

CITY OF OPA-LOCKA

The City of Bright Opportunities



PLANNING & ZONING MEETING Agenda

**Tuesday, June 2, 2026
6:00 PM**

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

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

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

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

CITY OF OPA-LOCKA
"The City of Bright Opportunities"

AGENDA
PLANNING & ZONING MEETING
June 2, 2026
6:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

Minutes of April 7, 2026

5. PUBLIC HEARING:

- 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE DEVELOPMENT AGREEMENT APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO ACCESSORY DWELLING UNITS; AMENDING ARTICLE V, SECTION 22-145, OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS, PROVIDING DEFINITIONS, PROVIDING FOR STANDARDS FOR ACCESSORY DWELLING UNITS, PROVIDING FOR A REVIEW PROCESS; AMENDING CHAPTER V, SECTION 22-145 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO ESTABLISH A \$100 FEE FOR ACCESSORY DWELLING UNIT CERTIFICATE OF USE AND A CIVIL PENALTY FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**
- 4. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER A SMALL SCALE COMPREHENSIVE PLAN**

AMENDMENT TO THE FUTURE LAND USE MAP AND TO AMEND THE LAND USE DESIGNATION FOR THE PROPERTIES FROM COMMERCIAL LAND USE TO AN INDUSTRIAL LAND USE DESIGNATION, FOR A 1.6 ACRE OR 71,370 SQUARE FOOT, SITE CONSISTING OF THREE PARCELS, LOCATED AT 3570 NW 135TH STREET, 3530 NW 135TH STREET, 3450 NW 135TH STREET, AND IDENTIFIED BY FOLIOS 08-2128-003-0391; 08-2128-003-0390, AND 08-2128-003-0380; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

- 5. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER A REZONING REQUEST FOR APPROXIMATELY 1.6 ACRES OF LAND, LOCATED AT 3570 NW 135TH STREET, 3530 NW 135TH STREET, 3450 NW 135TH STREET, AND IDENTIFIED BY FOLIOS 08-2128-003-0391; 08-2128-003-0390, 08-2128-003-0380; FROM THE CURRENT COMMERCIAL INTENSIVE (B-3) ZONING DISTRICT TO THE LIBERAL INDUSTRIAL STORAGE AND SALVAGE (I-4) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

6. ADJOURNMENT:

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

1ST DRAFT
MEETING MINUTES
CITY OF OPA-LOCKA
PLANNING AND ZONING BOARD
April 7, 2026, 6:00 P.M.

CALL TO ORDER

The Planning and Zoning Board meeting was called to order at 6:00 P.M. on April 7, 2026. Board Member Dominguez agreed to serve as Acting Chair.

1. ROLL CALL

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

Also in attendance were Planning and Community Development Director Gregory Gay, Zoning Official Gerald Lee, City Attorney Pam Booker (via phone), and Planning and Zoning Board Clerk Romany Branch.

2. INVOCATION

Zoning Official Lee provided the Invocation.

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – March 3, 2026**

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the minutes from the March 3, 2026 meeting. In a roll call vote, the **motion** passed unanimously (3-0).

5. PUBLIC HEARING:

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT SINGLE FAMILY (R-1) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT FOR AN APPROXIMATELY 12,744 SQUARE FEET OF LAND, LOCATED AT 2301 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-019-0060, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE**

COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Planning and Community Development Director Gay read the Ordinance into the record.

Zoning Official Lee presented Items 1 through 6 together, noting all six involved rezoning properties to bring the zoning map into alignment with long-existing residential uses and the recently updated Comprehensive Master Plan. According to Mr. Lee, staff identified six properties near Atlantic Avenue and Opa-locka Boulevard where zoning designations had remained inconsistent with actual development patterns for more than 20 years. The proposed changes included rezoning 2301 Atlantic Avenue, 2311 Atlantic Avenue, and 2321 Atlantic Avenue from Single-Family Residential (R-1) to Moderate Density Residential (R-3), along with rezoning 2330 Atlantic Avenue, approximately 2330 Opa-locka Boulevard, and 2300 NW 136 Street from Residential Townhouse (RTH) to Moderate Density Residential (R-3).

Zoning Official Lee explained the developed sites already contained multifamily or senior housing uses, while one vacant lot would be rezoned to allow future development compatible with surrounding properties. In reviewing the rezoning criteria, staff found the changes would not create spot zoning, alter traffic or population patterns, create drainage issues, reduce light and air, adversely affect property values, or conflict with the Comprehensive Master Plan.

The rezonings were described as corrective in nature, with no change to the underlying residential land use designation, and were intended to ensure the zoning map accurately reflected both existing conditions and future redevelopment potential.

In response to Acting Chair Dominguez's question, Zoning Official Lee confirmed staff was primarily seeking compliance with existing conditions created in 1972 and 2006 and stated staff had not been informed of any pending redevelopment proposal.

Planning and Community Development Director Gay advised each item should be read into the record and voted on separately.

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (3-0).

- 2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT SINGLE FAMILY (R-1) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3), ZONING DISTRICT FOR APPROXIMATELY 12,744 SQUARE FEET OF LAND, LOCATED AT 2311 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-019-0080, AND PROVIDING FOR AN AMENDMENT TO THE ZONING MAP TO MAKE IT CONSISTENT WITH THE**

COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Planning and Community Development Director Gay read the Ordinance into the record.

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (3-0).

- 3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT SINGLE FAMILY (R-1) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT, FOR AN APPROXIMATELY 14,364 SQUARE FEET OF LAND, LOCATED AT 2321 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-019-0100, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.**

Planning and Community Development Director Gay read the Ordinance into the record.

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (3-0).

- 3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT SINGLE FAMILY (R-1) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT, FOR AN APPROXIMATELY 14,364 SQUARE FEET OF LAND, LOCATED AT 2321 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-019-0100, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.**

Planning and Community Development Director Gay read the Ordinance into the record.

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (3-0).

- 4. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FOR APPROXIMATELY 7,992 SQUARE FEET OF LAND LOCATED AT 2330 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-011-0640 FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL TOWNHOUSE (R-TH)**

ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN AND THE CURRENT USE; PROVIDING FOR AN EFFECTIVE DATE.

Planning and Community Development Director Gay read the Ordinance into the record.

Motion made by Acting Chair Dominguez, seconded by Board Member Mata, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (3-0).

- 5. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-30) ZONING DISTRICT FOR AN APPROXIMATELY 6,156 SQUARE FEET OF LAND, LOCATED APPROXIMATELY AT 2330 OPALOCKA BOULEVARD AND IDENTIFIED BY FOLIO 08-2122-011-0650, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.**

Planning and Community Development Director Gay read the Ordinance into the record.

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (3-0).

- 6. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT FOR AN APPROXIMATELY 65,009 SQUARE FEET OF LAND LOCATED AT 2300 NW 136TH STREET AND IDENTIFIED BY FOLIO 08-2122-032-0810, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.**

Planning and Community Development Director Gay read the Ordinance into the record.

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the Ordinance. In a roll call vote, the **motion** passed unanimously (3-0).

Planning and Community Development Director Gay stated staff would continue bringing forward additional zoning cleanup items over the coming months to further align the zoning code with the Comprehensive Master Plan.

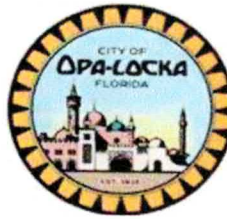
6. ADJOURNMENT

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

There being no further business to come before the Planning and Zoning Board, the meeting was adjourned at 6:31 PM

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

Received:
By:
Date:



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

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

FY 2024-2025 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 7, 2025
November 4, 2025
December 2, 2025
January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026

August 22, 2025
September 19, 2025
October 17, 2025
November 21, 2025
December 19, 2025
January 16, 2026
February 20, 2026
March 20, 2026
April 17, 2026
May 15, 2026
June 19, 2026
July 17, 2026

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

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

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: WALLOWAY MEDICAL OFFICES LLC

PROPERTY OWNER'S ADDRESS: 13060 CAIRO LN, OPA LOCKA, FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: JAVIER PEDRE

APPLICANT'S ADDRESS: 7890 SW 66 ST, SOUTH MIAMI, FL 33143
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 786-853-4750 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 13060 CAIRO LN, OPA LOCKA, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2128-003-0620 PRESENT ZONING: I-4 LIBERAL INDUSTRIAL
STORAGE AND SALVAGE

LEGAL DESCRIPTION: PLEASE SEE EXHIBIT 1

Please check specific request:

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check, cashier's check or money order
- _____ Copy of property owner's and/or applicant's photo not including a driver's license also provide Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (**see below**), and power of attorney of the property owner (**pages 3 & 4**) (**Both must be Notarized**)
- _____ A completed Neighborhood Petition form (attached) with the signature of **each** property owner in front, in the rear, to the left and to the right of the subject property/development site, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (two copies size 36 x 24 inches & 13 copies 11 x 17 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original Sealed Copies)
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept (LOI) must be submitted with application

AFFIDAVIT

I, JAVIER PEDRE, 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

04/09/26
Date

Sworn to and subscribed before me:

This 04 day of April - 2026

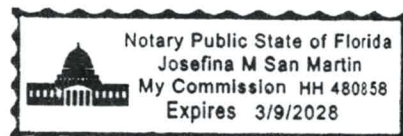


Notary Public

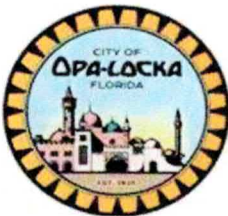
Attach copy of identification

My commission expires 03/09/2028

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



Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From: WALLOWAY MEDICAL OFFICES LLC

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

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

FOLIO NO. 08-2128-003-0620 LOCATED AT 13060 CAIRO LN, OPA-LOCKA, FL 33054

I do give to OSCAR E. ROBAYNA the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize OSCAR E. ROBAYNA 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]
Signature

04/09/26
Date

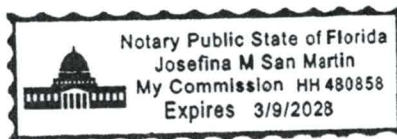
Sworn to and subscribed before me:

This 04 day of April-2026.

[Signature]
Notary Public

My commission expires: 03/09/2028.

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



Received:
By:
Date:



Attach copy of identification

**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____

Signature

EXHIBIT 1
LEGAL DESCRIPTION

The East 553.89 feet of Lots 9 and 10, less the East 10 feet and less the East 167 feet of Lot 9, in Block 305, of "NILE GARDENS, SECTIONS I AND SECTION II", according to the Plat thereof, as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

A/K/A

All that portion of Lots 9 and 10, Block 305, of "NILE GARDENS, SECTIONS I AND SECTION II", according to the Plat thereof, as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida, in Section 28, Township 52 South, Range 41 East, Miami-Dade County, Florida, less the East 10 feet for the Right of Way purposes of CAIRO LANE and less the West 102.09 feet thereof and less the East 167.00 feet of the North 160.00 feet.

USA

★

9CL-88 E

FLORIDA

DRIVER LICENSE

P413-972-57-000-0

4d DL#

1 PEDRE

2 JAVIER

3 7890 SW 66TH ST
SOUTH MIAMI, FL 33143-2713

3 DOB 05/04/1972 SEX M

4b EXP 05/04/2034 16-HGT 5-07"

12 REST NONE 3a END NONE

SAFE DRIVER

4a ISS 03/11/2026

5DC X65260311-484

Operation of a motor vehicle constitutes
consent to any sobriety test required by law

21

01005531780
26081

FL

CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs.
or any RV

REST: None

END: None

REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS
OF ADDRESS OR NAME CHANGE

WWW.FLHSMV.GOV

The State
of Florida
retains all
property
rights herein.
050472
Rev.
03/01/2020



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
WALLOWAY MEDICAL OFFICES LLC

Filing Information

Document Number	L20000038524
FEI/EIN Number	84-4665839
Date Filed	02/03/2020
Effective Date	01/31/2020
State	FL
Status	ACTIVE

Principal Address

13060 Cairo Ln
Opa Locka, FL 33054

Changed: 01/13/2026

Mailing Address

7890 SW 66 ST
South Miami, FL 33143

Changed: 01/23/2025

Registered Agent Name & Address

PEDRE, JAVIER
7890 SW 66 ST
South Miami, FL 33143

Address Changed: 01/23/2025

Authorized Person(s) Detail

Name & Address

Title MGRM

PEDRE, YANIA
7890 SW 66 ST
South Miami, FL 33143

Title MGRM

PEDRE, JAVIER
7890 SW 66 ST
South Miami, FL 33143

Annual Reports

Report Year	Filed Date
2024	03/18/2024
2025	01/23/2025
2026	01/13/2026

Document Images

01/13/2026 -- ANNUAL REPORT	View image in PDF format
01/23/2025 -- ANNUAL REPORT	View image in PDF format
03/18/2024 -- ANNUAL REPORT	View image in PDF format
03/29/2023 -- ANNUAL REPORT	View image in PDF format
03/29/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Date: 04/10/2026

City of Opa-Locka
Planning & Community Development Department
780 Fishermen Street, 4th Floor
Opa-Locka, FL 33054

Subject: Letter of Intent for Planning and Zoning Board Application
WALLOWAY MEDICAL OFFICES LLC
13060 Cairo Lane
Opa-Locka, FL 33054

Dear Planning & Zoning Board Members:

Javier Pedre, on behalf of WALLOWAY MEDICAL OFFICES LLC, hereby respectfully submits this Letter of Intent (LOI) for the Final Site Plan Review of the proposed Concrete Batch Plant development to be located at 13060 Cairo Lane, Opa-Locka, FL 33054 (Tax Folio No. 08-2128-003-0620). The proposed project represents a significant redevelopment of the existing junkyard facility into a modern, professionally managed industrial operation featuring state-of-the-art concrete production equipment, comprehensive environmental controls, and modern operational standards that distinguish it from older concrete batching plants currently operating within the City. This submission is made in accordance with the requirements of the City of Opa-Locka Planning & Zoning Board and pursuant to Ordinance 15-31 (Land Development Regulations).

Project Description: The proposed Concrete Batch Plant will include equipment and infrastructure for concrete production and distribution, including concrete mixers, aggregate storage facilities, loading equipment, and associated administrative facilities. The facility will incorporate site improvements encompassing parking areas, landscaping features, stormwater management systems, dust control measures, drainage infrastructure and all necessary site amenities to ensure compliance with environmental and operational standards.

Zoning and Compliance: The subject property is presently zoned I-4 (Liberal Industrial Storage & Salvage), which is appropriate for the proposed concrete batch plant use. The proposed development will be accomplished in full compliance with all applicable requirements, including but not limited to:

- City of Opa-Locka Land Development Regulations (Ordinance 15-31)
- City of Opa-Locka Comprehensive Plan
- Florida Building Code
- Miami-Dade County Regulations
- Stormwater Management and Environmental Protection Standards
- South Florida Water Management District (SFWMD)
- Florida Department of Environmental Protection (FDEP) requirements
- Local and State Air quality and dust control regulations

CF: Letter of Intent_20260410

Page 1 of 2

Application Submission: A complete Planning & Zoning Board application package has been prepared and is being submitted concurrently with this Letter of Intent. The application package includes all required documents and materials as specified by the City of Opa-Locka, including:

- Completed Planning & Zoning Board Application Form
- Notarized Affidavit of Property Owner Authorization
- Notarized Power of Attorney
- Certified Boundary and Topographic Survey (15 copies)
- Final Site Development Plans (15 copies)
 - Site Plan
 - Architectural Plans
 - Landscaping Plans
 - Civil Engineering Plans Related to Site Improvements
- Parcel Map showing properties within 500-foot radius
- Digital copies of all plans and documents on flash drive in PDF format
- Application fee as required by City ordinance

We respectfully request that this application be reviewed for sufficiency and scheduled for hearing at the earliest available Planning & Zoning Board meeting in accordance with the City's established schedule and procedures. The proposed concrete batch plant will serve as a significant improvement to the site, transforming a junkyard facility into a professionally managed industrial operation that complies with all City standards and would support redevelopment in the region.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

WALLOWAY MEDICAL OFFICES LLC

By:  _____

Signature

Name: Javier Pedre

Title: Manager

Date: 04/10/2026

ROBAYNA AND ASSOCIATES, INC

By:  _____

Signature

Name: Oscar E. Robayna, P.E.

Date: 04/10/2026



LEGAL DESCRIPTION:

THE EAST 553.89 FEET OF LOTS 9 AND 10, LESS THE EAST 10 FEET AND LESS THE EAST 167 FEET OF LOT 9, IN BLOCK 305, OF "NILE GARDENS, SECTIONS I AND SECTION II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A/K/A

ALL THAT PORTION OF LOTS 9 AND 10, BLOCK 305, OF "NILE GARDENS, SECTIONS I AND SECTION II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 10 FEET FOR THE RIGHT OF WAY PURPOSES OF CAIRO LANE AND LESS THE WEST 102.09 FEET THEREOF AND LESS THE EAST 167.00 FEET OF THE NORTH 160.00 FEET.

FOLIO : 08-2128-003-0620
ADDRESS : 13060 CAIRO LANE, OPA-LOCKA, FLORIDA, 33054
OWNER: WALLOWAY MEDICAL OFFICES LLC



APR 10 2026

ROBAYNA
AND ASSOCIATES INC.
ENGINEERS, PLANNERS, ARCHITECTS
5723 NW 156th STREET
MIAMI LAKES, FL 33014
PH: (305) 823-9316 FAX: (305) 823-9316

DRAWING NAME: MAP
PROJECT: OPA-LOCKA CONCRETE BATCH PLANT
PREPARED FOR: JAVIER PEDRE

SHEET: 1 of 1 SHEETS
DATE: 04-9-2026
PROJ. No: 250208

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
C-301	COVER SHEET
C-101	SITE PLAN
C-102	TRUCK PATH ANALYSIS
C-302	PAVING, GRADING AND DRAINAGE PLAN
L-01	LANDSCAPE PLAN
L-0.2	LANDSCAPE NOTES

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-301	COVER SHEET
C-101	SITE PLAN
C-102	TRUCK PAINT ANALYSIS
C-302	PAVING, GRADING AND DRAINAGE PLAN
L-01	LANDSCAPE PLAN
L-02	LANDSCAPE NOTES

LEGEND AND ABBREVIATION

-  = FIRE HYDRANT
 = WOOD UTILITY POLE
 P/L = PROPERTY LINE
 R/W = RIGHT OF WAY
 = CENTER LINE
 = STREET LIGHT
 = CHAIN LINK FENCE
 = CABLE LINK FENCE
 = OVERHEAD CABLE

ENGINEERING NOTES:

- [illegible]

PAVING, GRADING AND DRAINAGE
FOR
OPA-LOCKA
CONCRETE BATCH PLANT

LOCATION MAP



SUBJECT SITE

LEGAL DESCRIPTION:

THE LAST 553.89 FEET OF LOTS 9 AND 10, LESS THE EAST 10 FEET AND LESS THE EAST 167 FEET OF LOT 9, IN BLOCK 305, OF "ALE GARDENS, SECTIONS 1 AND SECTION 17," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

 $\Delta K/K$

ALL THAT PORTION OF LOTS 9 AND 10, BOOK 306, OF "NINE GARDENS, SECTIONS 1 AND 2, TOWNSHIP 28 NORTH, RANGE 41 WEST, MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 10 FEET FOR RIGHT OF WAY PURPOSES OF CANAL LANE AND LESS THE WEST 102.09 FEET THEREOF AND LESS THE EAST 167.00 FEET OF THE NORTH 160.00 FEET.

ADDRESS: 13060 CAIRO LANE, OPA-LOCCA, FLORIDA, 33055

Sunshine 811

Call 811 or visit sunshine811.com for toll-free information on the safety of digging to locate buried utilities before you dig.

COVER SHEET

A CONCRETE BATCH PLANT

JAVIER PEDRE

ROBAYNA
AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5723 NW 156th STREET
MIAMI LAKES, FL 33014
PH.(305) 823-9318

DESIGNED:	VET
DRAWN:	VET
CHECKED:	OER
SCALE:	1"=30'

CERTIFICATION

OSCAR ROBAYNA, P.E. 73896
STATE OF FLORIDA

APR 10 2025

REVISIONS

DATE:

— 10 —

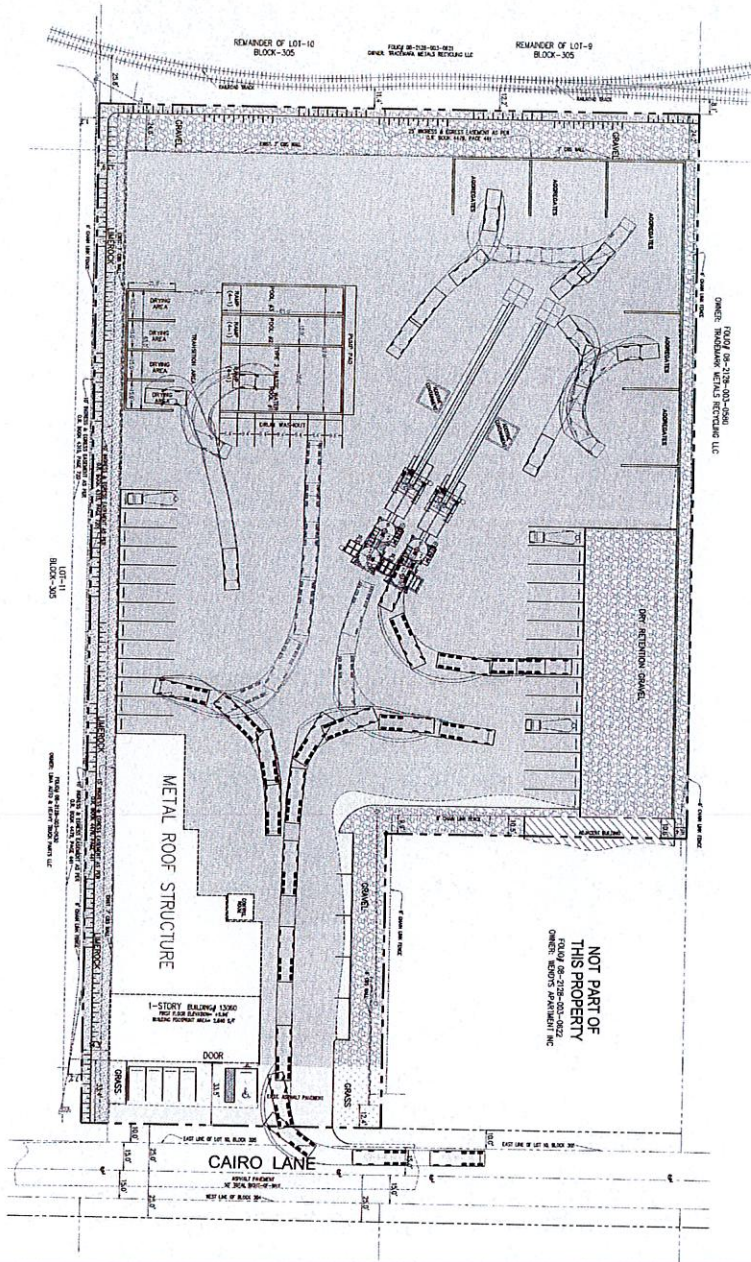
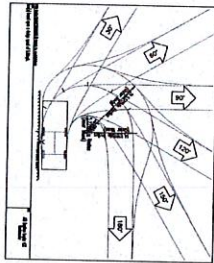
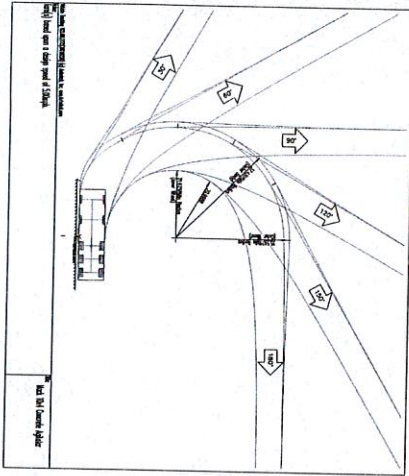


SITE DATA

Resource/Variable	2,440	Ratio	Priority Required	Priority Provided
Building	2,440	1/400	6	6
Total	2,440			
Track Scores		110.25	6	2
Accessible Spaces		110.25	2	
Total				3
Existing Subtotal 110.25				
Proposed Change: Access Point Impact				
Existing Side	15 ft		6.75	33.75
Access	0.6 ft		7.75	155.75
Total	15.6 ft		75 ft	

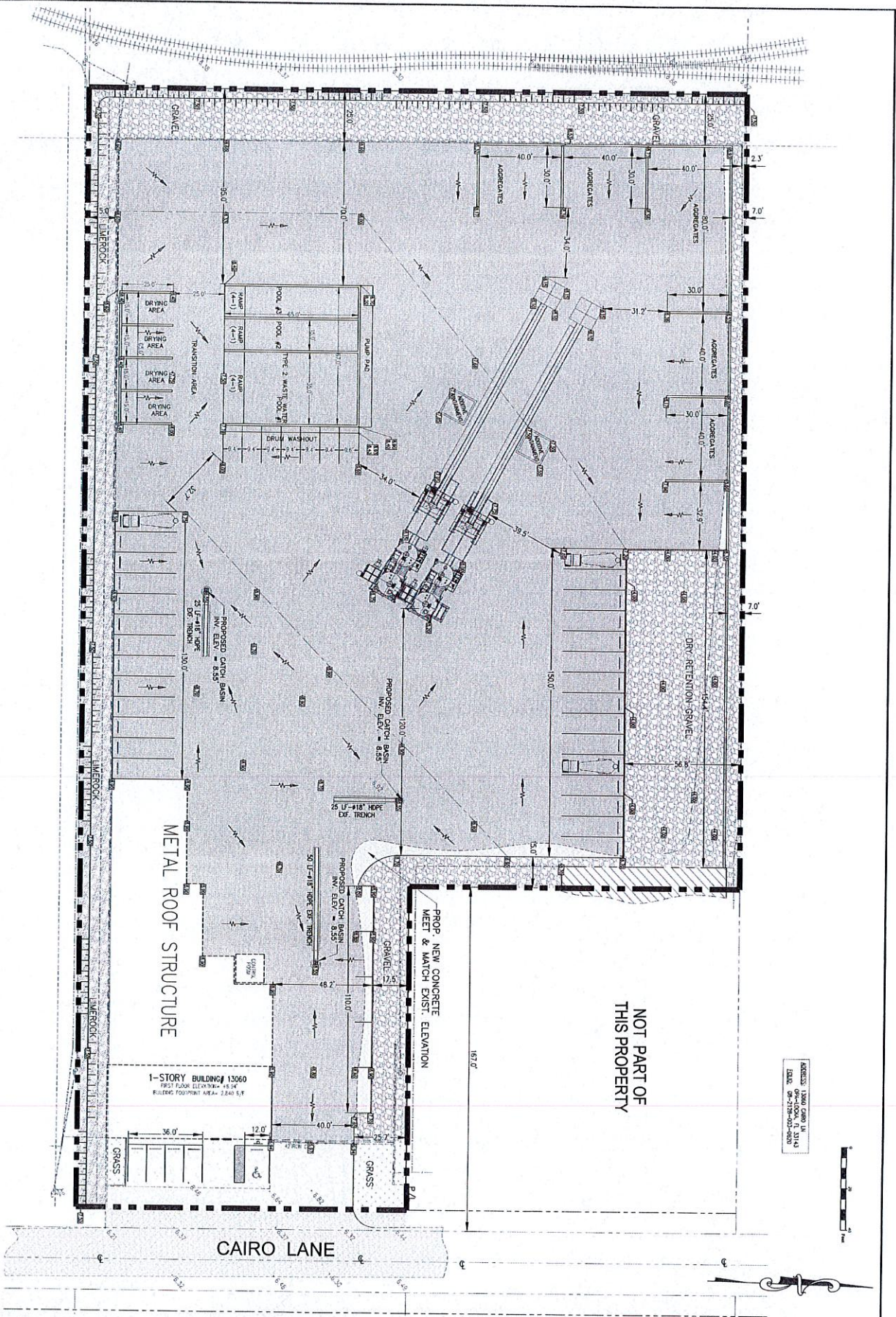
REVISIONS:	DATE:

4/9/2025



TRUCK PATH ANALYSIS OPA-LOCKA CONCRETE BATCH PLANT PREPARED FOR: JAVIER PEDRE		ROBAYNA AND ASSOCIATES INC. ENGINEERS - PLANNERS - SURVEYORS 5723 NW 158th STREET MIAMI LAKES, FL 33054 PH (305) 823-9316		DESIGNED: VET DRAWN: VET CHECKED: OER SCALE: 1" = 30' E.S. 13304	CERTIFICATION OSCAR ROBAYNA, P.E. 73696 STATE OF FLORIDA PROFESSIONAL ENGINEER APR 18 2025	REVISIONS 1. [] 2. [] 3. [] 4. [] 5. []	DATE [] / [] / []
--	--	--	--	--	--	---	-------------------------

4/9/2025



ADDITIONAL: 13060 CONCR. 13
13060 CONCR. 13
13060 CONCR. 13
13060 CONCR. 13



DATE: 4/9/2025
SHEET: 2 OF 2
PROJECT: OPA-LOCKA CONCRETE BATCH PLANT
PREPARED FOR: JAVIER PEDRE

ROBAYNA
AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5723 NW 158th STREET
MADEIRA, FL 33074
PH: (305) 823-9316
E.B. # 3304

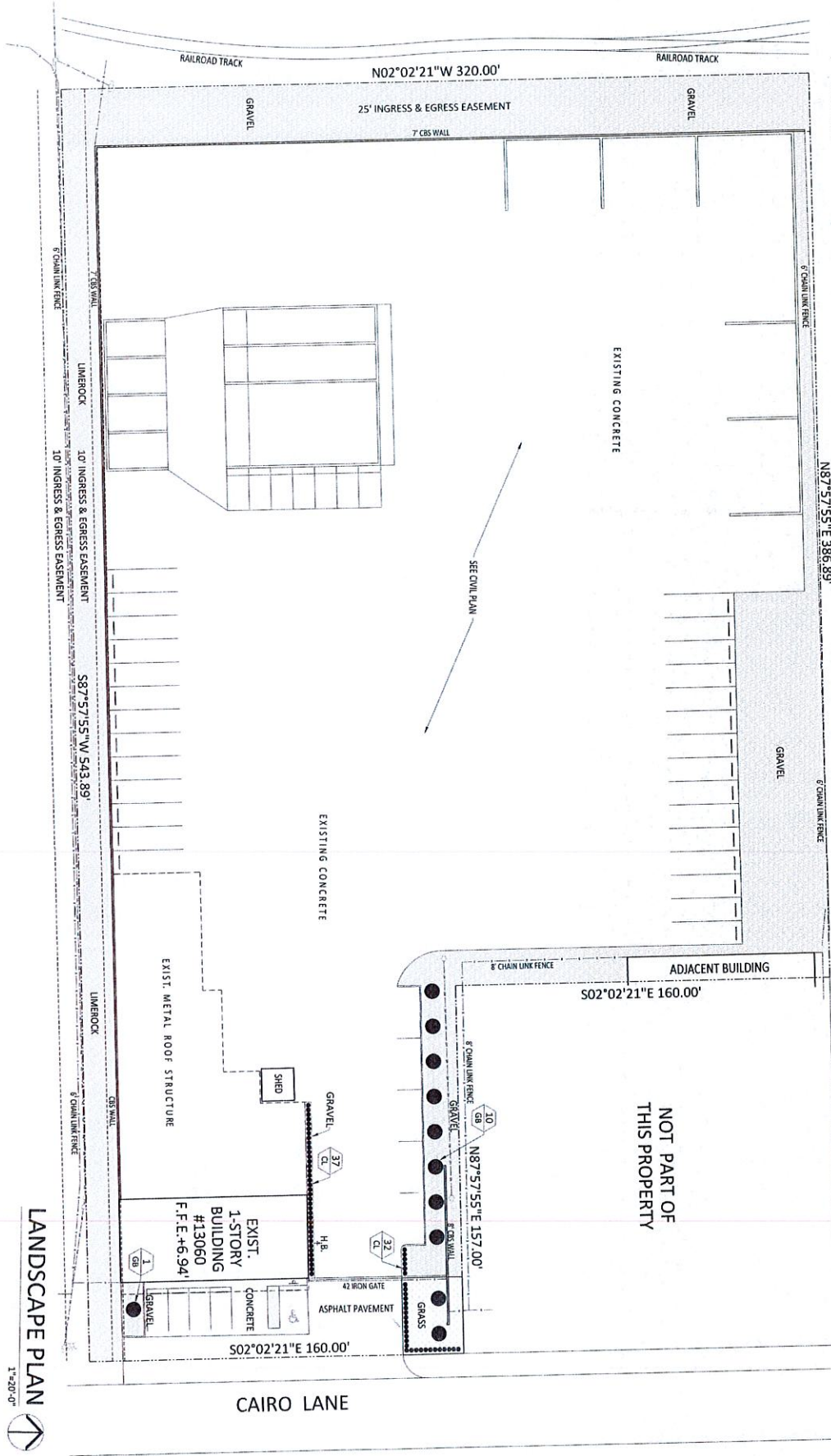
DESIGNED: VET
DRAWN: VET
CHECKED: OER
SCALE: 1"=20'
NOT VALID WITHOUT SIGNATURE, DATE AND SEAL

CERTIFICATION
OSCAR ROBAYNA, P.E. 73856
STATE OF FLORIDA
PROFESSIONAL ENGINEER
APR 10 2025

REVISIONS	DATE

LEGEND

- 11 CLUSIA HEDGE 2'-6" HIGH, AT 24" O.C.
- 69 GREEN BUTTWOOD (FLORIDA NATIVE), 16' HIGH, 2" - 3" CALIPER, 6'-8" SPREAD.
- GRAVEL
- GRASS
- LIMEROCK
- HOSE BIB



LANDSCAPE PLAN
1"=20'-0"

DATE	11/11/2011
BY	ALM
CHECKED	11/11/2011
SCALE	L-0.1
PROJECT	1101

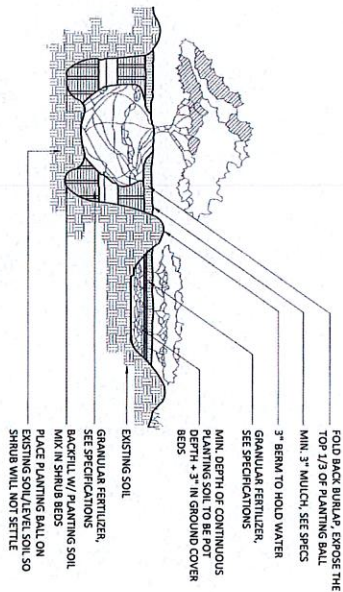
THE CLIENT HAS BEEN ADVISED THAT THE LANDSCAPE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN.

ALM
11/11

MINTON PARTS
13060 CAIRO LANE,
OPA-LOCKA, FLORIDA 33054

J. ANTONIO RODRIGUEZ
1101 CAIRO LANE
OPA-LOCKA, FLORIDA 33054
TEL: (781) 386-4245
FAX: (781) 386-4245
EMAIL: jrodriguez@rodriguez.com
PROJECT MANAGER / DESIGNER
NEDDY MARK PRADO
Issue Date:





SHRUB & GROUND COVER PLANTING DETAIL

NOT TO SCALE

- LANDSCAPE
-
- NOTES

SITE PLAN 1"=20'-0"

SITE PLAN

Scale: AS SHOWN
 Date: N/A
 Sheet: 1 of 1
 Project: A-01

THE TITLE HAS BEEN SUBMITTED TO THE
 APPROPRIATE AGENCIES FOR REVIEW AND
 APPROVAL. THE CLIENT IS RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS. THE ENGINEER'S RESPONSIBILITY
 IS LIMITED TO THE PREPARATION OF THE
 SITE PLAN AND THE DESIGN OF THE
 CONCRETE AND ASPHALT PAVEMENT.
 THE ENGINEER DOES NOT GUARANTEE THE
 ACCURACY OF THE INFORMATION PROVIDED
 BY THE CLIENT OR THE RESULTS OF THE
 FIELD SURVEY.

MINTON PARTS
 13060 CAIRO LANE,
 OPA-LOCKA, FLORIDA 33054

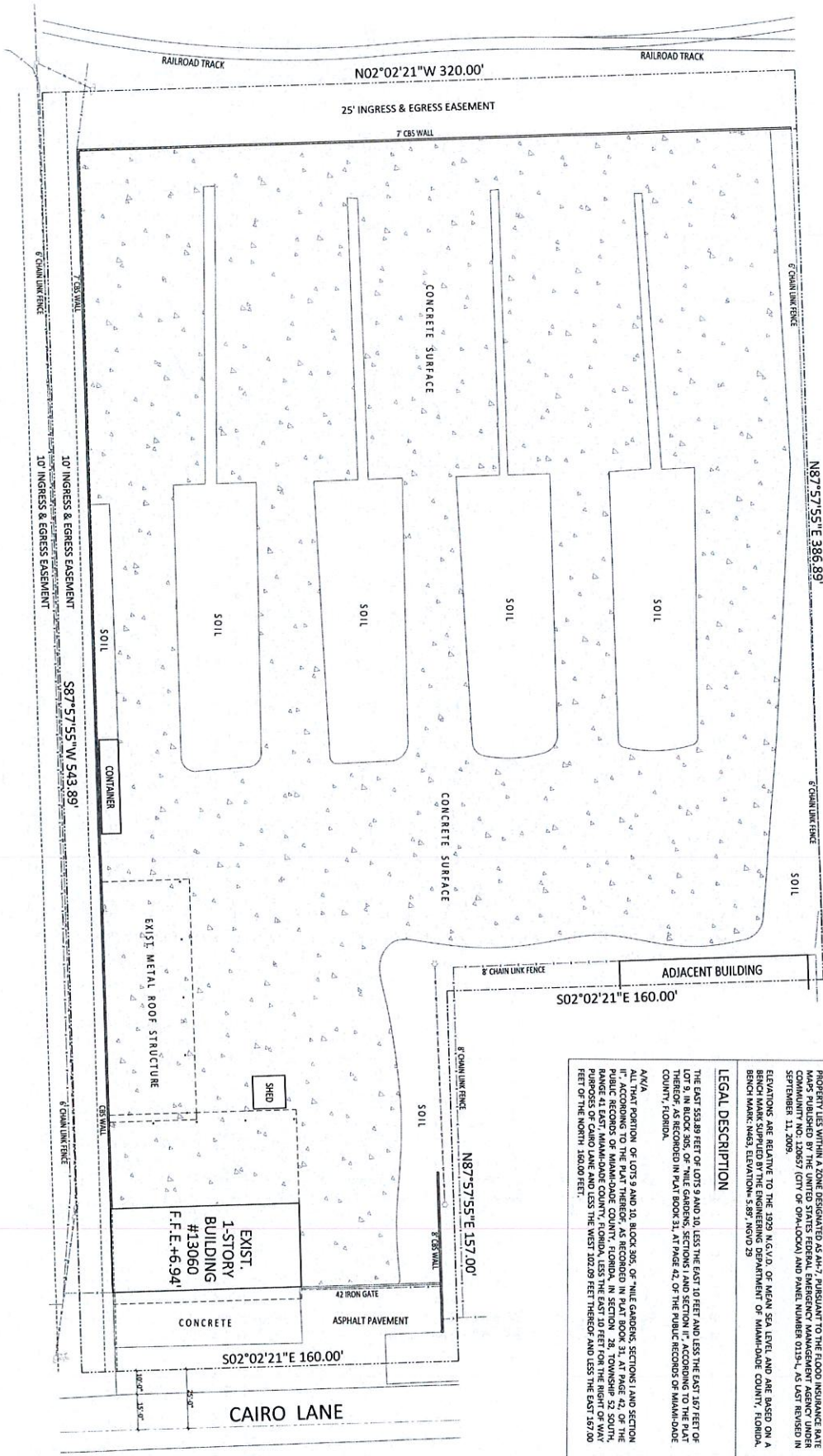
BASE FLOOD ELEVATION:

ACCORDING TO THE SURVEY DATED 10/01/2005 PREPARED BY ESTEYAN, GORTZ, THE SUBJECT PROPERTY LIES WITHIN A FLOOD ZONE DESIGNATED AS A-1.7. PURSUANT TO THE FLOOD INSURANCE RATE ACT, THE SUBJECT PROPERTY IS REQUIRED TO BE INSURED BY A FLOOD INSURANCE POLICY. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF OPA-LOCKA AND PANEL NUMBER 0131, AS LAST REVISED IN SEPTEMBER 11, 2005.

LEGAL DESCRIPTION:

THE EAST 63.89 FEET OF LOTS 9 AND 10, LESS THE EAST 15 FEET AND LESS THE EAST 157 FEET OF LOT 9, IN BLOCK 305, OF "NINE GARDENS, SECTIONS 1 AND SECTION 17", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 10 FEET FOR THE RIGHT-OF-WAY OF THE CAIRO LANE, LESS THE WEST 102.09 FEET THEREOF AND LESS THE EAST 157.00 FEET OF THE NORTH 150.00 FEET.

J. ANTONIO RODRIGUEZ
 ARCHITECT
 13060 CAIRO LANE
 OPA-LOCKA, FLORIDA 33054
 TEL: (786) 298-4365
 FAX: (786) 298-4365
 PROJECT MANAGER/DESIGNER:
 NEDD MARK PLODOW
 DATE: 08/23/2005



Scale 1" = 30'



Phone: (785) 541-4455
email: survey.ig@yaho.com

File No: UB-2128-003-0620

AFKJA

North 180.00 feet.

LEGAL DESCRIPTION FROM ORIGINAL SURVEY WAS REPEATED TO MATCH LEGAL DESCRIPTION AS SHOWN ON MIAMI DADE COUNTY THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMING A MATHEMATICALLY CLOSED FIGURE.

[illegible]

Confirmed to: MINTON PARTS , JAVIER PEDRE

[illegible][illegible]

Revised on

Order No. 25-540

176C WCTJ, 7010 11002157

of a Florida licensed surveyor and mappers

FOLIO	SITE ADDRESS	CITY	ZIP CODE
0821290000000	Null	Opa-locka	33054-0000
0821290000000	3805 NW 132 ST	Opa-locka	33054-0000
0821280000000	12765 CAIRO LN	Opa-locka	33054-0000
0821280000000	13060 CAIRO LN	Opa-locka	33054-0000
0821280000000	12770 CAIRO LN	Opa-locka	33054-0000
0821280000000	Null	Opa-locka	33054-0000
0821290000000	13015 NW 38 AVE	Opa-locka	33054-0000
0821280000000	13125 CAIRO LN	Opa-locka	33054-0000
0821280000000	Null	Opa-locka	33054-0000
0821280000000	12790 CAIRO LN	Opa-locka	33054-0000

0821280000000	13205 CAIRO LN	0pa-locka	33054-0000
0821280000000	13050 CAIRO LN	0pa-locka	33054-0000
0821280000000	12760 CAIRO LN	0pa-locka	33054-0000
0821290000000	13165 NW 38 AVE	0pa-locka	33054-0000
0821280000000	13065 CAIRO LN	0pa-locka	33054-0000
0821280000000	13070 CAIRO LN	0pa-locka	33054-0000
0821280000000	Null	0pa-locka	33054-0000
0821290000000	13195 NW 38 AVE	0pa-locka	33054-0000
0821280000000	13200 CAIRO LN	0pa-locka	33054-0000
0821280000000	13175 CAIRO LN	0pa-locka	33054-0000
0821290000000	13165 NW 38 AVE	0pa-locka	33054-0000

0821290000000	Null	0pa-locka	33054-0000
0821280000000	13045 CAIRO LN	0pa-locka	33054-0000
0821280000000	12780 CAIRO LN	0pa-locka	33054-0000

DESCRIPTION	LOT SIZE	YEAR BUILT
VACANT LAND - INDUSTRIAL : VACANT LAND	35284	0
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	198198	2017
VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING	52925	0
HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD	149120	1975
OPEN STORAGE : WAREHOUSE OR STORAGE	104980	1992
VACANT LAND - INDUSTRIAL : VACANT LAND	220370	0
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	101679	1982
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	103360	1967
PARKING LOT/MOBILE HOME PARK : PARKING LOT	103237	0
OPEN STORAGE : WAREHOUSE OR STORAGE	52490	1991

OPEN STORAGE : WAREHOUSE OR STORAGE	94525	1974
VACANT LAND - INDUSTRIAL : VACANT LAND	87052	0
OPEN STORAGE : WAREHOUSE OR STORAGE	104980	1989
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	29437	2011
OPEN STORAGE : WAREHOUSE OR STORAGE	103357	1965
HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD	25120	1973
VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL	91250	0
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	42253	1982
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	409464	1967
REPAIR SHOP/NON AUTOMOTIVE : RETAIL OUTLET	94525	1977
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	43560	1981

VACANT GOVERNMENTAL : VACANT LAND – GOVERNMENTAL	459475	0
OFFICE BUILDING – ONE STORY : OFFICE BUILDING	416674	1973
OPEN STORAGE : WAREHOUSE OR STORAGE	52490	1990

LEGAL DESCRIPTION

29 52 41 .81 AC M/L BEG SE COR OF NE1/4 OF NE1/4 N ALG E/L OF SEC 463.59FT SWLY ALG ELY R/W/L OF SAL RR 488.62FT E ALG S/L OF NE1/4 OF NE1/4 151.50FT TO POB LOT SIZE 35284 SQUARE FEET COC 25259-1655 12 2006 6
--

LEJEUNE-DOUGLAS IND PARK PB 115-99 LOT 1 BLK 2 LOT SIZE 198198 SQ FT OR 18686-4438 0699 1 COC 23843-2531 09 2005 1
--

28 52 41 1.215 AC NILE GARDENS SEC 1 PB 31-42 N1/2 OF LOT 14 BLK 304 OR 18577-3637 0499 4

28-29 52 41 3.42 AC M/L NILE GDNS SEC 1 PB 31-42 E553.89FT OF LOTS 9 & 10 LESS E10FT & LESS E167FT OF LOT 9 BLK 305 LOT SIZE 149120 SQ FT OR 13811-1254 0888 5 COC 22371-0704 06 2004 1

28 52 41 2.41 AC NILE GARDENS SEC 1 PB 31-42 LOT 13 BLK 305 OR 12737-0914 0885 1 COC 23959-1640 11 2005 4

28-29 52 41 5.059 AC NILE GARDENS SEC 1 PB 31-42 THAT PART OF LOTS 11-12-13-14-15-16 IN SEC 28 52 41 BLK 305 OR 21049-4662 0203 6

LEJEUNE-DOUGLAS IND PK PB 115-99 LOTS 5 & 6 BLK 2 LOT SIZE 101679 SQ FT M/L

28-29 52 41 2.38 AC M/L NILE GARDENS SEC 1 PB 31-42 LOT 8 LESS W10FT BLK 304 LOT SIZE 103360 SQUARE FEET
--

28-29 52 41 2.37AC NILE GDNS SEC 1 PB 31-42 LOT 11 LESS E10FT FOR ST IN SEC 28 BLK 305 OR 14537-2427 0490 5 COC 23583-2128 06 2005 4
--

28 52 41 1.205 AC NILE GARDENS SEC 1 PB 31-42 N1/2 OF E655.98FT OF LOT 12 BLK 305 F/A/U 08-2128-003-0640 OR 15531-0735 0592 4

28-29 52 41 2.17 AC NILE GARDENS SEC 1 PB 31-42 S128FT OF LOT 6 & N16FT OF LOT 7 BLK 304 LOT SIZE 94525 SQ FT OR 17113-4120 0296 4
28-29 52 41 2 AC NILE GDNS SEC 1 PB 31-42 LOTS 9 & 10 LESS E553.89FT BLK 305 LOT SIZE IRREGULAR OR 19450-4622 0101 4 (3)
28 52 41 2.41 AC NILE GARDENS SEC 1 PB 31-42 LOT 14 BLK 305 OR 17692-0522 0697 6 COC 23636-3375 07 2005 1
LEJEUNE DOUGLAS IND PK PB 115-99 LOT 4 BLK 2 LOT SIZE 29437 SQ FT M/L FAU 08 2129 010 0120 OR 25177-1342 1206 1
28-29 53 41 2.37 AC M/L NILE GARDENS SEC 1 PB 31-42 LOT 9 LESS W10FT BLK 304 LOT SIZE 103357 SQ FT OR 9775-2055
28-29 52 41 .58 AC M/L NILE GDNS SEC 1 PB 31-42 E167FT OF LOT 9 LESS E10FT BLK 305 LOT SIZE 25120 SQ FT FAU 08-2128-003-0620 COC 23583-2132 06 2005 4
28 52 41 2.095 AC M/L 100FT S A L R/W THRU NW1/4-NW1/4 FORMERLY SEABOARD COASTLINE RR CO COMPTROLLER DOT PER OR 13675-3540 0588 3
LEJEUNE-DOUGLAS IND PARK PB 115-99 LOT 2 BLK 2 LOT SIZE 42253 SQ FT OR 13440-3826 0887 1
28-29 52 41 9.40 AC NILE GDNS SEC 1 PB 31-42 LOTS 5 THRU 8 BLK 305 LOT SIZE 409464 SQUARE FEET OR 19450-4622 0101 4 (3)
28-29 52 41 2.17 AC NILE GARDENS SEC 1 PB 31-42 S144FT OF LOT 7 BLK 304 LOT SIZE 94525 SQUARE FEET OR 13957-2335 1188 4
LEJEUNE-DOUGLAS IND PARK PB 115-99 LOT 3 BLK 2 LOT SIZE 43560 SQ FT OR 14665-628 0890 3 COC 25299-3889 01 2007 5

29 52 41 10.548/ AC M/L 100FT S A L R/W
THRU SECTION FORMERLY SEABOARD COASTLINE
RR CO COMPTROLLER DOT PER OR 13675-3540-
0588 3

28-29 52 41 9.57 AC M/L LOTS 10-11 LESS
W10FT & LOTS 12-13 BLK 304 PER UNITY OF
TITLE OR# 32222-291 LOT SIZE 416674 SQ FT
M/L

28 52 41 1.205 AC NILE GARDENS SEC 1 PB
31-42 S1/2 OF E655.98FT OF LOT 12 BLK 305
OR 20095-0758 1201 4

RESOLUTION NO. 26-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Walloway Medical Offices, LLC., intends to develop a concrete batching plant and provide the required parking, landscaping and the renovation the current building for office space at 13060 Cairo Lane in accordance with the City's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a Site Plan Application to develop the concrete batching plant with the required parking and landscaping and the renovation of the Office in the Liberal Industrial, Storage & Salvage Zoning (I-4) District; and

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

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

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

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of the Site Plan. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request Site Plan approval for the Development of a Concrete Batching Plant with the required parking and landscaping on the property located at 13060 Cairo Lane and identified by folio 08-2128-003-0620, in the I-4 zoning district, as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this ____ day of _____, 2026.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass _____

Commissioner Ervin _____

Commissioner Santiago _____

Vice Mayor Kelley _____

Mayor Taylor _____

PLANNING & ZONING BOARD

June 2ND,
2026



CONSTRUCTION/OPERATION: Site Plan
APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

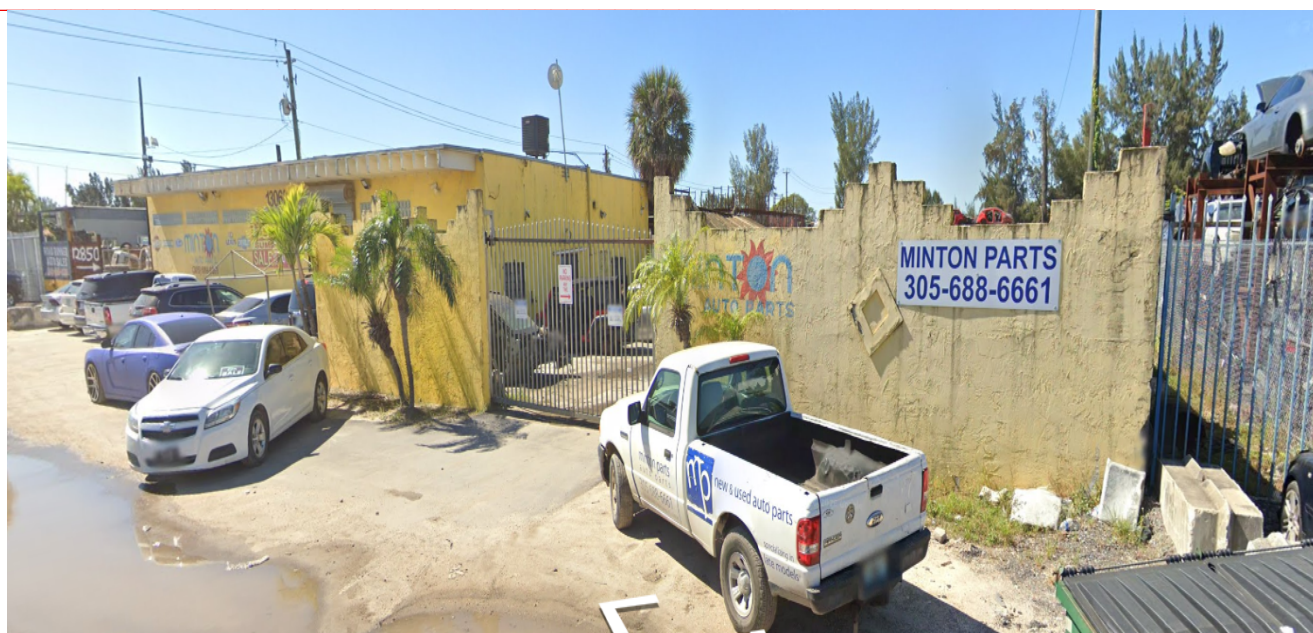
- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

Folio08-2128-003-0620
28-29 52 41 3.42 AC M/L NILE GDNS SEC 1 PB 31-42
E553.89FT OF LOTS 9 & 10 LESS E10FT & LESS E167FT OF LOT 9
BLK 305 LOT SIZE 149120 SQ FT OR 13811-1254 0888 5 COC 22371-0704 06 2004 1

- The subject property is currently owned by WALLOWAY MEDICAL OFFICES, LLC., according to the Miami-Dade County Property appraiser's Office website. The subject Property has for many years been used for a junkyard and used vehicle parts sales and storage business operation. The current property owner has submitted a letter of intent to propose the redevelopment of the site at 13060 Cairo Lane, Opa-locka, FL 3330054 for a Concrete Batch Plant development.
- The property owner proposes the transformation of this historic vehicle junkyard into a new use modern, professionally managed industrial operation which will feature state-of-the-art concrete production equipment, comprehensive environmental controls, and modern operational standards that distinguish it from older concrete batching plants.
- The proposed Concrete Batching Plant will include equipment and infrastructure for concrete production and distribution, including concrete mixers aggregate storage facilities, loading equipment, and associated administrative facilities. This operation will incorporate site improvements encompassing parking area, landscaping features, stormwater management systems, dust control measures, drainage infrastructure and all necessary site amenities to ensure compliance with environmental and operational standards.
- The property owner proposes to develop and repurpose this parcel through site plan and development agreement review in conformance with the requirements of the I-4 Liberal Industrial Storage & Salvage Zoning District. The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Industrial" which allows for an industrial use, including the new proposed operation of a Concrete Batching Plant. This new proposed operation will be in full compliance with all applicable requirements of the City's Land Development Regulations, Comprehensive Plan; the Florida Building Code and the requirements of Miami Dade County RER-DERM.
- The owner/applicant has submitted the following application requests: (1) Final Site Plan Review; (2) Development Agreement Review.



← SOUTH NW 24TH COURT NORTH →



← SOUTH NW 24TH COURT NORTH →

II. Project Details

- **Applicant's intent**

The applicant intends to redevelop the site to accommodate a Concrete Batching Plant for the production and distribution of concrete. This operation will include installation and provisions for concrete mixers, aggregate storage facilities, loading equipment, and associated administrative office facilities. The redevelopment of this site will also incorporate site improvements required by City of Opa-locka Land Development Regulations such as providing adequate parking, adequate landscaping and open space, stormwater management systems, drainage infrastructure, dust control measures and any other amenities necessary to ensure compliance with City, County, State and Federal environmental and operational standards.

Site Computations & Land Development Regulation / Zoning Code Table 1

Applicant	WALLOWAY MEDICAL OFFICES, LLC.
Folio Number (s)	Opa-locka: 08-2128-003-0620;
Address Location	13060 Cairo Lane, Opa-locka, FL 33054
Building (s) Footprint	Total Site Area – 3.42 Acres or 149,120 SF Office Bldg. & Concrete Batching Plant - Maintain 2,840 SF Office; Parking Area – Provides 9 regular vehicle parking spaces 4-18 X 9 (1 HC Space) And 5 Parallel Parking Spaces (22 X 8) And 28 truck parking spaces 10 X 30 30,100 Square Feet of Pervious Area /For Green Space (open space) Area –
Floor Area	Total Approximately 2,840 SF
Zoning	I-4 – Liberal Industrial, Storage and Salvage
Zoning Code Consistency	The proposed use of this property for an office and a concrete batching plant and outside storage and parking of their company vehicles is consistent with the I-4 Zoning Code.
Existing Land Use	Industrial
Future Land Use Designation	Industrial

Comprehensive Plan Consistency	- The proposed use for an office and concrete batching plant operation is consistent with the Comprehensive Plan and with the zoning designation of I-4.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-94, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front Side (East)	15 Feet	110'-6"	YES
Rear (West)	15 Feet	27' 3"	YES
Side (North)	0 Feet	170'-1"	YES
Side Public Alley(South)	7 Feet	15'-0"	YES
Lot Coverage	75%	73% (39,166 SF)	YES
Lot Density	N/A	N/A	N/A
Lot Size	43,560 SF (1.00 Acre)	54,000 SF (1.24 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	1 Story or 20 Feet whichever is less	Office Building: 1 Stories/ 16'-0" Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	N/A		
Landscaping			
Parking Details	Office buildings: pursuant to the Land Development Regulation Ordinance 15-31: Article VI, section 22-91. One (1) Parking per 400 square feet of office area. Warehouse building: One (1) Parking per 2,500 square feet - <u>spaces required</u>	Office /Warehouse Bldg. 1,490 SF 3.7 PS Warehouse Parking Lot: Total Space Provided: 8.1 PS 12 Total Spaces	YES 12 Parking Spaces
Landscape/ Pervious Lot Coverage	25% minimum required pervious	26% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Friday, May 22 nd , 2026. To be advertised at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, June 2 nd , 2026. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

• Overall Analysis

Existing Conditions:

- The Subject Property is bordered on the North by industrial use, bordered on the East and South by industrial uses and bordered on the West by industrial uses, all of which are zoned I-4.
- There are currently no sidewalks that border this property
- The property site is identified by folio 08-2128-003-0620; was previously used for a used vehicle parts sale/junkyard business. This action will provide for lawful use of this site for an new business.

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning	
North	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
South	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
East	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
West	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage

Surrounding Zoning Designation Map

The Site is Highlighted in image



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

- **Findings:**

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

COMPLIES

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

COMPLIES

- **Findings:**

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

- **Fence:** All fences/walls constructed on property perimeters shall comply with the requirements of the City Land Development Regulations. Fences/walls shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.

- **Findings:**

- The Applicant has walls and fencing as provided through the site plan.
 -

- **Future Land Use:** Industrial (Industrial Land Use Category).

- **Findings:**

- According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Industrial land use designation category location.

COMPLIES

- **I-4 (Liberal Industrial Storage & Salvage:** Project Specific: *Office and concrete batching plant and office and company vehicle parking.*

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code I-4 (Liberal Industrial Storage & Salvage.) allows for an Office and concrete batching and parking for employees and company vehicle parking. The applicant has submitted requests for Site Plan approval and Development Agreement Approval.

COMPLIES

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

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

COMPLIES

III. Project Need Assessment / other Required Approvals

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

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

1. **Capital Improvement Project (CIP):**
 - No issues reported for the proposed Site Plan
2. **Building:**
 - N/A
3. **Police:**
 - N/A
4. **Community Redevelopment Agency (CRA):**
 - N/A
5. **City Manager's Office (CMO):**

- N/A
- 6. **Code Enforcement:**
 - N/A
- 7. **City Attorney's Office:**
 - Development Agreement under review
- 8. **Public works:**
 - N/A
- 9. **Inter-jurisdictional Review:**
 - N/A

V. **Staff Recommendation:**

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

VI. **Attachments:**

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
City Planner	Naomie Payen	
Zoning Official	Gerald J. Lee	
Planning and Community Development Dept. Director	Gregory D. Gay	

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

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

Resolution No. 2026-06-2-01,

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby recommended:
 - a. APPROVED ☐ DATE: 06-2-2026
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / __
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

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

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this 2nd day of June, 2026.

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed concrete batching plant site plan review with parking, landscaping and drainage improvements.

Received:
By:
Date:



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

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

FY 2024-2025 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

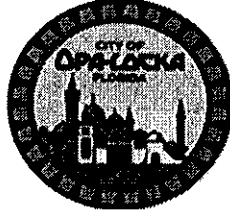
October 7, 2025
November 4, 2025
December 2, 2025
January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026

August 22, 2025
September 19, 2025
October 17, 2025
November 21, 2025
December 19, 2025
January 16, 2026
February 20, 2026
March 20, 2026
April 17, 2026
May 15, 2026
June 19, 2026
July 17, 2026

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

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

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: WALLOWAY MEDICAL OFFICES LLC

PROPERTY OWNER'S ADDRESS: 13060 CAIRO LN, OPA LOCKA, FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: JAVIER PEDRE

APPLICANT'S ADDRESS: 7890 SW 66 ST, SOUTH MIAMI, FL 33143
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 786-853-4750 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 13060 CAIRO LN, OPA LOCKA, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2128-003-0620 PRESENT ZONING: I-4 LIBERAL INDUSTRIAL STORAGE AND SALVAGE

LEGAL DESCRIPTION: PLEASE SEE EXHIBIT 1

Please check specific request:

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check, cashier's check or money order
- _____ Copy of property owner's and/or applicant's photo not including a driver's license also provide Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (see below), and power of attorney of the property owner (pages 3 & 4) (Both must be Notarized)
- _____ A completed Neighborhood Petition form (attached) with the signature of **each** property owner in front, in the rear, to the left and to the right of the subject property/development site, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (two copies size 36 x 24 inches & 13 copies 11 x 17 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original Sealed Copies)
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept (LOI) must be submitted with application

AFFIDAVIT

I, JAVIER PEDRE, 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]
Signature

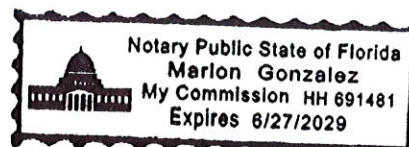
04/23/2026
Date

Sworn to and subscribed before me:

This 23 day of April, 2026

[Signature]
Notary Public
Attach copy of identification

My commission expires 06/27/2029



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: WALLOWAY MEDICAL OFFICES LLC

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

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

FOLIO NO. 08-2128-003-0620 LOCATED AT 13060 CAIRO LN, OPA-LOCKA, FL 33054

I do give to OSCAR E. ROBAYNA the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize OSCAR E. ROBAYNA 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

04/23/2026

Date

Sworn to and subscribed before me:

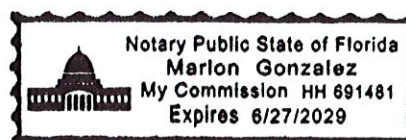
This 23 day of April, 2026



Notary Public

My commission expires: 06/27/2029

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



Received:
By:
Date:



Attach copy of identification

**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____ PHONE: _____

ADDRESS (If different): _____

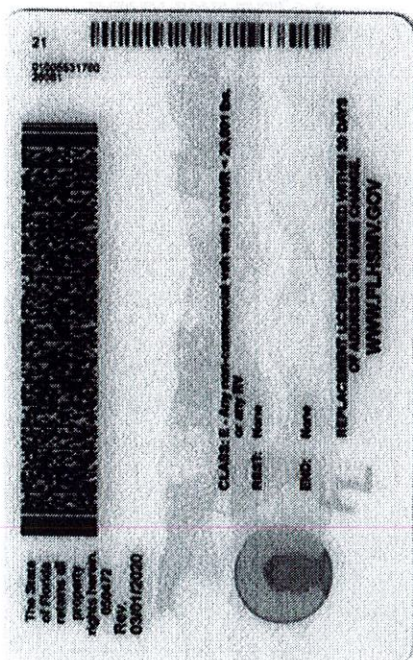
Signature

EXHIBIT 1
LEGAL DESCRIPTION

The East 553.89 feet of Lots 9 and 10, less the East 10 feet and less the East 167 feet of Lot 9, in Block 305, of "NILE GARDENS, SECTIONS I AND SECTION II", according to the Plat thereof, as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

A/K/A

All that portion of Lots 9 and 10, Block 305, of "NILE GARDENS, SECTIONS I AND SECTION II", according to the Plat thereof, as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida, in Section 28, Township 52 South, Range 41 East, Miami-Dade County, Florida, less the East 10 feet for the Right of Way purposes of CAIRO LANE and less the West 102.09 feet thereof and less the East 167.00 feet of the North 160.00 feet.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
WALLOWAY MEDICAL OFFICES LLC

Filing Information

Document Number L20000038524
FEI/EIN Number 84-4665839
Date Filed 02/03/2020
Effective Date 01/31/2020
State FL
Status ACTIVE

Principal Address

13060 Cairo Ln
Opa Locka, FL 33054

Changed: 01/13/2026

Mailing Address

7890 SW 66 ST
South Miami, FL 33143

Changed: 01/23/2025

Registered Agent Name & Address

PEDRE, JAVIER
7890 SW 66 ST
South Miami, FL 33143

Address Changed: 01/23/2025

Authorized Person(s) Detail

Name & Address

Title MGRM

PEDRE, YANIA
7890 SW 66 ST
South Miami, FL 33143

Title MGRM

PEDRE, JAVIER
7890 SW 66 ST
South Miami, FL 33143

Annual Reports

Report Year	Filed Date
2024	03/18/2024
2025	01/23/2025
2026	01/13/2026

Document Images

01/13/2026 -- ANNUAL REPORT	View image in PDF format
01/23/2025 -- ANNUAL REPORT	View image in PDF format
03/18/2024 -- ANNUAL REPORT	View image in PDF format
03/29/2023 -- ANNUAL REPORT	View image in PDF format
03/29/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Date: 04/10/2026

City of Opa-Locka
Planning & Community Development Department
780 Fishermen Street, 4th Floor
Opa-Locka, FL 33054

Subject: Letter of Intent for Planning and Zoning Board Application
WALLOWAY MEDICAL OFFICES LLC
13060 Cairo Lane
Opa-Locka, FL 33054

Dear Planning & Zoning Board Members:

Javier Pedre, on behalf of WALLOWAY MEDICAL OFFICES LLC, hereby respectfully submits this Letter of Intent (LOI) for the Final Site Plan Review of the proposed Concrete Batch Plant development to be located at 13060 Cairo Lane, Opa-Locka, FL 33054 (Tax Folio No. 08-2128-003-0620). The proposed project represents a significant redevelopment of the existing junkyard facility into a modern, professionally managed industrial operation featuring state-of-the-art concrete production equipment, comprehensive environmental controls, and modern operational standards that distinguish it from older concrete batching plants currently operating within the City. This submission is made in accordance with the requirements of the City of Opa-Locka Planning & Zoning Board and pursuant to Ordinance 15-31 (Land Development Regulations).

Project Description: The proposed Concrete Batch Plant will include equipment and infrastructure for concrete production and distribution, including concrete mixers, aggregate storage facilities, loading equipment, and associated administrative facilities. The facility will incorporate site improvements encompassing parking areas, landscaping features, stormwater management systems, dust control measures, drainage infrastructure and all necessary site amenities to ensure compliance with environmental and operational standards.

Zoning and Compliance: The subject property is presently zoned I-4 (Liberal Industrial Storage & Salvage), which is appropriate for the proposed concrete batch plant use. The proposed development will be accomplished in full compliance with all applicable requirements, including but not limited to:

- City of Opa-Locka Land Development Regulations (Ordinance 15-31)
- City of Opa-Locka Comprehensive Plan
- Florida Building Code
- Miami-Dade County Regulations
- Stormwater Management and Environmental Protection Standards
- South Florida Water Management District (SFWMD)
- Florida Department of Environmental Protection (FDEP) requirements
- Local and State Air quality and dust control regulations

CF: Letter of Intent_20260410

Page 1 of 2

Application Submission: A complete Planning & Zoning Board application package has been prepared and is being submitted concurrently with this Letter of Intent. The application package includes all required documents and materials as specified by the City of Opa-Locka, including:

- Completed Planning & Zoning Board Application Form
- Notarized Affidavit of Property Owner Authorization
- Notarized Power of Attorney
- Certified Boundary and Topographic Survey (15 copies)
- Final Site Development Plans (15 copies)
 - Site Plan
 - Architectural Plans
 - Landscaping Plans
 - Civil Engineering Plans Related to Site Improvements
- Parcel Map showing properties within 500-foot radius
- Digital copies of all plans and documents on flash drive in PDF format
- Application fee as required by City ordinance

We respectfully request that this application be reviewed for sufficiency and scheduled for hearing at the earliest available Planning & Zoning Board meeting in accordance with the City's established schedule and procedures. The proposed concrete batch plant will serve as a significant improvement to the site, transforming a junkyard facility into a professionally managed industrial operation that complies with all City standards and would support redevelopment in the region.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

WALLOWAY MEDICAL OFFICES LLC

By:  _____

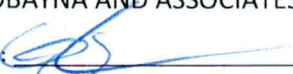
Signature

Name: Javier Pedre

Title: Manager

Date: 04/10/2026

ROBAYNA AND ASSOCIATES, INC

By:  _____

Signature

Name: Oscar E. Robayna, P.E.

Date: 04/10/2026

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

The Riley Law Firm
William W. Riley, Jr., Esq.
16343 SW 256 Street
Homestead, Florida 33031

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA,
FLORIDA AND JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this 21 day of April 2026 ("Execution Date") by and between **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC** (the "Owner"), a Florida limited liability company with the mailing address of **7890 SW 66 ST, SOUTH MIAMI, FL 33143** and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately **3.419** acres of land located at approximately **13060 CAIRO LANE, OPA-LOCKA, FLORIDA, 33054** within the municipal boundaries of the City and identified by Miami Dade County Tax Folio No **08-2128-003-0620** (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission passed and adopted Resolution Number _____, wherein a plan of redevelopment was approved that contained, among other things, a site plan depicting a concrete batching plant and ancillary improvements consisting of five (5) off-street parking spaces for office, employee, and customer parking, as well as a landscaping plan depicting eleven (11) Calusa plants for hedging, sixty-nine (69) green buttonwood trees in satisfaction of both the lot tree and street tree requirements and 30,100 square feet of landscaped open space (collectively the "Development Program"); and

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

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

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

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

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

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

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. Definitions.
 - a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
 - d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC** (the "Owner"), a Florida limited liability company, with the mailing address

of **13060 CAIRO LANE, OPA-LOCKA, FLORIDA, 33054** and/or any of its respective successors, assigns, or heirs thereof.

- f. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.
- g. "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,
- i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein
- j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC**, Site Plan, at approximately **13060 CAIRO LANE, OPA-LOCKA, FLORIDA, 33054**, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.
- l. "Final Site Plan" means the **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC**, Site Plan, at approximately **13060 CAIRO LANE, OPA-LOCKA, FLORIDA, 33054** "Final Site Plan" approved by the City Commission via Resolution No. _____
for the Proposed Development which includes the construction of a **concrete batching plant** and **5** parking spaces for office/employee/customer parking, and the planting of **11 Clusia Hedge** and **69 Green Buttonwood** in the office parking area as well as on the property perimeter and **30,100** square feet of landscaped open space in accordance with the **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC** approved site plan as may be amended from time to time.
- m. "Governing Body" means the City of Opa-Locka's City Commission.
- n. "Initial Term" is thirty (30) years commencing on the Effective Date.
- o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.
- p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

- q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.
- r. "Parties" means the City and the Owner, **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC**.
- s. "Project" shall mean the **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC** and development of the **3.412** acres Property at **13060 CAIRO LANE, OPA-LOCKA, FLORIDA, 33054**, and identified by Miami-Dade County Tax Folio No **08-2128-003-0620** (the "Property"), as described in the plans prepared by **ROBAYNA AND ASSOCIATES INC.**, and dated **November 17th, 2025**, which proposes the construction of a **concrete batching plant** and **5** parking spaces for office/employee/customer parking, and the planting of **11 Clusia Hedge** and **69 Green Buttonwood** in the office parking area as well as on the property perimeter and **30,100** square feet of landscaped open space in accordance with the **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC** approved site plan as may be amended from time to time.
- t. "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.
- u. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.
- v. "Resolution" shall mean City of Opa-Locka Resolution Number _____ and _____ Approving the Project and this Agreement.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

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

6. Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner)

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

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

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

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

- a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.
- b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- c. All signage shall comply with all city sign code ordinance requirements.
- d. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include but are not specifically limited to:
 - 1) Design of all physical structures, water bodies, private and public improvements and
 - 2) The color and dimensional characteristics of all building materials
 - 3) All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan

- e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until January 2053.
- f. At the request of the City, Owner shall submit an annual report and shall provide additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".
- g. The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.
- h. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- i. Owner agrees to use commercially reasonable efforts to:
 - 1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the

Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2024; and

- 2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:

- a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.
- b) Host or require its general contractor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

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

- k. The following timelines shall be complied with by Owner, **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC**, Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

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

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits

upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Development Program:

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

Notwithstanding the foregoing, the Parties hereby agree and confirm that the current use of the Property can remain in operation until the Development Program is completed in accordance with Section 9(k) of this Agreement.

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

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

13. Reservation of Development Rights. Except as otherwise provided in the Act

for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opelousa, including the City's Comprehensive Plan and Land Development

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

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

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

- a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.
- b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation and provide a reasonable time-frame

within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

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

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

If to the City at:	City Manager City of Opa Locka 780 Fisherman Street Opa Locka, Florida 33054
With a copy to:	Law Offices of Burnadette Norris-Weeks, P.A. City Attorney City of Opa-locka 780 Fisherman Street Opa-locka, Florida 33054 And 401 North Avenue of the Arts Ft. Lauderdale, FL 33311
If to the Developer at:	Walloway Medical Offices, LLC Attn: Javier Pedre 7890 SW 66 Street South Miami, Florida 33143
With a copy to:	The Riley Law Firm Attn: William W. Riley, Jr., Esq. 16343 SW 256 Street Homestead, Florida 33031

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

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

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

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

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

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

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

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____ day of _____, 2026.

Approved for form and legal sufficiency:

City Attorney: _____

**JAVIER PEDRE/WALLOWAY MEDICAL
OFFICES LLC,, a Florida limited liability
company**

WITNESS:


Signature

Maria I. Pajon
Print Name


Signature

Amanda Espinosa
Print Name

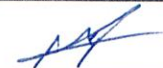
By: 
Owner/Agent
Title: Manager

STATE OF FLORIDA)
 :
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or ☐ online notarization, on this 23rd day of April, 2026 by **JAVIER PEDRE** as
Manager of **WALLOWAY MEDICAL OFFICES LLC,,** a Florida limited liability company. He
is:

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




Notary Public, State of Florida at Large

Marlon Gonzalez
Print Name

My Commission Expires: 6/27/2029

EXHIBIT A

Legal Description

The East 553.89 feet of Lots 9 and 10, less the East 10 feet and less the East 167 feet of Lot 9, in Block 305, of "NILE GARDENS, SECTIONS I AND SECTION II", according to the Plat thereof, as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

A/K/A

All that portion of Lots 9 and 10, Block 305, of "NILE GARDENS, SECTIONS I AND SECTION II", according to the Plat thereof, as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida, in Section 28, Township 52 South, Range 41 East, Miami-Dade County, Florida, less the East 10 feet for the Right of Way purposes of CAIRO LANE and less the West 102.09 feet thereof and less the East 167.00 feet of the North 160.00 feet.

EXHIBIT B
CITY'S ANNUAL REPORT FORM

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

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

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

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No._____, passed and adopted on_____, 2026.
2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and **JAVIER PEDRE/WALLOWAY MEDICAL OFFICES LLC**, as approved by the City of Opa-Locka City Commission pursuant to Resolution No._____, passed and adopted on_____, 2026 (the "Development Agreement").
3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.
4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.
5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.
6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section 17 of the Development Agreement.

FOLIO	SITE ADDRESS	CITY	ZIP CODE
0821290000000	Null	Opa-locka	33054-0000
0821290000000	3805 NW 132 ST	Opa-locka	33054-0000
0821280000000	12765 CAIRO LN	Opa-locka	33054-0000
0821280000000	13060 CAIRO LN	Opa-locka	33054-0000
0821280000000	12770 CAIRO LN	Opa-locka	33054-0000
0821280000000	Null	Opa-locka	33054-0000
0821290000000	13015 NW 38 AVE	Opa-locka	33054-0000
0821280000000	13125 CAIRO LN	Opa-locka	33054-0000
0821280000000	Null	Opa-locka	33054-0000
0821280000000	12790 CAIRO LN	Opa-locka	33054-0000

0821280000000	13205 CAIRO LN	0pa-locka	33054-0000
0821280000000	13050 CAIRO LN	0pa-locka	33054-0000
0821280000000	12760 CAIRO LN	0pa-locka	33054-0000
0821290000000	13165 NW 38 AVE	0pa-locka	33054-0000
0821280000000	13065 CAIRO LN	0pa-locka	33054-0000
0821280000000	13070 CAIRO LN	0pa-locka	33054-0000
0821280000000	Null	0pa-locka	33054-0000
0821290000000	13195 NW 38 AVE	0pa-locka	33054-0000
0821280000000	13200 CAIRO LN	0pa-locka	33054-0000
0821280000000	13175 CAIRO LN	0pa-locka	33054-0000
0821290000000	13165 NW 38 AVE	0pa-locka	33054-0000

0821290000000	Null	0pa-locka	33054-0000
0821280000000	13045 CAIRO LN	0pa-locka	33054-0000
0821280000000	12780 CAIRO LN	0pa-locka	33054-0000

DESCRIPTION	LOT SIZE	YEAR BUILT
VACANT LAND - INDUSTRIAL : VACANT LAND	35284	0
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	198198	2017
VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING	52925	0
HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD	149120	1975
OPEN STORAGE : WAREHOUSE OR STORAGE	104980	1992
VACANT LAND - INDUSTRIAL : VACANT LAND	220370	0
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	101679	1982
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	103360	1967
PARKING LOT/MOBILE HOME PARK : PARKING LOT	103237	0
OPEN STORAGE : WAREHOUSE OR STORAGE	52490	1991

OPEN STORAGE : WAREHOUSE OR STORAGE	94525	1974
VACANT LAND - INDUSTRIAL : VACANT LAND	87052	0
OPEN STORAGE : WAREHOUSE OR STORAGE	104980	1989
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	29437	2011
OPEN STORAGE : WAREHOUSE OR STORAGE	103357	1965
HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD	25120	1973
VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL	91250	0
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	42253	1982
WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	409464	1967
REPAIR SHOP/NON AUTOMOTIVE : RETAIL OUTLET	94525	1977
LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING	43560	1981

VACANT GOVERNMENTAL : VACANT LAND – GOVERNMENTAL	459475	0
OFFICE BUILDING – ONE STORY : OFFICE BUILDING	416674	1973
OPEN STORAGE : WAREHOUSE OR STORAGE	52490	1990

LEGAL DESCRIPTION

29 52 41 .81 AC M/L BEG SE COR OF NE1/4 OF NE1/4 N ALG E/L OF SEC 463.59FT SWLY ALG ELY R/W/L OF SAL RR 488.62FT E ALG S/L OF NE1/4 OF NE1/4 151.50FT TO POB LOT SIZE 35284 SQUARE FEET COC 25259-1655 12 2006 6
--

LEJEUNE-DOUGLAS IND PARK PB 115-99 LOT 1 BLK 2 LOT SIZE 198198 SQ FT OR 18686-4438 0699 1 COC 23843-2531 09 2005 1
--

28 52 41 1.215 AC NILE GARDENS SEC 1 PB 31-42 N1/2 OF LOT 14 BLK 304 OR 18577-3637 0499 4

28-29 52 41 3.42 AC M/L NILE GDNS SEC 1 PB 31-42 E553.89FT OF LOTS 9 & 10 LESS E10FT & LESS E167FT OF LOT 9 BLK 305 LOT SIZE 149120 SQ FT OR 13811-1254 0888 5 COC 22371-0704 06 2004 1

28 52 41 2.41 AC NILE GARDENS SEC 1 PB 31-42 LOT 13 BLK 305 OR 12737-0914 0885 1 COC 23959-1640 11 2005 4

28-29 52 41 5.059 AC NILE GARDENS SEC 1 PB 31-42 THAT PART OF LOTS 11-12-13-14-15-16 IN SEC 28 52 41 BLK 305 OR 21049-4662 0203 6

LEJEUNE-DOUGLAS IND PK PB 115-99 LOTS 5 & 6 BLK 2 LOT SIZE 101679 SQ FT M/L

28-29 52 41 2.38 AC M/L NILE GARDENS SEC 1 PB 31-42 LOT 8 LESS W10FT BLK 304 LOT SIZE 103360 SQUARE FEET
--

28-29 52 41 2.37AC NILE GDNS SEC 1 PB 31-42 LOT 11 LESS E10FT FOR ST IN SEC 28 BLK 305 OR 14537-2427 0490 5 COC 23583-2128 06 2005 4
--

28 52 41 1.205 AC NILE GARDENS SEC 1 PB 31-42 N1/2 OF E655.98FT OF LOT 12 BLK 305 F/A/U 08-2128-003-0640 OR 15531-0735 0592 4

28-29 52 41 2.17 AC NILE GARDENS SEC 1 PB 31-42 S128FT OF LOT 6 & N16FT OF LOT 7 BLK 304 LOT SIZE 94525 SQ FT OR 17113-4120 0296 4
28-29 52 41 2 AC NILE GDNS SEC 1 PB 31-42 LOTS 9 & 10 LESS E553.89FT BLK 305 LOT SIZE IRREGULAR OR 19450-4622 0101 4 (3)
28 52 41 2.41 AC NILE GARDENS SEC 1 PB 31-42 LOT 14 BLK 305 OR 17692-0522 0697 6 COC 23636-3375 07 2005 1
LEJEUNE DOUGLAS IND PK PB 115-99 LOT 4 BLK 2 LOT SIZE 29437 SQ FT M/L FAU 08 2129 010 0120 OR 25177-1342 1206 1
28-29 53 41 2.37 AC M/L NILE GARDENS SEC 1 PB 31-42 LOT 9 LESS W10FT BLK 304 LOT SIZE 103357 SQ FT OR 9775-2055
28-29 52 41 .58 AC M/L NILE GDNS SEC 1 PB 31-42 E167FT OF LOT 9 LESS E10FT BLK 305 LOT SIZE 25120 SQ FT FAU 08-2128-003-0620 COC 23583-2132 06 2005 4
28 52 41 2.095 AC M/L 100FT S A L R/W THRU NW1/4-NW1/4 FORMERLY SEABOARD COASTLINE RR CO COMPTROLLER DOT PER OR 13675-3540 0588 3
LEJEUNE-DOUGLAS IND PARK PB 115-99 LOT 2 BLK 2 LOT SIZE 42253 SQ FT OR 13440-3826 0887 1
28-29 52 41 9.40 AC NILE GDNS SEC 1 PB 31-42 LOTS 5 THRU 8 BLK 305 LOT SIZE 409464 SQUARE FEET OR 19450-4622 0101 4 (3)
28-29 52 41 2.17 AC NILE GARDENS SEC 1 PB 31-42 S144FT OF LOT 7 BLK 304 LOT SIZE 94525 SQUARE FEET OR 13957-2335 1188 4
LEJEUNE-DOUGLAS IND PARK PB 115-99 LOT 3 BLK 2 LOT SIZE 43560 SQ FT OR 14665-628 0890 3 COC 25299-3889 01 2007 5

29 52 41 10.548/ AC M/L 100FT S A L R/W
THRU SECTION FORMERLY SEABOARD COASTLINE
RR CO COMPTROLLER DOT PER OR 13675-3540-
0588 3

28-29 52 41 9.57 AC M/L LOTS 10-11 LESS
W10FT & LOTS 12-13 BLK 304 PER UNITY OF
TITLE OR# 32222-291 LOT SIZE 416674 SQ FT
M/L

28 52 41 1.205 AC NILE GARDENS SEC 1 PB
31-42 S1/2 OF E655.98FT OF LOT 12 BLK 305
OR 20095-0758 1201 4

RESOLUTION NO. 26-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE DEVELOPMENT AGREEMENT APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Walloway Medical Offices, LLC., intends to develop a concrete batching plant and provide the required parking, landscaping and the renovation the current building for office space at 13060 Cairo Lane in accordance with the City's Land Development Regulations ("City"); and

WHEREAS, the Applicant, has submitted a Development Agreement Application to develop the concrete batching plant with the required parking and landscaping and the renovation of the Office in the Liberal Industrial, Storage & Salvage Zoning (I-4) District; and

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

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

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

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL/DENIAL.

Approval/Denial of the Development Agreement. The City Commission of the City of Opa-Locka, Florida hereby approves / denies a request Development Agreement approval for the Development of a Concrete Batching Plant with the required parking and landscaping on the property located at 13060 Cairo Lane and identified by folio 08-2128-003-0620, in the I-4 zoning district, as set forth in Exhibit "A" attached to herein.

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ **day of** _____, 2026.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass _____

Commissioner Ervin _____

Commissioner Santiago _____

Vice Mayor Kelley _____

Mayor Taylor _____

PLANNING & ZONING BOARD

June 2ND,
2026



CONSTRUCTION/OPERATION: Site Plan
APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

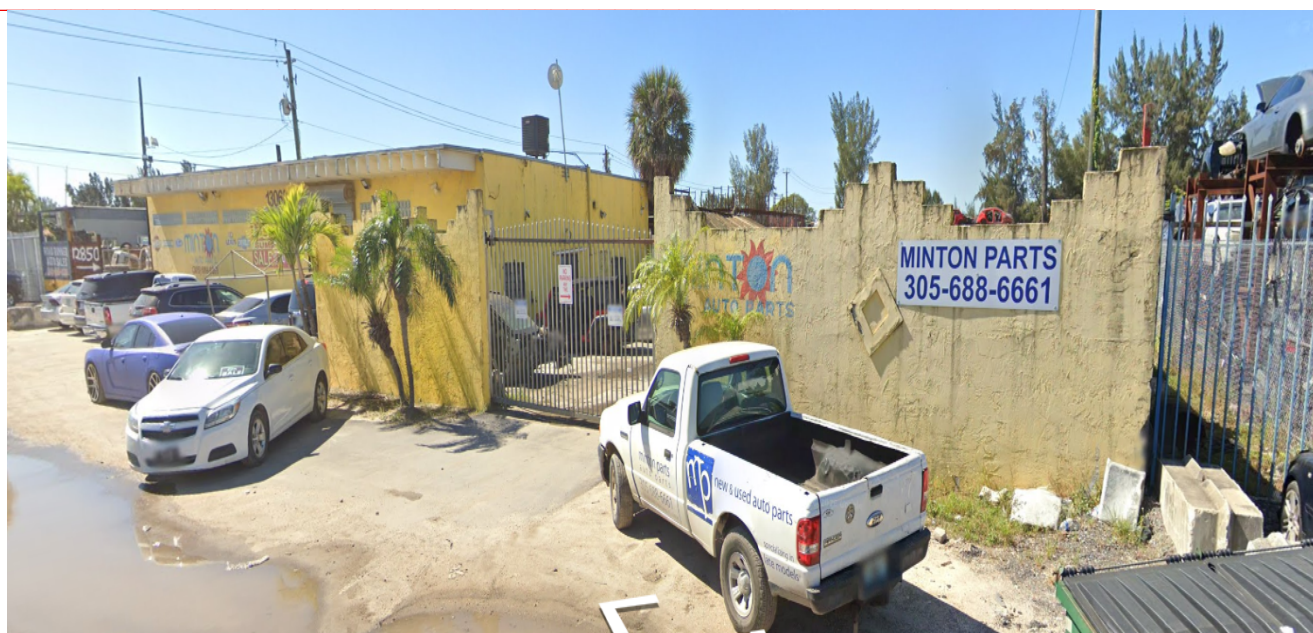
- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

Folio08-2128-003-0620
28-29 52 41 3.42 AC M/L NILE GDNS SEC 1 PB 31-42
E553.89FT OF LOTS 9 & 10 LESS E10FT & LESS E167FT OF LOT 9
BLK 305 LOT SIZE 149120 SQ FT OR 13811-1254 0888 5 COC 22371-0704 06 2004 1

- The subject property is currently owned by WALLOWAY MEDICAL OFFICES, LLC., according to the Miami-Dade County Property appraiser's Office website. The subject Property has for many years been used for a junkyard and used vehicle parts sales and storage business operation. The current property owner has submitted a letter of intent to propose the redevelopment of the site at 13060 Cairo Lane, Opa-locka, FL 3330054 for a Concrete Batch Plant development.
- The property owner proposes the transformation of this historic vehicle junkyard into a new use modern, professionally managed industrial operation which will feature state-of-the-art concrete production equipment, comprehensive environmental controls, and modern operational standards that distinguish it from older concrete batching plants.
- The proposed Concrete Batching Plant will include equipment and infrastructure for concrete production and distribution, including concrete mixers aggregate storage facilities, loading equipment, and associated administrative facilities. This operation will incorporate site improvements encompassing parking area, landscaping features, stormwater management systems, dust control measures, drainage infrastructure and all necessary site amenities to ensure compliance with environmental and operational standards.
- The property owner proposes to develop and repurpose this parcel through site plan and development agreement review in conformance with the requirements of the I-4 Liberal Industrial Storage & Salvage Zoning District. The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Industrial" which allows for an industrial use, including the new proposed operation of a Concrete Batching Plant. This new proposed operation will be in full compliance with all applicable requirements of the City's Land Development Regulations, Comprehensive Plan; the Florida Building Code and the requirements of Miami Dade County RER-DERM.
- The owner/applicant has submitted the following application requests: (1) Final Site Plan Review; (2) Development Agreement Review.



← SOUTH NW 24TH COURT NORTH →



← SOUTH NW 24TH COURT NORTH →

II. Project Details

- **Applicant's intent**

The applicant intends to redevelop the site to accommodate a Concrete Batching Plant for the production and distribution of concrete. This operation will include installation and provisions for concrete mixers, aggregate storage facilities, loading equipment, and associated administrative office facilities. The redevelopment of this site will also incorporate site improvements required by City of Opa-locka Land Development Regulations such as providing adequate parking, adequate landscaping and open space, stormwater management systems, drainage infrastructure, dust control measures and any other amenities necessary to ensure compliance with City, County, State and Federal environmental and operational standards.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	WALLOWAY MEDICAL OFFICES, LLC.	
Folio Number (s)	Opa-locka: 08-2128-003-0620;	
Address Location	13060 Cairo Lane, Opa-locka, FL 33054	
Building (s) Footprint	Total Site Area – 3.42 Acres or 149,120 SF Office Bldg. & Concrete Batching Plant - Maintain 2,840 SF Office; Parking Area – Provides 9 regular vehicle parking spaces 4-18 X 9 (1 HC Space) And 5 Parallel Parking Spaces (22 X 8) And 28 truck parking spaces 10 X 30 30,100 Square Feet of Pervious Area /For Green Space (open space) Area –	
Floor Area	Total Approximately 2,840 SF	
Zoning	I-4 – Liberal Industrial, Storage and Salvage	
Zoning Code Consistency	The proposed use of this property for an office and a concrete batching plant and outside storage and parking of their company vehicles is consistent with the I-4 Zoning Code.	
Existing Land Use	Industrial	
Future Land Use Designation	Industrial	

Comprehensive Plan Consistency	- The proposed use for an office and concrete batching plant operation is consistent with the Comprehensive Plan and with the zoning designation of I-4.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-94, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front Side (East)	15 Feet	110'-6"	YES
Rear (West)	15 Feet	27' 3"	YES
Side (North)	0 Feet	170'-1"	YES
Side Public Alley(South)	7 Feet	15'-0"	YES
Lot Coverage	75%	73% (39,166 SF)	YES
Lot Density	N/A	N/A	N/A
Lot Size	43,560 SF (1.00 Acre)	54,000 SF (1.24 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	1 Story or 20 Feet whichever is less	Office Building: 1 Stories/ 16'-0" Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	N/A		
Landscaping			
Parking Details	Office buildings: pursuant to the Land Development Regulation Ordinance 15-31: Article VI, section 22-91. One (1) Parking per 400 square feet of office area. Warehouse building: One (1) Parking per 2,500 square feet - <u>spaces required</u>	Office /Warehouse Bldg. 1,490 SF 3.7 PS Warehouse Parking Lot: Total Space Provided: 8.1 PS 12 Total Spaces	YES 12 Parking Spaces
Landscape/ Pervious Lot Coverage	25% minimum required pervious	26% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Friday, May 22 nd , 2026. To be advertised at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, June 2 nd , 2026. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

• Overall Analysis

Existing Conditions:

- The Subject Property is bordered on the North by industrial use, bordered on the East and South by industrial uses and bordered on the West by industrial uses, all of which are zoned I-4.
- There are currently no sidewalks that border this property
- The property site is identified by folio 08-2128-003-0620; was previously used for a used vehicle parts sale/junkyard business. This action will provide for lawful use of this site for an new business.

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning	
North	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
South	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
East	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
West	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage

Surrounding Zoning Designation Map

The Site is Highlighted in image



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

- **Findings:**

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

COMPLIES

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

COMPLIES

- **Findings:**

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

- **Fence:** All fences/walls constructed on property perimeters shall comply with the requirements of the City Land Development Regulations. Fences/walls shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.

- **Findings:**

- The Applicant has walls and fencing as provided through the site plan.

- **Future Land Use:** Industrial (Industrial Land Use Category).

- **Findings:**

- According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Industrial land use designation category location.

COMPLIES

- **I-4 (Liberal Industrial Storage & Salvage:** Project Specific: *Office and concrete batching plant and office and company vehicle parking.*

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code I-4 (Liberal Industrial Storage & Salvage.) allows for an Office and concrete batching and parking for employees and company vehicle parking. The applicant has submitted requests for Site Plan approval and Development Agreement Approval.

COMPLIES

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

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

COMPLIES

III. Project Need Assessment / other Required Approvals

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

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

1. **Capital Improvement Project (CIP):**
 - No issues reported for the proposed Site Plan
2. **Building:**
 - N/A
3. **Police:**
 - N/A
4. **Community Redevelopment Agency (CRA):**
 - N/A
5. **City Manager's Office (CMO):**

- N/A
- 6. **Code Enforcement:**
 - N/A
- 7. **City Attorney's Office:**
 - Development Agreement under review
- 8. **Public works:**
 - N/A
- 9. **Inter-jurisdictional Review:**
 - N/A

V. **Staff Recommendation:**

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

VI. **Attachments:**

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
City Planner	Naomie Payen	
Zoning Official	Gerald J. Lee	
Planning and Community Development Dept. Director	Gregory D. Gay	

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

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

Resolution No. 2026-06-2-01,

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby recommended:
 - a. APPROVED ☐ DATE: 06-2-2026
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / __
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

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

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this 2nd day of June, 2026.

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed concrete batching plant site plan review with parking, landscaping and drainage improvements.

ORDINANCE NO. 26-XXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO ACCESSORY DWELLING UNITS; AMENDING ARTICLE V, SECTION 22-145, OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS, PROVIDING DEFINITIONS, PROVIDING FOR STANDARDS FOR ACCESSORY DWELLING UNITS, PROVIDING FOR A REVIEW PROCESS; AMENDING CHAPTER V, SECTION 22-145 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO ESTABLISH A \$100 FEE FOR ACCESSORY DWELLING UNIT CERTIFICATE OF USE AND 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 Structures and Uses Limited in Yards, subject to the conditions listed in Section 22-145; and

WHEREAS the City Commission desires to provide standards for Accessory Dwelling Units (ADUs) on single-family residential zoned properties and provide definitions and a process for review of proposed Accessory Dwelling Units; and

WHEREAS the City Commission of the City of Opa-locka desires to amend Section 22-122 of the City of Opa-locka's Land Development Regulations, pertaining to Accessory Dwelling Units.

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 22-122, as set forth below, shall have the meanings ascribed and shall be amended with the following words, terms and phrases and shall read:

Sec. 22-122, E. Accessory Dwelling Units

I. Definitions.

For the purpose of this chapter, the following definitions for terms used herein shall apply to all sections of this chapter unless the context clearly indicates otherwise:

(A) *Accessory building* shall mean an “accessory structure” as defined in the Florida Building Code, Residential Volume. Also see *Guesthouse* and *Servants’ quarters*.

(B) *Accessory dwelling unit (ADU)*. An attached or detached accessory building, or portion thereof, that is used as an ancillary residential unit and: is located on the same lot as the principal single-family dwelling; has a separate kitchen, bathroom, and sleeping area; and is intended for use by a separate family of occupants.

(C) *Ancillary* means that a use or structure is subordinate or subsidiary to the primary use on the same lot or parcel. An ancillary structure should be smaller than the primary structure on the same lot or parcel. An ancillary use shall not exceed the size of the primary use, unless specifically authorized in this chapter.

(D) *Comprehensive Development Master Plan (CDMP)* means the Comprehensive Development Master Plan adopted by the City of Opa-locka, October 2015, as may be amended from time to time.

(E) *Department (PCD)* means Planning and Community Development Department.

(F) *Family*. A natural person living in a dwelling unit; or two or more natural persons related by blood, marriage, adoption, domestic partnership, or other analogous union or relation, but

excluding fraternities, sororities, and other similar clubs or organizations, and up to two gratuitous guests, domestic staff, or roomers, all living together as a single housekeeping unit in a dwelling unit; or no more than five unrelated natural persons, and up to two gratuitous guests or domestic staff, all living together as a single housekeeping unit in a dwelling unit.

(G) *Florida Building Code (FBC)* means the Florida Building Code, 8th Edition.

(H) *Guesthouse*. An attached or detached accessory building, or portion thereof, that is used as an ancillary residential unit, is located on the same lot as the principal single-family dwelling, is intended for use by only the occupants of the principal dwelling and their family, as defined in this section, and is not rented for a fee separately from the principal dwelling. Such residential unit shall conform to the requirements for accessory buildings, except that a separate kitchen and bathroom may be provided. Use of a guesthouse in violation of these provisions constitutes an unlawful duplex or multiple family use.

(I) *Shed*, a simple roofed structure, typically made of wood or metal, used as a storage space, a shelter for animals, or a workshop.

(J) *Lot*. Parcel of land shown on a recorded plat or on the official City zoning maps or any piece of land described by a legally recorded deed.

II. Accessory units.

Subject to the conditions, requirements, and procedures set forth in this section, one accessory unit per lot shall be permitted in the R1.

(A) *General requirements.*

1. *Maximum number of accessory units*. One accessory unit or guesthouse is allowed on a lot developed with a principal single-family dwelling.

2. Certificate of occupancy requirements. If developed concurrently, a certificate of occupancy for the accessory unit shall not be issued until a certificate of occupancy has been issued for the principal dwelling.

3. Overnight occupancy. Overnight occupancy for an accessory unit shall be up to a maximum of two persons per bedroom, excluding children under three years of age.

(i) If the accessory unit consists of a single room without a separate bedroom, the maximum overnight occupancy shall be two persons, excluding children under three.

(ii) For purposes of this paragraph (c), "overnight" shall mean from 10:00 p.m. until 7:00 a.m. the following day.

(iii) Notwithstanding the foregoing, at no time shall the occupancy of an accessory unit exceed the maximum occupant load for the property under the Florida Building Code.

4. Guesthouses. The occupancy of a guesthouse is limited to the family, as defined in section 1 Definitions, that occupies the principal dwelling.

(i) The applicant for a guesthouse shall file a declaration of use with the Department acknowledging this occupancy requirement.

(ii) A guesthouse may be converted to an accessory dwelling unit (ADU) by filing an application with the Department and satisfying all applicable requirements, including to apply for Landlord/Tenant Permit and pay applicable fees.

(iii) The declaration of use for the guesthouse shall be extinguished upon approval of the application for ADU.

5. Rear yard storage sheds are permitted as accessory structures in residential zoning districts. The maximum square footage may not exceed 15% of the 625 square feet. of the rear yard and not including the side yards.

6. A Sheds may not be used as habitable structures. of not less the 625 square feet in enclosed area may be used as residence, subject to the conditions, and requirements described in Section II, (Accessory Units). Sheds are not permitted in non-residential development diistricts

In R-1 Zoning District Accessory Structure (Shed) Setbacks are as follows:

<u>Front</u>	<u>25 feet</u>
<u>Side</u>	<u>5 feet</u>
<u>Side, street</u>	<u>15 feet</u>
<u>Rear</u>	<u>2.5 feet</u>

7. Parking. In addition to the off-street parking requirements for the principal dwelling, one parking space shall be provided to serve an ADU in accordance with this paragraph; designated off-street parking shall not be required for a guesthouse.

(i) Parking for the ADU shall be located:

a. within a driveway or in a designated improved parking area on the same property as the principal dwelling.

(ii) Where on-street parking is authorized, parking shall be located directly in front of the property.

(iii) For ADUs, no more than two vehicles shall be parked at any one time during the occupancy period on the same property as the principal dwelling or, where on-street parking is authorized in such areas, on the street or swale directly in front of such property.

8. Sale and rental. The accessory unit shall not be sold separately from the principal dwelling and shall only be leased for a fee in accordance with the following:

(i) An ADU may be leased for a fee, provided that the leased period is not less than one month.'

(ii) A guesthouse shall not be leased for a fee separately from the principal dwelling, nor shall a property owner live in the guesthouse and leased the principal dwelling.

9. Utility meters and addresses.

(i) An ADU may have electrical, water, gas, and other types of utility meters, a house address or unit number, and a mailbox that are separate from the principal dwelling.

(ii) A guesthouse shall not have utility meters or an address, unit number, or mailbox separate from the principal dwelling.

10. Homeowners' association. If the principal dwelling is part of a homeowners or condominium association (collectively, "HOA"), an applicant for an accessory unit shall provide advanced notice of the application to the HOA, attest to providing such notice at the time of application and, upon request, furnish proof of such notice to the Department with the application. The applicant shall be responsible for complying with all policies, rules, and regulations of the HOA pertaining to accessory structures.

11. Occupancy classification. An accessory unit shall have an occupancy classification of "single family residence" pursuant to the Florida Building Code, Residential Volume.

12. Design.

(i) Attachment. The accessory unit may be attached to or detached from the principal dwelling.

(ii) Construction of an attached accessory unit shall be subject to review as a substantial improvement pursuant to FBC chapter 11C.

(iii) Construction of a detached accessory unit shall be subject to review as new construction pursuant to FBC chapter 11C.

(iv) Architectural features.

(a) The accessory unit must contain architectural characteristics and features that are compatible with the principal dwelling, including, but not limited to, similar exterior finish, window glazing and fenestration, and roof style.

(b) The accessory unit shall be of a similar scale and height as the principal dwelling

(c) A detached accessory unit may not be located in whole or in part in front of the principal dwelling.

13. Entrance. If attached to the principal dwelling, the accessory unit may include a separate exterior entrance that is not visible from a roadway or public right-of-way.

14. Location. If detached from the principal dwelling, the accessory unit shall not be located closer to the front lot line than the principal dwelling.

15. Lot size, lot coverage, floor area, setbacks, and height.

(i) Minimum lot size and minimum and maximum floor area requirements for accessory units shall be in accordance with the LDR.

(ii) Detached and attached accessory units shall not exceed one story in height and shall be subject to the same minimum setbacks and maximum lot coverage applicable to the principal dwelling.

(iii) If detached from the principal dwelling, the height of the accessory unit shall not exceed the height of the principal dwelling in accordance with the LDR.

(iv) Adjustments to setback, height, and lot coverage for accessory dwelling units may be approved through Planning and Zoning Appeals Board review. In addition, minimum lot size requirements may be adjusted administratively, but only to the extent authorized by the LDR.

16. Site Plan Review. Each accessory unit shall be subject to administrative site plan review in accordance with the following.

(i) At the time of application for building permit or certificate of use, each applicant for an accessory unit shall submit to the Department a schematic site plan at a scale of not less than one-inch equals 100 feet prepared by a design professional and containing the following information:

(ii) Location of the proposed accessory unit in relation to the principal dwelling and all other improvements on the site.

(iii) Identification of off-street parking used to serve the principal dwelling and the location of off-street parking spaces, if required, to serve the accessory unit.

(iv) Other information and plans that the Director deems necessary to evaluate compliance with this section.

17. Procedures. The Department shall review plans for compliance in accordance with the procedures and timeframes applicable to the review and issuance of building permits or certificates of use, as applicable.

18. Landlord/Tenant; Business License/Certificate of use.

(i) Notwithstanding anything in this chapter to the contrary, a certificate of use (CU) shall be required for each accessory unit.

(ii) A CU for an accessory unit may only be obtained by the property owner of the principal dwelling.

(iii) The CU shall specify the following:

- (a) Type of accessory unit (guesthouse or ADU);
- (b) Size of the accessory unit;
- (c) Whether the accessory unit is attached to or detached from the principal dwelling;
- (d) Whether the accessory unit is occupied or vacant and, if occupied, the names of the occupants, with such information updated upon a change of occupant or when the CU is renewed, whichever occurs first;
- (e) Whether any vehicles are registered to, or used by, the accessory unit occupants and, if so, the vehicle plates associated with such vehicles, with such information updated upon a change in vehicles or when the CU is renewed, whichever occurs first; and
- (f) Maximum occupancy.

(iv.) Providing false or misleading information in a CU application is grounds to deny or revoke the CU. The denial or revocation of a CU is appealable in

accordance with the procedures for appeals of civil violation notices set forth in **Chapter 19.** (MDC Code) Enforcement.

- (a) The denial or revocation will be upheld on appeal if the City Commission finds that a preponderance of the evidence indicates that the CU application contained material information that was factually incorrect, false, or misleading.
- (b) For purposes of this subsection, “material information” is information that is or would be important, significant, or essential to a reasonable person in deciding whether to issue the CU.
- (c) It shall not be a defense that the inclusion of a factual mistake, a falsehood, or misleading information in the application was unintentional.

(v) Each CU shall be renewed annually, and changes to an accessory unit, the occupants thereof, and the vehicles associated therewith shall be updated at least annually at the time of renewal or when the occupant or occupant’s information changes. The applicant (Property Owner) shall be responsible for ensuring that the information required by this section remains accurate at the time of renewal each year.

(vi) A CU shall not be issued or renewed if any outstanding fines or liens for violations of any provision of this code are associated with the subject property, including the principal dwelling.

(vii) Prior to the issuance or renewal of a CU, the accessory unit shall be subject to inspection to ensure compliance with all applicable code requirements.

- (a) At the time of inspection, the applicant shall provide all records and other documentation

sufficient to demonstrate compliance with the requirements of this section.

- (b) Each required document that the applicant fails to provide shall constitute a separate violation of this section.

19. Presumption of Illegal Use.

(i) A rebuttable presumption of an unlawful use in violation of this section shall be created where an accessory unit does not have a valid CU and one or more of the following conditions are observed:

(ii) An advertisement or sign that demonstrates that more than one dwelling unit is on the subject property.

(iii) Two or more electrical, water, gas, or other types of utility meters or mailboxes exist on the subject property;

(iv) More than one house address, unit number, or unit letter is associated with the subject property; or

(v) The number of vehicles parked overnight or registered to the subject property address is disproportionate in relation to the number of bedrooms or occupants of the principal dwelling.

The property owner may rebut the presumptions set forth in this subsection by complying with all of the following:

(i) Submitting a notarized affidavit on a form acceptable to the Building and Licensing Director & the Building Official attesting that the owner does not have an accessory unit on the premises already; and

(ii) Submitting copies of the vehicle registration from the applicable state motor vehicles agency and proof of insurance for all vehicles identified as being stored or parked on the subject property; and

- (iii) Providing the Department with access to the subject property for the purpose of verifying compliance with all of the provisions of this section. If the property owner fails to demonstrate compliance with this section, subject to confirmation by the Department, the presumption shall remain, and enforcement shall continue.

20. Enforcement; penalties.

- (i) Any person operating an accessory unit without a CU or otherwise in violation of this section shall be subject to enforcement in accordance with section X-X Schedule of Civil Penalties. (Code Enforcement Citation)
- (ii) A CU issued for an accessory unit pursuant to this section shall be revoked for any property that has three or more fully adjudicated violations committed within a consecutive 12-month period. Any such property shall not be eligible to obtain another CU pursuant to this section for a period of three years following the CU revocation; provided, however, that a property owner may apply to obtain a CU before such three-year period has elapsed if:
 - (a) The violations resulting in the CU revocation occurred when the property was under prior ownership; and
 - (b) There is no relationship, business or familial, between the current property owner and the owner of the property at the time that the CU was revoked, including any commonality between officers or directors of a corporate entity or any affiliated entities having ownership interest in the property; and

- (c) The property owner provides the Department with proof that the property changed ownership after revocation of the CU, and any other documentation requested to demonstrate compliance with this section.
- (d) Each vehicle parked or stored in violation of this section constitutes a separate offense, as does each day during any portion of which a violation occurs.
- (e) Notwithstanding any other provision of this code, civil violation notices may be issued to the real property owner where the violation occurs and to the owner of any vehicle stored in violation of this section.

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

Section 4. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, are hereby repealed.

Section 5. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

Section 6. 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 _____,
2025.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by:

Seconded by:

VOTE:

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

December 15, 2025

Greory Gay
Community Development Director
City of Opa-locka
780 Fisherman Street
Opa-locka, FL 33054

Re: Amended Letter of Intent in Support of Application for Future Land Use Map Amendment and Rezoning 3570, 3550, & 3450 NW 135th Street, Opa-Locka, Florida 33054 Folio Nos.: 08-2128-003-0391, 08-2128-003-0390, 08-2128-003-0380

Dear Mr. Gay:

This letter is submitted on behalf of Proper Investment Inc. (the “Applicant”) in support of applications for both a rezoning and a Comprehensive Plan Future Land Use Map (FLUM) amendment for the above referenced properties (collectively the “Property”) located within the City of Opa Locka (the “City”).

The Applicant seeks to rezone the Property to the I-4 Liberal Industrial District (Storage and Salvage) (“I-4”) zoning classification and to amend the City’s FLUM to designate the entirety of the Property as Industrial in order to eliminate an existing split land use designation and bring the Property into full regulatory conformance.

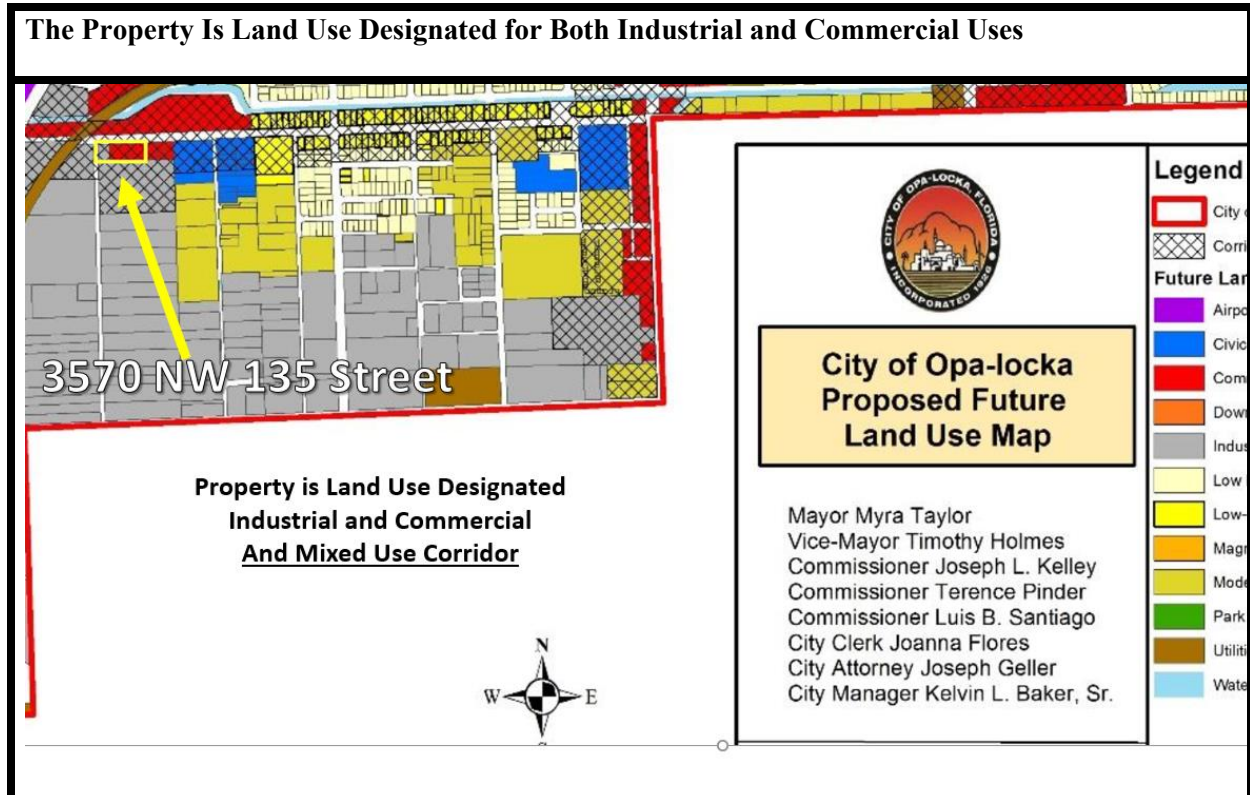
I. The Property and Existing Use

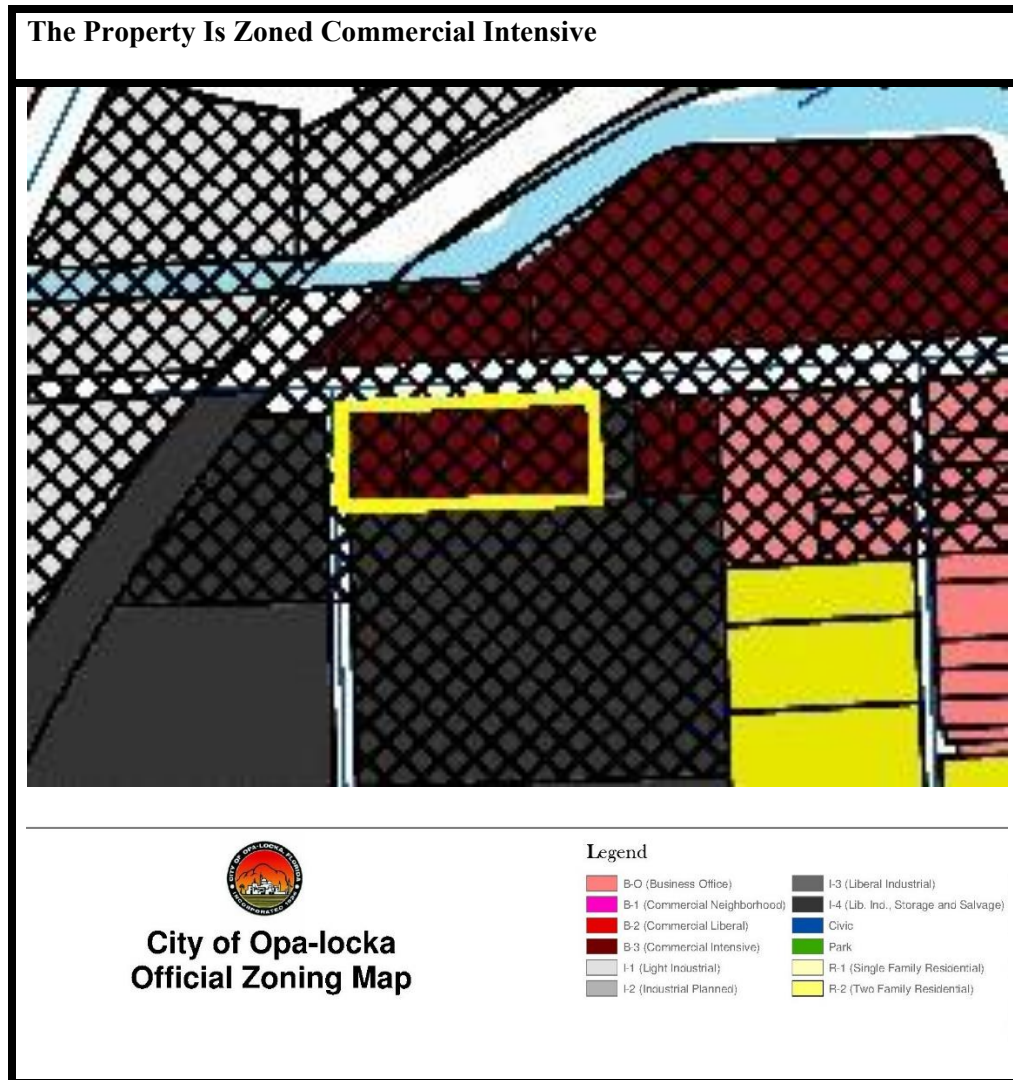
The Property consists of approximately 1.6 acres and is located on NW 135th Street. The Property has been continuously operated by All Parts International, Inc. (“API”) as a used auto parts dealership for over 28 years. The longstanding industrial use has been conducted in a manner consistent with the surrounding industrial character of the area and has complemented nearby businesses by providing accessible, recycled auto parts and services.

Following a City-initiated FLUM amendment and rezoning pursuant to Ordinance No. 15-31, the Property was designated Industrial, Commercial, and Corridor Mixed Use Overlay on the FLUM and zoned B-3 (Commercial Intensive) and Corridor Mixed Use. This resulted in a split FLUM designation, with the western portion of the site being designated Industrial and the eastern Commercial, while the entirety of the Property lies within the Corridor Mixed Use Overlay. The split designation does not accurately reflect the historical use of the Property as a unified industrial

Mr. Gay
December 15, 2025

operation and has resulted in regulatory inconsistencies affecting zoning and land use compliance across the site.





The existing auto parts use is currently considered a legal nonconforming use under the present zoning designation. To allow continued operation of the use and bring the site into conformance with the City's zoning code, the Applicant respectfully requests a Future Land Use Map Amendment to redesignate the portions of the Property currently designated Commercial thereby resulting in a uniform Industrial land use designation across all three parcels and a rezoning of the entire Property to I-4 from B-3 (Commercial Intensive).

II. Proposed Future Land Use Map Amendment

The proposed FLUM amendment is limited in scope and is intended solely to align the Comprehensive Plan designation with the longstanding industrial use of the Property, eliminate the existing split designation, and support logical land use planning along the NW 135th Street

corridor. This amendment does not introduce a new or intensified use nor does it alter the overall land use pattern within the area.

The proposed FLUM amendment is consistent with the initiation and review procedures set forth in the City Zoning Code and is supported by the existing development pattern and operational history of the Property.

III. Proposed Zoning and Public Commitments

The proposed I-4 zoning is the most appropriate district to accommodate the existing use and is consistent with the City's intent for liberal industrial activities. Importantly, the Applicant does **not** propose any intensification or expansion of the current use, nor any structural modifications. The goal is simply to align the zoning designation with the longstanding industrial character of the site and use.

As a proactive good-faith measure, the Applicant proposes to improve the site aesthetics by removing the front row of stacked cars lining the property frontage and ensuring adequate visual screening is maintained along the street to minimize any adverse visual impacts.

IV. Consistency with Comprehensive Plan and Approval Criteria

The proposed FLUM amendment and rezoning are consistent with the goals and objectives of the City Comprehensive Plan, including:

- OBJECTIVE LU-7: Protect, maintain, and improve the commercial and industrial districts, as designated on the Future Land Use Map
- Policy LU-7.5: Development and redevelopment in commercial and industrial districts shall be regulated to ensure compatibility with existing development, maintain and improve the local economy, promote job creation and training, and prevent the encroachment of incompatible uses.
- Policy LU-7.7: The City shall implement strategies to provide appropriate transitions between its commercial/industrial, mixed use and residential districts through its Land Development Regulations and other appropriate mechanisms.

In accordance with **Section 22-54(D)** of the City Code of Ordinances, the proposed rezoning satisfies the Planning Council's evaluation criteria:

- The rezoning supports the established land use pattern and is not considered spot zoning. The surrounding properties are similarly used for industrial and commercial purposes, and this request aligns the Property with the existing character of the corridor.

- It does not adversely impact public facilities, traffic, or drainage. The proposed rezoning reflects a continuation of the existing use, with no increase in intensity or demand on infrastructure.
- It promotes logical zoning boundaries aligned with adjacent industrial uses. Rezoning to I-4 creates consistency along NW 135th Street and avoids the irregular split-zoning currently affecting the site.
- It avoids conflict with the Comprehensive Plan and fulfills a continued need for industrial uses within the City.
- It maintains compatibility with surrounding properties and contributes positively to the City's economic fabric. The auto parts business has operated successfully for decades alongside neighboring businesses and will continue to do so under a conforming zoning designation.
- It does not result in adverse impacts to public safety, light, air, or property values and would not deter future development. By agreeing to improve screening and reduce visible outdoor storage at the street frontage, the Applicant ensures compatibility with nearby uses.
- There are several reasons why the Property cannot be reasonably used under its current zoning due to the nonconforming status of a long-established use. Rezoning to I-4 will remove the existing nonconformity, securing stable zoning designation for the continued operation of the business.

V. Conclusion

The proposed FLUM amendment and rezoning represent a logical corrective action that aligns the City's Comprehensive Plan designation and zoning classification and the longstanding use of the Property. Together these approvals will eliminate existing inconsistencies support continued lawful operation and enhance the orderly development of the NW 135th Street industrial corridor. The Applicant respectfully requests your favorable consideration of this application and look forward to working with City during the review process.

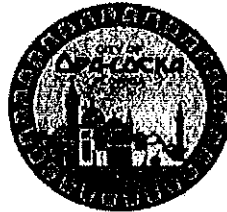
Thank you for your time and favorable consideration of this request.

Best regards,



Chanae L. Wood

Received:
By:
Date:



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

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

FY 2024-2025 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 1, 2024
November 5, 2024
December 3, 2024
January 7, 2025
February 4, 2025
March 4, 2025
April 1, 2025
May 6, 2025
June 3, 2025
July 1, 2025
August 5, 2025
September 2, 2025

August 16, 2024
September 20, 2024
October 18, 2024
November 22, 2024
December 20, 2024
January 17, 2025
February 14, 2025
March 21, 2025
April 18, 2025
May 16, 2025
June 20, 2025
July 18, 2025

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

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

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Proper Investment Inc.

PROPERTY OWNER'S ADDRESS: 3570 NW 135 Street Opa-Locka FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: Proper Investment Inc.

APPLICANT'S ADDRESS: 3570 NW 135 Street Opa-Locka FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-681-4270 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 3570, 3530, 3450 NW 135 Street

TAX FOLIO NUMBER: (1) 08-2128-003-0391,
(2) 08-2128-003-0380
(3) 08-2128-003-0390 PRESENT ZONING: 6500 Commercial - Classified

LEGAL DESCRIPTION: (1) 28-29 52 41 .36 AC, NILE GARDENS SEC 1 PB 31-42, LOT 1 LESS E560FT BLK 304, LOT SIZE 15370 SQUARE FEET
OR 17113-4121 1095 3
(2) 28-29 52 41 7.42 AC, NILE GARDENS SEC 1 PB 31-42, W70FT OF E210FT LOT 1 & LOTS 2, THRU 4 LESS W10FT BLK 304, OR 14140-1000 0689 1(PORT)
OR 14290-628 1089 1(PORT), OR 18015-4415 0298 5
(3) 28-29 52 41 .64 AC, NILE GARDENS SEC 1, PB 31-42, E175FT OF W236.06FT OF LOT 1, BLK 304, LOT SIZE 28000 SQ FT, OR 16737-2858 0395 6

Please check specific request:

- ☐ Tentative Plat
☐ Final Plat
☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment)
☐ 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: Future Land Use Map Amendment

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check, cashier's check or money order
- _____ Copy of property owner's and/or applicant's photo not including a driver's license also provide Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)
- _____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (two copies size 36 x 24 inches & 13 copies 11 x 17 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original Sealed Copies)
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, Steven L. Parker, 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 _____

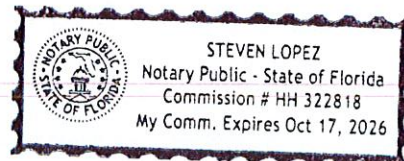
Date _____

Sworn to and subscribed before me:

This 6th day of February, 2020

Notary Public _____

Attach copy of identification



My commission expires October 17, 2020

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:

Proper Investment, Inc.

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

I STEVEN L. PARKER, being first duly sworn, depose and say that I am the owner of the property legally described as:

28-29 52 41 .64 AC NILE GARDENS SEC 1
PB 31-42 W175FT OF E420FT OF LOT 1 BLK 304
LOT SIZE 28000 SQ FT OR 17348-0402 0896 1

(3450 NW 135 ST)

I do give to Weiss Serota Helfman Cole + Bierman, P.L. the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Weiss Serota Helfman Cole + Bierman, P.L. 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

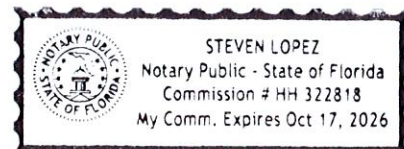
Sworn to and subscribed before me:

This 4th day of November, 2025.

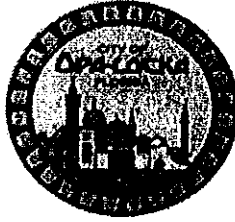
Notary Public

My commission expires: OCT 17, 2026

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



Received:
By:
Date:



Attach copy of identification

**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 3455 NW 135 ST Folio No.: 08-2121-007-0130 (Front)

LEGAL DESCRIPTION: 21 52 41 .77 AC OPA LOCKA PLAT NO 3

PB 31-14 PORT OF TR A & PORT OF YACHT BASIN DESC BEG 66.42FTE OF SW COR
OF TR A CONT E 339.93FT TH N110FT
W245.04FT SWLY AD 125.65FT S27.65FT TO POB BLK 116 OR 1893

I SUPPORT THIS DEVELOPMENT REQUEST x

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Carlos Arango PHONE: _____

ADDRESS (If different): 13480 CAIRO LANE OPA LOCKA, FL 33054

Signature

Page 6 of 7

Received:
By:
Date:



Attach copy of identification

**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 3440 NW 135 ST Folio No.: 08-2128-003-0370 (Rear & Right)

LEGAL DESCRIPTION: 28-29 52 41 7.42 AC NILE GARDENS SEC 1 PB 31-42
W70FT OF E210FT LOT 1 & LOTS 2 THRU 4 LESS W10FT BLK 304
OR 14140-1000 0689 1(PORT) OR 14290-628 1089 1(PORT)
OR 18015-4415 0298 5

I SUPPORT THIS DEVELOPMENT REQUEST _____

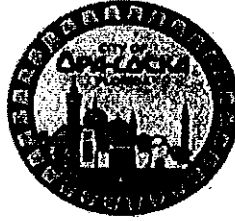
I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: TRADEMARK METALS RECYCLING LLC PHONE: _____

ADDRESS (If different): 5401 W KENNEDY BLVD STE #400 TAMPA, FL 33609

Signature

Received:
By:
Date:



Attach copy of identification

**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 13480 CAIRO LN Folio No.: 08-2128-003-0540 (Left)

LEGAL DESCRIPTION: 28-29 52 41
NILE GARDENS SEC 1 PB 31-42 LOT 1 BLK 305
LOT SIZE 75988 SQ FT
OR 14245-2360 0889 5

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Carlos Arango /Angela Arango PHONE: _____

ADDRESS (If different): _____

Arango
Signature

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# V10234

Entity Name: ALL PARTS INTERNATIONAL, INC.

Current Principal Place of Business:

3570 N.W. 135TH STREET
OPA-LOCKA, FL 33054

Current Mailing Address:

3570 N.W. 135TH STREET
OPA-LOCKA, FL 33054

FEI Number: 65-0309192

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PARKER, STEVEN LEE
3570 N.W. 135TH STREET
OPA-LOCKA, FL 33054 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: STEVEN LEE PARKER

03/28/2025

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PD
Name PARKER, STEVEN LEE
Address 3570 N.W. 135TH STREET
City-State-Zip: OPA-LOCKA FL 33054

Title SD
Name PARKER, MARIELLA
Address 3570 N.W. 135TH STREET
City-State-Zip: OPA-LOCKA FL 33054

Title T
Name SANCHEZ, MARLON
Address 1027 NW 104 ST. #2
City-State-Zip: MIAMI FL 33128

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: PARKER, STEVEN LEE

P

03/28/2025

Electronic Signature of Signing Officer/Director Detail

Date

V10234

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

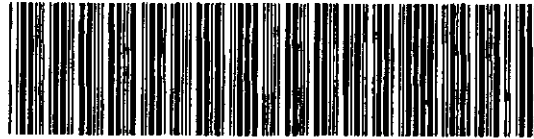
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700280130047

01/08/16--01029--002 **10.00

12/29/15--01021--015 **68.75

FILED
RECEIVED
DEPARTMENT OF STATE
2016 DEC 30 AM 9:21
15 DEC 29 PM 12:07

12/31/15
1-12 am

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

ALL PARTS INTERNATIONAL, INC.

Signature _____

Requested by: SN

12/29/15

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

____ Art of Inc. File _____
____ LTD Partnership File _____
____ Foreign Corp. File _____
____ L.C. File _____
____ Fictitious Name File _____
____ Trade/Service Mark _____
____ ✓ Merger File _____
____ Art. of Amend. File _____
____ RA Resignation _____
____ Dissolution / Withdrawal _____
____ Annual Report / Reinstatement _____
____ ✓ Cert. Copy _____
____ Photo Copy _____
____ Certificate of Good Standing _____
____ Certificate of Status _____
____ Certificate of Fictitious Name _____
____ Corp Record Search _____
____ Officer Search _____
____ Fictitious Search _____
____ Fictitious Owner Search _____
____ Vehicle Search _____
____ Driving Record _____
____ UCC 1 or 3 File _____
____ UCC 11 Search _____
____ UCC 11 Retrieval _____
____ Courier _____



FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 30, 2015

CAPITAL CONNECTION, INC.
% S.N.
TALL., FL 32301

SUBJECT: ALL PARTS INTERNATIONAL, INC.
Ref. Number: V10234

We have received your document for ALL PARTS INTERNATIONAL, INC. and your check(s) totaling \$68.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The fee to file articles of merger or articles of share exchange is \$35 per party to the merger or share exchange. Certified copies are optional and are \$8.75 for the first 8 pages of the document, and \$1 for each additional page, not to exceed \$52.50.

Please include the exhibit(s) referred to in your document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Carol Mustain
Regulatory Specialist II

Letter Number: 415A00027114

RECEIVED
15 DEC 30 PM 4:14
SUFFICIENT FOR FILING

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: ALL PARTS INTERNATIONAL, INC.
Name of Surviving Corporation

The enclosed Articles of Merger and fee are submitted for filing.

Please return all correspondence concerning this matter to following:

CHRISTOPHER J. HOERTZ

Contact Person

LAW FIRM OF GARY M. SINGER, P.A.

Firm/Company

1391 SAWGRASS CORPORATE PARKWAY

Address

SUNRISE, FLORIDA 33323

City/State and Zip Code

CHRIS@GARYSINGERLAW.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

CHRISTOPHER J. HOERTZ

Name of Contact Person

At (954)

851-1448

Area Code & Daytime Telephone Number

☒ Certified copy (optional) \$8.75 (Please send an additional copy of your document if a certified copy is requested)

STREET ADDRESS:

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

ARTICLES OF MERGER

(Profit Corporations)

The following articles of merger are submitted in accordance with the Florida Business Corporation Act, pursuant to section 607.1105, Florida Statutes.

First: The name and jurisdiction of the surviving corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
All Parts International, Inc.	Florida	V10234

Second: The name and jurisdiction of each merging corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
Proper Investment, Inc.	Florida	P95000024669

FILED
2015 DEC 30 AM 9:21

Third: The Plan of Merger is attached.

Fourth: The merger shall become effective on the date the Articles of Merger are filed with the Florida Department of State.

OR ____/____/____ (Enter a specific date. NOTE: An effective date cannot be prior to the date of filing or more than 90 days after merger file date.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Fifth: Adoption of Merger by surviving corporation - (COMPLETE ONLY ONE STATEMENT)

The Plan of Merger was adopted by the shareholders of the surviving corporation on December 28, 2015.

The Plan of Merger was adopted by the board of directors of the surviving corporation on _____ and shareholder approval was not required.

Sixth: Adoption of Merger by merging corporation(s) (COMPLETE ONLY ONE STATEMENT)

The Plan of Merger was adopted by the shareholders of the merging corporation(s) on December 28, 2015.

The Plan of Merger was adopted by the board of directors of the merging corporation(s) on _____ and shareholder approval was not required.

(Attach additional sheets if necessary)

Seventh: SIGNATURES FOR EACH CORPORATION

Name of Corporation

Signature of an Officer or Director

Typed or Printed Name of Individual & Title

All Parts International, Inc.

Steven Parker

Proper Investment, Inc.

Steven Parker

PLAN OF MERGER

(Non Subsidiaries)

The following plan of merger is submitted in compliance with section 607.1101, Florida Statutes, and in accordance with the laws of any other applicable jurisdiction of incorporation.

First: The name and jurisdiction of the surviving corporation:

Name

Jurisdiction

All Parts International, Inc.

Florida

Second: The name and jurisdiction of each merging corporation:

Name

Jurisdiction

Proper Investment, Inc.

Florida

Third: The terms and conditions of the merger are as follows:

The Merger shall become effective under the Florida Statutes. The separate existence of the Proper Investment, Inc. shall cease and the merging parties shall be merged with and into All Parts International, Inc. as the surviving party.

Fourth: The manner and basis of converting the shares of each corporation into shares, obligations, or other securities of the surviving corporation or any other corporation or, in whole or in part, into cash or other property and the manner and basis of converting rights to acquire shares of each corporation into rights to acquire shares, obligations, or other securities of the surviving or any other corporation or, in whole or in part, into cash or other property are as follows:

Each share of Capital Stock outstanding in the merging corporation immediately before the Effective Date, other than Dissenting Shares, shall be converted into one (1) share of the Surviving Corporation.

THE FOLLOWING MAY BE SET FORTH IF APPLICABLE:

Amendments to the articles of incorporation of the surviving corporation are indicated below or attached:

N/A

OR

Restated articles are attached:

N/A

Other provisions relating to the merger are as follows:

N/A



SUSTAINABLE OPA-LOCKA

2015 LAND DEVELOPMENT REGULATIONS (ADOPTED)

The work that provided the basis for this publication was supported by funding under an award with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.

Sec. 22-51. Comprehensive Plan Amendments

Comprehensive Plan amendments may be considered two times a year, unless otherwise exempted by the Florida Statutes, in accordance with the following procedural calendar and regulations.

- A. Initiation of Application. Amendments to the City's Comprehensive Plan may be initiated by the majority vote of the City Commission, motion of the majority vote of the LPA, motion to recommend to the City Commission by the Planning Council, City Administration, petition of the property owner or owner's agent, or contract purchaser with the owner's written consent, which is the subject of a proposed amendment.
- B. Application Filing. Amendment applications shall be filed with the Department of Planning and Community Development. The required application form must be completed and signed by the owner or owner's agent, or contract purchaser with the owner's written consent. Upon acceptance of a completed application, the application shall be forwarded to all appropriate reviewing agencies for comment.
- C. Submittal Requirements. All amendment applications shall be accompanied by the following items:
 - 1. An application, on a form provided by the City, completed and signed by the applicant, the owner or owner's agent, or contract purchaser with the owner's written consent.
 - 2. When the proposal is an amendment to the Comprehensive Plan text or map series the applicant shall submit data in support of the request. A text amendment shall be submitted in a strikethrough and underline format.
 - 3. A disclosure statement by the parties with at least five (5) percent interest in the project signed by the applicant and notarized. The applicant shall keep this information current at all times during the processing of the application.

4. A survey, signed and sealed by a certified surveyor and mapper, completed not longer than six (6) months in advance of the date of the application, that contains the following information:
 - a. Boundaries of the entire property, with bearings and distances of the perimeter property lines and of each existing and proposed land use classifications.
 - b. Total area of the property and of each existing and proposed district classification presented in square feet and acres. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat.
 - c. Location of all existing buildings and structures.
 - d. Names of all boundary roads or streets, and the width of existing rights-of-way.

D. Procedure.

1. Applications shall be received by the City in a form set by the City and made available to the applicants.
2. The Department shall review all submitted applications for Comprehensive Plan amendments and shall prepare a comprehensive written recommendation.
3. The Planning Council shall hold a public hearing to consider the application and the Department's recommendation. The Council shall make a recommendation to the City Commission.
4. The LPA shall hold a public hearing to consider applications for amendments to the Comprehensive Plan and shall, upon conclusion of the public hearing, make a recommendation to the City Commission with respect to each application.
5. The City Commission shall hold public hearing(s) to consider the recommendations of the LPA with respect to applications for amendments to the Comprehensive Plan and shall, upon conclusion of the public hearing(s), adopt an ordinance expressing intent to adopt those proposed amendments to the Comprehensive Plan.

ORDINANCE NO. 26-XXXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP AND TO AMEND THE LAND USE DESIGNATION FOR THE PROPERTIES FROM COMMERCIAL LAND USE TO AN INDUSTRIAL LAND USE DESIGNATION, FOR A 1.6 ACRE OR 71,370 SQUARE FOOT, SITE CONSISTING OF THREE PARCELS, LOCATED AT 3570 NW 135TH STREET, 3530 NW 135TH STREET, 3450 NW 135TH STREET, AND IDENTIFIED BY FOLIOS 08-2128-003-0391; 08-2128-003-0390, AND 08-2128-003-0380; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Proper Investments, Inc, intends to continue the current business operation and are requesting a small scale comprehensive plan amendment to the Future Land Use Map so that the land use will be compatible with the industrial business operation in accordance with the City of Opa-Locka's Comprehensive Development Master Plan (CDMP) and the Land Development Regulations ("City"); and

WHEREAS, the applicant, Proper Investments, Inc., has submitted a request for comprehensive plan amendment, small scale review to change the Future Land Use Map on approximately 1.6 acres of land located at 3570 NW 135th Street, 3530 NW 135th Street, 3450 NW 135th Street, as required by Section 22-51 of the Land Development Regulations, said lands being more particularly described in the attached Exhibit "A"; and

WHEREAS, the **Local Planning Agency** for the City of Opa-Locka has reviewed the application of Proper Investments, Inc, at a duly noticed public hearing held on _____, 2026, and the Planning & Zoning Board, sitting as the Local Planning Agency has made a recommendation to approve or deny the amendment to the City's Comprehensive Plan Future Land Use Map to change the designation from COMMERCIAL LAND USE TO AN INDUSTRIAL LAND USE; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on _____ and recommended approval / denial of this request for a small scale comprehensive plan amendment, to change of the Future Land Use designation from COMMERCIAL LAND USE TO AN INDUSTRIAL LAND USE; and

WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 163.3184, of the Florida Statutes, the City Commission has determined that it is necessary and desirable to amend or not to amend the City's Comprehensive Plan Future Land Use Map so that the property for comprehensive planning purposes is changed from the COMMERCIAL LAND USE TO AN INDUSTRIAL LAND USE category as shown on the attached Exhibit "B" Attached hereto; and

WHEREAS, the City of Opa-Locka has considered the amendment to the Future Land Use Map for the property located at 3570 NW 135TH Street, 3530 NW 135TH Street, 3450 NW 135TH Street, City of Opa-Locka, Florida and made a determination that amending the City's Comprehensive Plan Future Land Use Map is appropriate; the approval of this amendment will promote, protect and improve the general health, safety, appearance and general welfare of the public, and will help accomplish the goals and objectives of the City's Comprehensive Plan.

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

SECTION 1. RECITALS.

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

SECTION 2. HEARINGS.

Recommendation. The Planning & Zoning Board of the City of Opa-Locka, Florida considered the request of Proper Investments, Inc, and held a public hearing on the matter on _____, of 2026, and made a recommendation to amend the Future Land Use Plan Map, on approximately 1.6 acres of land located at 3570 NW 135th Street, 3530 NW 135th Street, 3450 NW 135th Street, and identified by **FOLIOS 08-2128-003-0391; 08-2128-003-0390, 08-2128-003-0380;** changing the land use designation from Low Moderate Density Residential Designation to Commercial Designation.

SECTION 3. CITY COMMISSION.

The City Commission for the City of Opa-Locka has determined that the Comprehensive Plan designation of COMMERCIAL LAND USE should be changed to INDUSTRIAL LAND USE as shown in the proposed City Comprehensive Plan Future Land Use Map attached hereto as Exhibit "B", which is the most appropriate comprehensive plan designation for the affected property and that such comprehensive plan designation will promote, protect and improve the general

health, safety, appearance, convenience and general welfare of the public and will help accomplish the goals and objectives of the City's Comprehensive Plan.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective in accordance with Florida Statutes.

SECTION 5. SCRIVENER'S ERRORS.

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

PASSED First Reading on this _____ day of _____ 2026.

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

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

PLANNING & ZONING BOARD

June 2ND,
2026



CONSTRUCTION/OPERATION: Site Plan
APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

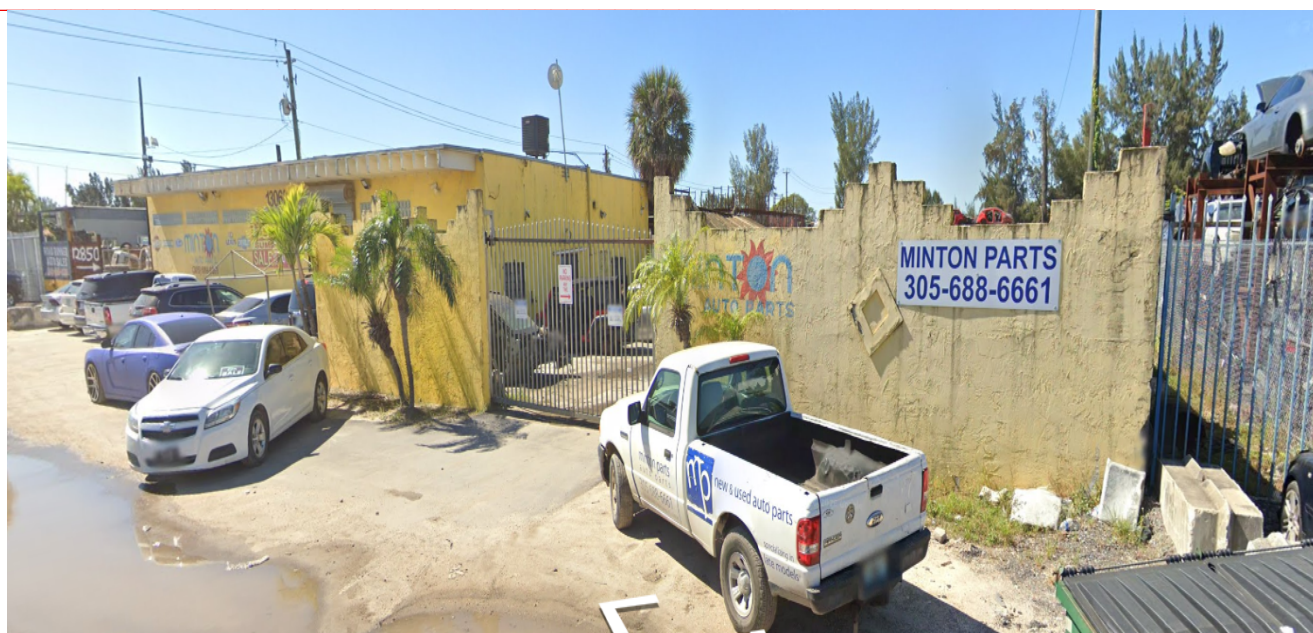
- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

Folio08-2128-003-0620
28-29 52 41 3.42 AC M/L NILE GDNS SEC 1 PB 31-42
E553.89FT OF LOTS 9 & 10 LESS E10FT & LESS E167FT OF LOT 9
BLK 305 LOT SIZE 149120 SQ FT OR 13811-1254 0888 5 COC 22371-0704 06 2004 1

- The subject property is currently owned by WALLOWAY MEDICAL OFFICES, LLC., according to the Miami-Dade County Property appraiser's Office website. The subject Property has for many years been used for a junkyard and used vehicle parts sales and storage business operation. The current property owner has submitted a letter of intent to propose the redevelopment of the site at 13060 Cairo Lane, Opa-locka, FL 3330054 for a Concrete Batch Plant development.
- The property owner proposes the transformation of this historic vehicle junkyard into a new use modern, professionally managed industrial operation which will feature state-of-the-art concrete production equipment, comprehensive environmental controls, and modern operational standards that distinguish it from older concrete batching plants.
- The proposed Concrete Batching Plant will include equipment and infrastructure for concrete production and distribution, including concrete mixers aggregate storage facilities, loading equipment, and associated administrative facilities. This operation will incorporate site improvements encompassing parking area, landscaping features, stormwater management systems, dust control measures, drainage infrastructure and all necessary site amenities to ensure compliance with environmental and operational standards.
- The property owner proposes to develop and repurpose this parcel through site plan and development agreement review in conformance with the requirements of the I-4 Liberal Industrial Storage & Salvage Zoning District. The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Industrial" which allows for an industrial use, including the new proposed operation of a Concrete Batching Plant. This new proposed operation will be in full compliance with all applicable requirements of the City's Land Development Regulations, Comprehensive Plan; the Florida Building Code and the requirements of Miami Dade County RER-DERM.
- The owner/applicant has submitted the following application requests: (1) Final Site Plan Review; (2) Development Agreement Review.



← SOUTH NW 24TH COURT NORTH →



← SOUTH NW 24TH COURT NORTH →

II. Project Details

- **Applicant's intent**

The applicant intends to redevelop the site to accommodate a Concrete Batching Plant for the production and distribution of concrete. This operation will include installation and provisions for concrete mixers, aggregate storage facilities, loading equipment, and associated administrative office facilities. The redevelopment of this site will also incorporate site improvements required by City of Opa-locka Land Development Regulations such as providing adequate parking, adequate landscaping and open space, stormwater management systems, drainage infrastructure, dust control measures and any other amenities necessary to ensure compliance with City, County, State and Federal environmental and operational standards.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	WALLOWAY MEDICAL OFFICES, LLC.	
Folio Number (s)	Opa-locka: 08-2128-003-0620;	
Address Location	13060 Cairo Lane, Opa-locka, FL 33054	
Building (s) Footprint	Total Site Area – 3.42 Acres or 149,120 SF Office Bldg. & Concrete Batching Plant - Maintain 2,840 SF Office; Parking Area – Provides 9 regular vehicle parking spaces 4-18 X 9 (1 HC Space) And 5 Parallel Parking Spaces (22 X 8) And 28 truck parking spaces 10 X 30 30,100 Square Feet of Pervious Area /For Green Space (open space) Area –	
Floor Area	Total Approximately 2,840 SF	
Zoning	I-4 – Liberal Industrial, Storage and Salvage	
Zoning Code Consistency	The proposed use of this property for an office and a concrete batching plant and outside storage and parking of their company vehicles is consistent with the I-4 Zoning Code.	
Existing Land Use	Industrial	
Future Land Use Designation	Industrial	

Comprehensive Plan Consistency	- The proposed use for an office and concrete batching plant operation is consistent with the Comprehensive Plan and with the zoning designation of I-4.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-94, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front Side (East)	15 Feet	110'-6"	YES
Rear (West)	15 Feet	27' 3"	YES
Side (North)	0 Feet	170'-1"	YES
Side Public Alley(South)	7 Feet	15'-0"	YES
Lot Coverage	75%	73% (39,166 SF)	YES
Lot Density	N/A	N/A	N/A
Lot Size	43,560 SF (1.00 Acre)	54,000 SF (1.24 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	1 Story or 20 Feet whichever is less	Office Building: 1 Stories/ 16'-0" Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	N/A		
Landscaping			
Parking Details	Office buildings: pursuant to the Land Development Regulation Ordinance 15-31: Article VI, section 22-91. One (1) Parking per 400 square feet of office area. Warehouse building: One (1) Parking per 2,500 square feet - <u>spaces required</u>	Office /Warehouse Bldg. 1,490 SF 3.7 PS Warehouse Parking Lot: Total Space Provided: 8.1 PS 12 Total Spaces	YES 12 Parking Spaces
Landscape/ Pervious Lot Coverage	25% minimum required pervious	26% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Friday, May 22 nd , 2026. To be advertised at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, June 2 nd , 2026. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

• Overall Analysis

Existing Conditions:

- The Subject Property is bordered on the North by industrial use, bordered on the East and South by industrial uses and bordered on the West by industrial uses, all of which are zoned I-4.
- There are currently no sidewalks that border this property
- The property site is identified by folio 08-2128-003-0620; was previously used for a used vehicle parts sale/junkyard business. This action will provide for lawful use of this site for an new business.

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning	
North	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
South	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
East	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage
West	Industrial	Industrial	I-4 Liberal Industrial	Storage & Salvage

Surrounding Zoning Designation Map

The Site is Highlighted in image



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

- **Findings:**

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

COMPLIES

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

COMPLIES

- **Findings:**

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

- **Fence:** All fences/walls constructed on property perimeters shall comply with the requirements of the City Land Development Regulations. Fences/walls shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.

- **Findings:**

- The Applicant has walls and fencing as provided through the site plan.
 -

- **Future Land Use:** Industrial (Industrial Land Use Category).

- **Findings:**

- According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Industrial land use designation category location.

COMPLIES

- **I-4 (Liberal Industrial Storage & Salvage:** Project Specific: *Office and concrete batching plant and office and company vehicle parking.*

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code I-4 (Liberal Industrial Storage & Salvage.) allows for an Office and concrete batching and parking for employees and company vehicle parking. The applicant has submitted requests for Site Plan approval and Development Agreement Approval.

COMPLIES

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

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

COMPLIES

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

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

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

1. **Capital Improvement Project (CIP):**
 - No issues reported for the proposed Site Plan
2. **Building:**
 - N/A
3. **Police:**
 - N/A
4. **Community Redevelopment Agency (CRA):**
 - N/A
5. **City Manager's Office (CMO):**

- N/A
- 6. **Code Enforcement:**
 - N/A
- 7. **City Attorney's Office:**
 - Development Agreement under review
- 8. **Public works:**
 - N/A
- 9. **Inter-jurisdictional Review:**
 - N/A

V. **Staff Recommendation:**

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

VI. **Attachments:**

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
City Planner	Naomie Payen	
Zoning Official	Gerald J. Lee	
Planning and Community Development Dept. Director	Gregory D. Gay	

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

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

Resolution No. 2026-06-2-01,

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby recommended:
 - a. APPROVED ☐ DATE: 06-2-2026
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / __
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

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

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this 2nd day of June, 2026.

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed concrete batching plant site plan review with parking, landscaping and drainage improvements.



Chanae L. Wood, Partner
cwood@wsh-law.com

December 15, 2025

Greory Gay
Community Development Director
City of Opa-locka
780 Fisherman Street
Opa-locka, FL 33054

Re: Amended Letter of Intent in Support of Application for Future Land Use Map Amendment and Rezoning 3570, 3550, & 3450 NW 135th Street, Opa-Locka, Florida 33054 Folio Nos.: 08-2128-003-0391, 08-2128-003-0390, 08-2128-003-0380

Dear Mr. Gay:

This letter is submitted on behalf of Proper Investment Inc. (the “Applicant”) in support of applications for both a rezoning and a Comprehensive Plan Future Land Use Map (FLUM) amendment for the above referenced properties (collectively the “Property”) located within the City of Opa Locka (the “City”).

The Applicant seeks to rezone the Property to the I-4 Liberal Industrial District (Storage and Salvage) (“I-4”) zoning classification and to amend the City’s FLUM to designate the entirety of the Property as Industrial in order to eliminate an existing split land use designation and bring the Property into full regulatory conformance.

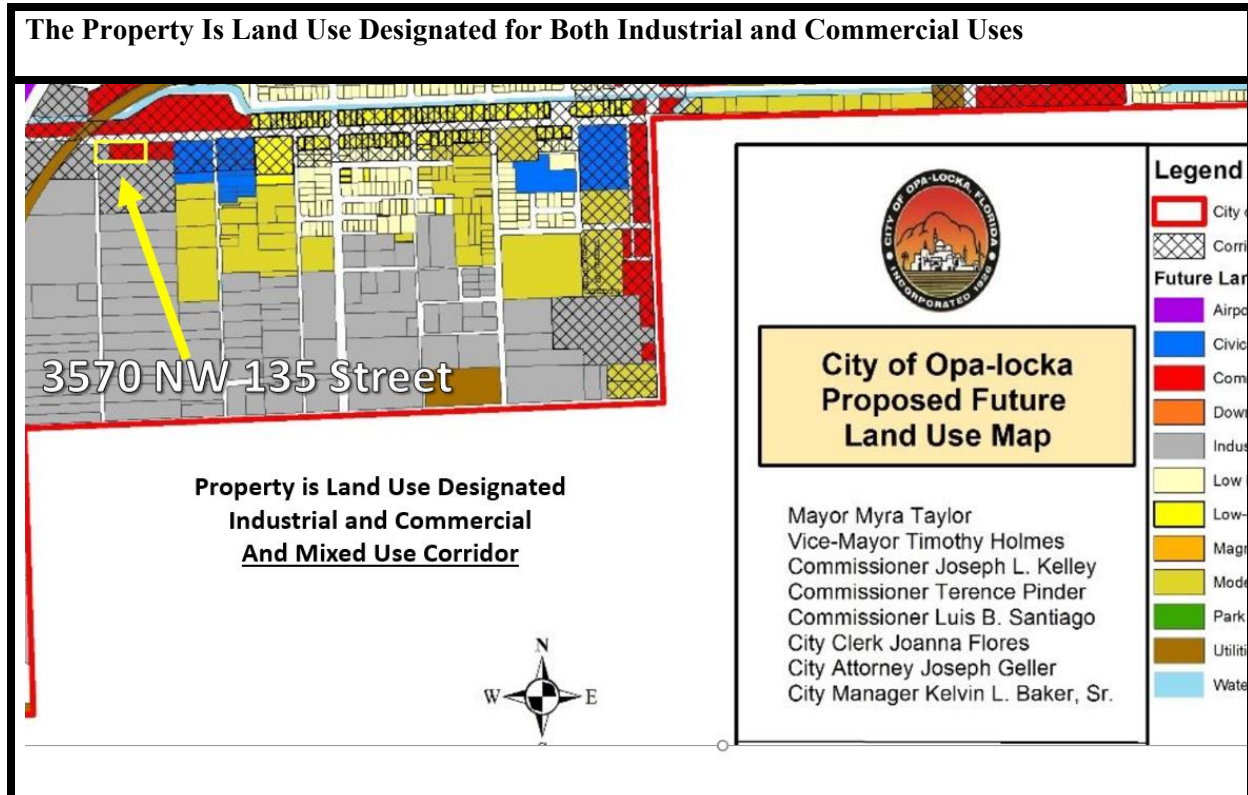
I. The Property and Existing Use

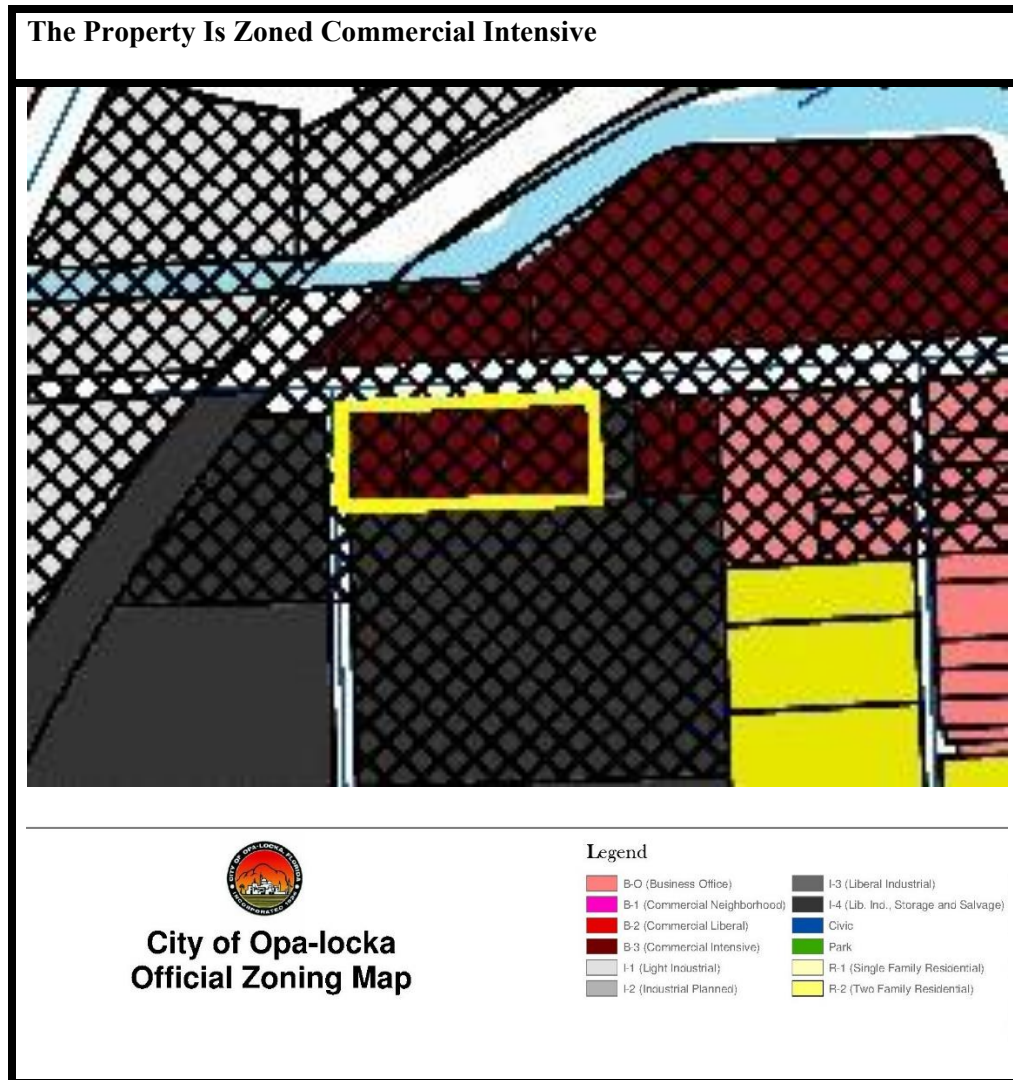
The Property consists of approximately 1.6 acres and is located on NW 135th Street. The Property has been continuously operated by All Parts International, Inc. (“API”) as a used auto parts dealership for over 28 years. The longstanding industrial use has been conducted in a manner consistent with the surrounding industrial character of the area and has complemented nearby businesses by providing accessible, recycled auto parts and services.

Following a City-initiated FLUM amendment and rezoning pursuant to Ordinance No. 15-31, the Property was designated Industrial, Commercial, and Corridor Mixed Use Overlay on the FLUM and zoned B-3 (Commercial Intensive) and Corridor Mixed Use. This resulted in a split FLUM designation, with the western portion of the site being designated Industrial and the eastern Commercial, while the entirety of the Property lies within the Corridor Mixed Use Overlay. The split designation does not accurately reflect the historical use of the Property as a unified industrial

Mr. Gay
December 15, 2025

operation and has resulted in regulatory inconsistencies affecting zoning and land use compliance across the site.





The existing auto parts use is currently considered a legal nonconforming use under the present zoning designation. To allow continued operation of the use and bring the site into conformance with the City's zoning code, the Applicant respectfully requests a Future Land Use Map Amendment to redesignate the portions of the Property currently designated Commercial thereby resulting in a uniform Industrial land use designation across all three parcels and a rezoning of the entire Property to I-4 from B-3 (Commercial Intensive).

II. Proposed Future Land Use Map Amendment

The proposed FLUM amendment is limited in scope and is intended solely to align the Comprehensive Plan designation with the longstanding industrial use of the Property, eliminate the existing split designation, and support logical land use planning along the NW 135th Street

corridor. This amendment does not introduce a new or intensified use nor does it alter the overall land use pattern within the area.

The proposed FLUM amendment is consistent with the initiation and review procedures set forth in the City Zoning Code and is supported by the existing development pattern and operational history of the Property.

III. Proposed Zoning and Public Commitments

The proposed I-4 zoning is the most appropriate district to accommodate the existing use and is consistent with the City's intent for liberal industrial activities. Importantly, the Applicant does **not** propose any intensification or expansion of the current use, nor any structural modifications. The goal is simply to align the zoning designation with the longstanding industrial character of the site and use.

As a proactive good-faith measure, the Applicant proposes to improve the site aesthetics by removing the front row of stacked cars lining the property frontage and ensuring adequate visual screening is maintained along the street to minimize any adverse visual impacts.

IV. Consistency with Comprehensive Plan and Approval Criteria

The proposed FLUM amendment and rezoning are consistent with the goals and objectives of the City Comprehensive Plan, including:

- OBJECTIVE LU-7: Protect, maintain, and improve the commercial and industrial districts, as designated on the Future Land Use Map
- Policy LU-7.5: Development and redevelopment in commercial and industrial districts shall be regulated to ensure compatibility with existing development, maintain and improve the local economy, promote job creation and training, and prevent the encroachment of incompatible uses.
- Policy LU-7.7: The City shall implement strategies to provide appropriate transitions between its commercial/industrial, mixed use and residential districts through its Land Development Regulations and other appropriate mechanisms.

In accordance with **Section 22-54(D)** of the City Code of Ordinances, the proposed rezoning satisfies the Planning Council's evaluation criteria:

- The rezoning supports the established land use pattern and is not considered spot zoning. The surrounding properties are similarly used for industrial and commercial purposes, and this request aligns the Property with the existing character of the corridor.

- It does not adversely impact public facilities, traffic, or drainage. The proposed rezoning reflects a continuation of the existing use, with no increase in intensity or demand on infrastructure.
- It promotes logical zoning boundaries aligned with adjacent industrial uses. Rezoning to I-4 creates consistency along NW 135th Street and avoids the irregular split-zoning currently affecting the site.
- It avoids conflict with the Comprehensive Plan and fulfills a continued need for industrial uses within the City.
- It maintains compatibility with surrounding properties and contributes positively to the City's economic fabric. The auto parts business has operated successfully for decades alongside neighboring businesses and will continue to do so under a conforming zoning designation.
- It does not result in adverse impacts to public safety, light, air, or property values and would not deter future development. By agreeing to improve screening and reduce visible outdoor storage at the street frontage, the Applicant ensures compatibility with nearby uses.
- There are several reasons why the Property cannot be reasonably used under its current zoning due to the nonconforming status of a long-established use. Rezoning to I-4 will remove the existing nonconformity, securing stable zoning designation for the continued operation of the business.

V. Conclusion

The proposed FLUM amendment and rezoning represent a logical corrective action that aligns the City's Comprehensive Plan designation and zoning classification and the longstanding use of the Property. Together these approvals will eliminate existing inconsistencies support continued lawful operation and enhance the orderly development of the NW 135th Street industrial corridor. The Applicant respectfully requests your favorable consideration of this application and look forward to working with City during the review process.

Thank you for your time and favorable consideration of this request.

Best regards,



Chanae L. Wood

Received:
By:
Date:



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

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

FY 2024-2025 Meeting Dates

1st Tuesday of Each Month)

Date Application Found Sufficient

October 1, 2024
November 5, 2024
December 3, 2024
January 7, 2025
February 4, 2025
March 4, 2025
April 1, 2025
May 6, 2025
June 3, 2025
July 1, 2025
August 5, 2025
September 2, 2025

August 16, 2024
September 20, 2024
October 18, 2024
November 22, 2024
December 20, 2024
January 17, 2025
February 14, 2025
March 21, 2025
April 18, 2025
May 16, 2025
June 20, 2025
July 18, 2025

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

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

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Proper Investment Inc.

PROPERTY OWNER'S ADDRESS: 3570 NW 135 Street Opa-Locka FL 33054
Number/Street City State/Zip Code

APPLICANT'S NAME: Proper Investment Inc.

APPLICANT'S ADDRESS: 3570 NW 135 Street Opa-Locka FL 33054
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-681-4270 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 3570, 3530, 3450 NW 135 Street

TAX FOLIO NUMBER: (1) 08-2128-003-0391,
(2) 08-2128-003-0380
(3) 08-2128-003-0390 PRESENT ZONING: 6500 Commercial - Classified

LEGAL DESCRIPTION: (1) 28-29 52 41 .36 AC, NILE GARDENS SEC 1 PB 31-42, LOT 1 LESS E560FT BLK 304, LOT SIZE 15370 SQUARE FEET
OR 17113-4121 1095 3
(2) 28-29 52 41 7.42 AC, NILE GARDENS SEC 1 PB 31-42, W70FT OF E210FT LOT 1 & LOTS 2, THRU 4 LESS W10FT BLK 304, OR 14140-1000 0689 1(PORT)
OR 14290-628 1089 1(PORT), OR 18015-4415 0298 5
(3) 28-29 52 41 .64 AC, NILE GARDENS SEC 1, PB 31-42, E175FT OF W236.06FT OF LOT 1, BLK 304, LOT SIZE 28000 SQ. FT., OR 16737-2858 0395 6

Please check specific request:

- ☐ Tentative Plat
☐ Final Plat
☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment)
☒ 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:
SEE ATTACHED

Received: .
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check, cashier's check or money order
- _____ Copy of property owner's and/or applicant's photo not including a driver's license also provide Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- _____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (two copies size 36 x 24 inches & 13 copies 11 x 17 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (two copies size 36 x 24 inches & 13 copies size 11 x 17 inches & at least 7 original Sealed Copies)
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, Steven L. Parker, 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 _____

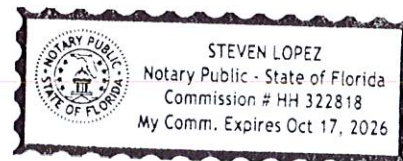
Date _____

Sworn to and subscribed before me:

This 6th day of February, 2020

Notary Public _____

Attach copy of identification



My commission expires October 17, 2026

Received:
By:
Date:



PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

Proper Investment, Inc.

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

I Steven L. Parker, being first duly sworn, depose and say that I am the owner of the property legally described as:

28-29 52 41 .64 AC NILE GARDENS SEC 1
PB 31-42 E175FT OF W236.06FT OF LOT 1
BLK 304 LOT SIZE 28000 SQ FT
OR 16737-2858 0395 6
(3530 NW 135 ST)

I do give to Weiss Serota Helfman Cole + Bierman, P.L. the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Weiss Serota Helfman Cole + Bierman, P.L. 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

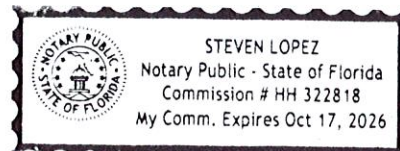
Sworn to and subscribed before me:

This 4th day of November, 2025.

Notary Public

My commission expires: OCT 17, 2026.

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



Received:
By:
Date:



Attach copy of identification

**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 3455 NW 135 ST Folio No.: 08-2121-007-0130 (Front)

LEGAL DESCRIPTION: 21 52 41 .77 AC OPA LOCKA PLAT NO 3

PB 31-14 PORT OF TR A & PORT OF YACHT BASIN DESC BEG 66.42FTE OF SW COR
OF TR A CONT E 339.93FT TH N110FT
W245.04FT SWLY AD 125.65FT S27.65FT TO POB BLK 116 OR 1893

I SUPPORT THIS DEVELOPMENT REQUEST x

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Carlos Arango PHONE: _____

ADDRESS (If different): 13480 CAIRO LANE OPA LOCKA, FL 33054

Signature

Page 6 of 7

Received:
By:
Date:



Attach copy of identification

**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 3440 NW 135 ST Folio No.: 08-2128-003-0370 (Rear & Right)

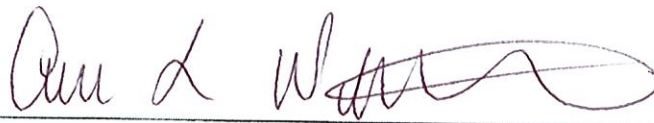
LEGAL DESCRIPTION: 28-29 52 41 7.42 AC NILE GARDENS SEC 1 PB 31-42
W70FT OF E210FT LOT 1 & LOTS 2 THRU 4 LESS W10FT BLK 304
OR 14140-1000 0689 1(PORT) OR 14290-628 1089 1(PORT)
OR 18015-4415 0298 5

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: TRADEMARK METALS RECYCLING LLC PHONE: _____

ADDRESS (If different): 5401 W KENNEDY BLVD STE #400 TAMPA, FL 33609


Signature

Received:
By:
Date:



Attach copy of identification

**PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION**

RE: PROPERTY ADDRESS: 13480 CAIRO LN Folio No.: 08-2128-003-0540 (Left)

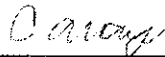
LEGAL DESCRIPTION: 28-29 52 41
NILE GARDENS SEC 1 PB 31-42 LOT 1 BLK 305
LOT SIZE 75988 SQ FT
OR 14245-2360 0889 5

I SUPPORT THIS DEVELOPMENT REQUEST X

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Carlos Arango /Angela Arango PHONE: _____

ADDRESS (If different): _____


Signature

2015 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P95000024669

Entity Name: PROPER INVESTMENT, INC.

Current Principal Place of Business:

3570 NW 135 ST
OPA LOCKA, FL 33054

Current Mailing Address:

3570 NW 135 ST
OPA LOCKA, FL 33054

FEI Number: 65-0574191

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LOTHARIUS, RICHARD
7700 N. KENDALL DR.
SUITE 304
MIAMI, FL 33143 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title	PD	Title	VD
Name	PARKER, STEVEN	Name	PARKER, MARIELLA
Address	3570 NW 135 ST	Address	2570 NW 135 ST
City-State-Zip:	OPA LOCKA FL 33054	City-State-Zip:	OPA LOCKA FL 33054

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEVEN PARKER

PRESIDENT

04/17/2015

Electronic Signature of Signing Officer/Director Detail

Date

V10234

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

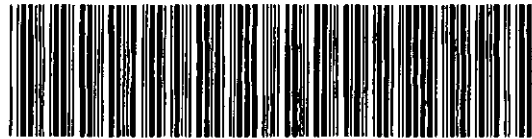
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700280130047

01/08/16--01029--002 **10.00

12/29/15--01021--015 **68.75

FILED
RECEIVED
DEPARTMENT OF STATE
2015 DEC 29 AM 9:29
15 DEC 29 PM 12:07

12/31/15
1-12-15

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

ALL PARTS INTERNATIONAL, INC.

Signature _____

Requested by: SN

12/29/15

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

____ Art of Inc. File _____
____ LTD Partnership File _____
____ Foreign Corp. File _____
____ L.C. File _____
____ Fictitious Name File _____
____ Trade/Service Mark _____
____ ✓ Merger File _____
____ Art. of Amend. File _____
____ RA Resignation _____
____ Dissolution / Withdrawal _____
____ Annual Report / Reinstatement _____
____ ✓ Cert. Copy _____
____ Photo Copy _____
____ Certificate of Good Standing _____
____ Certificate of Status _____
____ Certificate of Fictitious Name _____
____ Corp Record Search _____
____ Officer Search _____
____ Fictitious Search _____
____ Fictitious Owner Search _____
____ Vehicle Search _____
____ Driving Record _____
____ UCC 1 or 3 File _____
____ UCC 11 Search _____
____ UCC 11 Retrieval _____
____ Courier _____



FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 30, 2015

CAPITAL CONNECTION, INC.
% S.N.
TALL., FL 32301

SUBJECT: ALL PARTS INTERNATIONAL, INC.
Ref. Number: V10234

We have received your document for ALL PARTS INTERNATIONAL, INC. and your check(s) totaling \$68.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The fee to file articles of merger or articles of share exchange is \$35 per party to the merger or share exchange. Certified copies are optional and are \$8.75 for the first 8 pages of the document, and \$1 for each additional page, not to exceed \$52.50.

Please include the exhibit(s) referred to in your document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Carol Mustain
Regulatory Specialist II

Letter Number: 415A00027114

RECEIVED
15 DEC 30 PM 4:14
TO ADOPTED
SUFFICIENT OF FILING

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: ALL PARTS INTERNATIONAL, INC.

Name of Surviving Corporation

The enclosed Articles of Merger and fee are submitted for filing.

Please return all correspondence concerning this matter to following:

CHRISTOPHER J. HOERTZ

Contact Person

LAW FIRM OF GARY M. SINGER, P.A.

Firm/Company

1391 SAWGRASS CORPORATE PARKWAY

Address

SUNRISE, FLORIDA 33323

City/State and Zip Code

CHRIS@GARYSINGERLAW.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

CHRISTOPHER J. HOERTZ

Name of Contact Person

At (954)

851-1448

Area Code & Daytime Telephone Number

☒ Certified copy (optional) \$8.75 (Please send an additional copy of your document if a certified copy is requested)

STREET ADDRESS:

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

ARTICLES OF MERGER

(Profit Corporations)

The following articles of merger are submitted in accordance with the Florida Business Corporation Act, pursuant to section 607.1105, Florida Statutes.

First: The name and jurisdiction of the surviving corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
All Parts International, Inc.	Florida	V10234

Second: The name and jurisdiction of each merging corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
Proper Investment, Inc.	Florida	P95000024669

FILED
2015 DEC 30 AM 9:21

Third: The Plan of Merger is attached.

Fourth: The merger shall become effective on the date the Articles of Merger are filed with the Florida Department of State.

OR / / (Enter a specific date. NOTE: An effective date cannot be prior to the date of filing or more than 90 days after merger file date.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Fifth: Adoption of Merger by surviving corporation - (COMPLETE ONLY ONE STATEMENT)

The Plan of Merger was adopted by the shareholders of the surviving corporation on December 28, 2015.

The Plan of Merger was adopted by the board of directors of the surviving corporation on _____ and shareholder approval was not required.

Sixth: Adoption of Merger by merging corporation(s) (COMPLETE ONLY ONE STATEMENT)

The Plan of Merger was adopted by the shareholders of the merging corporation(s) on December 28, 2015.

The Plan of Merger was adopted by the board of directors of the merging corporation(s) on _____ and shareholder approval was not required.

(Attach additional sheets if necessary)

Seventh: SIGNATURES FOR EACH CORPORATION

Name of Corporation

Signature of an Officer or
Director

Typed or Printed Name of Individual & Title

All Parts International, Inc.

Steven Parker

Proper Investment, Inc.

Steven Parker

PLAN OF MERGER

(Non Subsidiaries)

The following plan of merger is submitted in compliance with section 607.1101, Florida Statutes, and in accordance with the laws of any other applicable jurisdiction of incorporation.

First: The name and jurisdiction of the surviving corporation:

Name

Jurisdiction

All Parts International, Inc.

Florida

Second: The name and jurisdiction of each merging corporation:

Name

Jurisdiction

Proper Investment, Inc.

Florida

Third: The terms and conditions of the merger are as follows:

The Merger shall become effective under the Florida Statutes. The separate existence of the Proper Investment, Inc. shall cease and the merging parties shall be merged with and into All Parts International, Inc. as the surviving party.

Fourth: The manner and basis of converting the shares of each corporation into shares, obligations, or other securities of the surviving corporation or any other corporation or, in whole or in part, into cash or other property and the manner and basis of converting rights to acquire shares of each corporation into rights to acquire shares, obligations, or other securities of the surviving or any other corporation or, in whole or in part, into cash or other property are as follows:

Each share of Capital Stock outstanding in the merging corporation immediately before the Effective Date, other than Dissenting Shares, shall be converted into one (1) share of the Surviving Corporation.

THE FOLLOWING MAY BE SET FORTH IF APPLICABLE:

Amendments to the articles of incorporation of the surviving corporation are indicated below or attached:

N/A

OR

Restated articles are attached:

N/A

Other provisions relating to the merger are as follows:

N/A

ORDINANCE NO. 26-XXXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER A REZONING REQUEST FOR APPROXIMATELY 1.6 ACRES OF LAND, LOCATED AT 3570 NW 135TH STREET, 3530 NW 135TH STREET, 3450 NW 135TH STREET, AND IDENTIFIED BY FOLIOS 08-2128-003-0391; 08-2128-003-0390, 08-2128-003-0380; FROM THE CURRENT COMMERCIAL INTENSIVE (B-3) ZONING DISTRICT TO THE LIBERAL INDUSTRIAL STORAGE AND SALVAGE (I-4) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Proper Investments, Inc intends to continue the current business operation and are requesting to rezone these properties from Commercial intensive (B-3) to Liberal Industrial Storage and Salvage (I-4) so that the zoning will be compatible with the industrial business operation in accordance with the City of Opa-Locka's the Land Development Regulations ("City"); and

WHEREAS, the applicant, Proper Investments, Inc has submitted a request to rezone the property located at 3570 NW 135TH Street, 3530 NW 135TH Street, 3450 NW 135TH Street, from the current zoning district of Commercial intensive (B-3) to Liberal Industrial Storage and Salvage (I-4), within the Corridor Mixed Use Overlay District (CMU); and

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

WHEREAS, the applicant, Proper Investments, Inc has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

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

WHEREAS, the City Commission reviewed this request at a public hearing on Xxxxxx ____, 2026, and hereby approve or deny the request for rezoning.

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL/DENIAL.

Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves or denies the request for the Rezoning of approximately 1.6 acres from Commercial intensive (B-3) to Liberal Industrial Storage and Salvage (I-4) zoning district for property located at 3570 NW 135TH Street, 3530 NW 135TH Street, 3450 NW 135TH Street and identified by folios 08-2128-003-0391; 08-2128-003-0390, 08-2128-003-0380.

Section 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED on First Reading this ____ day of _____, 2026.

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

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor