Funding Source: Account#:	(Enter Fund & Dept) Ex: N/A See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes	
				No	
				X	
ILA Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:		
	X				
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)	
	X				
Sponsor Name	City Manager		Department:	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AUTHORIZING EXECUTION OF AN AMENDED ASSIGNMENT AND ASSUMPTION PERTAINING TO A BROWNFIELD SITE REHABILITATION AGREEMENT FOR 1700 SERVICE ROAD.

Staff Summary:

The City Commission previously passed Resolution No. 26-006 which authorized the execution of a Brownsfield Site Rehabilitation Agreement (BSRA) assignment and assumption between Castle Opa, LLC. and 1700 Service Holdings. Following the passage of Resolution 26-006, the owner, Castle Opa, LLC, advised the City that an error was discovered in the BSRA assignment that was previously executed by City. The parties have since amended the BSRA Assumption and Assignment Agreement and have requested the City to execute the amended agreement.

Financial Impact – There is no fiscal impact to execute this amendment.

Proposed Action:

Staff recommend the City Commission approve this legislation.

Attachment:

Amended BSRA for 1700 Service Road

Redlined from DERM.

**ASSIGNMENT AND ASSUMPTION OF BROWNFIELD SITE
REHABILITATION AGREEMENT**

This Assignment and Assumption of Brownfield Site Rehabilitation Agreement ("Agreement") is made by and between Castle Opa LLC ("Assignor"), and 1700 Service Holdings LLC ("Assignee").

WHEREAS, on December 19, 2018, Assignor and Miami-Dade County ("MDC") entered into a Brownfield Site Rehabilitation Agreement ("BSRA") pursuant to section 376.80, Florida Statutes, Brownfield Site ID No. BF139901003, attached hereto as Exhibit "A";

WHEREAS, Assignor intends to assign the BSRA to Assignee; and

WHEREAS, Assignee intends to become the Person Responsible for Brownfield Site Rehabilitation for the brownfield site pursuant to section 376.80, Florida Statutes, and otherwise agrees to assume the obligations arising under the BSRA; and

WHEREAS, per paragraph 18 of the BSRA, Assignor may assign its rights and responsibilities under the BSRA with written consent of MDC and the local government with jurisdiction over the real property.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto, intending to be legally bound hereby, covenant and agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Assignee meets the eligibility requirements of section 376.82, Florida Statutes.
3. Assignor transfers, assigns, and sets over unto Assignee, all of Assignor's rights, title, and interest in the BSRA, with said assignment to be effective on the effective date of this Agreement.
4. Assignee, as of the effective date of this Agreement, assumes all of the obligations under the BSRA, specifically including but not limited to conducting site rehabilitation and submitting technical reports, obtaining any local, state, and federal permits required for site rehabilitation work, allowing FDEP access to the site, and conducting site rehabilitation under the observation of professional engineers or professional geologists.
5. Pursuant to paragraph 22 of the BSRA, Assignee's representative for the BSRA is Nathan Cohen, 3050 Biscayne Boulevard, Suite 801, Miami, FL 33137, (786) 362-5516, ncohen@modani.com. **Attached hereto as Exhibit B is an updated Site Access Agreement.**

6. Assignor shall be fully released from any and all obligations of the BSRA arising on or after the effective date of this Agreement.

6.7. By executing this Agreement, under penalty of perjury Assignor and Assignee attest that (i) there is no operating agreement, written or oral, which limits the authority of the Assignor's and Assignee's signatories to execute this Agreement and (ii) Assignor's and Assignee's signatories are fully authorized to execute this Agreement.

7.8. This Agreement shall be construed and interpreted in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, this Agreement has been made and executed on the date set forth by each duly authorized representative, and is effective as of the date of the execution of the final required signatory.

ASSIGNOR:

By: _____

Print Name: Elliot Stone _____

Print Title: _____

Address: _____

Date: _____

ASSIGNEE:

By: _____

Print Name: Nathan Cohen _____

Print Title: _____

Address: _____

Date: _____

From: Rezola, Sandra (RER) <sandra.rezola@miamidade.gov>
Sent: Wednesday, February 11, 2026 1:59 PM
To: Noah Miller <nmiller@haimiami.com>
Cc: Jim Miller <jmiller@haimiami.com>; reese@reeseonrealestate.com
Subject: RE: Castle Opa Brownfield Site (BF139901003) Assignment and Assumption

Good afternoon Noah,

In comment 1 of my 11/26/25 email below, the parts that aren't consistent with the form Assignment and Assumption Agreement approved by the Board of County Commissioners are the sentences highlighted in yellow below.

WHEREAS, Assignor, directly or indirectly, has undertaken all commercially reasonable efforts to timely and fully comply with its obligations under the BSRA and has communicated its progress to all applicable regulatory authorities;

Assignor shall be fully released from any and all obligations of the BSRA arising on or after the effective date of this Agreement. As of the effective date of this Agreement, Assignor has met all obligations imposed under the BSRA, as acknowledged by the regulatory authorities having jurisdiction.

The sentence not highlighted above: "Assignor shall be fully released from any and all obligations of the BSRA arising on or after the effective date of this Agreement." shall be reinserted and included as comment 6 (see below example):

6. Assignor shall be released from any and all obligations of the BSRA arising on or after the effective date of this Agreement.
7. By executing this Agreement, under penalty of perjury Assignor and Assignee attest that (i) there is no operating agreement, written or oral, which limits the authority of the Assignor's and Assignee's signatories to execute this Agreement and (ii) Assignor's and Assignee's signatories are fully authorized to execute this Agreement.
8. This Agreement shall be construed and interpreted in accordance with the laws of the State of Florida.

Please submit a revised draft Assignment and Assumption Agreement addressing the comment above.

Please note that RER/DERM had not yet requested execution. Once the final draft Assignment and Assumption Agreement is received, it must still be reviewed by the County Attorney's Office. Therefore, you may wish to defer execution until all MDC reviews have been completed and no additional modifications are required.

Regards,

Sandra Rezola, Hydrogeologist III
Environmental Monitoring & Evaluation Section
Department of Regulatory and Economic Resources
701 NW 1 Court, 4th Floor
Miami, Florida 33136
Phone: (305) 372-6700

**ASSIGNMENT AND ASSUMPTION OF BROWNFIELD SITE
REHABILITATION AGREEMENT**

This Assignment and Assumption of Brownfield Site Rehabilitation Agreement (“Agreement”) is made by and between Castle Opa LLC (“Assignor”), and 1700 Service Holdings LLC (“Assignee”).

WHEREAS, on December 19, 2018, Assignor and Miami-Dade County (“MDC”) entered into a Brownfield Site Rehabilitation Agreement (“BSRA”) pursuant to section 376.80, Florida Statutes, Brownfield Site ID No. BF139901003, attached hereto as Exhibit “A”;

WHEREAS, Assignor intends to assign the BSRA to Assignee; and

WHEREAS, Assignee intends to become the Person Responsible for Brownfield Site Rehabilitation for the brownfield site pursuant to section 376.80, Florida Statutes, and otherwise agrees to assume the obligations arising under the BSRA; and

WHEREAS, per paragraph 18 of the BSRA, Assignor may assign its rights and responsibilities under the BSRA with written consent of MDC and the local government with jurisdiction over the real property.

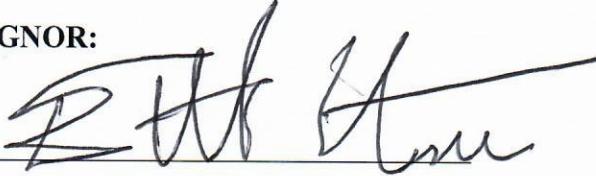
NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto, intending to be legally bound hereby, covenant and agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Assignee meets the eligibility requirements of section 376.82, Florida Statutes.
3. Assignor transfers, assigns, and sets over unto Assignee, all of Assignor’s rights, title, and interest in the BSRA, with said assignment to be effective on the effective date of this Agreement.
4. Assignee, as of the effective date of this Agreement, assumes all of the obligations under the BSRA, specifically including but not limited to conducting site rehabilitation and submitting technical reports, obtaining any local, state, and federal permits required for site rehabilitation work, allowing FDEP access to the site, and conducting site rehabilitation under the observation of professional engineers or professional geologists.
5. Pursuant to paragraph 22 of the BSRA, Assignee’s representative for the BSRA is Nathan Cohen, 3050 Biscayne Boulevard, Suite 801, Miami, FL 33137, (786) 362-5516, ncohen@modani.com. **Attached hereto as Exhibit B is an updated Site Access Agreement.**

6. Assignor shall be fully released from any and all obligations of the BSRA arising on or after the effective date of this Agreement.
7. By executing this Agreement, under penalty of perjury Assignor and Assignee attest that (i) there is no operating agreement, written or oral, which limits the authority of the Assignor's and Assignee's signatories to execute this Agreement and (ii) Assignor's and Assignee's signatories are fully authorized to execute this Agreement.
8. This Agreement shall be construed and interpreted in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, this Agreement has been made and executed on the date set forth by each duly authorized representative, and is effective as of the date of the execution of the final required signatory.

ASSIGNOR:

By: 

Print Name: Elliot Stone

Print Title: MANAGER

Address: 11900 Biscayne Blvd
Suite 262 North Miami, FL

Date: 3/26/26 33181

ASSIGNEE:

By: 

Print Name: Nathan Cohen

Print Title: Manager

Address: 3050 Biscayne Blvd suite 801
Miami, FL 33137

Date: 03/26/26

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

CITY OF OPA-LOCKA

By: _____

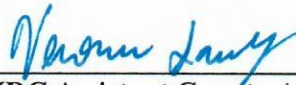
Print Name: _____

Title: _____

Address: _____

Date: _____

Approved as to form and legality: _____


MDC Assistant County Attorney

MIAMI-DADE COUNTY

By: _____

Mayor, or her designee

Print Name: _____

Address: _____

Date: _____

FILING AND ACKNOWLEDGMENT FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk (or Deputy Clerk)

Date: _____

cc: Scott Sweeney, FDEP Brownfields Program Manager
Justin Cross, FDEP Government Analyst II, Brownfields Program
Megan Johnson, FDEP Environmental Consultant, Brownfields Program
Ryenne Hathaway, Southeast District Brownfields Coordinator, FDEP
Sandra Rezola, MDC RER's Brownfields Coordinator
Elliot Stone, Assignor
Nathan Cohen, Assignee

EXHIBIT A - Brownfield Site Rehabilitation Agreement

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

BEFORE MIAMI-DADE COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

IN RE: Castle Opa LLC
Castle Opa Brownfield Site
1700 Service Road, Opa-Locka, FL 33054-3750
Opa-Locka Brownfield Area
Brownfield Area Identification Number: 139901000
Brownfield Site Identification Number: 139901003

BROWNFIELD SITE REHABILITATION AGREEMENT PURSUANT TO §376.80(5),
Florida Statutes (F.S.)

WHEREAS, the Brownfields Redevelopment Act was enacted to reduce public health and environmental hazards on existing commercial and industrial sites by offering incentives to encourage responsible persons to voluntarily develop and implement cleanup plans; and

WHEREAS, Miami-Dade County ("MDC") has been delegated the authority to administer the Florida Brownfields Program on behalf of the State of Florida's Department of Environmental Protection ("Department") and administer and enforce the provisions of Chapters 403 and 376, F.S., and the rules promulgated thereunder, Chapters 62-777 and 62-780, Florida Administrative Code (F.A.C.), as amended; and

WHEREAS, MDC has jurisdiction over the matters addressed in this Brownfield Site Rehabilitation Agreement ("BSRA"); and

WHEREAS, the Department and MDC, through its delegation have the authority, pursuant to §376.81, F.S., to establish by rule, criteria for determining the rehabilitation program tasks that comprise a site rehabilitation program and the level at which a rehabilitation program task and a site rehabilitation program may be deemed complete;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is agreed as follows:

This BSRA is entered into between MDC and CASTLE OPA LLC, hereinafter the Person Responsible for Brownfield Site Rehabilitation ("PRFBSR") (collectively referred to as the "parties"), for the rehabilitation of a brownfield site within a designated brownfield area pursuant to §376.80(5), F.S. MDC and the PRFBSR agree to the following:

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

1. MDC

The Department of Regulatory and Economic Resources (RER) is the agency of MDC with authority and power to enforce the provisions of Chapters 376 and 403, F.S.

2. PERSON RESPONSIBLE FOR BROWNFIELD SITE REHABILITATION

Castle Opa LLC is the PRFBSR as defined in §376.79(13), F.S., for the real property described in the map and legal description in Attachment A (the "Brownfield Site"), incorporated herein, that has been designated by the City of Opa-Locka in Resolution #99-6013 (dated 02/24/1999) as a brownfield area as defined in §376.79(4), F.S. **Attachment A** is a composite exhibit that includes: (a) the legal description and map of the Brownfield Site; and (b) the City of Opa-Locka resolution with all attachments including the map of the designated brownfield area. The brownfield site consists of 7.58 acres.

3. PRFBSR'S DUTIES

The PRFBSR agrees:

- (a) to conduct "site rehabilitation" of any "contaminated site(s)" as defined in §376.79, F.S., whose source originates on the real property described in **Attachment A as the Brownfield site**. If such contaminated site(s) extend(s) beyond the boundary of the Brownfield site, then PRFBSR agrees to conduct site rehabilitation to address the entire contaminated site;
- (b) to conduct site rehabilitation and submit technical reports and rehabilitation plans in a timely manner according to the attached brownfield site rehabilitation schedule agreed upon by the parties (see **Attachment B**), and incorporated herein;
- (c) to conduct site rehabilitation activities under the observation of professional engineers or professional geologists, as applicable, who are registered in accordance with the requirements of Chapters 471 or 492, F.S., respectively. Submittals provided by the PRFBSR must be signed and sealed by a professional engineer registered under Chapter 471, F.S., or by a professional geologist registered under Chapter 492, F.S., as applicable, certifying that the submittal and associated work comply with the laws, rules and applicable ordinances of MDC and those governing the profession. Upon completion of the approved remedial action, a professional engineer registered under Chapter 471, F.S., or a professional geologist registered under Chapter 492, F.S., as applicable, must certify that the corrective action

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
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- was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by MDC;
- (d) to conduct site rehabilitation in accordance with Chapter 62-160, F.A.C., as the same may be amended from time to time;
 - (e) to obtain any local, state or federal approvals or permits required for the site rehabilitation work and to conduct the necessary site rehabilitation consistent with local, state, and federal laws, rules and ordinances. All site rehabilitation shall be consistent with the cleanup criteria in §376.81, F.S., the requirements of Chapters 62-780, F.A.C., Contaminated Site Cleanup Criteria, and 62-777, F.A.C., Contaminant Cleanup Target Levels;
 - (f) to allow access by MDC and the Department during the entire site rehabilitation process, as evidenced by the attached documentation (see **Attachment C**) incorporated herein, establishing that such site access has been secured by agreement with the real property owner. Upon the transfer of any real property interest in any portion of the Brownfield Site before site rehabilitation is complete, the PRFBSR shall notify MDC within 15 days from the date that such an interest is effective. With notice the PRFBSR shall provide a copy of an access agreement in substantially the same form as that in **Attachment C** with any successor in interest to the real property owner of the Brownfield Site or with any party with a real property interest in the Brownfield Site after the effective date of this agreement, granting such access to MDC and the Department; and
 - (g) to consider appropriate pollution prevention measures and to implement those that the PRFBSR determines are reasonable and cost-effective, taking into account the ultimate use or uses of the real property described in **Attachment A**. Local pollution prevention programs as well as state pollution prevention programs are available to assist in determining pollution reduction measures. The Department recommends that the PRFBSR contact RER's Division of Environmental Resources Management or the Department's Pollution Prevention (P2)/Waste Reduction Program at (850) 245-8707 or visit the P2 web site at <http://www.dep.state.fl.us/pollutionprevention/aboutus.htm> for recommendations on waste minimization and waste management and for assistance with pollution prevention measures. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include the goals for the reduction of releases of toxic materials.

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
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- (h) that upon the execution of this BSRA the terms and conditions of the Consent Agreement executed with the MDC Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) on March 26, 2018 (SW-1354, ASB-1, IW5-3869), only as it pertains to corrective actions on the contaminated site(s) excluding asbestos-related corrective actions, originating on the real property as described in **Attachment A**, will be held in abeyance and shall remain in abeyance, provided the PRFBSR is in compliance with the terms of this BSRA. In the event MDC determines that PRFBSR is not in compliance with the terms and conditions of this BSRA, subject to the provisions of Paragraphs 11 and 19 hereof, the PRFBSR agrees that the terms and conditions of the Consent Agreement shall return in full force and effect.

4. CERTIFICATION

The PRFBSR certifies that he/she has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the proposed redevelopment complies with applicable laws and requirements for such redevelopment. Documentation that supports this certification is provided as **Attachment D**.

5. SITE CONTRACTOR

The PRFBSR must ensure that the contractor who is performing the majority of the site rehabilitation program tasks pursuant to this BSRA or supervising the performance of such tasks by licensed subcontractors in accordance with the provisions of § 489.113(9), F.S., has provided certification to MDC that the contractor meets the requirements listed below. If the identity of the contractor is known at the time of the execution of this BSRA, a Brownfields Redevelopment Program Contractor Certification Form (CCF) shall be submitted as **Attachment E** to this BSRA. If the contractor has not yet been determined, the PRFBSR shall ensure that the CCF is submitted to the RER Brownfield Coordinator and approved by MDC before the contractor begins performing any site rehabilitation tasks at the site.

The PRFBSR must submit to MDC documentation as **Attachment F**, which shows a National Environmental Laboratory Accreditation Program ("NELAP")-recognized authority has accredited the laboratory(s) that will perform the analyses required by this agreement.

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

Any contractor that performs site rehabilitation tasks at a contaminated site originating on the real property as described in **Attachment A** shall provide documentation in accordance with the provisions of the paragraph above and with **Attachments E and F**, if applicable, showing that any contractor that performs site rehabilitation tasks:

- (a) meets all certification and license requirements imposed by law; and
- (b) performs, or has laboratory analyses performed, pursuant to NELAP certification requirements and performs, or has field sampling work performed, in accordance with the Standard Operating Procedures provided in Chapter 62-160, F.A.C., as amended, if applicable to performance of site rehabilitation tasks.

6. CONTINUOUS COMPLIANCE

During the entire site rehabilitation process, the PRFBRSR agrees to ensure that the contractor continues to comply with the requirements of **Paragraph 5** of this BSRA pursuant to the requirements of §376.80(6), F.S.

7. VOLUNTARY CLEANUP TAX CREDIT PROGRAM

Not all activities that are approved or performed in association with a BSRA are eligible for the state's Voluntary Cleanup Tax Credit (VCTC). In accordance with Section 376.30781, F.S., only costs incurred and paid by the applicant that are either integral, necessary and required for site rehabilitation or for solid waste removal, are eligible for the VCTC. Contamination assessment or remediation paid for by the State of Florida for a discharge that is eligible for a state-funded cleanup under the Dry-Cleaning Solvent Contamination Program or one of the Petroleum Restoration Program's eligibility programs, may not be used to calculate a tax credit. "Site rehabilitation" means the assessment of site contamination and the remediation activities that reduce the levels of contaminants at a site through accepted treatment methods to meet the cleanup target levels established for that site. For sites subject to the Resource Conservation and Recovery Act, as amended, the term includes removal, decontamination, and corrective action of releases of hazardous substances. "Solid waste removal" means removal of solid waste from the land surface or excavation of solid waste from below the land surface and removal of the solid waste from the brownfield site. Nothing contained herein is intended to limit the VCTC otherwise available to the PRFBRSR under applicable law. General information about the VCTC Program is available at <http://www.dep.state.fl.us/waste/categories/vctc/default.htm>. For specific questions regarding the VCTC Program, please contact the Department's Waste Cleanup Program at (850) 245-8927.

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

8. ADVISORY COMMITTEE

The PRFBSR shall establish an advisory committee pursuant to the requirements of §376.80(4), F.S., for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. The advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. However, if an appropriate local advisory committee already exists, this committee may be used for requesting public participation and for the purposes of complying with this paragraph.

The PRFBSR shall provide the advisory committee a copy of the final proposed draft BSRA and a copy of the executed BSRA. When the PRFBSR submits a site assessment report or the technical document containing the proposed course of action following site assessment to MDC for review, the PRFBSR shall hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site assessment report or the technical document containing the proposed course of action following site assessment.

The names, addresses, contact numbers, and applicable affiliation for each advisory committee member is included as **Attachment G**.

9. INDEMNIFICATION

The PRFBSR shall save and hold harmless and indemnify MDC and the Department against any and all liability, claims, judgments or costs of whatsoever kind and nature for injury to, or death of any person or persons and for the loss or damage to any property resulting from the use, service, operation or performance of work under the terms of this BSRA and from the negligent acts or omissions of the PRFBSR or its employees, agents, contractors, subcontractors, or other representatives, to the extent allowed by law.

10. LIABILITY PROTECTION

The liability protection provided under §376.82, F.S., shall become effective upon execution of this BSRA and shall remain effective, provided the PRFBSR complies with the terms of this BSRA.

11. TERMINATION

If the PRFBSR fails to comply with this BSRA, MDC shall notify the PRFBSR and allow 90 days for the PRFBSR to return to compliance with the provision at issue or to negotiate a modification to the BSRA with MDC for good cause shown. If an imminent hazard exists the 90-day grace period shall not apply. If the project is not

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Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

returned to compliance with this BSRA and a modification cannot be negotiated, MDC shall terminate this BSRA.

The PRFBSR may terminate this BSRA at any time upon written notice to MDC.

Termination of this BSRA by either party will revoke the immunity provision of §376.82, F.S. Upon termination of this BSRA, the Consent Order dated March 26, 2018 (#SW-1354, ASB-1, IW5-3869) executed with the MDC Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), will return immediately to full force and effect.

12. IMMINENT HAZARD

Nothing herein shall be construed to limit the authority of MDC to undertake any action in response to, or to recover the costs of responding to, conditions at or from the real property described in **Attachment A** that require MDC to take action to abate an imminent hazard to the public health, welfare or the environment.

13. RELEASE OF LIABILITY

Upon successful completion of this BSRA as evidenced by the issuance of a Site Rehabilitation Completion Order (SRCO) for each contaminated site originating from the real property described in **Attachment A**, the PRFBSR and his or her successors and assigns, shall be relieved from further liability for site rehabilitation as described in paragraph 3.a. of this BSRA to MDC and third parties and of liability in contribution to any other party who has or may incur cleanup liability for the contaminated site(s).

MDC will release the Respondent to the Consent Agreement executed with the MDC Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) on March 26, 2018 (SW-1354, ASB-1, IW5-3869) and his or her successors and assigns, from its corrective action obligations pursuant to the Consent Agreement (excluding asbestos-related corrective action) for the real property covered by this BSRA upon issuance of the Brownfields Site Rehabilitation Completion Order issued pursuant to this BSRA.

This release of liability is subject to the reopener provisions of §376.82(3), F.S.

14. GOVERNING LAW

This BSRA has been delivered in the State of Florida and shall be construed in accordance with the laws of Florida and any applicable local regulations. Wherever possible, each provision of this BSRA shall be interpreted in such manner as to be effective and valid under applicable law. If any provision of this BSRA shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

provision or the remaining provisions of this BSRA. Any action hereon or in connection herewith shall be brought in Miami-Dade County, Florida.

15. SUBMITTALS

The PRFBRS shall submit one hard (paper) copy or one electronic (digital) copy of any certifications or documentation required in Paragraph 6 ("Site Contractor") above, and all data, reports, responses, addenda, or modifications to reports and plans required by this BSRA to:

Wilbur Mayorga
Chief, Environmental Monitoring & Restoration Division
MDC Department of Regulatory and Economic Resources
701 NW 1st Court, 4th Floor
Miami, Florida 33136

MDC encourages the submittal of documents for review in an electronic format rather than the submittal of paper copies. All electronic copies of documents shall be in the format listed in Section 8 of the Instructions and attached as **Attachment H**. Timeframes for MDC's review of technical reports and plans and submittal of documents by the PRFBRS shall be governed by the attached schedule (see **Attachment B**), incorporated herein. After final MDC approval of each report or plan, an electronic copy shall be submitted to MDC within 30 days. The electronic copy of the report shall be submitted in the format listed in **Attachment H**.

16. DOCUMENT REVIEW

During the site rehabilitation process, if MDC fails to complete the review of a technical document within the timeframe specified in this BSRA, with the exceptions of "no further action proposals," "monitoring only proposals," and feasibility studies, which must be approved prior to implementation, the PRFBRS may proceed to the next site rehabilitation task. However, the PRFBRS does so at its own risk and may be required by MDC to complete additional work on a previous task.

17. FEES

MDC may charge and retain applicable fees for use in supporting the administration of the Brownfields Program. Any such fees shall be charged in accordance with the current fee schedule that has been reviewed and approved by the Board of County Commissioners. Nothing in this provision shall preclude MDC from charging and collecting administrative fees, investigative costs, or other costs incurred by MDC resulting from performing enforcement and compliance functions. Nothing in this Agreement shall prohibit MDC from seeking penalties, damages, costs, or attorney fees as provided by law or ordinance. All civil penalties and damages recovered by

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

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Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

MDC shall be deposited in a separate county fund which shall be used as set forth in Section 24-31, of the Code of Miami-Dade County, Florida.

18. ASSIGNMENT

The PRFBSR shall not assign any rights or responsibilities under this BSRA to any other party without the written consent of MDC and the local government with jurisdiction over the real property described in **Attachment A**. However, MDC shall not withhold its consent to such an assignment if: (a) the proposed assignee meets all of the eligibility criteria under §376.82, F.S.; (b) the proposed assignee has agreed, in writing, to assume all obligations of the PRFBSR under the terms of this Agreement; and (c) the assignment of PRFBSR obligations under any agreement with the local government with jurisdiction over the real property has been approved, in writing, by the local government.

19. WAIVER

By entering into this BSRA, the PRFBSR waives its right to challenge the contents of this BSRA in an administrative hearing afforded by §120.569 and §120.57, F.S., or an appeal afforded by the terms of §120.68, F.S. This BSRA does not deny the PRFBSR a right to challenge MDC's actions taken pursuant to this BSRA. No delay or failure to exercise any right, power or remedy accruing to either party upon breach or default by either party under this BSRA, shall impair any such right, power or remedy of either party; nor shall such delay or failure be construed as a waiver of any such breach or default, or any similar breach or default thereafter.

20. EFFECTIVE DATE AND ADMINISTRATIVE HEARING

This BSRA (Order) is final and effective on the date of execution unless a timely petition for an administrative hearing is filed under §§120.569 and 120.57, F.S., within 21 days after the date of receipt of notice of agency action. Upon the timely filing of such petition, this BSRA will not be effective until further order of MDC. The liability protection for the PRFBSR pursuant to §376.82(2), F.S., becomes effective upon execution of the brownfield site rehabilitation agreement. The procedures for petitioning a hearing are set forth below.

Persons other than the PRFBSR who are affected by this BSRA have the following options:

- (a) If you choose to accept MDC's decision regarding this BSRA, you do not have to do anything. This BSRA is final and effective 21 days after the date of execution.
- (b) If you choose to challenge MDC's decision, you may do the following:

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Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
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- (i) File a request for an extension of time to file a petition for hearing with the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136 within **21** days of receipt of this BSRA; such a request should be made if you wish to meet with MDC in an attempt to informally resolve any disputes without first filing a petition for hearing

Or

- (ii) File a petition for administrative hearing with the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136 within **21** days of receipt of this BSRA.

Please be advised that mediation of this decision pursuant to §120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for Hearing:

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., MDC may grant a request for an extension of time to file a petition for hearing. Such a request shall be filed with (received by) the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, within **21** days of receipt of this BSRA. Petitioner shall mail a copy of the request to the PRFBRSR at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

How to File a Petition for Administrative Hearing:

A person whose substantial interests are affected by this BSRA may petition for an administrative proceeding (hearing) under §§120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed with (received by) the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, within **21** days of receipt of this BSRA. Petitioner shall mail a copy of the petition to the PRFBRSR at the time of filing. Failure to file a petition within this time period shall constitute a waiver of any right to request an administrative proceeding under Chapter 120, F.S.

Pursuant to §120.569(2), F.S., and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

1. The name, address, any email address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the PRFBRSR's name and address; the Department's Brownfield Area and Brownfield Site Identification Numbers; and the name and address of the Brownfield Site; the name and address of each agency affected;

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

2. A statement of when and how each petitioner received notice of MDC's action or proposed action;
3. An explanation of how each petitioner's substantial interests are or will be affected by MDC's action or proposed action;
4. A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
5. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of MDC's action or proposed action;
6. A statement of the specific rules or statutes the petitioner contends require reversal or modification of MDC's action or proposed action, including an explanation of how the alleged facts relate to the specific rules of statutes; and
7. A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes MDC to take with respect to MDC's action or proposed action.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that MDC's final action may be different from the position taken by it in this BSRA. Persons whose substantial interests will be affected by any such final decision of MDC have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

21. JUDICIAL REVIEW

Except for the PRFBSR, any party has the right to seek judicial review of this BSRA under §120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the office of the Director of MDC RER at 701 NW 1st CT, 4th Floor, Miami, Florida 33136, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The notice of appeal must be filed within 30 days after this BSRA is filed with the clerk of RER (see below).

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
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22. CONTACTS FOR GENERAL AND LEGAL QUESTIONS

Any questions about the content of this BSRA, MDC's review of the BSRA, or technical questions should be directed to MDC's Brownfields Coordinator at:

Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court, 4th Floor
(305) 372-6700

or to the PRFBSR's representative at:

ELLIOT STONE OF CASTLE OPA LLC
1700 Service RD
Opa-locka, FL 33054-3750
(305) 891-3331

Questions regarding legal issues should be referred to MDC's County Attorney's Office at 305-375-5151. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

23. ENTIRETY OF AGREEMENT

This BSRA represents the entire agreement of the parties. Any alterations, variations, changes, modifications or waivers of provisions of this BSRA shall only be valid when they have been reduced to writing, duly signed by each of the parties hereto, and attached to the original of this BSRA, unless otherwise provided herein.

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Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Castle Opa LLC
Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

IN WITNESS WHEREOF, each of the parties has made and executed this Brownfield Site Rehabilitation Agreement on the date set forth for each signature of each representative below: Jack Osterholt, MDC Deputy Mayor, or his designee, and Castle Opa LLC, the Person Responsible for Brownfield Site Rehabilitation, signing by and through Elliot Stone as Manager for Castle Opa LLC, duly authorized to execute same.

PERSON RESPONSIBLE FOR
BROWNFIELD SITE REHABILITATION

MIAMI-DADE COUNTY

By: [Signature]
(PRFBSR Authorized Signatory)

By: [Signature]
(Deputy Mayor)

Elliot Stone - Manager
(Print Signatory's Name & Title) Castle Opa LLC

Date: 11/26/18

Date: 12/19/18

11900 Biscayne Blvd #262
(Address)

Approved as to form and legality:

N. Miami FL 33181
(City, State, Zip Code)

[Signature]
MDC Assistant County Attorney

305-891-3331
(Telephone)

Christopher J. Wahl
(Print MDC Assistant County Attorney's Name)



FILING AND ACKNOWLEDGMENT FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated RER Clerk, receipt of which is hereby acknowledged.

[Signature]
Clerk (or Deputy Clerk)

Date: 12/19/18

cc:
Paul Alan Wierzbicki, Professional Geologist III, FDEP, Paul.Wierzbicki@dep.state.fl.us
Diane Pupa, Program Administrator, FDEP, diane.pupa@dep.state.fl.us
Carrie L. Kruchell, P.G., Environmental Manager, FDEP, Carrie.L.Kruchell@dep.state.fl.us
Sandra Rezola, Brownfields Coordinator, RER, Rezola@miamidade.gov

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Brownfield Site Rehabilitation Agreement
Brownfield Site ID # BF139901003

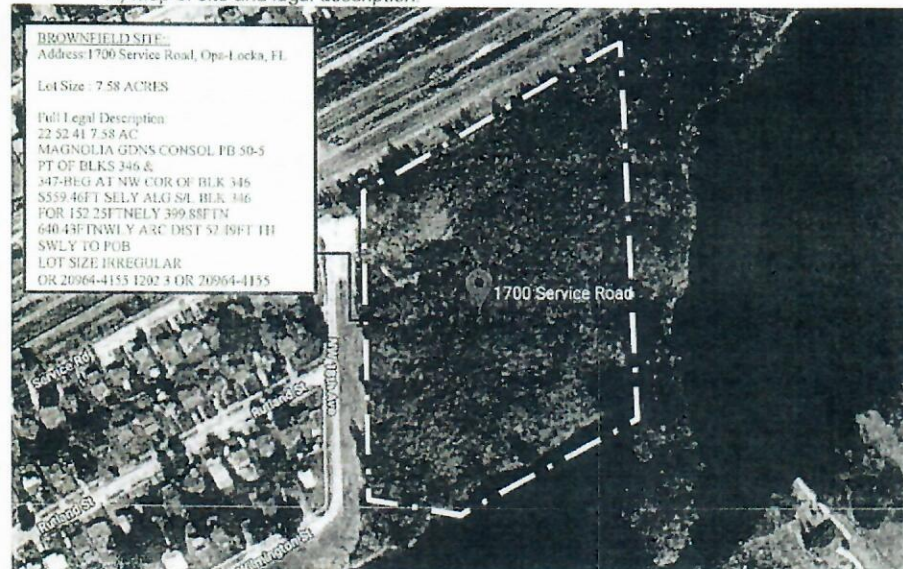
List of Attachments

Attachment A	Local Government Resolution for the Brownfield Area and Map and Legal Description of the Brownfield Site
Attachment B	Brownfield Site Rehabilitation Schedule
Attachment C	Site Access Agreement
Attachment D	Certification of Redevelopment Agreement
Attachment E	Contractor Certification Form
Attachment F	Quality Assurance Certificate
Attachment G	Advisory Committee Members
Attachment H	Format for submittal of Technical Documents

Assignment and Assumption of BSRA
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ATTACHMENT A - - LOCAL GOVERNMENT RESOLUTION FOR THE BROWNFIELD
AREA AND MAP AND LEGAL DESCRIPTION OF THE BROWNFIELD SITE

A) Map of site and legal description:



9/2016 Revised MDC BSRA Model

Assignment and Assumption of BSRA
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B) City of Opa-Locka Resolution # 99-6013 (February 24, 1999)

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Resolution No. 99-6013

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, WITH ATTACHMENT, DESIGNATING THE BOUNDARIES OF THE BROWNFIELDS ECONOMIC REDEVELOPMENT AREA INCLUDING ALL AREAS OUTLINED ON THE ATTACHED MAP AND ATTACHED LEGAL DESCRIPTION FOR THE PURPOSE OF ENVIRONMENTAL REMEDIATION AND; FURTHER AUTHORIZING THE CITY MANAGER TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION

WHEREAS, in resolution No. 98-5885, the City Commission emphasized the critical importance to the City of expeditious actions to redevelop real property with perceived contaminated sites which are underutilized ("brownfields"); and

WHEREAS, the Opa-locka Brownfields Task Force Technical and Identification Committee and Legal Committee have completed their survey of potential brownfields sites within the City and prepared a priority list of such potential sites which are attached to this resolution and incorporated herein; and

WHEREAS, the Brownfields Redevelopment Act, as revised and amended (Section 376.77, Florida Statutes) provides for a local government to designate a "brownfields area" containing one or more potential brownfields sites; and

WHEREAS, the task force has unanimously proposed a brownfields area, a map and a legal description which are attached and made an integral part of this resolution; and

WHEREAS, designation of a brownfields area is an essential step before any brownfields site rehabilitation agreements can be negotiated between persons proposing to redevelop brownfields sites and the Florida Department of Environmental Protection; and

WHEREAS, the designation of a brownfields area is likely to benefit the owners of property in the area by facilitating the clean-up and further redevelopment of their properties and

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Resolution No. 99-6013

nearby and adjacent properties; and

WHEREAS, the Florida Statutes provide additional protection for any property owner located in a proposed brownfields area to have the property removed from the proposed designation; and

WHEREAS, the City's Public Works Department and Utilities Department wishes to begin the process of working with the owners of potential brownfields sites to have those sites formally designated as soon as the legal requirements have been completed.

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

Section 1: The above clauses are hereby incorporated by reference.

Section 2: The City Commission makes the following findings:

- a. All potential brownfields sites to date are located within the confines of the proposed brownfields area excepting only those already subject to clean-up requirements under state or federal statutes and thus not eligible for brownfields site designation.
- b. Based on its knowledge of the City and the uses which its land has been put to, it is unlikely that additional sites will be located in the near future in areas of the City not contained in the proposed brownfields area.
- c. The proposed area warrants economic development and such development is likely, if concerns over actual or suspected contamination can be resolved.
- d. The area is the smallest area that will allow a focused approach to the problems of brownfields sites within the City.
- e. Private investors have expressed interest in developing or redeveloping several properties, the completion of which is likely to lead to the creation of a significant number of new permanent jobs, and at least one such investor has expressed a willingness to request designation of a

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Resolution No. 99-6013

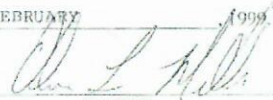
brownfields site so as to rehabilitate and redevelop the property.

- f. At least one of the potential sites in the area offers the potential for additional recreational open space within the City.
- g. All of the proposed brownfields area is within the boundaries of a designated enterprise zone, and accordingly, no hearing is required under the terms of section 376.80(2)(a).

Section 3: The City Commission accordingly:

- a. Announces its intention to designate a brownfields area, the boundaries of which will be those on the attached map and legal description which are incorporated herein by reference, subject, however, to the views of the public.
- b. Directs the City Manager to cause notice of the proposed area to be advertised in local newspapers and posted in appropriate locations, including the opportunity for interested persons to express their views on the designated area, and the opportunity for property owners to have their properties excluded.
- c. Authorizes the City Manager to enter into negotiations with interested owners of properties identified by the task force as potential brownfields sites to establish whether they are prepared to request designation as a brownfields site and to undertake the necessary clean-up and redevelopment of the site on their own or in conjunction with other interested parties.
- d. Further directs the City Manager and the task force to reconsider the proposed brownfields area in light of any comments received and discussions with the property owners, and to report the findings to the Commission.

PASSED AND ADOPTED this 24 day of FEBRUARY


MAYOR

Assignment and Assumption of BSRA Brownfield Site ID # BF139901003

LEGAL DESCRIPTION OF PROPOSED BROWNFIELD ECONOMIC DEVELOPMENT AREA IN THE CITY OF OPA-LOCCA, FLORIDA

That portion of Section 20, Township 42 South, Range 41 East, lying Southwesterly of the Opa-Locka Canal:

TOGETHER WITH:

A portion of Section 21, Township 42 South, Range 41 East, being more particularly described as follows:

Begin at the Southeast corner of said Section 21, being at the intersection of N. W. 135th Street and N. W. 27th Avenue; thence Westerly, along N. W. 135th Street, to Codrill Street; thence Northerly, along Codrill Street, to Superior Street; thence Northerly and Westerly, along a 70 foot City Right of Way line Southwesterly of Opa-Locka Boulevard, to Pavia Avenue; thence Northerly, along Pavia Avenue, to West Drive; thence Northerly along a 20 foot Alley, which lies Southwesterly of Opa-Locka Boulevard, to the Southerly Right of Way line of the Seaboard Air Line Railway; thence Southwesterly, along said Right of Way line to Duval Avenue; thence Southwesterly, along Duval Avenue, to Superior Street; thence Easterly, along Superior Street, to Seaside Street; thence Southwesterly, along Seaside Street, to N. W. 135th Street; thence Westerly, along N. W. 135th Street, to the LeFevre-Douglas Expressway; thence Northerly, along the LeFevre-Douglas Expressway, to Fishermen Street; thence Easterly and Northerly, along Fishermen Street, to Chassard Boulevard; thence Northerly, Northerly, Northerly and Easterly along Chassard Boulevard, to N. W. 27th Avenue; thence Southwesterly, along N. W. 27th Avenue, to the Point of Beginning.

TOGETHER WITH:

The following described portions of Section 22, Township 42 South, Range 41 East, to wit:

Begin at a point on the West line of said Section 20, being at the intersection of N. W. 27th Avenue and Superior Street; thence Northerly, along N. W. 27th Avenue, to the Northeast corner of said Section 22, thence Easterly, along N. W. 131st Street and its Easterly extension, to the Northeast corner of said Section 22, thence Southwesterly, along the East line of said Section 22, to the Northerly shoreline of an existing lake; thence Southwesterly, along said shoreline, to N. W. 18th Avenue; thence Northerly, along N. W. 18th Avenue, to the Southerly Right of Way line of the State Road No. 9 Service Road; thence Southwesterly, along said Southerly Right of Way line, to N. W. 143rd Street; thence Southwesterly, Southwesterly, Southwesterly and Southwesterly, along the Westerly boundary of the Fulton Young Elementary School Site, to N. W. 141st Street; thence Westerly, along N. W. 141st Street, to N. W. 20th Avenue; thence Southwesterly, along N. W. 20th Avenue, to Superior Street; thence Westerly along Superior Street, to the Point of Beginning.

AND:

Begin at a point on the South line of said Section 21, being at the intersection of N. W. 22nd Avenue and N. W. 131st Street; thence Northerly, along N. W. 22nd Avenue, to Opa-Locka Boulevard; thence Westerly, along Opa-Locka Boulevard, to the Easterly Right of Way line of the Opa-Locka Canal; thence Northerly, along said Easterly Right of Way line, to Chabington Street; thence Northerly, along Chabington Street, to a point that is 100 feet West of the West Right of Way line of N. W. 22nd Avenue; thence Northerly, along a line that is parallel to said West Right of Way line, to the Easterly Right of Way line of State Road No. 9 Service Road; thence Northerly, along said Southerly Right of Way line, to a point that is 100 feet East of the East Right of Way line of N. W. 22nd Avenue; thence Southwesterly, along a line that is parallel to said 100 feet East of said East Right of Way line, to Raymond Ray Street; thence Southwesterly, along Raymond Ray Street, to N. W. 22nd Avenue; thence Southwesterly, along N. W. 22nd Avenue, to the Southerly Right of Way line of the Opa-Locka Canal; thence Northerly, along said Southerly Right of Way line, to a point on the Northerly prolongation of the Westerly shoreline of an existing lake; thence Southwesterly, along said prolongation, to the Northerly shoreline of said lake; thence Northerly and Easterly, along the Westerly and Southerly shorelines, to the Easterly shoreline; thence Northerly and Easterly, along N. W. 17th Avenue; thence Southwesterly, along N. W. 17th Avenue, to Opa-Locka Boulevard; thence Westerly and Southwesterly, along Opa-Locka Boulevard, to N. W. 15th Avenue; thence Southwesterly, along N. W. 15th Avenue, to N. W. 135th Street; thence Westerly, along N. W. 135th Street, to the Point of Beginning.

TOGETHER WITH:

The following described portion of the North 1/2 of Section 28, Township 42 South, Range 41 East to wit:

Begin at the Northeast corner of said Section 28, being at the intersection of N. W. 135th Street and N. W. 27th Avenue; thence Southwesterly, along N. W. 27th Avenue, to the Southeast corner of the North 1/2 of said Section 28; thence Westerly, along C. S. 30, a line of the North 1/2 of Section 28, to the Southwest corner of the North 1/2 of said Section 28; thence Northerly, along the West line of the North 1/2 of Section 28, to the Northeast corner of Section 28; thence Easterly, along N. W. 135th Street, to a point that is 320 feet West of the West Right of Way line of Alexander Drive; thence Southwesterly, parallel to Alexander Drive, to the prolongation of N. W. 120th Street; thence Easterly, along the prolongation of N. W. 120th Street, to N. W. 120th Street; thence Northerly, along N. W. 120th Street, to N. W. 32nd Avenue; thence Northerly, along N. W. 32nd Avenue, to N. W. 122nd Street; thence Easterly, along N. W. 122nd Street and its prolongation, to N. W. 31st Avenue; thence Southwesterly, along N. W. 31st Avenue, to N. W. 122nd Street; thence Northerly, along N. W. 122nd Street, to N. W. 122nd Street; thence Northerly, along N. W. 122nd Street, to N. W. 27th Avenue; thence Northerly, along N. W. 27th Avenue, to N. W. 135th Street; thence Northerly, along N. W. 135th Street, to the Point of Beginning.

TOGETHER WITH:

That portion of Section 29, Township 42 South, Range 41 East, lying Northerly of the Grady Parkway:

NOTE:

For definition of the property areas hereon before refer to Map of the area dated December 8, 1998, prepared by Carlos Castro-Castell Thompson-Simsen, P.A.

Sheet 1 of 2 Sheets

SCHWEBKE - SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS • ENGINEERS • 3140 CORPORATE WAY • MIAMI, FL 33156

PROJECT: 178-078
DATE: 1/15/07
THIS IS NOT A LAND SURVEY

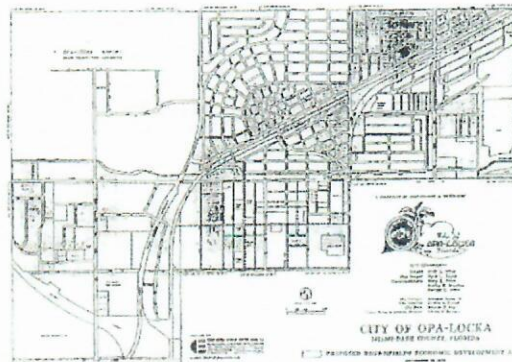
Robert F. Shiskin
Robert F. Shiskin, P.E.
A PROFESSIONAL ENGINEER, 2414

Sheet 2 of 2 Sheets

SCHWEBKE - SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS • ENGINEERS • 3140 CORPORATE WAY • MIAMI, FL 33156

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DATE: 1/15/07
THIS IS NOT A LAND SURVEY

Robert F. Shiskin
Robert F. Shiskin, P.E.
A PROFESSIONAL ENGINEER, 2414



Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

ATTACHMENT B - - BROWNFIELD SITE REHABILITATION SCHEDULE
Table I
Brownfield Site Rehabilitation Schedule

Type of Report or Activity	PRFBRS Action or Submittal Time Frames	MDC Review or Comment Timeframes
Notice of Interim Source Removal Action or Emergency Response Action situations.	Within 24 hours of initiation of the action.	No comment required.
Interim Source Removal Proposal	When seeking approval before implementation of an alternative product recovery method, groundwater recovery, soil treatment or disposal technique (see Rule 62-780.500).	Within 30 days of receipt.
Interim Source Removal Plan	When seeking approval before implementation of an alternative product recovery method, groundwater recovery, soil treatment or disposal technique (62-780.500, F.A.C.)	Within 30 days of receipt.
Interim Source Removal Status Report	Within 60 days of completion of source removal activities and every 60 days thereafter or when the field activity is terminated, whichever occurs first.	No comment required.
Interim Source Removal Report	Within 60 days of completion of interim source removal activities.	Within 60 days of receipt.
Site Rehabilitation Plan (SRP) or Combined Document; (Optional submittal) (See Rule 62-780.450, F.A.C.)	Optional: SRP submitted within 270 days of executing BSRA. May include multiple tasks.	Within 60 days of receipt.
Site Assessment Report (SAR)	SAR submitted within 270 days of executing BSRA.	Within 60 days of receipt.
Risk Assessment Report (RAR)	Optional: (within 60 days of SAR approval.)	Within 90 days of receipt.
No Further Action (NFA) Proposal	When the site meets the criteria for NFA (See Rule 62-780.680, F.A.C.).	Within 60 days of receipt.
Well Survey and Sampling Results pursuant to paragraph 62-780.600(3)(h), F.A.C.	Within 60 days of discovery of contamination beyond the property boundaries	Within 60 days of receipt.
Natural Attenuation with Monitoring (NAM) Plan	When the site meets the criteria for Natural Attenuation with Monitoring (See Rule 62-780.690, F.A.C.).	Within 60 days of receipt.
Natural Attenuation with Monitoring (NAM) Report	Within 60 days of sample collection.	No comment required.
Remedial Action Plan (RAP)	Within 90 days of approval of a SRP, SAR or RAR.	Within 60 days of receipt.
As-Built Drawings	Within 120 days of initiating operation of the active remediation system.	No comment required.
Initiate Operation of Active Remedial Action	Within 120 days of RAP approval.	No comment required.
Proposals submitted pursuant to subsection 62-780.700(15), F.A.C.	Optional during active remediation	Within 60 days of receipt
Remedial Action Status Report (Monthly or quarterly status reports may be required for submittal - - depending on site conditions and Advisory Committee.)	Within 60 days of the anniversary date of initiating operation of active remediation system.	No comment required.

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Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Post Active Remediation Monitoring (PARM) Plan	When the site meets the criteria for NFA (see Rule 62-780.680) or Leveling-Off (see Rule 62-780.700(17)).	Within 60 days of receipt.
Post Active Remediation Monitoring (PARM) Report	Within 60 days of sample collection.	No comment required.
Leveling Off Determination	Within 60 days of sample collection.	Within 60 days of receipt.
Post Active Remediation Monitoring (PARM) Plan resampling proposal (Rule 62-780.750(4)(e), F.A.C.	Within 60 days of sample collection.	Within 60 days of receipt.
Site Rehabilitation Completion Report (SRCR)	Within 60 days of the final sampling event. If SRCR not approved then submit modifications, etc. within 60 days of MDC's response.	Within 60 days of receipt. If the brownfield site meets the requirements of Chapter 62-780, F.A.C. for the issuance of a SRCO, a SRCO will be issued.
Pilot Study Work Plan	When seeking approval before implementation of a Pilot Study pursuant to Rule 62-780.700(2), F.A.C.	Within 60 days of receipt.
Notices for Field Activities except for Start of Interim Source Removal or Emergency Response Action situations.	Within seven (7) days but not less than 24 hours prior notice to MDC to perform field activity.	No comment required.
Submittal to MDC of addenda, responses, or modification to plans or reports, pursuant to Chapter 62-780, F.A.C.	Within 60 days of receipt of the MDC's response.	Within the same time frame for review of the original submittal.
Submittal of Form and Actual Notice required in subsection 62-780.220(2), F.A.C.	See text of rule for "Initial Notice of Contamination Beyond Property Boundaries" in subsection 62-780.220(2), F.A.C.	No comment required.
Submittal of Actual and Constructive Notice required in subsection 62-780.220(3), F.A.C.	See text of rule for "Subsequent Notice of Contamination Beyond Source Property Boundaries for Establishment of a Temporary Point of Compliance (TPOC)" in subsection 62-780.220(3), F.A.C.	No comment required.
Submittal of proof of Constructive Notice required in subsection 62-780.580(8), F.A.C.	When seeking an SRCO with conditions, the PRFBSR must provide constructive notice of the MDC's intent to approve a no Further Action Proposal with controls.	No comment required.

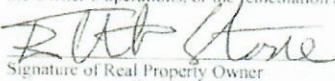
9/2016 Revised MDC BSRA Model

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

ATTACHMENT C - - SITE ACCESS AGREEMENT

SITE ACCESS AGREEMENT
PERMISSION TO ENTER PROPERTY
BROWNFIELDS REDEVELOPMENT PROGRAM

1. Castle Opa LLC, the real property owner ("undersigned" or "owner"), hereby grants permission to the Miami-Dade County ("MDC") Department of Regulatory and Economic Resources (DER) and the State of Florida, Department of Environmental Protection ("Department") and its agents and subcontractors to enter the undersigned's property ("the property") located at 1700 Service Road, Opa-locka, FL 33054, as described in **Attachment A** attached to the BSRA for the brownfield site assigned the Brownfield Site Identification Number **BF139901003**, beginning on the date of execution of the BSRA and ending on such date as deemed appropriate by MDC or the successful completion of the BSRA, whichever occurs first.
2. This permission is contemplated to be used for the following activities that may be performed by MDC, the Department, its agents, representatives or subcontractors:
 - a. Having access to areas where contamination may exist.
 - b. Investigation of soil and groundwater including, but not limited to, the installation of groundwater monitoring wells, the use of geophysical equipment, the use of an auger for collection of soil and sediment samples, the logging of existing wells, videotaping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, and other materials deemed appropriate by MDC and/or the Department and the like.
 - c. Removal, treatment and/or disposal of contaminated soil and water, which may include the installation of recovery wells or other treatment systems.
3. Upon completion of the investigation, MDC and/or the Department will restore the property as near as practicable to its condition immediately prior to the commencement of such activities.
4. The granting of this permission by the undersigned is not intended, nor should it be construed, as an admission of liability on the part of the undersigned or the undersigned's successors and assigns for any contamination discovered on the property.
5. MDC, the Department, its agents, representatives or subcontractors may enter the property during normal business hours and may also make special arrangements to enter the property at other times after agreement from the undersigned.
6. MDC and the Department acknowledge and accept any responsibility it may have under applicable law (Section 768.28, Florida Statutes) for damages caused by the acts of its employees acting within the scope of their employment while on the property.
7. In exercising their access privileges, MDC and the Department will take reasonable steps not to interfere with the Owner's operations, or the remediation and redevelopment activities pursuant to the BSRA.


Signature of Real Property Owner

Print Name: Elliot Stone

Title, if applicable: Manager / Castle Opa LLC

Date

10/30/2018


Signature of Witness

Print Name: Janice Pickett

10/30/18

Date

9/2016 Revised MDC BSRA Model

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Site Access Agreement
Brownfield Site ID #: 139901003
October 30, 2018
Page 2 of 2

Accepted by MDC by the following authorized agent:



Signature of Department representative

Print Name: Sandia Berola

Manager, EMES DEH-RIR
Title of Department representative

11/27/18
Date

VP

Signature of Witness

Print Name: VERNON CLARK

11/27/18
Date

Page v of xi

9/2016 Revised MDC BSRA Model

ATTACHMENT D -- CERTIFICATION OF REDEVELOPMENT AGREEMENT

9/2016 Revised MDC BSRA Model

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Planning & Community Development
Department

780 Fisherman Street, 4th Floor
Opa-locka, FL 33054



Gregory G. Gay
Director

Phone: (305) 953-2868, Ext. 1503
Fax: (305) 953-3060

November 6, 2018

Reese Stigliano, SIOR c/o Castle Opa, LLC.
11900 Biscayne Blvd. Suite. 262,
North Miami, FL 33181

RE: Zoning Verification Letter
Location: 1700 Service Road, Opa-locka, FL 33054
Folio: 08-2122-005-2170

To Whom It May Concern:

The Planning and Community Development Department has acknowledged receipt of your request for a Zoning Verification Letter regarding the above-described property. The following is a summary of our research:

Zoning and Land Use

The subject property located at 1700 Service Road, Opa-locka, Florida, 33054, the site is identified by folio number 08-2122-005-2170 and is a 330,138 square foot or 7.58 acre parcel. According to the City's Official Zoning Map, the subject property is zoned R-TH (Residential Townhouse District). The Residential Townhouse District is intended to provide for moderate density townhouses residential neighborhoods. Townhouses are two or more attached dwelling units, usually tow stories, served by separate utility services as described in the City Land Development Regulations. The district also implements the Low-Moderate Density Residential Land Use category of the City's Comprehensive Development Master Plan (CDMP), pursuant to the City's future land use element. Lastly, the site is also within the Corridor Mixed Use Overlay which provides the opportunity for service-oriented retail, commercial and mixed income housing within a pedestrian friendly neighborhood. The overlay promotes an active commercial-residential mixed use neighborhood. This R-TH zoning district's permitted uses and development standards are addressed in Article IV, Sections 22-79, and Section 22-86, and the Corridor Mixed Use Overlay district's permitted uses and development standards are addressed in Article IV, Section 22-86 and Section 22-99 which were adopted on October 28, 2015, per Ordinance 15-31. The specific site development standards as well as the permitted and prohibited uses referenced above are attached for your review and consideration. Also attached is a copy of the City Zoning Map.

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

This property, according to City records has been vacant and has not been in lawful use for more than twenty years. The Planning & Community Development Department has conceptually reviewed the proposed development which includes Mixed-Use Residential and Commercial-Retail uses. The current zoning would permit a residential project or a mixed use commercial-retail and residential development. The properties West of this site are zoned residential single-family; the properties North of this site are zoned commercial and residential; the properties South of this site are zoned residential townhouse and the properties East of this site are outside of the City of Opa-locka and are zoned residential single family.

This letter alone should not be construed to be a development order, permit, title search or any other types of approval. Inquiries regarding building permits, licensing, certificates of use and certificates of occupancy should be directed to the Building Division at (305) 953-2868 ext. 1601. Inquiries regarding code violations and lien searches must be addressed to the Code Compliance Division at (305) 953-2868 ext. 1514.

Prior Approvals:

Prior zoning approvals were consistent with permitted uses of this district. Please refer to the City Clerk's Office for any additional information regarding said property.

You may contact me at 305-953-2868 extension #1502 should you have questions regarding this zoning and development letter or if any Land Development Regulations (zoning codes) are needed.

Sincerely,



Gerald J. Lee, Planner/Zoning Official
Planning & Community Development Dept.
OPA-TISHA-WOCKA LOCKA

780 Fisherman Street, Fourth Floor | Opa-locka, FL 33054
C: 305-807-8545
P: 305-953-2868 x-1502
F: 305-953-3060
glee@opalockafl.gov
www.opalockafl.gov

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

ATTACHMENT E -- CONTRACTOR CERTIFICATION FORM

9/2016 Revised MDC BSRA Model

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

BOB MARTINEZ CENTER
2600 BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32399-2600

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

JONATHAN P. STEVLSON
SECRETARY

**CONTRACTOR CERTIFICATION FORM
Brownfields Redevelopment Program**

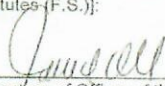
Contractor Name: Hydrologic Associates USA, Inc. (HAI) Date: 11/27/18
Contractor Address: 10406 SW 186th Terrace, Miami, FL 33157
Contact Name: James Miller, P.E.
Phone No.: 305-252-7118 Fax No.: 305-254-0874
Brownfield Site ID #: (BF139901003)

Contractor Certifies by Checking All Appropriate Boxes:		Yes	No
1.	It meets all certification and license requirements imposed by law.	☒	☐
2.	It performs or contracts laboratory analysis pursuant to National Environmental Laboratory Accreditation Program certification requirements and performs or contracts field-sampling work in accordance with the Standard Operating Procedures for Field Activities pursuant to Chapter 62-160, Florida Administrative Code.	☒	☐
3.	It complies with all applicable OSHA regulations.	☒	☐
4.	Has the capacity to perform the majority of the site rehabilitation program tasks pursuant to a brownfield site rehabilitation agreement or supervise the performance of such tasks by licensed subcontractors in accordance with Section 489.113(9), F.S.	☒	☐

9/2016 Revised MDC BSRA Model

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

The person named below by signing as an "Officer of the Company" hereby certifies to the Miami-Dade County Department of Regulatory and Economic Resources (RER) and the Florida Department of Environmental Protection (FDEP) that the Contractor named above meets the requirements for contractors participating in the Brownfields Redevelopment Program [Sections 376.80(6) and (7), Florida Statutes (F.S.)]:



Signature of Officer of the Company and Date Signed

James T. Miller

Print Name of Officer of the Company

President

Title of Officer of the Company

This form will be kept on file by RER. Contractors must immediately notify MDC of any change in the above criteria. RER may order a suspension or cessation of work for failure of a contractor to maintain their required certification. Please return this form to the Miami-Dade County Brownfields Coordinator.

9/2016 Revised MDC BSRA Model

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

ATTACHMENT F - - QUALITY ASSURANCE CERTIFICATE



Florida
HEALTH
State of Florida
Department of Health, Bureau of Public Health Laboratories
This is to certify that



LB2535

ADVANCED ENVIRONMENTAL LABORATORIES, INC. - MIAMI
10000 USA TODAY WAY
MIAMI, FL 33025

has complied with Florida Administrative Code 64F-1
for the examination of environmental samples in the following categories:

DRINKING WATER - GROUP I REGULATED CONTAMINANTS, DRINKING WATER II - MICROBIOLOGY, DRINKING WATER - OTHER REGULATED CONTAMINANTS, TREATING WATER - PRIMARY INORGANIC CONTAMINANTS, DRINKING WATER - SECONDARY INORGANIC CONTAMINANTS, DRINKING WATER - SYNTHETIC ORGANIC CONTAMINANTS, NON-POTABLE WATER - EXTRACTABLE ORGANICS, NON-POTABLE WATER - GENERAL CHEMISTRY, NON-POTABLE WATER - METALS, NON-POTABLE WATER - MICROBIOLOGY, NON-POTABLE WATER - PESTICIDES, NON-POTABLE WATER - VOLATILE ORGANICS, SOLID AND CHEMICAL MATERIALS - EXTRACTABLE ORGANICS, SOLID AND CHEMICAL MATERIALS - GENERAL CHEMISTRY, SOLID AND CHEMICAL MATERIALS - METALS, SOLID AND CHEMICAL MATERIALS - MICROBIOLOGY, SOLID AND CHEMICAL MATERIALS - PESTICIDES, SOLID AND CHEMICAL MATERIALS - VOLATILE ORGANICS

Continued certification is contingent upon successful on-going compliance with the NELAP Standards and FAC Rule 64F-1 regulations. Specific methods and analytes certified are cited on the Laboratory Scope of Accreditation for this laboratory and are on file at the Bureau of Public Health Laboratories, P.O. Box 270, Jacksonville, Florida 32231. Clients and customers are urged to verify with this agency the laboratory's certification status in Florida for particular methods and analytes.

Date Issued: July 01, 2018 Expiration Date: June 30, 2019



[Signature]
FORDA, Lorraine, M.D., MHA-ACC
Chief, Bureau of Public Health Laboratories
DHE 1007, 704
NON-TRANSMITTABLE - LB2535-01-02/03/2019
Supersedes all previously issued certificates

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

ATTACHMENT G -- ADVISORY COMMITTEE MEMBERS

ADVISORY COMMITTEE

NAME	ADDRESS	PHONE NUMBER	Affiliation to Brownfield area
Juan Ramirez, Jr.	1800 Service Road Opa Locka, FL 33054	954-240-5470 omgjuan@yahoo.com	Resident Adjacent to the site
Juan Ramirez, Sr.	1810 Service Road Opa Locka, FL 33054	954-240-5470 omgjuan@yahoo.com	Resident Adjacent to the site
Lloyd Johnson	1820 Service Road Opa Locka, FL 33054	305-681-3482	Resident Adjacent to the site

9/2016 Revised MDC BSRA Model

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

ATTACHMENT H - - FORMAT FOR SUBMITTAL OF TECHNICAL DOCUMENTS

1. One hard copy and one electronic copy of each report or proposal and final reports shall be submitted to MDC.
2. In an effort to increase efficiency, responsiveness, and to enhance environmental protection, electronic records are an acceptable media substitute for hard copy and shall be pursued as the first option of choice to arrive at compliance. Where an electronic format exists of the records it shall be used to transmit the data, file, report, document, map, plans, picture, record, or any other object that may be available in an electronic format. Electronic records shall be kept in industry standard non-proprietary formats: TIFF, GIF, JPEG, PDF, or in Microsoft Word, Microsoft Excel, and Microsoft Access not older than one (1) release behind the current.
3. Data requested shall be transmitted using available media such as E-mail, Compact Disc (CD), or File Transfer via an FTP site. Additional formats may be considered at the time of the request.
4. After final approval of each report, an electronic copy and one hard copy shall be submitted within 30 days.
5. The media shall include a file directory and specify the "naming convention".
 - (a) Final reports (any text files) must be in one of the approved formats.
 - (b) Site maps and surveys shall be in TIFF, JPEG or ".pdf" format.
 - (c) Site-specific GIS data tables shall be in Excel or text (tab delimited) format.
 - (d) The cover of the media shall include the Site Name, Designated Brownfield Area, Date and Type of Report(s).
 - (e) The left inside cover of the media should list all the files located on the media.

{00211926.DOCX 1 }

Page 1 of 15

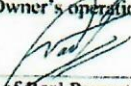
10/26/15 Revised BSRA Model

EXHIBIT B – Updated Site Access Agreement

Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

**SITE ACCESS AGREEMENT
PERMISSION TO ENTER PROPERTY
BROWNFIELDS REDEVELOPMENT PROGRAM**

1. 1700 Service Holdings LLC, the real property owner ("undersigned" or "owner"), hereby grants permission to the Miami-Dade County Department of Regulatory and Economic Resources (RER) and the State of Florida, Department of Environmental Protection ("Department") and its agents and subcontractors to enter the undersigned's property ("the property") located at 1700 Service Road, Opa-locka, FL 33154, Folio Number 08-2122-005-2170, as described in **Attachment A** attached to the Brownfield Site Rehabilitation Agreement ("BSRA") for the brownfield site assigned the Brownfield Site Identification Number **BF139901003**, beginning on the date of execution of the BSRA and ending on such date as deemed appropriate by RER or the successful completion of the BSRA, whichever occurs first.
2. This permission is contemplated to be used for the following activities that may be performed by RER and/or the Department, its agents, representatives or subcontractors:
 - a. Having access to areas where contamination may exist.
 - b. Investigation of soil and groundwater including, but not limited to, the installation of groundwater monitoring wells, the use of geophysical equipment, the use of an auger for collection of soil and sediment samples, the logging of existing wells, videotaping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, and other materials deemed appropriate by the Department and the like.
 - c. Removal, treatment and/or disposal of contaminated soil and water, which may include the installation of recovery wells or other treatment systems.
3. Upon completion of the investigation, RER and/or Department will restore the property as near as practicable to its condition immediately prior to the commencement of such activities.
4. The granting of this permission by the undersigned is not intended, nor should it be construed, as an admission of liability on the part of the undersigned or the undersigned's successors and assigns for any contamination discovered on the property.
5. RER, and the Department, its agents, representatives or subcontractors may enter the property during normal business hours and may also make special arrangements to enter the property at other times after agreement from the undersigned.
6. RER and the Department acknowledge and accept any responsibility it may have under applicable law (Section 768.28, Florida Statutes) for damages caused by the acts of its employees acting within the scope of their employment while on the property.
7. In exercising its access privileges, the RER and/or the Department will take reasonable steps not to interfere with the Owner's operations, or the remediation and redevelopment activities pursuant to the BSRA.


Signature of Real Property Owner

Print Name: Nathan Cohen

Title, if applicable Manager

12/12/2025

Date


Signature of Witness

Print Name: Yonel Fellous

12/12/2025

Date



Assignment and Assumption of BSRA
Brownfield Site ID # BF139901003

Site Access Agreement
Brownfield Site ID #: BF139901003
12/5/2025
Page 2 of 2

Accepted by RER by the following authorized agent:

Signature of RER representative

Signature of Witness

Print Name: _____

Print Name: _____

Title of RER representative

Date

Date



Sponsored by: Commissioner Bass

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO CONSIDER THE ESTABLISHMENT OF A MINI MOBILE COMMUNITY LIBRARY WITHIN THE PARKS AND RECREATION DEPARTMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, based on the 2025 statewide testing, fifty-six percent (56%) of students are proficient in reading. However, approximately 4 in 10 students still struggle with reading as early as 3rd grade; and

WHEREAS, the City Commission of the City of Opa-Locka ("City Commission") desires to encourage a reading initiative to aid in improving reading habits and increasing literacy citywide; and

WHEREAS, specifically, the City Commission desires that the City Manager consider establishing a mini mobile community library within city parks that will allow easy access to books for anyone who may not regularly visit larger libraries; and

WHEREAS, the intent of the resolution is to request the City Manager to house a mobile library drop off and pick up point within the Parks and Recreation Department for a City initiative to serve as a hub for visitors to share, recycle and pass along books instead of discarding them; and

WHEREAS, there will be no cost or membership fee associated with this mobile library initiative, and it should remain operational based upon community engagement and donations; and

WHEREAS, the establishment of the mini mobile library will not have a financial impact to the City, as all the materials and resources including books will be donated to fund the Program. Further, no additional staff time should be needed to monitor and administer this program; and

WHEREAS, the City Commission finds that it is in the best interest of the City and its residents to for the City Manager to consider implementation of a mini mobile community library, within the City, to be housed within the Parks and Recreation Department.

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

SECTION 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

The City Commission of the City of Opa-Locka hereby authorizes the City Manager to consider the establishment of a mini mobile community library, within the City, to be housed within the Parks and Recreation Department.

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this _____ day of _____, 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass _____

Commissioner Santiago _____

Commissioner Ervin _____

Vice Mayor Kelley _____

Mayor Taylor _____



City of Opa-locka **Agenda Cover Memo**

City Manager:	Sha'mecca Lawson		CM Signature:		
Commission Meeting Date:	4.8.2026	Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading	
			Public Hearing: <i>(Enter X in box)</i>	Yes	No
				X	
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex:		Advertising Requirement: <i>(Enter X in box)</i>	Yes	No
					X
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes X	No	RFP/RFQ/Bid#:		
Strategic Plan Related <i>(Enter X in box)</i>	Yes X	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☒ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
Sponsor Name	Commissioner Bass		Department:	City Commission	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, ESTABLISHING A MINI COMMUNITY LIBRARY WITHIN THE PARKS AND RECREATION DEPARTMENT.

Staff Summary:

Based on the 2025 statewide testing, 56% of students are proficient in reading. However, approximately 4 in 10 students still struggle with reading as early as 3rd grade. The sponsor desires to provide an additional resource that will aid in improving reading habits and increasing literacy citywide. Mini community libraries allow easy access to books to anyone who may not regularly visit larger libraries. It is the intent to house mobile libraries within the Parks and Recreation department. It will serve as a hub for visitors to share, recycle and pass along books instead of discarding them. There will be no cost or membership required and it will be operational based on community engagement and donations.

Financial Impact: The establishment of the Mini Mobile library will not have a Financial impact to the City as all the materials and resources including books will be donated to fund the Program. No additional staff time will be needed to monitor and administer this program.

Proposed Action:

Staff recommends the approval of this legislation.

Attachment:

Sponsored by: Commissioner Bass

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO IMPLEMENT AN ENTREPRENEURSHIP TRAINING INITIATIVE FOR RESIDENTS AND FURTHER AUTHORIZE ALLOCATION OF UP TO ONE THOUSAND, FIVE HUNDRED DOLLARS (\$1,500.00) TO SUPPORT PROGRAM FACILITATION, MATERIALS, AND RELATED EXPENSES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Commissioner Bass recently sponsored a three-month entrepreneurship initiative that focused on the preparation, installation and care of eyelash extensions. This first cohort proudly certified 10 skilled students; and

WHEREAS, due to the exceptional feedback and popularity this initiative, the City Commission desires to offer additional cohorts to ensure continued access and program consistency. The training will focus on courses involving beauty skills and personal care; and

WHEREAS, the City Manager desires to authorize the implementation of an entrepreneurship training initiative for residents and allocate funding up to One Thousand, Five Hundred Dollars (\$1,500.00) to support program facilitation, materials and related expenses; and

WHEREAS, the City Commission finds that it is in the best interest of the City and its residents to authorize the City Manager to implement an entrepreneurship training initiative for residents within the City and allocate funding up to One Thousand, Five Hundred Dollars (\$1,500.00) to support program facilitation, materials and related expenses.

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

SECTION 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION. The City Commission of the City of Opa-Locka hereby authorizes the City Manager to implement an entrepreneurship training initiative for residents within the City and allocate funding up to One Thousand, Five Hundred Dollars

(\$1,500.00) to support program facilitation, materials and related expenses.

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this _____ day of _____, 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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



City of Opa-locka Agenda Cover Memo

City Manager:	Sha'mecca Lawson		CM Signature				
Commission Meeting Date:	4.8.2026		Item Type:	Resolution	Ordinance		Other
			(Enter X in box)	X			
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Resolution Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
				X			X
Funding Source: <i>Account#:</i>	<i>(Enter Fund & Dept)</i> Ex: N/A See Financial Impact section below		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
				X			
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
	X						
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
	X						
Sponsor Name	Commissioner Bass		Department:	City Commission			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AUTHORIZING THE CITY MANAGER TO IMPLEMENT AN ENTREPRENEURSHIP TRAINING INITIATIVE FOR RESIDENTS AND FURTHER AUTHORIZING THE ALLOCATION \$1,500 TO SUPPORT PROGRAM FACILITATION, MATERIALS, AND RELATED EXPENSES.

Staff Summary:

Commissioner Bass sponsored a three-month entrepreneurship initiative that focused on the preparation, installation and care of eyelash extensions. This first cohort proudly skilled and certified 10 students. Due to the exceptional feedback and popularity this initiative has received, the sponsor desires to offer additional cohorts to ensure continued access and program consistency. The training will circulate courses between beauty skills and personal care.

The City Manager shall be authorized to implement an entrepreneurship training initiative for residents and allocation funding up to \$1,500 to support program facilitation, materials and related expenses.

Financial Impact – This initiative will have a financial impact of up to \$1,500.00 unbudgeted expense to the City to be paid from 72-572403 Parks & Recreation- Special Events.

Proposed Action:

Staff recommend the City Commission approve this legislation.

Attachment:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, DIVISION 5 ENTITLED "WATER AND SEWER IMPACT FEES", SPECIFICALLY AMENDING SECTION 22-379(F) ENTITLED "LEGISLATIVE FINDINGS" TO CHANGE THE NAME OF THE UPDATED RATE STUDY CONSULTANT TO STANTEC CONSULTING SERVICES INC; AMENDING SECTION 22-385 ENTITLED "COMPUTATION OF THE AMOUNT OF WATER AND SEWER IMPACT FEE" TO UPDATE WATER AND SEWER AND RELATED FACILITIES FEES; AMENDING SECTION 22-386 ENTITLED "PAYMENT OF FEE" TO UPDATE IMPACT FEE PAYMENT TERMS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") pursuant to Resolution Number 23-139, the City of Opa-Locka retained Stantec Consulting Services Inc. (Stantec) to conduct a comprehensive impact fee study related to new land development for water and sewer and related facilities; and

WHEREAS, based upon data collected, infrastructure needs and growth projections, Stantec updated water study and recommended modifications to the City's water and sewer impact fees; and

WHEREAS, the Impact Fee Study was presented to the City Commission on December 10, 2025; and

WHEREAS, the recommended amendments to water and sewer and related facilities impact fees are necessary to ensure that adequate levels of service are provided and maintained for growth in residential, commercial and industrial areas.

WHEREAS, the City desires to amend Chapter 22, Article XII, of the City of Opa-Locka's Land Development Regulations entitled "Impact Fees", specifically Section 22-379(f) entitled "Legislative Findings" to replace the name of the Study Consultant to reflect Stantec Consulting Services Inc; and

WHEREAS, the City further desires to amend Section 22-385 to update the water and sewer and related facilities impact fees to be consistent with the Impact Fee Study conducted by Stantec Consulting Services Inc; and

WHEREAS, the City Commission has determined that it would be in the best interests of the City to amend the Land Development Regulations as set forth herein.

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

SECTION 1. Adoption of Representations. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Ordinance.

Section 2. Amending Chapter 22, Article XII, Section 22-379(f) of the City of Opa-Locka’s Land Development Regulations entitled “Impact Fees”, specifically Section 22-379(f) entitled “Legislative Findings” as follows:

Sec. 22-379. Legislative findings.

The city commission finds, determines, and declares:

- A. *The city must expand its water and sewer system in order to maintain current standards if new development is to be accommodated without decreasing current levels of service. This must be done in order to promote and protect the public health, safety and welfare.*
- B. *The state legislature through the enactment of F.S. § 3202(3) has sought to encourage the city to enact impact fees.*
- C. *The imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital facilities necessary to accommodate such development. This must be done in order to promote and protect the public health, safety and welfare;*
- D. *Each of the types of land development described in section 22-385, will create demand for the expansion of road drainage capacity and the construction of road drainage improvements.*
- E. *The impact fees established by section 22-385 are derived from, are based upon, and do not exceed the costs of providing additional water and sewer capacity and improvements necessitated by the new land developments for which the impact fees are levied.*
- F. *The city retained Stantec Consulting Services Inc. ~~Burton and Associates~~ to conduct a study on the need for water and sewer impact fees and the methods for calculating such fees, and that study, which was presented to the city commission on December 10, 2025, is hereby incorporated reference in its entirety.*

Section 3. Amending Chapter 22, “Land Development Regulations,” Article XII, Division 5 entitled “Water and Sewer Impact Fees” of the City of Opa-Locka’s Land Development Regulations entitled “Impact Fees”, specifically Section 22-385 entitled “Computation of the Amount of Water and Sewer Impact Fee” as follows:

Sec. 22-385. Computation of the amount of water and sewer impact fee.

The total combined water and sewer impact fees are ~~\$2,715.00~~ \$3,009.00. A table presenting the calculated impact fee assuming one hundred (100) percent cost recovery from this study is presented below:

Effective Date	Water
Oct. 1, 2026	\$1,570
Oct. 1, 2027	\$1,701
Oct. 1, 2028	\$1,701
Oct. 1, 2029	\$1,701

Calculated Water & Sewer Impact Fees per ERU		
Water	Sewer	Combined
\$1,439.00	\$1,276.00	\$2,715.00

Water meter size is used to determine ERUs for water and sewer customers. Single-family homes represent one ERU as they typically have a three-quarter (¾) inch by five-eighths (⅝) inch water meter. For larger meter sizes, the following table shows the ERUs for each meter size and the resulting water and sewer impact fees by meter size. The ERUs for each meter size are determined by the AWWA maximum flow criteria for each meter size. (See the table below and the attached impact fee study).

<u>Water Meter Size</u>	<u>ERU Equivalency</u>	<u>10/1/26 Water & Sewer Impact Fee</u>	<u>10/1/27 Water & Sewer Impact Fee</u>	<u>10/1/28 Water & Sewer Impact Fee</u>	<u>10/1/29 Water & Sewer Impact Fee</u>
<u>5/8 inch</u>	<u>1</u>	<u>\$3,009</u>	<u>\$3,300</u>	<u>\$3,460</u>	<u>\$3,620</u>
<u>1 inch</u>	<u>2.5</u>	<u>\$7,523</u>	<u>\$8,250</u>	<u>\$8,650</u>	<u>\$9,050</u>
<u>1 1/2 inch</u>	<u>5</u>	<u>\$15,045</u>	<u>\$16,500</u>	<u>\$17,300</u>	<u>\$18,100</u>
<u>2 inch</u>	<u>8</u>	<u>\$24,072</u>	<u>\$26,400</u>	<u>\$27,680</u>	<u>\$28,960</u>
<u>3 inch</u>	<u>21.8</u>	<u>\$65,596</u>	<u>\$71,940</u>	<u>\$75,428</u>	<u>\$78,916</u>
<u>4 inch</u>	<u>37.5</u>	<u>\$112,838</u>	<u>\$123,750</u>	<u>\$129,750</u>	<u>\$135,750</u>
<u>6 inch</u>	<u>80</u>	<u>\$240,720</u>	<u>\$264,000</u>	<u>\$276,800</u>	<u>\$289,600</u>
<u>8 inch</u>	<u>140</u>	<u>\$421,260</u>	<u>\$462,000</u>	<u>\$484,400</u>	<u>\$506,800</u>

Water-Meter Size	ERUs	Water Impact Fee	Sewer Impact Fee	Combined: Water and Sewer Impact Fee
¾ inch	1	1,439	1,276	2,715
1 inch	2.5	3,598	3,190	6,788
1 ½ inch	5	7,195	6,380	13,575
2 inch	8	11,512	10,208	21,720
3 inch	16	23,024	20,416	43,440
4 inch	25	35,975	31,900	67,875
6 inch	50	71,950	63,800	135,750
8 inch	80	115,120	102,080	217,200

SECTION 4. Amending Chapter 22, “Land Development Regulations,” Article XII, Division 5 entitled “Water and Sewer Impact Fees” of the City of Opa-Locka’s Land Development Regulations entitled “Impact Fees”, specifically Section 22-386 entitled “Payment of fee” as follows:

Sec. 22-386. - Payment of fee.

A. The feepayer shall pay the water and sewer impact fee prior to the issuance of a permit.

B. The water and sewer impact fee required by this ordinance to the administrative official or his/her designee, prior to the issuance of a temporary certificate of occupancy, certificate of occupancy, or other final approval.

C. All applicable impact fees imposed by this Article shall be paid in full prior to the issuance of any building permit for the subject development.

D. No building permit, development permit, or other authorization for construction shall be issued until all required impact fees have been paid.

E. Failure to pay impact fees when due shall result in:

_____ **(a) Withholding of permits or certificates of occupancy;**

_____ **(b) Stop-work orders;**

_____ **(c) Imposition of liens as authorized by law.**

€F. All funds collected shall be promptly transferred for deposit in the water and sewer impact fee trust fund account as determined in [section 22-388](#) and used solely for the purposes specified in this division.

SECTION 5. Authorization of City Commission. The City Commission of the City of Opa-Locka, Florida hereby authorizes the update of the amendments as set forth herein.

SECTION 6. Severability. The provisions of this Ordinance are severable, and it is the legislative intention to confer upon the whole or any part of the Ordinance the powers herein provided. If any provision of this Ordinance shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional provision not been included herein.

SECTION 7. Conflict and Repealer. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Inclusion In Code. It is the intention of the City Commission of the City of Opa-locka that the provisions of this Ordinance shall, at some time in the future, become and be made a part of the General Code of Ordinances of the City of Opa-Locka and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed.

SECTION 9. Scrivener's Errors. Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent as may be authorized by the City Manager without need of public hearing following review by the City Attorney, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 10. Effective Date. This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED FIRST READING this __ day of _____ 2026.

PASSED SECOND READING this __ day of _____ 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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



City of Opa-locka Agenda Cover Memo

Department Director:	Gregory D. Gay		Department Director Signature:				
City Manager:	Sha'mecca Lawson		CM Signature				
Commission Meeting Date:	3.11.2026		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
	X		Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: N/A See Financial Impact section below		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i> Business & Economic Development			
Sponsor Name	City Manager		Department:	Planning & Community Development			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AMENDING ORDINANCE 15-24 RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE INCORPORATED AREAS OF THE CITY OF OPA LOCKA, FLORIDA; IMPOSING AN IMPACT FEE ON LAND DEVELOPMENT IN THE CITY OF OPA LOCKA FOR PROVIDING FOR NEW WATER AND SEWER AND RELATED FACILITIES NECESSITATED BY SUCH NEW DEVELOPMENT; STATING THE AUTHORITY FOR ADOPTION OF THE ORDINANCE; PROVIDING DEFINITIONS; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COMMISSION; PROVIDING FOR THE PAYMENT AND TIME OF PAYMENT OF A WATER AND SEWER IMPACT FEE; PROVIDING FOR REVIEW OF WATER AND SEWER IMPACT FEES AND THE FEE SCHEDULES; PROVIDING FOR THE ESTABLISHMENT OF A WATER AND SEWER IMPACT FEE DISTRICT; PROVIDING FOR THE PLACEMENT OF REVENUE COLLECTED FROM WATER AND SEWER IMPACT FEES INTO THE WATER AND SEWER IMPACT FEE TRUST FUND ESTABLISHED FOR THAT PURPOSE; PROVIDING FOR EXEMPTIONS AND CREDITS; PROVIDING FOR REFUND OF UNEXPENDED FUNDS; PROVIDING FOR USE OF FUNDS DERIVED FROM WATER AND SEWER IMPACT FEES; PROVIDING THAT WATER AND SEWER IMPACT FEES MAY BE PLEDGED TOWARD PAYMENT OF BOND ISSUES AND SIMILAR DEBT

INSTRUMENTS; PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE; CONTAINING A REPEALER PROVISION FOR SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE

Staff Summary:

Water and sewer services are essential to maintain an elevated quality of life. Impact fees should be reviewed and updated every five years to ensure they remain sufficient to meet current and projected demands, however the City's fees have been in effect for nearly a decade.

The City Commission previously adopted Ordinance No. 15-24 which imposed impact fees on new land development for water and sewer related facilities.

Pursuant to Resolution No. 23-139, the City retained Stantec Consulting Services to conduct a comprehensive impact fee study. Based on current data, infrastructure needs, and growth projections, Stantec recommended modifications to the City's water and sewer impact fees. The Impact Fee Study was presented to the City Commission on December 10, 2025, and is incorporated herein by reference.

The recommended amendments to the water and sewer and related facilities impact fees are necessary to ensure that adequate levels of service are provided and maintained for new growth in residential, commercial, and industrial areas. The existing impact fees—\$1,439 per Equivalent Residential Unit (ERU) for water and \$1,276 per ERU for sewer—are insufficient to meet the City's current and future infrastructure needs.

Accordingly, Stantec recommended a four-year phased-in increase to the water and sewer impact fees, as outlined below:

Phase In Year	Date Range	Water Impact Fee	Sewer Impact Fee	Total Impact Fee
Year 1	July 1, 2026-June 30, 2027	\$1,570	\$1,439	\$3,009
Year 2	July 1, 2027-June 30, 2028	\$1,701	\$1,599	\$3,300
Year 3	July 1, 2028-June 30, 2029	\$1,701	\$1,759	\$3,460
Year 4	July 1, 2029-June 30, 2030	\$1,701	\$1,919	\$3,620

Financial Impact- With a Water Impact fee increase of \$131.00 or 9% and the Sewer Impact fee of \$160.00 or 13%. Cumulatively this equates to \$291.00 or 11% increase. Future Impact Fee revenues could increase at the same rate or more depending on new development in the City.

Proposed Action:

Planning and Community Development staff recommend the approval of this legislation.

Attachment:

Draft Ordinance
Stantec Impact Fee Study and Recommendations
Ordinance 04-09
Ordinance 15-24



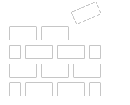
Opa-Locka, FL

Impact Fee Study



Background

- City of Opa-Locka impact fees unchanged since 2015 Study performed by Stantec
 - Parks
 - Police
 - Stormwater
 - Water
 - Sewer

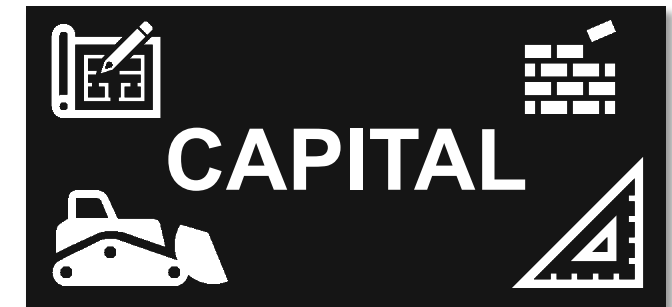


Scope of Study: Re-calculate all existing impact fees



Background

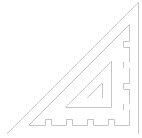
- Impact fees allow new development to “*pay its own way*”
 - Funds expansion related capital costs
 - Not for operations, maintenance, or replacement
- Without impact fees:
 - 1) Facilities may not be constructed
 - 2) Facilities may be funded by existing taxpayers





Background

Current Fee schedule (adopted in 2015)



	Parks	Public Safety	Stormwater	Water	Sewer
Charge	\$0.998	\$0.17	\$829	\$1,439	\$1,279
Unit	SQFT	SQFT	ERU	ERU	ERU



Calculation

US CPI Growth
since '15 = 32%

		Cost Basis	Capacity	Single Family Impact Fee
	Parks	\$12.6 M	Existing Residential Served	\$1.31
	Public Safety	\$3.8 M	Existing Served	\$0.20
	Stormwater	\$15.1 M	Existing Impervious ERUs + 15yr Growth	\$835
	Water	\$26.3 M	Equivalent Residential Connections	\$1,701
	Sewer	\$30.3 M	Equivalent Residential Connections	\$2,405

Existing (2015)	%
\$0.998	31%
\$0.17	18%
\$829	1%
\$1,439	18%
\$1,279	88%



Totals – Single Family

		Existing Fee (2015)	Proposed Impact Fee	Change \$	Change %
	Parks*	\$1,497	\$1,965	+\$468	31%
	Public Safety*	\$255	\$300	+\$45	18%
	Stormwater **	\$829	\$829	\$0	0%
	Water	\$1,439	\$1,701	+\$262	18%
	Sewer ***	\$1,279	\$1,919	+\$640	50%
	Total	\$5,299	\$7,315	+\$1,415	38%

* Single Family average of 1,500 SF

** Recommend no change

*** Capped at 50%

Reforms to Florida Impact Fee Law



“Phase-In Limitations” on Impact Fee Increases

- ☑ $\leq 25\%$ Two Equal Annual Increments
- ☑ $>25\% \leq 50\%$ Four Increments
- ☑ $>50\%$ Not Allowed
- ☑ Increase only once every 4 years

Exceeding the Limitations

1. A special study that outlines **extraordinary circumstances**
2. Two publicly noticed workshops
3. Two-thirds approval



Parks and Recreation Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee	31%	4 Year	\$ 0.998	\$ 1.08	\$ 1.15	\$ 1.23	\$ 1.31

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee		\$ 0.08	\$ 0.07	\$ 0.08	\$ 0.08



Public Safety Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Public Safety Impact Fee	18%	2 Years	\$ 0.17	\$ 0.19	\$ 0.20	\$ 0.20	\$ 0.20

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Public Safety Impact Fee		\$ 0.02	\$ 0.01	\$ -	\$ -



Water/Sewer Phase In

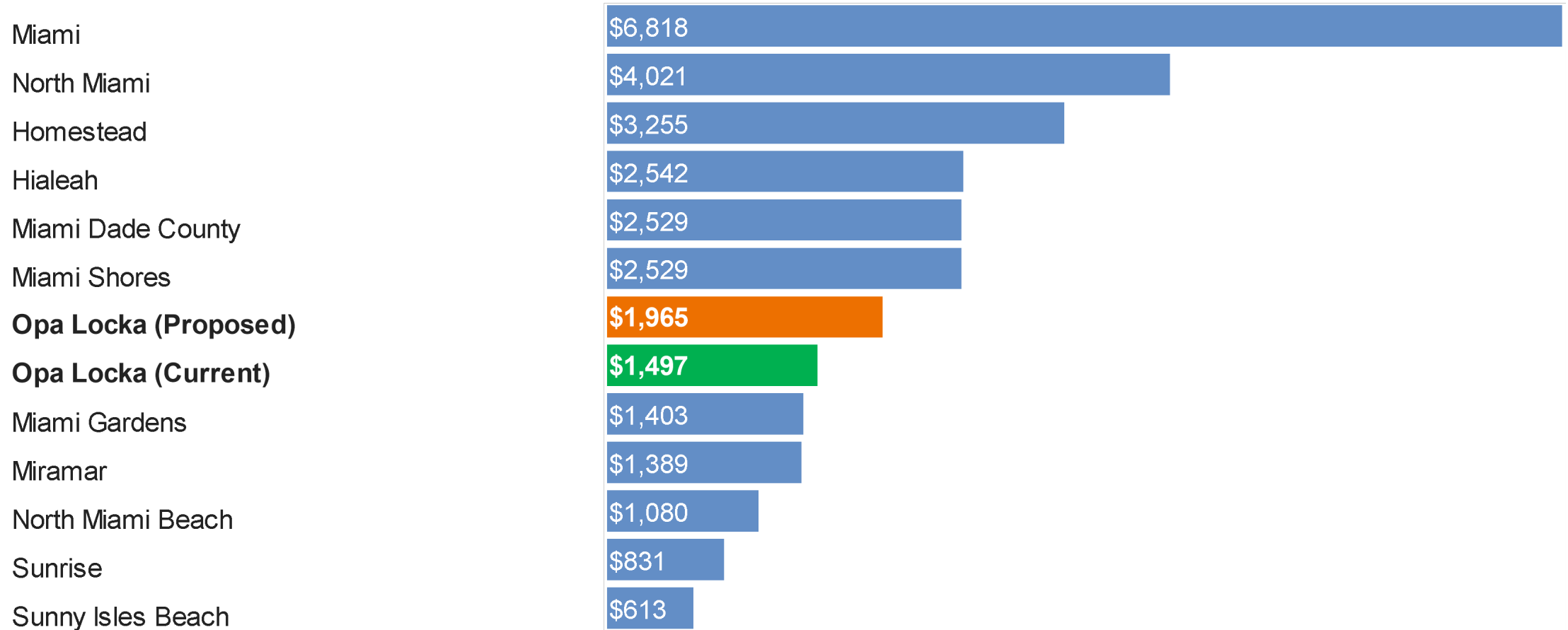
Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Water Impact Fee	18%	2 Year	\$ 1,439.00	\$ 1,570.00	\$ 1,701.00	\$ 1,701.00	\$ 1,701.00
Sewer Impact Fee	50% ¹	4 Year	\$ 1,279.00	\$ 1,439.00	\$ 1,599.00	\$ 1,759.00	\$ 1,919.00

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Water Impact Fee		\$ 131.00	\$ 131.00	\$ -	\$ -
Sewer Impact Fee		\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00

¹ Sewer Impact Fee increase limited to 50% according to limits set by Florida State Statutes



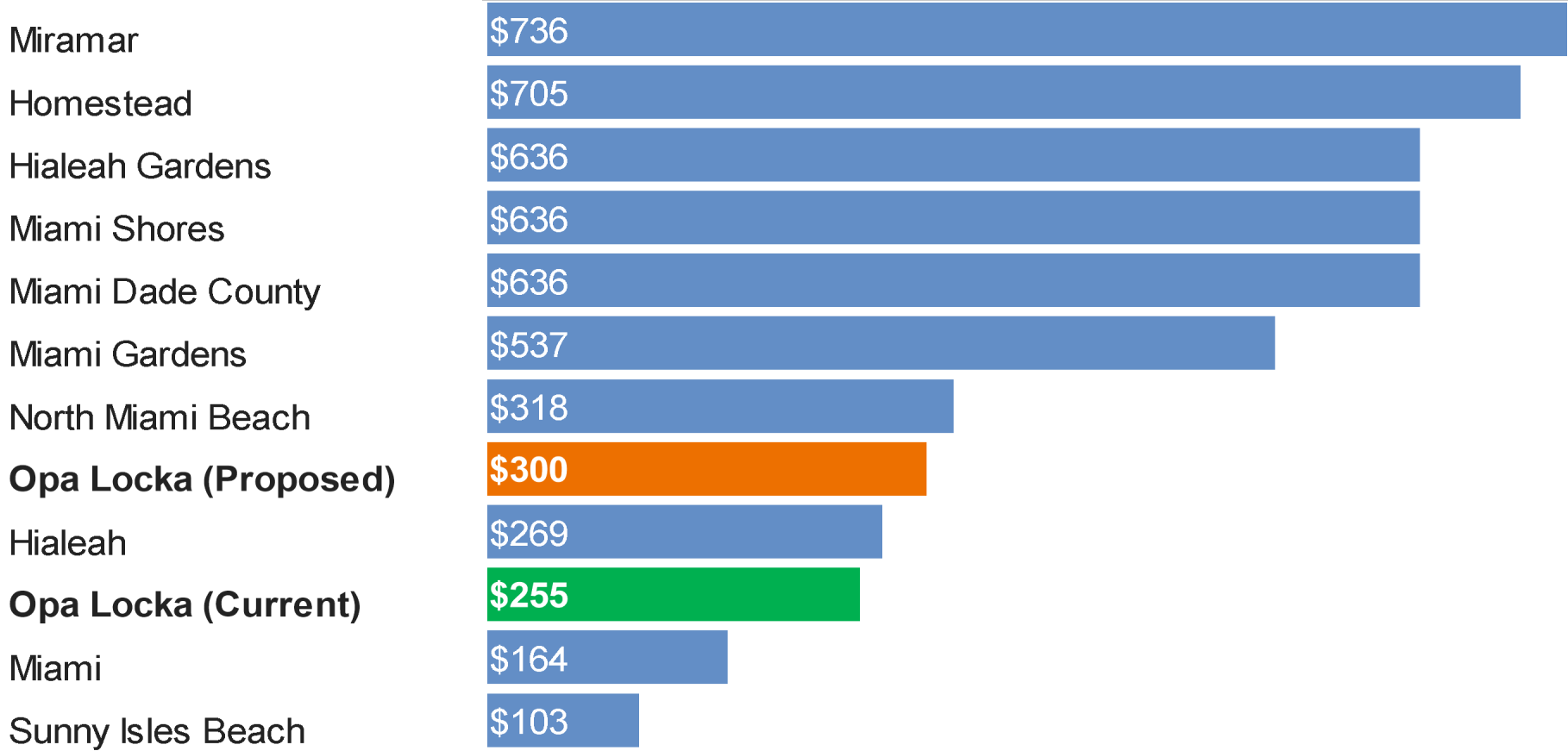
Parks and Recreation Impact Fee Survey – Single Family



Based on Single Family average square footage of 1,500



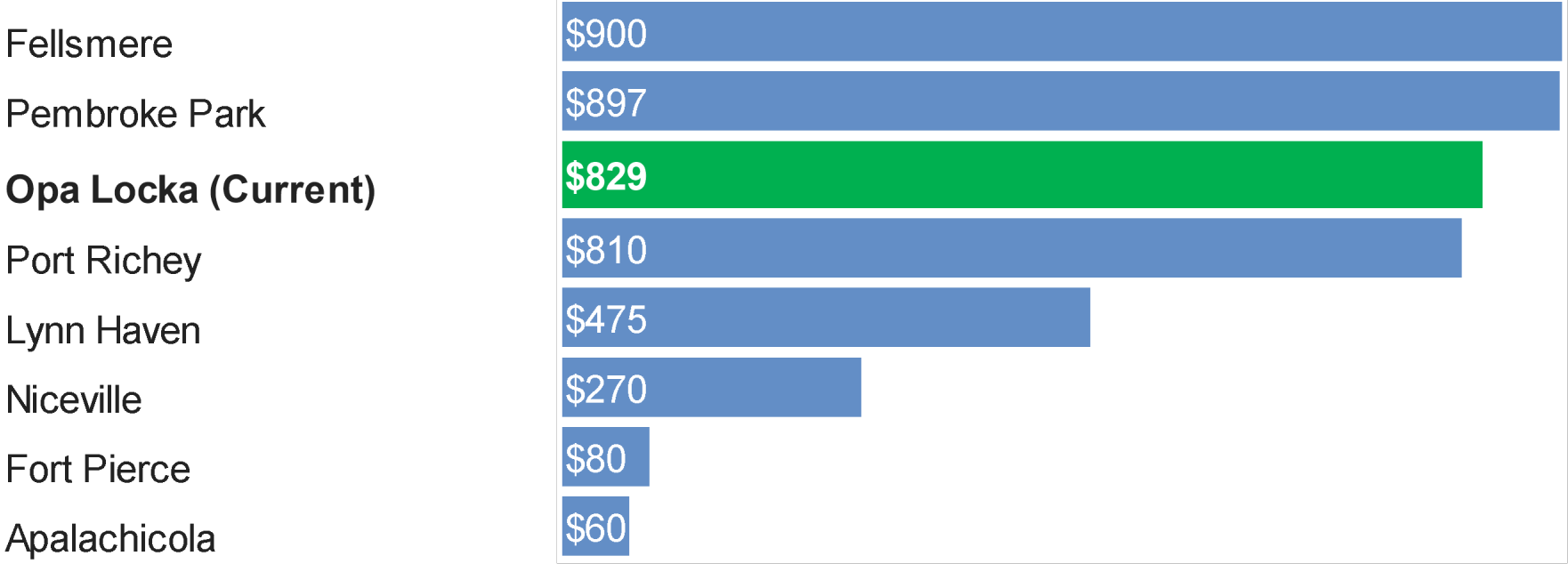
Public Safety Impact Fee Survey – Single Family



Based on Single Family average square footage of 1,500



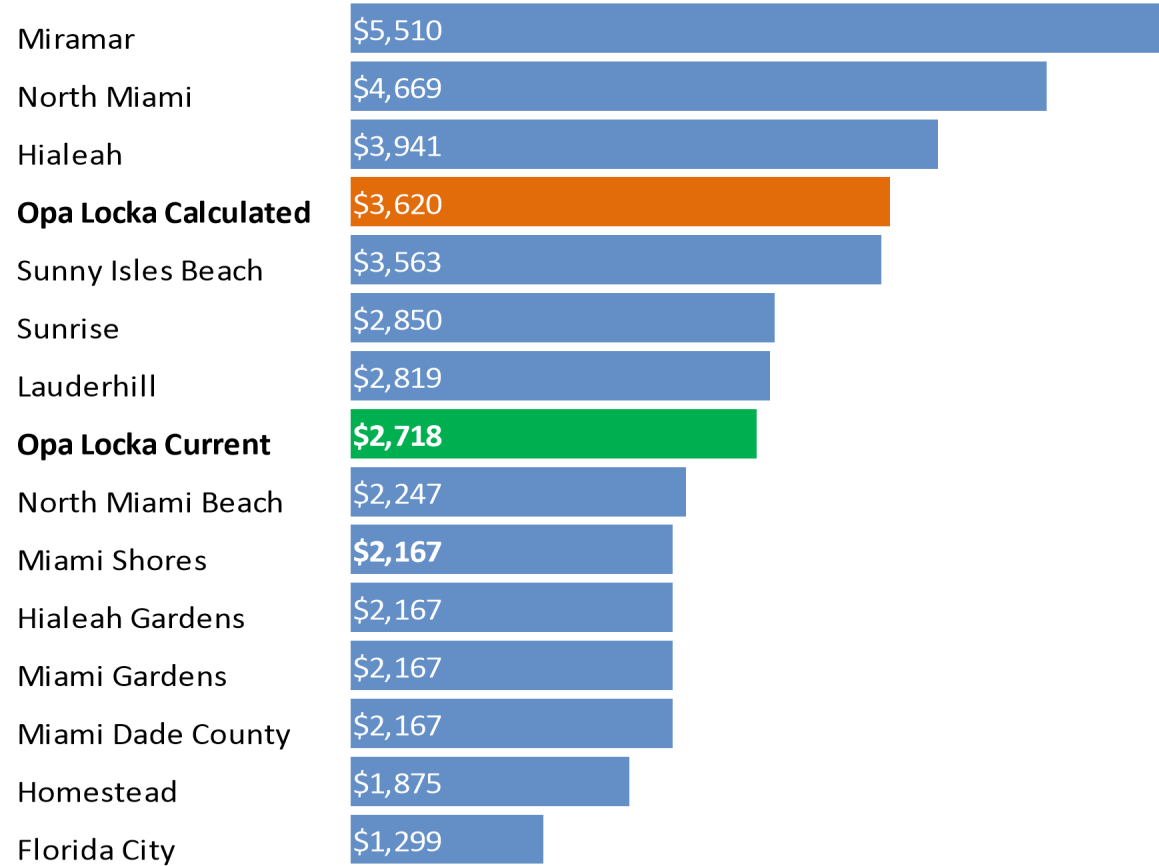
Stormwater Impact Fee Survey – Single Family





Water/Sewer Impact Fee Survey – Single Family

Single Family Water Sewer Impact Fee Survey



Based on Single Family average square footage of 1,500



Next Steps

- Consider adopting the updated schedule of calculated impact fees as presented herein
- Notice required **90 days** before the effective date
- Update impact fees in four years



Questions?

Peter Napoli
Senior Manager
Peter.Napoli@stantec.com

1st Reading: June 24, 2015
2nd Reading: July 22, 2015
Public Hearing: July 22, 2015
Adopted: July 22, 2015
Effective Date: July 22, 2015
Sponsored by: City Manager

ORDINANCE NO. 15-24

WATER AND SEWR IMPACT FEE ORDINANCE

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE INCORPORATED AREAS OF THE CITY OF OPA LOCKA, FLORIDA; IMPOSING AN IMPACT FEE ON LAND DEVELOPMENT IN THE CITY OF OPA LOCKA FOR PROVIDING FOR NEW WATER AND SEWER AND RELATED FACILITIES NECESSITATED BY SUCH NEW DEVELOPMENT; STATING THE AUTHORITY FOR ADOPTION OF THE ORDINANCE; PROVIDING DEFINITIONS; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COMMISSION; PROVIDING FOR THE PAYMENT AND TIME OF PAYMENT OF A WATER AND SEWER IMPACT FEE; PROVIDING FOR REVIEW OF WATER AND SEWER IMPACT FEES AND THE FEE SCHEDULES; PROVIDING FOR THE ESTABLISHMENT OF A WATER AND SEWER IMPACT FEE DISTRICT; PROVIDING FOR THE PLACEMENT OF REVENUE COLLECTED FROM WATER AND SEWER IMPACT FEES INTO THE WATER AND SEWER IMPACT FEE TRUST FUND ESTABLISHED FOR THAT PURPOSE; PROVIDING FOR EXEMPTIONS AND CREDITS; PROVIDING FOR REFUND OF UNEXPENDED FUNDS; PROVIDING FOR USE OF FUNDS DERIVED FROM WATER AND SEWER IMPACT FEES; PROVIDING THAT WATER AND SEWER IMPACT FEES MAY BE PLEDGED TOWARD PAYMENT OF BOND ISSUES AND SIMILAR DEBT INSTRUMENTS; PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE; CONTAINING A REPEALER PROVISION FOR SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF OPA LOCKA, FLORIDA:

Section 1: Legislative Findings

The City Commission of the City of Opa-locka finds, determines, and declares:

Ordinance No. 15-24

A. The City of Opa-locka must expand its water and sewer system in order to maintain current standards if new development is to be accommodated without decreasing current levels of service. This must be done in order to promote and protect the public health, safety and welfare.

B. The Florida Legislature through the enactment of Florida Statutes, Chapter 163, Part II, Section 3202(3) has sought to encourage the City of Opa-locka to enact impact fees.

C. The imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital facilities necessary to accommodate such development. This must be done in order to promote and protect the public health, safety and welfare;

D. Each of the types of land development described in Section 7 hereof, will create demand for the expansion of road drainage capacity and the construction of road drainage improvements.

E. The impact fees established by Section 7 are derived from, are based upon, and do not exceed the costs of providing additional water and sewer capacity and improvements necessitated by the new land developments for which the impact fees are levied.

F. The City retained Burton and Associates to conduct a study on the need for water and sewer impact fees and the methods for calculating such fees, and that study, which was presented to the City Commission on May 5th, 2015, is hereby incorporated reference in its entirety.

Section 2. Short Title and Authority

A. This ordinance shall be known and may be cited as the "The City of Opa-locka Water and Sewer Impact Fee Ordinance."

B. The City Commission of the City of Opa-locka has the authority to adopt this ordinance pursuant to Article IV of the Constitution of the State of Florida, and Chapter 125 of the Florida Statutes.

C. This ordinance shall apply in the incorporated area of the City of Opa-locka.

Section 3: Intents and Purposes

A. This ordinance is intended to assist in the implementation of the City of Opa-locka Comprehensive Plan.

B. The purpose of this ordinance is to regulate the use and development of land so

as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide water and sewer improvements in the City of Opa-locka.

Section 4: Rules of Construction

A. The provisions of this ordinance shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety and welfare.

B. For the purposes of administration and enforcement of this ordinance, unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance:

(1) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.

(2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

(3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(4) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for."

(5) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.

(6) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either...or", the conjunction shall be interpreted as follows:

(a) "And" indicates that all the connected terms, conditions, provisions or events shall apply.

(b) "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

(c) "Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(7) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

(8) "Administrative Official" means the Director of the Building & License Department and the Building Official or his/her designee who will carry out the administration of this ordinance.

Section 5: Definitions

A. A "fee payer" is a person applying for the issuance of a building permit.

B. "Building permit" is the approval issued by the City of Opa-locka that authorizes the construction or placement of a building, dwelling, mobile home, recreational vehicle or other structure on a site, where the purposes of the building or structure is for the occupancy by humans. This would include temporary as well as permanent occupancy.

C. A "capital improvement" includes planning, land acquisition, site improvements, the construction of new or expanded road drainage facilities, and the acquisition of equipment, but excludes maintenance and operation.

D. "Development Order" means a regulatory approval by the City of Opa-locka.

E. "Square Footage" shall be measured in terms of heated or air-conditioned floor area.

Section 6: Imposition of Water and Sewer Impact Fee

A. Any person who, after the effective date of this ordinance, seeks to develop land within the City of Opa-locka, Florida, by applying for a building permit is hereby required to pay a water and sewer impact fee in the manner and amount set forth in this ordinance.

B. No Certificate of Occupancy for any activity requiring payment of a Road Drainage Impact Fee pursuant to Section 7 of this ordinance shall be issued unless and until the Water and Sewer Impact Fee hereby required has been paid.

C. No extension of a building permit issued prior to the effective date of this ordinance for any activity requiring payment of a Road Drainage Impact Fee pursuant to Section 7 of this ordinance shall be granted unless and until the Water and Sewer Impact Fee hereby required has been paid.

Section 7: Computation of the Amount of Water and Sewer Impact Fee

The total combined water and sewer impact fees are \$2,715. A table presenting the calculated impact fee assuming 100% cost recovery from this study is presented below.

Calculated Water & Sewer Impact Fees per ERU		
Water	Sewer	Combined
\$1,439	\$1,276	\$2,715

Water meter size is used to determine ERU's for water and sewer customers. Single-Family homes represent one ERU as they typically have a 3/4" x 5/8" water meter. For larger meter sizes, the

following table shows the ERU's for each meter size and the resulting water and sewer impact fees by meter size. The ERU's for each meter size are determined by the AWWA maximum flow criteria for each meter size. (See the table below and the attached Impact Fee Study).

Water Meter Size	ERU's	Water Impact Fee	Sewer Impact Fee	Combined: Water & Sewer Impact Fee
¾ inch	1	1,439	1,276	2,715
1 inch	2.5	3,598	3,190	6,788
1-1/2 inch	5	7,195	6,380	13,575
2 inch	8	11,512	10,208	21,720
3 inch	16	23,024	20,416	43,440
4 inch	25	35,975	31,900	67,875
6 inch	50	71,950	63,800	135,750
8 inch	80	115,120	102,080	217,200

Section 8: Payment of Water and Sewer Impact Fee

A. The fee payer shall pay the Water and Sewer Impact Fee prior to the issuance of a permit.

B. The Water and Sewer Impact Fee required by this ordinance to the Administrative Official or his/her designee, prior to the issuance of a Temporary Certificate of Occupancy, Certificate of Occupancy, or other final approval.

C. All funds collected shall be promptly transferred for deposit in the Water and Sewer Impact Fee Trust Fund account as determined in Section 10 of this ordinance and used solely for the purposes specified in this ordinance.

Section 9: Water and Sewer Impact Fee Districts

There is hereby established one (1) Water and Sewer Impact Fee Benefit District which includes all land within the City of Opa-locka jurisdictional boundary.

Section 10: Water and Sewer Impact Fee Trust Fund Established

A. There is hereby established one (1) Water and Sewer Impact Fee Trust Fund, established by Section 9 of this Ordinance.

B. Funds withdrawn from this account must be used in accordance with the provisions of Section 11 of this ordinance.

Section 11: Use of Funds

A. Funds collected from Water and Sewer Impact Fees shall be used solely for the purpose of acquiring and/or making capital improvements to water & sewer infrastructure under the jurisdiction of the City of Opa-locka, the County, or the State of Florida, and shall not be used for City day to day operations or road maintenance.

B. Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the City-wide Water and Sewer Impact Fee District, which the funds were collected. Funds shall be expended in the order in which they are collected.

C. In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which Water and Sewer Impact Fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in Paragraph A above.

D. At least once each fiscal period the Administrative Official shall present to the City Commission a proposed capital improvement program for road drainage, assigning funds, including any accrued interest, to specific road drainage improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the Water and Sewer Impact Fee Trust Fund until the next fiscal period except as provided by the refund provisions of this ordinance.

E. Funds may be used to provide refunds as described in Section 12.

Section 12: Refund of Water and Sewer Impact Fees Paid

A. If a building permit expires without commencement of construction, then the fee payer shall be entitled to a refund, without interest, of the Water and Sewer Impact Fee paid as a condition for its issuance except that the City shall retain three percent (3%) or \$100.00 of the fee, whichever is greater, to offset a portion of the costs of collection and refund. The fee payer must submit an application for such a refund to the Administrative Official thirty (30) days, prior to the expiration of the permit.

B. Any funds not expended or encumbered by the end of the calendar quarter immediately following six (6) years from the date the Water and Sewer Impact Fee was paid shall, upon application of the then current land owner, be returned to such landowner with interest at the rate of three percent (3%) per annum, provided that the land owner submits an application for a refund to the Administrative Official within 180 days of the expiration of the six (6) year period. An extension of the six (6) year period, of an additional four (4) years may be permitted, at the City Commission's discretion, for projects or improvements that entail long range planning and design.

Section 13: Exemptions and Credits

A. Exemptions. The following shall be exempted from payment of Water and Sewer Impact Fees:

- (1) Alterations or expansion of an existing building where no additional square footage is created, where the use is not changed, and/or where no additional demand for Water & Sewer facilities or applicable improvements will be created, as determined by the Administrative Official.
- (2) The construction of accessory buildings or structures, unless such construction is determined by the Administrative Official to be an expansion or extension of the principal use for which Road Drainage Impact Fees are payable.

- (3) The replacement of a building or structure with a new building or structure of the same size and use.
- (4) The installation of a replacement mobile home on a lot or other such site when a Water and Sewer Impact Fee for such mobile home site has previously been paid pursuant to this ordinance or where a mobile home legally existed on such site on or prior to the effective date of this ordinance.
- (5) The installation of a mobile unit for temporary construction purposes.

Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

B. Credits. Any claim for credit under these provisions shall be made on an official Impact Fee Credit Application provided by the City of Opa-locka, and submitted along with all other required documentation to the Administrative Official. Credit against required Water & Sewer Impact Fees shall be subject to the following:

- (1) Water and Sewer land and/or road drainage capital improvements may be offered by the fee payer as total or partial payment of the required Water & Sewer Impact Fee. The offer must specifically request or provide for a Water & Sewer Impact Fee credit. If the Administrative Official accepts such an offer, whether the acceptance is before or after the effective date of this ordinance, the credit shall be determined and provided in the following manner:
 - (a) Credit for the dedication of land shall be valued at:
 - (i) 115% of the most recent assessed value by the Miami-Dade County Property Appraiser; or
 - (ii) by fair market value established by a private, certified appraiser acceptable to the City. At the City's option, a second appraisal may be contracted at the City's expense. Credit for the dedication of water & sewer land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Commission; or
 - (iii) by such other appropriate method as the City Commission may have accepted prior to the effective date of this ordinance for particular water & sewer facility improvements.
 - (b) Applicants for credit for construction of water & sewer facilities improvements shall:

- (i) submit acceptable engineering drawings and specifications, and construction cost estimates to the Administrative Official;
 - (ii) the Administrative Official shall, within a reasonable period of time, determine credit for construction based upon either these cost estimates, or upon alternative engineering criteria and construction cost estimates if the Administrative Official determines that such estimates submitted by the applicant are either unreliable or inaccurate;
 - (iii) the Administrative Official shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the Administrative Official before credit will be given;
 - (iv) the failure of the applicant to sign, date, and return such document within sixty (60) days shall nullify the credit.
- (c) Except as provided in subparagraph (d), credit against Water and Sewer Impact Fees otherwise due will not be provided until:
 - (i) the construction is completed and accepted by the City, the County, or the State, whichever is applicable;
 - (ii) a suitable maintenance and warranty bond is received and approved by the City Clerk, the City Manager and the City Attorney of the City of Opa-locka, when applicable.
- (d) Credit may be provided before completion of specified water & sewer improvements if adequate assurances are given by the applicant that the standards set out in subparagraph (c) (i) , (ii) will be met and if the fee payer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit or escrow agreement shall be posted with and approved by the City of Opa-locka in an amount determined by the Administrative Official. If the water & sewer construction project will not be constructed within one (1) year of the acceptance of the offer by the Administrative Official, the amount of the security shall be increased by ten percent (10%) compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Commission prior to acceptance of the security. If the water & sewer construction project is not to be completed within five (5) years of the date of the fee payer's offer, the City Commission must approve the water & sewer construction project and its scheduled completion date prior to the acceptance of the offer by the Administrative Official.
 - (2) Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived. The fee

payer may apply for credit prior to the issuance of a building permit, however, credit shall only be applied against building permits issued subsequent to the application for credit. Refunds shall be made only to the person(s) or entity who made the creditable payment or contribution.

- (3) Credits shall not be transferable from one project or development to another without the approval of the City Commission and may only be transferred to a different development upon a finding by the City Commission that the dedication for which the credit was given benefits such different development.
- (4) No credit shall exceed the amount due for the applicable Water and Sewer Impact Fee required.
- (5) The right of credit shall run with the land and be claimed only by the owners of the land for which credit is claimed.

Section 14: Appeals

- A. Any fee payer aggrieved by a decision of the Administrative Official made pursuant to this ordinance shall have the right to appeal to the City Commission. Prior to any such appeal, the aggrieved fee payer shall file a request for reconsideration with the Administrative Official who shall act upon such request within fifteen (15) days.
- B. If, after reconsideration by the Administrative Official, the fee payer chooses to continue with an official appeal, the fee payer, within fifteen (15) days of the Administrative Official's decision on the request for reconsideration, may file with the Administrative Official a Notice of Appeal specifying the grounds, therefore. The Administrative Official shall forthwith transmit to the City Commission all papers constituting the record upon which the action appealed from is taken. The Mayor and City Commission shall thereafter establish a reasonable date and time for a hearing on the appeal, give due notice thereof, and decide the same within a reasonable period of time following the hearing. Any fee payer submitting a Notice of Appeal shall have the right to appear at the hearing, to present evidence, and be represented by counsel.
- C. A fee payer may pay a Water and Sewer Impact Fee under protest to obtain a building permit and by making such payment shall not be estopped from:
 - (1) Exercising the right of appeal provided for in this Section, or
 - (2) Receiving a refund of any amount deemed to have been erroneously collected.

Section 15: Review

The Water and Sewer Impact Fee Schedule contained in Section 7 (A) shall be reviewed by the City Commission at least once each fiscal biennium.

Section 16: Penalty Provision

A violation of this ordinance shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however in addition to or in lieu of any criminal prosecution, the City of Opa-locka shall have the power to initiate legal action in civil court to enforce the provisions of this ordinance.

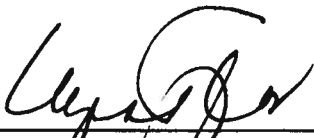
Section 17: Repealer Provision:

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

Section 18: Severability:

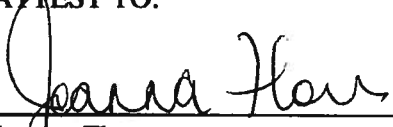
If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions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

PASSED AND ADOPTED THIS 22nd DAY OF July, 2015.



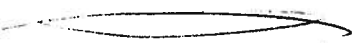
Myra Taylor
Mayor

ATTEST TO:



Joanna Flores
City Clerk

Approved as to form and sufficiency:



Vincent T. Brown, Esq.
Brown Law Group, LCC
City Attorney

Moved by: COMMISSIONER KELLEY
Second by: COMMISSIONER SANTIAGO

Commission Vote: 4-0

Commissioner Kelley:	YES
Commissioner Pinder:	OUT OF ROOM
Commissioner Santiago:	YES
Vice Mayor Holmes:	YES
Mayor Taylor:	YES

Sponsored by: City Manager

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, "IMPACT FEES", SPECIFICALLY AMENDING, SECTION 22-310(F), ENTITLED "LEGISLATIVE FINDINGS" TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22-316(A) ENTITLED "COMPUTATION OF THE AMOUNT OF PUBLIC SAFETY IMPACT FEE" TO UPDATE THE PUBLIC SAFETY FEE SCHEDULE; AMENDING SECTION 22-317 ENTITLED "PAYMENT OF FEE" TO UPDATE IMPACT FEE PAYMENT TERMS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") desires to maintain adopted levels of service for new growth within the City, including water, sewer, road drainage, parks, and public safety services. The City's impact fees are outdated and, as a matter of sound public policy, should be reviewed and updated every five years to ensure they reflect current conditions and projected growth; and

WHEREAS, the City Commission previously adopted Ordinance No. 15-22, which amended Ordinance 04-10 enacting the request for payment of impact fees on new land development within the City in order to provide and maintain adequate levels of public safety services necessitated by residential, commercial, and industrial growth; and

WHEREAS, the City retained Stantec Consulting Services to conduct a comprehensive impact fee study. Based on current data, service demands, and growth projections, Stantec recommended modifications to the City's impact fee structure. The Stantec Impact Fee Study was presented to the City Commission on December 10, 2025, and is incorporated herein by reference; and

WHEREAS, the recommended amendments are necessary as the current public safety impact fee of \$0.166 per square foot is insufficient to meet these needs; and

WHEREAS, Stantec further recommended a four-year phased-in increase to the public safety impact fee; and

WHEREAS, the City Commission has determined that it would be in the best interest of the City to amend the following sections of the City's Land Development Regulations.

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

Section 1. Adoption of Representations.

The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Ordinance.

Section 2. Amending Chapter 22, Article XII, Section 22-310(F) of the City of Opa-Locka’s Land Development Regulations entitled “Impact Fees”, Division 3 entitled “Public Safety Impact Fee”, specifically Section 22-310(F) entitled “Legislative findings” as follows:

Sec. 22-310. Legislative findings.

- A. The city must expand its public safety capital facilities in order to maintain current standards if new development is to be accommodated without decreasing current standards. This must be done in order to promote and protect the public health, safety and welfare.
- B. The state legislature, through the enactment of F.S. § 163.3202(3) has sought to encourage the city to enact impact fees.
- C. The imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of public safety capital facilities necessary to accommodate such development. This must be done in order to promote and protect the public health, safety and welfare.
- D. Each of the types of land development described in section 22-316, will create a need for the construction, equipping, or expansion of public safety capital facilities.
- E. The fees established by section 22-316 are derived from, are based upon, and do not exceed the costs of providing additional public safety necessitated by the new land developments for which the fees are levied.
- F. The report entitled "Methods and Data Used to Calculate Police, Park & Recreation and Public Works Impact Fees", dated July 19, 2004, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional public safety in the city.

Section 3. Amending Chapter 22, Article XII, Section 22-316(A) of the City of Opa-Locka’s Land Development Regulations entitled “Impact Fees”, Division 3 entitled “Public Safety Impact Fee”, specifically Section 22-316(A) entitled “Computation of the amount of public safety impact fee” as follows:

Sec. 22-316. Computation of the amount of public safety impact fee.

- A. A. At the option of the feepayer, the amount of the public safety impact fee may be determined by the following fee schedules:

Public safety fee schedule
Residential floor area
Cost per sq. ft....\$0.166
Business floor area
Cost per sq. ft....\$0.166

Section 4. Amending Chapter 22, Article XII, Section 22-317 of the City of Opa-Locka's Land Development Regulations entitled "Impact Fees", Division 3 entitled "Public Safety Impact Fee", specifically Section 22-317 entitled "Payment of fee" as follows:

Sec. 22-317. - Payment of fee.

A. The feepayer shall pay the public safety impact fee required by this division to the city manager or his/her designee prior to the issuance of a building permit.

B. All applicable impact fees imposed by this Article shall be paid in full prior to the issuance of any building permit for the subject development.

C. No building permit, development permit, or other authorization for construction shall be issued until all required impact fees have been paid.

D. Failure to pay impact fees when due shall result in:

(a) Withholding of permits or certificates of occupancy;

(b) Stop-work orders;

(c) Imposition of liens as authorized by law.

BE. All funds collected shall be properly identified by and promptly transferred for deposit in the public safety impact fee trust fund to be held in separate accounts as determined in [section 22-319](#) and used solely for the purposes specified in this division.

SECTION 5. Severability. The provisions of this Ordinance are severable, and it is the legislative intention to confer upon the whole or any part of the Ordinance the powers herein provided. If any provision of this Ordinance shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional provision not been included herein.

SECTION 6. Conflict and Repealer. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7. Inclusion In Code. It is the intention of the City Commission of the City of Opa-locka that the provisions of this Ordinance shall, at some time in the future, become and be made a part of the General Code of Ordinances of the City of Opa-Locka and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed.

SECTION 8. Scrivener's Errors. Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent as may be authorized by the City Manager without need of public hearing following review by the City Attorney, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 9. Effective Date. This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED FIRST READING this __ day of _____ 2026.

PASSED SECOND READING this __ day of _____ 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass _____

Commissioner Santiago _____

Commissioner Ervin _____

Vice Mayor Kelley _____

Mayor Taylor _____



City of Opa-locka Agenda Cover Memo

Department Director:	Gregory D. Gay			Department Director Signature:			
City Manager:	Sha'mecca Lawson			CM Signature			
Commission Meeting Date:	3.25.2026		Item Type: (Enter X in box)	Resolution	Ordinance	Other	
					X		
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading		2nd Reading	
	X			X			
			Public Hearing: (Enter X in box)	Yes	No	Yes	No
				X		X	
Funding Source: Account# :	(Enter Fund & Dept) Ex: N/A See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes		No	
				X			
ILA Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:				
		X					
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address) Business & Economic Development			
	X						
Sponsor Name	City Manager		Department:	Planning & Community Development			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AMENDING ORDINANCE 15-22 PROVIDING FOR PAYMENT OF AN IMPACT ON LAND DEVELOPMENT IN THE CITY OF OPA-LOCKA FOR PROVIDING PUBLIC SAFETY NECESSITATED BY SUCH NEW DEVELOPMENT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY AND CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The City of Opa-locka desires to maintain adopted levels of service for new growth within the City, including water, sewer, road drainage, parks, and public safety services. The City's impact fees are outdated and, as a matter of sound public policy, should be reviewed and updated every five years to ensure they reflect current conditions and projected growth.

The City Commission previously adopted Ordinance No. 15-22, which amended Ordinance 04-10 enacting the request for payment of impact fees on new land development within the City in order to provide and maintain adequate levels of public safety services necessitated by residential, commercial, and industrial growth.

The City retained Stantec Consulting Services to conduct a comprehensive impact fee study. Based on current data, service demands, and growth projections, Stantec recommended modifications to the City’s impact fee structure. The Stantec Impact Fee Study was presented to the City Commission on December 10, 2025, and is incorporated herein by reference.

The recommended amendments are necessary as the current public safety impact fee of \$0.166 per square foot is insufficient to meet these needs.

Stantec further recommended a four-year phased-in increase to the public safety impact fee, as set forth below.

Fee Type	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Public Safety	4 Year	\$0.166 (.17)	\$0.19	\$0.20	\$0.20	\$0.20

Financial Impact- The increase in the Public Safety Impact Fee will incrementally increase the City revenues over the 4-year period with new development within the City.

Proposed Action:

Planning and Community Development staff recommend the approval of this legislation.

Attachment:

- Draft Ordinance
- Stantec Impact Fee Study and Recommendations
- Ordinance 04-10
- Ordinance 15-22

1st Reading/Public Hearing: SEPTEMBER 8, 2004
2nd Reading/Public Hearing: SEPTEMBER 22, 2004
Adopted: SEPTEMBER 22, 2004
Effective Date: DECEMBER 22, 2004
Sponsored By: City Manager

ORDINANCE NO. 04-10

PUBLIC SAFETY IMPACT FEE ORDINANCE

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE INCORPORATED AREAS OF THE CITY OF OPA-LOCKA, FLORIDA; IMPOSING AN IMPACT FEE ON LAND DEVELOPMENT IN THE CITY OF OPA-LOCKA FOR PROVIDING PUBLIC SAFETY NECESSITATED BY SUCH NEW DEVELOPMENT; STATING THE AUTHORITY FOR ADOPTION OF THE ORDINANCE; PROVIDING DEFINITIONS; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COMMISSION; PROVIDING FOR THE PAYMENT AND TIME OF PAYMENT OF A PUBLIC SAFETY IMPACT FEE; PROVIDING FOR REVIEW OF PUBLIC SAFETY IMPACT FEES AND THE FEE SCHEDULES; PROVIDING FOR THE PLACEMENT OF REVENUE COLLECTED FROM PUBLIC SAFETY IMPACT FEES INTO A PUBLIC SAFETY IMPACT FEE TRUST FUND ESTABLISHED FOR THAT PURPOSE; PROVIDING FOR EXEMPTIONS AND CREDITS; PROVIDING FOR REFUND OF UNEXPENDED FUNDS; PROVIDING FOR USE OF FUNDS DERIVED FROM PUBLIC SAFETY IMPACT FEES; PROVIDING THAT PUBLIC SAFETY IMPACT FEES MAY BE PLEDGED TOWARD PAYMENT OF BOND ISSUES AND SIMILAR DEBT INSTRUMENTS; PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE; CONTAINING A REPEALER PROVISION, SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

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

Section One: Legislative Findings

The City Commission of the City of Opa-locka finds, determines and declares that:

A. The City of Opa-locka must expand its Public Safety capital facilities in order to maintain current standards if new development is to be accommodated without decreasing current standards. This must be done in order to promote and protect the public health, safety and welfare;

B. The Florida Legislature, through the enactment of Florida Statutes Chapter 163 163.3202 (3) has sought to encourage Opa-locka to enact impact fees.

C. The imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of Public Safety capital facilities necessary to accommodate such development. This must be done in order to promote and protect the public health, safety and welfare.

D. Each of the types of land development described in Section Seven hereof, will create a need for the construction, equipping, or expansion of Public Safety capital facilities.

E. The fees established by Section Seven are derived from, are based upon, and do not exceed the costs of providing additional Public Safety necessitated by the new land developments for which the fees are levied.

F. The report entitled "Methods and Data Used to Calculate Police, Park & Recreation and Public Works Impact Fees", dated July 19, 2004, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional Public Safety in the City of Opa-locka.

Section Two: Short Title, Authority and Applicability.

A. This ordinance shall be known and may be cited as the "The City of Opa-locka Public Safety Impact Fee Ordinance."

B. The City Commission of the City of Opa-locka has the authority to adopt this ordinance pursuant to Article IV of the Constitution of the State of Florida, and Chapter 166 of the Florida Statutes.

C. This ordinance shall apply in the incorporated area of the City of Opa-locka.

Section Three: Intents and Purposes

A. This ordinance is intended to assist in the implementation of the City of Opa-locka Comprehensive Plan.

B. The purpose of this ordinance is to regulate the use and development of land so as to

assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide Public Safety in the City of Opa-locka.

Section Four: Rules of Construction

A. The provisions of this ordinance shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety and welfare.

B. For the purposes of administration and enforcement of this ordinance, unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance:

- (1) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.
- (2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.
- (3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- (4) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- (5) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.
- (6) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either...or", the conjunction shall be interpreted as follows:
 - (a) "And" indicates that all the connected terms, conditions, provisions or events shall apply.
 - (b) "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
 - (c) "Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
- (7) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind

or character.

(8) "City Manager" means the City Manager municipal officials he/she may designate to carry out the administration of this ordinance.

Section Five: Definitions

A. A "feepayer" is a person applying for the issuance of a building permit.

B. "Building permit" is the approval issued by the City of Opa-locka that authorizes the construction or placement of a building, dwelling, mobile home, recreational vehicle or other structure on a site.

C. "Capital Equipment" is buildings, vehicles, weapons, and communications equipment, all with an expected use life of three years or more. "Capital Equipment" shall include the cost of training new police officers when such new officers constitute a net expansion of the Opa-locka protective force.

D. "Development Order" means a regulatory approval by the City of Opa-locka.

Section Six: Imposition of Public Safety Impact Fee

A. Any person who, after the effective date of this Ordinance seeks to develop land within the City of Opa-locka, Florida, by applying for a building permit, is hereby required to pay a Public Safety impact fee in the manner and amount set forth in this ordinance.

B. No new building permit for any activity requiring payment of an impact fee pursuant to Section Seven of this ordinance shall be issued unless and until the Public Safety impact fee hereby required has been paid.

C. No extension of a building permit issued prior to the effective date of this Ordinance for any activity requiring payment of an impact fee pursuant to Section Seven of this ordinance shall be granted unless and until the Public Safety impact fee hereby required has been paid.

Section Seven: Computation of the Amount of Public Safety Impact Fee

A. At the option of the feepayer, the amount of the Public Safety impact fee may be determined by the following fee schedules.

Public Safety Fee Schedule	
Residential Floor Area	
Cost Per Sq. Ft.	\$0.116
Business Floor Area	
Cost Per Sq. Ft.	\$0.116

(1). If a building permit is requested for mixed uses, then the fee shall be determined through using the above schedules by apportioning the space committed to uses specified on the schedules.

(2). If the type of development activity that a building permit is applied for is not specified on the above fee schedules, the City Manager shall use the fee applicable to the most nearly comparable type of land use on the above fee schedules.

The City Manager shall be guided in the selection of a comparable type by the City of Opa-locka Comprehensive Plan, supporting documents of the City of Opa-locka Comprehensive Plan, and the City of Opa-locka Zoning Ordinance. If the City Manager determines that there is no comparable type of land use on the above fee schedules then the City Manager shall determine the fee by considering demographic or other documentation which is available from the City of Opa-locka planning Department, and state and regional authorities.

(3). In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The City Manager shall be guided in this determination by the sources and agencies listed above.

B. If a feepayer opts not to have the impact fee determined according to paragraph (A) of this section, then the feepayer shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. The City Manager shall consider the documentation submitted by the feepayer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the feepayer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the feepayer shall pay Public Safety impact fees based upon the schedule shown in paragraph (A) of this section. If an acceptable independent fee calculation study is presented, the City Manager may adjust the fee to that appropriate to the particular development. Determinations made by the City Manager pursuant to this paragraph may be appealed to the City Commission by filing a written request with the City Manager within ten (10) days of the City Manager's determination.

Section Eight: Payment of Fee

A. The feepayer shall pay the Public Safety impact fee required by this ordinance to the City Manager or his/her designee prior to the issuance of a building permit.

B. All funds collected shall be properly identified by and promptly transferred for deposit in the Public Safety Impact Fee Trust Fund to be held in separate accounts as determined in Section Ten of this ordinance and used solely for the purposes specified in this ordinance.

Section Nine: Public Safety Impact Fee Trust Fund Established

A. There is hereby established a Public Safety Impact Fee Trust Fund.

B. Funds withdrawn from this account must be used in accordance with the provisions of Section Ten of this ordinance.

Section Ten: Use of Funds

A. Funds collected from Public Safety impact fees shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to Public Safety facilities under the jurisdiction of the City of Opa-locka, the County, or the State of Florida, and shall not be used for maintenance or operations.

B. In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which Public Safety impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in paragraph A above.

C. At least once each fiscal period the City Manager shall present to the City Commission a proposed capital improvement program for Public Safety, assigning funds, including any accrued interest, from the several Public Safety Impact Fee Trust Funds to specific Public Safety improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the Public Safety Impact Fee Trust Fund until the next fiscal period except as provided by the refund provisions of this ordinance.

D. Funds may be used to make refunds required under any Development Order heretofore or hereafter issued or entered into by the City of Opa-locka as such refunds pertain to the subject matter of this ordinance.

E. Funds may be used to provide refunds as described in Section Twelve.

Section Eleven: Refund of Fees Paid

A. If a building permit expires without commencement of construction, then the feepayer shall be entitled to a refund, without interest, of the impact fee paid as a condition for its issuance except that the City shall retain three percent (3 %) of the fee to offset a portion of the costs of collection and refund. The feepayer must submit an application for such a refund to the City Clerk of the City of Opa-locka within 30 days of the expiration of the permit.

B. Any funds not expended or encumbered by the end of the calendar quarter immediately following six (6) years from the date the Public Safety impact fee was paid shall, upon application of the then current landowner, be returned to such landowner with interest at the rate of three percent (3 %) per annum, provided that the landowner submits an application for a refund to the City Clerk of the City of Opa-locka within 180 days of the expiration of the six year period.

Section Twelve: Exemptions and Credits

A. The following shall be exempted from payment of the impact fee:

- (1) Alterations or expansion of an existing building where no additional units are created and where the use is not changed.
- (2) The construction of accessory buildings or structures.
- (3) The replacement of a building or structure with a new building or structure of the same size and use.
- (4) The installation of a replacement mobile home on a lot or other such site when a Public Safety impact fee for such mobile home site has previously been paid pursuant to this ordinance or where a mobile home legally existed on such site on or prior to the effective date of this Ordinance.

Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

B. Credits:

(1) Public Safety land and/or Public Safety capital improvements may be offered by the feepayer as total or partial payment of the required impact fee. The offer must request or provide for a Public Safety impact fee credit. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this ordinance, the credit shall be determined and provided in the following manner:

- (a) Credit for the dedication of land shall be valued at:

within one (1) year of the acceptance of the offer by the City Manager, the amount of the security shall be increased by ten per cent (10%) compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Commission prior to acceptance of the security. If the Public Safety construction project is not to be completed within 5 years of the date of the fee-payer's offer, the City Commission must approve the Public Safety construction project and its scheduled completion date prior to the acceptance of the offer by the City Manager.

(2) Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

(3) Determinations made by the City Manager pursuant to the credit provisions of this section may be appealed to the City Commission by filing a written request with the City Manager within ten (10) days of the City Manager's determination.

Section Thirteen: Review

The fees contained in Section Seven (A) shall be reviewed by the City Commission at least once each fiscal biennium.

Section Fourteen: Penalty Provision

A violation of this ordinance shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City of Opa-locka shall have the power to sue in civil court to enforce the provisions of this ordinance.

Section Fifteen: Repealer Provision

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

Section Sixteen: Severability

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

(i) 115% of the most recent assessed value by the Property Appraiser, or

(ii) by such other appropriate method as the City Commission may have accepted prior to the effective date of this ordinance for particular Public Safety improvements, or

(iii) by fair market value established by private appraisers acceptable to the City. Credit for the dedication of Public Safety land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Commission.

(b) Applicants for credit for construction of Public Safety improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager. The City Manager shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the City Manager determines that such estimates submitted by the applicant are either unreliable or inaccurate. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the City Manager before credit will be given. The failure of the applicant to sign, date, and return such document within sixty (60) days shall nullify the credit.

(c) Except as provided in subparagraph (d), Credit against impact fees otherwise due will not be provided until:

(i) the construction is completed and accepted by the City, the County, or the State, whichever is applicable;

(ii) a suitable maintenance and warranty bond is received and approved by the City Clerk of the City of Opa-locka, when applicable.

(d) Credit may be provided before completion of specified Public Safety improvements if adequate assurances are given by the applicant that the standards set out in Subparagraph (c) will be met and if the feepayer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit or escrow agreement shall be posted with and approved by the City Clerk of the City of Opa-locka in an amount determined by the City Manager. If the Public Safety construction project will not be constructed

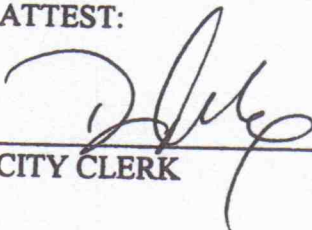
Section Seventeen: Effective Date

This ordinance shall become effective on December 22, 2004.

PASSED AND DULY ADOPTED THIS 22 Day of SEPT., 2004.


MAYOR

ATTEST:


CITY CLERK

Approved as to form and legal sufficiency:


CITY ATTORNEY

9/10/04
DATE

Moved by: COMMISSIONER TYDUS
Second by: VICE MAYOR JOHNSON
Commission Vote: 4-0
Commissioner Tydus YES
Commission Holmes: YES
Vice-Mayor Johnson: YES
Mayor Kelley: YES

1st Reading: June 24, 2015
2nd Reading: July 22, 2015
Public Hearing: July 22, 2015
Adopted: July 22, 2015
Effective Date: July 22, 2015
Sponsored by: City Manager

ORDINANCE NO. 15-22

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING ORDINANCE 04-10 PROVIDING FOR PAYMENT OF AN IMPACT ON LAND DEVELOPMENT IN THE CITY OF OPA LOCKA FOR PUBLIC SAFETY NECESSITATED BY SUCH NEW DEVELOPMENT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY AND CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Opa-locka passed Ordinance 04-10, imposing impact fees on new land development in the City to provide and maintain an adequate level of Public safety in the residential, commercial and industrial sectors in the City; and

WHEREAS, the City Commission's legislative findings justifying the imposition of such impact fee, as well as the data and studies used to calculate that fee are incorporated by reference herein; and

WHEREAS, The City retained Burton and Associates to conduct a comprehensive study on impact fees and they recommend modifications based on current data and projections. Their report was presented to the City on May 5th, 2015 and is incorporated by reference herein; and

WHEREAS, This recommended Amendment to the Public Safety Impact Fees is necessary in order to provide and maintain a level of service; and

WHEREAS, The current public safety impact fee is outdated and as a matter of public policy should be updated every five years; and

WHEREAS, The current public safety impact fee of \$0.116 per square foot is not adequate to provide for the needed level of services; and

Ordinance No. 15-22

WHEREAS, An impact fee of \$0.166 per square foot for public safety is needed to provide adequate police officers and equipment to take into account growth in residential. Commercial and industrial areas.

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

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

Section 2. Ordinance 04-10 imposing an impact fee on land development to provide for adequate public safety is hereby Amended to change the impact fee for public safety to be imposed on new land development to \$0.166 per square foot.

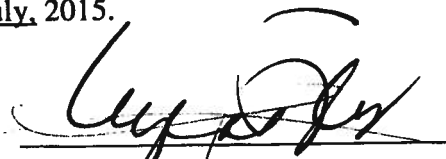
Section 3 All ordinances or Code provisions in conflict herewith are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. CODIFICATION. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

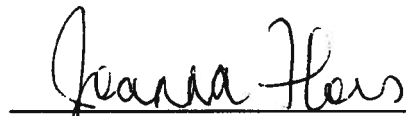
Section 6. EFFECTIVE DATE. This Ordinance shall upon adoption, become effective immediately.

PASSED AND ADOPTED this 22nd day of July, 2015.


Myra L. Taylor
Mayor

Attest to:

Approved as to form and legal sufficiency:



Joana Flores
City Clerk



Vincent T. Brown
The Brown Law Group
City Attorney

Moved by:	COMMISSIONER KELLEY
Seconded by:	COMMISSIONER SANTIAGO
Commissioner Vote:	4-0
Commissioner Kelley:	YES
Commissioner Pinder:	OUT OF ROOM
Commissioner Santiago:	YES
Vice Mayor Holmes:	YES
Mayor Taylor:	YES



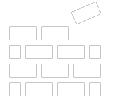
Opa-Locka, FL

Impact Fee Study



Background

- City of Opa-Locka impact fees unchanged since 2015 Study performed by Stantec
 - Parks
 - Police
 - Stormwater
 - Water
 - Sewer



Scope of Study: Re-calculate all existing impact fees



Background

- Impact fees allow new development to “*pay its own way*”
 - Funds expansion related capital costs
 - Not for operations, maintenance, or replacement
- Without impact fees:
 - 1) Facilities may not be constructed
 - 2) Facilities may be funded by existing taxpayers

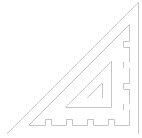
*Impact
Fees*





Background

Current Fee schedule (adopted in 2015)



	Parks	Public Safety	Stormwater	Water	Sewer
Charge	\$0.998	\$0.17	\$829	\$1,439	\$1,279
Unit	SQFT	SQFT	ERU	ERU	ERU



Calculation

US CPI Growth
since '15 = 32%

		Cost Basis	Capacity	Single Family Impact Fee
	Parks	\$12.6 M	Existing Residential Served	\$1.31
	Public Safety	\$3.8 M	Existing Served	\$0.20
	Stormwater	\$15.1 M	Existing Impervious ERUs + 15yr Growth	\$835
	Water	\$26.3 M	Equivalent Residential Connections	\$1,701
	Sewer	\$30.3 M	Equivalent Residential Connections	\$2,405

Existing (2015)	%
\$0.998	31%
\$0.17	18%
\$829	1%
\$1,439	18%
\$1,279	88%



Totals – Single Family

		Existing Fee (2015)	Proposed Impact Fee	Change \$	Change %
	Parks*	\$1,497	\$1,965	+\$468	31%
	Public Safety*	\$255	\$300	+\$45	18%
	Stormwater **	\$829	\$829	\$0	0%
	Water	\$1,439	\$1,701	+\$262	18%
	Sewer ***	\$1,279	\$1,919	+\$640	50%
	Total	\$5,299	\$7,315	+\$1,415	38%

* Single Family average of 1,500 SF

** Recommend no change

*** Capped at 50%

Reforms to Florida Impact Fee Law



“Phase-In Limitations” on Impact Fee Increases

- ☑ $\leq 25\%$ Two Equal Annual Increments
- ☑ $>25\% \leq 50\%$ Four Increments
- ☑ $>50\%$ Not Allowed
- ☑ Increase only once every 4 years

Exceeding the Limitations

1. A special study that outlines **extraordinary circumstances**
2. Two publicly noticed workshops
3. Two-thirds approval



Parks and Recreation Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee	31%	4 Year	\$ 0.998	\$ 1.08	\$ 1.15	\$ 1.23	\$ 1.31

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee		\$ 0.08	\$ 0.07	\$ 0.08	\$ 0.08



Public Safety Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Public Safety Impact Fee	18%	2 Years	\$ 0.17	\$ 0.19	\$ 0.20	\$ 0.20	\$ 0.20

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Public Safety Impact Fee		\$ 0.02	\$ 0.01	\$ -	\$ -



Water/Sewer Phase In

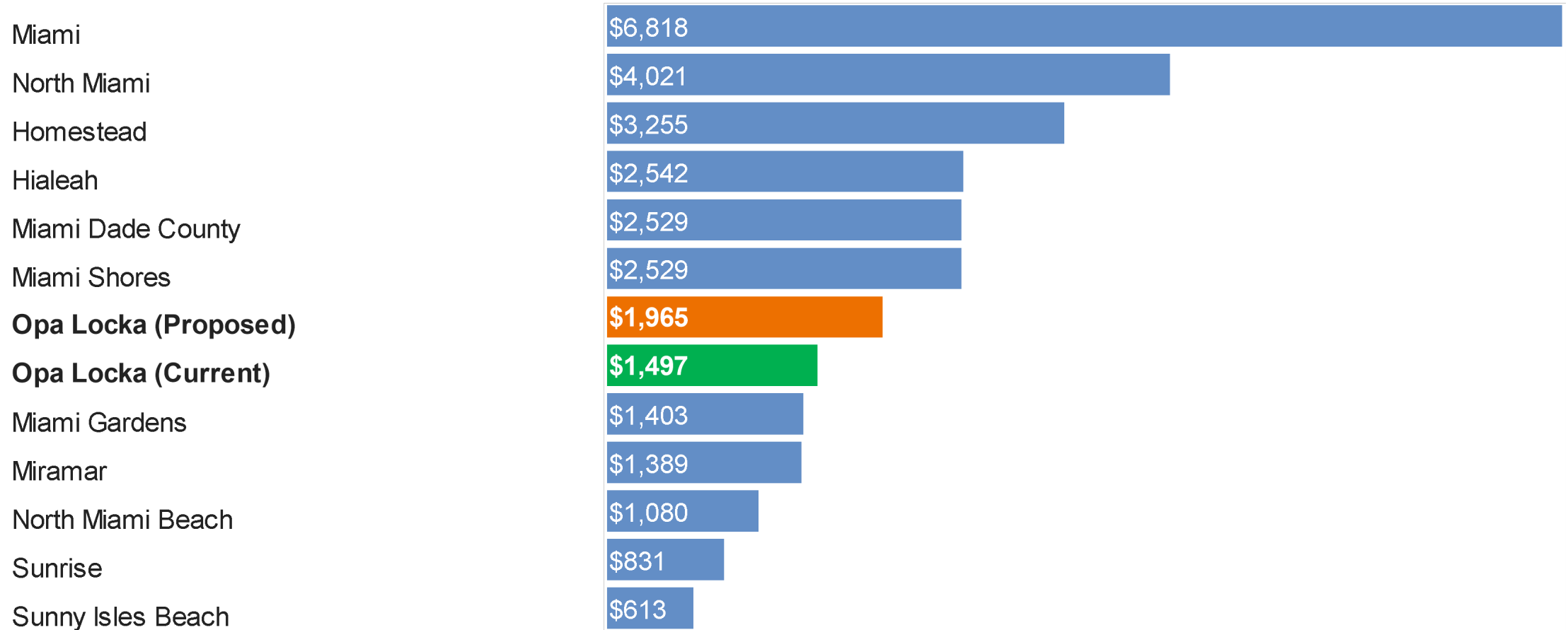
Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Water Impact Fee	18%	2 Year	\$ 1,439.00	\$ 1,570.00	\$ 1,701.00	\$ 1,701.00	\$ 1,701.00
Sewer Impact Fee	50% ¹	4 Year	\$ 1,279.00	\$ 1,439.00	\$ 1,599.00	\$ 1,759.00	\$ 1,919.00

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Water Impact Fee		\$ 131.00	\$ 131.00	\$ -	\$ -
Sewer Impact Fee		\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00

¹ Sewer Impact Fee increase limited to 50% according to limits set by Florida State Statutes



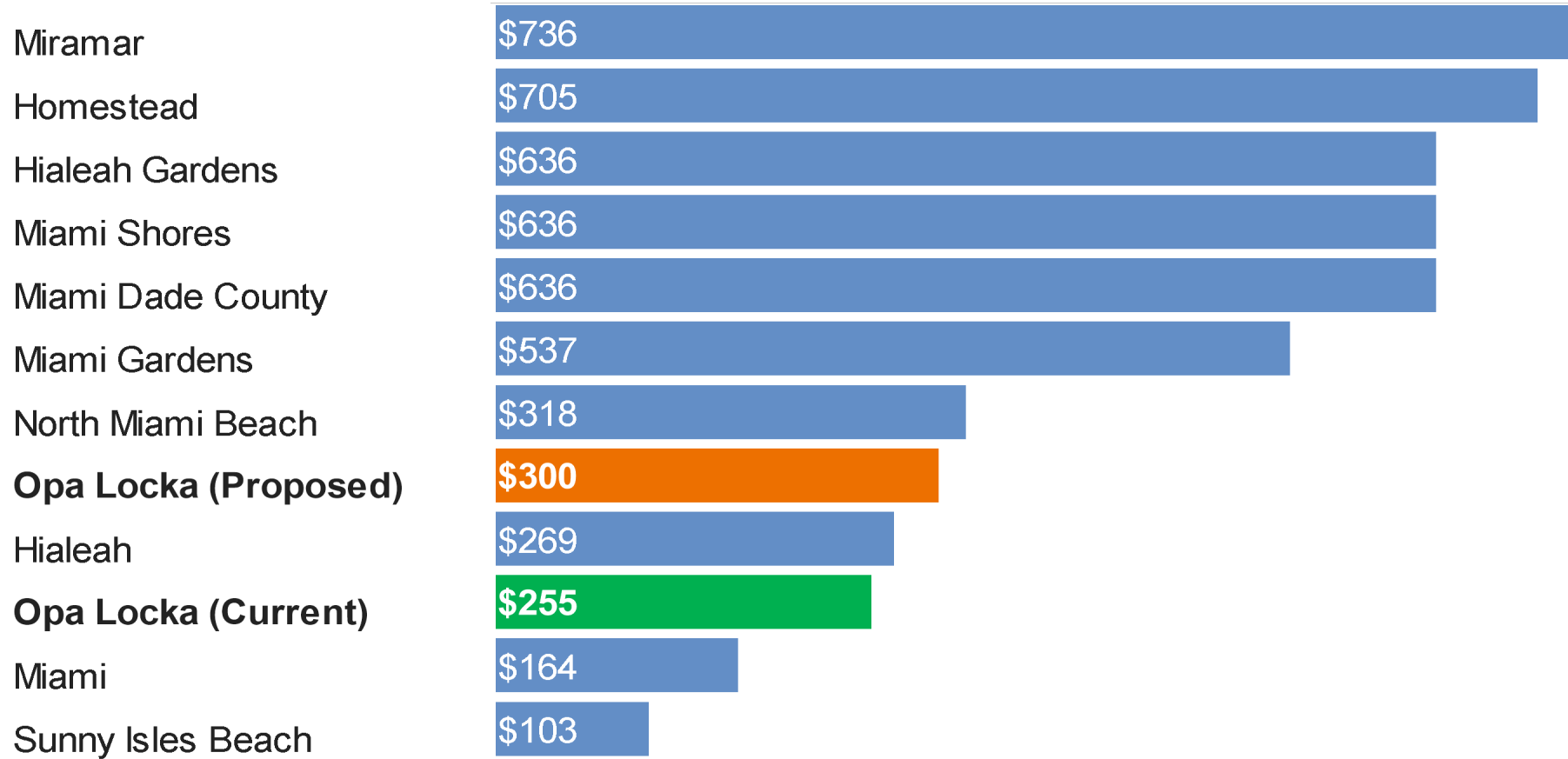
Parks and Recreation Impact Fee Survey – Single Family



Based on Single Family average square footage of 1,500



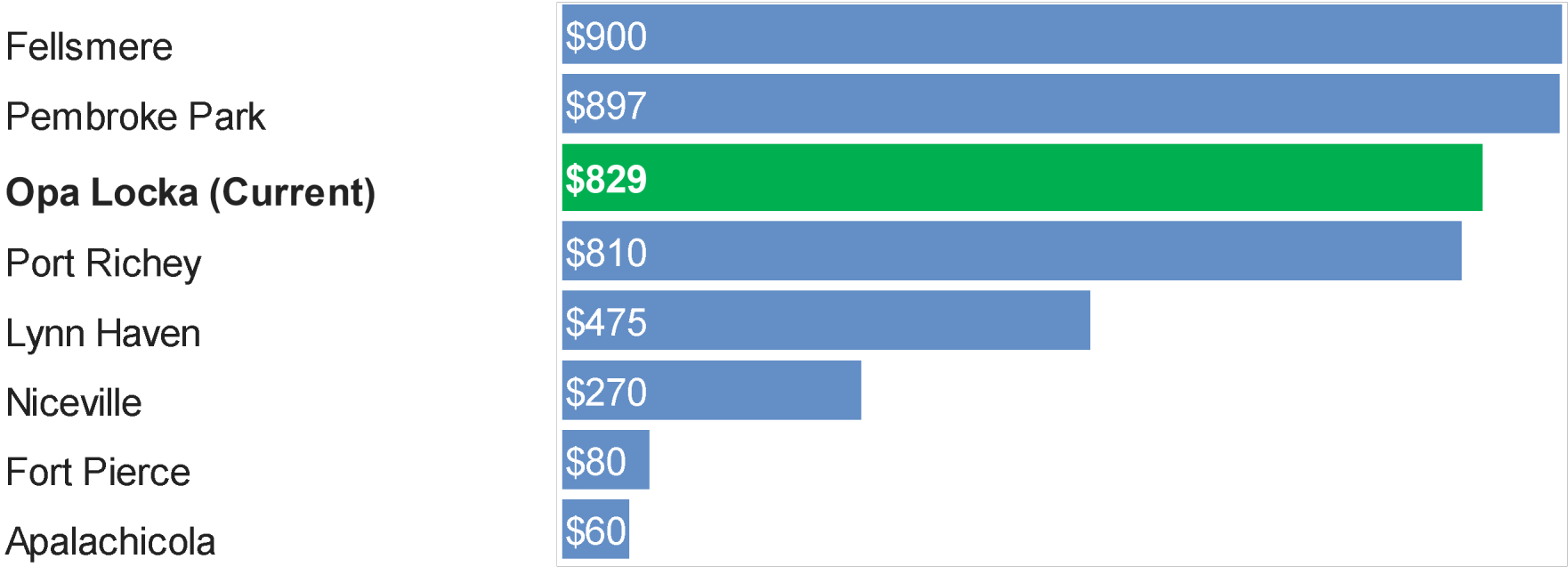
Public Safety Impact Fee Survey – Single Family



Based on Single Family average square footage of 1,500



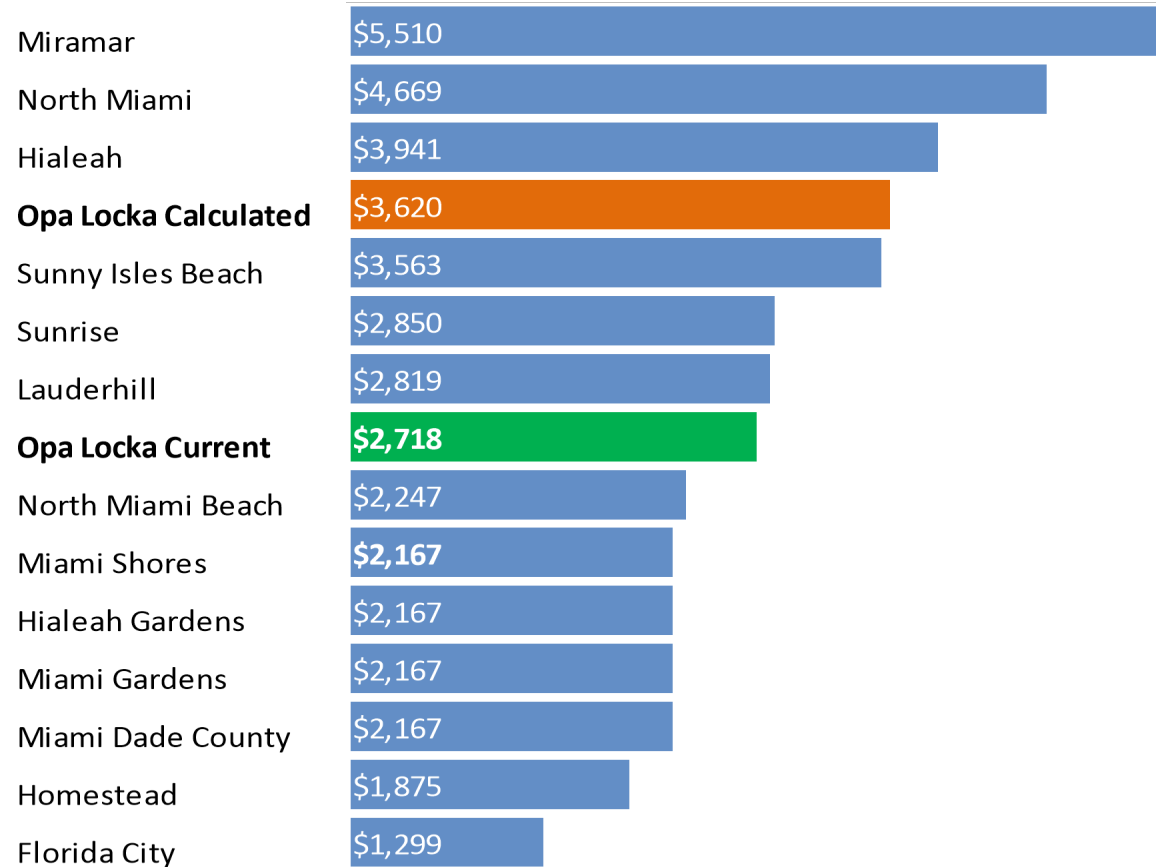
Stormwater Impact Fee Survey – Single Family





Water/Sewer Impact Fee Survey – Single Family

Single Family Water Sewer Impact Fee Survey



Based on Single Family average square footage of 1,500



Next Steps

- Consider adopting the updated schedule of calculated impact fees as presented herein
- Notice required **90 days** before the effective date
- Update impact fees in four years



Questions?

Peter Napoli
Senior Manager
Peter.Napoli@stantec.com

Sponsored by: City Manager

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, "IMPACT FEES", SPECIFICALLY AMENDING SECTION 22-344(F) ENTITLED "LEGISLATIVE FINDINGS" TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22-350(A) ENTITLED "COMPUTATION OF THE AMOUNT OF PARK IMPACT FEE" TO UPDATE THE PARK IMPACT FEE SCHEDULE; AMENDING SECTION 22-351 ENTITLED "PAYMENT OF FEE" TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS AND UPDATE IMPACT FEE PAYMENT TERMS; DELETING SECTION 22-352 ENTITLED "PARK IMPACT FEE DISTRICTS" TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; AMENDING SECTION 22-353(A) ENTITLED "PARK IMPACT FEE TRUST FUNDS ESTABLISHED" TO UPDATE THE AMOUNT OF PARK IMPACT FEE TRUST FUNDS; AMENDING SECTION 22-354 ENTITLED "USE OF FUNDS" TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Parks and Recreation are vital for fostering physical health, mental well-being, and community cohesion while providing environmental and economic benefits. These areas also enhance quality of life, boost local economies through tourism, and protect natural habitats; and

WHEREAS, the City Commission previously adopted Ordinance No. 15-23, which imposed impact fees on new Parks and Recreation facilities; and

WHEREAS, pursuant to Resolution No. 23-139, the City of Opa-Locka ("City") retained Stantec Consulting Services to conduct a comprehensive impact fee study; and

WHEREAS, based on current data, infrastructure needs, and growth projections, Stantec recommended modifications to the City's Park and Recreation impact fees; and

WHEREAS, the Impact Fee Study was presented to the City Commission on December 10, 2025, and is incorporated herein by reference; and

WHEREAS, the recommended amendment to the Parks and Recreation Impact Fees is necessary in order to provide and maintain a level of service for new growth; and

WHEREAS, the current parks & recreation impact fee of \$0.998 per square foot is not adequate to provide and maintain the level of services needed; and

WHEREAS, Stantec recommended a four-year phased-in increase in the parks impact fee; and

WHEREAS, the City Commission has determined that it would be in the best interest of the City to amend the following sections of the City's Land Development Regulations.

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

Section 1. Adoption of Representations.

The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Ordinance.

Section 2. Amending Chapter 22, Article XII, Section 22-344(F) of the City of Opa-Locka's City of Opa-Locka's Land Development Regulations entitled "Impact Fees", Division 4 entitled "Park Impact Fee", specifically Section 22-344(F) entitled "Legislative findings" as follows:

Sec. 22-344. Legislative findings.

The city commission finds, determines and declares:

- A. The city must expand its park system in order to maintain current park standards if new development is to be accommodated without decreasing current standards. This must be done in order to promote and protect the public health, safety and welfare.
- B. The state legislature, through the enactment of F.S. ch. 163 pt. II (F.S. 163.2511 et seq.) has sought to encourage the city to enact impact fees. The state legislature, through the enactment of F.S. ch. 163.3202(3), has sought to encourage the city to enact impact fees.
- C. The imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital facilities

necessary to accommodate such development. This must be done in order to promote and protect the public health, safety and welfare;

- D. Each of the types of land development described in section 22-350, will create demand for the acquisition or expansion of parks and the construction of park improvements.
- E. The fees established by section 22-350 are derived from, are based upon, and do not exceed the costs of providing additional park and park improvements necessitated by the new land developments for which the fees are levied.
- F. The report entitled "~~Methods and Data Used to Calculate Police, Park & Recreation and Public Works Impact Fees~~ Impact Fee Study," dated ~~July 19, 2004~~ August 12, 2025, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional parks and park improvements in the city.

Section 3. Amending Chapter 22, Article XII, Section 22-350(A) of the City of Opa-Locka's City of Opa-Locka's Land Development Regulations entitled "Impact Fees", Division 4 entitled "Park Impact Fee", specifically Section 22-350(A) entitled "Computation of the amount of park impact fee" as follows:

Sec. 22-350. Computation of the amount of park impact fee.

- A. At the option of the feepayer, the amount of the park impact fee may be determined by the following fee schedule:

Park impact fee schedule

Residential floor area

Cost per sq. ft. ...\$0.998

Section 4. Amending Chapter 22, Article XII, Section 22-351 of the City of Opa- City of Opa-Locka's Land Development Regulations entitled "Impact Fees", Division 4 entitled "Park Impact Fee", specifically Section 22-351 entitled "Payment of fee" as follows:

Sec. 22-351. Payment of fee.

- A. The feepayer shall pay the park impact fee required by this division to the city manager or his/her designee prior to the issuance of a residential building permit.

B. All applicable impact fees imposed by this Article shall be paid in full prior to the issuance of any building permit for the subject development.

C. No building permit, development permit, or other authorization for construction shall be issued until all required impact fees have been paid.

D. Failure to pay impact fees when due shall result in:

(a) Withholding of permits or certificates of occupancy;

(b) Stop-work orders;

(c) Imposition of liens as authorized by law.

BE. All funds collected shall be properly identified by park impact fee district and promptly transferred for deposit in the appropriate park impact fee trust fund to be held in separate accounts as determined in section 22-353 used solely for the purposes specified in this division.

Section 5. Amending Chapter 22, Article XII, Section 22-352 of the City of Opa-Locka's City of Opa-Locka's Land Development Regulations entitled "Impact Fees", Division 4 entitled "Park Impact Fee", specifically Section 22-352 entitled "Park Impact fee districts" as follow:

Sec. 22-352. Park impact fee districts.

There are hereby established four (4) park impact fee districts as shown in appendix I attached to the ordinance from which this section is derived and incorporated herein by reference.

Section 6. Amending Chapter 22, Article XII, 22-353(A) of the City of Opa-Locka's City of Opa-Locka's Land Development Regulations entitled "Impact Fees", Division 4 entitled "Park Impact Fee", specifically Section 22-353(A) entitled "Park impact fee trust funds established" as follows:

Sec. 22-353. Park impact fee trust funds established.

- A. There are hereby established four (4) separate park impact fee trust funds, one for each park impact fee district established by section 22-352.
- B. Funds withdrawn from these accounts must be used in accordance with the provisions of section 22-354.

Section 7. Amending Chapter 22, Article XII, Section 22-354 of the City of Opa-Locka's City of Opa-Locka's Land Development Regulations entitled "Impact Fees", Division 4 entitled "Park Impact Fee", specifically Section 22-354 entitled "Use of funds" as follows:

Sec. 22-354. Use of funds.

- A. Funds collected from park impact fees shall be used solely for the purpose of acquiring and/or making capital improvements to parks under the jurisdiction of the city, the county, or the state and shall not be used for maintenance or operations.
- B. Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the park impact fee district as identified in appendix I, attached to the ordinance from which this section is derived, from which the funds were collected or for projects in other park impact fee districts which are of benefit to the park impact district from which the funds were collected. Funds shall be expended in the order in which they are collected.
- C. In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which park impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in subsection (A) of this section and are located within the appropriate impact fee districts created by section 22-352 or as provided in subsection (B) of this section.
- D. At least once each fiscal period the city manager shall present to the city commission a proposed capital improvement program for parks, assigning funds, including any accrued interest, from the several park impact fee trust funds to specific park improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the same park impact fee trust funds until the next fiscal period except as provided by the refund provisions of this division.
- E. Funds may be used to provide refunds as described in section 22-355.

SECTION 8. Severability. The provisions of this Ordinance are severable, and it is the legislative intention to confer upon the whole or any part of the Ordinance the powers herein provided. If any provision of this Ordinance shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional provision not been included herein.

SECTION 9. Conflict and Repealer. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 10. Inclusion In Code. It is the intention of the City Commission of the City of Opa-locka that the provisions of this Ordinance shall, at some time in the future, become and be made a part of the General Code of Ordinances of the City of Opa-Locka and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed.

SECTION 11. Scrivener's Errors. Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent as may be authorized by the City Manager without need of public hearing following review by the City Attorney, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 12. Effective Date. This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED FIRST READING this __ day of _____ 2026.

PASSED SECOND READING this __ day of _____ 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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



City of Opa-locka Agenda Cover Memo

Department Director:	Gregory D. Gay			Department Director Signature:			
City Manager:	Sha'mecca Lawson			CM Signature			
Commission Meeting Date:	3.25.2026		Item Type: (Enter X in box)	Resolution	Ordinance	Other	
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading		2nd Reading	
				X			
			Public Hearing: (Enter X in box)	Yes	No	Yes	No
	X			X		X	
Funding Source: Account# :	(Enter Fund & Dept) Ex: N/A See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes		No	
				X			
ILA Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:				
		X					
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address) Business & Economic Development			
	X						
Sponsor Name	City Manager		Department:	Planning & Community Development			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING ORDINANCE 15-23 PROVIDING FOR PAYMENT OF AN IMPACT ON LAND DEVELOPMENT IN THE CITY OF OPA LOCKA FOR PROVIDING NEW PARKS AND RELATED FACILITIES NECESSITATED BY SUCH NEW DEVELOPMENT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY AND CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Parks and Recreation are vital for fostering physical health, mental well-being, and community cohesion while providing environmental and economic benefits. These areas also enhance quality of life, boost local economies through tourism, and protect natural habitats.

The City Commission previously adopted Ordinance No. 15-23 which imposed impact fees on new Parks and Recreation facilities.

Pursuant to Resolution No. 23-139, the City retained Stantec Consulting Services to conduct a comprehensive impact fee study. Based on current data, infrastructure needs, and growth projections, Stantec recommended modifications to the City's Park and Recreation impact fees. The Impact Fee Study was presented to the City Commission on December 10, 2025, and is incorporated herein by reference.

The recommended amendment to the Parks and Recreation Impact Fees is necessary in order to provide and maintain a level of service for new growth. The current parks & recreation impact fee of \$0.998 per square foot is not adequate to provide and maintain the needed level of services.

Stantec recommended a four-year phased—in increase in the parks impact fee as shown below:

Fee Type	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee	4 Year	\$0.998	\$1.08	\$1.15	\$1.23	\$1.31

The Impact Fee Amendment also provides the City Manager with the authority to approve the deferment or reduction of impact fees required under this ordinance.

Financial Impact: The increase in the Parks and Recreation Impact Fee will incrementally increase the City revenues over the 4-year period with new development within the City.

Proposed Action:

Planning and Community Development staff recommend the approval of this legislation.

Attachment:

Draft Ordinance
Stantec Impact Fee Study and Recommendations
Ordinance 04-11
Ordinance 15-23



Stantec

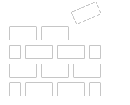
Opa-Locka, FL

Impact Fee Study



Background

- City of Opa-Locka impact fees unchanged since 2015 Study performed by Stantec
 - Parks
 - Police
 - Stormwater
 - Water
 - Sewer



Scope of Study: Re-calculate all existing impact fees

Background

- Impact fees allow new development to “*pay its own way*”
 - Funds expansion related capital costs
 - Not for operations, maintenance, or replacement
- Without impact fees:
 - 1) Facilities may not be constructed
 - 2) Facilities may be funded by existing taxpayers

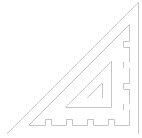
*Impact
Fees*





Background

Current Fee schedule (adopted in 2015)



	Parks	Public Safety	Stormwater	Water	Sewer
Charge	\$0.998	\$0.17	\$829	\$1,439	\$1,279
Unit	SQFT	SQFT	ERU	ERU	ERU



Calculation

US CPI Growth
since '15 = 32%

		Cost Basis	Capacity	Single Family Impact Fee
	Parks	\$12.6 M	Existing Residential Served	\$1.31
	Public Safety	\$3.8 M	Existing Served	\$0.20
	Stormwater	\$15.1 M	Existing Impervious ERUs + 15yr Growth	\$835
	Water	\$26.3 M	Equivalent Residential Connections	\$1,701
	Sewer	\$30.3 M	Equivalent Residential Connections	\$2,405

Existing (2015)	%
\$0.998	31%
\$0.17	18%
\$829	1%
\$1,439	18%
\$1,279	88%



Totals – Single Family

		Existing Fee (2015)	Proposed Impact Fee	Change \$	Change %
	Parks*	\$1,497	\$1,965	+\$468	31%
	Public Safety*	\$255	\$300	+\$45	18%
	Stormwater **	\$829	\$829	\$0	0%
	Water	\$1,439	\$1,701	+\$262	18%
	Sewer ***	\$1,279	\$1,919	+\$640	50%
	Total	\$5,299	\$7,315	+\$1,415	38%

* Single Family average of 1,500 SF

** Recommend no change

*** Capped at 50%

Reforms to Florida Impact Fee Law



“Phase-In Limitations” on Impact Fee Increases

- ☑ $\leq 25\%$ Two Equal Annual Increments
- ☑ $>25\% \leq 50\%$ Four Increments
- ☑ $>50\%$ Not Allowed
- ☑ Increase only once every 4 years

Exceeding the Limitations

1. A special study that outlines **extraordinary circumstances**
2. Two publicly noticed workshops
3. Two-thirds approval



Parks and Recreation Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee	31%	4 Year	\$ 0.998	\$ 1.08	\$ 1.15	\$ 1.23	\$ 1.31

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee		\$ 0.08	\$ 0.07	\$ 0.08	\$ 0.08



Public Safety Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Public Safety Impact Fee	18%	2 Years	\$ 0.17	\$ 0.19	\$ 0.20	\$ 0.20	\$ 0.20

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Public Safety Impact Fee		\$ 0.02	\$ 0.01	\$ -	\$ -



Water/Sewer Phase In

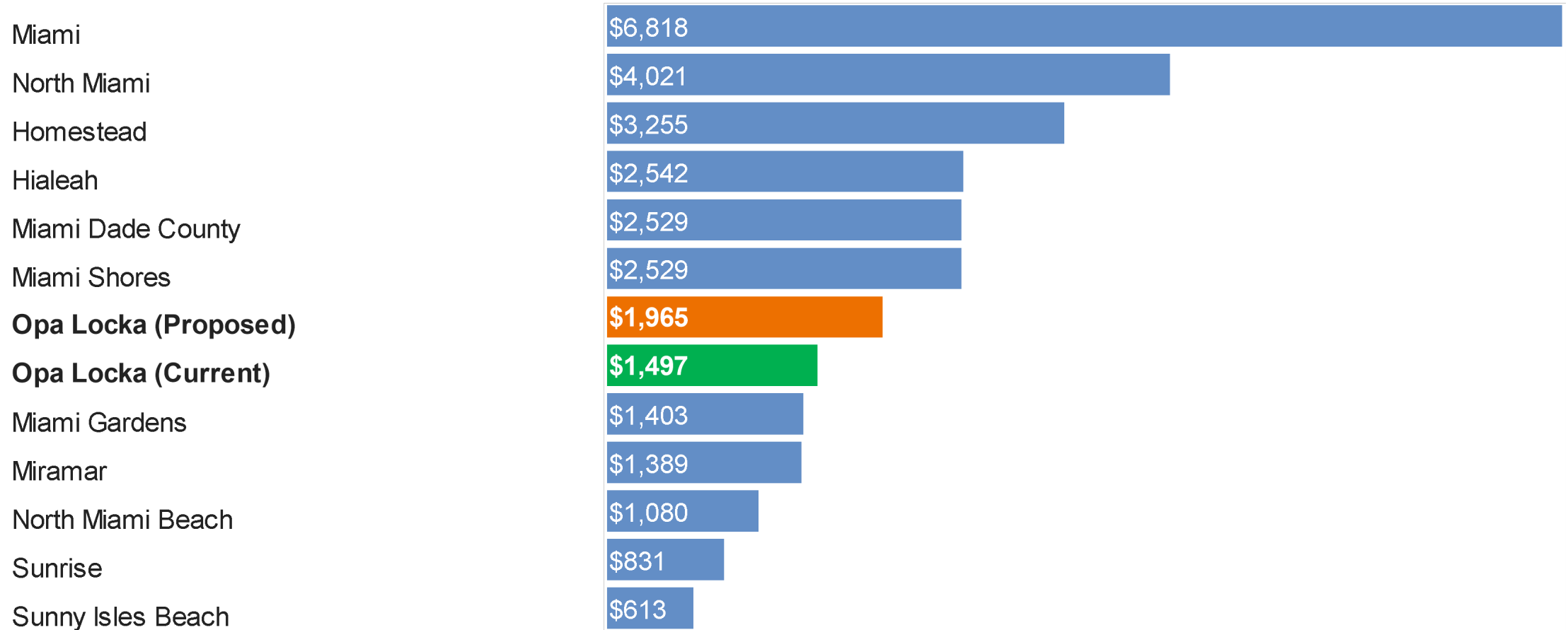
Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Water Impact Fee	18%	2 Year	\$ 1,439.00	\$ 1,570.00	\$ 1,701.00	\$ 1,701.00	\$ 1,701.00
Sewer Impact Fee	50% ¹	4 Year	\$ 1,279.00	\$ 1,439.00	\$ 1,599.00	\$ 1,759.00	\$ 1,919.00

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Water Impact Fee		\$ 131.00	\$ 131.00	\$ -	\$ -
Sewer Impact Fee		\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00

¹ Sewer Impact Fee increase limited to 50% according to limits set by Florida State Statutes



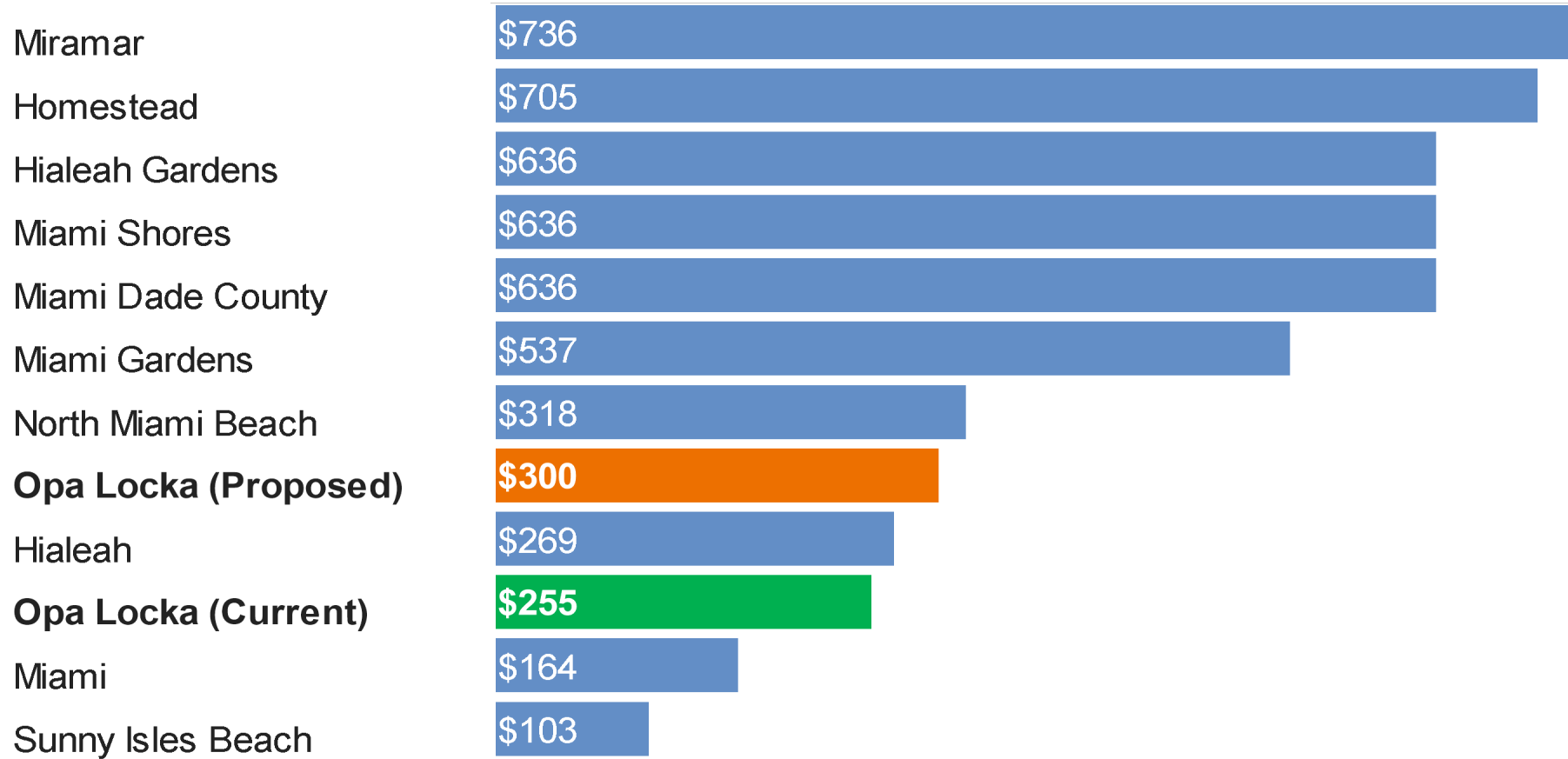
Parks and Recreation Impact Fee Survey – Single Family



Based on Single Family average square footage of 1,500



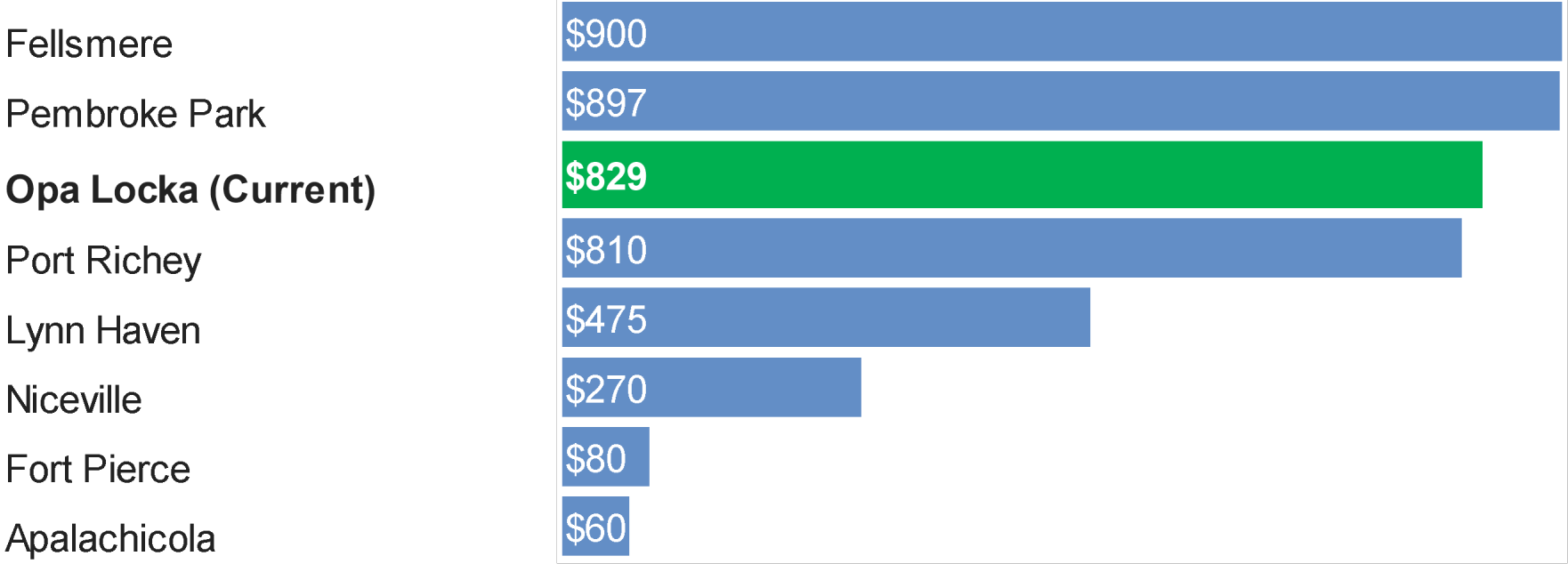
Public Safety Impact Fee Survey – Single Family



Based on Single Family average square footage of 1,500



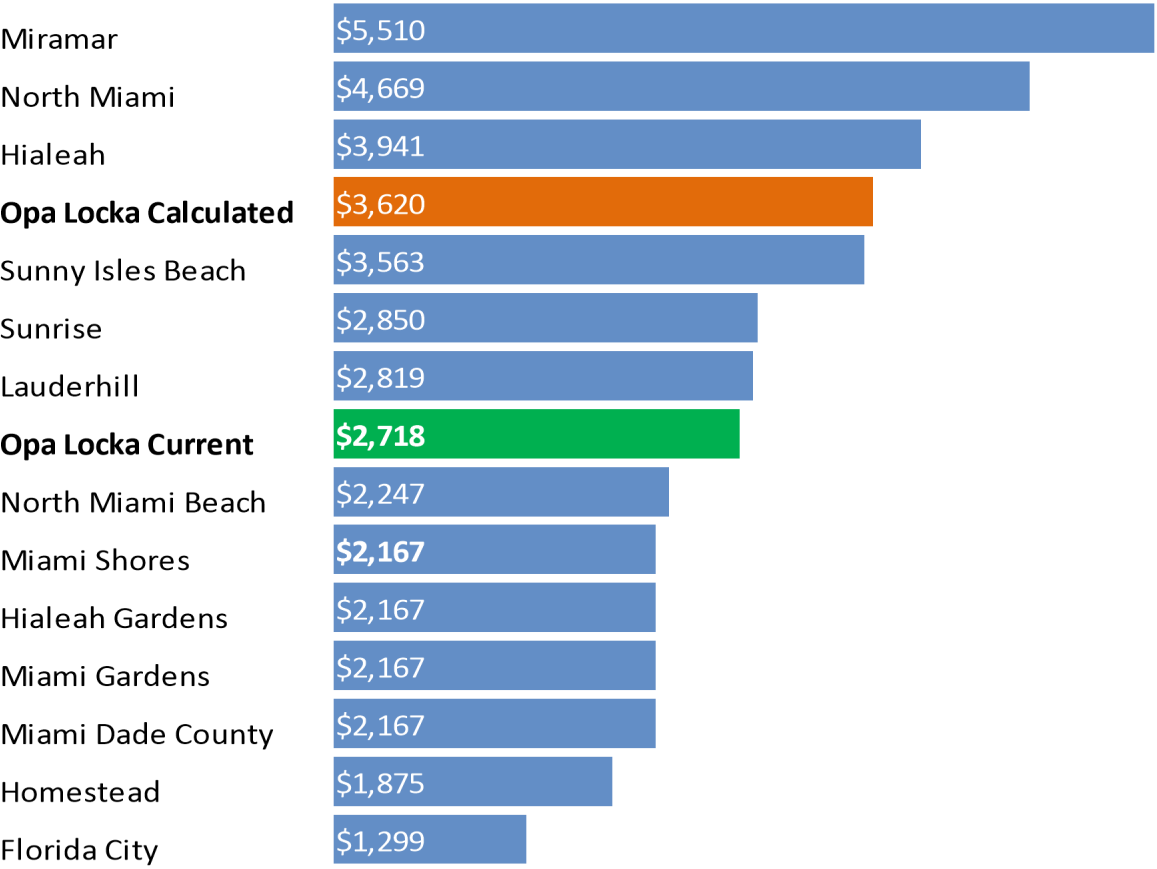
Stormwater Impact Fee Survey – Single Family





Water/Sewer Impact Fee Survey – Single Family

Single Family Water Sewer Impact Fee Survey



Based on Single Family average square footage of 1,500



Next Steps

- Consider adopting the updated schedule of calculated impact fees as presented herein
- Notice required **90 days** before the effective date
- Update impact fees in four years



Questions?

Peter Napoli
Senior Manager
Peter.Napoli@stantec.com

1st Reading/Public Hearing: SEPTEMBER 8, 2004
2nd Reading/Public Hearing: SEPTEMBER 22, 2004
Adopted: SEPTEMBER 22, 2004
Effective Date: DECEMBER 22, 2004
Sponsored by: City Manager

ORDINANCE NO. 04-11

PARK IMPACT FEE ORDINANCE

AN ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE INCORPORATED AREAS OF THE CITY OF OPA-LOCKA, FLORIDA; IMPOSING AN IMPACT FEE ON LAND DEVELOPMENT IN THE CITY OF OPA-LOCKA FOR PROVIDING NEW PARKS AND RELATED FACILITIES NECESSITATED BY SUCH NEW DEVELOPMENT; STATING THE AUTHORITY FOR ADOPTION OF THE ORDINANCE; PROVIDING DEFINITIONS; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COMMISSION; PROVIDING FOR THE PAYMENT AND TIME OF PAYMENT OF A PARK IMPACT FEE; PROVIDING FOR REVIEW OF PARK IMPACT FEES AND THE FEE SCHEDULES; PROVIDING FOR THE ESTABLISHMENT OF PARK IMPACT FEE DISTRICTS; PROVIDING FOR THE PLACEMENT OF REVENUE COLLECTED FROM PARK IMPACT FEES INTO PARK IMPACT FEE TRUST FUNDS ESTABLISHED FOR THAT PURPOSE; PROVIDING FOR EXEMPTIONS AND CREDITS; PROVIDING FOR REFUND OF UNEXPENDED FUNDS; PROVIDING FOR USE OF FUNDS DERIVED FROM PARK IMPACT FEES; PROVIDING THAT PARK IMPACT FEES MAY BE PLEDGED TOWARD PAYMENT OF BOND ISSUES AND SIMILAR DEBT INSTRUMENTS; PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE; CONTAINING A REPEALER PROVISION, SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

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

Section One: Legislative Findings

The City Commission of the City of Opa-locka finds, determines and declares:

- A. The City of Opa-locka must expand its park system in order to maintain current park standards if new development is to be accommodated without decreasing current standards. This must be done in order to promote and protect the public health, safety and welfare.

B. The Florida Legislature through the enactment of Florida Statutes Chapter 163 II has sought to encourage the City of Opa-locka to enact impact fees; The Florida Legislature, through the enactment of Florida Statutes Chapter 163.3202 (3), has sought to encourage Opa-locka to enact impact fees.

C. The imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital facilities necessary to accommodate such development. This must be done in order to promote and protect the public health, safety and welfare;

D. Each of the types of land development described in Section Seven hereof, will create demand for the acquisition or expansion of parks and the construction of park improvements.

E. The fees established by Section Seven are derived from, are based upon, and do not exceed the costs of providing additional park and park improvements necessitated by the new land developments for which the fees are levied.

F. The report entitled "Methods and Data Used to Calculate Police, Park & Recreation and Public Works Impact Fees", dated, July 19, 2004, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional parks and park improvements in the City of Opa-locka.

Section Two: Short Title, Authority and Applicability.

A. This ordinance shall be known and may be cited as the "The City of Opa-locka Park Impact Fee Ordinance."

B. The City Commission of the City of Opa-locka has the authority to adopt this ordinance pursuant to Article IV of the Constitution of the State of Florida, and Chapter 166 of the Florida Statutes.

C. This ordinance shall apply in the incorporated area of the City of Opa-locka.

Section Three: Intents and Purposes

A. This ordinance is intended to assist in the implementation of the City of Opa-locka Comprehensive Plan.

B. The purpose of this ordinance is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide parks and park improvements in the City of Opa-locka.

Section Four: Rules of Construction

A. The provisions of this ordinance shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety and welfare.

B. For the purposes of administration and enforcement of this ordinance, unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance:

- (1) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.
- (2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.
- (3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- (4) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- (5) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.
- (6) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either...or", the conjunction shall be interpreted as follows:
 - (a) "And" indicates that all the connected terms, conditions, provisions or events shall apply.
 - (b) "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
 - (c) "Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
- (7) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- (8) "City Manager" means the City Manager municipal officials he/she may designate to carry out the administration of this ordinance.

Section Five: Definitions

- A. A "feepayer" is a person applying for the issuance of a building permit.
- B. "Building permit for a residential building" is the approval issued by the City of Opa-locka that authorizes the construction or placement of a building, dwelling, mobile home, recreational vehicle or other structure on a site, where the purposes of the building or structure is for the occupancy by humans. This would include temporary as well as permanent occupancy.
- C. A "capital improvement" includes parks planning, land acquisition, site improvements, buildings, and equipment, but excludes maintenance and operation.
- D. "Development Order" means a regulatory approval by the City of Opa-locka.
- E. "Private recreational facility" is any recreational facility which is not owned by or dedicated to any governmental entity.

Section Six: Imposition of Park Impact Fee

- A. Any person who, after the effective date of this Ordinance, seeks to develop land within the City of Opa-locka, Florida, by applying for a building permit for a residential building is hereby required to pay a park impact fee in the manner and amount set forth in this ordinance.
- B. No new residential building permit for any activity requiring payment of an impact fee pursuant to Section Seven of this ordinance shall be issued unless and until the park impact fee hereby required has been paid.
- C. No extension of a residential building permit issued prior to the effective date of this Ordinance for any activity requiring payment of an impact fee pursuant to Section Seven of this ordinance shall be granted unless and until the park impact fee hereby required has been paid.

Section Seven: Computation of the Amount of Park Impact Fee

- A. At the option of the feepayer, the amount of the park impact fee may be determined by the following fee schedule.

Park Impact Fee Schedule	
Residential Floor Area	
Cost Per Sq. Ft.	\$0.722

(1) If a building permit is requested for mixed uses, then the fee shall be determined through using the above schedule by apportioning the space committed to uses specified on the schedule.

(2) If the type of development activity that a residential building permit is applied for is not specified on the above fee schedule, the City Manager shall use the fee applicable to the most nearly comparable type of land use on the above fee schedules. The City Manager shall be guided in the selection of a comparable type by the City of Opa-locka Comprehensive Plan, supporting documents of the City of Opa-locka Comprehensive Plan, and the City of Opa-locka Zoning Ordinance. If the City Manager determines that there is no comparable type of land use on the above fee schedule then the City Manager shall determine the appropriately discounted fee by considering demographic or other documentation which is available from State, local and regional authorities.

(3) In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a residential building permit, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The City Manager shall be guided in this determination by the sources and agencies listed above.

B. If a feepayer opts not to have the impact fee determined according to paragraph (A) of this section, then the feepayer shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. The City Manager shall consider the documentation submitted by the feepayer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the feepayer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the feepayer shall pay park impact fees based upon the schedule shown in paragraph (A) of this section. If an acceptable independent fee calculation study is presented, the City Manager may adjust the fee to that appropriate to the particular development. The adjustment may include a credit against the fee otherwise payable up to three (3%) for private recreational facilities constructed or deed restricted or otherwise set aside for recreational purposes by the feepayer which serve the same purposes and functions as set forth for public parks in the City of Opa-locka Comprehensive Plan. Determinations made by the City Manager pursuant to this paragraph may be appealed to the City Commission by filing a written request with the City Manager within ten (10) days of the City Manager's determination.

Section Eight: Payment of Fee

A. The feepayer shall pay the park impact fee required by this ordinance to the City Manager or his/her designee prior to the issuance of a residential building permit.

B. All funds collected shall be properly identified by park impact fee district and promptly transferred for deposit in the appropriate Park Impact Fee Trust Fund to be held in

separate accounts as determined in Section Ten of this ordinance and used solely for the purposes specified in this ordinance.

Section Nine: Park Impact Fee Districts

There are hereby established four (4) park impact fee districts as shown in Appendix I attached hereto and incorporated herein by reference.

Section Ten: Park Impact Fee Trust Funds Established

A. There are hereby established four (4) separate Park Impact Fee Trust Funds, one for each park impact fee district established by Section Nine of this Ordinance.

B. Funds withdrawn from these accounts must be used in accordance with the provisions of Section Eleven of this ordinance.

Section Eleven: Use of Funds

A. Funds collected from park impact fees shall be used solely for the purpose of acquiring and/or making capital improvements to parks under the jurisdiction of the City of Opa-locka, the County, or the State of Florida, and shall not be used for maintenance or operations.

B. Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the park impact fee district as identified in Appendix I, hereto, from which the funds were collected or for projects in other park impact fee districts which are of benefit to the park impact district from which the funds were collected. Funds shall be expended in the order in which they are collected.

C. In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which park impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in paragraph A above and are located within the appropriate impact fee districts created by Section Nine of this ordinance or as provided in paragraph B of this section.

D. At least once each fiscal period the City Manager shall present to the City Commission a proposed capital improvement program for parks, assigning funds, including any accrued interest, from the several Park Impact Fee Trust Funds to specific park improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the same Park Impact Fee Trust Funds until the next fiscal period except as provided by the refund provisions of this ordinance.

E. Funds may be used to provide refunds as described in Section Twelve.

Section Twelve: Refund of Fees Paid

A. If a residential building permit expires without commencement of construction, then the feepayer shall be entitled to a refund, without interest, of the impact fee paid as a condition for its issuance except that the City shall retain three percent (3 %) of the fee to offset a portion of the costs of collection and refund. The feepayer must submit an application for such a refund to the City Manager thirty (30) days prior to the expiration of the permit.

B. Any funds not expended or encumbered by the end of the calendar quarter immediately following six (6) years from the date the park impact fee was paid shall, upon application of the then current landowner, be returned to such landowner with interest at the rate of three percent (3 %) per annum, provided that the landowner submits an application for a refund to the City Clerk of the City of Opa-locka within 180 days of the expiration of the six year period.

Section Thirteen: Exemptions and Credits

A. The following shall be exempted from payment of the impact fee:

- (1) Alterations or expansion of an existing building where no additional residential units are created and where the use is not changed.
- (2) The construction of accessory buildings or structures.
- (3) The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.
- (4) The installation of a replacement mobile home on a lot or other such site when a park impact fee for such mobile home site has previously been paid pursuant to this ordinance or where a mobile home legally existed on such site on or prior to the effective date of this Ordinance.
- (5) The construction of any non-residential building or structure or the installation of a non-residential mobile home.

Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

B. Credits:

- (1). Park land and/or park capital improvements may be offered by the feepayer as total or partial payment of the required impact fee. The offer must specifically

request or provide for a park impact fee credit. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this ordinance, the credit shall be determined and provided in the following manner:

(a). Credit for the dedication of land shall be valued at (i) 115% of the most recent assessed value by the Property Appraiser, or (ii) by such other appropriate method as the City Commission may have accepted prior to the effective date of this ordinance for particular park improvements, or (iii) by fair market value established by private appraisers acceptable to the City. Credit for the dedication of park land shall be provided when the property has been conveyed at no charge to, and accepted by, the City in a manner satisfactory to the City Commission.

(b). Applicants for credit for construction of park improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager. The City Manager shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the City Manager determines that such estimates submitted by the applicant are either unreliable or inaccurate. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the City Manager before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

(c). Except as provided in subparagraph (d), Credit against impact fees otherwise due will not be provided until:

(i) the construction is completed and accepted by the City, the County or the State, whichever is applicable;

(ii) a suitable maintenance and warranty bond is received and approved by the City Clerk of the City of Opa-locka, when applicable.

(d). Credit may be provided before completion of specified park improvements if adequate assurances are given by the applicant that the standards set out in Subparagraph (c) will be met and if the feepayer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit or escrow agreement shall be posted with and approved by the City of Opa-locka in an amount deter-

mined by the City Manager. If the park construction project will not be constructed within one (1) year of the acceptance of the offer by the City Manager, the amount of the security shall be increased by ten per cent (10%) compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Commission prior to acceptance of the security. If the park construction project is not to be completed within 5 years of the date of the feepayer's offer, the City Commission must approve the park construction project and its scheduled completion date prior to the acceptance of the offer by the City Manager.

- (2). Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.
- (3). Credits shall not be transferable from one project or development to another without the approval of the City Commission and may only be transferred to a development within a different impact fee district upon a finding by the City Commission that the dedication for which the credit was given benefits such different impact fee district.
- (4). Determinations made by the City Manager pursuant to this paragraph may be appealed to the City Commission by filing a written request with the City Manager with ten (10) days of the City Manager's determination.

Section Fourteen: Review

The fee schedule contained in Section Seven (A) shall be reviewed by the City Commission at least once each fiscal biennium.

Section Fifteen: Penalty Provision

A violation of this ordinance shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution the City of Opa-locka shall have the power to sue in civil court to enforce the provisions of this ordinance.

Section Sixteen: Repealer Provision

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

Section Seventeen: Severability

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the

remaining portions thereof.

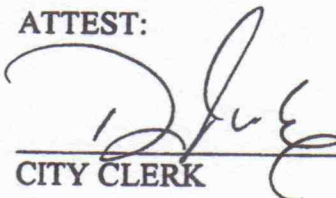
Section Eighteen: Effective Date:

This ordinance shall become effective on December 22, 2004.

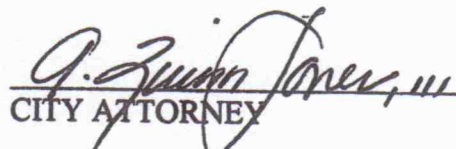
PASSED AND DULY ADOPTED THIS 22 Day of SEPT., 2004.


MAYOR

ATTEST:


CITY CLERK

Approved as to form and legal sufficiency:


CITY ATTORNEY

9/10/04
DATE

Moved by: VICE MAYOR JOHNSON
Second by: COMMISSIONER TYDUS
Commission Vote 4-0
Commissioner Tydus: YES
Commissioner Holmes: YES
Vice-Mayor Johnson: YES
Mayor Kelley: YES

APPENDIX I

PARKS AND RECREATION

The Opa-locka inventory of park facilities yields a ratio of 0.566 acres of parks per 1,000 population. Available data show a facility cost per capita of \$223.29. The facility cost table shows that this cost may be an understatement. However, this understated cost is all that can be supported with available data.

PARK AND RECREATIONAL FACILITY COSTS CITY OF OPA-LOCKA 2004

PARK	ACRES	LAND VALUE	IMPROVE- MENT VALUE	TOTAL VALUE
Sherbondy Park	3.260	\$500,000	\$591,000	\$1,091,000
Washington Tot Lot	0.250	\$150,000	\$35,000	\$185,000
Segal Park (Helen Miller) Center	2.450	\$500,000	\$662,000	\$1,162,000
Ingram Park	25.595	\$918,527	\$208,919	\$1,127,446
TOTAL	31.555	\$2,068,527	\$1,496,919	\$3,565,446
PER 1,000 POPULATION	2.049			
PER CAPITA				\$231.57
RESIDENTIAL FLOOR AREA				4,937,287
COST PER Sq. Ft.				\$0.722

SOURCE: City of Opa-locka, May 2003 and July 2004.

Future updates should be able to incorporate more data and provide more complete facility costs.

There are no existing data that suggest that non-residential developments either place demands upon or benefit from Opa-locka's system of park and recreation facilities.

1st Reading: June 24, 2015
2nd Reading: July 22, 2015
Public Hearing: July 22, 2015
Adopted: July 22, 2015
Effective Date: July 22, 2015
Sponsored by: City Manager

ORDINANCE NO. 15-23

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING ORDINANCE 04-11 PROVIDING FOR PAYMENT OF AN IMPACT ON LAND DEVELOPMENT IN THE CITY OF OPA LOCKA FOR PROVIDING NEW PARKS AND RELATED FACILITIES NECESSITATED BY SUCH NEW DEVELOPMENT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY AND CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Opa-locka passed Ordinance 04-11, imposing impact fees on new land development in the City to provide and maintain an adequate level of parks to meet growth needs in residential areas in the City;

WHEREAS, the City Commission's legislative findings justifying the imposition of such impact fee, as well as the data and studies used to calculate that fee are incorporated by reference herein;

WHEREAS, The City retained Burton and Associates to conduct a comprehensive study on impact fees and they recommend modifications based on current data and projections. Their report was presented to the City on May 5th, 2015 and is incorporated by reference herein; and

WHEREAS, This recommended Amendment to the Park Impact Fees is necessary in order to provide and maintain a level of service to new growth in residential areas; and

WHEREAS, The current park impact fee is outdated and as a matter of public policy should be updated every five years; and

WHEREAS, The current park impact fee of \$0.722 is not adequate to provide for the needed level of services; and

Ordinance No. 15-23

WHEREAS, An impact fee of \$0.998 is needed to take into account growth in residential areas and to provide and maintain the required level of park service to residential areas, including growth areas.

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

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

Section 2. Ordinance 04-11 imposing an impact fee on land development to provide for new parks and related facilities is hereby Amended to change the impact fee for new parks to be imposed on new land development to \$0.998 per square foot.

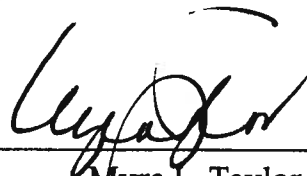
Section 3 All ordinances or Code provisions in conflict herewith are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. CODIFICATION. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

Section 6. EFFECTIVE DATE. This Ordinance shall upon adoption, become effective immediately.

PASSED AND ADOPTED this 22ND day of July, 2015.

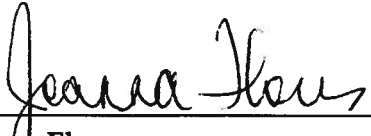


Myra L. Taylor
Mayor

Ordinance No. 15-23

Attest to:

Approved as to form and legal sufficiency:



Joanna Flores
City Clerk



Vincent T. Brown
The Brown Law Group
City Attorney

Moved by: COMMISSIONER KELLEY
Seconded by: VICE MAYOR HOLMES
Commissioner Vote: 4-0
Commissioner Kelley: YES
Commissioner Pinder: OUT OF ROOM
Commissioner Santiago: YES
Vice Mayor Holmes: YES
Mayor Taylor: YES

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE V, SECTION 22-116 OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING CERTAIN DEFINITIONS WITHIN SECTION 22-116, TO INCLUDE THE DEFINITION OF "TRAVEL TRAILER" TO REDUCE THE OVERALL BODY LENGTH FROM 40 FEET TO 35 FEET; TO AMEND THE DEFINITION OF "CAMPING TRAILER" TO REMOVE THE WORD "VEHICULAR" AND REQUIRE CAMPING TRAILERS TO BE LOADED ONTO OR AFFIXED TO WHEELS; TO REMOVE THE WORD "TRUCK" FROM "TRUCK CAMPER"; TO AMEND THE WORD "MOTOR HOME" TO REQUIRE A "BUILT ON" REQUIREMENT TO MOTOR VEHICLE CHASSIS; TO AMEND THE DEFINITION OF "SCREENED" TO ADD THE WORDS "THE CONDITION OF BEING" AND EXPAND THE DEFINITION OF SIGNIFICANTLY HIDDEN FROM VIEW TO ENCOMPASS A COMBINATION OF STRUCTURES; TO DELETE "RESIDENTIAL TOWNHOUSE DISTRICT", "MODERATE DENSITY RESIDENTIAL DISTRICT", "HIGH DENSITY RESIDENTIAL DISTRICT" AND CERTAIN RESIDENTIAL MIXED USE DESIGNATIONS BEARING THE PREFIX HDOD; CMU; AND MNMU; TO DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A REGISTRATION PROCESS AND FEE OF \$100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING ALL RECREATIONAL VEHICLES TO DISPLAY CURRENT CITY REGISTRATION TO BE VISIBLE FROM THE STREET; ALLOWING A RECREATIONAL VEHICLE NOT EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON

SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM \$500.00 TO \$250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the current City of Opa-Locka Land Development Regulations, addresses the general storage of a recreational vehicle, of a certain length and width, on single-family or duplex residential zoned property, subject to the conditions listed in Section 22-116; and

WHEREAS, the City Commission of the City of Opa-Locka desires to amend the City's land development regulations pertaining to recreational vehicles on residential zoned properties; and

WHEREAS, the City Commission of the City of Opa-Locka desires to amend Section 22-116 of the City of Opa-Locka's Land Development Regulations, pertaining to recreational vehicles and Article I, Section 7-6 of the City of Opa-Locka's Code of Ordinances related to penalties.

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

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

Section 2. Article V of the Land Development Regulations (pursuant to Ordinance 15-31) is hereby amended and shall read:

Sec. 22-116 Recreational Vehicles.

(a) Definitions

(1) "travel trailer," ~~which is a vehicular portable unit, mounted on wheels and , of such a size or weight as not to require special highway movement~~

~~permits~~ ~~when drawn by a motorized vehicle.~~ It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 8 1/2 feet and ~~an~~ a maximum overall body length of no more than 40 35 feet. ~~when factory-equipped for the road.~~

(2) "camping trailer," ~~which is a vehicular~~ portable unit designed to be loaded onto, affixed to, mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel uses.

(3) "truck camper," which is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.

(4) "motor home," ~~which is a~~ self-propelled vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, ~~is a self-propelled~~ and is built on a self-propelled motor vehicle chassis, and is primarily designed ~~to provide for~~ temporary living quarters for recreational, camping, or travel use.

(5) "van conversion," ~~which is a~~ vehicular unit which does not exceed the length and width limitations provided in s. 316.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.

(6) "fifth-wheel trailer," which is a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

(7) The term "screened" means the condition of being significantly hidden from view from grade level by a combination of structures or other means including but not limited to buildings, fences, walls, hedges, and other landscaping material, or any combination thereof.

(8) Residential Zoned Property include any of the following:

- i. Single-Family Residential district. Any zoning use district bearing the prefix R-1 or R-2.
- ii. Two-Family Residential district. Any zoning use district bearing the prefix R-2.

- ~~iii. Residential Townhouse district. Any zoning use district bearing the prefix R-TH~~
- ~~iv. Moderate Density Residential district. Any zoning use district bearing the prefix R-3.~~
- ~~v. High Density Residential district. Any zoning use district bearing the prefix R-4~~
- ~~Any Residential Mixed Use bearing the prefix HDOD; CMU; MNMU.~~

(b) Recreational Vehicle Storage Requirements

- (1) ~~Recreational Vehicle parking and storage is prohibited on property zoned residential. Use of recreational vehicles as dwelling units is prohibited. To park or store a recreational vehicle on property zoned residential will be a violation the Land Development Regulation, Ordinance 15-31, Section 22-116 as amended. Recreational vehicle owner must register their vehicle annually with the City for a \$100.00 fee and provide an affidavit affirming that the vehicle will not be used for occupancy and will otherwise comply with provisions outlined within the City of Opa-locka's Code of Ordinances.~~
- (2) All recreational vehicles shall display current City registration to be visible from the street. Immediately following the passage of the ordinance from which this section is derived, the city shall use best efforts to engage in a public information campaign to educate residents on the requirements of this section. The public information campaign shall take place up until one hundred eighty (180) ninety (90) days after passage of the ordinance from which this section is derived to address removal of recreational vehicles from properties zoned residential.

~~Any person owning a recreational vehicle that is occupying real property zoned residential within the city as of the passage of the ordinance from which this section is derived, will have up to one hundred eighty-one (181) days to remove the recreational vehicle from the city. After the one hundred eighty-day public information campaign all violations will be subject to code enforcement action including the assessment of a civil penalty. After receiving a civil penalty, the property owner will have thirty (30) days to cure the violation, i.e., removal of the recreational vehicle from his property or be subject to additional citation and remedies permitted by City Code.~~

A recreational vehicle, not exceeding 35 feet in length, may be parked in a side yard on an improved driveway, not closer than three feet from the residence with all expanding panels retracted as if the vehicle is in travel mode and meet the following criteria:

- a. Shall be fully visible and unobstructed.
- b. Shall be mounted on wheels and remain easily moveable.
- c. Parked recreational vehicles shall not be used for living, sleeping, cooking, or storage.
- d. Residential vehicles not owned by the property owner shall have a valid lease agreement with the property owner where the vehicle is located. The lease agreement shall be submitted with the Recreational Vehicle registration package.
- e. No property owner shall park, or allow to be parked, more than one recreational vehicle on any residential single-family or duplex property.
- f. Recreational vehicles shall not be connected to water, sewer, or electrical lines while parked on residential property. Utility connections for brief maintenance related activities are permitted with the use of an extension cord not to exceed 24 hours. The City reserves the right to suspend water and sewer service after proper notice. The parking of recreational vehicles is prohibited on townhouse or multi-family development properties.

(3) Violations & Penalties

- a. Violations of this section shall result in fines, penalties, or enforcement actions which shall be the responsibility of the property owner.
- b. Fines shall be imposed as follows:
 - a) Illegal placement/storage/parking: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - b) Illegal utility connection: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - c) Illegal use for living space: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - d) Non-registration: \$500 \$250 first offense, \$500 for each additional offense thereafter.
- c. Additional Remedies: The City may pursue further enforcement, including abatement of nuisances, injunctive relief, permit revocation, and administrative adjudication.

~~(1) Enforcement of the Code. Notwithstanding the provisions of this section, the City may at all times continue enforcement of the City Code through any authorized code compliance methods specified in the Land Development Regulations or any provision of the City of Opa-Locka's Code of Ordinances or other authorized means, including but not limited to, issuance of and Prosecution of a notice of violation or the issuance of a citation. This section shall not be construed or interpreted to serve as a defense against any enforcement action brought by the City~~

~~based on noncompliance with the current requirements of the City Code.~~

Section 3. Chapter 7, Article I, Section 7-6 of the City of Opa-Locka's Code of Ordinances table section 106 is hereby amended to establish additional fees and shall read for 106 as follows:

106. Recreational Vehicle Parking

Code Section	Description of Violation	Civil Penalty
<u>3-1</u>	Erecting, constructing, posting, etc., of a sign without a permit	\$200.00
<u>3-2</u>	Failure to obtain required sign inspection approval	200.00
<u>5-1</u>	Cruelty and fighting:	
	Prohibited generally	
	Tormenting, torturing or inflicting cruelty on an animal, or human being	500.00
<u>5-18</u>	Keeping vicious and howling dogs	500.00
<u>7-3</u>	Permit prerequisite to doing work:	
	Failure of homeowner to get permit	200.00
	Failure of contractor to get permit	500.00
<u>7-9</u>	Duty to clean site:	
	Failure to remove debris, equipment, materials or sheds	200.00

Code Section	Description of Violation	Civil Penalty
9	Excavations and fillings:	
	Illegal excavation	500.00
<u>10-5</u>	Permit required for intentional burning:	
	Setting fire without permit	200.00
	Failure to obtain required permit or violation of conditions of permit	200.00
11	Garbage and trash:	
	Only city or licensed collectors to collect and dispose.	
<u>11-5</u>	Utilizing the waste collection services of an unauthorized waste collection agency by a commercial establishment	500.00
<u>11-7</u>	Offensive or dangerous accumulations:	
	Creating or maintaining fire hazard	200.00
<u>11-10</u>	Removal prohibited except from approved containers:	
	Uncontainerized refuse, rubbish, or solid waste	100.00
<u>11-14</u>	Curbside placement; emergency; improvement of collection procedure; conditions:	

Code Section	Description of Violation	Civil Penalty
	(b) Domestic garbage	
	Hanging waste container at curbside, right-of-way or street edge before or after specific hours of normal collection;	100.00 per day
	(d) Garbage to be differentiated from garden trash and rubbish when placed in receptacles or containers for collection purposes	
	Placement of commingled yard trash at the curbside or other designated trash collection area, by residents for collection and disposal	50.00
	Placement of commingled yard trash at the curbside or other designated trash collection area by commercial multifamily residential establishments, for collection and disposal	100.00
13	Licenses and Business Regulations	
<u>13-2</u>	Tax levied and license required:	
	Failure to obtain a City of Opa-locka occupational license	100.00
14	Nuisances	
<u>14-1</u>	Creation or maintenance of public nuisance prohibited; duties of owners and tenants:	
	Trash, debris, refuse, or garbage on premises	100.00

Code Section	Description of Violation	Civil Penalty
	Excessive growth of weeds, grass, other flowers	100.00
	Failure to exterminate insects, rodents, termites, vermin or other pest	100.00
	Allowing public nuisance to exist	100.00
	Causing a sanitary nuisance	500.00
	Maintaining a sanitary nuisance	500.00
<u>15</u>	Noise:	
	Prohibited generally.	
	Excessive noise violation	100.00
<u>15-137</u>	Adherence to red light traffic control signals:	
	First offense	125.00
	Second offense	250.00
	Each additional offense	500.00
<u>20</u>	Trailers	
<u>20-2</u>	Parking prohibited except in trailer park:	

Code Section	Description of Violation	Civil Penalty
106	Illegal placement or storage or parking of a recreational vehicle	500.00 <u>beyond first offense.</u>
	<u>Illegal placement / storage / parking: \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Illegal Utility Connection. \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Illegal Use for Living Space: \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Non-Registration: \$250.00 first offense. \$500.00 for each additional offense.</u>	<u>250.00 First Offense</u> <u>500.00 each additional</u>

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, are hereby repealed.

Section 7. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

Section 8. This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED FIRST READING this ____ day of _____, 2026.

PASSED SECOND READING 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.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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



City of Opa-locka Agenda Cover Memo

Department Director:	Gregory D. Gay		Department Director Signature:		
City Manager:	Shamecca Lawson		CM Signature		
Commission Meeting Date:	February 11, 2026		Item Type: (Enter X in box)	Resolution	Ordinance
					X
Fiscal Impact: (Enter X in box)	Yes	No	Resolution Reading: (Enter X in box)	1st Reading	2nd Reading
				X	X
		X	Public Hearing: (Enter X in box)	Yes	No
				X	X
Funding Source: <i>Account# :</i>	(Enter Fund & Dept) Ex: N/A See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes	No
				X	
ILA Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:		
		X			
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)	
	X				
Sponsor Name	Commissioner Santiago		Department:	City Commission	

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES CHAPTER VII, ARTICLE 1 SECTION 7-6 AND THE LAND DEVELOPMENT REGULATIONS, ARTICLE V, SECTION 22-116 AND ORDINANCE NO. 2024-11 PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING PARKING RECREATIONAL VEHICLES AND COMMERCIAL VEHICLES ON PROPERTY ZONED RESIDENTIAL SINGLE-FAMILY AND DUPLEX; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The City Commission adopted Ordinance 2024-11, legislation that prohibited the parking and or storage of Recreational Vehicles on Residential zoned property in the City of Opa-locka. After engaging in a public information campaign to educate the residents at a workshop held on August 27, 2024, and another workshop held on September 15, 2025, the City Commission has reconsidered and desires to establish a registration program and provide standards governing the parking and storage of recreational vehicles on certain residential zoned properties. The City Commission is also providing standards for the parking of recreational vehicles, which does not include occupancy or any other life-sustaining activities inside the recreational vehicles. On December 11, 2025, a final workshop was held to gather any additional comment from residents and address the lawful RV parking and/or registration of recreational vehicles, and to discuss fines and penalties for non-compliance.

The City Commission desires to provide additional definitions and provide registration fees and establish fines and penalties for non-compliant violators after a 90-day public information campaign. The Planning and Community Development Department has reviewed the amendment to permit recreational vehicle storage in the City of Opa-locka which will require an amendment of Ordinance 15-31, the Land Development Regulations, Article V, Section 22-116, "Recreational Vehicle Storage" and the City Code Chapter VII, Article 1, Section 7-6.

Financial Impact: There is no negative financial impact from the approval of this legislation.

Proposed Action:

Planning and Community Development staff recommends approval of this amendment.

Attachment:

Draft Ordinance Amendment
Ordinance 2024-11
City LDR Section 22-116
Workshop Summary 9-15-25
Workshop Summary DRAFT and Agenda 12-11-25
PowerPoint Presentation

Sec. 22-116. ~~Recreational Vehicle Storage~~

~~The place of storage shall be to the rear of the front building line if adequate side setbacks are available. Where the R.V. storage area is located between the residence and a side street property line, the R.V. shall be visually buffered by a six foot wood privacy fence, masonry wall, trees or shrubs maintained to a height of six feet. The front building line referred to shall be that portion furthest from the street.~~

Parking of recreational vehicles on property zoned residential.

- (a) A recreational vehicle not exceeding 33 feet in length, will be allowed to park in either the side yard of property zoned residential on an improved driveway only; provided that such recreational vehicle is parked no closer that three feet from the side property lines.
- (b) A recreational vehicle not exceeding 24 25 feet in length will be allowed to park in the front yard of property zoned residential only when sufficient vehicular parking is available; provided that such recreational vehicle is parked no closer than 3 feet from the front or side property lines and is parked **perpendicular** to the right of way on an **improved** driveway. (without violating lot coverage percentage)
- (c) At all times, a recreational vehicle shall have current license plates and registration that are clearly visible from the street. The owner of the recreational vehicle shall register the vehicle with the City and shall furnish to the City an affidavit indicating the recreational vehicle shall not be offered for occupancy as described in paragraph (d) of this Section.(Below)

(d) A recreational vehicle, while parked on property zoned residential shall not be offered for occupancy or use by the owner or tenant or any third parties or occupied or used for living, sleeping, cooking or any other life-sustaining activities or for storage purposes by the owner, tenant, person in possession, or to any third party who is not the owner or tenant of the residence at which the recreational vehicle is parked. For purposes of this Code Section, tenant or person in possession occupying the property must have a current valid lease or rental agreement with the **property owner** of the residential property which is to be promptly made available to the City.

(a.) A property owner, tenant or person in possession or control of the property shall provide access to the property, upon request, for the city inspector to conduct an inspection to determine the location of a parked recreational vehicle and compliance with this legislation. Failure to provide access for an on-site inspection, upon reasonable notice , is a violation of this section and **subject to immediate removal of the Recreational Vehicle from the property.**

(f) No property owner shall park, or allow to be parked, more than one recreational vehicle on a property zoned residential.

(g) Recreational vehicles shall not be connected to water and/or sewer lines. The City shall reserve the right to cancel or pause water and sewer service to the property, after notice is afforded as prescribed by applicable Florida Law(s), if a violation of this paragraph is found.

4. Parking of commercial vehicles, recreational vehicles, ~~boats or vessels~~ shall be prohibited on property developed as townhouse, or multi-family.

A first violation of this Section shall be a warning with the violator having **(the number of days as per City Code)** 60-days to fully correct the violation.

If the violation remains after 60 days, (as per City Code) fines may be imposed pursuant to Section ____ of the City Code.

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING ARTICLE V, SECTION 22-116, OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS, PROVIDING RECREATIONAL VEHICLE STORAGE IS PROHIBITED ON PROPERTY ZONED RESIDENTIAL; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO ESTABLISH A CIVIL PENALTY FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the current City of Opa-Locka Land Development Regulations, Ordinance 15-31 address the general storage of a recreational vehicle, of a certain length and width, on single-family or duplex residential zoned property, subject to the conditions listed in Section 22-116; and

WHEREAS, the City Commission of the City of Opa-Locka desires to prohibit the storage of recreational vehicles on residential zoned properties; and

WHEREAS, the City Commission of the City of Opa-Locka desires to amend Section 22-116 of the City of Opa-Locka's Land Development Regulations, pertaining to recreational vehicles.

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

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

Section 2. Article V of the Land Development Regulations (pursuant to Ordinance 15-31) is hereby amended to replace, Section 22-116, as set forth below, and shall have the meanings ascribed and shall be removed and replaced with the following words, terms and phrases and shall read:

Sec. 22-116 Recreational Vehicles.

1. Definitions

(1)"travel trailer," which is a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits

when drawn by a motorized vehicle. It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 8-1/2 feet and an overall body length of no more than 40 feet when factory-equipped for the road.

(2) "camping trailer," which is a vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.

(3) "truck camper," which is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.

(4) "motor home," which is a vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.

(5) "van conversion," which is a vehicular unit which does not exceed the length and width limitations provided in s. 316.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.

(6) "fifth-wheel trailer," which is a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

(7) The term "screened" means significantly hidden from view from grade level by a structure or other means including but not limited to buildings, fences, walls, hedges, and other landscaping material, or any combination thereof.

(8) Residential Zoned Property include any of the following:

Single-Family Residential district. Any zoning use district bearing the prefix R-1.

Two-Family Residential district. Any zoning use district bearing the prefix R-2.

Residential Townhouse district. Any zoning use district bearing the prefix R-TH

Moderate Density Residential district. Any zoning use district bearing the prefix R-3

High Density Residential district. Any zoning use district bearing the prefix R-4
Any Residential Mixed Use bearing the prefix HDOD; CMU; MNMU.

2. Recreational Vehicle Storage

~~The place of storage shall be to the rear of the front building line if adequate side setbacks are available. Where the R.V. storage area is located between the residence and a side street property line, the R.V. shall be visually buffered by a six-foot wood privacy fence, masonry wall, trees or shrubs maintained to a height of six feet. The front building line referred to shall be that portion furthest from the street.~~

(1) Recreational Vehicle parking and storage is prohibited on property zoned residential. Use of recreational vehicles as dwelling units is prohibited. To park or store a recreational vehicle on property zoned residential will be a violation the Land Development Regulation, Ordinance 15-31, Section 22-116 as amended.

(2) Immediately following the passage of this Ordinance, the City shall use best efforts to engage in a public information campaign to educate residents on the requirements of this Ordinance. The public information campaign shall take place up to 90 days after passage to address removal of recreational vehicles from properties zoned residential.

Any person owning a recreational vehicle that is occupying real property zoned residential within the City as of the passage of this Ordinance, will have up to 90 days to remove the recreational vehicle from the City. After the 90-day public information campaign all violations will be subject to Code Enforcement Action including the assessment of a civil penalty. After receiving a civil penalty, the property owner will have 30 days to cure the violation, i.e. removal of the recreational vehicle from his property or be subject to additional citation and remedies permitted by City Code.

(3) *Enforcement of the Code.* Notwithstanding the provisions of this section, the City may at all times continue enforcement of the City Code through any authorized code compliance methods specified in the Land Development Regulations or any provision of the City of Opa-Locka's Code of Ordinances or other authorized means, including but not limited to, issuance of and Prosecution of a notice of violation or the issuance of a citation. This section shall not be construed or interpreted to serve as a defense against any enforcement action brought by the City based on noncompliance with the current requirements of the City Code.

Section 3. Chapter 7, Article I, Section 7-6 of the City of Opa-Locka's Code of Ordinances is hereby amended to add new number 106 to establish a fees concerning recreational vehicle storage violations and shall read:

106. Recreational Vehicle Parking \$500.00

Section 4. Article XI, Division 10, Subdivision 2, Section 2-570.33 of the City of Opa-Locka's Code of Ordinances is hereby amended to establish a civil penalty for noncompliance for failure to register recreational vehicles as set forth below:

Code Section	Description of Violation	Civil Penalty
<u>3-1</u>	Erecting, constructing, posting, etc., of a sign without a permit	\$200.00
<u>3-2</u>	Failure to obtain required sign inspection approval	200.00
<u>5-1</u>	Cruelty and fighting:	
	Prohibited generally	
	Tormenting, torturing or inflicting cruelty on an animal, or human being	500.00
<u>5-18</u>	Keeping vicious and howling dogs	500.00
<u>7-3</u>	Permit prerequisite to doing work:	
	Failure of homeowner to get permit	
	Failure of contractor to get permit	500.00
<u>7-9</u>	Duty to clean site:	

Code Section	Description of Violation	Civil Penalty
	Failure to remove debris, equipment, materials or sheds	200.00
9	Excavations and fillings:	
	Illegal excavation	500.00
<u>10-5</u>	Permit required for intentional burning:	
	Setting fire without permit	200.00
	Failure to obtain required permit or violation of conditions of permit	200.00
11	Garbage and trash:	
	Only city or licensed collectors to collect and dispose.	
<u>11-5</u>	Utilizing the waste collection services of an unauthorized waste collection agency by a commercial establishment	500.00
<u>11-7</u>	Offensive or dangerous accumulations:	
	Creating or maintaining fire hazard	200.00
<u>11-10</u>	Removal prohibited except from approved containers:	
	Uncontainerized refuse, rubbish, or solid waste	100.00

Code Section	Description of Violation	Civil Penalty
<u>11-14</u>	Curbside placement; emergency; improvement of collection procedure; conditions:	
	(b) Domestic garbage	
	Hanging waste container at curbside, right-of-way or street edge before or after specific hours of normal collection;	100.00 per day
	(d) Garbage to be differentiated from garden trash and rubbish when placed in receptacles or containers for collection purposes	
	Placement of commingled yard trash at the curbside or other designated trash collection area, by residents for collection and disposal	50.00
	Placement of commingled yard trash at the curbside or other designated trash collection area by commercial multifamily residential establishments, for collection and disposal	100.00
13	Licenses and Business Regulations	
<u>13-2</u>	Tax levied and license required:	
	Failure to obtain a City of Opa-locka occupational license	100.00
14	Nuisances	
<u>14-1</u>	Creation or maintenance of public nuisance prohibited; duties of owners and tenants:	

Code Section	Description of Violation	Civil Penalty
	Trash, debris, refuse, or garbage on premises	100.00
	Excessive growth of weeds, grass, other flowers	100.00
	Failure to exterminate insects, rodents, termites, vermin or other pest	100.00
	Allowing public nuisance to exist	100.00
	Causing a sanitary nuisance	500.00
	Maintaining a sanitary nuisance	500.00
<u>15</u>	Noise:	
	Prohibited generally.	
	Excessive noise violation	100.00
<u>15-137</u>	Adherence to red light traffic control signals:	
	First offense	125.00
	Second offense	250.00
	Each additional offense	500.00
<u>20</u>	Trailers	

Code Section	Description of Violation	Civil Penalty
<u>20-2</u>	Parking prohibited except in trailer park:	
106	Illegal placement or storage or parking of a recreational vehicle	500.00

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, are hereby repealed.

Section 7. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

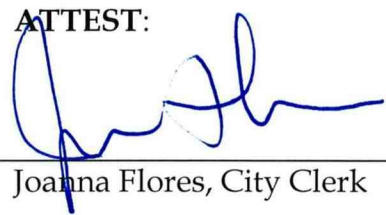
Section 8. This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED FIRST READING this 18th day of March 2024.

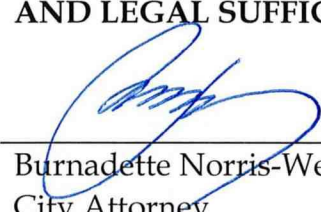
PASSED SECOND READING this 10th day of April 2024.



John H. Taylor Jr., Mayor

ATTEST:


Joanna Flores, City Clerk

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


Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Vice Mayor Ervin

Seconded by: Commissioner Williams

VOTE:	4-0
Commissioner Bass	YES
Commissioner Kelley	ABSENT
Commissioner Williams	YES
Vice Mayor Ervin	YES
Mayor Taylor	YES



**City of Opa-locka
Agenda Cover Memo**

Department Director:	Gregory D. Gay		Department Director Signature:				
City Manager:	Darvin E. Williams		CM Signature				
Commission Meeting Date:	March 13, 2024		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Resolution Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
				X		X	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
				X		X	
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: N/A See Financial Impact section below		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
				X			
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
		X					
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
	X						
Sponsor Name	Commissioner Williams		Department: Planning & Community Development	Commissioner Williams			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING ARTICLE V, SECTION 22-116, OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS, PROVIDING RECREATIONAL VEHICLE STORAGE IS PROHIBITED ON PROPERTY ZONED RESIDENTIAL; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO ESTABLISH A CIVIL PENALTY FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The current Land Development Regulations, Ordinance 15-31, Section 22-16 address the general storage of recreational vehicles on residential zoned property subject to the conditions listed in Section 22-116. The City Commission desires to remove legislation to permit parking and storage of

recreational vehicles on property zoned residential and to provide definitions and provide progressive fees to be assessed for violators after a 90-day public information campaign. The Planning and Community Development Department has reviewed the amendment to prohibit recreational vehicle storage in the City of Opa-locka which will require an amendment of Ordinance 15-31, the Land Development Regulations, Article V, Section 22-116, "Recreational Vehicle Storage".

Financial Impact

Account	Description	Available	Project	Remaining Balance

There is no negative financial impact from the approval of this legislation.

Proposed Action:

PCD Staff recommends approval of this text amendment.

Attachment:

Draft Ordinance
Amended Land Development Regulation-

CITY OF OPA-LOCKA RECREATIONAL VEHICLE ORDINANCE



PCD STAFF

December 11, 2025



Purpose and Intent

2

City leadership intends to:

- ☐ Beautify the City.
- ☐ Maintain a positive image for residential properties.
- ☐ Maintain the integrity of residential neighborhoods.
- ☐ Conserve and increase taxable value.
- ☐ Promote public safety.
- ☐ Reduce unauthorized strain on sewer, water, and electrical systems.
- ☐ Reduce financial burden on residents for system upgrades.



Recreational Vehicles-Definitions

3

- ❖ Travel Trailer-a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle.
- ❖ Camping Trailer-a vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.
- ❖ Truck Camper-a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.



Recreational Vehicles-Definitions cont'd

4

- ❖ Motor Home-a vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.
- ❖ Van Conversion-a vehicular unit which does not exceed the length and width limitations provided in s. 315.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.
- ❖ Fifth-Wheel Trailer-a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axel.



Recreational Vehicles-Definitions cont'd

5

- ❖ Screened-means significantly hidden from view from grade level by a structure or other means including but not limited to buildings, fences, walls, hedges, and other landscaping material, or any combination thereof.
- ❖ An RV should be FULLY VISIBLE and should not be screened from view.
- ❖ Residential Zoned Property-where an RV will be permitted include:
 - ❖ Single-Family Residential district. Any zoning use district bearing the prefix R-1.
 - ❖ Two-Family Residential district. Any zoning use district bearing the prefix R-2.



Introduction/History

6

The City Zoning Code is a Fluid Document

- ❑ Ordinance 15-31, Section 22-116 addressed the general storage of a Recreational Vehicle, of a certain length and width, on single-family or duplex zoned property.
- ❑ This legislation was adopted on October 28, 2015.
- ❑ In recent years there has been a major increase in Recreational Vehicles in Opa-locka without compliance with the Zoning Code.
- ❑ On April 10th, 2024, the City Commission adopted Ordinance 2024-11 and amended Section 22-116 to prohibit the storage of Recreational Vehicles on residential zoned properties.



Introduction/History

7

The City Zoning Code is a Fluid Document

- ❑ On August 27, 2024, a workshop was held with the residents and property owners concerning Ordinance 2024-11 which prohibited parking and storage of Recreational vehicles.
- ❑ As a consequence of the workshop, the City Commission desires a reasonable amendment to Ordinance 2024-11.

Community Concerns at Workshop



- Residential Feedback if RV parking is allowed:
 - ▣ Financial Burden for Homeowners – possible depreciation of property value.
 - ▣ Concerns - turning neighborhoods into trailer parks.

Recreational Vehicles

9





Support and Opposition

10

- New Amendment Opposition:
 - ▣ Homeowners concerned about property values being reduced and neighborhood aesthetics.
 - ▣ City Officials tasked with the effective management of resources, water, sewer, and electricity.
 - ▣ That Owners allow Multiple RV's on their property
 - ▣ Additional parking needed for RV tenants
- New Amendment Supporters:
 - ▣ Resident's RV can be parked on their property and not incur additional monthly parking rental expense.
 - ▣ RV's will not be used for rental income – No new parking challenges



Amend Ordinance 2024-11

11

The following conditions are required:

□ **Amendment to permit RV parking in R-1 & R-2 Dist.:**

1. Allow one recreational vehicle **not exceeding 35 feet in length** may be parked in a **side yard** on an improved driveway, or paved surface no closer than **three feet** from the side property lines, provided sufficient parking is available and lot coverage limits are not exceeded.
2. Recreational Vehicle must be fully visible, unobstructed and must remain mounted on tires.
3. All recreational vehicles must display DMV **current registration and license plates** visible from the street.
4. Recreational vehicle owners must register their vehicle **annually** with the City for a **\$150 fee** and provide an affidavit affirming the vehicle will **not be used for occupancy** and will comply with all provisions outlined in the Ordinance.

□ **Occupancy Prohibition & Utility Restrictions**

5. Recreational vehicles parked on residential property are prohibited from being used for occupancy, living, sleeping, cooking, or storage.
6. A tenant or occupant must hold a **valid lease** or rental agreement with the property owner, available to the City upon request.
7. Violations may result in **finances, penalties, or enforcement actions** as prescribed in the municipal code.



Amend Ordinance 2024-11

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“The following conditions are required” Cont’d:

□ **Inspection & Enforcement**

- Upon request, property owners must provide access for **City inspections** to verify compliance. Failure to provide access may result in **immediate removal** of the recreational vehicle **at the owner’s expense**.
- No property owner shall park, or allow to be parked, **more than one** recreational vehicle on residential property.
- **Utility connections prohibited:** Recreational vehicles **shall not** be connected to **water, sewer, or electrical lines**. If violations are found, the City reserves the right to **suspend** water and sewer service after notice per **Florida law**.

□ **Parking Restrictions for Townhouse & Multi-Family Properties**

- Parking of **recreational vehicles**, is **prohibited** on **townhouse or multi-family developments**.



Amend Ordinance 2024-11

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“The following conditions are required” Cont’d:

❑ **Violations & Penalties**

- ❑ **(a) Warning Period:** First-time violators will receive a **warning** and must correct the violation within **7-30 days**.
- ❑ **Fines & Enforcement:** If uncorrected, fines may be imposed per the **City Code**:
 - ❑ **Illegal placement/storage/parking: \$500**
 - ❑ **Illegal utility connection: \$500**
 - ❑ **Illegal use for living space: \$500**
 - ❑ **Non-registration: \$500**
- ❑ **Additional Remedies:** The City may pursue further enforcement, including **abatement of nuisances, injunctive relief, permit revocation, and administrative adjudication**.



Implementation Plan

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□ Steps:

Public awareness campaign.

Workshops:

- 1 August 27, 2025
- 2 September 15, 2025
- 3 December 11, 2025

▣ Enforcement strategy.

- 1 Amendment 1st Reading January 2026
- 2 Amendment 2nd Reading February 2026

▣ Support programs for affected residents.



Conclusion and Q & A

15

- Ordinance 2024-11
 - ▣ Banned the parking and or storage of recreational vehicles on residential property;
 - ▣ The amendment will permit storage, require RV registration, prohibits living in the unit, prohibit connection to city utilities and gives penalties for violations of this legislation to live in the RV.
 - ▣ Provides for fines for violations.

Recreational Vehicles

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CITY OF OPA-LOCKA RECREATIONAL VEHICLE ORDINANCE



December 11, 2025

CITY OF OPA-LOCKA
"The City of Bright Opportunities"

PUBLIC WORKSHOP – RECREATIONAL VEHICLES

Monday, September 15, 2025

6:00 PM

1. WELCOME AND INTRODUCTIONS:

Mayor John H. Taylor, Jr. called the public workshop to order at 6:06 PM on Monday, September 15, 2025, at the Opa-locka Government Center, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

The following members of the City Commission were present: Mayor John H. Taylor, Jr.; Vice Mayor Joseph L. Kelley; Commissioner Natasha L. Ervin; Commissioner Luis B. Santiago; and Commissioner Dr. Sherelean Bass.

2. PRESENTATION BY CITY STAFF:

a. Summary of existing regulations related to Recreational Vehicles / Proposed Changes

Commissioner Santiago welcomed attendees in English and Spanish, noting the purpose of the meeting was to review regulations related to recreational vehicles (RVs) and hear community input. He introduced Planning Director Gregory Gay, Zoning Official Gerald Lee, and Economic Development Specialist Sol Bankole, who would present proposed amendments.

Mr. Gay explained the background of RV regulations, noting an ordinance adopted in April 2024 prohibited RV parking on residential property. He stated the purpose of the workshop was to review opportunities to amend the ordinance to better balance community needs with neighborhood integrity.

Mr. Lee presented definitions of recreational vehicles, including travel trailers, camping trailers, truck campers, motor homes, van conversions, and fifth-wheel trailers. He explained prior code required RVs to be screened from street view, but proposed amendments would allow visible parking on residential lots under new conditions.

Proposed amendments included:

- Allowing one RV per single-family (R-1) or duplex (R-2) property.
- RVs must be parked on an improved driveway or paved surface, at least three feet from side property lines, not exceeding 30 feet in length.
- RVs must remain on tires, fully visible, and display valid DMV registration and license plates.
- Owners must register the RV annually with the City at a fee of \$150 and submit an affidavit affirming it will not be occupied.
- Occupancy, sleeping, cooking, and storage in RVs were prohibited.

- RVs could not connect to water, sewer, or electrical utilities.
- Property owners must allow inspection access; failure could result in immediate removal of the RV at the owner's expense.

Mr. Lee added that violations could result in fines: \$500 for illegal parking/storage, \$500 for unauthorized utility connections, and \$500 for illegal use as living space. First-time offenders would receive a warning and 7–30 days to correct violations.

Mr. Gay clarified that inspections would confirm proper placement, no utility connections, and current DMV registration. A decal would be issued upon approval. The inspection fee was included in the \$150 registration. Staff noted the fee may be waived during an initial 30–45-day education period following adoption.

3. **PUBLIC ENGAGEMENT:**

Manny Cruz opposed the \$150 annual fee, noting state trailer registration costs only \$38.50. He suggested temporary permits for visiting RVs. Staff acknowledged his concerns and said temporary parking would be considered.

Sarah Allen, 600 Sharar Avenue, asked about RVs parked at businesses or churches. Staff explained the proposed amendments only addressed single-family and duplex properties, not commercial or industrial areas. Commissioners noted business concerns could be considered before adoption.

Lori Novell, 1840 Opa-locka Boulevard, asked about inspection. Mr. Gay responded that a compliance report and decal would be issued annually.

Luis Gálvez supported inspections of vehicles but objected to granting inspectors access to his property. Commissioners referred the question to the City Attorney for clarification. Mr. Gay emphasized residents should not use RVs for permanent living.

The City Commission recessed at approximately 7:14 PM.

The City Commission reconvened at approximately 7:26 PM.

Suleimi Correa asked what to do if her RV was parked on dirt rather than pavement. Staff stated proposed amendments would require a paved or improved surface, which was not previously addressed.

Mayor Taylor encouraged anyone not able to ask their questions to submit them via writing at the back of the room.

Mayor Taylor emphasized that nothing was final at this stage. He explained that recreational vehicles were currently banned in the City of Opa-locka but noted that the prohibition was not being enforced. He clarified that the ordinance was being amended based on the feedback and

suggestions received and would be brought back to the City Commission for further consideration.

Mayor Taylor stated that residents would be notified when the ordinance returned for City Commission consideration so that the discussion could continue at the appropriate time during a regular meeting.

Commissioner Ervin stated she would not support eliminating the registration fee but invited discussion on a reasonable amount. She emphasized the need for inspections to prevent illegal occupancy and utility connections.

Vice Mayor Kelley thanked residents for attending and sharing concerns. He stated the Commission paused enforcement of the ordinance so the issue could be addressed properly and commended Commissioner Santiago and Mayor Taylor for holding the workshop. He noted the \$500 fine was not enforced to allow the community to be heard.

Commissioner Santiago thanked residents for their participation, emphasizing unity between the community, City Commission, City Manager, and staff.

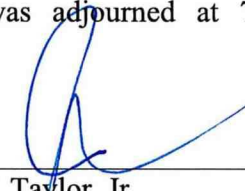
4. NEXT STEPS:

5. CLOSING REMARKS:

Mayor Taylor concluded by thanking attendees, reaffirming the City was not yet enforcing the ordinance, and encouraging residents to continue providing feedback. He stated staff would remain available for private questions after adjournment.

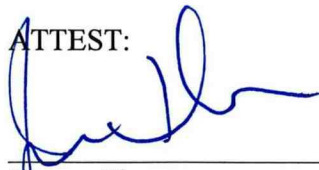
6. ADJOURNMENT:

There being no further business, the public workshop was adjourned at 7:38 PM.



John H. Taylor, Jr.
Mayor

ATTEST:



Joanna Flores
City Clerk

[Minutes prepared by T. Baclawski, Prototype-Inc.]

CITY OF OPA-LOCKA
"The City of Bright Opportunities"

CITY COMMISSION WORKSHOP
Thursday, December 11, 2025
6:00 PM

1. CALL TO ORDER:

Mayor John H. Taylor, Jr. called the workshop to order at 6:07 PM on Thursday, December 11, 2025, at the Opa-locka Government Center Commission Chambers, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Natasha L. Ervin; Commissioner Luis B. Santiago; and Mayor John H. Taylor, Jr. Also in attendance were City Manager Sha'mecca Lawson, and City Clerk Joanna Flores. Commissioner Dr. Sherelean Bass arrived at 6:36 PM.

3. PRESENTATION BY CITY STAFF:

The workshop was conducted bilingually, with remarks delivered in English and translated into Spanish throughout.

Mayor Taylor explained that the purpose of the workshop was to review the City's recreational vehicle ordinance, outline existing regulations, present proposed amendments, and receive resident feedback on changes developed in response to prior community input.

Commissioner Santiago stated that the workshop was intended to resolve outstanding concerns before the ordinance proceeded to formal readings.

Planning and Development Director Gregory Gay outlined the goals of the proposed amendments, including protecting neighborhood character, property values, public safety, and infrastructure. He reviewed the recreational vehicle types addressed by the ordinance. He explained that the amendments would allow one recreational vehicle on single-family (R-1) and duplex (R-2) properties, subject to conditions. The vehicle could not exceed thirty-five feet in length and would be required to park on an improved surface, remain visible, mounted on wheels, display current registration, and be registered annually with the City for a proposed \$50 fee. Owners would be required to submit a sworn affidavit confirming compliance and non-habitation.

Director Gay stated that recreational vehicles would be prohibited from use as living space and from connections to utilities. Only one recreational vehicle would be permitted per residential property, and recreational vehicles would remain prohibited in multifamily developments. Violations could result in code enforcement actions, including fines.

Director Gay reviewed enforcement procedures, stating that property owners would receive a warning period of approximately seven to thirty days, followed by fines for continued violations. Inspections would occur annually upon registration or in response to complaints or observed violations.

Mayor Taylor departed the workshop.

Commissioner Bass joined the dais at approximately 6:48 PM.

Commissioner Ervin raised concerns regarding cumulative fines and repeat offenders and asked whether payment options would be available. City Manager Lawson stated that violations would be addressed through code enforcement, with the opportunity to appear before a Special Magistrate. Commissioner Ervin requested a plan and process for repeat offenders.

Commissioner Santiago stated that the ordinance sought to balance property rights with neighborhood protections and acknowledged resident concerns regarding affidavits, inspections, fees, and utility restrictions.

Public comment was opened.

Haydel Neyra, 1060 Sultan Avenue, questioned why recreational vehicles would be permitted to park in front yards while boats were allowed greater flexibility. He stated that recreational vehicles were more visually intrusive when parked in front of homes and objected to the requirement for a sworn affidavit, stating that it pressured homeowners to self-incriminate. He opposed utility shutoffs as an enforcement tool and raised concerns regarding inspections and entry onto private property.

Luis Gálvez, 1206 Wilmington Street, stated concern regarding inspections of private property and described the home as a private space. Mr. Gálvez disputed claims that recreational vehicles reduced property values and stated that values in the area had increased. He expressed support for law and order but urged the City Commission to continue refining the ordinance prior to adoption.

Director Gay addressed questions regarding inspections and code compliance. He stated that recreational vehicle inspections would not occur routinely, but would take place annually upon registration or in response to verified complaints or observed violations. He explained that inspections would be conducted by the City's Code Compliance Division.

Code Compliance Supervisor Wilma Wilcox further clarified that an initial inspection would occur when a recreational vehicle was registered with the city. Additional inspections would occur only if a complaint was received or if code compliance officers observed a violation during routine patrols, including indications of occupancy or utility connections. Staff emphasized that inspections were complaint-driven or observation-based and not conducted on a recurring monthly basis.

Guillermina Gomez requested clarification regarding the maximum allowable recreational vehicle length. Ms. Gomez objected to paying a registration fee to park a recreational vehicle on private property and questioned whether similar fees existed elsewhere in Florida. She stated that the City faced broader challenges and urged the City Commission to consider the community's working- and middle-class character when regulating recreational vehicles.

Commissioner Bass disagreed with requiring an affidavit but supported inspections.

4. NEXT STEPS:

Commissioner Santiago stated that registration fees, affidavit language, inspection authority, emergency allowances, and utility restrictions would be refined before the first reading.

5. CLOSING REMARKS:

Commissioner Santiago thanked participants and announced that the first reading was scheduled for January 14, 2026.

6. ADJOURNMENT:

There being no further business to come before the City Commission, the workshop was adjourned at 7:47 PM.



John H. Taylor, Jr., Mayor

ATTEST:



Joanna Flores, City Clerk

[Minutes prepared by T. Baclawski, Prototype-Inc.]